



Control Number: 49660



Item Number: 63

Addendum StartPage: 0

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2021 MAY -4 PM 1:45
REGISTRATION CLERK



**Monarch
Utilities I L.P.**

A SouthWest Water Company

12535 Reed Road
Sugar Land, TX 77478
TXCustomerCare@swwc.com
www.swwc.com

May 4, 2021

RE: Docket 49660 Application of Ni America Texas, LLC and Monarch Utilities I L.P. for Sale, Transfer, or Merger of Facilities and Certificate Rights in Johnson and Wise Counties

To the Commission:

Ordering Paragraph 6 in the Amended Notice of Approval issued in this Docket on April 13, 2021 requires the applicant, Monarch Utilities I L.P. (Monarch) to 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 recording no later than 45 days after receipt of this Amended Notice of Approval.

Attached are copies of the documents filed with Johnson and Wise Counties with the County Clerks' verifications.

Please let me know if there is anything additional required at this time.

Sincerely,

/s/ George Freitag

George Freitag, P.E.
Texas Regulatory Manager
SouthWest Water Company
Midway Water Utilities, Inc.
gfreitag@swwc.com
(512) 219-2288



115

**AFFIDAVIT AND CCN
TX WATER CODE SEC 13.257
STATE OF TEXAS
COUNTY OF TRAVIS**

Before me, the undersigned authority, on this day personally appeared George Freitag, a person whose identity is known to me, who having by me first duly sworn state on his oath as follows:

"My name is George Freitag, and I am the Texas Regulatory Manager for SouthWest Water Company, parent company of Monarch Utilities I L.P. (Monarch). I am capable of making this affidavit. I am over 21 years of age, have personal knowledge of the facts herein set out, and am fully qualified to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct."

1. Monarch's primary business is providing retail water and wastewater utility services and is the service provider of water and wastewater for various service areas in the State of Texas including but not limited to Johnson County, Texas.
2. Monarch is the holder of water Certificate of Convenience and Necessity Number 12983.
3. On April 13, 2021, Monarch's acquisition of the water utility service areas of Ni America Texas, LLC was approved by the Amended Notice of Approval of the Public Utility Commission of Texas in Docket Number 49660.
4. This filing updates and supersedes any previous filings by Monarch, Ni America Texas, LLC of certified maps showing the Shaded Lane Estates water service area in Johnson County.
5. This affidavit contains as an attachment the certified map showing the utility service area and boundary description in Johnson County, Texas.
6. This affidavit is being filed and recorded in the Real Property Records of Johnson County, Texas, pursuant to Section 13.257 (r) and (s) of the Texas Water Code.

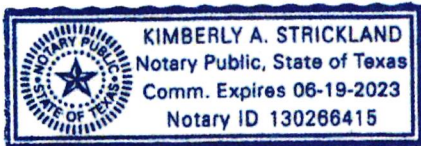
FURTHER AFFIANT SAYETH NOT.

SIGNED THIS 21 day of April, 2021

SouthWest Water Company
Monarch Utilities I L.P.

George Freitag
George Freitag

SUBSCRIBED AND SWORN TO BEFORE ME BY George Freitag, this 21 day of April, 2021



Kim Strickland
Notary Public KIM STRICKLAND

After recording return to:

SouthWest Water Company
1620 Grand Avenue, Suite 140
Pflugerville, Texas 78660

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MAY 03 2021
TXU-AP

**UTILITY SERVICE AREA BOUNDARY
FOR SHADED LANE ESTATES
IN JOHNSON COUNTY**

Shaded Lane Estates (TCEQ identification number 1260103) 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.



Public Utility Commission of Texas

By These Presents Be It Known To All That

Monarch Utilities I L.P.

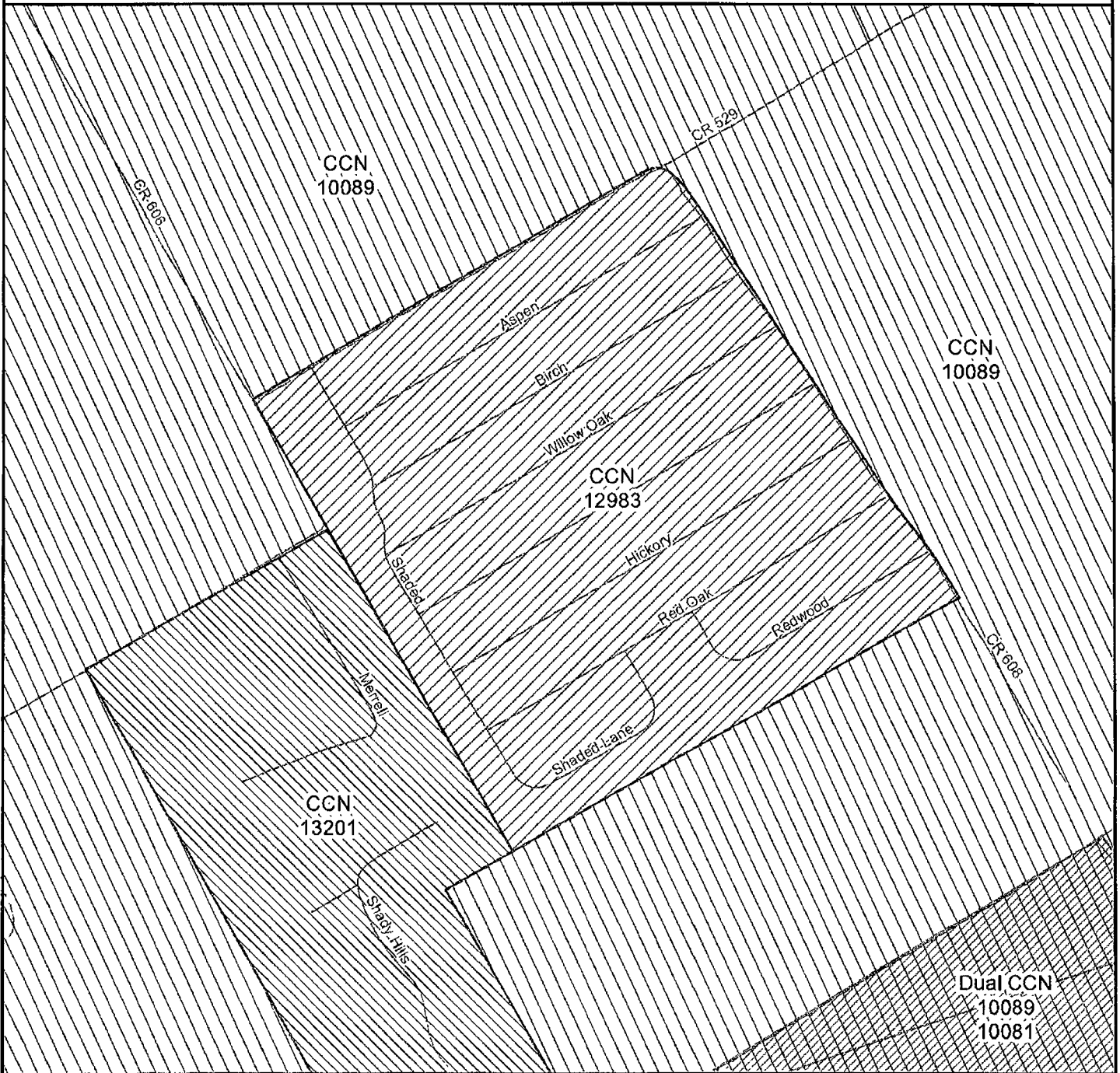
having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Monarch Utilities I L.P. is entitled to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

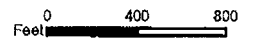
Monarch Utilities I L.P.
Portion of Water CCN No. 12983
PUC Docket No. 49660
Transferred all of Ni America Texas, LLC, CCN No. 11922 in Johnson County



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

Water CCN

-  12983 - Monarch Utilities I LP
-  13201 - Aqua Texas Inc
-  10089 - Bethesda WSC
-  10081 - Johnson County SUD



Map by: Komal Patel
 Date created: July 17, 2020
 Project Path: n:\finalmapping\
 49660MonarchUtilitiesJohnsonCo.mxd



VG-4-2021-14658

**Johnson County
Becky Ivey
Johnson County Clerk**

Instrument Number: 14658

Real Property Recordings

Recorded On: April 23, 2021 02:53 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 14658
Receipt Number: 20210423000178
Recorded Date/Time: April 23, 2021 02:53 PM
User: Michelle D
Station: CCL42

Record and Return To:
SOUTHWEST WATER COMPANY
1620 GRAND AVE, STE 140
PFLUGERVILLE TX 78660



**STATE OF TEXAS
Johnson County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Johnson County, Texas

Becky Ivey
Johnson County Clerk
Johnson County, TX

WISE COUNTY-ORIG.

6

202106431

AF

04/23/2021 09:49:37 AM Total Pages: 7 Fee: 46.00

Sherry Lemon, County Clerk - Wise County, Texas



**AFFIDAVIT AND CCN
TX WATER CODE SEC 13.257
STATE OF TEXAS
COUNTY OF TRAVIS**

Before me, the undersigned authority, on this day personally appeared George Freitag, a person whose identity is known to me, who having by me first duly sworn state on his oath as follows:

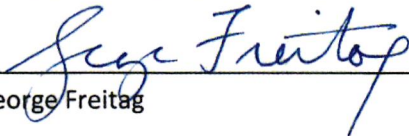
"My name is George Freitag, and I am the Texas Regulatory Manager for SouthWest Water Company, parent company of Monarch Utilities I L.P. (Monarch). I am capable of making this affidavit. I am over 21 years of age, have personal knowledge of the facts herein set out, and am fully qualified to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct."

1. Monarch's primary business is providing retail water and wastewater utility services and is the service provider of water and wastewater for various service areas in the State of Texas including but not limited to Wise County, Texas.
2. Monarch is the holder of water Certificate of Convenience and Necessity Number 12983.
3. On April 13, 2021, Monarch's acquisition of the water utility service areas of Ni America Texas, LLC was approved by the Amended Notice of Approval of the Public Utility Commission of Texas in Docket Number 49660.
4. This filing updates and supersedes any previous filings by Monarch or Ni America Texas, LLC of certified maps showing the water utility service areas in Wise County.
5. This affidavit contains as an attachment the certified maps showing the utility service areas and boundary descriptions in Wise County, Texas as transferred in PUC Docket Number 49660.
6. This affidavit is being filed and recorded in the Real Property Records of Wise County, Texas, pursuant to Section 13.257 (r) and (s) of the Texas Water Code.

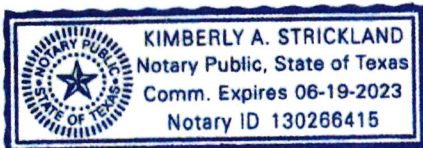
FURTHER AFFIANT SAYETH NOT.

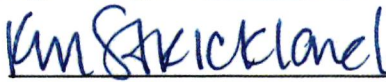
SIGNED THIS ____ day of April, 2021

SouthWest Water Company
Monarch Utilities I L.P.


George Freitag

SUBSCRIBED AND SWORN TO BEFORE ME BY George Freitag, this 21 day of April, 2021




Notary Public **KIM STRICKLAND**

After recording return to:
SouthWest Water Company
1620 Grand Avenue, Suite 140
Pflugerville, Texas 78660

RECEIVED
APR 29 2021
TXU-AP



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.

**UTILITY SERVICE AREA BOUNDARY
FOR SHADED LANE ESTATES
IN WISE COUNTY**

Chisholm Hills Estates (TCEQ identification number 2490044) is located 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. includes approximately 711 acres and encompasses the Chisholm Hills Estates subdivision.

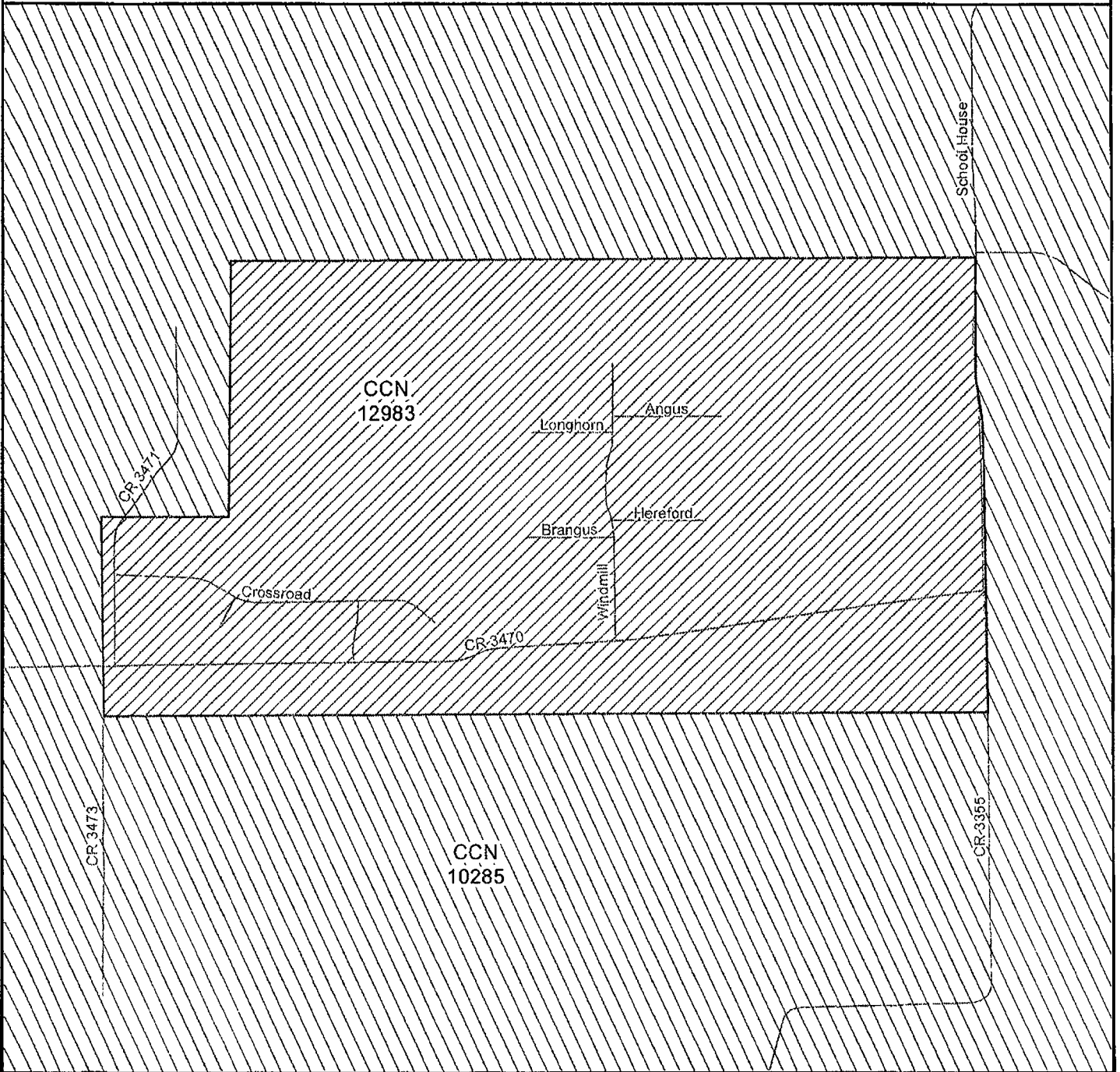
Coyote Ridge Addition (TCEQ identification number 2490053), Sage Brush Estates (TCEQ identification number 2490058), Hills of Oliver Creek (TCEQ identification number 2490046) are located approximately 3 miles north of downtown New Fairview, Texas, and are generally bound on the north by Farm-to-Market 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, and encompasses the Coyote Ridge Addition, Sage Brush Estates, Prairie View Estates, and Hills of Oliver Creek subdivisions.

Las Brisas (service area only): is located 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. includes approximately 234 acres and encompasses the Las Brisas subdivision.

Sky View Ranch Estates (TCEQ identification number 2490061) is located 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 area includes approximately 358 acres and encompasses the Sky View Ranch Estates subdivision.

Windmill Trail (TCEQ identification number 2490050) is located 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. includes approximately 523 acres and encompasses the Windmill Trail Addition subdivision.

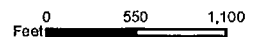
Monarch Utilities I L.P.
Portion of Water CCN No. 12983
PUC Docket No. 49660
Transferred all of Ni America Texas, LLC, CCN No. 11922 in Wise County



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

Water CCN

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




Map by: Komal Patel
 Date created: July 20, 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

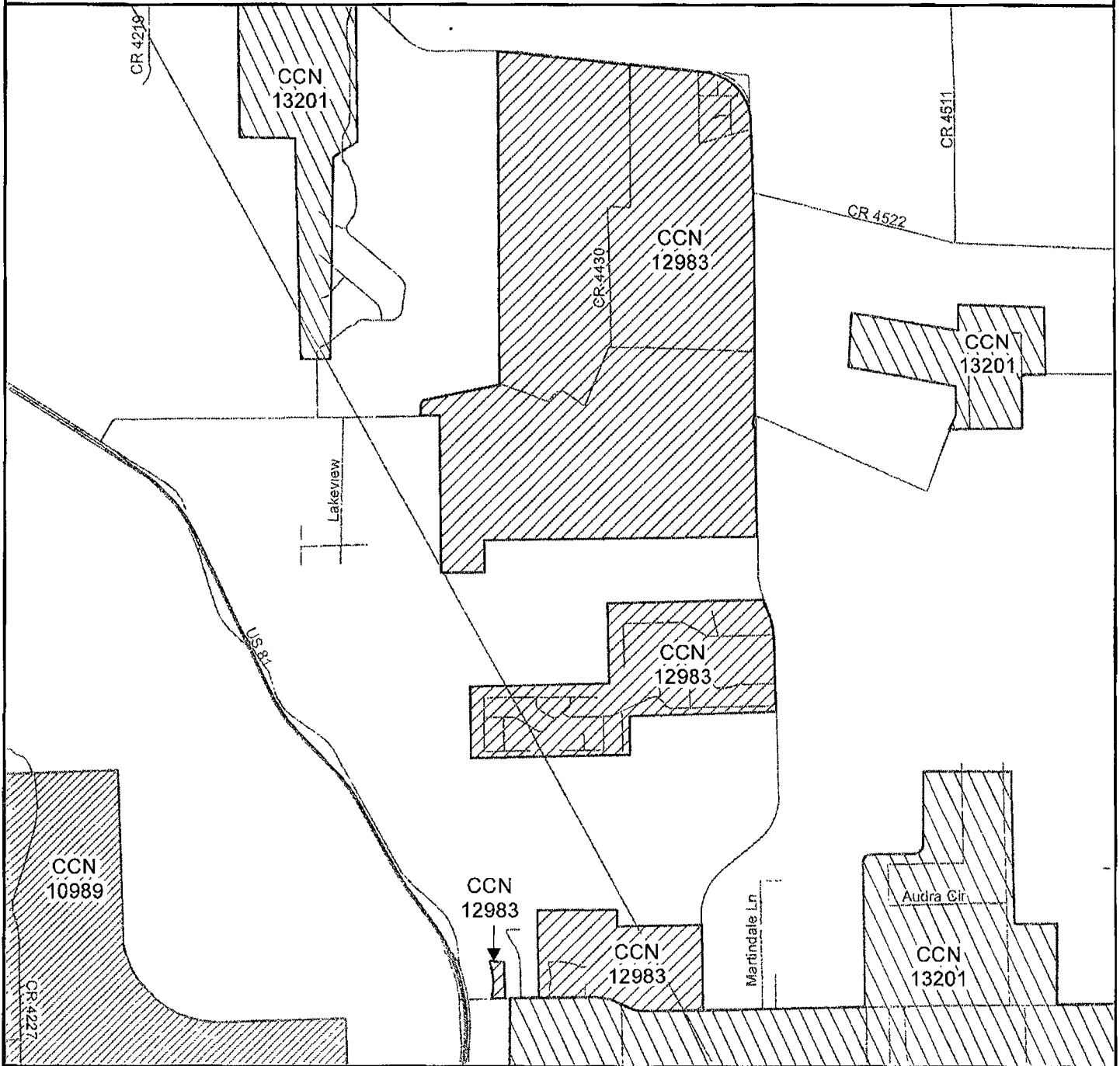
 12983 - Monarch Utilities I LP

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


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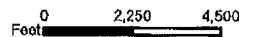
Monarch Utilities I L.P.
Portion of Water CCN No. 12983
PUC Docket No. 49660
Transferred all of Ni America Texas, LLC, CCN No. 11922 in Wise County



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

FILED AND RECORDED

Instrument Number: 202106431

Filing and Recording Date: 04/23/2021 09:49:37 AM Pages: 7 Recording Fee: \$46.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.



Sherry Lemon

Sherry Lemon, County Clerk
Wise County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE. DO NOT DESTROY - This document is part of the Official Record.

Deputy: Sarah Enochs