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Item Number: 62

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DOCKET NO. 49660

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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 §

PUBLIC UTILITY COMMISSION
OF TEXAS

AMENDED NOTICE OF APPROVAL¹

This Amended Notice of Approval addresses the June 21, 2019 application of Ni America Texas, LLC and Monarch Utilities I L.P. for the transfer of facilities and certificate rights held under certificate of convenience and necessity (CCN) number 11922 in Johnson and Wise counties from Ni to Monarch. The Commission approves the transfer of all of Ni’s facilities and water service area under CCN number 11922 to Monarch, the cancelation of CCN number 11922, and the amendment of Monarch’s CCN number 12983 to include the area previously included in Ni’s water CCN number 11922.

I. Findings of Fact

The Commission makes the following findings of fact.

Applicants

1. Ni is a Delaware for-profit limited liability company registered with the Texas secretary of state under file number 800902877.
2. Ni owns, operates, and controls water facilities for providing water service under CCN number 11922 in Johnson and Wise counties.
3. Ni owns and operates six public water systems in Wise County registered with the Texas Commission on Environmental Quality (TCEQ) under identification numbers 2490044, 2490046, 2490050, 2490053, 2490058, and 2490061.

¹ On March 29, 2021, the applicants filed a supplemental motion to admit evidence and suggested corrections to the Notice of Approval. The applicants indicated that Commission staff does not oppose the supplemental motion to admit evidence and suggested corrections to the Notice of Approval. The ALJ finds corrections to the Notice of Approval are appropriate and files this Amended Notice of Approval.

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4. Ni is obligated to provide service to an area in Wise County known as the Las Brisas subdivision, which has no connections and is not served by any public water system.
5. Ni owns and operates one public water system in Johnson County registered with the TCEQ under identification number 1260103.
6. Monarch is a Texas limited partnership registered with the Texas secretary of state under file number 800034797.
7. Monarch owns, operates, and controls water facilities for providing water service under CCN number 12983 in Johnson and Wise counties.
8. Ni and Monarch are owned by SouthWest Water Company, a Delaware corporation.

Application

9. On June 21, 2019, the applicants filed the application at issue in this proceeding.
10. The applicants seek approval for the transfer of Ni's water service areas and facilities under CCN number 11922 to Monarch, an amendment to include the same within Monarch's CCN number 12983, and the cancellation of Ni's CCN number 11922.
11. The requested areas to be transferred consist of the following public water systems and their corresponding water service areas:

Shaded Lane Estates (TCEQ identification number 1260103): the requested area is located in Johnson County, approximately 4.8 miles southeast of downtown Burleson, Texas, and is generally bounded on the north by County Road 529, on the east by County Road 608, on the south by County Road 528, and on the west by Merrell Court. The requested area includes approximately 197 acres, 243 current customer connections, and encompasses the Shaded Lane Estates subdivision.

Chisholm Hills Estates (TCEQ identification number 2490044): the requested area is located in Wise County, approximately 1.6 miles north of downtown New Fairview, Texas, and is generally bounded on the north by a line 1,000 feet north of Chisholm Hills Drive, on the east by Farm-to-Market Road 2264, on the south by a line 500 feet south of Wilson Court, and on the west by a line 600 feet west of Layfield Lane. The requested area includes approximately 711 acres, 269 current customer connections, and encompasses the Chisholm Hills Estates subdivision.

Coyote Ridge Addition (TCEQ identification number 2490053), **Sage Brush Estates** (TCEQ identification number 2490058), **Hills of Oliver Creek** (TCEQ identification number 2490046): the requested areas are located in Wise County, approximately 3 miles north of downtown New Fairview, Texas, and are generally bound on the north by Farm-to-Market Road 2264 on the east by Farm-to-Market Road 2464, on the south by a line 2,000 feet south of Happy Trail, and on the west by County Road 4421. The requested areas include approximately 3,202 acres, 508 current customer connections, and encompasses the Coyote Ridge Addition, Sage Brush Estates, Prairie View Estates, and Hills of Oliver Creek subdivisions.

Las Brisas (service area only): the requested area is located in Wise County approximately four miles southwest of downtown Decatur, Texas, and is generally bounded on the north by Eastridge Road and Waggoner Creek, on the east by Wild Wood Drive and Acorn Drive, on the south by Hlavek Road, and on the west by Mission Oak Trail. The requested area includes approximately 234 acres, does not have any active customer connections, and encompasses the Las Brisas subdivision.

Sky View Ranch Estates (TCEQ identification number 2490061): the requested area is located in Wise County, approximately three miles northeast of downtown Rhome, Texas, and is generally bounded on the north by a line 3,200 feet north of the intersection of FM 407 and Pioneer Road, on the east by FM 2264, on the south by FM 407, and on the west by U.S. Highway 287. The requested areas include approximately 358 acres, 71 current customer connections, and encompasses the Sky View Ranch Estates subdivision.

Windmill Trail (TCEQ identification number 2490050): the requested area is located in Wise County, approximately 7.4 miles southeast of downtown Bridgeport, Texas, and is generally bounded on the north by Garrett Creek, on the east by County Road 3355, on the south by County Road 3355, and on the west by County Road 3473. The requested area includes approximately 523 acres, 75 current customer connections, and encompasses the Windmill Trail Addition subdivision.

12. The requested area includes approximately 5,225 acres, 1,166 current customers, and nine subdivisions.

13. In Order No. 4 filed on September 30, 2019, the administrative law judge (ALJ) found the application administratively complete.
14. In State Office of Administrative Hearings (SOAH) Order No. 3 filed in Docket No. 50944 on October 15, 2020, the SOAH ALJs approved a two-phase interim rate for customers served by Ni under water CCN number 11922 with the second phase of the interim rate effective on February 1, 2021.
15. In Order No. 16 filed on December 11, 2020, the ALJ required clarification.
16. On December 29, 2020, Monarch filed an agreed response to Order No. 16, including Ni's water utility tariff as approved in Docket No. 48741² and an excerpt from Monarch's proposed water utility tariff in Docket No. 50944.³

Notice

17. On October 15, 2019, Monarch filed the affidavit of George Freitag, Texas regulatory manager for Monarch, attesting that notice was provided to all current customers of Ni, neighboring utilities, and affected parties on October 10, 2019.
18. In Order No. 5 filed on October 30, 2019, the ALJ found the notice sufficient.

Evidentiary Record

19. On February 6, 2020, the parties filed a joint motion to admit evidence into the record.
20. In Order No. 9 filed on February 12, 2020, the ALJ admitted the following evidence into the record: (a) the application filed on June 21, 2019, and supplemented on August 22 and September 6 and 11, 2019; (b) the applicants' proof of notice and supporting documentation, filed on October 15, 2019; (c) the applicants' response to Commission Staff's first request for information, filed December 18, 2019; and (d) Commission Staff's amended recommendation on approval of sale, filed on January 22, 2020.
21. On October 6, 2020, the parties filed an agreed joint supplemental motion to admit evidence.

² *Application of Ni America Texas, LLC for Minor Tariff Revisions to Establish Rates for a Class of Customers 65 Years of Age or Older*, Docket No. 48741, Order (Aug. 8, 2019).

³ *Application of Monarch Utilities I LP for Authority to Change Rates*, Docket No. 50944 (pending).

22. In Order No. 15 filed on December 2, 2020, the ALJ admitted the following evidence into the record: (a) applicants' closing documents filed on June 12, 2020; (b) applicants' documents addressing consumer deposits filed on June 24, 2020 under confidential seal; (c) applicants' additional documents addressing consumer deposits filed on July 6, 2020; (d) applicants' letter to the administrative law judge in response to Order No. 11 filed on July 16, 2020; (e) Monarch's consent form, filed on October 2, 2020; (f) Ni's consent form, filed on October 2, 2020; and (g) final map, certificate, and tariff, filed on October 6, 2020.
23. On February 25, 2021, the parties filed an agreed joint supplemental motion to admit evidence.
24. In Order No. 18 filed on March 9, 2021, the ALJ admitted the following evidence into the record: (a) Ni's water utility tariff as approved in Docket No. 48741, attached to agreed response to Order No. 16, filed on December 29, 2020; (b) excerpt from Monarch's proposed water utility tariff in Docket No. 50944, attached to agreed response to Order No. 16, filed on December 29, 2020; and (c) the amended tariff attached to the joint supplemental motion to admit evidence and proposed notice of approval as exhibit C filed on February 25, 2021.
25. On March 29, 2021, the applicants filed an unopposed supplemental motion to admit evidence and suggested corrections to the notice of approval.
26. In Corrected Order No. 19 filed on April 13, 2021, the ALJ admitted the revised tariff for water CCN number 12983, as updated to reflect the interim rates approved in Docket No. 50944 for water CCN number 11922,⁴ attached to the March 29, 2021 supplemental motion to admit evidence, as evidence in the record of this proceeding.

Transfer

27. In Order No. 10 filed on March 3, 2020, the ALJ approved the transaction to proceed and required the applicants to file proof that the transaction had closed and that customer deposits had been addressed.

⁴ *Application of Monarch Utilities I LP for Authority to Change Rates*, Docket No. 50944, SOAH Order No. 3 (Oct. 15, 2020).

28. On June 12, 2020, the applicants filed documentation confirming that the transaction had closed effective June 8, 2020.
29. On June 24, 2020, Monarch filed, under confidential seal, a document attesting that all customer deposits had been properly addressed.
30. On July 16, 2020, the applicants filed supplemental information demonstrating that customer deposits had been properly addressed.
31. In Order No. 12 filed on August 21, 2020, the ALJ found the closing documents sufficient.

System Compliance—Texas Water Code (TWC) § 13.301(e)(3)(A); 16 Texas Administrative Code (TAC) §§ 24.227(a), 24.239(h)(3)(A), (h)(5)(I)

32. Ni has minor violations associated with its public water systems listed in TCEQ databases and Monarch has contacted the TCEQ to address these violations.
33. Ni has not been subject to any enforcement action by the Commission, the Texas Health and Human Services Commission, the Office of Attorney General, or the United States Environmental Protection Agency.
34. Monarch has been the subject to enforcement actions by the TCEQ; however, Monarch has either resolved the violations or has entered into compliance agreements to resolve the violations.
35. Monarch has not been subject to any enforcement action by the Commission, the Texas Health and Human Services Commission, the Office of the Attorney General, or the Environmental Protection Agency.
36. There is no evidence that Monarch has a history of continuing mismanagement or misuse of revenues as a utility service provider.
37. Monarch has demonstrated a compliance history that is adequate for approval of the transaction.

Adequacy of Existing Service—TWC § 13.246(c)(1); 16 TAC §§ 24.227(e)(1), 24.239(h)(5)(A)

38. No additional facilities or improvements are currently needed to meet the TCEQ's and Commission's minimum requirements or to provide continuous and adequate service to the requested service areas.

39. Ni has been providing continuous and adequate service to the requested areas being transferred.

Need for Additional Service—TWC § 13.246(c)(2); 16 TAC §§ 24.227(e)(2), 24.239(h)(5)(B)

40. Ni is currently serving 1,166 existing customers in the requested areas who have an ongoing need for service.
41. The application is to transfer only existing facilities, customers, and service area.
42. There is no evidence in the record indicating a need for additional service.

Effect of Approving the Transaction and Granting the Amendment—TWC § 13.246(c)(3); 16 TAC §§ 24.227(e)(3), 24.239(h)(5)(C)

43. If the transaction is approved, it will allow for the inter-company transfer of assets from Ni to Monarch through an inter-company accounting entry.
44. Ni and Monarch are the only utilities affected by this transfer.
45. There will be no effect on any other retail public utility serving the proximate area as the transaction is a transfer of assets between existing operating subsidiaries of the same parent company.
46. Customers in the transferred areas will experience no change in the quality of service.

Ability to Serve: Managerial and Technical—TWC §§ 13.241(a), (b), 13.246(c)(4), 13.301(b), (e)(2); 16 TAC §§ 24.227(a), (e)(4), 24.239(e), (h)(5)(D)

47. With the exception of the Las Brisas Subdivision, which has no current connections and is not a registered public water system, each of Ni's systems being transferred are registered with the TCEQ, have access to adequate supply of water, and are capable of providing drinking water that meets the requirements of the chapter 341 of the Texas Health and Safety Code, chapter 13 of the TWC, and TCEQ rules.
48. Monarch has several public water systems registered with the TCEQ and is able to provide adequate service.
49. Monarch employs TCEQ-licensed water operators who will be responsible for the operation of the public water system being transferred.
50. Monarch has sufficient capacity to provide continuous and adequate service to the 1,166 existing customers.

51. Monarch has the managerial and technical capability to provide continuous and adequate service to the requested area.

Ability to Serve: Financial Ability and Stability—TWC §§ 13.241(a), 13.246(c)(6), 13.301(b); 16 TAC §§ 24.11(e), 24.227(a), (e)(6), 24.239(e), (h)(5)(F)

52. Monarch has a debt-to-equity ratio of 0.30, which is less than one, thus satisfying the leverage test.
53. Monarch demonstrated that it has sufficient cash available to cover any projected operations and maintenance shortages in the first five years of operations, thus meeting the operations test.
54. Monarch has demonstrated the financial capability and stability to provide continuous and adequate water service.

Financial Assurance—TWC §§ 13.246(d), 13.301(c); 16 TAC §§ 24.227(f), 24.239(f)

55. There is no need to require Monarch to provide a bond or other financial assurance to ensure continuous and adequate service to the requested area.

Feasibility of Obtaining Service from Adjacent Retail Public Utility—TWC § 13.246(c)(5); 16 TAC §§ 24.227(e)(5), 24.239(h)(5)(E)

56. The requested areas are currently being served by Ni and there will be no changes to land uses or existing CCN boundaries. Therefore, it is not feasible to obtain service from another utility.

Environmental Integrity and Effect on the Land—TWC §§ 13.246(c)(7), (c)(9); 16 TAC §§ 24.227(e)(7), (e)(9), 24.239(h)(5)(G)

57. The proposed transaction will not adversely impact the environmental integrity of the requested areas because the requested areas are currently receiving service.
58. The effect on the land should be minimal as the requested areas will be served by existing systems and facilities and no additional construction is currently needed.

Improvement in Service or Lowering Cost to Consumers—TWC § 13.246(c)(8); 16 TAC §§ 24.227(e)(8), 24.239(h)(5)(H)

59. Monarch will provide water service to the existing customers in the requested areas and there will be no changes to the customers' monthly charges or quality of service as a result of the proposed transaction.⁵

Regionalization or Consolidation—TWC §§ 13.241(d); 16 TAC § 24.227(b)

60. Because the requested areas will not require construction of a physically separate water system, consideration of regionalization or consolidation is not required.

Certificates, Map, and Tariff

61. On September 8 and 24, 2020, Commission Staff emailed the applicants the final proposed maps and tariff related to this docket.

62. On October 1, 2020, Commission Staff emailed its proposed certificate to Monarch.

63. On October 2, 2020, Monarch filed its consent to the proposed maps, certificate, and tariff.

64. On October 2, 2020, Ni filed its consent to the proposed maps.

65. The final certificate, maps, and tariff were filed as attachments to the agreed joint motion to admit evidence on October 6, 2020.

66. On February 25, 2021, the parties filed a joint supplemental motion to admit evidence and proposed notice of approval with a revised version of Ni's tariff, amended to include Las Brisas.

67. On March 29, 2021, Monarch filed an unopposed supplemental motion to admit evidence and suggested corrections to the notice of approval incorporating the interim tariff rates for Ni's water CCN number 11922, which became effective February 1, 2021.

Informal Disposition

68. More than 15 days have passed since the completion of notice provided in this docket.

69. No person filed a protest or motion to intervene.

70. Monarch, Ni, and Commission Staff are the only parties to this proceeding.

⁵ Ni has received approval of a new and superseding tariff since the date this application was filed. See *Application of Ni America Texas, LLC for Minor Tariff Revisions to Establish Rates for a Class of Customers 65 Years of Age or Older*, Order Following Demand (Aug. 8, 2019).

71. No party requested a hearing and no hearing is needed.
72. Commission Staff recommended approval of the application.
73. This decision is not adverse to any party.

II. Conclusions of Law

The Commission makes the following conclusions of law.

1. The Commission has authority over this proceeding under TWC §§ 13.041, 13.241, 13.244, 13.246, 13.251, 13.254, and 13.301.
2. Monarch and Ni are retail public utilities as defined by TWC § 13.002(19) and 16 TAC § 24.3(31).
3. The applicants provided notice of the application that complies with TWC § 13.301(a)(2) and 16 TAC § 24.239 (a) through (c).
4. The Commission processed the application as required by the TWC, the Administrative Procedure Act,⁶ and Commission Rules.
5. Monarch and Ni have complied with the requirements of 16 TAC § 24.239(k) with respect to customer deposits.
6. Monarch and Ni completed the transaction within the time required by 16 TAC § 24.239(m).
7. After consideration of the factors in TWC § 13.246(c), Monarch demonstrated adequate financial, managerial, and technical capability to provide continuous and adequate service to the requested area, as required by TWC § 13.301(b).
8. Monarch meets the requirements of TWC § 13.241(b) to provide water utility service.
9. It is not necessary for Monarch to provide a bond or other financial assurance under TWC §§ 13.246(d).
10. Monarch and Ni demonstrated that the transfer of Ni's facilities and service area under CCN number 11922 to Monarch will serve the public interest and is necessary for the

⁶ Tex. Gov't Code §§ 2001.001–.903.

service, accommodation, convenience, or safety of the public, as required by TWC §§ 13.246(b) and 13.301(d) and (e).

11. Monarch must record a certified copy of the certificate granted and map approved by this Amended Notice of Approval, along with a boundary description of the service area, in the real property records of Johnson and Wise counties within 31 days of receiving this Amended Notice of Approval and submit to the Commission evidence of the recording, as required by TWC § 13.257(r) and (s).
12. The requirements for informal disposition under 16 TAC § 22.35 have been met in this proceeding.

III. Ordering Paragraphs

In accordance with these findings of fact and conclusions of law, the Commission issues the following orders.

1. The Commission approves the transfer of all of Ni's facilities and water service area under CCN number 11922 to Monarch, the cancelation of CCN number 11922, and the amendment of Monarch's CCN number 12983 to include the area previously included in Ni's water CCN number 11922.
2. The Commission issues the certificate attached to this Amended Notice of Approval.
3. The Commission approves the map attached to this Amended Notice of Approval.
4. The Commission approves the interim tariff attached to this Amended Notice of Approval, effective February 1, 2021.
5. Monarch must provide service to every customer and applicant for service within the approved area under water CCN number 12983 that requests water service and meets the terms of Monarch's water service, and such service must be continuous and adequate.
6. Monarch must comply with the recording requirements in TWC § § 13.257 (r) and (s) for the areas in Johnson and Wise Counties affected by the application and submit to the Commission evidence of the recording no later than 45 days after receipt of this Amended Notice of Approval.

7. Within ten days of the date of this Amended Notice of Approval, Commission Staff must provide a clean copy of the tariff approved by this Amended Notice of Approval to central records to be marked *Approved* and filed in the Commission's tariff books.
8. The Commission denies all other motions and any other requests for general or specific relief that have not been expressly granted.

Signed at Austin, Texas the 13 day of April 2020.

PUBLIC UTILITY COMMISSION OF TEXAS



**KATIE MOORE MARX
ADMINISTRATIVE LAW JUDGE**



WATER UTILITY TARIFF

Docket No. 49660

Monarch Utilities I L.P.
(Utility Name)

12535 Reed Road
(Business Address)

Sugar Land, Texas 77478-2837
(City, State, Zip Code)

(866) 654-7992
(Area Code/Telephone)

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

12983

This tariff is effective in the following counties:

Bandera, Bexar, Brazoria, Chambers, Comal, Denton, Gillespie, Grayson, Guadalupe, Harris, Hays, Henderson, Hood, Johnson, Kendall, Kerr, Liberty, Marion, Matagorda, Medina, Montgomery, Parker, Polk, San Jacinto, Smith, Tarrant, Travis, Trinity, Tyler, Van Zandt, Wise, and Wood

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

This tariff is only effective in the portions of the subdivisions and public water systems in the environs, except for the cities of Aurora and Coffee City that have surrendered rate jurisdiction.

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

See attached list.

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The above utility lists the following sections of its tariff (if additional pages are needed for a section, all pages should be numbered consecutively):

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APPENDIX B – APPLICATION FOR SERVICE	
APPENDIX C – AGREEMENT FOR TEMPORARY WATER SERVICE	

County	TCEQ Water Systems	PWS ID Number	Subdivisions
Bandera	Enchanted River Estates	0100039	Enchanted River Estates
	Lake Medina Shores	0100037	Lakeshore Beach, Wharton Dock, Lake Point, Holiday Villages of Medina, Lake Medina Shores (Medina County)
	River Bend Estates	0100042	River Bend Estates
Bexar	Bavarian Hills	0150235	Bavarian Hills
	Coolcrest Water System	0150046	Coolcrest
	Stage Coach Hills	0150096	Stagecoach Hills
	Oaks North Mobile Home Estates	0150135	Oak North Mobile Home Estates
	Country Springs Water Company	0150421	Country Bend
Brazoria	Holiday Shores	0200029	Holiday Shores
Chambers	Tower Terrace	0360069	Houston Raceway Park, West Chambers County Estates, Tower Terrace
Comal	Oak Village North***	0460037	Oak Village North
	Rim Rock Ranch	0460211	Rim Rock Ranch
	Windmill Ranch Subdivision***	0460221	Kestrel Air Park, Windmill Ranch Subdivision
Denton	Denton Creek Estates	0610015	Denton Creek Estates, Aero Valley Airport
	Ponderosa Addition Utilities	0610175	Ponderosa Addition, Wild West Addition,
	Stonecrest Estates	0610059	Stonecrest Estates, Sunrise Circle Addition
	Wynnwood Haven Estates	0610037	Wynnwood Haven Estates, Snug Harbor
Gillespie	Oakview Water System	0860107	Oakview
Grayson	Ridgecrest	0910035	Ridgecrest, Glen Eden, Hiland Shores, Lakeview, Little Mineral MHP, Millers Estates, Oak Estates, Preston Cove, Preston Forest, Preston Oaks, Preston Point Bend, Ridgecrest, Van Antwerp, VFW Post
	Rocky Point Estates	0910038	Hanna Cove Estates, Rocky Point Estates "A", Rocky Point Estates "B", Hanna Ranchettes, Mainer Cay Estates, Tiny Home Vacation Resorts
	Sherwood Shores	0910040	Cedar Mills Estates, Hillcrest Shores, Wright Acres, Sherwood Shores
	Tanglewood-on-Texoma	0910052	Angler's Estates, Cedar Oak Hills, Eagle Chase, Fairway Hollow, Greenway Bend, Lakecrest Village, Mill Creek Homesites, Oak Meadow Estates, Paradise Cove, Russwood-on-the-Lake, Simmons Shores, Sunrise Circle, Tanglewood Hills, Tanglewood Resort, Cambridge Shores, Highport, Mill Creek Meadows, Whispering Meadows, Pecan Valley Addition, The Woods of Fossil Ridge, Fossil Ridge on Lake Texoma, Tanglewood Crossing, Barnes Enterprises, Lakecrest Addition
Guadalupe	Garden Oaks	0940030	Garden Oaks

Harris	Villas of Willowbrook	1013599	Villas of Willowbrook
	Western Trails Subdivision	1010230	Western Trails
Hays	Huntington Estates	1050124	Huntington Estates
	Plum Creek***	1050028	Amberwood, Bootstring Farms, Branch View Addition, Buda Business Park, Casey-Kyle, Double R, Dove Hill Estates, Goforth Estates, Green Pastures, Interstate Business, Kyle Crossing-Home Depot, Park South, Pinafore Park, Rolling Hills Estates, South Buda Business Park, Two Way, Village at Buda, Indian Paintbrush
	River Oaks Ranch	1050099	River Oaks Ranch
Henderson	Beachwood Estates & North Trinidad	1070069	Brentwood Estates, Deep Water Estates, Forest Shores, Greenwood Cove, Hidden Harbor, Indian Oaks, Beachwood Estates, Oak Forest Estates, Pebble Beach, Seis Hombres, Spillview Acres, Three-Way View, Treasure Isle, Waterboard
	Briarwood Harbor	1070220	Briarwood Harbor, Camp Big Cedar
	Carolynn Estates	1070106	Bluffview, Brushy Creek, Bushwacker Estates, Carolynn Estates, Enclave, Esquire Estates II, Green Acres, Hidden Hills Harbor, Hillside Acres, Lynn Creek Cove, Payne Springs Estates, Forest Glen, The Highlands at Cedar Creek Lake, Michael's Cove, Pinnacle Club
	Cherokee Shores Water Supply	1070206	Allen Ranch, Carson Addition, Coleman Tract, La Martinique, Landmarck Passage, Manning Ranch, Robinson Tract (Country Estates), Taylor Tract, Waterfront Shores, Cherokee Shores
	Dal-High Water System	1070159	Dal-High Addition
	Highsaw	1070124	Brierwood Bay, Coffee City*, Diamond Head Bay, Coffee Landing Addition, Fincastle Farms, Highsaw, Hillside Estates, Hill-McCauley Tract
	Lollipop Water Works	1070039	Lollipop Landing
	Westwood Beach	1070085	Cooper Estates, Lakeway, Oak Trail Shores, Shiloh, Waterwood, Wildewood, Westwood Beach
Hood	Acton Water Royal Oaks	1110055	Acton Royal Oaks
	Comanche Cove & Heritage Heights	1110060	Heritage Heights, Scenic View, Comanche Cove
	Comanche Harbor & Port O'Call	1110022	Comanche Point, Island Village, Ports O'Call, Comanche Harbor
	Granbury Acres Water System	1110109	377 Sunset Strip, Granbury Acres
	Hideaway Bay Estates	1110002	Hideaway Bay
	Montego Bay Estates	1110044	Montego Bay
	Oak Trail Shores	1110004	Lake Granbury Estates, Oak Trail Plaza, Oak Trail Shores, Arrowhead Shores, Lake Granbury Harbor

	Rancho Brazos Subdivision	1110036	Rancho Brazos
	Western Hills Harbor	1110005	Western Hills Harbor, Whisperview Village, Kings Plaza
Johnson	Crowley 1 Acre Sky Corp Water	1260011	Blue Grass Estates, Crowley One Acre, Highcrest Estates, Skyline Ranch, Lakeside Estates, Lakeview Ranchettes
	Falcon Crest Addition	1260076	Falcon Crest Addition
	Metroplex Homesteads Water Supply	1260074	Metroplex Homesteads, The Homesteads
	Nolan River Estates	1260099	Nolan River Estates
	Ridge Crest Addition & Misty Hollow	1260035	Misty Hollow, Ridgecrest Addition Estates
	Shaded Lane Estates	1260103	Shaded Lane Estates
	Southern Acres Water System	1260094	Southern Acres
	Sundance Addition	1260025	Space Acres North, Space Acres, X-Cell Ranch Estates, Sundance
	Tex-Rides Subdivision	1260037	Tex-Rides Fifth
	Triple H Estates	1260116	Triple H Estates
	Twin Creek Subdivision	1260038	Rolling Acres, North Hills Estates, Twin Creeks Addition
	West Meadow Subdivision	1260063	West Meadows
	West Park Village	1260077	West Park Village
	Kendall	Cascade Mobile Home Park	1300005
Platten Creek Water System		1300035	Platten Creek
Kerr	Cedar Springs MHP	1330019	Cedar Springs MHP
	Center Point	1330007	Center Point
	Heritage Park Water System	1330080	Heritage Park
	Hills & Dales	1330030	Hills & Dales
	Oak Ridge Estates Water System	1330134	Oak Ridge Estates
	Southern Hills	1330128	Southern Hills, Montebello Estates, Silver Creek
	Verde Park Estates	1330027	Verde Park Estates
	Vista Hills	1330169	Vista Hills
	Westwood Water System	1330015	Westwood Park, Monarch Hills
	Windwood Oaks Water System	1330141	Windwood Oaks
	Woodhaven Mobile Home Park	1330024	Woodhaven MHP
Liberty	Raywood Water System	1460041	Raywood
Marion	Indian Hills Harbor	1580063	Indian Hills Harbor
	Pine Harbor Subdivision	1580023	Pine Harbor
Matagorda	Camelot Forest Water System	1610058	Camelot Forest
Medina	Rocky Creek Subdivision Water System	1630038	Rocky Creek

Montgomery	Crystal Springs Subdivision	1700331	Crystal Springs
	Decker Hills	1700386	Champions Glen, Decker Hills, Hidden Lake Estates, Inverness Crossing, Park Place, Dry Creek Business Center, Harden Store Marketplace
	Hulon Lakes Subdivision	1700014	Hilltop Village, Woodcreek Valley, Hulon Lakes
	Oakwood Water System	1700454	Oak Woods, North Forest
	Serenity Woods Subdivision	1700483	Pine Loch, Serenity Woods
Parker	Green Acres Water system	1840120	Green Acres, Robertson Village, The Fields of Peaster
	Spanish Park Subdivision	1840026	Spanish Park Estates
	Western Lake Estates	1840014	Cedar Ridge (Formerly Ruby Ridge), Brazos Ridge Estates, Western Lake Estates
	Westview Enterprises	1840105	Westview
Polk	Chesswood Water System	1870088	Chesswood
	Country Wood Water System	1870138	Country Wood
	Garden Acres Subdivision Water System	1870160	Garden Acres
	Longhorn Valley	1870152	Longhorn Valley
	Oak Terrace Estates Water System	1870055	Oak Terrace Estates, Livingston Air Park
	Phillips Acres	1870146	Phillips Acres
	Pinwah Pines Estates	1870130	Pinwah Pines
San Jacinto	Blue Water Cove	2040059	Blue Water Cove, Livingston Lakeside RV Park
	Cedar Valley Subdivision	2040045	Cedar Valley
	Coldspring Terrace Water System	2040031	Coldspring Terrace
	Governors Point	2040008	Governors Point
	Holiday Villages of Livingston	2040067	Hidden Coves, Holiday Village of Livingston, Palmetto Point
	Shepherd Hill Estates	2040061	Shepherd Hills Estates, Shepherd Ranch Estates
Smith	Lakeway Harbor Subdivision	2120064	Lakeway Harbor
	Pine Trail Shores	2120035	Pine Trail Shores
Tarrant	Benbrook Hills	2200313	Benbrook Hills
	Markum Ranch Estates	2200281	Markum Ranch Estates
	Silver Saddle Acres	2200299	Silver Saddle Acres, W. 20 Business Park
	Westside Rural WSC	2200079	Gun Club, Cabot Estates, Willow Creek Additions, Westside Addition
Travis	Inverness Point Water System	2270102	Crosswind, Hidden Hills, Inverness Point, Lakehurst, The Summit at Lake Travis
Trinity	Harbor Point	2280035	Harbor Point
Tyler	Ivanhoe Land of Lakes***	2290010	Ivanhoe Land of Lakes
Van Zandt	Callender Lake	2340007	Callender Lake, Hickory Hills

Wise	Aurora Vista	2490051	Aurora Vista**
	Chisholm Hills Estates	2490044	Chisholm Hills
	Coyote Ridge Addition	2490053	Coyote Ridge
	Hills of Oliver Creek	2490046	Hills of Oliver Creek
	Las Brisas	n/a	Las Brisas Estates
	Sage Brush Estates	2490058	Sage Brush Estates
	Sky View Ranch Estates	2490061	Sky View Ranch
	Windmill Trail	2490050	Windmill Trail
Wood	Holiday Villages of Fork	2500058	Holiday Villages of Fork

*This subdivision is within the corporate city limits of Coffee City, which has surrendered utility rate jurisdiction.

**This subdivision is within the corporate limits of the City of Aurora, which has surrendered utility rate jurisdiction.

***Customers who are within city boundaries should refer to Monarch tariffs approved by respective city.

SECTION 1.0

Section 1.01 – Rates

Monarch – RATES effective 02-01-2021

METER SIZE	MONTHLY MINIMUM CHARGE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50	Purchased Water Passthrough – all usage	\$0.00
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$ 11,642.25		

Income Qualified Elderly Customers 65 years of age or older

Effective Date: 02-01-2021

Meter Size	Monthly Minimum Charge (Includes 0 gallons)	Gallonage Charge
5/8"	\$34.15	\$7.25 per 1,000 gallons from 0 to 2,000 gallons \$8.93 per 1,000 gallons from 2,001 to 10,000 gallons \$10.12 per 1,000 gallons from 10,001 to 20,000 gallons \$10.78 per 1,000 from 20,001 and thereafter

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Villas of Willowbrook) – RATES effective 02-01-2021 (Phase 1 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$13.98	0 to 2,000	\$0.91
5/8"x3/4"	\$13.98		
3/4"	\$20.97	2,001 to 10,000	\$4.72
1"	\$34.95		
1½"	\$69.89	10,001 to 20,000	\$4.87
2"	\$111.83		
3"	\$209.68	over 20,000	\$4.95
4"	\$349.47		
6"	\$698.94	Purchased Water Passthrough – all usage	\$0.00
8"	\$1,118.30		
10"	\$1,607.56		
12"	\$3,005.43		

Monarch (Villas of Willowbrook) - RATES effective 08-19-2021 (Phase 2 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$19.72	0 to 2,000	\$1.81
5/8"x3/4"	\$19.72		
3/4"	\$29.58	2,001 to 10,000	\$5.32
1"	\$49.29		
1½"	\$98.59	10,001 to 20,000	\$5.62
2"	\$157.74		
3"	\$295.76	over 20,000	\$5.79
4"	\$492.94		
6"	\$985.88	Purchased Water Passthrough – all usage	\$0.00
8"	\$1,577.40		
10"	\$2,267.51		
12"	\$4,239.26		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Villas of Willowbrook) - RATES effective 08-19-2022 (Phase 3 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$25.46	0 to 2,000	\$2.72
5/8"x3/4"	\$25.46		
3/4"	\$38.18	2,001 to 10,000	\$5.92
1"	\$63.64		
1½"	\$127.28	10,001 to 20,000	\$6.37
2"	\$203.65		
3"	\$381.84	over 20,000	\$6.62
4"	\$636.41		
6"	\$1,272.81	Purchased Water Passthrough – all usage	\$0.00
8"	\$2,036.50		
10"	\$2,927.47		
12"	\$5,473.09		

Monarch (Villas of Willowbrook) - RATES effective 08-19-2023 (Phase 4 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$31.20	0 to 2,000	\$3.63
5/8"x3/4"	\$31.20		
3/4"	\$46.79	2,001 to 10,000	\$6.53
1"	\$77.99		
1½"	\$155.98	10,001 to 20,000	\$7.12
2"	\$249.56		
3"	\$467.93	over 20,000	\$7.45
4"	\$779.88		
6"	\$1,559.75	Purchased Water Passthrough – all usage	\$0.00
8"	\$2,495.60		
10"	\$3,587.43		
12"	\$6,706.93		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Villas of Willowbrook) - RATES effective 08-19-2024 (Phase 5 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$36.93	0 to 2,000	\$4.53
5/8"x3/4"	\$36.93		
3/4"	\$55.40	2,001 to 10,000	\$7.13
1"	\$92.33		
1½"	\$184.67	10,001 to 20,000	\$7.87
2"	\$295.47		
3"	\$554.01	over 20,000	\$8.28
4"	\$923.34		
6"	\$1,846.69	Purchased Water Passthrough – all usage	\$0.00
8"	\$2,954.70		
10"	\$4,247.38		
12"	\$7,940.76		

Monarch (Villas of Willowbrook) - RATES effective 08-19-2025 (Phase 6 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$42.67	0 to 2,000	\$5.44
5/8"x3/4"	\$42.67		
3/4"	\$64.01	2,001 to 10,000	\$7.73
1"	\$106.68		
1½"	\$213.36	10,001 to 20,000	\$8.62
2"	\$341.38		
3"	\$640.09	over 20,000	\$9.12
4"	\$1,066.81		
6"	\$2,133.63	Purchased Water Passthrough – all usage	\$0.00
8"	\$3,413.80		
10"	\$4,907.34		
12"	\$9,174.59		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Villas of Willowbrook) - RATES effective 08-19-2026 (Phase 7 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.41	0 to 2,000	\$6.34
5/8"x3/4"	\$48.41		
3/4"	\$72.62	2,001 to 10,000	\$8.33
1"	\$121.03		
1½"	\$242.06	10,001 to 20,000	\$9.37
2"	\$387.29		
3"	\$726.17	over 20,000	\$9.95
4"	\$1,210.28		
6"	\$2,420.56	Purchased Water Passthrough – all usage	\$0.00
8"	\$3,872.90		
10"	\$5,567.29		
12"	\$10,408.42		

Monarch (Villas of Willowbrook) - RATES effective 08-19-2027 (Phase 8 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50	Purchased Water Passthrough – all usage	\$0.00
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Inverness Point Water System) - RATES effective 02-01-2021

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50		
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, Oak Village North, Stage Coach Hills) - RATES Effective 02-01-2021 (Phase 1 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.12	0 to 2,000	\$3.31
5/8"x3/4"			
3/4"	\$81.18	2,001 to 10,000	\$4.82
1"	\$135.30		
1½"	\$270.60		
2"	\$432.96	10,001 to 20,000	\$6.62
3"	\$811.80		
4"	\$1,353.00		
6"	\$2,706.00		
8"	\$4,329.60	over 20,000	\$10.57
10"			
12"			
		Purchased Water Passthrough	

Monarch (Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, Oak Village North, Stage Coach Hills) - RATES Effective 09-24-2021 (Phase 2 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$57.54	0 to 2,000	\$3.51
5/8"x3/4"			
3/4"	\$86.32	2,001 to 10,000	\$5.13
1"	\$143.86		
1½"	\$287.72		
2"	\$460.35	10,001 to 20,000	\$7.03
3"	\$863.15		
4"	\$1,438.58		
6"	\$2,877.16		
8"	\$4,603.45	over 20,000	\$11.24
10"			
12"			
		Purchased Water Passthrough	

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, Oak Village North, Stage Coach Hills) - RATES Effective 08-19-2022 (Phase 3 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$56.41	0 to 2,000	\$4.76
5/8"x3/4"	\$56.41		
3/4"	\$84.62	2,001 to 10,000	\$6.40
1"	\$141.03		
1½"	\$282.05	10,001 to 20,000	\$8.06
2"	\$451.28		
3"	\$846.15	over 20,000	\$11.09
4"	\$1,410.25		
6"	\$2,820.50	Purchased Water Passthrough	
8"	\$4,512.80		
10"	\$6,487.15		
12"	\$12,128.15		

Monarch (Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, Oak Village North, Stage Coach Hills) - RATES Effective 08-19-2023 (Phase 4 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$55.28	0 to 2,000	\$6.00
5/8"x3/4"	\$55.28		
3/4"	\$82.92	2,001 to 10,000	\$7.66
1"	\$138.20		
1½"	\$276.40	10,001 to 20,000	\$9.09
2"	\$442.24		
3"	\$829.20	over 20,000	\$10.93
4"	\$1,382.00		
6"	\$2,764.00	Purchased Water Passthrough	
8"	\$4,422.40		
10"	\$6,357.20		
12"	\$11,885.20		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, Oak Village North, Stage Coach Hills) - RATES Effective 08-19-2024 (Phase 5 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50	Purchased Water Passthrough	
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Enchanted River Estates, Oakview Water System, Rim Rock Ranch, River Bend Estates, Windmill Ranch Subdivision) - RATES Effective 02-01-2021 (Phase 1 of 3) per Docket No. 47736

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$82.88	0 to 2,000	\$5.03
5/8"x3/4"			
3/4"	\$124.32	2,001 to 10,000	\$8.35
1"	\$207.20		
1½"	\$414.40	10,001 to 20,000	\$10.05
2"	\$663.04		
3"	\$1,243.20	over 20,000	\$13.43
4"	\$2,072.00		
6"	\$4,144.00	Purchased Water Passthrough	
8"	\$6,630.40		
10"			
12"			

Monarch (Enchanted River Estates, Oakview Water System, Rim Rock Ranch, River Bend Estates, Windmill Ranch Subdivision) - RATES Effective 09-24-2022 (Phase 2 of 3) per Docket No. 47736

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$91.31	0 to 2,000	\$5.53
5/8"x3/4"			
3/4"	\$136.97	2,001 to 10,000	\$9.19
1"	\$228.28		
1½"	\$456.55	10,001 to 20,000	\$11.06
2"	\$730.48		
3"	\$1,369.65	over 20,000	\$14.78
4"	\$2,282.75		
6"	\$4,565.50	Purchased Water Passthrough	
8"	\$7,304.80		
10"			
12"			

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Enchanted River Estates, Oakview Water System, Rim Rock Ranch, River Bend Estates, Windmill Ranch Subdivision) - RATES Effective 08-19-2022 (Phase 3 of 3)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50	Purchased Water Passthrough	
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park) - RATES effective 02-01-2021 (Phase 1 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$35.93	0 to 2,000	\$3.96
5/8"x3/4"	\$35.93		
3/4"	\$53.89	2,001 to 10,000	\$4.83
1"	\$89.82		
1½"	\$179.63	10,001 to 20,000	\$5.43
2"	\$287.41		
3"	\$538.89	over 20,000	\$5.88
4"	\$898.15		
6"	\$1,796.30	Purchased Water Passthrough	
8"	\$2,874.08		
10"	\$4,131.49		
12"	\$7,724.09		

Monarch (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park) - RATES effective 08-19-2021 (Phase 2 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$40.48	0 to 2,000	\$4.78
5/8"x3/4"	\$40.48		
3/4"	\$60.72	2,001 to 10,000	\$5.86
1"	\$101.21		
1½"	\$202.41	10,001 to 20,000	\$6.60
2"	\$323.86		
3"	\$607.23	over 20,000	\$7.11
4"	\$1,012.05		
6"	\$2,024.10	Purchased Water Passthrough	
8"	\$3,238.56		
10"	\$4,655.43		
12"	\$8,703.63		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park) - RATES effective 08-19-2022 (Phase 3 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$45.04	0 to 2,000	\$5.61
5/8"x3/4"	\$45.04		
3/4"	\$67.56	2,001 to 10,000	\$6.88
1"	\$112.60		
1½"	\$225.19	10,001 to 20,000	\$7.78
2"	\$360.30		
3"	\$675.57	over 20,000	\$8.33
4"	\$1,125.95		
6"	\$2,251.90	Purchased Water Passthrough	
8"	\$3,603.04		
10"	\$5,179.37		
12"	\$9,683.17		

Monarch (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park) - RATES effective 08-19-2023 (Phase 4 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$49.59	0 to 2,000	\$6.43
5/8"x3/4"	\$49.59		
3/4"	\$74.39	2,001 to 10,000	\$7.91
1"	\$123.99		
1½"	\$247.97	10,001 to 20,000	\$8.95
2"	\$396.75		
3"	\$743.91	over 20,000	\$9.56
4"	\$1,239.85		
6"	\$2,479.70	Purchased Water Passthrough	
8"	\$3,967.52		
10"	\$5,703.31		
12"	\$10,662.71		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park) - RATES effective 08-19-2024 (Phase 5 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75		
2"	\$433.20	10,001 to 20,000	\$10.12
3"	\$812.25		
4"	\$1,353.75	over 20,000	\$10.78
6"	\$2,707.50		
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		
		Purchased Water Passthrough	

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Westwood Water System) - RATES effective 02-01-2021 (Phase 1 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$33.71	0 to 2,000	\$1.21
5/8"x3/4"			
3/4"	\$50.57	2,001 to 10,000	\$1.76
1"	\$84.28		
1½"	\$168.55	10,001 to 20,000	\$2.41
2"	\$269.68		
3"	\$505.65	over 20,000	\$3.81
4"	\$842.75		
6"	\$1,685.60	Purchased Water Passthrough	
8"	\$2,696.80		
10"			
12"			

Monarch (Westwood Water System) - RATES effective 08-19-2021 (Phase 2 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$37.12	0 to 2,000	\$2.22
5/8"x3/4"	\$37.12		
3/4"	\$55.68	2,001 to 10,000	\$2.96
1"	\$92.79		
1½"	\$185.58	10,001 to 20,000	\$3.70
2"	\$296.93		
3"	\$556.75	over 20,000	\$4.97
4"	\$927.92		
6"	\$1,855.83	Purchased Water Passthrough	
8"	\$2,969.33		
10"	\$4,268.42		
12"	\$7980.08		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Westwood Water System) - RATES effective 08-19-2022 (Phase 3 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$40.52	0 to 2,000	\$3.22
5/8"x3/4"	\$40.52		
3/4"	\$60.79	2,001 to 10,000	\$4.15
1"	\$101.31		
1½"	\$202.62	10,001 to 20,000	\$4.98
2"	\$324.19		
3"	\$607.85	over 20,000	\$6.13
4"	\$1,013.08		
6"	\$2,026.17	Purchased Water Passthrough	
8"	\$3,241.87		
10"	\$4,660.18		
12"	\$8,712.52		

Monarch (Westwood Water System) - RATES effective 08-19-2023 (Phase 4 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$43.93	0 to 2,000	\$4.23
5/8"x3/4"	\$43.93		
3/4"	\$65.90	2,001 to 10,000	\$5.35
1"	\$109.83		
1½"	\$219.65	10,001 to 20,000	\$6.27
2"	\$351.44		
3"	\$658.95	over 20,000	\$7.30
4"	\$1,098.25		
6"	\$2,196.50	Purchased Water Passthrough	
8"	\$3,514.40		
10"	\$5,051.95		
12"	\$9,444.95		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Westwood Water System) - RATES effective 08-19-2024 (Phase 5 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$47.34	0 to 2,000	\$5.24
5/8"x3/4"	\$47.34		
3/4"	\$71.01	2,001 to 10,000	\$6.54
1"	\$118.34		
1½"	\$236.68	10,001 to 20,000	\$7.55
2"	\$378.69		
3"	\$710.05	over 20,000	\$8.46
4"	\$1,183.42		
6"	\$2,366.83	Purchased Water Passthrough	
8"	\$3,786.93		
10"	\$5,443.72		
12"	\$10,177.38		

Monarch (Westwood Water System) - RATES effective 08-19-2025 (Phase 6 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$50.74	0 to 2,000	\$6.24
5/8"x3/4"	\$50.74		
3/4"	\$76.12	2,001 to 10,000	\$7.74
1"	\$126.86		
1½"	\$253.72	10,001 to 20,000	\$8.84
2"	\$405.95		
3"	\$761.15	over 20,000	\$9.62
4"	\$1,268.58		
6"	\$2,537.17	Purchased Water Passthrough	
8"	\$4,059.47		
10"	\$5,835.48		
12"	\$10,909.82		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Westwood Water System) - RATES effective 08-19-2026 (Phase 7 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50	Purchased Water Passthrough	
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Western Trails Subdivision) - RATES effective 02-01-2021 (Phase 1 of 6)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$29.54	0 to 2,000	\$3.59
5/8"x3/4"	\$29.54		
3/4"	\$44.31	2,001 to 10,000	\$3.87
1"	\$73.85		
1½"	\$147.71	10,001 to 20,000	\$4.07
2"	\$236.33		
3"	\$443.13	over 20,000	\$4.18
4"	\$738.54		
6"	\$1,477.08		
8"	\$2,363.33		
10"	\$3,397.29		
12"	\$6,351.46		

Monarch (Western Trails Subdivision) - RATES effective 08-19-2021 (Phase 2 of 6)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$34.46	0 to 2,000	\$4.32
5/8"x3/4"	\$34.46		
3/4"	\$51.70	2,001 to 10,000	\$4.88
1"	\$86.16		
1½"	\$172.32	10,001 to 20,000	\$5.28
2"	\$275.71		
3"	\$516.95	over 20,000	\$5.50
4"	\$861.58		
6"	\$1,723.17		
8"	\$2,757.07		
10"	\$3,963.28		
12"	\$7,409.62		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Western Trails Subdivision) - RATES effective 08-19-2022 (Phase 3 of 6)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$39.39	0 to 2,000	\$5.06
5/8"x3/4"	\$39.39		
3/4"	\$59.08	2,001 to 10,000	\$5.90
1"	\$98.46		
1½"	\$196.93	10,001 to 20,000	\$6.49
2"	\$315.08		
3"	\$590.78	over 20,000	\$6.82
4"	\$984.63		
6"	\$1,969.25		
8"	\$3,150.80		
10"	\$4,529.28		
12"	\$8,467.78		

Monarch (Western Trails Subdivision) - RATES effective 08-19-2023 (Phase 4 of 6)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$44.31	0 to 2,000	\$5.79
5/8"x3/4"	\$44.31		
3/4"	\$66.46	2,001 to 10,000	\$6.91
1"	\$110.77		
1½"	\$221.53	10,001 to 20,000	\$7.70
2"	\$354.45		
3"	\$664.60	over 20,000	\$8.14
4"	\$1,107.67		
6"	\$2,215.33		
8"	\$3,544.53		
10"	\$5,095.27		
12"	\$9,525.93		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Western Trails Subdivision) - RATES effective 08-19-2024 (Phase 5 of 6)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$49.23	0 to 2,000	\$6.52
5/8"x3/4"	\$49.23		
3/4"	\$73.84	2,001 to 10,000	\$7.92
1"	\$123.07		
1½"	\$246.14	10,001 to 20,000	\$8.91
2"	\$393.83		
3"	\$738.43	over 20,000	\$9.46
4"	\$1,230.71		
6"	\$2,461.42		
8"	\$3,938.27		
10"	\$5,661.26		
12"	\$10,584.09		

Monarch (Western Trails Subdivision) - RATES effective 08-19-2025 (Phase 6 of 6)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50		
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Dal-High Water System) - RATES effective 02-01-2021 (Phase 1 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$20.77	0 to 2,000	\$0.91
5/8"x3/4"	\$20.77		
3/4"	\$31.15	2,001 to 10,000	\$2.43
1"	\$51.92		
1½"	\$103.84	10,001 to 20,000	\$2.58
2"	\$166.15		
3"	\$311.53	over 20,000	\$2.66
4"	\$519.22		
6"	\$1,038.44	Purchased Water Pass-through	
8"	\$1,661.50		
10"	\$2,388.41		
12"	\$4,465.28		

Monarch (Dal-High Water System) - RATES effective 08-19-2021 (Phase 2 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$25.54	0 to 2,000	\$1.81
5/8"x3/4"	\$25.54		
3/4"	\$38.31	2,001 to 10,000	\$3.36
1"	\$63.84		
1½"	\$127.69	10,001 to 20,000	\$3.66
2"	\$204.30		
3"	\$383.06	over 20,000	\$3.82
4"	\$638.44		
6"	\$1,276.88	Purchased Water Pass-through	
8"	\$2,043.00		
10"	\$2,936.81		
12"	\$5,490.56		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Dal-High Water System) - RATES effective 08-19-2022 (Phase 3 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$30.31	0 to 2,000	\$2.72
5/8"x3/4"	\$30.31		
3/4"	\$45.46	2,001 to 10,000	\$4.29
1"	\$75.77		
1½"	\$151.53	10,001 to 20,000	\$4.73
2"	\$242.45		
3"	\$454.59	over 20,000	\$4.98
4"	\$757.66		
6"	\$1,515.31	Purchased Water Pass- through	
8"	\$2,424.50		
10"	\$3,485.22		
12"	\$6,515.84		

Monarch (Dal-High Water System) - RATES effective 08-19-2023 (Phase 4 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$35.08	0 to 2,000	\$3.63
5/8"x3/4"	\$35.08		
3/4"	\$52.61	2,001 to 10,000	\$5.22
1"	\$87.69		
1½"	\$175.38	10,001 to 20,000	\$5.81
2"	\$280.60		
3"	\$526.13	over 20,000	\$6.14
4"	\$876.88		
6"	\$1,753.75	Purchased Water Pass- through	
8"	\$2,806.00		
10"	\$4,033.63		
12"	\$7,541.13		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Dal-High Water System) - RATES effective 08-19-2024 (Phase 5 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$39.84	0 to 2,000	\$4.53
5/8"x3/4"	\$39.84		
3/4"	\$59.77	2,001 to 10,000	\$6.14
1"	\$99.61		
1½"	\$199.22	10,001 to 20,000	\$6.89
2"	\$318.75		
3"	\$597.66	over 20,000	\$7.30
4"	\$996.09		
6"	\$1,992.19	Purchased Water Pass-through	
8"	\$3,187.50		
10"	\$4,582.03		
12"	\$8,566.41		

Monarch (Dal-High Water System) - RATES effective 08-19-2025 (Phase 6 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$44.61	0 to 2,000	\$5.44
5/8"x3/4"	\$44.61		
3/4"	\$66.92	2,001 to 10,000	\$7.07
1"	\$111.53		
1½"	\$223.06	10,001 to 20,000	\$7.97
2"	\$356.90		
3"	\$669.19	over 20,000	\$8.46
4"	\$1,115.31		
6"	\$2,230.63	Purchased Water Pass-through	
8"	\$3,569.00		
10"	\$5,130.44		
12"	\$9,591.69		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Dal-High Water System) - RATES effective 08-19-2026 (Phase 7 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$49.38	0 to 2,000	\$6.34
5/8"x3/4"	\$49.38		
3/4"	\$74.07	2,001 to 10,000	\$8.00
1"	\$123.45		
1½"	\$246.91	10,001 to 20,000	\$9.04
2"	\$395.05		
3"	\$740.72	over 20,000	\$9.62
4"	\$1,234.53		
6"	\$2,469.06	Purchased Water Pass- through	
8"	\$3,950.50		
10"	\$5,678.84		
12"	\$10,616.97		

Monarch (Dal-High Water System) - RATES effective 08-19-2027 (Phase 8 of 8)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50	Purchased Water Pass- through	
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Oak Terrace Estates Water System) - RATES effective 02-01-2021 (Phase 1 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$46.16	0 to 2,000	\$4.06
5/8"x3/4"	\$46.16		
3/4"	\$69.24	2,001 to 10,000	\$4.48
1"	\$115.41		
1½"	\$230.81	10,001 to 20,000	\$4.78
2"	\$369.30		
3"	\$692.44	over 20,000	\$4.95
4"	\$1,154.06		
6"	\$2,308.13	Purchased Water Passthrough – all usage	
8"	\$3,693.00		
10"	\$5,308.69		
12"	\$9,924.94		

Monarch (Oak Terrace Estates Water System) - RATES effective 08-19-2021 (Phase 2 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.83	0 to 2,000	\$5.13
5/8"x3/4"	\$48.83		
3/4"	\$73.24	2,001 to 10,000	\$5.97
1"	\$122.06		
1½"	\$244.13	10,001 to 20,000	\$6.56
2"	\$390.60		
3"	\$732.38	over 20,000	\$6.89
4"	\$1,220.63		
6"	\$2,441.25	Purchased Water Passthrough – all usage	
8"	\$3,906.00		
10"	\$5,614.88		
12"	\$10,497.38		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Oak Terrace Estates Water System) - RATES effective 08-19-2022 (Phase 3 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$51.49	0 to 2,000	\$6.19
5/8"x3/4"	\$51.49		
3/4"	\$77.23	2,001 to 10,000	\$7.45
1"	\$128.72		
1½"	\$257.44	10,001 to 20,000	\$8.34
2"	\$411.90		
3"	\$772.31	over 20,000	\$8.84
4"	\$1,287.19		
6"	\$2,574.38	Purchased Water Passthrough – all usage	
8"	\$4,119.00		
10"	\$5,921.06		
12"	\$11,069.81		

Monarch (Oak Terrace Estates Water System) - RATES effective 08-19-2023 (Phase 4 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50	Purchased Water Passthrough – all usage	
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Huntington Estates) - RATES effective 02-01-2021 (Phase 1 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$46.88	0 to 2,000	\$4.18
5/8"x3/4"	\$46.88		
3/4"	\$70.31	2,001 to 10,000	\$5.68
1"	\$117.19		
1½"	\$234.38	10,001 to 20,000	\$7.26
2"	\$375.00		
3"	\$703.13	over 20,000	\$10.25
4"	\$1,171.88		
6"	\$2,343.75	Purchased Water Passthrough	
8"	\$3,750.00		
10"	\$5,390.63		
12"	\$10,078.13		

Monarch (Huntington Estates) - RATES effective 08-19-2021 (Phase 2 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$49.30	0 to 2,000	\$5.20
5/8"x3/4"	\$49.30		
3/4"	\$73.95	2,001 to 10,000	\$6.77
1"	\$123.25		
1½"	\$246.50	10,001 to 20,000	\$8.21
2"	\$394.40		
3"	\$739.50	over 20,000	\$10.43
4"	\$1,232.50		
6"	\$2,465.00	Purchased Water Passthrough	
8"	\$3,944.00		
10"	\$5,669.50		
12"	\$10,599.50		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Huntington Estates) - RATES effective 08-19-2022 (Phase 3 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$51.73	0 to 2,000	\$6.23
5/8"x3/4"	\$51.73		
3/4"	\$77.59	2,001 to 10,000	\$7.85
1"	\$129.31		
1½"	\$258.63	10,001 to 20,000	\$9.17
2"	\$413.80		
3"	\$775.88	over 20,000	\$10.60
4"	\$1,293.13		
6"	\$2,586.25	Purchased Water Passthrough	
8"	\$4,138.00		
10"	\$5,948.38		
12"	\$11,120.88		

Monarch (Huntington Estates) - RATES effective 08-19-2023 (Phase 4 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50	Purchased Water Passthrough	
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Shaded Lane Estates, Chisholm Hills Estates, Coyote Ridge Addition, Hills of Oliver Creek, Acton Water Royal Oaks, Sage Brush Estates, Sky View Ranch Estates, Windmill Trail) - RATES effective 02-01-2021 (Phase 1 of 2)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$57.08	0 to 2,000	\$5.63
5/8"x3/4"	\$57.08		
3/4"	\$85.61	2,001 to 10,000	\$6.47
1"	\$142.69		
1½"	\$285.38	10,001 to 20,000	\$8.81
2"	\$456.60		
3"	\$856.13	over 20,000	\$9.14
4"	\$1,426.88		
6"	\$2,853.75		
8"	\$4,566.00		
10"	\$6,563.63		
12"	\$12,271.13		

Monarch (Shaded Lane Estates, Chisholm Hills Estates, Coyote Ridge Addition, Hills of Oliver Creek, Acton Water Royal Oaks, Sage Brush Estates, Sky View Ranch Estates, Windmill Trail) - RATES effective 08-19-2021 (Phase 2 of 2)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50		
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

SECTION 1.0 RATE SCHEDULE (continued)

Income Qualified Elderly Customers 65 years of age or older

Effective Date: 02-01-2021

Meter Size	Monthly Minimum Charge (includes 0 gallons)	Gallonage Charge
5/8"	\$34.15	\$7.25 per 1,000 gallons from 0 to 2,000 gallons \$8.93 per 1,000 gallons from 2,001 to 10,000 gallons \$10.12 per 1,000 gallons from 10,001 to 20,000 gallons \$10.78 per 1,000 from 20,001 and thereafter

SECTION 1.0 RATE SCHEDULE (continued)

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

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

Cash X, Check X, Money Order X, MasterCard X, Visa X, Electronic Fund Transfer X
 THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENT MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTS. AT THE CUSTOMER'S OPTION, ANY BILLING TRANSACTION OR COMMUNICATION MAY BE PERFORMED ON THE INTERNET. THIS INCLUDES THE UTILITY SENDING PAPERLESS BILLS BY EMAIL.

Section 1.02 - Miscellaneous Fees

TAP FEE \$1,470.00
 TAP FEE IS BASED ON THE AVERAGE OF THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR STANDARD RESIDENTIAL CONNECTION OF 5/8" METER PLUS UNIQUE COSTS.

TAP FEE (unique costs permitted by PUC rule)..... Actual Cost
 FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS.

LARGE METER TAP FEE Actual Cost
 TAP FEE IS BASED ON THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METERS LARGER THAN STANDARD 5/8 " METERS.

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) Non-payment of bill..... \$25.00
- b) Customer's request..... \$50.00

Or other reasons listed under section 2.0 of this tariff

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 10% of the delinquent bill
 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..... \$50.00

CUSTOMER DEPOSIT – NON-RESIDENTIAL..... 1/6TH EST. ANNUAL BILL

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.

SEASONAL RECONNECTION FEE

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

SECTION 1.0 RATE SCHEDULE (continued)

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

METER CONVERSION FEE Actual cost to convert 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.

LINE EXTENSION AND CONSTRUCTION CHARGES:
 REFER TO SECTION 2.12 SPECIFIC UTILITY SERVICE RULES AND SECTION 3.02 UTILITY SPECIFIC EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES.

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE CLAUSE:
 INCREASES IN INSPECTION FEES AND WATER TESTING COSTS IMPOSED BY STATE OR FEDERAL LAW MAY BE PASSED THROUGH AS AN ADJUSTMENT TO THE MONTHLY BASE RATE CHARGE UNDER THE TERMS AND CONDITIONS OF 16 TAC § 24.25(b)(2)(G) AFTER NOTICE TO CUSTOMERS AND UPON WRITTEN APPROVAL BY THE PUC.

SUPPLEMENTAL EMERGENCY SERVICE FEE
 APPLICABLE TO NONRESIDENTIAL WATER SERVICE CUSTOMERS THAT REQUIRE SUPPLEMENTAL SERVICE OVER AND ABOVE THEIR EXISTING WATER SERVICE FROM TIME TO TIME. USAGE TO BE DETERMINED BY CUSTOMER. THE MINIMUM DIAMETER FOR SUPPLEMENTAL SERVICE METER SHALL BE 2 INCHES.

MONTHLY SUPPLEMENTAL SERVICE RATE \$14.64
 PER INCH DIAMETER OF SERVICE CONNECTION PIPE AND USAGE IS BILLED AT HIGHEST TIER.

DAMAGE OR SERVICE DIVERSION FEE \$100.00
 ONE TIME PENALTY FOR TAMPERING WITH OR DAMAGING A SEWER SERVICE CONNECTION, OR ANY APPURTENANCE THERETO, INCLUDING PUMPS OR SERVICE DIVERSION.

WATER PASS-THROUGH GALLONAGE CHARGE ADJUSTMENT:
 CHANGES IN FEES IMPOSED BY ANY NON-AFFILIATED THIRD PARTY WATER SUPPLIER OR UNDERGROUND WATER DISTRICTS HAVING JURISDICTION OVER THE UTILITY SHALL BE CHARGED THROUGH THE WATER PASS-THROUGH GALLONAGE CHARGE ADJUSTED ANNUALLY ACCORDING TO THE FOLLOWING TRUE-UP FORMULA INTENDED TO BALANCE REVENUE FROM THE CHARGE AGAINST ACTUAL PAYMENTS AND COLLECTIONS FROM THE PRIOR YEAR:

$$WPC = ((TAC - BAC) + TUC) / TWS$$

Where:

- TAC = Total Annual Costs for 12-month period
- BAC = Baseline Annual Purchased Water Costs from last Rate Application
- TUC = True-up Costs either Over Collections or Under Collections
- TWS = Total Water Sales for 12 months

The WPC must be trued 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(h).

SECTION 1.0 RATE SCHEDULE (continued)

TEMPORARY WATER RATE:

Unless otherwise superseded by PUC 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:

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

Where:

TGC = temporary gallonage charge

cgc = current gallonage charge

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

pr = percentage of revenues to be recovered expressed as a decimal fraction. For this tariff, pr 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).

METER TAMPERING, DAMAGE OR SERVICE DIVERSION PENALTY:

ONE TIME PENALTY PER OCCURRENCE FOR TAMPERING WITH OR DAMAGING A WATER METER OR ANY APPURTENANCE THERETO INCLUDING LOCKS AND METER BOXES OR SERVICE DIVERSION OF ONE HUNDRED DOLLARS (\$100.00).

FRANCHISE FEE PASS-THROUGH CLAUSE:

Charges a municipality makes for use of streets and alleys pursuant to Tax Code §182.025 or other applicable state law not to exceed 2% or the actual amount charged by the municipality shall be passed through utility-wide as an adjustment to the water gallonage charge according to the following formula:

$$AG = G + B,$$

Where:

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

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

B = projected franchise fees payable (per 1,000 gallons).

SURCHARGE FOR RATE-CASE EXPENSE (Docket No. 47736):

To be collected from all ratepayers subject to Commission Docket No. 47736, in the following systems: Enchanted River Estates, Oakview Water System, Rim Rock, River Bend, Windmill Ranch Subdivision, Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Park, Oak Village North, Stage Coach Hills, Huntington Estates, Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dale, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park, Vista Hills, Woodhaven Mobile Home Park, Windwood Oaks Water System. It will be collected through a monthly surcharge of \$4.56 per connection. The monthly surcharge shall cease when \$330,000 has been recovered. If the full amount of \$330,000 has not been recovered by May 31, 2022, bills rendered after June 1, 2022, shall continue to contain a surcharge not to exceed \$4.56 until the remaining balance per connection is collected.

SECTION 2.0 - SERVICE RULES AND REGULATIONS

Section 2.01 – Rules

The Utility will have the most current Public Utility Commission of Texas (PUC or Commission) Chapter 24 Rules 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 2.02 - Application for and Provision of 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) and will be signed by the applicant before water service is provided by the Utility. A separate application or contract will be made for each service location.

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.

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

The customer will be responsible for furnishing and laying the necessary customer service pipe from the meter location to the place of consumption. Customers may be required to install a customer owned cut-off valve on the customer's side of the meter or connection.

Section 2.03 - 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 2.04 - 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 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 that 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.

SECTION 2.0 - SERVICE RULES AND REGULATIONS (continued)

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 residential customer who has paid 18 consecutive billings without being delinquent. Deposits from non-residential customers may be held as long as that customer takes service.

Section 2.05 - Meter Requirements, Readings, and Testing

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

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

Meter tests. The Utility will, upon the request of a customer, and, if the customer so desires, in his or her presence or in that of his or her authorized representative, make without charge a test of the accuracy of the customer's meter. If the customer asks to observe the test, the test will be made during the Utility's normal working hours at a time convenient to the customer. Whenever possible, the test will be made on the customer's premises, but may, at the Utility's discretion, be made at the Utility's testing facility. If within a period of two years the customer requests a new test, the Utility will make the test, but if the meter is found to be within the accuracy standards established by the American Water Works Association, the Utility will charge the customer a fee that reflects the cost to test the meter up to a maximum \$25 for a residential customer. Following the completion of any requested test, the Utility will promptly advise the customer of the date of removal of the meter, the date of the test, the result of the test, and who made the test.

Section 2.06 - Billing

Bills from the Utility will be mailed monthly unless otherwise authorized by the PUC. The due date of the bills for utility service will be at least sixteen (16) days from the date of issuance. If the customer is a state agency, the due date for the bill may not be less than 30 days after issuance, unless otherwise agreed to by the agency. The postmark on the bill or, if there is no postmark on the bill, the recorded date of mailing by the Utility will constitute proof of the date of issuance. At the customer's option, bills may be sent in a paperless, electronic form by email. The date of the email will constitute the date of issuance. Payment for utility service is delinquent if full payment, including late fees and the regulatory assessment, is not received at the Utility or the Utility's authorized payment agency by 5:00 p.m. on the due date. If the due date falls on a holiday or weekend, the due date for payment purposes will be the next workday after the due date.

A late penalty of 10% of the delinquent bill will be charged on bills received after the due date. The penalty on delinquent bills will not be applied to any balance to which the penalty was applied in a previous billing. The Utility must maintain a record of the date of mailing to charge the late penalty.

Each bill will provide all information required by the PUC Rules. For each of the systems it operates, the Utility will maintain and note on the monthly bill a telephone number (or numbers) which may be reached by a local call by customers.

At the Utility's option, a toll-free telephone number or the equivalent may be provided.

Docket No. 50944

SECTION 2.0 – SERVICE RULES AND REGULATIONS (continued)

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

Section 2.07 - Service Disconnection

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

The Utility may offer a deferred payment plan to a customer who cannot pay an outstanding bill in full and is willing to pay the balance in reasonable installments. However, a customer's utility service may be disconnected if a bill has not been paid or a deferred payment agreement has not been entered into within 30 days from the date of issuance of a bill and if proper notice of termination has been given.

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

Section 2.08 - Reconnection of Service

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

Utility personnel must be available to collect payments and to reconnect service on the day of and the day after any disconnection of service unless service was disconnected at the customer's request or due to a hazardous condition.

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

Section 2.09 - Service Interruptions

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

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

Section 2.10 - Quality of Service

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

Section 2.11 - Customer Complaints and Disputes

If a customer or applicant for service lodges a complaint, the Utility will promptly make a suitable investigation and advise the complainant of the results. Service will not be disconnected pending completion of the investigation. If the complainant is dissatisfied with the Utility's response, the Utility

SECTION 2.0 – SERVICE RULES AND REGULATIONS (continued)

must advise the complainant that he has recourse through the PUC complaint process. Pending resolution of a complaint, the Commission may require continuation or restoration of service.

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

SECTION 2.20 – SPECIFIC UTILITY SERVICE RULES AND REGULATIONS

This section contains specific utility service rules in addition to the rules previously listed under Section 2.0. It must be reviewed and approved by the Commission and in compliance with PUC Rules to be effective.

The Utility adopts the administrative rules of the PUC, as the same may be amended from time to time, as its company specific service rules and regulations. These rules will be kept on file at the Company's offices for customer inspection during regular business hours. In the event of a conflict between the PUC's amended rules and the provisions of this tariff, the amended rules shall prevail. Where necessary, any conflicting provision of this tariff shall be deemed to have been superseded by the PUC rule in question to the degree that the Utility may conduct its lawful business in conformance with all requirements of said rule.

All references in Utility's tariff, service contracts, or PUC rules shall mean the Utility's offices at 12535 Reed Road, Sugar Land, TX 77478. Customers may make payments, apply for service, and report service problems at the office. Use of the term "business office" shall refer to this office.

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

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

Customers shall 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 must install customer-owned and -maintained cutoff valves on their side of the meter.

No water connection from any public drinking water supply system shall be made to any establishment where an actual or potential contamination or system hazard exists without an air gap separation between the drinking water supply and the source of potential contamination. The containment air gap is sometimes impractical and, instead, reliance must be placed on individual "internal" air gaps or mechanical backflow prevention devices.

Under these conditions, additional protection shall be required at the meter in the form of a backflow prevention device (in accordance with AWWA Standards C510 and C511, and AWWA Manual M14) on those establishments handling substances deleterious or hazardous to the public health. The water purveyor need not require backflow protection at the water service entrance if an adequate cross-connection control program is in effect that includes an annual inspection and testing by a certified backflow prevention device tester. It will be the responsibility of the water purveyor to ensure that these requirements are met.

Customer shall be liable for any damage or injury to utility-owned property or personnel shown to be caused by the customer, his invitees, his agents, his employees, or others directly under his control.

Limitation on Product/Service Liability - Public water utilities are required to deliver water to the customer's side of the meter or service connection that meets the potability and pressure standards of the TCEQ. The Utility will not accept liability for any injury or damage to individuals or their property

SECTION 2.20 – SPECIFIC UTILITY SERVICE RULES AND REGULATIONS (continued)

occurring on the customer's side of the meter when the water delivered meets these state standards. The Utility makes no representations or warranties (expressed or implied) that customer's appliances will not be damaged by disruptions of or fluctuations in water service whatever the cause.

The Utility will not accept liability for injuries or damages to persons or property due to disruption of water service caused by: (1) acts of God, (2) acts of third parties not subject to the control of the Utility if the Utility has undertaken such preventive measures as are required by PUC rules, (3) electrical power failures in water systems not required by TCEQ rule to have auxiliary power supplies, or (4) termination of water service pursuant to the Utility's tariff and the PUC's rules. The Utility is not required by law and does not provide fire prevention or fire-fighting services. The Utility therefore does not accept liability for fire-related injuries or damages to persons or property caused or aggravated by the availability (or lack thereof) of water or water pressure (or lack thereof) during fire emergencies. The Utility will accept liability for any injury or damage to individuals or their property directly caused by defective utility plant (leaking water lines or meters) or the repairs to or construction of the Utility's facilities.

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, the Utility and the applicant will select such engineer, 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 TCEQ minimum design criteria for water production, treatment, pumping storage and transmission.

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 entitled to a written explanation of such costs before 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 have the 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.

Tap fees may be increased by unique costs not normally incurred as may be permitted by 16 TAC § 24.163(a)(1)(C).

The Utility adopts the Uniform Plumbing Code pursuant to 30 TAC § 290.46(i). The piping and other equipment on the premises furnished by the customer will be maintained by the customer at all times in conformity with the requirements of the TCEQ, the Uniform Plumbing Code and with the service rules and regulations of the Utility. The customer will bring out his service line to his property line at the point on the customer's property mutually acceptable to the customer and the Utility subject to such requirements as may exist by PUC rule. No water service smaller than 5/8" will be connected. No pipe or pipe fitting which contains more than 8.0% lead can be used for the installation or repair of plumbing at any connection, which provides water for human use. No solder or flux, which contains more than 0.2% lead, can be used at any connection that provides water for human use.

Docket No. 50944

SECTION 2.20 – SPECIFIC UTILITY SERVICE RULES AND REGULATIONS (continued)

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

Threats to or assaults upon Utility personnel shall result in criminal prosecution.

Except in cases where the customer has a contract with the Utility for reserve or auxiliary service, no other water service will be used by the customer on the same installation in conjunction with the Utility's service, either by means of a crossover valve or any other connection. Customer shall not connect, or allow any other person or party to connect, onto any water lines on his premises. Two places shall not be permitted to be supplied with one service pipe where there is a water main abutting the premises.

No connection shall be allowed which allows water to be returned to the public drinking water supply. No backflow prevention device shall be permitted to be installed in the customer's plumbing without notice to and written permission from the Utility. Any backflow prevention devices so installed shall be inspected annually by a licensed backflow prevention device inspector or appropriately licensed plumber and a written report of such inspection delivered to the Utility.

No application, agreement, or contract for service may be assigned or transferred without the written consent of the Utility.

It is agreed and understood that any and all meters, water lines, and other equipment furnished by the Utility (excepting the customer's individual service lines from the point of connection to customer's structures on customer's premises) are and shall remain the sole property of the Utility, and nothing contained herein or in a contract/application for service shall be construed to reflect a sale or transfer of any such meters, lines, or equipment to any customer. All tap and extension charges shall be for the privilege of connecting to said water lines and for installation, not purchase, of said meters and lines.

Applicants for service at new consuming facilities or facilities which have undergone extensive plumbing modifications are required to deliver to the Utility a certificate that their facilities have been inspected by a state-licensed inspector and that they are in compliance with all applicable plumbing codes and are free of potential hazards to public health and safety. Service may be denied until the certificate is received or any identified violations or hazards are remedied. The Utility is not required to perform these inspections for the applicant/customer, but will assist the applicant/customer to locate and obtain the services of a licensed inspector in a timely manner. When potential sources of contamination are identified which, in the opinion of the inspector or the Utility, require the installation of a state-approved backflow prevention device, such backflow prevention device shall be installed on the customer's service line or other necessary plumbing facilities by an appropriately licensed plumber/backflow prevention device specialist at the customer's expense. The backflow prevention

SECTION 2.20 – SPECIFIC UTILITY SERVICE RULES AND REGULATIONS (continued)

device shall be maintained by the customer at his expense and inspected annually by a licensed inspector. Copies of the annual inspection report must be provided to the Utility. Failure to comply with this requirement may constitute grounds for termination of water service with notice.

All customers or service applicants shall provide access to meters and Utility cutoff valves at all times reasonably necessary to conduct ordinary utility business and after normal business hours as needed to protect and preserve the integrity of the public drinking water supply. Access to meters and cutoff valves shall be controlled by the provisions of 16 TAC § 24.169(c).

Where necessary to serve an applicant's property, the Utility may require the applicant to provide it a permanent recorded public utility easement on and across the applicant's real property sufficient to provide service to that applicant.

Service applicants may be required to comply with any pre-condition to receiving service not printed herein as may exist under TCEQ rule (customer service, health and safety, water conservation, or environmental), USEPA rule, TWDB rule, local water or conservation district rule or health department rule. Existing customers shall be required to comply with such rules, including modification of their plumbing and/or consumption patterns, after notice."

SECTION 3.0 STANDARD EXTENSION POLICY

Section 3.01 - Standard Extension Requirements

LINE EXTENSION AND CONSTRUCTION CHARGES. No contribution in aid of construction may be required of any customer except as provided for in this approved extension policy.

The customer will be given an itemized statement of the costs, options such as rebates to the customer, sharing of construction costs between the Utility and the customer, or sharing of costs between the customer and other applicants before beginning construction.

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

COST UTILITIES SHALL BEAR. Within its certificate area, the Utility will pay the cost of the first 200 feet of any water main or distribution line necessary to extend service to an individual residential customer within a platted subdivision. However, if the residential customer requesting service purchased the property after the developer was notified of the need to provide facilities to the Utility, the Utility may charge for the first 200 feet. The Utility must also be able to document that the developer of the subdivision refused to provide facilities compatible with the Utility's facilities in accordance with the Utility's approved extension policy after receiving a written request from the Utility.

Developers may be required to provide contributions in aid of construction in amounts to furnish the system with all facilities necessary to comply with the TCEQ's Rules.

SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY

Section 3.20 - Specific Utility Extension Policy

This section contains the Utility's specific extension policy that complies with the requirements already stated under Section 3.01. It must be reviewed and approved by the Commission and in compliance with PUC Rules to be effective.

Residential customers not covered under Section 3.01 will be charged the equivalent of the costs of extending service to their property from the nearest transmission or distribution line even if that line does not have adequate capacity to serve the customer. However, if the customer places unique, non-standard service demands upon the system, the customer may be charged the full cost of extending service to and throughout their property, including the cost of all necessary transmission and storage facilities necessary to meet the service demands anticipated to be created by that property.

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

The Utility adopts the administrative rules of the PUC, as amended from time to time, as its Company specific extension policy. These rules will be kept on file at the Company's business office for customer inspection during normal business hours. In the event of a conflict between the PUC's amended rules and the provisions of this tariff, the amended rules shall prevail. Where necessary, any conflicting provision of this tariff shall be deemed to have been superseded by the PUC rule in question to the degree that the Utility may conduct its lawful business in conformance with all requirements of said rule.

When an individual residential applicant requires an extension of a main line beyond 200 feet, the charge to that applicant shall be the actual cost of such extension in excess of 200 feet, plus the applicable tap fee plus such other approved costs as may be provided in this tariff and/or PUC rules.

Residential tap fees may be increased by other unique costs not normally incurred as permitted by PUC rule. Larger meter taps shall be made at actual cost associated with that tap which shall include such extraordinary expenses.

Any service extension to a subdivision (recorded or unrecorded) may be subject to the provisions and restrictions of 16 TAC § 24.163 and this tariff. When a developer wishes to extend the system to prepare to service multiple new connections, the charge shall be the cost of such extension, plus a pro-rata charge based upon the capacities of production, transmission, storage, pumping and treatment facilities, compliant with the TCEQ minimum design criteria, which must be committed to such extension. As provided by 16 TAC § 24.163(d)(4), for purposes of this section, commercial, industrial, and wholesale customers shall be treated as developers.

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

Unless expressly exempted by PUC rule or order, each point of use (as defined by 16 TAC § 24.3) must be individually metered.

SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

The imposition of additional extension costs or charges as provided by Sections 2.12 and 3.02 of this tariff shall be subject to appeal as provided in this tariff, PUC rules, or the rules of such other regulatory authority as may have jurisdiction over the Utility's rates and services. Any applicant required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be entitled to a written explanation of such costs before payment and/or commencement of construction. If the applicant does not believe that these costs are reasonable or necessary, the applicant shall have the 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 property(ies) is located. Unless the PUC or other regulatory authority enters interlocutory orders to the contrary, service to the applicant may be delayed until such appeal is resolved.

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

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

The Utility is not required to extend service to any applicant outside of its certificated service area and will only do so, at the Utility's sole option, under terms and conditions mutually agreeable to the Utility and the applicant and upon extension of the Utility's certificated service area boundaries by the PUC. Service applicants may be required to bear the cost of the service area amendment.

A "qualified service applicant" is an applicant who has: (1) met all of the Utility's requirements of service contained in this tariff, PUC rules and/or PUC order, (2) has made all payments for tap fees and extension charges, (3) has provided all necessary easements and rights-of-way necessary to provide service to the requested location, including staking said easements or rights-of-way where necessary, (4) delivered an executed customer service inspection certificate to the Utility and (5) has executed a customer service application for each location to which service is being requested.

Where a new tap or service connection is required, the service applicant shall be required to submit a written service application and request that a tap is made. The tap request must be accompanied with a plat, map, diagram, or written metes and bounds description of precisely where the applicant desires each tap or service connection is to be made and, if necessary, where the meter is to be installed along the applicant's property line.

The actual point of connection and meter installation must be readily accessible to Utility personnel for inspection, servicing, and meter reading while being reasonably secure from damage by vehicles and mowers. If the Utility has more than one main adjacent to the service applicant's property, the tap or service connection will be made to the Utility's near service main with adequate capacity to service the

SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

applicant's full potential service demand. If the tap or service connection cannot be made at the applicant's desired location, it will be made at another location mutually acceptable to the applicant and the Utility. If no agreement on location can be made, applicant may refer the matter to the PUC for resolution. Unless otherwise ordered by the PUC, the tap or service connection will not be made until the location dispute is resolved.

The Utility shall require a developer (as defined by PUC rule) to provide permanent recorded public utility easements as a condition of service to any location within the developer's property. The Developer shall be required to obtain all necessary easements and rights-of-way required to extend the Utility's existing service facilities from their nearest point with adequate service capacity (as prescribed by TCEQ rules and local service conditions) to and throughout the Developer's property. The easements shall be sufficient to allow the construction, installation, repair, maintenance, testing, and replacement of any and all utility plant necessary to provide continuous and adequate service to each and every potential service location within the property at full occupancy. Unless otherwise restricted by law, well plant sites shall convey with unrestricted rights to produce water for public drinking water supply. Developers shall be required to provide sanitary control easements acceptable to the TCEQ for each water well site to be located within their property or otherwise being obtained to serve their property. Unless otherwise agreed to by the Utility, pipe line right-of-way easements must be at least 15 feet wide to allow adequate room to facilitate backhoe and other heavy equipment operation and meters. Easements must be provided for all production, storage, treatment, pressurization, and disposal sites that are sufficient to construct and maintain all weather roads as prescribed by TCEQ rules. All easements shall be evidenced, at Developer's expense, by recorded county-approved subdivision plat or by specific assignment supported by metes and bounds survey from a surveyor licensed by the State of Texas.

Before the extension of utility service to developers (as defined by PUC rules) or new subdivisions, the Developer shall comply with the following:

(a) The Developer shall make a written request for service to property that is to be subdivided and developed. The Developer shall submit to the Utility a proposed plat on a scale of one inch (1") to two hundred feet (200') for review and determination of required easements, utility plant, and plant location. If sewer service is requested, the plat must contain elevation data. A reconcilable deposit in an amount set by the Utility may be required to cover preliminary engineering, legal, and copy cost to be incurred by the Utility in reviewing and planning to meet this service request. The plat and/or accompanying information shall identify the type, location, and number of houses and other planned structures that will be requiring utility service. If other than residential structures are to be located on the property, all other types of anticipated businesses and their service demands shall be identified with specificity. All areas requiring special irrigation and/or other unique water demands must be identified. To the extent reasonably possible, this information must be precise so that adequate facilities can be designed and constructed to meet all future service demands without hazard to the public, other utility customers, and/or the environment.

(b) After the requirements of easements and rights-of-way have been determined, a red line copy will be returned by the Utility to the Developer for final plat preparation.

(c) Copies of all proposed plats and plans must be submitted to the Utility before their submission to the County for approval to ensure that they are compatible with the adequate long-term utility needs of potential service customers. Copies will be returned after review by the Utility so that necessary changes may be incorporated into the Developer's final submitted plat(s) and plans.

(d) The Utility shall be provided with three (3) certified copies of the final plat(s) approved

SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

by the County Commissioners Court. At this time, the Utility will begin engineering the facilities necessary to serve the property. Plans and specifications will be prepared and submitted to the TCEQ by the Utility if required by law. If further plat or plans changes are necessary to accommodate the specific service needs of the property and the anticipated customer demands, the Developer will be so notified. Plat amendments must be obtained by the Developer. The Developer shall be notified when all required TCEQ or other governmental approvals or permits have been received. No construction of utility plant that requires prior TCEQ plans approval shall be commenced until that approval has been received by the Utility and any conditions imposed by the TCEQ in association with its approvals have been satisfied.

(e) The Developer shall be required to post bond or escrow the funds necessary to construct all required Utility system extensions, except individual taps, meters, and water connections, required to serve the property. Construction shall not commence until funds are available. If the construction is to be done in coordination with the phased development of the property, funds must be provided in advance which are sufficient to complete each phase. No phase or facilities for any phase shall be constructed before the bonding or escrowing of all funds associated with that phase.

(f) At the sole option of the Utility, the Developer may be required to execute a Developer Extension Agreement setting forth all terms and conditions of extending service to their property including all contributions in aid of construction and developer reimbursements, if any.

(g) The Utility may require the Developer to commence construction of subdivision improvements within three (3) months of utility plans approval or the Utility may abate its construction activities until full development construction begins. If the Developer stops construction of subdivision improvements for any purpose, the Utility may abate its construction for a similar period.

(h) As soon as the roads are rough cut and before paving, extension lines will need to be constructed at each road crossing. The Developer must notify the Utility sufficiently in advance of this development stage to allow for the necessary Utility construction without disruption to other service operations of the Utility. Failure to provide adequate advance notice and cooperation in the construction of necessary utility plant may result in additional delays in obtaining service to the property. The Developer shall be required to pay for all additional costs of road boring or other remedial construction necessary to install adequate utility plant throughout the affected property.

(i) The Developer, not the Utility, shall insure that Developer's employees, agents, contractors, and others under its control coordinate their work or construction throughout the property with the Utility to insure the orderly and timely construction of all utility plant necessary to serve the public.

Within its certificated area, the Utility shall bear the cost of the first 200 feet of any water main or sewer collection line necessary to extend service to an individual residential service applicant within a platted subdivision unless the Utility can document:

(a) that the Developer of the subdivision refused to provide facilities compatible with the Utility's facilities in accordance with the Utility's approved extension policy after receiving a written request from the Utility; or,

(b) that the Developer defaulted on the terms and conditions of a written agreement or

SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

contract existing between the Utility and the Developer or the terms of this tariff regarding payment for services, extensions, or other requirements; or in the event the Developer declared bankruptcy and was therefore unable to meet obligations; and

(c) that the residential service applicant purchased the property from the Developer after the Developer was notified of the need to provide facilities to the Utility. A residential service applicant may be charged the remaining costs of extending service to his property; provided, however, that the residential service applicant may only be required to pay the cost equivalent to the cost of extending the nearest water main, whether or not that line has adequate capacity to serve that residential service applicant. The following criteria shall be considered to determine the residential service applicant's cost for extending service:

- (1) The residential service applicant shall not be required to pay for costs of main extensions greater than 2" in diameter for water distribution.
- (2) Exceptions may be granted by the PUC if:
 - (i) adequate service cannot be provided to the applicant using the maximum line sizes listed due to distance or elevation, in which case, it shall be the Utility's burden to justify that a larger diameter pipe is required for adequate service;
 - (ii) larger minimum line sizes are required under subdivision platting requirements or applicable building codes.
- (3) If an exception is granted, the Utility shall establish a proportional cost plan for the specific extension or a rebate plan which may be limited to seven years to return the portion of the applicant's costs for oversizing as new customers are added to ensure that future applicants for service on the line pay at least as much as the initial service applicant.

For purposes of determining the costs that service applicants shall pay, commercial customers with service demands greater than residential customer demands in the certificated area, industrial, and wholesale customers shall be treated as developers.

A service applicant requesting a one-inch meter for a lawn sprinkler system to service a residential lot is not considered nonstandard service.

APPENDIX A -- DROUGHT CONTINGENCY PLAN

This page incorporates by reference the utility's Drought Contingency Plan, as approved and periodically amended by the Texas Commission on Environmental Quality.

APPENDIX B – APPLICATION FOR SERVICE

Monarch Utilities I L.P.

effective August 2017

Page 1 of 2



Monarch Utilities I L.P.

A SouthWest Water Company

Return Signed Application to:
 Mail: 12535 Reed Rd, Sugar Land, TX 77478
 Fax: (832) 209-5395 Phone: (866) 654-7992
 Email: turnon@swwc.com
(We must receive second page with signature)

THIS APPLICATION MUST BE COMPLETED, SIGNED AND RETURNED TO MONARCH UTILITIES I, L.P. BEFORE SERVICE CAN BE ESTABLISHED. AN APPROVED TRANSFER FEE MAY BE ASSESSED IF APPLICABLE.

MONARCH UTILITIES I L.P.

CONTRACT/APPLICATION FOR UTILITY SERVICE

Name of Applicant*: _____ **Authorized User:** _____

**This is the person or other entity in whose name service will be rendered and who will be responsible for all service and other bills.*

Are you **Buying or** **Renting?** (provide valid Lease Agreement) **Purchase Settlement/Lease Date:** ____/____/____

SSN Last 4 Digits: _____ **Driver's License:** _____ **Date of Birth:** ____/____/____

Date to Begin Service (MM/DD/YY): ____ / ____ / ____ **Is the water currently on?** **Yes** **No**

Type of service Water , **Sewer** , **or Both** **Residential** , **Commercial** , **Industrial** , **or Developer**

Service Address:		
City:	State:	Zip Code:
Lot:	Block:	Section:
Mailing Address if different than above:		
City:	State:	Zip Code:

Water Emergency Contact Preference (please check one): **Home Phone:** **Cell Phone:** **Text:** **E-mail:**

Telephone(s): Home: (____) _____ Day: (____) _____ Cell: (____) _____

Email address: _____

Have you ever been a SouthWest Water Company customer? **Yes** **No**

Previous Address: _____
 (Street, City, State, Zip)

All utility services to be provided hereunder shall be subject to all terms and conditions of Utility's state-approved tariff(s), Public Utility Commission of Texas ("PUCT") and the rules of the Texas Commission on Environmental Quality ("TCEQ"). This Contract/Application for Utility Service ("Contract/Application") is by and between Monarch Utilities I L.P., a Texas corporation, ("Utility") and the applicant ("Customer" or "Applicant") whose name and signature is shown below at the end of this document.

Deposit: If a residential service applicant does not establish credit to the satisfaction of the utility, the residential service applicant may be required to pay a deposit of \$50 for water service and \$50 for sewer service. No deposit may be required of a residential service applicant who is 65 years of age or older if the applicant does not have a delinquent account balance with the utility or another water or sewer utility. Applicant must provide valid proof of age.

CUSTOMER LIABILITY: Customer shall be liable for any damage or injury to Utility-owned property or personnel by the customer or others under his control. Customer agrees to take no action to create a health or safety hazard or otherwise endanger, injure, damage or threaten Utility's plant, its personnel, or its customers.

LIMITATION ON UTILITY'S PRODUCT/SERVICE LIABILITY: Public water utilities are required to deliver water to the customer's side of the meter or service connection which meets the potability and pressure standards of the TCEQ. Utility will not accept liability for any injury or damage occurring on the customer's side of the meter. Utility will not accept liability for injuries or damages to persons or property due to disruption of water service caused by: (1) acts of God, (2) acts of third parties not subject to the control of Utility, (3) electrical power failures, or (4) termination of water service pursuant to Utility's tariff, TCEQ and PUCT rules.

FIRE PROTECTION: Utility is not required by law and does not provide fire prevention or firefighting services. Utility therefore does not accept liability for fire-related injuries or damages to persons or property caused or aggravated by the availability (or lack thereof) of water or water pressure (or lack thereof) during fire emergencies.

PLUMBING CODE: Utility has adopted the Uniform Plumbing Code. Utility has further adopted its own specific plumbing rules contained in its tariff. Any extensions and/or new facilities shall comply with that code and all standards established by the TCEQ. Where conflicts arise, the more stringent standard must be followed. The piping and other equipment on the premises furnished by the Customer will be maintained by the Customer at all times in conformity with the requirements of the applicable regulatory authorities and all tariffed service rules of Utility. No other water service will be used by the Customer on the same property in conjunction with Utility's service, either by means of a cross-over valve or any other connection. Customer shall not connect, or allow any other person or party to connect, onto any water lines on his premises.

The following undesirable plumbing practices are prohibited by state regulations. Other prohibitions are found in the Uniform Plumbing Code and/or Utility's tariff.

- A. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public drinking water system by an air-gap only.
- B. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply shall be eliminated at the service connection by the installation of an air-gap only.
- C. No connection that allows water to return to the public drinking water supply is permitted.
- D. No pipe or pipe fitting which contains more than 0.25% lead may be used for the installation or repair of plumbing at any connection that provides water for human use.
- E. No solder or flux that contains more than 0.2% lead can be used for the installation or repair of plumbing of any connection that provides water for human use.

RIGHT OF ACCESS AND EASEMENTS: Utility will have the right of access and use of the Customer's premises at all reasonable times for the purpose of installing, inspecting or repairing water mains or other equipment used in connection with its provision of water service, or for the purpose of removing its property and disconnecting lines, and for all other purposes necessary to the operation of Utility's system. If the property to be served does not have dedicated, recorded public utility easements available for Utility's use in providing water utility service to the property, the Applicant (or the Applicant's landlord in the case of a tenant applicant) shall be required to provide Utility with a recorded permanent easement as a condition of service. Such easement shall be in a location acceptable to Utility and shall be for a corridor no less than fifteen (15) feet in width.

LANDLORD GUARANTEE: Applications by tenants must be countersigned by the fee owner of the property. By signing the application, the landlord grants all required rights of access and easements.

PLUMBING INSPECTION: Applicants for service at new consuming facilities or facilities which have undergone extensive plumbing modifications, including remodeling, are required to deliver to the Utility a certificate that their facilities have been inspected by a state-licensed inspector and that they are in compliance with all applicable plumbing codes and are free of potential hazards to public health and safety. Service may be denied until the certificate is received or any identified violations or hazards are remedied. When potential sources of contamination are identified that require the installation of a backflow prevention device, such backflow flow prevention device shall be installed, tested and maintained at the customer's expense.

SEWER REGULATIONS: *(only if sewer service provided)* The Utility only provides "sewage" collection and disposal service to the public. This service is limited to the collection, treatment and disposal of waterborne human waste and waste from domestic activities such as washing, bathing, and food preparation. This service does not include the collection, treatment or disposal of waste of such high BOD or TSS characteristics that it cannot reasonably be processed by the Utility's state-approved wastewater treatment plant within the parameters of the Utility's wastewater discharge permit. **THIS SERVICE DOES NOT INCLUDE THE COLLECTION AND DISPOSAL OF STORM WATERS OR RUN OFF WATERS, WHICH MAY NOT BE DIVERTED INTO OR DRAINED INTO THE UTILITY'S COLLECTION SYSTEM. NO GREASE, OIL, SOLVENT, PAINT, OR OTHER TOXIC CHEMICAL COMPOUND MAY BE DIVERTED INTO OR DRAINED INTO THE UTILITY'S COLLECTION SYSTEM.** It shall be the customer's responsibility to maintain the service line and appurtenances in good operating condition, i.e., clear of obstruction, defects, or blockage. If there is excessive, infiltration or inflow or failure to provide proper pretreatment, the Utility may require the customer to repair the line or eliminate the infiltration or inflow or take such actions necessary to correct the problem.

RESIDENTIAL SINGLE FAMILY GRINDER / SEWAGE STATIONS : *(only if sewer service provided)* The utility will install the grinder pumps, storage tanks, controls and other appurtenances necessary to provide pressurized sewer service to a residential connection. Electric bills are the customer's responsibility. The utility requires that parts and equipment meet the minimum standards approved by the TCEQ, to insure proper and efficient operation of the sewer system.

CUSTOMER AGREEMENT: By signing this application for public utility service, I agree to comply with Utility's rules and tariff and all rules and regulations of applicable regulatory agencies. I guarantee prompt payment of all utility bills for the service address printed above. I will remain responsible for utility bills until the day service is terminated at my request. I agree to take no action to create a health hazard or otherwise endanger, injure, damage or threaten Utility's plant, its personnel, or its customers. I agree to put no unsafe, non-domestic service demands on Utility's system without notice to and permission from Utility.

Signature: _____ Date: ____/____/____ Reference Number: _____

APPENDIX C – AGREEMENT FOR TEMPORARY WATER SERVICE

AGREEMENT FOR TEMPORARY WATER SERVICE

The water utility service applicant indicated below (“Customer”) has applied for water utility service from **MONARCH UTILITIES I L.P.**, a Texas corporation (“Utility”), at the service location indicated below. Under state public health and water utility service regulations [16 TAC § 24.46(j)], Utility may not provide continuous potable water utility service to any new construction, to any existing service location where significant plumbing modifications have been made, or to any location where Utility has reason to believe that a cross-connection or other undesirable or unsafe condition exists until the service applicant or customer presents Utility with an executed Customer Service Inspection Certificate. It is Customer’s sole obligation and responsibility, at his/her expense, to have the necessary inspection performed by a properly licensed inspector. Neither Utility nor its operators perform customer service inspections on behalf of Utility.

Notwithstanding this inspection requirement before permanent water service can be provided, Utility is allowed to provide Customer with temporary water service for construction purposes only. Utility agrees to provide such temporary construction water service at its standard rates and conditions of service upon Customer’s agreement that:

1. The water service provided will be used for construction, testing or landscaping purposes only.
2. The water provided will not be consumed by humans or absorbed into the human body. This water is not to be used for washing or bathing of humans. It will not be used for cleaning utensils used in cooking or eating. It will not be used for cooking or preparing food. This water will not be used for any purpose described or suggested in 30 TAC § 290.38(36) as constituting "human consumption."
3. Customer will notify Utility in writing when to initiate the temporary construction service.
4. Customer will notify Utility in writing when construction at the indicated service location has ended,
5. Customer agrees not to occupy or reside in the indicated service location until Customer has delivered a fully executed Customer Service Inspection Certificate to Utility.

If Customer fails to abide by any provision of this agreement, water service to the indicated service location will be terminated and will not be restored under any circumstances until a fully executed Customer Service Inspection Certificate has been delivered to Utility. Termination will be made without notice if, in the opinion of Utility’s licensed operator(s), Customer’s service creates an immediate hazard to public health and safety. If no such hazard exists, Customer shall be notified and given a limited time to come into compliance. Utility’s state-approved reconnect fee will be charged as a condition of service restoration if temporary water service is terminated for breach of this agreement.

1. Customer name: _____
2. Customer’s billing address: _____
3. Customer’s phone number: (____) _____ - _____
4. Service location: _____

Subdivision: _____

Entered into in _____ County, Texas on the ____ day of _____, 20__.

Customer:
By: _____

Utility:
By: _____



Public Utility Commission of Texas

By These Presents Be It Known To All That

Monarch Utilities I L.P.

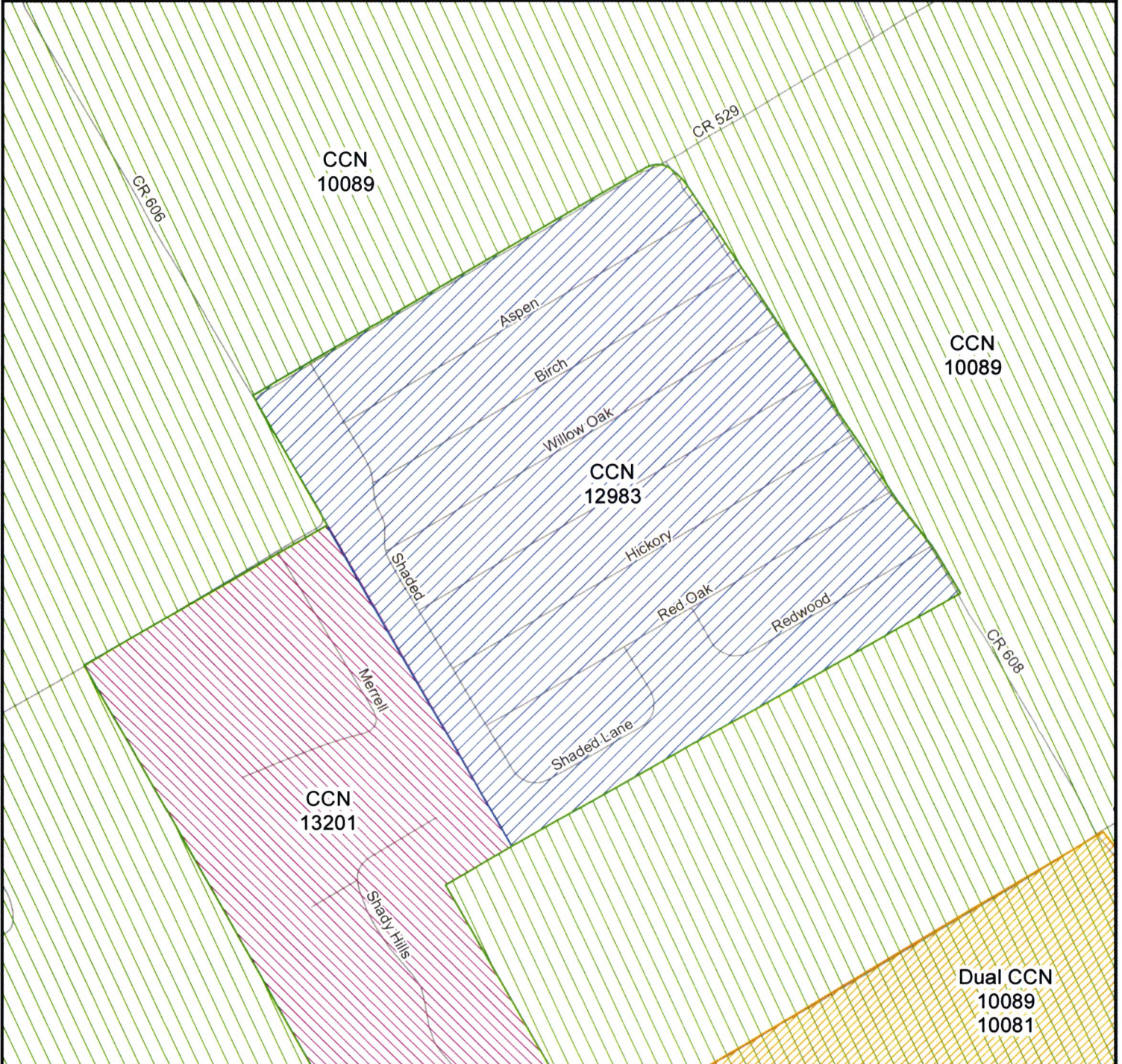
having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Monarch Utilities I L.P. is entitled to this

Certificate of Convenience and Necessity No. 12983

to provide continuous and adequate water utility service to that service area or those service areas in Bandera, Brazoria, Chambers, Denton, Grayson, Harris, Hays, Henderson, Hood, Johnson, Liberty, Marion, Matagorda, Medina, Montgomery, Parker, Polk, San Jacinto, Smith, Tarrant, Trinity, Tyler, Van Zandt, Wise, and Wood Counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 49660 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the Monarch Utilities I L.P. to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

Issued at Austin, Texas, this 13th day of April 2021.

Monarch Utilities I L.P.
Portion of Water CCN No. 12983
PUC Docket No. 49660
Transferred all of Ni America Texas, LLC, CCN No. 11922 in Johnson County



Public Utility Commission of Texas
 1701 N. Congress Ave
 Austin, TX 78701

Water CCN

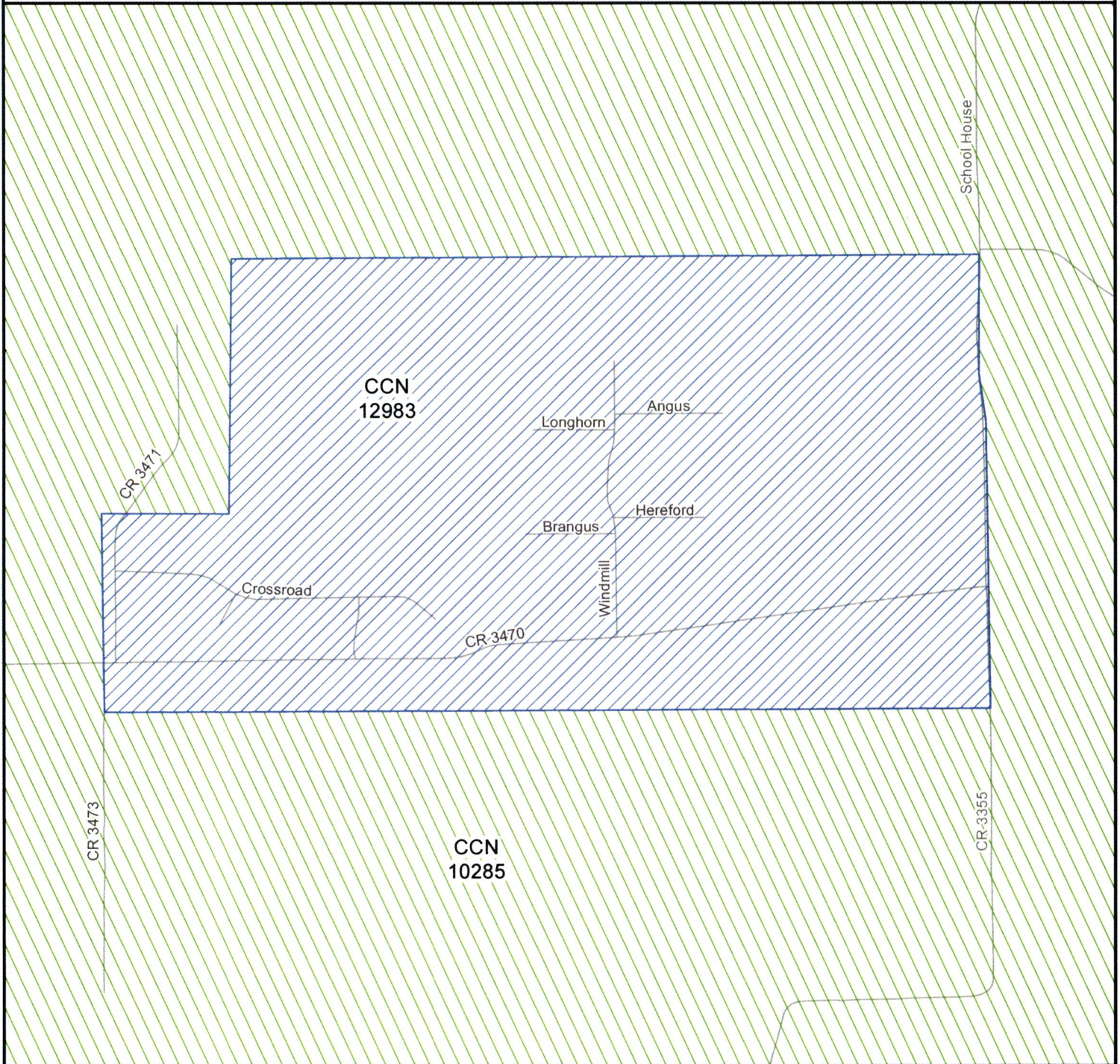
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- 13201 - Aqua Texas Inc
- 10089 - Bethesda WSC
- 10081 - Johnson County SUD

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Feet




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 Date created: July 17, 2020
 Project Path: n:\finalmapping\
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Monarch Utilities I L.P.
Portion of Water CCN No. 12983
PUC Docket No. 49660
Transferred all of Ni America Texas, LLC, CCN No. 11922 in Wise County



Public Utility Commission of Texas
1701 N. Congress Ave
Austin, TX 78701

Water CCN

-  12983 - Monarch Utilities I LP
-  10285 - Walnut Creek SUD

0 550 1,100
Feet



Map by: Komal Patel
Date created: July 20, 2020
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Monarch Utilities I L.P.
Portion of Water CCN No. 12983
PUC Docket No. 49660
Transferred all of Ni America Texas, LLC, CCN No. 11922 in Wise County



Public Utility Commission of Texas
1701 N. Congress Ave
Austin, TX 78701

Water CCN

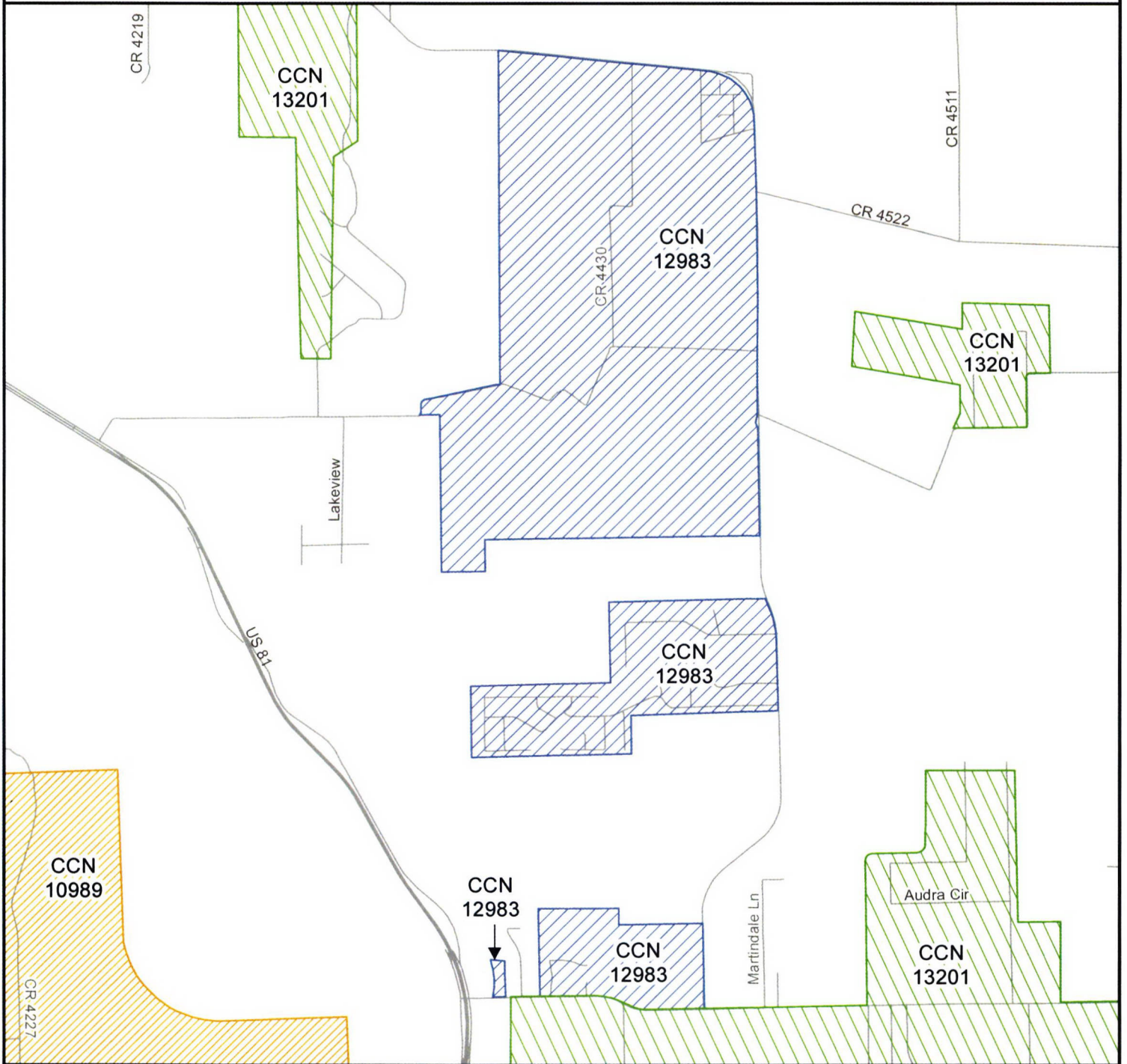
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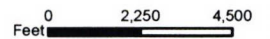
Monarch Utilities I L.P.
Portion of Water CCN No. 12983
PUC Docket No. 49660
Transferred all of Ni America Texas, LLC, CCN No. 11922 in Wise County



Public Utility Commission of Texas
 1701 N. Congress Ave
 Austin, TX 78701

Water CCN

-  12983 - Monarch Utilities I LP
-  13201 - Aqua Texas Inc
-  10989 - City of Rhome



Map by: Komal Patel
 Date created: July 20, 2020
 Project Path: n:\finalmapping\
 49660MonarchWise3.mxd