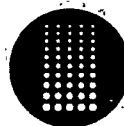


Control Number: 49660



Item Number: 34

Addendum StartPage: 0



**Monarch  
Utilities I, L.P.**

**A SouthWest Water Company**

Customer Service  
866.654.SWWC (7992)

June 12, 2020

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



Re: Docket 49660 - Application of Ni America Texas, LLC and Monarch Utilities I LP for Sale  
--- Transfer, or Merger of Facilities and Certificate Rights in Johnson and Wise Counties

Proof that the Transaction has been Consummated and Customer Deposits have been  
Addressed

To the Commission:

Ordering Paragraph 2 of Order Number 10 issued in this Docket on March 3, 2020 requires the  
applicants to file proof that the transaction has been consummated and customer deposits have been  
addressed. The transaction approved in this docket has been completed and attached are:

1. Bill of Sale and Assignment
2. Affidavit of Deposit Disbursement
3. A list of Customer Deposits transferred is filed separately under Confidentiality.

Please contact me if any additional information is required at this time.

Sincerely,

*/s/ George Freitag*

George Freitag, P.E.  
Texas Regulatory Manager  
SouthWest Water Company  
Monarch Utilities I, L.P.  
(512) 219-2288  
[gfreitag@swwc.com](mailto:gfreitag@swwc.com)

**BILL OF SALE AND ASSIGNMENT**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt, adequacy, and sufficiency of which are hereby acknowledged, **Ni America Texas, LLC**, a Delaware corporation ("Seller"), hereby sells, grants, conveys, assigns, transfers and sets over to **Monarch Utilities I L.P.**, a Texas limited partnership ("Buyer"), its successors and assigns, all right, title and interest in and to the following "Assets":


Effective as of June 1, 2020, all of the assets of Seller's Shaded Lane Estates, Chisholm Hills Estates, Coyote Ridge Addition, Sage Brush Estates, Hills of Oliver Creek, Las Brisas, Sky View Ranch Estates, and Windmill Trail Water Systems, including the assets listed in the attached Exhibit A and Certificate of Convenience and Necessity Number 11922

TO HAVE AND TO HOLD the Assets, together with all rights and appurtenances thereto in any way belonging, unto Buyer, its successors and assigns, forever, and Seller does hereby bind itself and its successors to WARRANT and FOREVER DEFEND title to the Assets unto Buyer, its successors and assigns, against the lawful claims of any and all persons lawfully claiming or to claim the same or any part hereof.

Seller warrants that there are no liens, encumbrances or security agreements affecting the Assets.

IN WITNESS WHEREOF, Seller has executed this Bill of Sale and Assignment as of this 8<sup>th</sup> day of June, 2020.

**Ni AMERICA TEXAS, LLC,**  
a Delaware corporation

By: 

Name: Jeffrey L. McIntyre  
Its: President – Texas

**Exhibit A**

**Hills of Oliver Creek**

Land recorded easements

Structures

Metal Bldg., 225 sf, slab

Metal Bldg., 100 sf, slab

Plant

Well 1-6", 460', 35gpm

Well 2-6", 525', 18gpm

Well 3-6", 790', 60gpm

Well Pump, 7.5 hp, 3 phase

Well Pump, 3 hp, 3 phase

Well Pump, 15 hp, 3 phase

Booster Pump, 7.5 hp, 3 phase

Booster Pump, 7.5 hp, 3 phase

Booster Pump, 7.5 hp, 3 phase

Booster Pump, 7.5 hp, 3 phase

Plant Electrical w/Controls

Plant Site No. 1 -22.5 Total hp

Plant Site No. 2 -37.5 Total hp

Chemical Feed Equipment

Solution feed chlorination

Tanks

Ground Storage, 30k WS

Ground Storage, 31k WS

Pressure Storage, 3000 gal

Pressure Storage, 3000 gal

Distribution System

6" PVC Water Line 12,000 ft

4" PVC Water Line 10,400 ft

3" PVC Water Line 900 ft

## Exhibit A (continued)

### Well meters:

2" Master Meter

1" Badger Meter

2" Master Meter

### Fencing

Security Fencing, 400', double gates

Security Fencing, 420', double gates

### Miscellaneous

Heaters in bldg. - 2

Air Compressors - 3

AC Window Unit

Customer Meters and Services:

235 active connections

## **Windmill Trail**

Land recorded easements

### Structures

Brick Bldg., 100 sf, slab

### Plant

Well", 160', 100gpm

Well Pump, 7 1/2hp, 1 phase

Booster Pump, 7.5 hp, 1 phase

Booster Pump, 7.5 hp, 1 phase

Plant Electrical w/Controls

Plant site electrical w/controls

Chemical Feed Equipment

Solution feed chlorination

### Tanks

Ground Storage, 24k WS

Pressure Storage, 2500 gal

**Exhibit A (continued)**

Distribution System

6" PVC Water Line 6,000 ft  
4" PVC Water Line 6,300 ft  
3" PVC Water Line 750 ft

Well Meters

2" Master Meter

Fencing

Security Fencing, 200', double gates

Miscellaneous

Heater in bldg.  
Air Compressor  
AC Window Unit

Customer Meters and Services: 75 active connections

**Sky View Ranch Estates**

Land recorded easements

Structures

Metal Bldg., 100 sf, slab

Plant

Well 6", 426', 13 gpm  
New Well 6", 900', 100 gpm

Plant

Well Pump, 5 hp, 3 phase  
New Well 30 hp (450') 3 phase  
Booster Pump, 7.5 hp, 3 phase  
Booster Pump, 7.5 hp, 3 phase

Plant Electrical w/Controls

Plant site electrical w/controls

Chemical Feed Equipment

Solution feed chlorination

Tanks

Ground Storage, 31k WS

**Exhibit A (continued)**

Pressure Storage, 3000 gal

Distribution System

6" PVC Water Line 5,100 ft

4" PVC Water Line 1,200 ft

Well Meters

3" Badger (2007)

1" Badger (2003)

Fencing

Security Fencing, 360', double gates

Miscellaneous

Heater in bldg.

Air Compressor

AC Window Unit

Customer Meters and Services: 71 active connections

**Las Brisas (Part of Sky View Ranch Estates)**

Distribution System

**Sage Brush Estates**

Land recorded easements

Structures

Metal Bldg., 196 sf, slab

Plant

Well 6", 480', 65 gpm

Plant

Well Pump, 5 hp, 3 phase

Booster Pump, 7.5 hp, 3 phase

Booster Pump, 7.5 hp, 3 phase

Plant Electrical w/Controls

Plant site electrical w/controls

Chemical Feed Equipment

Solution feed chlorination

**Exhibit A (continued)**

Tanks

Ground Storage, 31k WS  
Pressure Storage, 3000 gal

Distribution System

6" PVC Water Line 680 ft  
4" PVC Water Line 11,360 ft

Well Meters

2" Master Meter

Fencing

Security Fencing, 432', double gates

Miscellaneous

Heater in bldg  
Air Compressor  
AC Window Unit 143 active connections

**Coyote Ridge Estates**

Land recorded easements

Structures

Metal Bldg., 144 sf, slab

Plant

Well 6", 480', 60gpm

Plant

Well Pump, 7.5 hp, 3 phase  
Booster Pump, 7.5 hp, 3 phase  
Booster Pump, 7.5 hp, 3 phase

Plant Electrical w/Controls

Plant site electrical w/controls

Chemical Feed Equipment

Solution feed chlorination

Tanks

Ground Storage, 31k WS  
Pressure Storage, 3000 gal

Distribution System



**Exhibit A (continued)**

6" PVC Water Line 16,812 ft

Well Meters

2" Master Meter (Blue Top)

Fencing

Security Fencing, 400', double gates

Miscellaneous

Heater in bldg.

Air Compressor + 5hp Air Compressor

AC Window Unit

Customer Meters and Services:

123 active connections

**Chisholm Hills Estates**

Land recorded easements

Structures

Metal Bldg., 196 sf, slab

Metal Bldg., 196 sf, slab

Plant

Well 1-6", 390', 35 gpm

Well 3-6", 780', 31 gpm

Well 4-6", 700', 15 gpm

New Well 5-6", 900', 110 gpm

Plant

Well Pump, 5 hp, 1 phase

Well Pump, 5 hp, 3 phase

Well Pump, 50 hp, 3 phase

Repairs On Well Pump

Booster Pump, 7.5 hp, 3 phase

Booster Pump, 7.5 hp, 3 phase

Booster Pump, 7.5 hp, 3 phase

Booster Pump, 7.5 hp, 3 phase

Spare Booster Pump, 7.5 hp, 3 phase

Plant Electrical w/Controls

Plant Site No.1 1-30 Total hp

Plant Site No.1 1-30 Total hp

## Exhibit A (continued)

### Chemical Feed Equipment

Solution feed chlorination – 2

### Tanks

Ground Storage, 24k WS

Ground Storage, 24k WS

Ground Storage, 30k WS

Pressure Storage, 2500 gal

Pressure Storage, 2500 gal

### Distribution System

6" PVC Water Line 25,800 ft

4" PVC Water Line 7,200 ft

3" PVC Water Line 600 ft

### Fencing

Security Fencing, 370', double gates

Security Fencing, 540', double gates

### Well Meters

3" Badger Meter (2007)

2" Master Meter

2" Master Meter

1" Badger Meter (2005)

### Miscellaneous

Heater in bldg - 2

Air Compressor - 2

AC Window Unit

### General Plant - All Sites

Bldg repairs and maintenance

Self-Contained Breathing Apparatus

Customer Meters and Services: 269 active connections

## **Shaded Lane Estates**

Land Tract 1 4965 square fee

Tract 2 5.317 acre

Tract 3 0.240 acre

**Exhibit A (continued)**

Well Site #1

Stand pipe 67,000 gallon

Pump House

Electrical Controls

Fencing

Chain Link 380'

Well (pump & motor)

Chemical Feed Equipment

Solution feed chlorination - 2

Well Site #2

Well (pump & motor)

Booster Pumps (2)

Pump House

Electrical Controls

Storage Tank 42,000 gallon

Chemical Feed Equipment

Solution feed chlorination - 2

Fencing Chain Link 218'

Well Site #3

Well (pump & motor)

Electrical

Fencing Chain Link 218'

Distribution System

6" PVC Water Line 3,800 ft

4" PVC Water Line 7,000 ft

3" PVC Water Line 800 ft

NOTE: quantities from old engineering report – need to verify

Customer Meters and Services: 243 active connections

DOCKET NO. 49660

APPLICATION OF NI AMERICA TEXAS, LLC AND MONARCH UTILITIES I L.P. FOR  
SALE, TRANSFER, OR MERGER OF FACILITIES AND CERTIFICATE RIGHTS IN  
JOHNSON AND WISE COUNTIES

STATE OF TEXAS

COUNTY OF FORT BEND

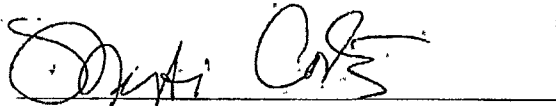
§  
§  
§

AFFIDAVIT OF DEPOSIT DISBURSEMENT

BEFORE ME, the undersigned authority, on this day appeared MARTI CORTEZ who being by me first duly sworn, on oath deposed and said the following:

1. My name is MARTI CORTEZ, I am the Director of Communications and Customer Care for both Ni America Texas LLC, the selling utility and Monarch Utilities I L.P., the purchasing utility in the above-named application pending before the Public Utility Commission of Texas. My address of record is 12535 Reed Road, Sugar Land, Texas 77478. I am over 18 years of age, have personal knowledge of the facts recited herein, and am not otherwise disqualified from making this my sworn affidavit. The information provided herein is true and correct.
2. Ni America Texas, LLC transferred certain territory, facilities, and customers from CCN No. 11922 to Monarch Utilities I L.P. CCN No. 12383.
3. By May 18, 2020, all applicable deposits for customers affected by the above-referenced transfer application were transferred to Monarch Utilities I L.P.

This ends my affidavit.



MARTI CORTEZ, Affiant

SWORN AND SUBSCRIBED to under oath by MARTI CORTEZ, before the undersigned notary public on the

19<sup>th</sup> day of May 2020



SEAL



Notary Public in and for the State of Texas