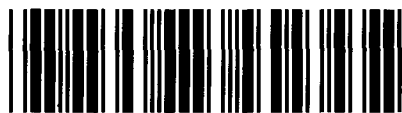




Control Number: 49551



Item Number: 1

Addendum StartPage: 0

NEW DOCKET

APPLICATION OF QUADVEST, L.P. TO § PUBLIC UTILITY COMMISSION
AMEND ITS CERTIFICATES OF §
CONVENIENCE AND NECESSITY AND § OF TEXAS
TO DECERTIFY A PORTION OF AQUA
TEXAS, INC.'S SERVICE AREA IN
MONTGOMERY COUNTY

RECEIVED
2019 MAY 17 AM 11:09
PUBLIC UTILITY COMMISSION
FILING CLERK

ENCLOSED IS THE APPLICATION OF WATER CCN NO. 11612 AND WASTEWATER CCN NO. 20952, WHICH INCLUDES 3 PARCELS OF LAND. FINANCIAL INFORMATION WILL BE SENT CONFIDENTIALLY.

Yvette McNellie

Yvette McNellie
Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354
Telephone: 281-305-1124
Fax: 281-356-5382
yvette@quadvest.com



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

*Pursuant to 16 Texas Administrative Code (TAC) Chapter 24, Substantive Rules Applicable to Water and Sewer
Service Providers, Subchapter G: Certificates of Convenience and Necessity*

CCN Application Instructions

- I. **COMPLETE:** In order for the Commission to find the application sufficient for filing, you should be adhere to the following:
- Answer every question and submit all required attachments.
 - Use attachments or additional pages if needed to answer any question. If you use attachments or additional pages, reference their inclusion in the form.
 - Provide all mapping information as detailed in Part F: Mapping & Affidavits.
 - Provide any other necessary approvals from the Texas Commission on Environmental Quality (TCEQ), or evidence that a request for approval is being sought at the time of filing with the Commission.
- II. **FILE:** Seven (7) copies of the completed application with numbered attachments. One copy should be filed with no permanent binding, staples, tabs, or separators; and 7 copies of the portable electronic storage medium containing the digital mapping data.
- SEND TO:** Public Utility Commission of Texas, Attention: Filing Clerk, 1701 N. Congress Avenue, P.O. Box 13326, Austin, Texas 78711-3326 (**NOTE: Electronic documents may be sent in advance of the paper copy; however, they will not be processed and added to the Commission's on-line Interchange until the paper copy is received and file-stamped in Central Records).**
- III. The application will be assigned a docket number, and an administrative law judge (ALJ) will issue an order requiring Commission Staff to file a recommendation on whether the application is sufficient. The ALJ will issue an order after Staff's recommendation has been filed:
- DEFICIENT (Administratively Incomplete):** Applicant will be ordered to provide information to cure the deficiencies by a certain date (usually 30 days from ALJ's order). **Application is not accepted for filing.**
 - SUFFICIENT (Administratively Complete):** Applicant will be ordered by the ALJ to give appropriate notice of the application using the notice prepared by Commission Staff. **Application is accepted for filing.**
- IV. Once the Applicant issues notice, a copy of the actual notice sent (including any map) and an affidavit attesting to notice should be filed in the docket assigned to the application. Recipients of notice may choose to take one of the following actions:
- HEARING ON THE MERITS:** an affected party may request a hearing on the application. The request must be made within 30 days of notice. If this occurs, the application may be referred to the State Office of Administrative Hearings (SOAH) to complete this request.
 - LANDOWNER OPT-OUT:** A landowner owning a qualifying tract of land (25+ acres) may request to have their land removed from the requested area. The Applicant will be requested to amend its application and file new mapping information to remove the landowner's tract of land, in conformity with this request.
- V. **PROCEDURAL SCHEDULE:** Following the issuance of notice and the filing of proof of notice in step 4, the application will be granted a procedural schedule for final processing. During this time the Applicant must respond to hearing requests, landowner opt-out requests, and requests for information (RFI). The Applicant will be requested to provide written consent to the proposed maps, certificates, and tariff (if applicable) once all other requests have been resolved.
- VI. **FINAL RECOMMENDATION:** After receiving all required documents from the Applicant, Staff will file a recommendation on the CCN request. The ALJ will issue a final order after Staff's recommendation is filed.

FAQ:

Who can use this form?

Any retail public utility that provides or intends to provide retail water or wastewater utility service in Texas.

Who is required to use this form?

A retail public utility that is an investor owned utility (IOU) or a water supply corporation (WSC) must use this form to obtain or amend a CCN prior to providing retail water or sewer utility service in the requested area.

What is the purpose of the application?

A CCN Applicant is required to demonstrate financial, managerial, and technical (FMT) capability to provide continuous and adequate service to any requested area. The questions in the application are structured to support an Applicant's FMT capabilities, consistent with the regulatory requirements.

Application Summary

Applicant: Quadvest, L.P.

CCN No. to be amended: 111612 and 20952

or ☐ Obtain NEW CCN ☐ Water ☒ Sewer

County(ies) affected by this application: Montgomery

Dual CCN requested with: _____

CCN No.: _____

(name of retail public utility)

☐ Portion or ☐ All of requested area

Decertification of CCN for: Aqua Texas

CCN No.: 13203 and 21065

(name of retail public utility)

☐ Portion or ☒ All of requested area

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Please mark the items included in this filing

<input checked="" type="checkbox"/> Partnership Agreement	Part A: Question 4
<input checked="" type="checkbox"/> Articles of Incorporation and By-Laws (WSC)	Part A: Question 4
<input checked="" type="checkbox"/> Certificate of Account Status	Part A: Question 4
<input checked="" type="checkbox"/> Franchise, Permit, or Consent letter	Part B: Question 7
<input type="checkbox"/> Existing Infrastructure Map	Part B: Question 8
<input checked="" type="checkbox"/> Customer Requests For Service in requested area	Part B: Question 9
<input type="checkbox"/> Population Growth Report or Market Study	Part B: Question 10
<input type="checkbox"/> TCEQ Engineering Approvals	Part B: Question 11
<input checked="" type="checkbox"/> Requests & Responses For Service to ½ mile utility providers	Part B: Question 12.B
<input type="checkbox"/> Economic Feasibility (alternative provider) Statement	Part B: Question 12.C
<input type="checkbox"/> Alternative Provider Analysis	Part B: Question 12.D
<input type="checkbox"/> Enforcement Action Correspondence	Part C: Question 16
<input checked="" type="checkbox"/> TCEQ Compliance Correspondence	Part D: Question 20
<input type="checkbox"/> Purchased Water Supply or Treatment Agreement	Part D: Question 23
<input type="checkbox"/> Rate Study (new market entrant)	Part E: Question 28
<input checked="" type="checkbox"/> Tariff/Rate Schedule	Part E: Question 29
<input type="checkbox"/> Financial Audit	Part E: Question 30
<input type="checkbox"/> Application Attachment A & B	Part E: Question 30
<input checked="" type="checkbox"/> Capital Improvement Plan	Part E: Question 30
<input type="checkbox"/> Disclosure of Affiliated Interests	Part E: Question 31
<input checked="" type="checkbox"/> Detailed (large scale) Map	Part F: Question 32
<input checked="" type="checkbox"/> General Location (small scale) Map	Part F: Question 32
<input checked="" type="checkbox"/> Digital Mapping Data	Part F: Question 32
<input checked="" type="checkbox"/> Signed & Notarized Affidavit	Page 12

Part A: Applicant Information

1. A. Name: Quadvest, L.P.
(individual, corporation, or other legal entity)
☐ Individual ☒ Corporation ☐ WSC ☐ Other: _____
- B. Mailing Address: PO Box 409
Tomball, Texas
Phone No.: (281) 356-5347 Email: support@quadvest.com
- 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, accountant, or other title.
Name: Yvette McNellie Title: _____
Mailing Address: PO Box 409
Phone No.: (281) 305-1124 Email: yvette@quadvest.com
2. If the Applicant is someone other than a municipality, is the Applicant currently paid in full on the Regulatory Assessment Fees (RAF) remitted to the TCEQ?
☒ Yes ☐ No ☐ N/A
3. If the Applicant is an Investor Owned Utility (IOU), is the Applicant current on Annual Report filings with the Commission?
☒ Yes ☐ No If no, please state the last date an Annual Report was filed: _____
4. The legal status of the Applicant is:
☐ Individual or sole proprietorship
☐ Partnership or limited partnership (*attach* Partnership agreement)
☒ Corporation: Charter number (recorded with the Texas Secretary of State): 742124371
☐ Non-profit, member-owned, member controlled Cooperative Corporation [Article 1434(a) Water Supply or Sewer Service Corporation, incorporated under TWC Chapter 67]
Charter number (as recorded with the Texas Secretary of State): _____
☐ Articles of Incorporation and By-Laws established (*attach*)
☐ Municipally-owned utility
☐ District (MUD, SUD, WCID, FWSD, PUD, etc.)
☐ County
☐ Affected County (a county to which Subchapter B, Chapter 232, Local Government Code, applies)
☐ Other (please explain): _____
5. If the Applicant operates under an assumed name (i.e., any d/b/a), provide the name below:
Name: _____

Part B: Requested Area Information

6. Provide details on the existing or expected land use in the requested area, including details on requested actions such as dual certification or decertification of service area.

residential development
Decertification of Aqua's water and sewer CCN. Agreement letter attached

7. The requested area (check all applicable):

☐ Currently receives service from the Applicant ☒ Is being developed with no current customers
☐ Overlaps or is within municipal boundaries ☐ Overlaps or is within district boundaries

Municipality: _____ District: _____

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

we are not in a city or district so consent is not required

8. Describe the circumstances (economic, environmental, etc.) driving the need for service in the requested area:

The developer has requested water and sewer to serve his residential development

9. Has the Applicant received any requests for service within the requested area?

☐ Yes* ☒ No *Attach copies of all applicable requests for service and show locations on a map

10. Is there existing or anticipated growth in the requested area?

☒ Yes* ☐ No *Attach copies of any reports and market studies supporting growth

11. A. Will construction of any facilities be necessary to provide service to the requested area?

☒ Yes* ☐ No *Attach copies of TCEQ approval letters

B. Date Plans & Specifications or Discharge Permit App. submitted to TCEQ: _____

C. Summarize an estimated timeline for construction for any required facilities to serve the requested area:

construction schedule to start in 4th quarter of 2019 and completed in 2nd quarter of 2020

D. Describe the source and availability of funds for any required facilities to serve the requested area:

Financial information will be sent confidentially

Note: Failure to provide applicable TCEQ construction or permit approvals, or evidence showing that the construction or permit approval has been filed with the TCEQ may result in the delay or possible dismissal of the application.

12. A. If construction of a physically separate water or sewer system is necessary, provide a list of all retail public water and/or sewer utilities within one half mile from the outer boundary of the requested area below:

list is attached

B. Did the Applicant request service from each of the above water or sewer utilities?



Yes*



No

*Attach copies of written requests and copies of the written response

C. Attach a statement or provide documentation explaining why it is not economically feasible to obtain retail service from the water or sewer retail public utilities listed above.

D. If a neighboring retail public utility agreed to provide service to the requested area, attach documentation addressing the following information:

- (A) A description of the type of service that the neighboring retail public utility is willing to provide and comparison with service the applicant is proposing;
- (B) An analysis of all necessary costs for constructing, operating, and maintaining the new facilities for at least the first five years of operations, including such items as taxes and insurance; and
- (C) An analysis of all necessary costs for acquiring and continuing to receive service from the neighboring retail public utility for at least the first five years of operations.

13. Explain the effect of granting the CCN request on the Applicant, any retail public utility of the same kind serving in the proximate area, and any landowners in the requested area. The statement should address, but is not limited to, regionalization, compliance, and economic effects.

Part C: CCN Obtain or Amend Criteria Considerations

14. Describe the anticipated impact and changes in the quality of retail utility service for the requested area:

no known effect

15. Describe the experience and qualifications of the Applicant in providing continuous and adequate retail service:

The applicant has a long 40 year history of providing water and wastewater to thousands across Texas

16. Has the Applicant been under an enforcement action by the Commission, TCEQ, Texas Department of Health (TDH), the Office of the Attorney General (OAG), or the Environmental Protection Agency (EPA) in the past five (5) years for non-compliance with rules, orders, or state statutes?

☐ Yes* ☒ No

*Attach copies of any correspondence with the applicable regulatory agency concerning any enforcement actions, and attach a description of any actions or efforts the Applicant has taken to comply with these requirements.

17. Explain how the environmental integrity of the land will or will not be impacted or disrupted as a result of granting the CCN as requested:

The developer has done extensive due diligence on the property before he purchased

18. Has the Applicant made efforts to extend retail water or sewer utility service to any economically distressed area located within the requested area?

no

19. List all neighboring water or sewer retail public utilities, cities, districts (including ground water conservation districts), counties, or other political subdivisions (including river authorities) providing the same service located within two (2) miles from the outer boundary of the requested area:

List attached

Part D: TCEQ Public Water System or Sewer (Wastewater) Information

20. A. Complete the following for all Public Water Systems (PWS) associated with the Applicant's CCN:

TCEQ PWS ID:	Name of PWS:	Date of TCEQ inspection*:	Subdivisions served:
	List Attached		

*Attach evidence of compliance with TCEQ for each PWS

- B. Complete the following for all TCEQ Water Quality (WQ) discharge permits associated with the Applicant's CCN:

TCEQ Discharge Permit No:	Date Permit expires:	Date of TCEQ inspection*:	Subdivisions served:
WQ-			
WQ-			
WQ-			
WQ-			

*Attach evidence of compliance with TCEQ for each Discharge Permit

- C. The requested CCN service area will be served via: PWS ID: _____
WQ - _____

21. List the number of existing connections for the PWS & Discharge Permit indicated above (Question 20. C.):

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

22. List the number of additional connections projected for the requested CCN area:

Water				Sewer	
	Non-metered		2"	852	Residential
852	5/8" or 3/4"		3"		Commercial
	1"		4"		Industrial
	1 1/2"		Other		Other
Total Water Connections:				Total Sewer Connections:	£ 852

23. A. Will the system serving the requested area purchase water or sewer treatment capacity from another source?

☐ Yes* ☒ No *Attach a copy of purchase agreement or contract.

Capacity is purchased from:

Water: _____

Sewer: _____

- B. Are any of the Applicants PWS's required to purchase water to meet the TCEQ's minimum capacity requirements or TCEQ's drinking water standards?

☐ Yes ☒ No

- C. What is the amount of supply or treatment purchased, per the agreement or contract? What is the percent of overall demand supplied by purchased water or sewer treatment (if any)?

	Amount in Gallons	Percent of demand
Water:		0%
Sewer:		0%

24. Does the PWS or sewer treatment plant have adequate capacity to meet the current and projected demands in the requested area?

☐ Yes ☒ No

25. List the name, class, and TCEQ license number of the operators that will be responsible for the operations of the water or sewer utility service provided to the requested area:

Name (as it appears on license)	Class	License No.	Water/Sewer
List Attached			

26. A. Are any improvements required for the existing PWS or sewer treatment plant to meet TCEQ or Commission standards?

☐ Yes ☒ No

- B. Provide details on each required major capital improvement necessary to correct deficiencies to meet the TCEQ or Commission standards (attach any engineering reports or TCEQ approval letters):

Description of the Capital Improvement:	Estimated Completion Date:	Estimated Cost:

27. Provide a map (or maps) showing all facilities for production, transmission, and distribution, and the location of existing or proposed customer connections, in the requested area. Facilities should be identified on subdivision plats, engineering planning maps, or other large scale maps. Color coding can be used, and is encouraged, to distinguish types of facilities.

Part E: Financial Information

28. If the Applicant seeking to obtain a CCN for the first time is an Investor Owned Utility (IOU) and under the original rate jurisdiction of the Commission, a proposed tariff must be attached to the application. The proposed rates must be supported by a rate study, which provides all calculations and assumptions made. Once a CCN is granted, the Applicant must submit a rate filing package with the Commission within 18 months from the date service begins. The purpose of this rate filing package is to revise a utility's tariff to adjust the rates to a historic test year and to true up the new tariff rates to the historic test year. It is the Applicant's 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. Any dollar amount collected under the rates charged during the test year in excess of the revenue requirement established by the Commission during the rate change proceeding shall be reflected as customer contributed capital going forward as an offset to rate base for ratemaking purposes.

29. If the Applicant is an existing IOU, please attach a copy of the current tariff and indicate:

A. Effective date for most recent rates:

2/19/2019

B. Was notice of this increase provided to the Commission or a predecessor regulatory authority?

☐

No

☐

Yes

Application or Docket Number: 48533

C. If notice was not provided to the Commission, please explain why (ex: rates are under the jurisdiction of a municipality)

If the Applicant is a Water Supply or Sewer Service Corporation (WSC/SSC) and seeking to obtain a CCN, attach a copy of the current tariff.

30. **Financial Information**

Applicants must provide accounting information typically included within a balance sheet, income statement, and statement of cash flows. If the Applicant is an existing retail public utility, this must include historical financial information and projected financial information. However, projected financial information is only required if the Applicant proposes new service connections and new investment in plant, or if requested by Commission Staff. If the Applicant is a new market entrant and does not have its own historical balance sheet, income statement, and statement of cash flows information, then the Applicant should establish a five-year projection.

Historical Financial Information may be shown by providing any combination of the following that includes necessary information found in a balance sheet, income statement, and statement of cash flows:

1. Completed Appendix A;
2. Documentation that includes all of the information required in Appendix A in a concise format; or
3. Audited financial statements issued within 18 months of the application filing date. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.

Projected Financial Information may be shown by providing any of the following:

1. Completed Appendix B;
2. Documentation that includes all of the information required in Appendix B in a concise format;
3. A detailed budget or capital improvement plan, which indicates sources and uses of funds required, including improvements to the system being transferred; or
4. A recent budget and capital improvements plan that includes information needed for analysis of the operations test for the system being transferred and any operations combined with the system. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.

31. Attach a disclosure of any affiliated interest or affiliate. Include a description of the business relationship between all affiliated interests and the Applicant.

DO NOT INCLUDE ATTACHMENTS A OR B IF LEFT BLANK

Part F: Mapping & Affidavits

32. Provide the following mapping information with each of the seven (7) copies of the application:
1. A general location (small scale) map identifying the requested area in reference to the nearest county boundary, city, or town. The Applicant should adhere to the following guidance:
 - i. If the application includes an amendment for both water and sewer certificated service areas, separate maps must be provided for each.
 - ii. A hand drawn map, graphic, or diagram of the requested area is not considered an acceptable mapping document.
 - iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.
 2. A detailed (large scale) map identifying the requested area in reference to verifiable man-made or natural landmarks such as roads, rivers, and railroads. The Applicant should adhere to the following guidance:
 - i. The map should be clearly labeled and the outer boundary of the requested area should be marked in reference to the verifiable man-made or natural landmarks. These verifiable man-made and/or natural landmarks must be labeled and marked on the map as well.
 - ii. If the application includes an amendment for both water and sewer certificated service area, separate maps need to be provided for each.
 - iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.
 3. One of the following identifying the requested area:
 - i. A metes and bounds survey sealed or embossed by either a licensed state land surveyor or a registered professional land surveyor. Please refer to the mapping guidance in part 2 (above);

- ii. A recorded plat. If the plat does not provide sufficient detail, Staff may request additional mapping information. Please refer to the mapping guidance in part 2 (above); or
- iii. Digital mapping data in a shapefile (SHP) format georeferenced in either NAD 83 Texas State Plane Coordinate System (US Feet) or in NAD 83 Texas Statewide Mapping System (Meters). The digital mapping data shall include a single, continuous polygon record. The following guidance should be adhered to:
 - a. The digital mapping data must correspond to the same requested area as shown on the general location and detailed maps. The requested area must be clearly labeled as either the water or sewer requested area.
 - b. A shapefile should include six files (.dbf, .shp, .shx, .sbx, .sbn, and the projection (.prj) file).
 - c. The digital mapping data shall be filed on a data disk (CD or USB drives), clearly labeled, and filed with Central Records. Seven (7) copies of the digital mapping data is also required.

Part G: Notice Information

The following information will be used to generate the proposed notice for the application.
DO NOT provide notice until the application is deemed sufficient for filing and the Applicant is ordered to provide notice.

33. Complete the following using verifiable man-made and/or natural landmarks such as roads, rivers, or railroads to describe the requested area (to be stated in the notice documents). Measurements should be approximated from the outermost boundary of the requested area:

The total acreage of the requested area is approximately: _____

Number of customer connections in the requested area: 852

The closest city or town: _____

Approximate mileage to closest city or town center: _____

Direction to closest city or town: _____

The requested area is generally bounded on the North by: _____

on the East by: _____

on the South by: _____

on the West by: _____

34. A copy of the proposed map will be available at 26926 Fm 2978, Magnolia, Texas 77354

Applicant's Oath

STATE OF Texas

COUNTY OF Montgomery

I, Yvette McNellie being duly sworn, file this application to
obtain or amend a water or sewer CCN, as Partner

(owner, member of partnership, title as officer of corporation, or authorized representative)

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

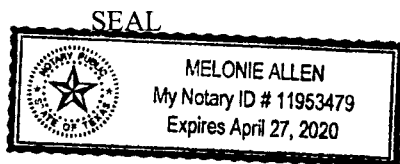
I further represent that the Applicant will provide continuous and adequate service to all customers and qualified applicants within its certificated service area should its request to obtain or amend its CCN be granted.

Yvette McNellie
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 BEFORE ME, a Notary Public in and for the State of Texas

this day the 15 of May, 20 19



Melonie Allen

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Melonie Allen

PRINT OR TYPE NAME OF NOTARY

My commission expires: April 27, 2020

Appendix A: Historical Financial Information (Balance Sheet and Income Schedule)

(Audited financial statements may be substituted for this schedule – see item 29 of the instructions)

HISTORICAL BALANCE SHEETS (ENTER DATE OF YEAR END)	CURRENT(A) (- -)	A-1 YEAR (- -)	A-2 YEAR (- -)	A-3 YEAR (- -)	A-4 YEAR (- -)	A-5 YEAR (- -)
CURRENT ASSETS						
Cash						
Accounts Receivable						
Inventories						
Other						
A. Total Current Assets						
FIXED ASSETS						
Land						
Collection/Distribution System						
Buildings						
Equipment						
Other						
Less: Accum. Depreciation or Reserves						
B. Total Fixed Assets						
C. TOTAL Assets (A + B)						
CURRENT LIABILITIES						
Accounts Payable						
Notes Payable, Current						
Accrued Expenses						
Other						
D. Total Current Liabilities						
LONG TERM LIABILITIES						
Notes Payable, Long-term						
Other						
E. Total Long Term Liabilities						
F. TOTAL LIABILITIES (D + E)						
OWNER'S EQUITY						
Paid in Capital						
Retained Equity						
Other						
Current Period Profit or Loss						
G. TOTAL OWNER'S EQUITY						
TOTAL LIABILITIES+EQUITY (F + G) = C						
WORKING CAPITAL (A – D)						
CURRENT RATIO (A / D)						
DEBT TO EQUITY RATIO (E / G)						

DO NOT INCLUDE ATTACHMENTS A OR B IF LEFT BLANK

HISTORICAL NET INCOME INFORMATION						
(ENTER DATE OF YEAR END)	CURRENT(A) (- -)	A-1 YEAR (- -)	A-2 YEAR (- -)	A-3 YEAR (- -)	A-4 YEAR (- -)	A-5 YEAR (- -)
METER NUMBER						
Existing Number of Taps						
New Taps Per Year						
Total Meters at Year End						
METER REVENUE						
Revenue per Meter (use for projections)						
Expense per Meter (use for projections)						
Operating Revenue Per Meter						
GROSS WATER REVENUE						
Revenues- Base Rate & Gallonage Fees						
Other (Tap, reconnect, transfer fees, etc.)						
Gross Income						
EXPENSES						
General & Administrative (see schedule)						
Operating (see schedule)						
Interest						
Other (list)						
NET INCOME						

HISTORICAL EXPENSE INFORMATION (ENTER DATE OF YEAR END)	CURRENT(A) (- -)	A-1 YEAR (- -)	A-2 YEAR (- -)	A-3 YEAR (- -)	A-4 YEAR (- -)	A-5 YEAR (- -)
GENERAL/ADMINISTRATIVE EXPENSES						
Salaries & Benefits–Office/Management						
Office (services, rentals, supplies, electricity)						
Contract Labor						
Transportation						
Insurance						
Telephone						
Utilities						
Property Taxes						
Professional Services/Fees (recurring)						
Regulatory- other						
Other (describe)						
Interest						
Other						
Total General Admin. Expenses (G&A)						
% Increase Per Year	0%	0%	0%	0%	0%	0%
OPERATIONS & MAINTENANCE EXPENSES						
Salaries & Benefits (Employee, Management)						
Materials & Supplies						
Utilities Expense-office						
Contract Labor						
Transportation Expense						
Depreciation Expense						
Other(describe)						
Total Operational Expenses (O&M)						
Total Expense (Total G&A + O&M)						
Historical % Increase Per Year	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
ASSUMPTIONS						
Interest Rate/Terms						
Depreciation Schedule (attach)						
Other assumptions/information (List all)						

Appendix B: Projected Information

HISTORICAL BALANCE SHEETS (ENTER DATE OF YEAR END)	CURRENT(A) (- -)	A-1 YEAR (- -)	A-2 YEAR (- -)	A-3 YEAR (- -)	A-4 YEAR (- -)	A-5 YEAR (- -)
CURRENT ASSETS						
Cash						
Accounts Receivable						
Inventories						
Income Tax Receivable						
Other						
A. Total Current Assets						
FIXED ASSETS						
Land						
Collection/Distribution System						
Buildings						
Equipment						
Other						
Less: Accum. Depreciation or Reserves						
B. Total Fixed Assets						
C. TOTAL Assets (A + B)						
CURRENT LIABILITIES						
Accounts Payable						
Notes Payable, Current						
Accrued Expenses						
Other						
D. Total Current Liabilities						
LONG TERM LIABILITIES						
Notes Payable, Long-term						
Other						
E. Total Long Term Liabilities						
F. TOTAL LIABILITIES (D + E)						
OWNER'S EQUITY						
Paid in Capital						
Retained Equity						
Other						
Current Period Profit or Loss						
G. TOTAL OWNER'S EQUITY						
TOTAL LIABILITIES+EQUITY (F + G) = C						
WORKING CAPITAL (A - D)						
CURRENT RATIO (A / D)						
DEBT TO EQUITY RATIO (F / G)						

PROJECTED NET INCOME INFORMATION						
(ENTER DATE OF YEAR END)	CURRENT(A) (- -)	A-1 YEAR (- -)	A-2 YEAR (- -)	A-3 YEAR (- -)	A-4 YEAR (- -)	A-5 YEAR (- -)
METER NUMBER						
Existing Number of Taps						
New Taps Per Year						
Total Meters at Year End						
METER REVENUE						
Revenue per Meter (use for projections)						
Expense per Meter (use for projections)						
Operating Revenue Per Meter						
GROSS WATER REVENUE						
Revenues- Base Rate & Gallonage Fees						
Other (Tap, reconnect, transfer fees, etc.)						
Gross Income						
EXPENSES						
General & Administrative (see schedule)						
Operating (see schedule)						
Interest						
Other (list)						
NET INCOME						

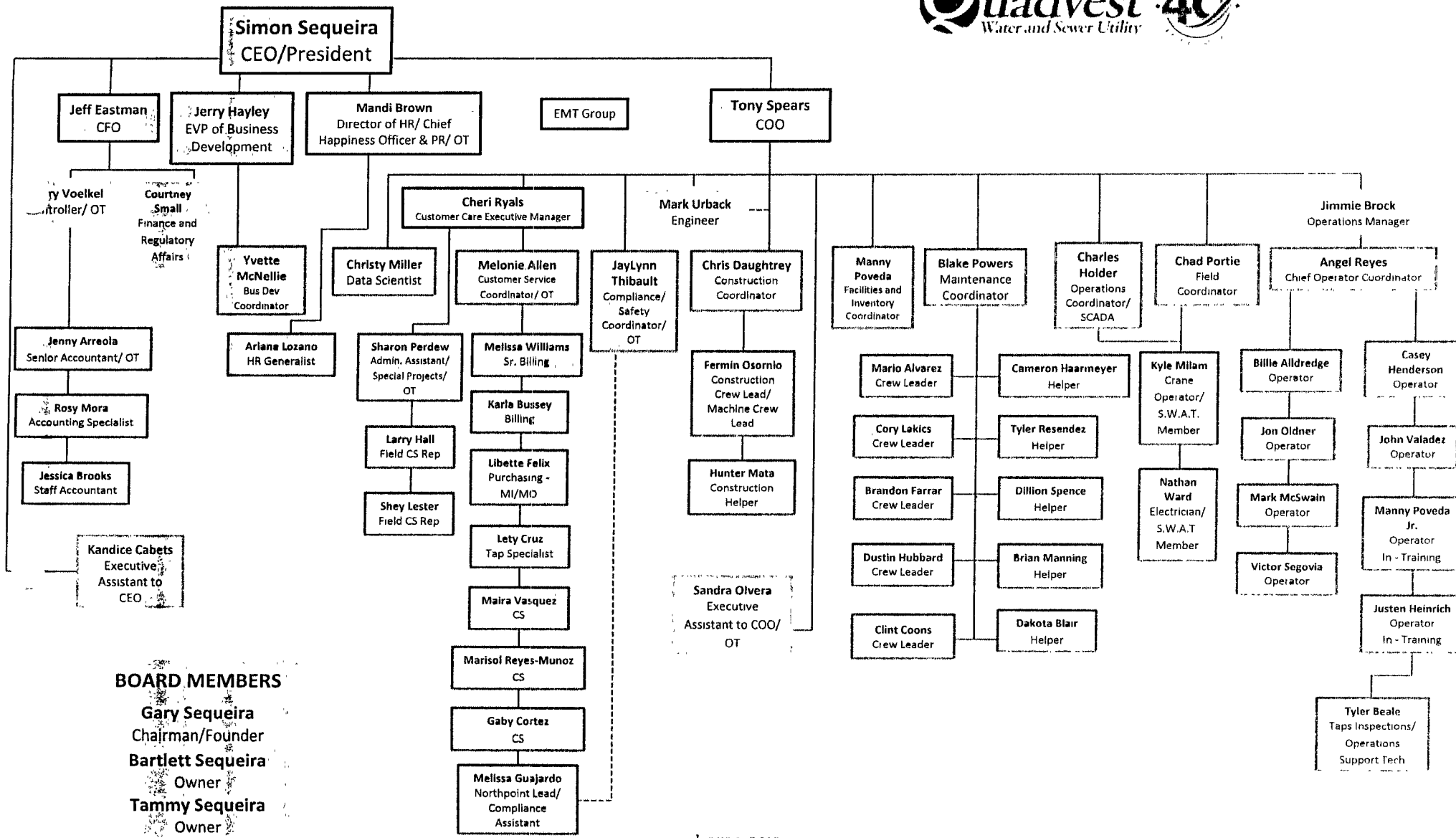
PROJECTED EXPENSE DETAIL	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
GENERAL/ADMINISTRATIVE EXPENSES						
Salaries						
Office						
Computer						
Auto						
Insurance						
Telephone						
Utilities						
Depreciation						
Property Taxes						
Professional Fees						
Other						
Total						
% Increase Per projected Year	0%	0%	0%	0%	0%	0%
OPERATIONAL EXPENSES						
Salaries						
Auto						
Utilities						
Depreciation						
Repair & Maintenance						
Supplies						
Other						
Total						

PROJECTED SOURCES AND USES OF CASH STATEMENTS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
SOURCES OF CASH						
Net Income						
Depreciation (If funded by revenues of system)						
Loan Proceeds						
Other						
Total Sources						
USES OF CASH						
Net Loss						
Principle Portion of Pmts.						
Fixed Asset Purchase						
Reserve						
Other						
Total Uses						
NET CASH FLOW						
DEBT SERVICE COVERAGE						
Cash Available for Debt (CADS)						
A: Net Income (Loss)						
B: Depreciation, or Reserve Interest						
C: Total CADS (A + B = C)						
D: DEBT SERVICE						
Annual Principle Plus Interest						
E: DEBT SERVICE COVERAGE RATIO						
CADS Divided by DS (E = C / D)						

Attachment 'A'

QUADVEST OWNERSHIP

Yvette McNellie and Trust	19.9%
Bartlett Sequeira and Trust	19.9%
Simon Sequeira and Trust	19.9%
Tamara Sequeira and Trust	19.9%
Mandi Brown and Trust	19.9%



BOARD MEMBERS

Gary Sequeira
Chairman/Founder
Bartlett Sequeira
Owner
Tammy Sequeira
Owner

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



David Whitley
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, Articles of Conversion for Quadvest, L.P. (file number 800539284), a Domestic Limited Partnership (LP), was filed in this office on August 31, 2005.

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 March 04, 2019.



A handwritten signature in black ink, appearing to read "David Whitley".

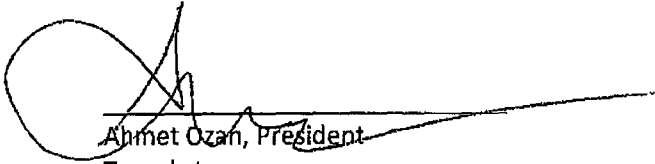
David Whitley
Secretary of State

April 3, 2019

Quadvest, L.P.
PO Box 409
Tomball, Texas 77377

Re: Mill Creek North and South
Request for Water and Wastewater

This letter is for Toprak, Inc. requesting water and wastewater services from Quadvest, L.P. to Mill Creek North consisting of approximately 67.82 Acres, and Mill Creek South consisting of approximately 47.49 Acres in Montgomery County. Please contact us if you have any questions.



Ahmet Ozan, President
Toprak, Inc

April 3, 2019

Quadvest, L.P.
PO Box 409
Tomball, Texas 77377

Re: Creekside Court
Request for Water and Wastewater

This letter is for ^{Creekside Court, LLC}~~Central Apartments, LLC~~ requesting water and wastewater services from Quadvest, L.P. to Creekside Court consisting of approximately 19.93 Acres in Montgomery County. Please contact us if you have any questions.



03/07/2019

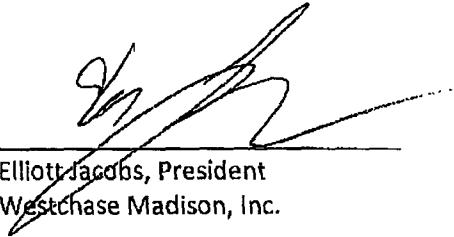
Jose Betancourt, Manager
Central Apartments, LLC

April 3, 2019

Quadvest, L.P.
PO Box 409
Tomball, Texas 77377

Re: Enclave at Dobbin
Request for Water and Wastewater

This letter is for Westchase Madison, Inc. requesting water and wastewater services from Quadvest, L.P. to Enclave at Dobbin consisting of approximately 66.59 Acres in Montgomery County. Please contact us if you have any questions.



Elliott Jacobs, President
Westchase Madison, Inc.

Need for Service

1. Service Area
 - a. The service area consists of approximately 200 acres.
 - b. The developer has requested Quadvest, L. P. to provide water and sewer service to their 200 acres and consists of approximately 852 lots.

*Callegari Law Firm, P. C.
Attorneys and Counselors at Law
15040 Fairfield Village Drive, Suite 200
Cypress, Texas 77433
281-304-1230 (voice)
281-373-5203 (fax)
wcj1304@msn.com (email)*

March 28, 2019

Dr. Ahmet Ozan
Carraway Utilities, LLC
Mill Creek South, LTD
282 Mill Creek Farm, LTD
11 Dovecote
The Woodlands, Texas 77382

Re: Enclave at Dobbin CCN

Dear Dr. Ozan:

In accordance with our prior discussions, and in response to your March 27, 2019 correspondence to Aqua Texas, Inc., this correspondence confirms that Aqua Texas will not object to your anticipated Texas Public Utility Commission application seeking to remove the Enclave at Dobbin and Creekside Court subdivisions in Montgomery County, Texas from Aqua Texas' water CCN No. 13203 and wastewater CCN No. 21065. You may include this confirmation in your application.

Respectfully,



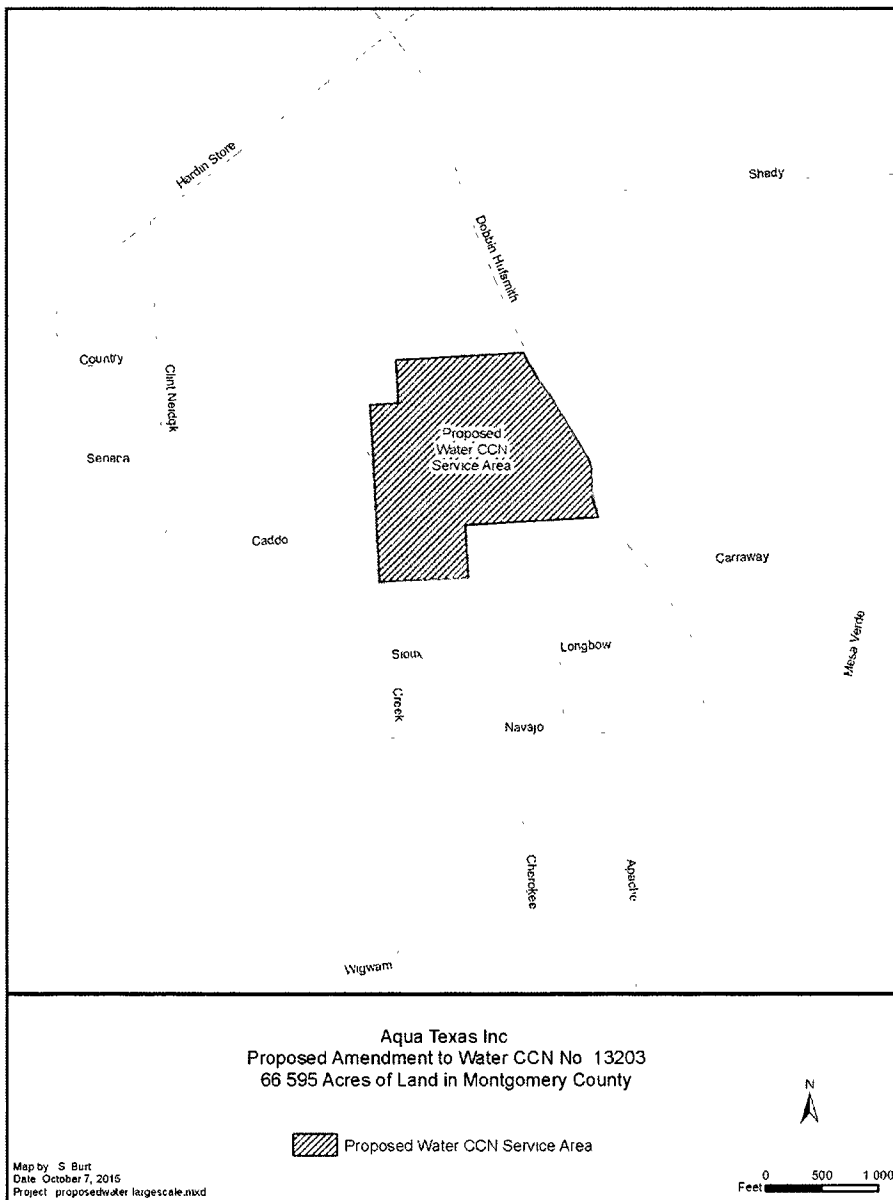
W. A. Callegari, Jr.
Attorney for Aqua Texas, Inc.

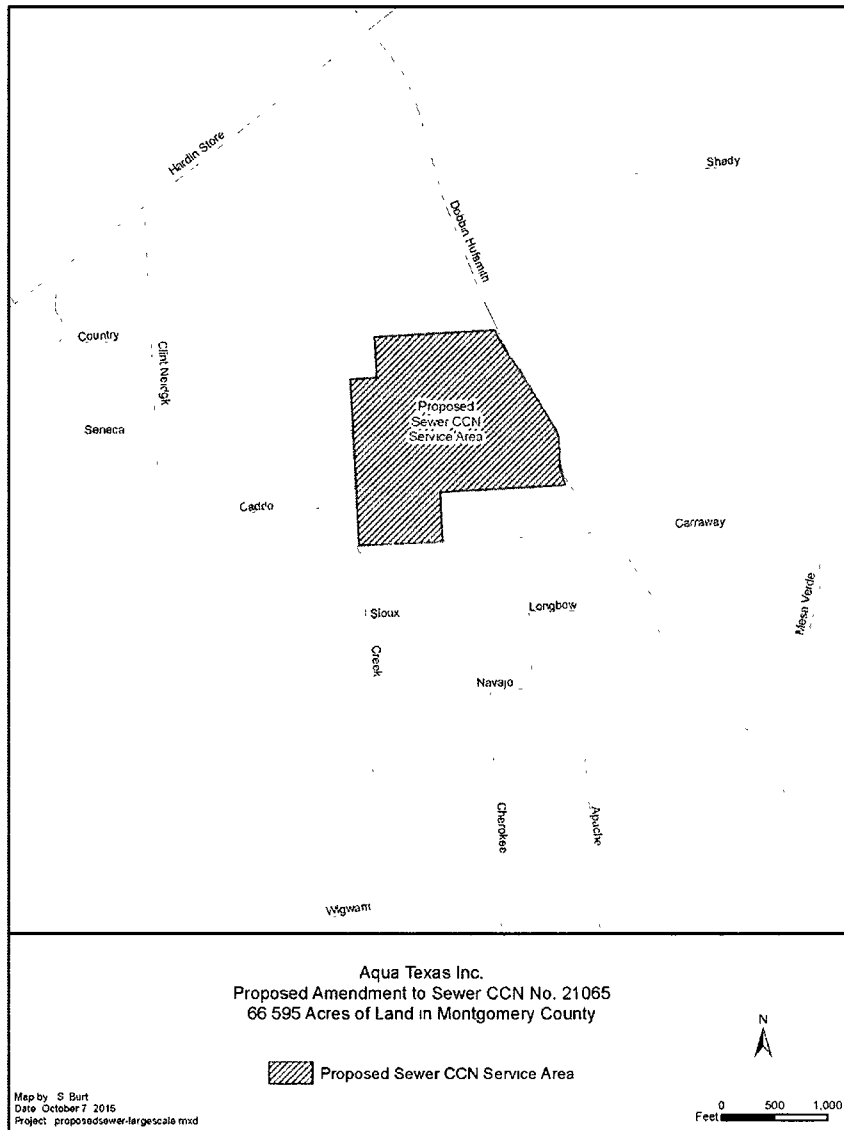
Quadvest, L.P. Application to Amend Water CCN No. 11612 and Sewer CCN No. 20952 and to Decertify a Portion of Aqua Texas, Inc. CCN Nos. 13203 and 21065 in Montgomery County

The requested service areas were built by metes & bounds and positioned using 5 surveys...

1. Mill Creek North, 67.826 acres
2. Mill Creek South, 47.505 acres
3. Enclave at Dobbin, 66.595 acres
4. "Boot" Tract, 5.906 acres
5. Creekside Court, 19.931 acres

Aqua Texas, Inc. is currently certificated (water & sewer) to Enclave at Dobbin, 66.595 acres. I prepared their application maps for the area in 2015, see below.





While preparing this Quadvest, LP application, there is a tract they call "Boot" Tract that adjoins it. Using this "Boot" tract survey with Enclave at Dobbin survey, I needed to make a very small adjustment to the positioning of Enclave at Dobbin in order to align with the "Boot" tract survey.

Quadvest is asking for decertification of Aqua's water and sewer CCNs to the Enclave at Dobbin survey. My understanding is they have an agreement from Aqua Texas.

My very slight re-positioning of Enclave at Dobbin survey is barely negligible and I would hope that PUC mapping staff will use my new shapefile as submitted with Quadvest, LP's CCN amendments for the final CCN areas, while decertifying the entire water and sewer polygons of Aqua Texas, leaving no slivers of CCN left over from the decertification.

Please contact me with any questions or concerns you may have at 512-636-7899. Thank you.
Suzanne Burt

Quadvest, LP's Application to Amend Water CCN No. 11612 and Sewer CCN No. 20952 and to Decertify Aqua Texas, Inc., CCN Nos. 13203 and 21065 in Montgomery County

Requested water and sewer service areas: Mill Creek North, 67.826 acres
 Mill Creek South, 47.505 acres
 Enclave at Dobbin, 66.595 acres
 "Boot" Tract, 5.906 acres
 Creekside Court, 19.931 acres

County: Montgomery

City Limits within: None

ETJ within: None

CCN overlaps: Aqua Texas, Inc. (CCNs 13203, 21065) - requesting to decertify

Districts overlaps: San Jacinto River Authority

 Hardin Store MUD 1 – deleted/dissolved per TCEQ

Groundwater Conservation Districts within: Lone Star GCD

½ Mile Request for Service list:

Aqua Texas Inc. (CCNs 13203, 21065)

Monarch Utilities I LP (CCNs 12983, 20899)

2 Mile Notice List:

Aqua Texas, Inc. (CCN 13203, 21065)

1106 Clayton Ln, Suite 400W

Austin, TX 78773

The Woodlands Township

2801 Technology Forest Blvd

The Woodlands, TX 77381

City of Tomball (CCNs 13257, 21103)

401 Market St

Tomball, TX 77375

Monarch Utilities I LP (CCNs 12983, 20899)

12535 Reed Rd

Sugar Land, TX 77478

Hoe WSC (CCN 12756)

PO Box 1180

Pinehurst, TX 77362

Pinehurst Decker Prairie WSC (CCN 11768)

PO Box 681005

Houston, TX 77268

H-M-W SUD (CCN 10342)
PO Box 837
Pinehurst, TX 77362

South Central Water Company (CCN 20964)
PO Box 570177
Houston, TX 77257

Coastal Water Authority
1801 Main St. Suite 800
Houston, TX 77002

Gulf Coast Waste Disposal Authority aka Gulf Coast Authority
910 Bay Area Blvd
Houston, TX 77058

Hardin Store Road MUD 1 – deleted/dissolved per TCEQ iWUD

Harris Montgomery Counties MUD 386
1300 Post Oak Suite 1400
Houston, TX 77056

Harris County FCD
9900 Northwest Fwy
Houston, TX 77092

Harris County MUD 480
3200 Southwest Fwy Suite 2600
Houston, TX 77027

Harris County MUD 136
130 McKinney St Suite 5100
Houston, TX 77010

Harris County MUD 137 – deleted/dissolved per TCEQ iWUD

Harris County MUD 46
9 Greenway Plz Suite 1100
Houston, TX 77046

North Harris County Regional Water Authority
2929 Allen Pkwy Suite 3450
Houston, TX 77019

Port of Houston Authority
111 East Loop N
Houston, TX 77029

Wood Trace MUD 3
1300 Post Oak Blvd Suite 1400
Houston, TX 77056

San Jacinto River Authority
PO Box 329
Conroe, TX 77305

Lone Star GCD
655 Conroe Park North Dr
Conroe, TX 77303

Montgomery County Judge Mark Keough
501 North Thompson
Conroe, TX 77301

Notice Description:

The three proposed utility service areas are located approximately 3.3 miles north of downtown Tomball, TX, and is generally bounded on the north by Hardin Store Road and Shady Lane; on the east by FM 2978; on the south by Neidigk Lake and Seminole Street; and on the west by Mill Creek and Clint Neidigk Road.

The total are being requested includes approximately 208 acres and 6 current customers.



Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

HMW SUD
PO Box 837
Pinehurst, Tx 77362

To Whom It May Concern:

Please be advised that Quadvest, L.P. is filing an application with the Public Utility Commission (PUC) to amend its water CCN NO. 11612 and sewer CCN NO. 20952 in Montgomery County, shown on enclosed map.

You have been identified as a neighboring utility of like kind and/or municipality with an extraterritorial jurisdiction (ETJ) within 2 miles of the proposed service area. Pursuant to TCEQ regulations, Quadvest, L.P formally asks whether you are willing or able to provide water and wastewater service to this proposed property sufficient to meet the TCEQ's minimum service standards plus local demands thereby providing continuous and adequate utility service to the consuming public. Please fill out the questionnaire below and return to us. It will be filed with the PUC.

You may fax or email your response to 281-356-5382 or yvette@quadvest.com. If you have any questions please call me at 281-305-1124.

Sincerely,

Yvette McNellie

Date of Reply: _____
Name of Utility _____
Ability to Provide Service?
(Yes/No) _____
Printed Name _____
Organization _____
Email/Telephone _____





Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

South Central Water Co
PO Box 570177
Houston, Tx 77257

To Whom It May Concern:

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Printed Name _____
Organization _____
Email/Telephone _____





Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

Coastal Water Authority
1801 Main St Suite 800
Houston, Tx 77002

To Whom It May Concern:

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Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

Gulf Coast Water Dist Auth aka Gulf Coast Authority
910 Bay Area Blvd
Houston, Tx 77058

To Whom It May Concern:

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Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

Harris Montgomery Counties MUD 386
1300 Post Oak Suite 1400
Houston, Tx 77056

To Whom It May Concern:

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Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

Harris County FCD
9900 Northwest Fwy
Houston, Tx 77092

To Whom It May Concern:

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Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

Harris County MUD 480
3200 Southwest Fwy Suite 2600
Houston, Tx 77027

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Organization _____
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Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

Harris County MUD 136
130 McKinney St Suite 5100
Houston, Tx 77010

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Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

Harris County MUD 46
9 Greenway Plz Suite 1100
Houston, Tx 77046

To Whom It May Concern:

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Organization _____
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Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

North Harris County Regional Water Authority
2929 Allen Pkwy Suite 3450
Houston, Tx 77019

To Whom It May Concern:

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Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

Port of Houston
111 East Loop N
Houston, Tx 77029

To Whom It May Concern:

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Yvette McNellie

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Printed Name _____
Organization _____
Email/Telephone _____





Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

Pinehurst Decker Prairie WSC
PO Box 681005
Houston, Tx 77268

To Whom It May Concern:

Please be advised that Quadvest, L.P. is filing an application with the Public Utility Commission (PUC) to amend its water CCN NO. 11612 and sewer CCN NO. 20952 in Montgomery County, shown on enclosed map.

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Sincerely,

Yvette McNellie

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Ability to Provide Service? _____
(Yes/No) _____
Printed Name _____
Organization _____
Email/Telephone _____





Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

Hoe WSC
PO Box 1180
Pinehurst, Tx 77362

To Whom It May Concern:

Please be advised that Quadvest, L.P. is filing an application with the Public Utility Commission (PUC) to amend its water CCN NO. 11612 and sewer CCN NO. 20952 in Montgomery County, shown on enclosed map.

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You may fax or email your response to 281-356-5382 or yvette@quadvest.com. If you have any questions please call me at 281-305-1124.

Sincerely,

Yvette McNellie

Date of Reply: _____
Name of Utility _____
Ability to Provide Service?
(Yes/No) _____
Printed Name _____
Organization _____
Email/Telephone _____





Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

Monarch Utilities LP
12535 Reed Rd
Sugar Land, Tx 77478

To Whom It May Concern:

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Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

City of Tomball
401 Market St
Tomball, Tx 77375

To Whom It May Concern:

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Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

The Woodlands Township
2801 Technology Forest Blvd
The woodlands, Tx 77381

To Whom It May Concern:

Please be advised that Quadvest, L.P. is filing an application with the Public Utility Commission (PUC) to amend its water CCN NO. 11612 and sewer CCN NO. 20952 in Montgomery County, shown on enclosed map.

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Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

Aqua Texas
1106 Clayton Ln, Suite 400W
Austin, Tx 78773
To Whom It May Concern:

Please be advised that Quadvest, L.P. is filing an application with the Public Utility Commission (PUC) to amend its water CCN NO. 11612 and sewer CCN NO. 20952 in Montgomery County, shown on enclosed map.

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Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

Woodtrace MUD #3
1300 Post Oak Blvd Suite 1400
Houston, Texas 77056

To Whom It May Concern:

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Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

SJRA
PO Box 329
Conroe, Texas 77305

To Whom It May Concern:

Please be advised that Quadvest, L.P. is filing an application with the Public Utility Commission (PUC) to amend its water CCN NO. 11612 and sewer CCN NO. 20952 in Montgomery County, shown on enclosed map.

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Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

Montgomery County Judge Mark Keough
501 North Thompson
Conroe, Texas 77301

To Whom It May Concern:

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Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354

Main: 281-356-5347
Fax: 281-356-5382
Quadvest.com

May 14, 2019

Lone Star GCD
655 Conroe Park North Dr
Conroe, Texas 77303

To Whom It May Concern:

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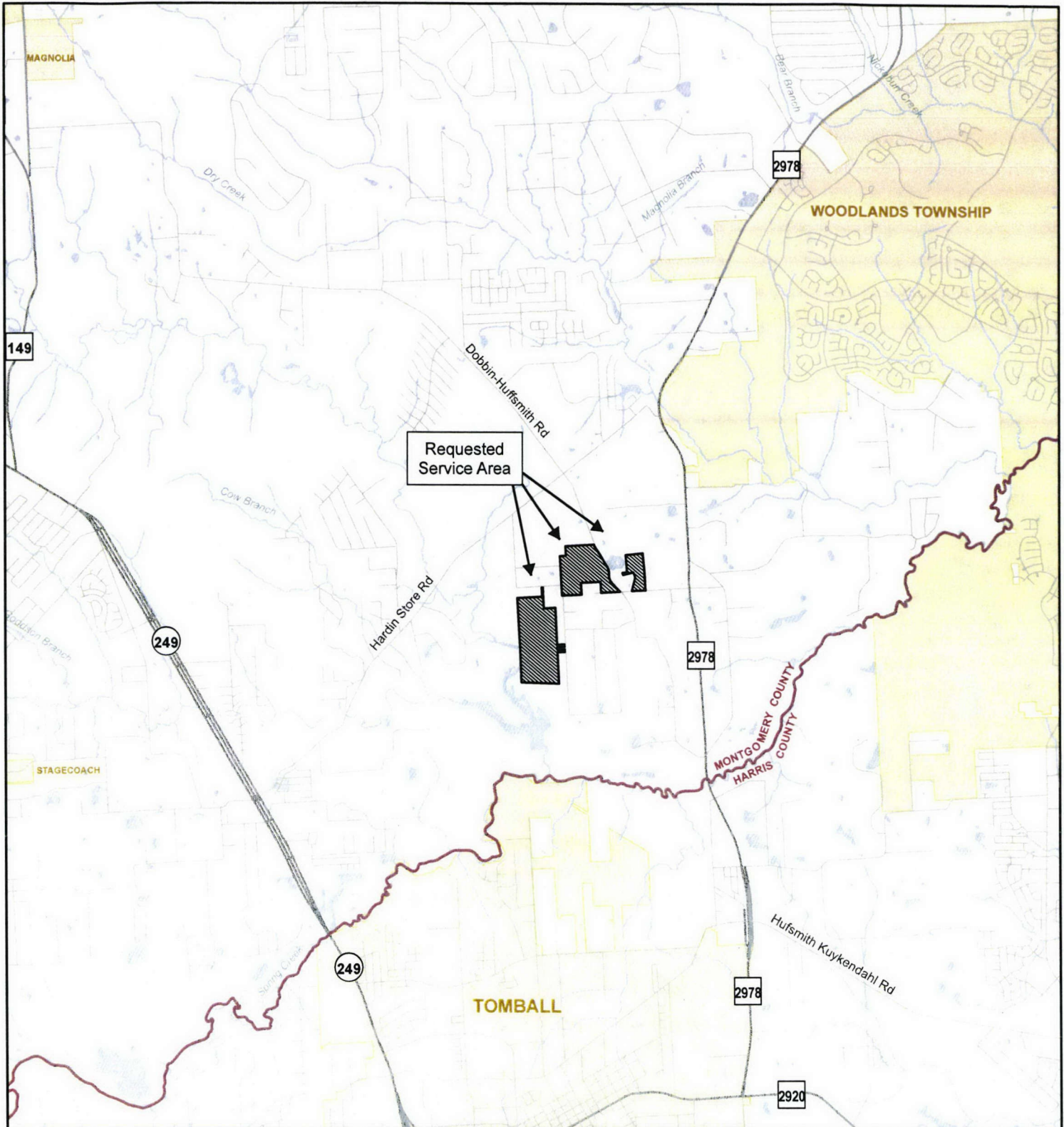
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Yvette McNellie

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Name of Utility _____
Ability to Provide Service?
(Yes/No) _____
Printed Name _____
Organization _____
Email/Telephone _____





General Location - Water and Sewer

Quadvest, L.P.

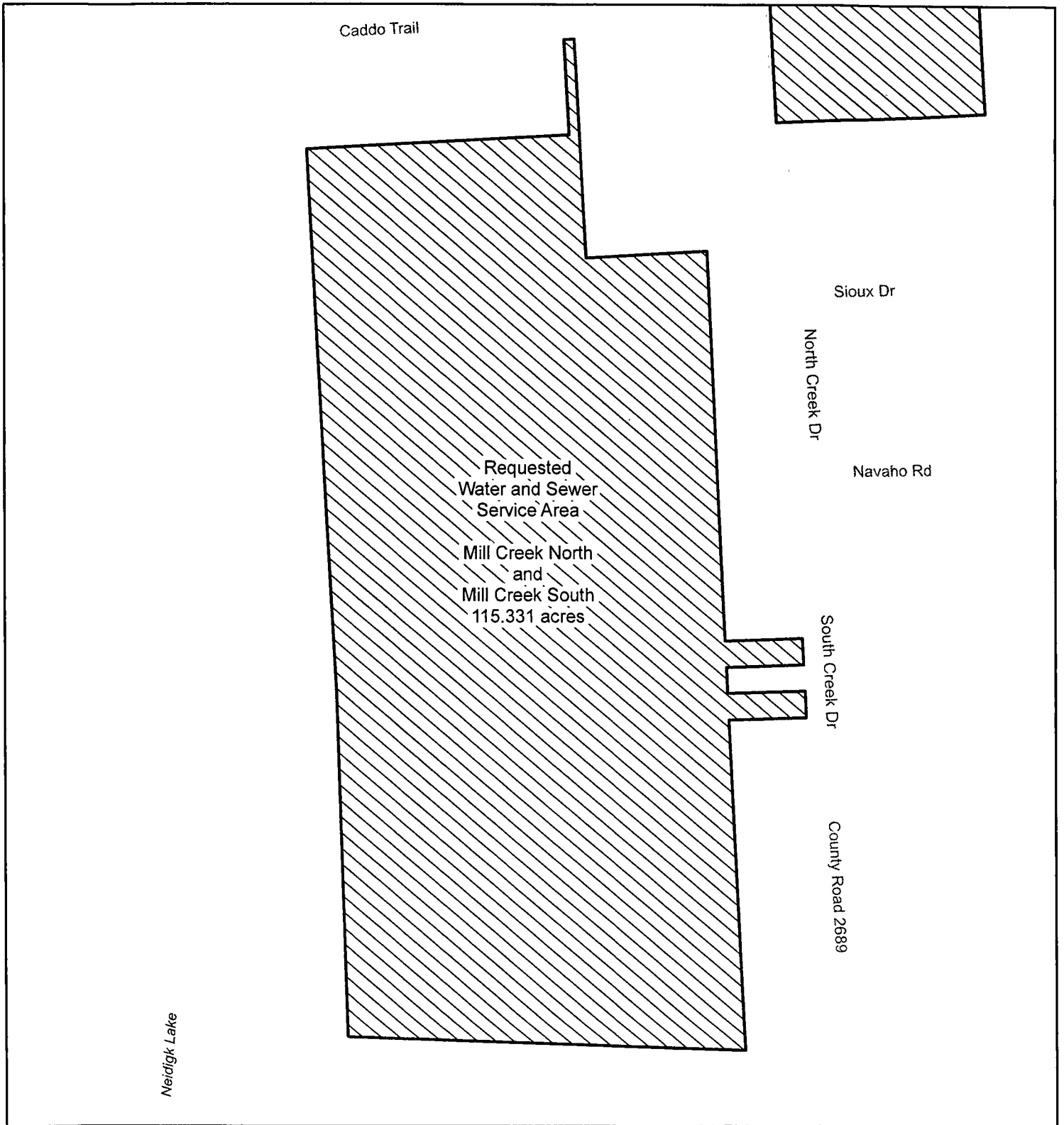
Application to Amend Water CCN No. 11612 and Sewer CCN No. 20952
and Decertify a Portion of Aqua Texas, Inc., CCN Nos. 13203 and 21065
in Montgomery County



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Miles



Requested Water and Sewer Service Area - approx 208 acres

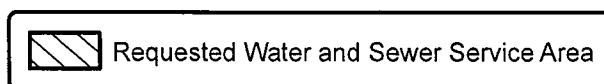


Mill Creek Detail Map

Quadvest, L.P.
Application to Amend Water CCN No. 11612 and Sewer CCN No. 20952
in Montgomery County



0 250 500
Feet



Map by: S. Burt, ASBGI
Date: April 29, 2019
Base: TxDOT 2015 Roadways and City
Project: Mill Creek




Mill Creek Detail Map on Imagery

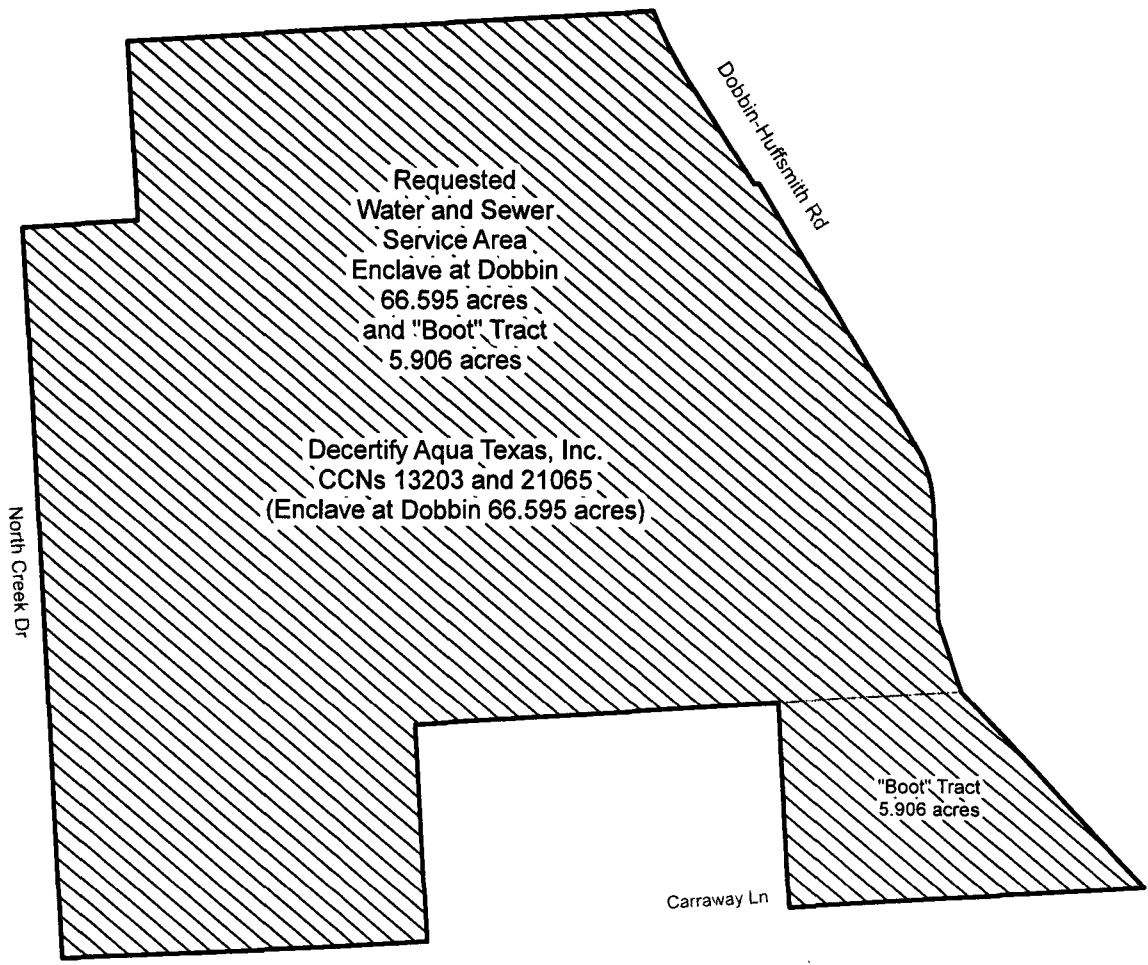
Quadvest, L.P.
Application to Amend Water CCN No. 11612 and Sewer CCN No. 20952
in Montgomery County



0 250 500
Feet

 Requested Water and Sewer Service Area

Map by: S. Burt, ASBGI
Date: April 29, 2019
Base: ESRI World Imagery
Project: Mill Creek on Imagery



Enclave at Dobbin Detail Map

Quadvest, L.P.

Application to Amend Water CCN No. 11612 and Sewer CCN No. 20952
and Decertify a Portion of Aqua Texas, Inc., CCN Nos. 13203 and 21065
in Montgomery County



0 200 400
Feet



Requested Water and Sewer Service Area

Decertify Aqua Texas, Inc., CCNs 13203, 21065

Map by: S. Burt, ASBG
Date: April 30, 2019
Base: TxDOT 2015 Roadways
Project: Enclave at Dobbin



Enclave at Dobbin Detail Map on Imagery

Quadvest, L.P.

Application to Amend Water CCN No. 11612 and Sewer CCN No. 20952
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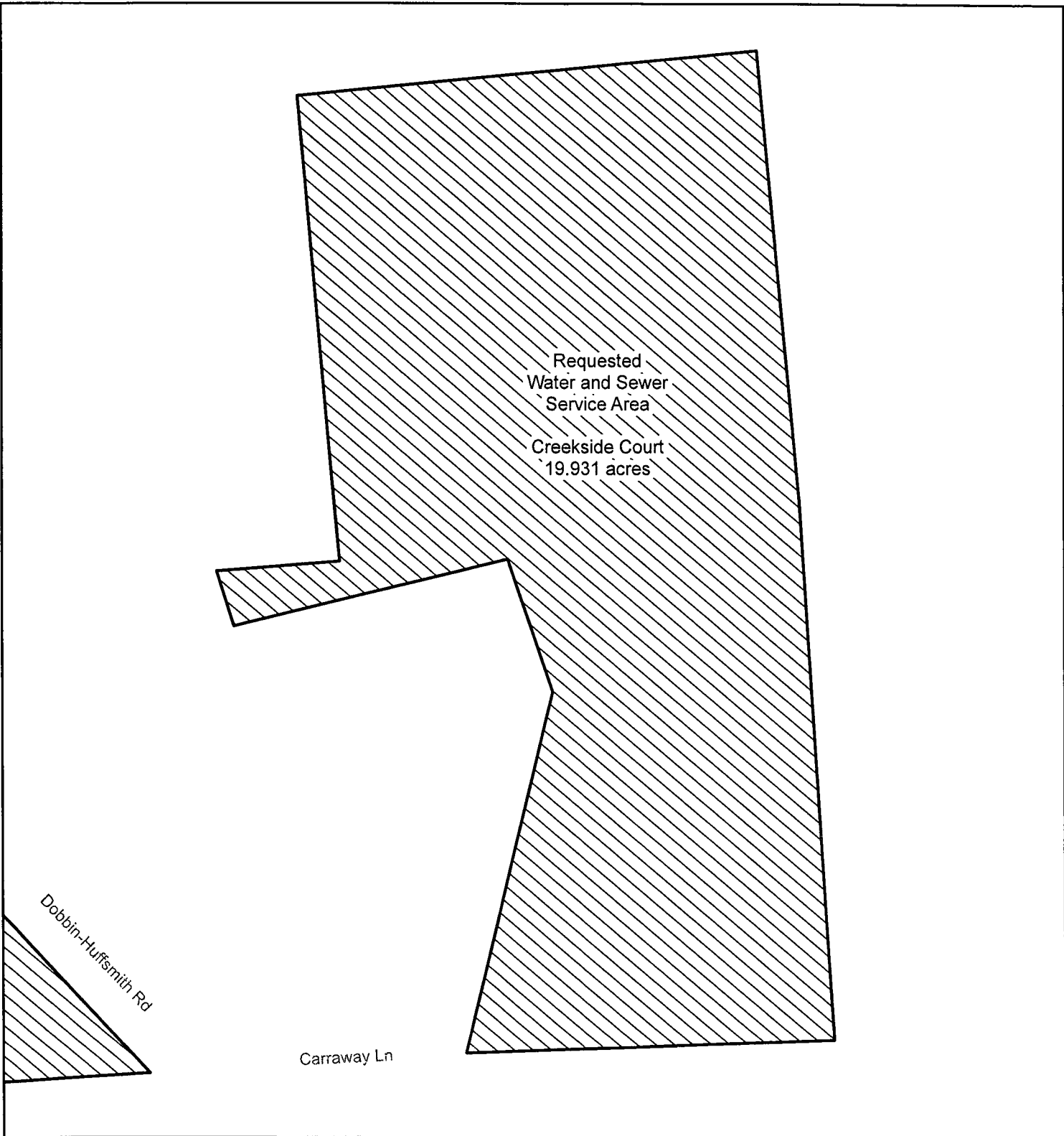


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Requested Water and Sewer Service Area

Map by: S. Burt, ASBGI
Date: April 29, 2019
Base: ESRI World Imagery
Project: Enclave at Dobbin on Imagery



Creekside Court Detail Map

Quadvest, L.P.
Application to Amend Water CCN No. 11612 and Sewer CCN No. 20952
in Montgomery County



0 100 200
Feet



Requested Water and Sewer Service Area

Map by: S. Burt, ASBGI
Date: April 29, 2019
Base: TxDOT 2015 Roadways
Project: Creekside Court



Creekside Court Detail Map on Imagery

Quadvest, L.P.

Application to Amend Water CCN No. 11612 and Sewer CCN No. 20952
in Montgomery County

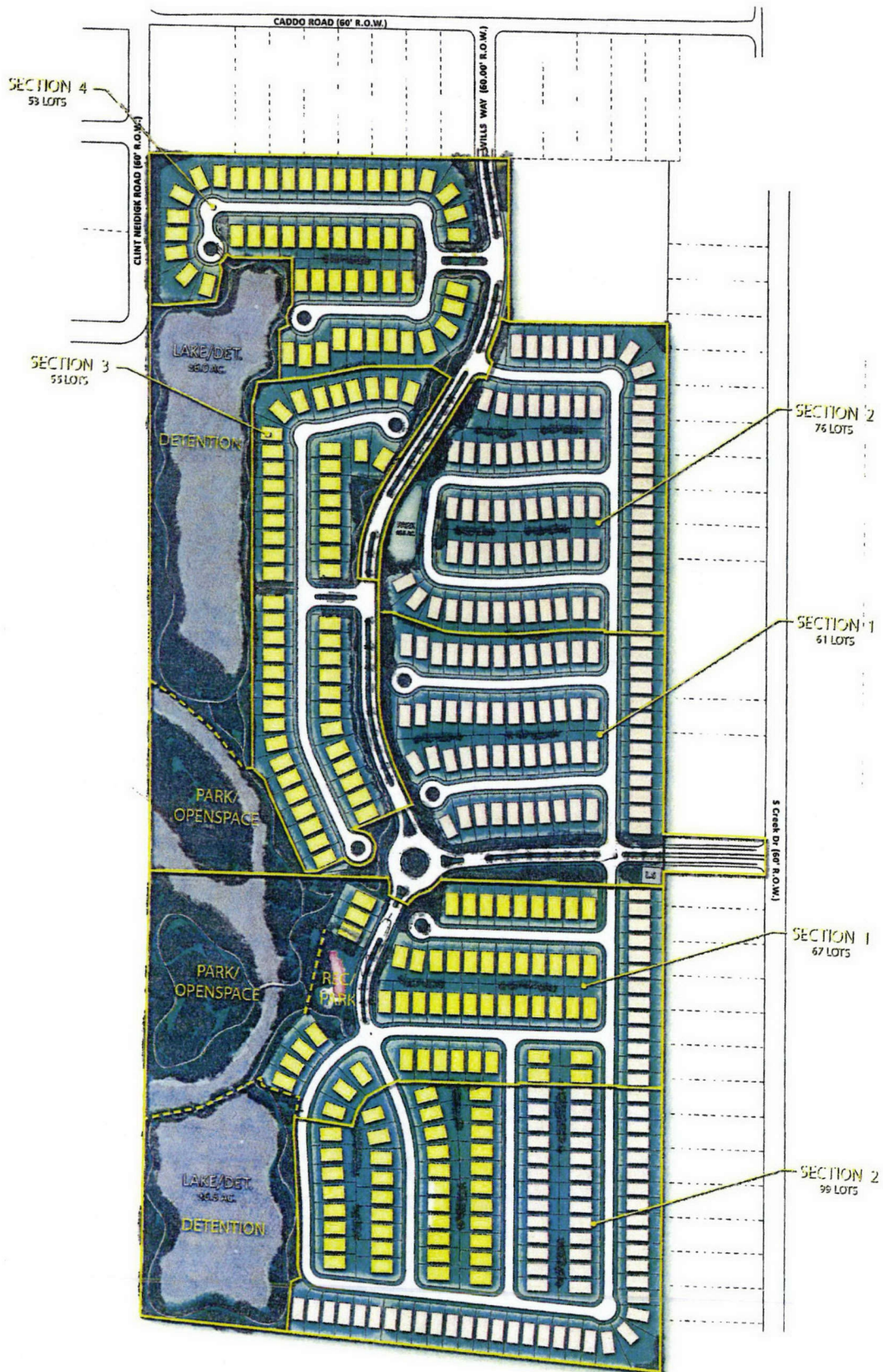


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Feet



Requested Water and Sewer Service Area

Map by: S. Burt, ASBGI
Date: April 29, 2019
Base: ESRI World Imagery
Project: Creekside Court on Imagery

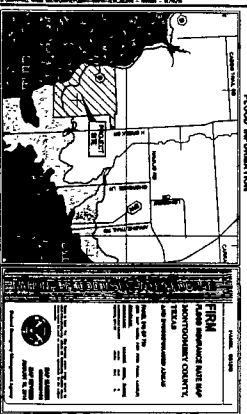
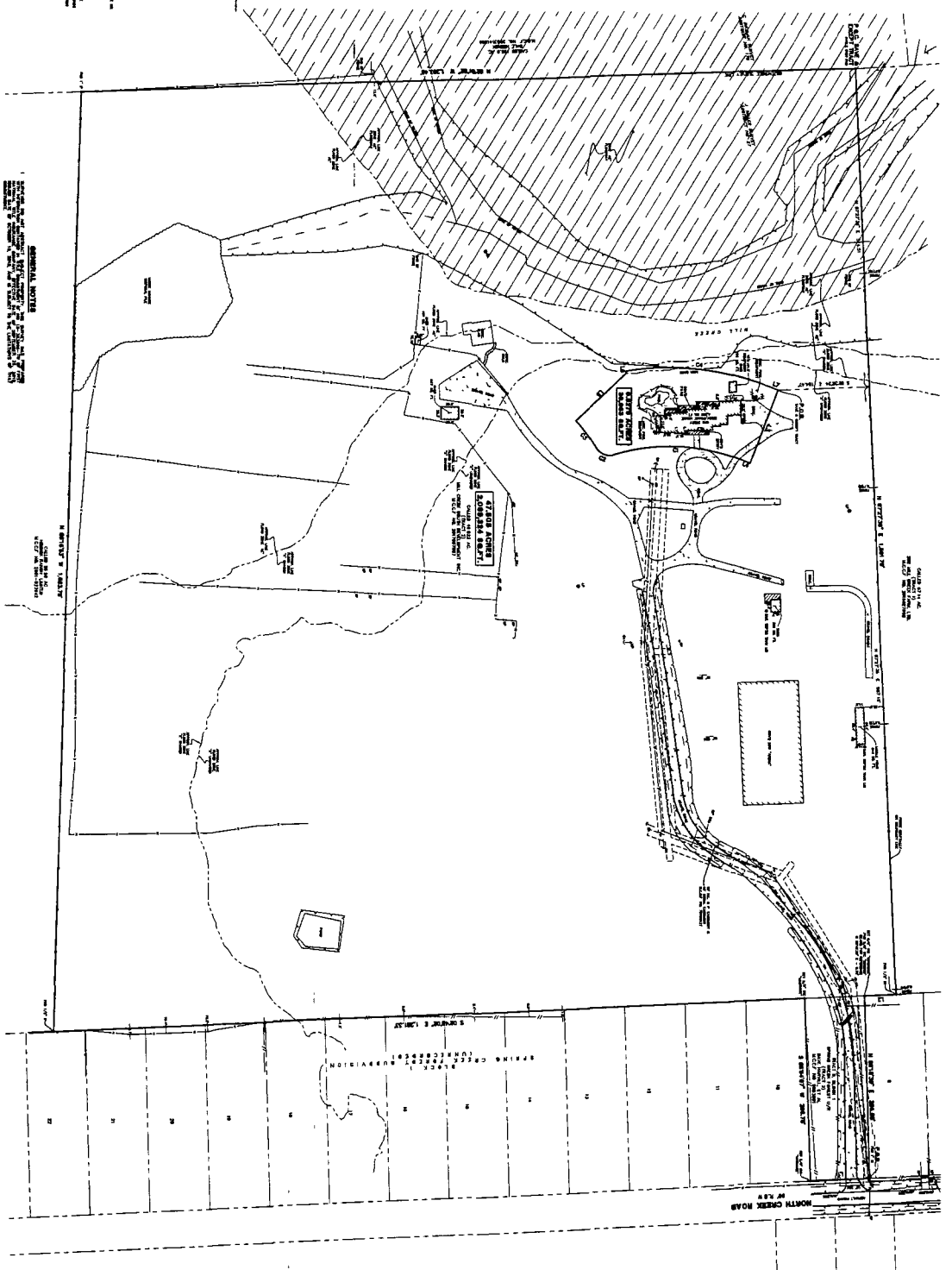


SCHEMATIC PLAN MILL CREEK FARMS

45'x 120'	213 LOTS
50'x 120'	201 LOTS
TOTAL = 414 LOTS	

[illegible]

NAME AND ADDRESS (PRINT)		DATE
1	Mr. J. Edgar Hoover	10/1/54
2	Director, Federal Bureau of Investigation	
3	Washington, D. C.	
4	Dear Sir:	
5	I am writing to you regarding the matter of the	
6	release of the information concerning the	
7	activities of the various groups and	
8	individuals who are active in the	
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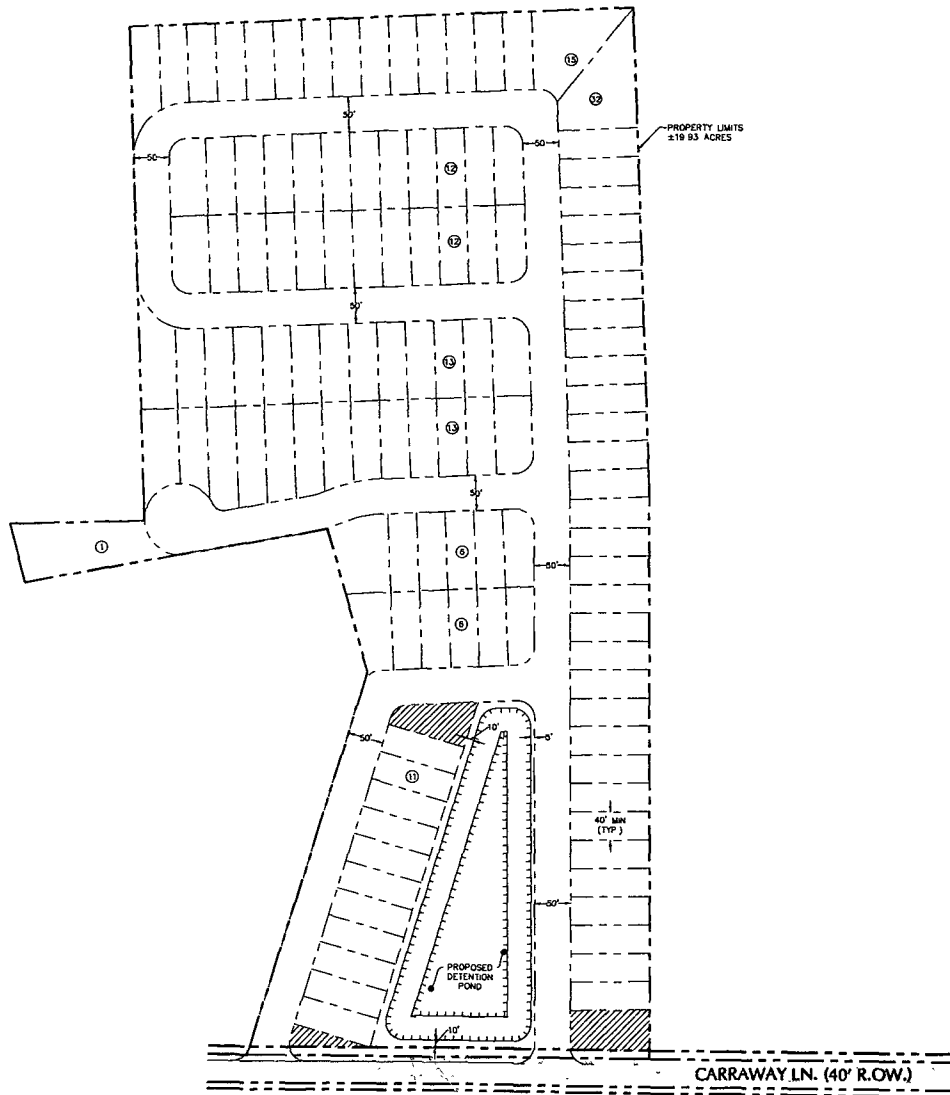
SURVEYOR'S CERTIFICATION
I, _____, State of _____, do hereby certify that _____ is the owner of the above described property and that the same is the same property as described in the foregoing plat.

WINDROSE
LAND SURVEYING | PLANNING

7000 WESTGATE BLVD. SUITE 1000 • SAN DIEGO, CA 92121
TEL: 619.594.1100 • FAX: 619.594.1101 • WWW.WINDROSE.COM

ALLIANCE LAND TITLE SURVEY OF
47.205 ACRES / 2,046' X 24.50' FT
SITUATED IN THE
THE JOSEPH TALLER SURVEY ABSTRACT NO. 77
MONTGOMERY COUNTY TEXAS

Creekside Court



TOTAL NUMBER OF LOTS: 121

MONTGOMERY COUNTY ENGINEERING DEPARTMENT		
Scribble _____ County Engineer		
Title _____		
Date	Description	No.
REVISIONS		
SIGNATURE _____ DATE SIGNED _____		
LANGAN <small>11201 Bay Plume, Suite 100, Houston, TX 77066 T: 281.476.7600 F: 281.476.7601 www.langan.com Langan Engineering, Environmental, Consulting and Landscape Architects, L.P.C. S.A. Langan Planning, Urban/Rural, Consulting and Landscape Architects, L.P.C. Langan Engineering and Construction Services, Inc. Langan LLC, Inc. Langan International LLC Affiliates known as Langan</small>		
Project		
CREEKSIDE COURT		
MONTGOMERY MAGNOLIA TEXAS		
Drawing Title		
OVERALL LOT PLAN		
Project No.	Drawing No.	
310010801	CS100	
Date	09/28/2018	
Scale	1" = 80'	
Drawn By	Checked By	
AYH	WKS	
Submission Date	09/28/2018	
Sheet 1 of 1		

SCALE IN FEET
0 10 20

PROJECT NO. 310010801 SUBMISSION DATE: 09/28/2018 LANGAN

FIELD NOTE DESCRIPTION
19.931 ACRES IN THE JAMES BROWN SURVEY, ABSTRACT No. 78
MONTGOMERY COUNTY, TEXAS

BEING a 19.931 acre tract of land situated in the James Brown Survey, Abstract No. 78, Montgomery County, Texas and being the remainder portion of that certain called 36.17 acre tract of land (Tract 1) as described in deed recorded in Volume 995, Page 481 of the Montgomery County Deed Records and being more fully described as follows with all bearings based on a deed call of N00°10'32"E along the easterly line of a called 2.00 acre tract of land described in deed recorded under County Clerk's File No. 2006-027974 of the Official Public Records of Real Property of Montgomery County, Texas and being more fully described as follows:

COMMENCING at a found 1 inch iron pipe situated in the apparent and occupied northerly right-of-way line of Carraway Lane, same point being the most south westerly corner of a certain tract of land described in deed to H.L. Stokely, recorded under County Clerk's Film Code No. 265-01-0720 and being the south east corner of said 36.17 acre tract. Tract 1 and south east corner of a called 3.416 acre tract as recorded under Clerk's File No. 2009-025813;

THENCE N88°52'20"W 100.00' and with the apparent and occupied northerly right-of-way line of Carraway Lane to a found 1/2 inch iron rod for the south west corner of said 3.416 acre tract and for south east corner and POINT OF BEGINNING of the herein described tract;

THENCE N88°52'20"W 559.72' and with the apparent and occupied northerly right-of-way line of Carraway Lane to a found 1/2 inch iron pipe for the south easterly corner of a called 5.2966 acre tract of land described in deed recorded under County Clerk's File No. 2005-057661 and being the most south westerly corner of the herein described tract of land;

THENCE N17°00'36"E 557.52' and with the easterly line of said 5.2966 acre tract of land to a found 1/2 inch iron rod, with cap (C&C Surveying);

THENCE N15°50'52"W 210.10' and with the fenced easterly line of said 5.2966 acre tract of land to a found 1/2 inch iron rod, with cap (C&C Surveying);

THENCE S79°36'53"W 427.92' and with the fenced northerly line of said 5.2966 acre tract of land to a found 1/2 inch iron rod, same point being in the easterly line of a called 7.521 acre tract of land described in deed recorded under County Clerk's File No. 2003-021992;

THENCE N14°28'08"W 86.00' and with the fenced easterly line of said 7.521 acre tract to a found 1/2 inch rod, with cap (C&C Surveying) situated in the southerly line of a called 25.67 acre tract of land described in deed recorded in Volume 1065, Page 251 MCDR;

THENCE N88°35'03"E 186.71' and with the fenced south line of said 25.67 acre tract to a found 3/4 inch iron pipe;

THENCE N02°04'43"W 695.81' and with the fenced easterly line of said 25.67 acre tract to a found 1 inch iron pipe situated in the south line of a called 75.48 acre tract of land described in deed to Magnolia ISD, recorded under County Clerk's File No. 2006-018097;

THENCE N87°32'28"E 701.99' and with the fenced south line of said 75.48 acre tract and the north line of the herein described tract to a found 1/2" iron rod for the north west corner of said 3.416 acre tract, from which a found 3/4 inch iron pipe for the most north easterly corner of said 36.17 acre tract bears N87°32'28"E - 100.00';

THENCE S02°17'45"E 675.77' with the westerly line of said 3.416 acre tract to a found ½" iron rod for an angle point;

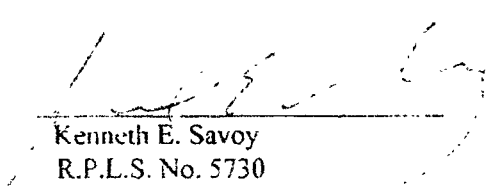
THENCE S00°27'28"E 807.29' continuing with the westerly line of 3.416 acre tract to POINT OF BEGINNING.

CONTAINING a computed area of 19.931 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 05, 2014 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project No. S216-06

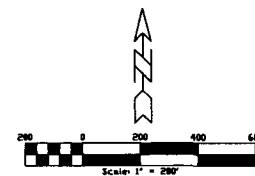
04 February 2014

Date


Kenneth E. Savoy
R.P.L.S. No. 5730



- 1) THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2) ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM (1983)
- 3) COORDINATES ARE "GRID" AND MAY BE CONVERTED TO SURFACE BY USING THE CSF= 0.99989559187
- 4) ALL DISTANCES ARE SURFACE.
- 5) A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES AND IS TO BE CONSIDERED A PART OF THIS DOCUMENT
- 6) THIS TRACT LIES WITHIN ZONE "X" ACCORDING TO FEMA FORM NO. 48335C0515 G (9/23/00);



I, JOHN J. RODRIGUEZ, HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF AN ACTUAL SURVEY ON THE GROUND, AND THAT IT SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.



SEPTEMBER 2014

ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS

Enclave @ Daddan

Exhibit _____

BOUNDARY DESCRIPTION

Being a 66.595 acres comprised of the following tracts:

1. a called 22.5814 acre tract, County Clerk's File No. 9368043, of the Montgomery County Real Property Records (M.C.R.P.R.),
2. a called 13.113 acre tract, Vol. 610, Pg. 33, Montgomery County Deed Records (M.C.D.R.),
3. a called 2.5 acre tract, County Clerk's File No. 9676748, M.C.R.P.R.,
4. a called 8.337 acre tract, County Clerk's File No. 9777430, M.C.R.P.R.,
5. a called 5.0733 acres tract, County Clerk's File No. 9368043, M.C.R.P.R.,
6. a called 5.000 acre tract, County Clerk's File No. 9368043, M.C.R.P.R.,
7. a called 50733 acre tract, County Clerk's File No. 9368042, M.C.R.P.R.,
8. a called 2.459 acre tract, County Clerk's File No. 8861841, M.C.R.P.R.,
9. and a 2.459 acre tract, County Clerk's File No. 8861842, M.C.R.P.R.,

being out of the James Brown Survey, A-78, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a found 1/2 inch iron at the intersection of the northerly line of Carraway Lane (a called ± 50 foot wide prescriptive right-of-way) with the southwesterly line of Dobbin Hufsmith Road (a called 60 foot wide prescriptive right-of-way), said point being the southeasterly corner of that 6.780 acre tract described in Volume 1146, Page 492, M.C.D.R., and said point having a State Plane Grid Coordinate (Central Zone): N=10,052,010.77, E=3,789,968.41;

- 1) THENCE, **NORTH 43°38'19" WEST, 571.56 feet** along the southwesterly line of Dobbin Hufsmith Road to the **POINT OF BEGINNING**, from which a found 5/8" iron rod bears N 49°16'24" E, 1.23 feet;
- 2) THENCE, **SOUTH 86°40'08" WEST, 479.63 feet to a point for corner** from which a found 5/8" iron rod bears N 67°24'20" E, 1.51 feet;
- 3) THENCE, **SOUTH 86°27'05" WEST, 713.04 feet** to a point for corner from which a found 1/2 inch iron rod bears N 77°59'07" E, 1.14 feet;
- 4) THENCE, **SOUTH 03°21'08" EAST, 465.60 feet** to a point for corner from which a found 5/8" iron rod bears N 89°46'18" E, 1.98 feet;
- 5) THENCE, **SOUTH 86°32'38" WEST, 239.62 feet** to a point for corner from which a found 3/4 inch iron rod bears S 77°56'48" E, 1.99 feet;
- 6) THENCE, **SOUTH 87°28'05" WEST, 556.87 feet** along to a set 1/2 inch iron rod being in the easterly line of North Creek Road (a called 60 foot wide prescriptive right-of-way);
- 7) THENCE, **NORTH 03°08'51" WEST, 1231.37 feet** along the easterly line of North Creek Road to a point for corner from which a found 5/8 inch iron rod bears S 03°27'11" E, 0.03 feet;

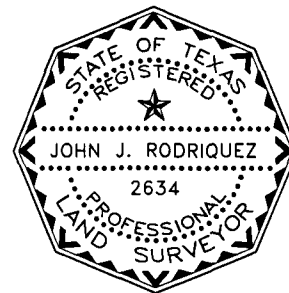
Exhibit _____

- 8) THENCE, **NORTH 03°25'17" WEST, 337.01 feet** along the easterly line of North Creek Road to a 1/2 inch Iron rod set for corner;
- 9) THENCE, **NORTH 86°24'26" EAST, 251.23 feet** to a found 5/8" iron rod;
- 10) THENCE, **NORTH 03°22'31" WEST, 381.04 feet** a found 5/8" iron rod;
- 11) THENCE, **NORTH 86°32'49" EAST, 1147.95 feet** to a found 5/8" iron rod being in the southwesterly line of Dobbin Hufsmith Road (a called 60 foot wide prescriptive right-of-way), said point being the beginning of a non-tangent curve to the left;
- 12) THENCE, **SOUTHEASTERLY, 163.18 feet** along the southwesterly line of Dobbin Hufsmith Road, being along the arc of said curve to the left, having a radius of 805.75 feet, a central angle of 11°36'13", and a chord bearing S 27°18'56" E 162.90 feet, to a set 1/2 inch iron rod at a point of tangency;
- 13) THENCE, **SOUTH 33°07'03" EAST, 266.42 feet** along the southwesterly line of Dobbin Hufsmith Road to a 1/2 inch Iron rod set for corner;
- 14) THENCE, **NORTH 85°32'28" EAST, 10.35 feet** to a found 5/8" iron rod being in the southwesterly line of Dobbin Hufsmith Road (at this point narrowing to a ±50 foot wide prescriptive right-of-way);
- 15) THENCE, **SOUTH 31°33'04" EAST, 382.75 feet** along the along the southwesterly line of Dobbin Hufsmith Road to a point for corner from which a found 5/8" iron rod bears N 28°24'59" W, 1.91 feet;
- 16) THENCE, **SOUTH 31°27'04" EAST, 210.95 feet** along the along the southwesterly line of Dobbin Hufsmith Road to a point for corner from which a found 1/2" iron rod bears N 13°52'37" W, 1.87 feet;
- 17) THENCE, **SOUTH 31°20'41" EAST, 60.93 feet** along the along the southwesterly line of Dobbin Hufsmith Road to a point for corner from which a found 5/8" iron rod bears N 10°13'03" W, 1.91 feet; said point being the beginning of a non-tangent curve to the right;
- 18) THENCE, **SOUTHEASTERLY, 134.13 feet** along the southwesterly line of Dobbin Hufsmith Road, being along the arc of said curve to the right, having a radius of 264.75 feet, a central angle of 29°01'40", and a chord bearing S 16°50'29" E 132.70 feet, to a set 1/2 inch iron rod at the beginning of a non-tangent line, from which point a found 1/2" iron rod bears N 02°45'37" E, 2.00 feet;
- 19) THENCE, **SOUTH 02°19'02" EAST, 246.76 feet** along the southwesterly line of Dobbin Hufsmith Road to a set 1/2 inch iron rod at a point for corner from which a found 1/2" iron rod bears N 25°54'23" E, 2.20 feet;
- 20) THENCE, **SOUTH 18°07'16" EAST, 164.71 feet** along the southwesterly line of Dobbin Hufsmith Road to the **POINT OF BEGINNING**.

Exhibit _____

Note: All bearings are based on the Texas Coordinate System, Central Zone, North American 1983 Datum. All coordinates herein are grid. All distances are surface. Coordinates may be converted to "surface" by using a CSF= 0.99998559187. A boundary map of even date accompanies this document.

I, John J. Rodriquez, a Registered Professional Land Surveyor, hereby certify that the property description hereon and the accompanying Boundary Survey of even date were prepared under my supervision.



John J. Rodriquez, R.P.L.S.
Texas Registration 2634

9/12/2014
Date

Boundary

SECTION 3

38 Lots 50' x 120'
78 Lots 40' x 120'

SECTION 2

39 Lots 65' x 120'
20 Lots 50' x 120'
41 Lots 40' x 120'

SECTION 1

40 Lots 65' x 120'
35 Lots 50' x 120'
30 Lots 40' x 120'

THE ENCLAVE AT DOBBIN			
LOTS			TOTALS
65'	50'	40'	
79	93	149	321



Water Plant
(0.77 Acres)

Park

50' R.O.W.

50' R.O.W.

50' R.O.W.

50' R.O.W.

Park

0.15 Ac
Lift Sta. Site

Commercial
2.39 Acres

DOBBIN HUFFSMITH ROAD
(60' PREScriptive R.O.W.)

WE DON'T KNOW IF THIS
ROAD IS POSSIBLE

CARRAWAY LN.
(60' PREScriptive R.O.W.)

Detention Pond
(5.18 Acres)

CADDO TRAIL
(60' PREScriptive R.O.W.)

NORTH CREEK ROAD
(60' PREScriptive R.O.W.)

PLANNED FOR THE COUNTY OF HAMILTON TOWN OF HAMILTON COUNCIL OF HAMILTON PLANNING DEPT. 10/18/13	DATE 10/18/13	DRAWN BY J. L.
----------------------------------------------------------------------------------------------------------------	------------------	-------------------

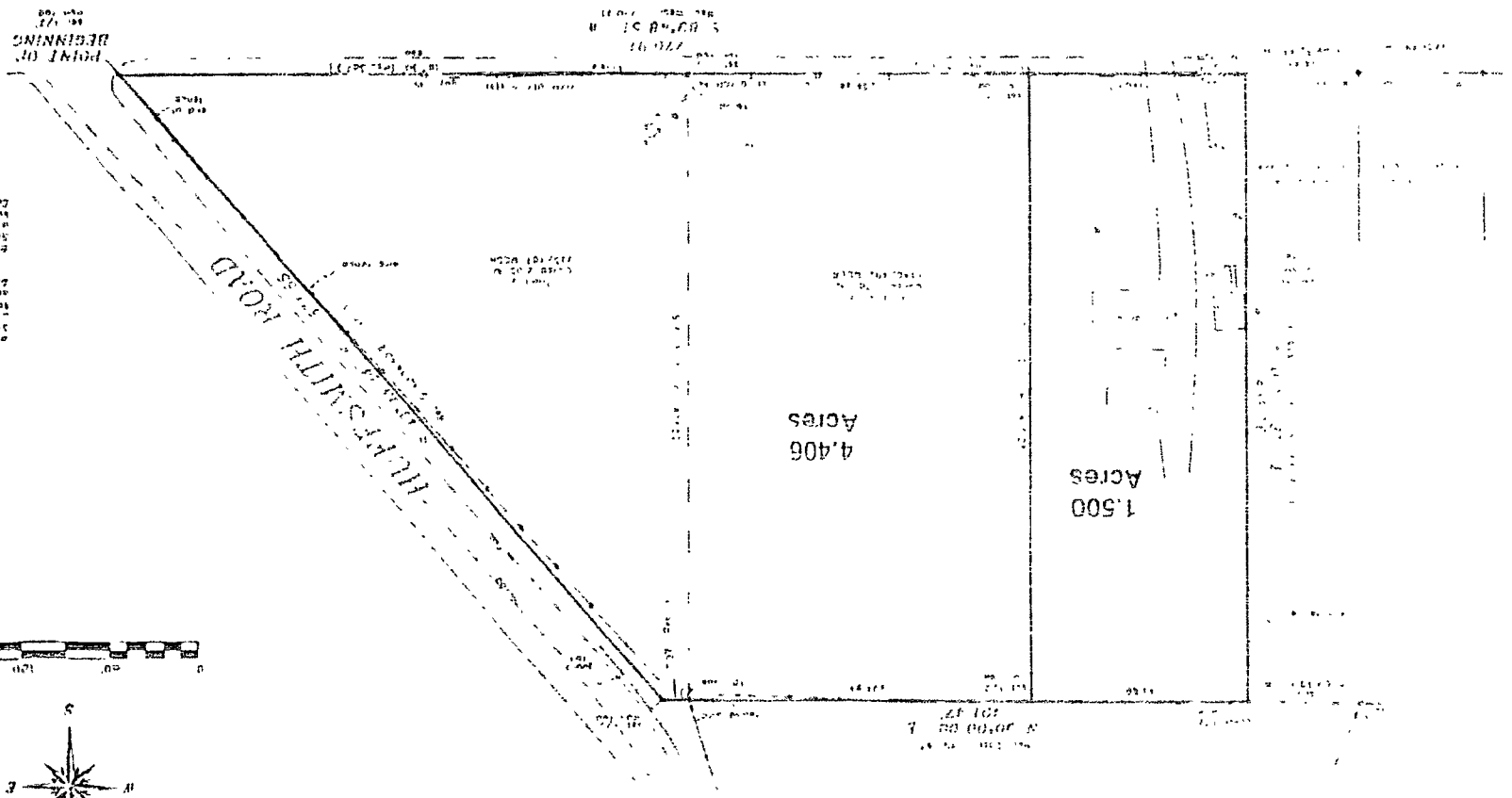
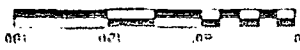
CARRIWAY LANE

Registered Professional
 Surveyor & Geologist

Date of Survey: 10/18/13

The survey was made in
 accordance with the
 provisions of the
 Survey Act, R.S.O. 1990,
 Chapter S.5, and the
 provisions of the
 Survey Regulations, O.R.O.
 1990, Chapter 12.

The survey was made in
 accordance with the
 provisions of the
 Survey Act, R.S.O. 1990,
 Chapter S.5, and the
 provisions of the
 Survey Regulations, O.R.O.
 1990, Chapter 12.



ALONGH DESCRIPTION

BE NG 14-06 acre tract of land situated in the James Brown Survey Abstract No. 78, Montgomery County, Texas and being a portion of that certain called 6.780 acre tract of land as described in deed recorded in Volume 1146, Page 492 and being all of a called 2.05 acre tract of land as described in deed recorded in Volume 995, Page 481, both of the Montgomery County Deed Records and being more fully described as follows with all bearings based on a deed call of N06°40'37"E along the west line of said called 6.780 acre tract of land and being more fully described as follows:

BEG NNING at a found 12 mile from road started at the apparent and occupied north westerly intersection of Hickman Road and Carraway Lane same point being the most south easterly corner at said called 205 here later of road.

THENCE S89°48'51"W and with the apparent and occupied north line of Carraway Lane, at 387.30' pass a 1.2" iron rod set for the common south corner of said 2.05 acre tract and said called 6.780 acre tract, a total distance of 622.24' to a 1.2" iron rod set for the south westerly corner of the herein described tract, and from which a found 2" iron pipe bears S89°48'51"W 148.67' for the south easterly corner of said called 6.780 acre tract.

THE NGL No. 103711, 4-9-25, for the corner, so called 6-750 acre tract of land is a 1-21' non
 the vertex to section 2 and 2-49' to a tract of land described in deed recorded under
 County Clerk's File No. 580342, and a most of the westerly corner of the herein described tract
 of land and from which it is a 1-21' to the vertex, S90°00'00"W 148.66' for the north-west
 corner is a called 6-750 acre tract.

THENCE North 60° 00' 00" East 100 feet to the North East and Easted 2.45 acre (116' x 234.24' less a 6' x 10.58' area) situated at the line of the North westerly running fence, a total distance of 252.8' and 12' to the south in the riparian and occupied strip, westerly right-of-way line of Harrison Road for the most North westerly corner of the herein described tract of land.

UNITS 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221,

2. **DATA** Name of the data set, and a short description.

¹Chief and Vice Directors of the National Surveying and Mapping Board on 12 October 2014. Dr. Feyziye Polat, Professor of Surveying, Topographic and Professional Land Surveyors and is contacted during 19.10.2014, 19.10.2014, 20.10.2014, 21.10.2014.

1. 2000 0000 0000 0000



AFFIDAVIT REGARDING BOUNDARY

File Number 16339036839

Name of Affiant(s) Jim R. Sebree
Address of Affiant 20 Yacht Club Drive #106-B North Palm Beach FL 33408

Description of Property

TRACT 1:

BEING a 1.500 acre tract of land situated in the James Brown Survey, Abstract No. 78, Montgomery County, Texas and being a portion of that certain called 6.780 acre tract of land as described in deed recorded in Volume 1146 Page 492 of the Montgomery County Deed Records and being more fully described as follows with all bearings based on a deed call of N00°10'37" E along the east line of said called 6.780 acre tract of land and being more fully described as follows:

COMMENCING at a found 1/2 inch iron rod situated at the apparent and occupied north westerly intersection of Huffsmith Road and Carraway Lane, same point being the most south easterly corner of a called 2.05 acre tract of land described in deed recorded in Volume 995 Page 481 DRMC

THENCE S89°48'51"W and with the apparent and occupied north line of Carraway Lane at 387.30 pass a 1/2" iron rod set for the common south corner a called 2.05 acre tract of land described in deed recorded in Volume 995, Page 481 DRMC and said called 6.780 acre tract a total distance of 622.24' to a 1/2" iron rod for the POINT OF BEGINNING and being the south easterly corner of the herein described tract of land.

THENCE S89°48'51"W 148.67' and continuing with the apparent and occupied north line of Carraway Lane to a found 2" iron pipe situated at a fence corner for the south westerly corner of the herein described tract of land, same point being the south easterly corner of a called 2.0 acre tract of land described in deed recorded under County Clerk's File No. 2006-027974

THENCE N00°10'37"E 439.76' and with the west line of said called 6.780 acre tract and the east fenced line of said called 2.0 acre tract of land to a found 1/2" iron rod for the north westerly corner of said 6.780 acre tract and of the herein described tract of land and from which a found 5/8" iron rod located at a fence intersection bears N89°18'17"W 78.35' for reference

THENCE N90°00'00"E 146.66' and with the north line of said called 6.780 acre tract and the south line of a called 2.4599 acre tract of land described in deed recorded under County Clerk's File No. 2861842 to a 1/2" iron rod set for the north easterly corner of the herein described tract of land

THENCE S00°10'37"W 439.28' and severing said called 6.780 acre tract of land to the POINT OF BEGINNING

CONTAINING a computed area of 1.500 acres of land within this Field Note Description

TRACT 2:

BEING a 4.406 acre tract of land situated in the James Brown Survey, Abstract No. 78, Montgomery County, Texas and being a portion of that certain called 6.780 acre tract of land as described in deed recorded in Volume 1146 Page 492 and being all of a called 2.05 acre tract of land as described in deed recorded in Volume 995 Page 481 both of the Montgomery County Deed Records and being more fully described as follows with all bearings based on a deed call of N00°10'37"E along the west line of said called 6.780 acre tract of land and being more fully described as follows:

BEGINNING at a found 1/2 inch iron rod situated at the apparent and occupied north westerly intersection of Huffsmith Road and Carraway Lane, same point being the most south easterly corner of said called 2.05 acre tract of land

THENCE S89°48'51"W and with the apparent and occupied north line of Carraway Lane at 387.30 pass a 1/2" iron rod set for the common south corner of said 2.05 acre tract and said called 6.780 acre tract a total distance of 622.24' to a 1/2" iron rod set for the south easterly corner of the herein described tract of land and from which a found 2" iron pipe bears S89°48'51"W 148.67' for the south westerly corner of said called 6.780 acre tract

State of ~~Texas~~ FLORIDA
County of ~~Harris~~ BREVARD

Sworn to and subscribed before me the undersigned authority by Jim R. Sebree on this the 19 day of
May 2015

[Signature]
Notary Public in and for the State of ~~Texas~~ Florida
My commission expires _____



FIELD NOTE DESCRIPTION
1.500 ACRES IN THE JAMES BROWN SURVEY, ABSTRACT No. 78
MONTGOMERY COUNTY, TEXAS

BEING a 1.500 acre tract of land situated in the James Brown Survey, Abstract No. 78, Montgomery County, Texas and being a portion of that certain called 6.780 acre tract of land as described in deed recorded in Volume 146, Page 492 of the Montgomery County Deed Records and being more fully described as follows with all bearings based on a deed call of N00°10'37"E along the east line of said called 6.780 acre tract of land and being more fully described as follows:

COMMENCING at a found iron nail mark situated at the apparent and occupied north westerly intersection of the Smith Road and Carraway Lane, same point being the most south easterly corner of a called 2.05 acre tract of land described in deed recorded in Volume 995, Page 481 D.R.M.C.

THENCE S89°48'51"W and with the apparent and occupied north line of Carraway Lane, at 337.00' pass a 1.2" iron rod set for the common south corner a called 2.05 acre tract of land described in deed recorded in Volume 995, Page 481 D.R.M.C. and said called 6.780 acre tract, a total distance of 622.24' to a 1.2" iron rod for the POINT OF BEGINNING and being the south easterly corner of the herein described tract of land.

THENCE S89°48'51"W 18.67' and continuing with the apparent and occupied north line of Carraway Lane to a found 2" iron pipe set at a fence corner for the south westerly corner of the herein described tract of land, same point being the south easterly corner of a called 2.0 acre tract of land described in deed recorded under County Clerk's File No. 2006-627974.

THENCE S00°10'37"E 33.75' and with the west line of said called 6.780 acre tract and the east line of said called 2.0 acre tract to a found 1.2" iron rod for the north westerly corner of said 2.0 acre tract and at the hereof found a marker and from which a found 5.37' iron rod located with a true intersection bears N99°51'17"W 73.35' for reference.

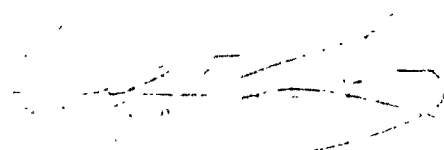
THENCE N00°10'37"E 145.00' and with the north line of said called 6.780 acre tract and the same line of a called 2.48 acre tract of land described in deed recorded under County Clerk's File No. 880-862 to a 1.2" iron rod set for the center of the herein described tract of land.

THENCE S00°10'37"W 33.23' and with the east line of said 6.780 acre tract of land to the POINT OF BEGINNING.

2. N00°10'37"E 33.23' and with the east line of said 6.780 acre tract of land to the POINT OF BEGINNING.

3. N00°10'37"E 33.23' and with the east line of said 6.780 acre tract of land to the POINT OF BEGINNING.

4. N00°10'37"E 33.23'



SUBDIVISION	PWS ID NUMBER	COUNTY
Bauer Landing	1013526	Harris
Bayer Utility (Old Town Spring)	1010212	Harris
Bella vista	1460175	Liberty
Benders Landing I, II	1700678	Montgomery
Benders Landing Estates	1700678	Montgomery
Bridlewood Estates	0790350	Fort Bend
Brazos Lakes	0790363	Fort Bend
Cane Island	2370111	Waller
Cape Shores	1200044	Jackson
Canterbury Ranch	1700624	Montgomery
Campwood	1700624	Montgomery
Clear Creek Forest	1700576	Montgomery
Chenango Ranch	0200656	Brazoria
The Colony	1011806	Harris
Creeside Village	1700742	Montgomery
Decker Oaks Subdivision	1700605	Montgomery
Estates of Clear Creek	1700576	Montgomery
Grande San Jacinto	1460179	Liberty
Indigo Lakes Estates	1700576	Montgomery
Jacobs Reserve	1700609	Montgomery
Lakes of Fairhaven	1013288	Harris
Lake Pointe Estates	0790350	Fort Bend
Lake Windcrest	1700624	Montgomery
Live Oak Landing	1610129	Matagorda
Lone Star Ranch	1700655	Montgomery
Magnolia Lakes	1700736	Montgomery
McCall Sound	1700763	Montgomery
Montgomery Trace	1700577	Montgomery
Mostyn Manor (Sections 1-10)	1700669	Montgomery
Northcrest Ranch Section I, II, III	1700623	Montgomery
Oaks of Suncreek	0200640	Brazoria
Red Oak Ranch	1700609	Montgomery
Rocky Creek	1013393	Harris
Sawmill Estates	1700576	Montgomery
Sendera Ranch	1700577	Montgomery
Shaw Acres	1013468	Harris
Sierra Woods	1700624	Montgomery

SUBDIVISION	PWS ID NUMBER	COUNTY
Sonoma Ridge	1700763	Montgomery
Stonecrest Ranch	1700611	Montgomery
Summerset Estates	1700655	Montgomery
Suncreek Estates	0200640	Brazoria
Suncreek Ranch	0200616	Brazoria
Sunrise Bay	1200037	Jackson
Sunset Bay	0040055	Aransas
Telge Terrace	1011805	Harris
Timberdale	1011810	Harris
Vaquero River Estates	1610129	Matagorda
Village of Decker Oaks	1700605	Montgomery
Waterstone Estates	1013389	Harris
Waypoint Landing	1610137	Matagorda
Westwood	2370042	Waller
Windcrest Farms	1700577	Montgomery
Yesterdays Crossing	1700758	Montgomery

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 PUC and will have to be obtained from the city or utility.

Sub	CCN	DMR Permit #	Permit #
Bayer Sewer	20952	TX0113930	13819-001
Bauer Rd	20952	TX0128457	14675-001
Bella Vista	20952	TX0133817	15061-001
Benders Estates	20952	TX0129160	14755-001
Caddo Village	21064	TX0092517	12670-001
Camino Real			
Creeside Village	20952	TX0126799	14531-001
Decker Oaks	20952	TX0115827	15003-001
Fairhaven	20878	0125806	
Freeman Ranch			
Grande San Jacinto	20952	TX0134996	15192-001
HMW		TX0094315	14266-001
Lake House			
Lake Pointe Estates	20878		
Lakes of Magnolia	20952	TX0126934	14542-001
Lone Star	20952	TX0117145	14029-001
Magnolia Reserve	20952		15317-001
Mostyn Manor	20952	TX0128368	14711-001
Telge Jarvis			

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 1, 2019

Mr. Simon Sequeira
President
Quadvest LP
Post Office Box 409
Tomball, Texas 77377-0409

Re: Modified Comprehensive Compliance Investigation at:
Northcrest Ranch Water System, 17272 Northcrest Circle, Montgomery County, Texas
Regulated Entity No. 101450260, TCEQ ID No. 1700623, Investigation No. 1532205

Dear Mr. Sequeira:

On December 4, 2018, Mr. Maytham Faris of the Texas Commission on Environmental Quality (TCEQ) Houston Region Office conducted an investigation of the above-referenced facility to evaluate compliance with the applicable requirements for public water supply systems. No violations are being alleged as a result of the investigation. In addition, please be advised that a violation could be issued upon further review of your system's records or self-reported documentation.

The TCEQ appreciates your assistance in this matter and your compliance efforts to ensure protection of the State's environment. If you or members of your staff have any questions regarding these matters, please feel free to contact Mr. Faris in the Houston Region Office at (713) 767-3509.

Sincerely,

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

Latrichia Spikes
Team Leader
Public Water Supply
Houston Region Office

LS/MF/sh

cc: Montgomery County Environmental Health Services
501 North Thompson Street, Suite 101, Conroe, Texas 77301-2500

Water/WW License Numbers

Expires 2019

Name of License Holder	WATER		WASTEWATER	
	License # /Level	Expires	License # /Level	Expires
Angel R Reyes	WG0011763/ C	1/9/2021	WW0039308/ C	5/4/2021
Billie Alldredge	WO0040033/ D	5/10/2020	WW0058219/ D	7/13/2020
Blake Powers	WG0017451/ C	10/23/2021	WW0060625/ C	7/3/2021
Casey Henderson	WG0017690/ C	2/19/2022	WW0057920/ C	2/23/2021
Charles Holder	WG0012913/ C	8/9/2019	WW0042606/ C	7/22/2019
Chris Daughtrey	WG0012909/ C	9/17/2019	WW0050205/ B	3/11/2020
Cullen Francis	WO0038855/ A	7/25/2019	WW0053972/ A	9/2/2021
Jimmie Brock	WG0012407/ C	11/2/2021	WW0041926/ D	4/29/2019
John Valadez	WG0012223/ C	10/30/2021	WW0040056/ C	8/7/2021
Jonathan Oldner	WO00404985/ D	7/11/2020	WW0058388/ D	6/28/2020
Justen Heinrich			WW0060418/ D	8/23/2021
Manny Poveda Jr.	WO0043291/ D	12/7/2021		
Mark McSwain	WO0036110/ D	1/31/2021	WW0056381/ C	4/14/2020
Victor Segovia	WG0014141/ C	9/18/2021	WW0045922/ C	5/8/2021

OIT (Operator In Training)	Start Date	Need License By:	Start Date	Need License By:
Manny Poveda Jr.			8/1/2018	8/1/2019
Justen Heinrich	11/1/2018	11/1/2019		
Kyle Milam	5/1/2018	5/1/2019		

Repair/SWAT	License # /Level	Expires	License # /Level	Expires
Blake Powers	WG017451/ C	10/23/2021	WW0060625/ C	7/3/2021
Nathan Ward	WO0043821/ D	2/20/2022	WW0062071	2/20/2022

Subcontractor	License # /Level	Expires	License # /Level	Expires
Tom (Cecil) Chandler	WG0011467/ C	7/7/2020	WW0043147/ D	10/22/2019
Paul (Tony) Bonaventure	WO0009086/ A	2/28/2021	WW0008625/ A	12/3/2019



WATER UTILITY TARIFF

Tariff Control Number: 48533

Quadvest, L.P.
(Utility Name)

26926 FM 2978
(Business Address)

Magnolia, Texas 77354
(City, State, Zip Code)

281/356-5347
(Area Code/Telephone)

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

11612

This tariff is effective in the following counties:

Aransas, Brazoria, Fort Bend, Harris, Jackson, Liberty, Matagorda, Montgomery, Walker, and Waller

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

Richmond (portion of Bridlewood Estates only - same rates)

This tariff is effective in the following subdivisions or systems:

See attached chart.

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	9
SECTION 3.0 -- EXTENSION POLICY	17

APPENDIX A - DROUGHT CONTINGENCY PLAN
APPENDIX B - SAMPLE SERVICE AGREEMENT
APPENDIX C - APPLICATION FOR SERVICE

QUADVEST LP			
SUBDIVISION	PWS ID NUMBER	COUNTY	SUBSIDENCE DISTRICT
Bammel Forest	1010096	Harris	NHCRWA
Bammel Timbers	1010096	Harris	NHCRWA
Bauer Landing	1013526	Harris	NHCRWA
Bayer Utility (Old Town Spring)	1010212	Harris	NHCRWA
Bella Vista	1460175	Liberty	No Subsidence
Benders Landing	1700678	Montgomery	SJRA
Benders Landing Estates	1700678	Montgomery	SJRA
Brazos Lakes	0790363	Fort Bend	NFBWA
Bridlewood Estates	0790350	Fort Bend	City of Rosenberg
Caddo Village	1700473	Montgomery	SJRA
Camino Real	1460175	Liberty	No Subsidence
Campwood	1700624	Montgomery	SJRA
Canterbury Ranch	1700624	Montgomery	SJRA
Cape Shores	1200044	Jackson	No Subsidence
Chenango Ranch	0200656	Brazoria	Brazoria GWD
Clear Creek Forest	1700576	Montgomery	SJRA
Creekside Village	1700742	Montgomery	SJRA
Decker Oaks Estates	1700605	Montgomery	SJRA
Estates of Clear Creek	1700576	Montgomery	SJRA
Freeman Ranch	2370123	Waller	Bluebonnet GWD
Grande San Jacinto	1460179	Liberty	No Subsidence
Indigo Lake Estates	1700576	Montgomery	SJRA
Jacobs Reserve	1700609	Montgomery	SJRA
Lake House* (Formerly Cane Island)	2370111	Waller	No Subsidence
Lake Pointe Estates*	0790350	Fort Bend	NFBWA
Lake Windcrest	1700624	Montgomery	SJRA
Lakes of Fairhaven*	1013288	Harris	NHCRWA
Lakes of Magnolia	1700736	Montgomery	SJRA
Live Oak Landing	1610129	Matagorda	No Subsidence
Lone Star Ranch	1700655	Montgomery	SJRA
Magnolia Reserve	1700864	Montgomery	No Subsidence
McCall Sound	1700763	Montgomery	SJRA
Montgomery Trace	1700577	Montgomery	SJRA
Mostyn Manor	1700669	Montgomery	SJRA
Northcrest Ranch	1700623	Montgomery	SJRA
Oaks of Suncreek	0200640	Brazoria	Brazoria GWD
Pecan Forest	1010096	Harris	NHCRWA
Rancho San Vicente	1460178	Liberty	No Subsidence
Red Oak Ranch	1700609	Montgomery	SJRA
Rocky Creek	1013393	Harris	WHCRWA
Sawmill Estates	1700576	Montgomery	SJRA

Sendera Ranch	1700577	Montgomery	SJRA
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Shaw Acres	1013468	Harris	NHCRWA
Sierra Woods	1700624	Montgomery	SJRA
Sonoma Ridge	1700763	Montgomery	SJRA
Stonecrest Ranch	1700611	Montgomery	SJRA
Summerset Estates	1700655	Montgomery	SJRA
Suncreek Estates	0200640	Brazoria	Brazoria GWD
Suncreek Ranch	0200616	Brazoria	Brazoria GWD
Sunrise Bay	1200037	Jackson	No Subsidence
Sunset Bay	0040055	Aransas	No Subsidence
Telge Terrace	1011805	Harris	Harris Galv. Sub.
Texas Grand Ranch	2360088	Walker	Bluebonnet GWD
The Colony/Intercontinental	1011806	Harris	Harris Galv. Sub.
Timberdale	1011810	Harris	Harris Galv. Sub.
Vaquero River Estates	1610129	Matagorda	No Subsidence
Villa Nueva	1460175	Liberty	No Subsidence
Village of Decker Oaks	1700605	Montgomery	SJRA
Waterstone Estates	1013389	Harris	NHCRWA
Waypoint Landing	1610137	Matagorda	No Subsidence
Westwood	2370042	Waller	Bluebonnet GWD
Windcrest Farms	1700577	Montgomery	SJRA
Yesterdays Crossing	1700758	Montgomery	No Subsidence

*Lake House, Lake Point Estates and Lakes of Fairhaven (Formerly Westside Water, LLC) have a separate tariff page.

** Bammel Forest, Bammel Timbers and Pecan Forest (Formerly Bammel Forest Utility Company) have a sperate tariff page.

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 PUC and will have to be obtained from the city or utility.

Quadvest, L.P.

Water Tariff Page No. 2

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>\$28.75</u> (Includes 0 gallons)	<u>\$1.75</u> per 1000 gallons for the first 10,000 gallons
1"	<u>\$71.88</u>	<u>\$2.00</u> per 1,000 gallons from 10,001 to 20,000 gallons
1½"	<u>\$143.75</u>	<u>\$2.25</u> per 1,000 gallons from 20,001 to 30,000 gallons
2"	<u>\$230.00</u>	<u>\$2.93</u> per 1,000 gallons thereafter
3"	<u>\$431.25</u>	
4"	<u>\$718.75</u>	
6"	<u>\$1,437.50</u>	
8"	<u>\$2,300.00</u>	
10"	<u>\$3,306.25</u>	
12"	<u>\$6,181.25</u>	

An additional pass through gallonage charge per 1,000 gallons of water will be added for fees imposed by any non-affiliated third party water supplier or underground water district having jurisdiction over the utility. Bluebonnet GRP (BGCD), Brazoria GRP (BCGCD), City of Rosenberg GRP (CR), North Fort Bend GRP (NFBWA), West Harris County Regional Water Authority (WHCRWA), Harris-Galveston Subsidence District (HGSD), North Harris County Regional Water Authority (NHCRWA) San Jacinto River Authority GRP (SJRA) and Shaw Acres. Each pass through gallonage charge is represented in the table below. **SEE PURCHASED WATER AND/OR DISTRICT FEE PASS THROUGH CLAUSE.**

	BGCD	BCGCD	CR	HCSD	WHCRWA	NFBWA	NHCRWA	SJRA	Shaw Acres
Rate per thousand gallons	\$0.07	\$0.04	\$2.27	\$0.02	\$3.01	\$3.86	\$4.30	\$2.88	\$3.45

*Chart excludes Caddo Village, Lake House, Lake Pointe Estates and Lakes of Fairhaven, which have separate tariff pages
(*Tariff Control No. 48041*)

FEDERAL TAX CHANGE CREDIT RIDER
(*Tariff Control No. 48323*)

Monthly Fixed Rate Adjustment	<u>May 1, 2018-December 31, 2018</u>	<u>January 1, 2019</u>
5/8" or 3/4"	\$(0.53)	\$(0.42)
1"	\$(1.33)	\$(1.05)
1½"	\$(2.66)	\$(2.10)
2"	\$(4.26)	\$(3.35)
3"	\$(7.99)	\$(6.29)
4"	\$(13.32)	\$(10.48)
6"	\$(26.63)	\$(20.97)
8"	\$(42.61)	\$(33.55)
10"	\$(61.26)	\$(48.22)
12"	\$(114.52)	\$(90.16)

SECTION 1.0 -- RATE SCHEDULE (Continued)

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

Cash X, Check X, Money Order X, Credit Card X, Other (specify) Bank Draft
 THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS
 MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH
 PAYMENTS.

REGULATORY ASSESSMENT..... 1.0%
 PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL
 AND TO REMIT THE FEE TO THE TCEQ.

Section 1.02 - Miscellaneous Fees

TAP FEE.....\$810.00
 TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD
 RESIDENTIAL 5/8" x 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED
 ON THIS TARIFF.

TAP FEE.....\$910.00
 TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD 3/4" and 1"
 METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Large meter).....Actual Cost
 TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

TAP FEE (Unique Costs).....Actual Cost
 FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE A SUBDIVISION IS A UNIQUE COST. UNIQUE COST
 WILL BE DETERMINED ON A CASE BY CASE BASIS.

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) Nonpayment of bill (Maximum \$25.00)\$25.00
- b) Customer's request that service be disconnected.....\$50.00
 OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF

SEASONAL RECONNECTION FEE:

BASE RATE TIMES NUMBER OF MONTHS OFF THE SYSTEM NOT TO EXCEED SIX MONTHS WHEN LEAVE
 AND RETURN WITHIN A TWELVE MONTH PERIOD.

TRANSFER FEE.....\$45.00
 THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE
 LOCATION WHEN THE SERVICE IS NOT DISCONNECTED.

LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL) 10%
 PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY
 NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE\$25.00
 RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

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

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

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.

METER RELOCATION FEEActual Cost to Relocate the Existing Meter

THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS RELOCATION OF AN EXISTING METER.

METER CONVERSION FEE.....Actual Cost to Convert the Existing Meter

THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS CHANGE OF SIZE OF AN EXISTING METER OR CHANGE IS REQUIRED BY MATERIAL CHANGE IN CUSTOMERS SERVICE DEMAND.

ILLEGAL RECONNECTION, LOCK REMOVAL OR DAMAGE FEE.....\$100.00

THIS FEE MAY BE CHARGED TO A DISCONNECTED CUSTOMER FOR DAMAGE CAUSED BY CUSTOMER'S ATTEMPT TO RESTORE WATER SERVICE BY CUTTING OR BREAKING LOCK, REMOVAL OR BYPASS OF METER.

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:

WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC § 24.25(b)(2)(G)]

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.

TEMPORARY WATER RATE:

Unless otherwise superseded by PUC order or rule, if the Utility is ordered by a court or government body of competent jurisdiction to reduce its pumpage, production or water sales, the Utility shall be authorized to increase its approved gallonage charge according to the formula:

$$TGC = \frac{cgc + (prr)(cgc)(r)}{(1.0 - r)}$$

Where:

TGC	=	temporary gallonage charge
cgc	=	current gallonage charge
r	=	water use reduction expressed as a decimal fraction (the pumping restriction)
prr	=	percentage of revenues to be recovered expressed as a decimal fraction, for this tariff prr shall equal 0.5

To implement the Temporary Water Rate, the Utility must comply with all notice and other requirements of 16 TAC § 24.25(j).

SECTION 1.0 -- RATE SCHEDULE (Continued)

PURCHASED WATER AND/OR DISTRICT FEE PASS THROUGH CLAUSE:

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

$WPC = (E + (AP - AC)) / (JC \times AU)$, Where:

- WPC = Water pass-through gallonage charge per 1,000 gallons, rounded to the nearest cent
- E = Estimated sum of upcoming 12 months of purchase water, groundwater conservation district costs, and fees
- AP = Actual payments by utility for prior to 12 months for purchase water, district costs and fees
- AC = Actual collections by utility in prior 12 months from water pass-through gallonage charge
- JC = Year end customer connections
- AU = Average annual usage per connection, in 1,000 gallons from most recent year

The WPC must be true-up and adjusted every twelve months.

To implement, all notice requirements must be met. The utility may begin to charge the new filed WPC on the proposed effective date in the notice. Implementation of this WPC adjustment provision shall be governed by 16 TAC § 24.25(F).

With each annual WPC adjustment, the utility must file a true-up report that shows the calculation for the next 12 month WPC reflected in the notice. The report shall contain up to five years of data, as available, showing the annual and accumulated difference between WPC amounts collected from customers and amounts actually paid to the entities whose charges are included in the WPC.

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Charge*</u>	<u>Gallonage Charge</u>
5/8"	<u>\$17.85</u> (Includes 0 gallons)	<u>\$1.50</u> per 1000 gallons, Residential
3/4"	<u>\$26.80</u>	<u>\$2.00</u> per 1,000 gallons, Non-Residential
1"	<u>\$44.65</u>	
1 1/2"	<u>\$89.25</u>	
2"	<u>\$142.80</u>	
3"	<u>\$267.75</u>	
4"	<u>\$535.50</u>	

PLUS:

Pass Through Fees:

North Harris County Regional Water Authority (NHCRWA) for
 Lakes of Fairhaven..... \$3.56 per 1,000 gallons
(Tariff Control No. 48051)

North Fort Bend Water Authority (NFBWA) for
 Lake Point Estates..... \$3.35 per 1,000 gallons
(Tariff Control No. 48052)

FEDERAL TAX CHANGE CREDIT RIDER
(Tariff Control No.48323)

<u>Monthly Fixed Rate</u>	<u>May 1, 2018-December 31, 2018</u>	<u>January 1, 2019</u>
<u>Adjustment</u>		
5/8"	\$(1.08)	\$(0.78)
3/4"	\$(1.62)	\$(1.18)
1"	\$(2.70)	\$(1.96)
1 1/2"	\$(5.39)	\$(3.92)
2"	\$(8.63)	\$(6.26)
3"	\$(16.18)	\$(11.75)
4"	\$(32.37)	\$(23.49)

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

Cash X, Check X, Money Order X, Credit Card X, Other (specify) Bank Draft
 THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS
 MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH
 PAYMENTS.

REGULATORY ASSESSMENT..... 1.0%
 PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL
 AND TO REMIT THE FEE TO THE TCEQ.

SECTION 1.0 -- RATE SCHEDULE (Continued)

Section 1.02 - Miscellaneous Fees

TAP FEE\$500.00
TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL 5/8" x 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 A SUBDIVISION IS A UNIQUE COST. UNIQUE COST WILL BE DETERMINED ON A CASE BY CASE BASIS.

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.

METER TEST FEE\$25.00
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.

METER CONVERSION FEE.Actual Cost to Convert the Existing Meter
THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS CHANGE OF SIZE OF AN EXISTING METER OR CHANGE IS REQUIRED BY MATERIAL CHANGE IN CUSTOMERS SERVICE DEMAND.

ILLEGAL RECONNECTION, LOCK REMOVAL OR DAMAGE FEE.....\$100.00
THIS FEE MAY BE CHARGED TO A DISCONNECTED CUSTOMER FOR DAMAGE CAUSED BY CUSTOMER'S ATTEMPT TO RESTORE WATER SERVICE BY CUTTING OR BREAKING LOCK, REMOVAL OR BYPASS OF METER.

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\$40.00

TRANSFER FEE\$40.00
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\$35.00
RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

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

SECTION 1.0 -- RATE SCHEDULE (Continued)

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. [16 TAC § 24.25(b)(2)(G)]

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.

PASS THROUGH PROVISION:

For utilities subject to changes in cost imposed by any non-affiliated provider of purchased water or sewer or a groundwater conversation district having jurisdiction over the Utility, these increases (decreases) shall be passed through as an adjustment to the gallonage charge according to the formula:

$$AG = \frac{G}{(1 - L)},$$

Where:

- | | | |
|----|---|-----------------------------------------------------------------------------|
| AG | = | adjusted gallonage charge, rounded to the nearest one cent |
| G | = | supplier or district approved gallonage charge per 1,000 gallons |
| L | = | water or sewer line loss from preceding 12 months, not to exceed 0.15 (15%) |

SECTION 1.0 - RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Rate</u> (Includes 0 Gallons)	<u>Gallonge Charge</u>
5/8" or 3/4"	<u>\$35.00</u>	<u>\$2.50</u> per 1,000 gallons
3/4"	<u>\$52.50</u>	
1"	<u>\$87.50</u>	
1½"	<u>\$175.00</u>	
2"	<u>\$280.00</u>	
3"	<u>\$525.00</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) Bank Draft
 THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS
 MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH
 PAYMENTS.

REGULATORY ASSESSMENT..... 1.0%
 PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY
 BILL AND TO REMIT THE FEE TO THE TCEQ.

Section 1.02 - Miscellaneous Fees

TAP FEE..... \$500.00
 TAP FEE IS BASED ON THE AVERAGE OF THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR
 FOR STANDARD RESIDENTIAL CONNECTION OF 5/8" or 3/4" METER PLUS UNIQUE COSTS AS PERMITTED
 BY PUC RULE AT COST.

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 BASED ON THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METERS
 LARGER THAN STANDARD 5/8" or 3/4" METERS.

METER TEST FEE (actual cost of testing the meter up to) \$25.00
 THIS FEE 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.

METER RELOCATION FEE Actual cost to relocate that meter
 THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS RELOCATION OF AN EXISTING METER

METER CONVERSION FEE Actual cost to convert that meter
 THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS CHANGE OF SIZE OF AN EXISTING METER OR
 CHANGE IS REQUIRED BY MATERIAL CHANGE IN CUSTOMER'S SERVICE DEMAND.

SECTION 1.0 -- RATE SCHEDULE

RECONNECTION FEE

THE RECONNECT FEE WILL BE CHARGED BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS:

- a) Nonpayment of bill (Maximum \$25.00) \$25.00
b) Customer's request \$25.00

OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF

SEASONAL RECONNECTION FEE

BASE RATE FOR METER SIZE TIMES NUMBER OF MONTHS OFF THE SYSTEM NOT TO EXCEED SIX MONTHS WHEN CUSTOMERS LEAVE AND RETURN WITHIN A TWELVE MONTH PERIOD.

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 \$5.00

A ONE-TIME PENALTY MAY BE MADE ON DELINQUENT BILLS BUT MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE \$25.00

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

COMMERCIAL AND NON-RESIDENTIAL DEPOSIT 1/6TH EST. 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. [16 TAC § 24.25(b)(2)(G)]

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.

SECTION 1.0 -- RATE SCHEDULE

TEMPORARY WATER RATE:

Unless otherwise superseded by TCEQ order or rule, if the Utility is ordered by a court or governmental body of competent jurisdiction to reduce its pumpage, production or water sales, the Utility shall be authorized to increase its approved gallonage charge according to the formula:

$$TGC = cgc + \frac{(prr)(cgc)(r)}{(1.0-r)}$$

Where:

TGC = temporary gallonage charge

cgc = current gallonage charge

r = water use reduction expressed as a decimal fraction (the pumping restriction)

prr = percentage of revenues to be recovered expressed as a decimal fraction, for this tariff prr shall equal 0.5.

To implement the Temporary Water Rate, the utility must comply with all notice and other requirements of 16 TAC § 24.25(j).

PURCHASED WATER AND/OR DISTRICT FEE PASS THROUGH CLAUSE

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

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

AG = adjusted gallonage charge, rounded to the nearest one cent:

G = approved gallonage charge (per 1,000 gallons);

B = change in purchased water/district gallonage charge (per 1,000 gallons);

L = system average line loss for preceding 12 months not to exceed 0.15

SECTION 2.0 -- SERVICE RULES AND POLICIES

The utility will have the most current Public Utility Commission of Texas (PUC or Commission) Commission Rules, Chapter 24, 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 PUC 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 PUC 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 PUC 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.

If the services of a registered professional engineer are required as a result of an application for service received by the Utility for service to that applicant's service extension only, such engineer will be selected by the Utility and the applicant, and the applicant shall bear all expenses incurred therein.

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. Any applicant who places unique or non-standard service demands on the system may be required to provide contributions in aid of construction (as may be allowed by PUC rule) 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.

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 16 TAC § 24.163(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 2.0 -- SERVICE RULES AND POLICIES (Continued)

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.

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 (TCEQ) Rules and Regulations for Public Water Systems, 30 TAC § 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 30 TAC § 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 30 TAC § 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.