

Control Number: 50041



Item Number: 1

Addendum StartPage: 0



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

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

CCN Application Instructions

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

FAQ:

Who can use this form?

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

Who is required to use this form?

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

What is the purpose of the application?

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

Applicant: North Custer Road Plant	tion Summary	
Applicant: Mortin Odster Moduli lant		_
CCN No. to be amended:		_
or Obtain NEW CCN Water	. Sewer	
County(ies) affected by this application: Collin		_
ual CCN requested with:		
CCN No.:	(name of retail public utility) Portion or All of requested area	
Decertification of CCN for:		
CCN No.:	Portion or All of requested area	
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	Part A: Applicant Information
1.	A. Name: AIRW 2017-7, LP
	Individual Corporation, or other legal entity) WSC Other: B. Mailing Address: Other:
	Grand Prairie, TX 75050
	Phone No.: (972) 471-8700 Email: MattH@livew3.com
	C. <u>Contact Person</u> . Please provide information about the person to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney, accountant, or other title.
	Name: Mr. Kaveh Khorzad Title: hydrogeologist
	Mailing Address: 317 Ranch Road 620 S. Ste. 203, Austin, TX 78734
	Phone No.: (512) 773-3226 Email: k.khorzad@wetrockgs.com
2.	If the Applicant is someone other than a municipality, is the Applicant currently paid in full on the Regulatory Assessment Fees (RAF) remitted to the TCEQ?
	Yes No No
3.	If the Applicant is an Investor Owned Utility (IOU), is the Applicant current on Annual Report filings with the Commission?
	Yes No If no, please state the last date an Annual Report was filed:
4.	The legal status of the Applicant is:
	Individual or sole proprietorship
	Partnership or limited partnership (attach Partnership agreement)
	Corporation: Charter number (recorded with the Texas Secretary of State):
	Non-profit, member-owned, member controlled Cooperative Corporation [Article 1434(a) Water Supply or
	Sewer Service Corporation, incorporated under TWC Chapter 67] Charter number (as recorded with the Texas Secretary of State):
	Articles of Incorporation and By-Laws established (attach)
	Municipally-owned utility
	District (MUD, SUD, WCID, FWSD, PUD, etc.)
	County
	Affected County (a county to which Subchapter B, Chapter 232, Local Government Code, applies)
	Other (please explain):
5.	If the Applicant operates under an assumed name (i.e., any d/b/a), provide the name below:
	Name:

	Dout De Dougestad Area Information
	Part B: Requested Area Information
6.	Provide details on the existing or expected land use in the requested area, including details on requested actions such as dual certification or decertification of service area.
	The property is owned entirely by AIRW 2017-7, LP. The expected land use in the requested area includes building 924 duplex units for living spaces. The area around the duplex units will include park areas for the residents.
7.	The requested area (check all applicable):
	Currently receives service from the Applicant Is being developed with no current customers
	Overlaps or is within municipal boundaries Overlaps or is within district boundaries
	Municipality: District:
	Provide a copy of any franchise, permit, or consent granted by the city or district. If not available please explain:
8.	Describe the circumstances (economic, environmental, etc.) driving the need for service in the requested area: The landowner (AIRW 2017-7, LP) wishes to develop their land to build housing units. They have developed similar housing units within the Dallas-Ft. Worth area.
9.	Has the Applicant received any requests for service within the requested area?
	Yes* No *Attach copies of all applicable requests for service and show locations on a map
10.	Is there existing or anticipated growth in the requested area?
	Yes* No *Attach copies of any reports and market studies supporting growth
11.	A. Will construction of any facilities be necessary to provide service to the requested area?
	Yes* No *Attach copies of TCEQ approval letters
	B. Date Plans & Specifications or Discharge Permit App. submitted to TCEQ:

		Summarize an estimated timeline for construction for any required facilities to serve the requested area: orth Custer Road has received approval from TCEQ to begin construction of the facilities. Work II begin mid September 2019 and is expected to take 6 to 8 months for completion.
	D.	Describe the source and availability of funds for any required facilities to serve the requested area:
	Fu	inding of the required facilities is from available cash from AIRW 2017-7, LP.
	<u>L</u>	Note: Failure to provide applicable TCEQ construction or permit approvals, or evidence showing that the construction or permit approval has been filed with the TCEQ may result in the delay or possible dismissal of the application.
12.	Α.	If construction of a physically separate water or sewer system is necessary, provide a list of all retail public water and/or sewer utilities within one half mile from the outer boundary of the requested area below:
	City	of McKinney and City of Prosper
	В.	Did the Applicant request service from each of the above water or sewer utilities?
	X Y	Yes* No *Attach copies of written requests and copies of the written response
	C.	Attach a statement or provide documentation explaining why it is not economically feasible to obtain retail service from the water or sewer retail public utilities listed above.
	D.	If a neighboring retail public utility agreed to provide service to the requested area, attach documentation addressing the following information:
		 (A) A description of the type of service that the neighboring retail public utility is willing to provide and comparison with service the applicant is proposing; (B) An analysis of all necessary costs for constructing, operating, and maintaining the new facilities for at least the first five years of operations, including such items as taxes and insurance; and (C) An analysis of all necessary costs for acquiring and continuing to receive service from the neighboring retail public utility for at least the first five years of operations.
13.	prox	lain the effect of granting the CCN request on the Applicant, any retail public utility of the same kind serving in the timate area, and any landowners in the requested area. The statement should address, but is not limited to, onalization, compliance, and economic effects.

future landowners within the property are served when with a water utility with access to capital and the resources necessary to provide a safe, reliable drinking water source such as AIRW 2017-7. This will eliminate the need for many single wells which otherwise would be drilled, causing additional stress on the aquifer. AIRW 2017-7, LP has the financial resources and access to capital to provide for a quality infrastructure to the water system including the required storage and water supply capacity requirements. Other retail public utilities within the area will be unaffected. The proposed service area is located within a recently decertified area. **Part C: CCN Obtain or Amend Criteria Considerations** Describe the anticipated impact and changes in the quality of retail utility service for the requested area: 14. The proposed CCN is within a decertified area not within another utilities CCN. The impact to the area will be positive in that water utility service will be brought to an area that hasn't received it in the past. The water utility is essential in allowing AIRW 2017-7, LP to build the residences within the property which will have a positive economic impact to the area, in addition to providing housing. Describe the experience and qualifications of the Applicant in providing continuous and adequate retail service: 15. The applicant has had prior experience in constructing first time water systems. They have previously built the Estates Woodland II (Montgomery Co) which was later transferred to Aqua Texas, Inc. and Woodlands 50AC MF. Their financial resources and access to capital will provide for a quality infrastructure to the water system. 16. Has the Applicant been under an enforcement action by the Commission, TCEQ, Texas Department of Health (TDH), the Office of the Attorney General (OAG), or the Environmental Protection Agency (EPA) in the past five (5) years for non-compliance with rules, orders, or state statutes? Yes* X No *Attach copies of any correspondence with the applicable regulatory agency concerning any enforcement actions, and attach a description of any actions or efforts the Applicant has taken to comply with these requirements. 17. Explain how the environmental integrity of the land will or will not be impacted or disrupted as a result of granting the CCN as requested: The proposed CCN consists of approximately 138 acres owned by AIRW 2017-7, LP. The land is currently open rural farmland that will be constructed to include housing, parks and natural areas throughout the property. The disruption of the environmental integrity of the land will be limited during construction by using best practices to limit storm water pollution and runoff. The land will be beautified to include parks and natural areas for the residents. Some of the property will have asphalt or cement which will limit the impervious cover. 18. Has the Applicant made efforts to extend retail water or sewer utility service to any economically distressed area located within the requested area? No.

The public interest is served when a centralized water utility provides water to a property instead of individual water wells. In addition, the public interest and

19.	cou	nties, or other politic	cal subdivisi	ons (including r	iver author			round water conservation districts), same service located within two (2)
	City	es from the outer bou of McKinney, Ci oundwater Conse	ty of Pros _i	per, City of Ce		th Texa	as Municip	al Water District, North Texas
		Part I	D: TCEQ Pu	blic Water Sys	tem or Se	wer (W	astewater)	Information
20.	A.							he Applicant's CCN:
,	ГСЕО	PWS ID:	Name	e of PWS:		Date o	f TCEQ	Subdivisions served:
-		0430077		Custer Road Plant		шэрсс		(New System)
						 		
	В.	Complete the follo	owing for <u>al</u>	-	Quality (Wo	Q) disch	•	iance with TCEQ for each PWS associated with the Applicant's CCN
,	ГСЕО	Discharge Permit	No:	Date Permit expires:	Date of inspection			Subdivisions served:
	WQ-	.						
	WQ-							
	WQ- WQ-							
	<u>,, С.</u>	The requested CC	N sarvica ar			-	ance with T	CEQ for each Discharge Permit
	С.	The requested CC	iv service ar	ca will be served	_	WQ -	. 0400077	
21.	List	the number of exist	ing connecti	ons for the PWS	S & Dischar	ge Pern	nit indicated	above (Question 20. C.):
	Wat	ter				Sewer		
	<u> </u>	Non-metered	2'				esidential	
	 	5/8" or 3/4"	3				ommercial dustrial	
		1 1/2"		ther			ther	
		Total Water Conn		0			l Sewer Con	nections: 0
22.	List	the number of addit	<i>ional</i> conne	ctions projected	for the requ	uested C	CCN area:	
	Wat	ter				Sewer		
		Non-metered	2				esidential	
	924	5/8" or 3/4"	3				ommercial	
	-	1"	4				dustrial	
		Total Water Conn		other 924			ther I Sewer Con	nections: £0
		Total Water Com	cettoris.	924		rota	i sewer con	nections. £0

23.	A. Will the system	m serving the requ	ested area purchase v	water or sewer treatme	ent capacity fro	om another source?
	Yes*	☑ No *A	ttach a copy of purch	ase agreement or cont	ract.	
		Capacity is purch	ased from:			
		Water:			_	
		Sewer:				
	B. Are any of the	- Applicants PWS				m capacity requirements
	or TCEQ's dr	inking water stand	ards?			
	Yes	No No				
			treatment purchased water or sewer treatm		contract? Wha	at is the percent of overall
		Am	ount in Gallons	Percent of d	emand	
	<u> </u>	Water:		0%		
		Sewer:		0%		
24.	Does the PWS or s requested area?	No	lant have adequate c	apacity to meet the o	current and pro	ojected demands in the
25.	List the name, class, sewer utility service			ators that will be resp	onsible for the	operations of the water or
	Name	(as it appears on	license)	Class	License No.	Water/Sewer
		To be determined				
26.	A. Are any improstandards?	•	for the existing PWS	or sewer treatment p	ant to meet TC	CEQ or Commission
				vement necessary to our orts or TCEQ approve		ncies to meet the TCEQ
	Description of	of the Capital Im	provement:	Estimated Compl	etion Date:	Estimated Cost:
L						
27.	or proposed custome	er connections, in	the requested area. Fa	acilities should be idea	ntified on subd	d the location of existing ivision plats, engineering nguish types of facilities.

Part E: Financial Information
If the Applicant seeking to obtain a CCN for the first time is an Investor Owned Utility (IOU) and under the original rate jurisdiction of the Commission, a proposed tariff must be attached to the application. The proposed rates must be
supported by a rate study, which provides all calculations and assumptions made. Once a CCN is granted, the Applicant
must submit a rate filing package with the Commission within 18 months from the date service begins. The purpose of
this rate filing package is to revise a utility's tariff to adjust the rates to a historic test year and to true up the new tariff
rates to the historic test year. It is the Applicant's responsibility in any future rate proceeding to provide written evidence
and support for the original cost and installation date of all facilities used and useful for providing utility service. Any
dollar amount collected under the rates charged during the test year in excess of the revenue requirement established by
the Commission during the rate change proceeding shall be reflected as customer contributed capital going forward as
an offset to rate base for ratemaking purposes.
If the Applicant is an existing IOU, please attach a copy of the current tariff and indicate: A. Effective date for most recent rates:
B. Was notice of this increase provided to the Commission or a predecessor regulatory authority?
No Yes Application or Docket Number:
C. If notice was not provided to the Commission, please explain why (ex: rates are under the jurisdiction of a municipality)
If the Applicant is a Water Supply or Sewer Service Corporation (WSC/SSC) and seeking to obtain a CCN,

30. Financial Information

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

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

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

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

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

DO NOT INCLUDE ATTACHMENTS A OR B IF LEFT BLANK

Part F: Mapping & Affidavits

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

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

Part G: Notice Information

The following information will be used to generate the proposed notice for the application.

DO NOT provide notice until the application is deemed sufficient for filing and the Applicant is ordered to provide notice.

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

The total acreage of the requested area is approximately: 138

Number of customer connections in the requested area: 0

The closest city or town: McKinney

Approximate mileage to closest city or town center:

Direction to closest city or town: South on N. Custer Road to US Hwy 380. East on US Hwy 380 to McKinney

The requested area is generally bounded on the North by: County Road 123

on the East by: County Road 124

on the South by: Wilson Creek

on the West by: N. Custer Road

34. A copy of the proposed map will be available at

2505 N. State Hwy 360 Grand Prairie, TX 75050

	Appli	cant's Oath
STATE OF Texas		
COUNTY OF Tarrant		
I , Matthew Hiles		being duly sworn, file this application to
obtain or amend a water or se		ident owner, member of partnership, title as officer of corporation, or authorized representative)
the documents filed with this that all such statements made	s application, and have comp and matters set forth therein formation and belief. I furt	ed to file and verify such application, am personally familiar with plied with all the requirements contained in the application; and, a with respect to Applicant are true and correct. Statements about her state that the application is made in good faith and that this the Commission.
I further represent that the Ap	plicant will provide continue	changed, altered, or amended from its original form. ous and adequate service to all customers and qualified applicants stain or amend its CCN be granted.
		AFFIANT (Utility's Authorized Representative)
If the Affiant to this form is ar verified Power of Attorney m		owner, partner, officer of the Applicant, or its attorney, a properly
SUBSCRIBED AND SWOR	RN BEFORE ME, a Notary this day	Public in and for the State of Texas the 13 of Splenber, 20 19
My Notar	ELLE BENSON y ID # 128109768 lovember 18, 2021	
		Michele Bensu-

PUCT CCN Obtain or Amend Page 12 of 18 (March 2018) My commission expires:

Attachment A (Partnership Agreement AIRW 2017-7, LP)

Form 207

Secretary of State P.O. Box 13697 Austin, TX 78711-3697 FAX: 512/463-5709

Filing Fee: \$750



Certificate of Formation Limited Partnership

Filed in the Office of the Secretary of State of Texas Filing #: 802720661 05/12/2017 Document #: 736829090006 Image Generated Electronically for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a limited partnership. The name of the entity is:

AIRW 2017-7, L.P.

The name must contain the words "Limited Partnership," or "Limited," or the abbreviation "L.P.," "LP," or "Ltd " The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for "name availability" is recommended.

Article 2 - Principal Office

The address of the principal office in the United States where records of the partnership are to be kept or made available is set forth below:

2505 N. State Highway 360, Suite 800, Grand Prairie, TX, USA 75050

Article 3 - Registered Agent and Registered Office

TA. The initial registered agent is an organization (cannot be limited partnership named above) by the name of:

OR

▶ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Matthew J. Hiles

C. The business address of the registered agent and the registered office address is:

Street Address:

2505 N. State Highway 360, Suite 800 Grand Prairie TX 75050

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OF

▼B. The consent of the registered agent is maintained by the entity.

Article 4 - General Partner Information

The name and address of each general partner are as follows:

General Partner 1. (Business Name) RW-GenPar 17-7, L.P.

Address 2505 N. State Highway 360, Suite 800 Grand Prairie TX, USA 75050

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

SIGNATURE ADDENDUM - Cert of Formation AIRW 2017-7, L.P. - Executed.pdf
Name Use Consent Ltr (2017-7) with Notary.Executed.pdf

Effectiveness of Filing

✓A. This document becomes effective when the document is filed by the secretary of state.

TB. This document becomes effective at a later date,	which is not more than i	ninety (90) days from	n the date of its
signing. The delayed effective date is:		• • • •	

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Signature of General Partner 1: Please See Attached Signature Addendum

FILING OFFICE COPY

RW-GenPar 17-7, L.P..
a Texas limited partnership

By: AIRW 17-7, LLC,
a Texas limited liability company,
its general partner

By:
Marcus D. Hiles,
Presiding Member and
Chief Executive Officer

Date Executed May: 16, 2017.

Dear Texas Secretary of State:

Lam Presiding Member and Chief Executive Officer for AIRW 16-6. LLC and its affiliates formed in the State of Texas. I write because AIRW 16-6. LLC s related entities wish to use the names "AIRW" and/or "RW-GenPar" and/or RW-LimPar and/or 'RW-LimPar-GenPar' and/or similar-looking names and abbreviations of those names to form new entities. AIRW 16-6. LLC holds the rights to use these names.

Consent to Use of Name

I have the authority to consent and do hereby consent on behalf of AIRW 16-6. LLC and all its subsidiaries and affiliates to the use of the "AIRW" and/or "RW-GenPar" and/or "RW-LimPar" and/or RW-LimPar" and/or similar-looking names and abbreviations for purposes of forming the following entities and in any other way either or both of those entities desire or find beneficial in the future

AIRW 2017-7 L P RW-GenPar 17-7 L P RW-LimPar 17-7, L P AIRW 17-7 LLC

RW-LimPar-GenPar 17-7 LLC

Sincerely.

Marcus D. Hiles Presiding Member and CEO for AIRW 16/6 LLC :

	HAND AND SEAL OF _, notary public in and			of May 2017
(acai)	1 1	1.		
MONEULE BENSON My Commission Expires November 15, 2017	Printed Name		•	,

Attachment B Report Showing Growth in Area

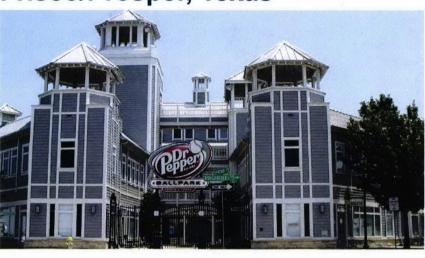
.st0 {fill: #F26A24; | st1 {fill: #495965; |

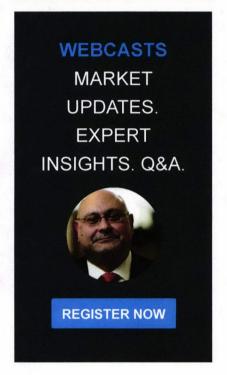
/Analytics Blog /Local Markets / The Nation's Top 10 Busiest Submarkets: 6. Frisco/Prosper, Texas

The Nation's Top 10 Busiest Submarkets: 6. Frisco/Prosper, Texas











by Analytics Contributor Posted Dec 13, 2014 in Dallas,

Local Markets

The U.S. apartment market has seen elevated construction levels in this cycle. But construction activity has been concentrated in some spots more than others, and MPF Research has identified the nation's 10 busiest submarkets for construction in this cycle. The submarkets were identified based on inventory growth since 2012, including the total number of units completed since 1st quarter 2012 and the total number of units under construction at the end of 3rd quarter 2014. Why have these spots attracted so much development? We'll take a deeper look in this series highlighting each of the top 10 submarkets.

In The News

- Smart Investors listen to
 Apartment Economist
 Greg Willett at
 RealPage. Will you? |
 Old Capital Real
 Estate Investing
 Podcast
- 'It's A Fact':

 Overbuilding Impacting

- 10. Cedar Park, Texas
- 9. Far North Central San Antonio, Texas
- 8. Downtown Indianapolis, Indiana
- 7. Far Northwest San Antonio, Texas

Frisco/Prosper, Texas

Landing in the No. 6 spot on our list of rapid inventory growth is the Frisco/Prosper submarket in the Dallas metro.

Frisco/Prosper's inventory expansion rate since 2012 is 44.5%. That calculation includes new apartment supply plus units under construction at the end of 3rd quarter 2014. Turning that percentage into an actual unit count, Frisco/Prosper has received 1,612 new apartments since 2012, and had an additional 2,081 units under construction at the end of 3rd



- Atlanta Apartment Market | **Bisnow**
- □ Houston Offers Leasing
 Incentives More
 Frequently |
 GlobeSt.com
- Portland-area rents are growing faster | The Oregonian
- Chicago apartment supply hits 20-year high | HousingWire
- As Recession Fears
 Rise, Here's the
 Lowdown for Real
 Estate | Realtor.com
- Apartment construction is slowing down, even as occupancy reaches an all-time high | HousingWire
- Dallas apartment renters are wooed with giveaways | The Dallas Morning News
- The Many Issues of Multifamily: Connect
 Texas Multifamily
 Recap | Connect Media
- Report: Detroit apartment rents ahead



of national norm | WXYZ

Detroit



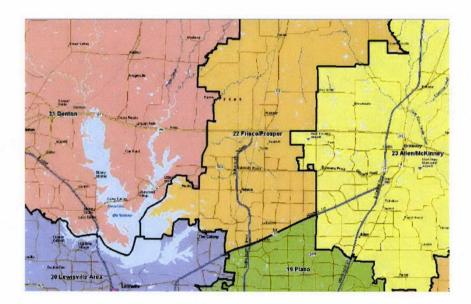


Location

The Dallas region is primarily growing north, where the Frisco/Prosper submarket is located. The Frisco/Prosper submarket is north of Highway 121, west of Custer Road, east of Lake Lewisville and extends north to the city of Celina. The Dallas North Tollway (DNT) cuts through the middle of the

submarket. The most important part of its location is that Highway 121/DNT corridor, where A LOT of office/retail/apartment construction is going on.

The Frisco/Prosper submarket is considered to be a "commuter" town, but with continued growth over the past decade, it has gained a number of employers. The submarket has three major highways — Dallas North Tollway, Highway 121 and US 380 — that provide residents with good access to other employment areas in north Dallas. For example, the Dallas North Tollway is a straight shot to numerous corporate campuses in the suburbs Plano and Addison and employers in the Galleria area of north Dallas proper and downtown Dallas. Moreover, the area is approximately 25 minutes away from the Dallas/Fort Worth International Airport via Highway 121.



The Frisco area is a hot area right now – a lot of commercial construction and apartment construction is taking place (close to that 121/DNT corridor) currently in this area. Prosper, while commercial and apartment construction isn't as abundant as it is in Frisco, is starting to see construction activity pick up.

So let's get to the question: why is the Frisco/Prosper

submarket exploding with apartments? Let's start with the economy.

Access to employers

Over the past couple of years, there have been a few big announcements of companies moving their headquarters close to the Highway 121/DNT corridor. Let's take a look at some of the larger ones that are driving demand:

- 1.) <u>Dallas Cowboys:</u> One of the more publicized moves was the announcement that the Dallas Cowboys are moving their headquarters to Frisco. The development dubbed The Star will not only include the Cowboys new training complex, but will also have a 12,000-seat multi-use event center, an Omni hotel and several other mixed-use projects, according to local media reports. The Star is under way on 91 acres at the northwest corner of Warren Parkway and the Dallas North Tollway. The project is expected to create over 4,500 jobs by 2026 and pump \$23.4 billion into the regional economy over the next 30 years.
- 2.) Toyota: Toyota recently announced they are moving their headquarters (and roughly 4,000 employees) to the Legacy West development in northwest Plano, just south of the Frisco/Prosper submarket border. The company is building their new \$350 million headquarters on the southwest corner of State Highway 121 and Legacy Drive. The campus is being developed on 100 acres and will have over 1 million square feet of office space.
- 3.) <u>FedEx Office:</u> FedEx Office also recently announced that they are moving their headquarters from the Dallas Galleria office to the Legacy West development. The company's

265,000-square-foot corporate campus is being constructed at the northeast corner of Legacy and Headquarters Drive. Also moving to the area will be around 1,200 FedEx Office employees.

Not only have companies announced their intentions of moving headquarters to the Frisco/Prosper area, but there has been a lot of office construction popping up, too. And with office construction comes jobs. Here are a few office projects under way:

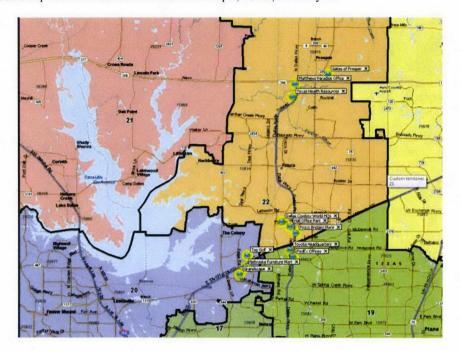
- 1.) Hall Office Park: Hall Office Park's 16th office building was recently completed, encompassing eight stories and 200,000 square feet. Hall Office Park sits on a total of 160 acres and has over 2 million square feet of Class A office space. Not to mention, it's just down the street from The Star.
- 2.) <u>Frisco Bridges Place</u>: This 170,000-square-foot office building is currently under construction on Hicks Road and the Dallas North Tollway, just southeast of Gaylord Parkway.
- 3.) Matthews Paradise Office Project: This 275,000-square-foot project has not yet broken ground, but will be located on the northwest corner of the Dallas North Tollway and Highway 380.
- 4.) Texas Health Resources: This medical company just purchased 10.45 acres next door to the proposed Matthews Paradise office project to build an outpatient medical center.

Retail, tons of retail

Not only are offices and medical buildings popping up in the area, but so is retail. And there have been several big developments recently completed or announced.

- 1.) Nebraska Furniture Mart Development: This development is in The Colony, on the southeast corner of Highway 121 and Plano Parkway, near the Frisco/Prosper submarket border. Here's a fun fact: Nebraska Furniture Mart's 1.9 million-square-foot retail and distribution center will be about the size of 27 football fields and will be able to hold 500,000 pieces of furniture. That's huge. And working in this massive retail complex are an anticipated 2,300 or more workers once all is said and done in Spring 2015.
- 2.) Grandscape: The Nebraska Furniture Mart Development is the anchor for this \$1.5 billion mixed-use development on 433 acres, according to the *Dallas Morning News*. Fun fact here, too: Grandscape will span 327 football fields and have up to 3.9 million square feet of retail, entertainment and dining space. Moreover, the city of The Colony predicts that the Grandscape facility will create 20,426 jobs over the first 40 years.
- 3.) Top Golf: This entertainment venue wrapped up construction last year.
- 4.) Gates of Prosper: This is a 500-acre mixed-use development at the northeast corner of Highway 380 and Preston Road, by Dallas Cowboys owner Jerry Jones' Blue Star Land Co. Construction has not yet begun yet (with a target start date in early 2015), but the first phase will consist of around 300,000 square feet of retail space.

And those just name SOME of the larger commercial developments planned, under way, or recently completed.



Population growth

Another reason the Frisco/Prosper submarket is bustling with apartment construction? It's growing. According to the Frisco Economic Development Corporation, the city of Frisco's population has grown 300% since 2000. In the year-ending July 2013, the city's population grew 6.5%, to 136,791, according to the most recent Census data available. That annual growth rate made Frisco the second fastest-growing city in America.

Schools

And yet another demand driver in the area is the school districts. Specifically, Frisco has one of the fastest-growing school districts in the U.S., adding hundreds of students each year. However, Frisco Independent School District chose to limit each of its high schools to an enrollment of no more than 2,100 students. In 2013, eight of the top 10 neighborhoods for public schools in the north Texas region were in Frisco ISD.

Apartments

Let's take a look at a few apartment complexes in the Frisco/Prosper submarket. Several of the apartments are located right off the Dallas North Tollway, close to the 121 intersection:

- 1.) Emerson at Frisco Market Center: The Emerson at Frisco Market Center is currently under construction within the Frisco Market Center's 100-acre, mixed-use, master-planned community, near the Legacy Drive and Main Street intersection, just north of the DNT. This 410-unit project will include amenities ranging from a Doggie Oasis Pet Spa and The Cave Lounge to tanning beds and a professionally equipped athletic center.
- 2.) Cool Springs at Frisco Bridges: This 290-unit conventional property is located near the intersection of 121 and the DNT on Parkwood Boulevard. The property recently wrapped up construction and has studio and one-, two- and three-bedroom units available.
- 3.) Origin at Frisco Bridges: This 345-unit apartment project recently broke ground at the Gaylord Parkway and Parkwood Drive intersection. The property is part of a mixed-use project that will eventually house a Hyatt House hotel. Origin at Frisco Bridges will boast a variety of amenities not limited to a party cave and dog park to amplified built-in ceiling speakers in each individual unit.

Other area attractions:

- 1.) Toyota Stadium: Home of FC Dallas
- 2.) Dr. Pepper Arena Home to Dallas Stars NHL and Texas

- 3.) Dr. Pepper Ballpark (pictured): Home of the Frisco RoughRiders
- 4.) Fieldhouse USA: 144,000 SF sports facility with basketball/volleyball courts, indoor soccer/football turf and 13,200 square feet of retail space)
- 5.) Indoor Sky Diving: iFly
- 6.) Frisco Indoor Trampoline Park
- 7.) Stonebriar Centre shopping mall
- 8.) IKEA furniture store

(Image by: Rainchill via Wikimedia Commons)



Previous Article:

The Nation's Top 10 Busiest Submarkets: 7. Far North West San Antonio, Texas

Next Article:

The Nation's Top 10 Busiest Submarkets: 5. Mooresville, North Carolina

RELATED ARTICLES

Suburbs Narrow Pricing Gap as Urban

Multifamily Ma

Attachment C TCEQ Correspondence Letters for Water System Facilities



PWS_0430077_CO_20190912_Plan Ltr

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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 12, 2019

Mr. Mark A. Perkins, P.E. Perkins Engineering Consultants, Inc. 6001 Interstate 20 West Arlington, TX 76017

Re: North Custer Road Plant - Public Water System ID № 0430077
Proposed Wells and Water Plant
Engineer Contact Telephone: (817) 719-0372
Plan Review Log № P-07172019-125
Collin County, Texas

CN: 605607753; RN: 110835733

Dear Mr. Perkins:

On July 17, 2019, the Texas Commission on Environmental Quality (TCEQ) received planning material for the proposed wells and water plant. Revised and additional information was received on August 23 and 26, 2019 via emails. Based on our review of the information submitted, the project generally meets the minimum requirements of Title 30 Texas Administrative Code (TAC) Chapter 290 - Rules and Regulations for Public Water Systems and is conditionally approved for construction if the project plans and specifications meet the following requirements:

- 1. A copy of the recorded deed and map demonstrating that the public water system owns all of or a portion of real property within 150 feet of the well shall be obtained, in accordance with 30 TAC §290.41(c)(1)(F)(iv)(I)-(II). For any real property within 150 feet of the well not owned by the public water system, a sanitary control easement or sanitary control easements as filed at the county courthouse (bearing the county clerk's stamp) shall be obtained, as described in 30 TAC §290.41(c)(1)(F). Please provide a copy of the recorded deed and a map showing all land owned by the public water system within 150 feet of the well and for any land within 150 feet of the well not owned by the public water system provide copies of all recorded sanitary control easements with the well completion materials.
- 2. Three corrosive indices (Langelier Saturation Index, Ryznar Stability Index and Aggressive Index) will be used to calculate corrosivity of the water from new source(s). Corrosive or aggressive water could result in aesthetic problems, increased levels of toxic metals, and deterioration of household plumbing and fixtures. If the water appears to be corrosive, the system will be required to conduct a study and submit an engineering report that addresses corrosivity issues or may choose to install corrosion control treatment before use may be granted. All changes in treatment require submittal of plans and specifications for approval by TCEQ.
- 3. Please provide design capacity, horsepower, total dynamic head, setting depth and pump curve for well pumps with well completion submittal.

Mr. Mark A. Perkins, P.E. Page 2 September 12, 2019

4. 30 TAC §290.42(f)(1)(B) requires day tanks to be provided to minimize the possibility of severely overfeeding liquid chemicals from bulk storage facilities. Day tanks will not be required if adequate process control instrumentation and procedures are employed to prevent chemical overfeed incidents. Please provide day tanks for chemical feeds or have written procedures for adequate process control instrumentation.

Texas Water Code Section 36.0015 allows for the creation of groundwater conservation districts (GCDs) as the preferred method of groundwater management. GCDs manage groundwater in many counties and are authorized to regulate production and spacing of water wells. Public water systems drilling wells within an existing GCD are responsible for meeting the GCD's requirements. The authorization provided in this letter does not affect GCD authority to manage groundwater or issue permits.

The design engineer or water system representative is required to notify the Plan Review Team in writing by fax at (512) 239-6972 or by emailing jonathan.pi@tceq.texas.gov and cc: vera.poe@tceq.texas.gov at least 48 hours before the well casing pressure cementing begins. If pressure cementing is to begin on Monday, then they must give notification on the preceding Thursday. If pressure cementing is to begin on Tuesday, then they must give notification on the preceding Friday.

The TCEQ does not approve these wells for use as public water supply at this time. We have enclosed a copy of the "Public Well Completion Data Checklist for Interim Approval (Step 2)". We provide this checklist to help you in obtaining approval to use these wells.

The submittal consisted of 37 sheets of engineering drawings, technical specifications and an engineering summary. The proposed project consists of:

- Two (2) public water supply wells drilled to 1,500 feet with 1,300 linear feet (lf) of 10-inch nominal diameter (n.d.) steel casing and pressure-cemented 1,300 lf each;
- 200 lf of 6-inch n.d. stainless steel screen, 100 lf of 6-inch n.d. blank steel liner, with 24-inch underream and 300 lf gravel pack for each well;
- Each well is anticipated to have a production capacity of 300 gallons per minute (gpm) yield. The design parameters of horsepower (hp), setting depth, design capacity, total dynamic head (tdh) to be determined for each well;
- One (1) 200,000-gallon America Water Works Association (AWWA) Standard D103 factory coated bolted steel ground storage tank with an AWWA Standard D108 aluminum dome roof;
- Tow (2) 10,000-gallon American Society of Mechanical Engineers Section VIII Division 1 welded steel hydropneumatic tanks;
- Five (5) 375-gpm service pumps with 40 hp at 196 feet tdh;
- Sodium hypochlorite disinfection equipment consisting of two (2) positive, displacement, peristaltic metering pumps with a maximum capacity of 1.8 gallons per hour each, one (1) active and one (1) standby, and two (2) 55-gallon drums with secondary containment;
- One (1) emergency power generator;
- · All-weather access road and intruder-resistant fence; and
- All associated yard pipes, valves and appurtenances.

Mr. Mark A. Perkins, P.E. Page 3 September 12, 2019

This approval is for the construction of the above listed items only. Any wastewater components contained in this design were not considered.

The North Custer Road Plant public water system provides water treatment.

The project is located is located approximately 1,400 feet southeast of the intersection of County Road 123 and Farm-to-Market Road 2479 (North Custer Road), in Collin County, Texas.

An appointed engineer must notify the TCEQ's Region 4 Office in Dallas/Fort Worth at (817) 588-5800 when construction will start. Please keep in mind that upon completion of the water works project, the engineer or owner will notify the TCEQ's Water Supply Division, in writing, as to its completion and attest to the fact that the completed work is substantially in accordance with the plans and change orders on file with the TCEQ as required in 30 TAC §290.39(h)(3).

Please refer to the Plan Review Team's Log № P-07172019-125 in all correspondence for this project.

Please complete a copy of the most current Public Water System Plan Review Submittal form for any future submittals to TCEQ. Every blank on the form must be completed to minimize any delays in the review of your project. The document is available on TCEQ's website at the address shown below. You can also download the most current plan submittal checklists and forms from the same address.

https://www.tceq.texas.gov/drinkingwater/udpubs.html

For future reference, you can review part of the Plan Review Team's database to see if we have received your project. This is available on TCEQ's website at the following address:

https://www.tceq.texas.gov/drinkingwater/planrev.html/#status

You can download the latest revision of 30 TAC Chapter 290 - <u>Rules and Regulations for Public Water Systems</u> from this site.

Mr. Mark A. Perkins, P.E. Page 4 September 12, 2019

If you have any questions concerning this letter or need further assistance, please contact Mr. Jonathan Pi, P.E. at (512) 239-6968 or by email at jonathan.pi@tceq.texas.gov or by correspondence at the following address:

Plan Review Team, MC-159
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

Sincerely,

Jonathan Pi, P.E. Plan Review Team

Plan and Technical Review Section

Water Supply Division

Texas Commission on Environmental Quality

Vuale Vera Poe, P.E., Team Leader

Plan Review Team

Plan and Technical Review Section

Water Supply Division

Texas Commission on Environmental Quality

VP/JPI/sg

Enclosure: "Public Well Completion Data Checklist for Interim Approval (Step 2)"

cc: AIRW 17-7, LLC, Attn: Mr. Matt Hiles, Vice President, 2505 North State Highway 360, Suite 800, Grand Prairie, TX 75050-7803

Mr. Mark A. Perkins, P.E. Page 5 September 12, 2019

TCEQ Central Records PWS File 0430077 (P-07172019-125/North Custer Road Plant) TCEQ Region № 4 Office - Dallas/Fort Worth TCEQ PWSINVEN, MC-155 bcc:

Public Well Completion Data Checklist for Interim Approval (Step 2)

Water Su Plan Rev	ipply Divi iew Team		Public Water System I.D. No TCEQ Log No. P
regarding delay pro St, Austin	g propose oject app n, TX, 78	ed Water Supply Well Completion.	
construction of well construction	tion by T ompletion	CEQ. Please include the well cons	water supply must have plans approved for truction approval letter with your submittal itted for TCEQ evaluation. Based on this use of the well.
1.		(s) at appropriate scales showing	
	(i)	Final location of the well with co	ordinates;
	(ii)	Named roadways;	
	[] (iii)		50 feet of the final well location and the
	— <i>"</i> 、	property owners' names;	77.7
	☐ (iv)		well location as the center point with radii of
	□ (v)	10 feet, 50 feet, 150 feet, and ½ 1 Any site improvements and exist	
		Any existing or potential pollution	
		Map must be scalable with a north	
2. 🗌		-	ty on which the well is located showing the
۲۰ ا		ater System (PWS) as the landown	
		(c)(1)(F)(iv)]	ci, wild, of the following.
	(i)		at the county courthouse and bearing the
	_ ''		l land within 150 feet of the well not owned
		by the PWS (for a sample easeme	nt see TCEQ Form 20698);
	☐ (ii)		y of an ordinance or land use restriction
			itical subdivision which provides an
			tary protection to the well as a sanitary
		control easement; and/or	
	∐ (iii)		ception to the sanitary control easement rule
3. 🗆 C	onetmicti	issued by TCEQ's Technical Revie on data on the completed well: [§	
э. 🗀 С			ing capacity in gallons per minute (gpm),
	<u> </u>		motor horsepower, and setting depth;
	☐ (ii)		' larger than casing OD) and total well depth;
	(iii)		(e.g. 200 lf of 12" PVC ASTM F480 SDR-17);
	(iv)		ns, blanks, and/or gravel packs utilized;
	(v)		nethod (one of the methods in latest revision
	. —		ndix C, excluding the dump bailer and tremie
	_	methods);	
	(vi)	Driller's geologic log of strata per	netrated during the drilling of the well;
	(vii)	Cementing certificate; and	

Revised 02/2019 Page 1 of 3

Public Well Completion Data Checklist for Interim Approval (Step 2)

	\square (viii) Copy of the official State of Texas Well Report (some of the preceding data is
	included on the Well Report).
	A U.S. Geological Survey 7.5-minute topographic quadrangle map (include quadrangle
	name and number) or a legible copy showing the location of the completed well;
	[§290.41(c)(3)(A)]
	Record of a 36-hour continuous pump test on the well showing stable production at the
	well's rated capacity. Include the following: [§290.41(c)(3)(G)]
	(i) Test pump capacity in gpm, tdh in feet, and horsepower of the pump motor;
	(ii) Test pump setting depth;
	(iii) Static water level (in feet); and
	(iv) Draw down (in feet).
	Three bacteriological analysis reports for samples collected on three successive days
	showing raw well water to be free of coliform organisms. Reports must be for samples
	of raw (untreated) water from the disinfected well and submitted to a laboratory
	accredited by TCEQ, accredited to perform these test; and [§290.41(c)(3)(F)(i)]
	Chemical analysis reports for well water samples showing the water to be of acceptable
ш	
	quality for the most problematic contaminants listed below. Reports must come from a
	laboratory accredited by TCEQ; accredited to perform these tests. Maximum
	contaminant level (MCL) and secondary constituent level (SCL) units are in milligrams
	per liter (except arsenic which is in micrograms per liter). [§290.41(c)(3)(G) and§290.104
	and §290.105]

Table 1: Primary Constituents with Maximum Contaminant Level (MCL)

PRIMARY	MCL
Nitrate	10 (as N)
Nitrite	1 (as N)
Arsenic	10
Fluoride	4.0

Table 2: Secondary Constituents with Secondary Contaminant Level (SCL)

SECONDARY	MCL
Aluminum	0.2
Copper	1.0
Iron	0.3
Manganese	0.05
Zinc	5.0
Total Dissolved Solids	1,000
Fluoride	2.0
Lead	N/A
Sulfate	300
Chloride	300
pН	> 7.0

Revised 02/2019 Page 2 of 3

Public Well Completion Data Checklist for Interim Approval (Step 2)

Table 3: Water Quality Parameters

PARAMETER	UNITS
Alkalinity as CaCO3	mg/L
Calcium as CaCO3	mg/L
Sodium	mg/L

All systems located in a high-risk county (see page 3) shall submit radiological analysis reports for water samples showing the water to be of acceptable quality for the contaminants listed below. Reports must come from a TCEQ accredited laboratory for interim use of the well.

Table 4: Radionuclides with Maximum Contaminant Level (MCL)

CONTAMINANT	MCL
Gross alpha	15 pCi/L
Radium-226/228	5 pCi/L
Beta particle	50 pCi/L
Uranium	30 μg/L

WHERE: pCi/L = pico curies per liter, ug/L = micrograms per liter

Please be aware when you review your radiological data that if the report has gross alpha over 15 pCi/L and individual uranium isotopes are not reported, you will have to resample or reanalyze and resubmit radionuclide results. If you see gross alpha plus radium-228 over 5 pCi/L, and don't have radium-226, you will have to resample or reanalyze and resubmit complete results.

List of Counties Where Radionuclide Testing Is required

Please be aware that we have added the requirement for analysis for radionuclides for high risk counties. For elevated levels of any contaminants found in a test well, treatment or blending may be required.

Table 5: List of Counties where Radionuclide Testing is required

		COUNTY		
Atascosa	Bandera	Bexar	Bosque	Brazoria
Brewster	Burnet	Concho	Culberson	Dallam
Dawson	Erath	Fort Bend	Frio	Garza
Gillespie	Gray	Grayson	Harris	Hudspeth
Irion	Jeff Davis	Jim Wells	Kendall	Kent
Kerr	Kleberg	Liberty	Llano	Lubbock
McCulloch	Mason	Matagorda	Medina	Midland
Montgomery	Moore	Parker	Pecos	Polk
Presidio	Refugio	San Jacinto	San Saba	Tarrant
Travis	Tyler	Upton	Val Verde	Victoria
Walker	Washington	Wichita	Williamson	Zavala

Revised 02/2019 Page 3 of 3

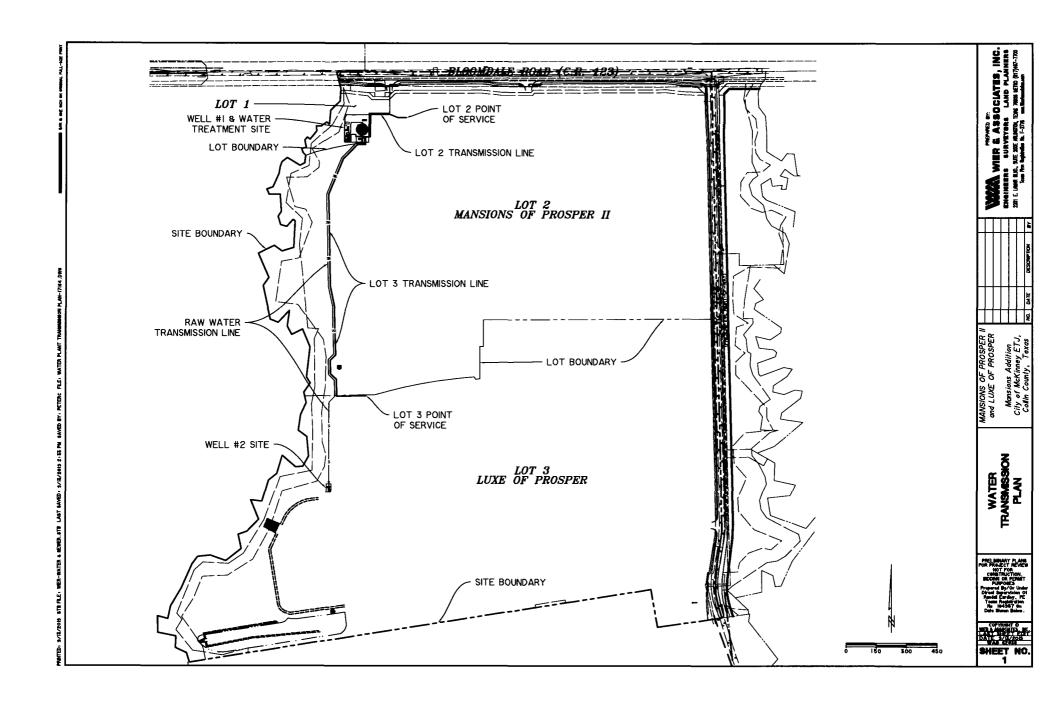
Attachment D

Statement describing why it is not economically feasible to obtain retail service from the water utilities listed in Question 12.

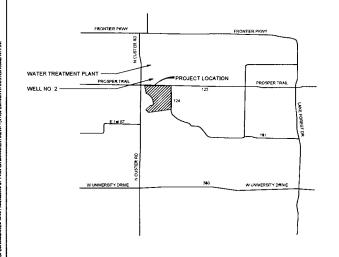
The City of McKinney and the City of Prosper both have CCN boundaries located within ½ mile of the outer boundary of the proposed CCN. AIRW 2017-7, LP had conversations with the City of McKinney but the City of McKinney has no facilities or lines providing water service near the proposed CCN. Sewer service will be provided to the area by the City of McKinney. AIRW 2017-7, LP had decertified this property from the City of McKinney's CCN under Control Number 48770. In that filing it was shown that the City of McKinney has not provided water service to that property nor has facilities near the property.

The City of Prosper is also located within ½ mile of the outer boundary of the proposed CCN; The City also does not have facilities nearby making water service to the CCN not feasible.

Attachment E Engineering Maps of Facilities



NORTH CUSTER ROAD WATER TREATMENT PLANT



CONTRACT No. 2 **COLLIN COUNTY, TEXAS MAY 2019**



SHEET INDEX

- COVER
 GENERAL NOTES
 OVERALL PROJECT PLAN
 PROCESS FLOW DIAGRAM
 WELL NO 1 PLAN AND SECTIONS
 WELL NO 2 PLAN AND SECTION
 WATER TREATMENT PLANT SITE PLAN
 GROUND STORAGE TANK PLAN SECTION AND DETAILS
 PUMP BUILDING SECTION AND DETAILS
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 19 DETAILS

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 13 PROJECT OVERAL LELECTRICAL PLAN

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 16 POWER DETAILS

 16 POWER ONE-LINE

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 16 ELECTRICAL DETAILS

 17 PAREL DETAILS

 18 GENERATOR NOTES & DETAILS

 11 INSTRUMENTATION NOTES & DETAILS

 11 PLANS THE PLANS TO SEE THE PLANS

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- CONTRACTOR SHALL VERIFY DIMENSIONS & CONDITIONS BEFORE CONSTRUCTION & PROMPTLY NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROGEEDING WITH THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL AND SEDIMENTATION MEASURES THROUGHOUT THE PROJECT
- CONTRACTOR SHALL MAINTAIN ENTRANCE TO PROJECT SITE SO THAT TRACKING OF MID INTO PUBLIC RIGHT-OF-WAYS AND ONTO PRIVATE PROPERTY SHALL BE PREVENTED ALL MATERIAL TRACKED SPILLED WASHED OR ENTERING THE SITE FROM VEHICLES OR CONSTRUCTION EQUIPMENT SHALL BE REMOVED IMMEDIATELY AND MEASURES SHALL BE TAKEN TO PREVENT SUBSEQUENT OCCURRENCES.
- 4 CONTRACTOR SHALL MAINTAIN ACCURATE RECORD DOCUMENTS
- ALL PIPES AND RELATED APPURTENANCES SHALL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS WITH REFERENCE TO MATERIALS TO BE USED AND PROCEDURES TO BE FOLLOWED
- MATERIALS, OTHER THAN THOSE SPECIFIED, MAY BE SUBSTITUTED UPON PROVIDING SUBMITTALS AND OBTAIN APPROVAL BY THE ENGINEER AND THE OWNER
- 7 ALL PIPES AND RELATED APPURTENANCES SHALL BE FLUSHED AND TESTED FOR PRESSURE AND LEAKAGE AND SHALL NOT EXCEED THE AMOUNTS ALLOWED OR RECOMMENDED BY AWWA AND TOTED FORMULAS THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TAPS VALVES FITTINGS ET FOR FOLLY SHING AND TESTING ON NEW WATER LINES THE CONTRACTOR SHALL REMBURSE THE OWNER FOR ALL THE WATER USED IN FLUSHING AND SANITZING NEW FACILITIES, (SEE UTILITY NOTE 2)
- ALL PIPES AND RELATED APPURTENANCES SHALL BE INSTALLED NO CLOSER THAN NINE (9) FEET IN ALL DIRECTIONS TO WASTEWATER COLLECTION FACILITIES
- 9 EXISTING WATER LINES ARE SHOWN BASED ON INFORMATION PROVIDED BY THE OWNER, EXACT LOCATION MAY VARY CONTRACTOR SHALL EXPOSE AND CONFIRM THE LOCATION OF EXISTING LINES WITHIN THE SCOPE OF PROJECT AREA AND DETERMINE MATERIAL SIZE AND DEPTH TO AVOID CONFLICT
- ON INFORMATION CONCERNING TYPE, SIZE & LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIS OR HER OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE RECESSARY TO AVOID DAMAGE THERETO CONTRACTOR SHALL USE EXTREME CARE WHEN PERFORMING ANY EXCAVATION, GRADING OR DEMOLITION OPERATIONS IN THE PROXIMITY OF EXISTING UTILITIES ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION TO REPORT HIS ACTIVITIES AND REQUEST VERRICATION OF UTILITY LINE LOCATIONS WITHIN THE SCOPE OF THIS PROJECT
- 11 CONTRACTOR SHALL INCLUDE ALL FITTINGS, VALVES ETC. NECESSARY TO COMPLETE THE CONNECTION BETWEEN ANY NEW AND EXISTING LINES VARIATIONS BETWEEN DETAILS SHOWN AND ACTUAL FIELD CONNECTIONS MUST FIRST BE APPROVED BY THE ENGINEER AND THE OWNER AND SHALL BE REFLECTED ACCURATELY WITH YEA SHULT PLANS
- 12 THE CONTRACTOR SHALL BE FAMILIAR WITH AII REQUIREMENTS OF THE LATEST EDITION OF THE TOEQ "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS", 30 TAC CHAPTER 290 44
- 13 THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SAFETY AND SECURITY OF ALL EQUIPMENT, VEHICLES AND EQUIPMENT STORED ON OR NEAR THE PROJECT SITE

UTILITY NOTES

- 1 EXISTING WATER LINES MUST REMAIN IN SERVICE DURING CONSTRUCTION, EXCEPT WHERE SHUTDOWNS ARE REQUIRED FOR TIE-INS NEW WATER MAINS MUST BE SANTIZED, FLUSHED AND TESTED PRIOR TO BEING CONNECTED TO EXISTING WATER LINES, ALL SANTIZING FLUSHING AND TESTING OF WATER LINES SHALL BE CONDUCTED UNDER THE SUPERNISION OF THE OWNERS
- 2 THE SEQUENCE OF CONSTRUCTION FOR THIS PROJECT SHALL BE APPROVED BY THE OWNER PRIOR TO BEGINNING WORK, CONTRACTOR SHALL MEET WITH THE OWNER TO DETERMINE AN ACCEPTABLE SEQUENCE OF CONSTRUCTION WHICH WILL PROVIDE THE LEAST INTERRUPTION TO CUSTOMER SERVICE
- THE SPECIFICATIONS AND CONTRACT DOCUMENTS ARE A PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT THE CONTRACTOR SHALL MAKE HIMSELF/HERSELF FAMILIAR WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND CONTRACT DOCUMENTS.

TCEQ NOTES

- 1 THIS PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEMAS COMMISSION ON ENVIRONMENTAL CUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS SO TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 200 SUBCHAPTER DO WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS. THE MORE STRINGENT REQUIREMENT SHANLST APPLIED CONSTRUCTION FOR PUBLIC WATER SYSTEMS WILLS AND REGULATIONS FOR PUBLIC WATER SYSTEMS FOR PUBLIC WATER SYSTEMS.
- 2 PROJECTS CONSTRUCTED ON OR AFTER JANUARY 4, 2014 MUST COMPLY WITH CHANGES TO THE SAFE DRINKING WATER ACT TO REDUCE THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES PIPE FITTINGS PLUMBING FITTINGS AND FIXTURES TO 0.25
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATER LINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES AND SEPTIC TANK DRAIN FIELDS IF THAS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEET FOR FURTHER DIRECTION SEPARATION DISTANCES INSTALLATION METHODS AND MATERIALS UTILIZED MUST MEET 30 TAG \$200 44(6)(14) OF THE CURRENT RULE)
- PURSUANT TO 30 TAC \$290 44(e)(S), THE SEPARATION DISTANCE FROM A POTABLE WATER LINE TO A WASTEWATER MAIN OR LATERAL, MANHOLE OR CLEAN OUT SHALL BE A MINIMUM OF HINE FEET WHERE THE MINE-FOOT SEPARATION CANNOT BE ACHIEVED, THE POTABLE WATER LINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 16 FEET LONG AND TWO NOMINAL SIZES LANGER THAN THE NEW CONVEYANCE THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS DEFINISHING WITH WASHED SAND, THE ENCASEMENT PIPE SHALL BE CHOTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT.
- THE CONTRACTOR SHALL DISINFECT THE NEW WATER MAINS IN ACCORDANCE WITH ANWAY STANDARD COSE AND THEIR FLUSH AND SAMPLE THE LINES BEFORE BEIND PLACED INTO SERVICE SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO ENSURE THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE SHOULD CONTAMINATION PERSIST. THE DISINFECTION WILL BE REPEATED AND A MINIMUM OF ONE SAMPLE PER 1 000 FEET OF COMPLETED WATER MAIN WILL BE REQUIRED AT THE NEXT AVAILABLE SAMPLING POINT IN ACCORDANCE WITH 30 TAX 200 44(F/S) 3

AQUA NOTES

- 1 CONTRACTOR SHALL CONTACT AQUA TEXAS AREA MANAGER OR FIELD SUPERVISOR AND SCHEDULE A PRE-CONSTRUCTION MEETING
- 2 CONTRACTOR SHALL WORK WITH DRAWINGS APPROVED BY AQUA ENGINEERING DEPARTMENT
- 3 CONTRACTOR SHALL HAVE ON-SITE AQUA APPROVED DRAWINGS ONLY
- 4 CONTRACTOR SHALL REGUIRE AUTHORIZATION FROM AREA MANAGER OR ENGINEERING MANAGER FRIOR TO DOING ANY CHANGES NOT APPROVED IN THE DRAWNINGS CONTRACTOR SHALL NOTIFY ADDIT ACTA 48 HOURS

A) BEGINNING CONSTRICTION
B) PRESSURE TESTING
C) BACTEE SAMPLING
D) TAPPING/CONNECTING INTO AQUA'S SYSTEM
E) FINAL WALK THROUGH

DEVELOPER AND ENGINEERING SPECIFICATIONS FOR NEW SUBDIVISIONS

THESE REQUIREMENTS DO NOT INCLUDE FIRE PROTECTION

WATER DISTRIBUTION SYSTEMS

- 1 ALL WATER MAINS SHOULD BE PVC CLASS 900
- 2 WATER LINES SHOULD BE LOCATED ALONG THE FRONT LOT LINE AND SHOULD BE IN A MINIMUM 10 FOOT DEDICATED EASEMENT THE SANITARY SEWER LINE (IF APPLICABLE) SHOULD BE ON THE OPPOSITE SIDE OF THE STREET.
- 3 WATER MAINS SHOULD BE BEDDED IN SAND
- 4 ALL VALVES SHOULD BE "CLOSE RIGHT"
- 5 ALL VALVE COVERS SHOULD BE 36-48 SCREW TYPE WITH SURFACE CONCRETE PADS
- 6 MINIMUM PIPELINE COVER SHOULD BE 3 FEET BELOW NATURAL GRADE WHEN THE WATER MAIN CROSSES OR RUNS PARALLEL WITHIN 3 FEET OF A DRAINAGE CULVERT OR DRAINAGE DITCH, THE WATER MAIN SHOULD BE 3 FEET BELOW THE DRAINAGE FACILITY FLOW LINE
- 7 WATER MAINS SHOULD BE LAID WITH TRACER WIRE AND HAVE TRACER WIRE STATIONS INSTALLED NO GREATER THAN 1,000 FEET APART
- 8 ALL LONG TAPS SHOULD BE INSTALLED IN A YELOMINE PVC OR STEEL
- 9 FLUSH HYDRANTS SHOULD MUELLER AND SHOULD INCLUDE AND ISOLATIONVALVE ON THE LEAD
- 10 DEAD END WATER MAINS SHOULD INCLUDE A 2 INCH MAIN GUARD FLUSH ASSEMBLY
- 11 TAPPING SADDLES SHOULD BE FORD BRASS TAPPING SADDLES FOR PVC PIPE S71-XXX (STYLE "A") CORP STOPS SHOULD BE FORD BRONZE
- 12 SINGLE SERVICES SHOULD BE LOCATED ON PROPERTY CORNERS AND SHOULD BE A MINIMUM OF 1 INCH BLACK POLY, A FORD 1"X 3/4" INCH ANGLE CURB STOP WITH LOCKING EARS
- 13 DOUBLE SERVICES SHOULD BE LOCATED ON PROPERTY CORNERS AND SHOULD BE A MINIMUM OF 1 1/2 INCH BLACK POLY TWO FORD 1"X 3/4" INCH ANGLE CURB STOPS WITH LOCKING EARS LAKE PALESTINE MINIMUM POLY IS 2 INCH
- 14 SINGLE METER BOX BLACK PLASTIC "CARSON # 00121013 METER BOX WITH SOLID LID, 2 SLOTS 1-IN, 1-OUT, #012-12 MBCB00121013"
- 15 DOUBLE METER BOX BLACK PLASTIC "CARSON # 00121013 METER BOX WITH SOLID LID, 3 SLOTS 1-IN, 2-OUT, #012-12 MBCB00121013"
- 16 ALL CURB STOPS SHOULD BE BARREL-LOCKED AT COMPLETION

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GENERAL NOTES

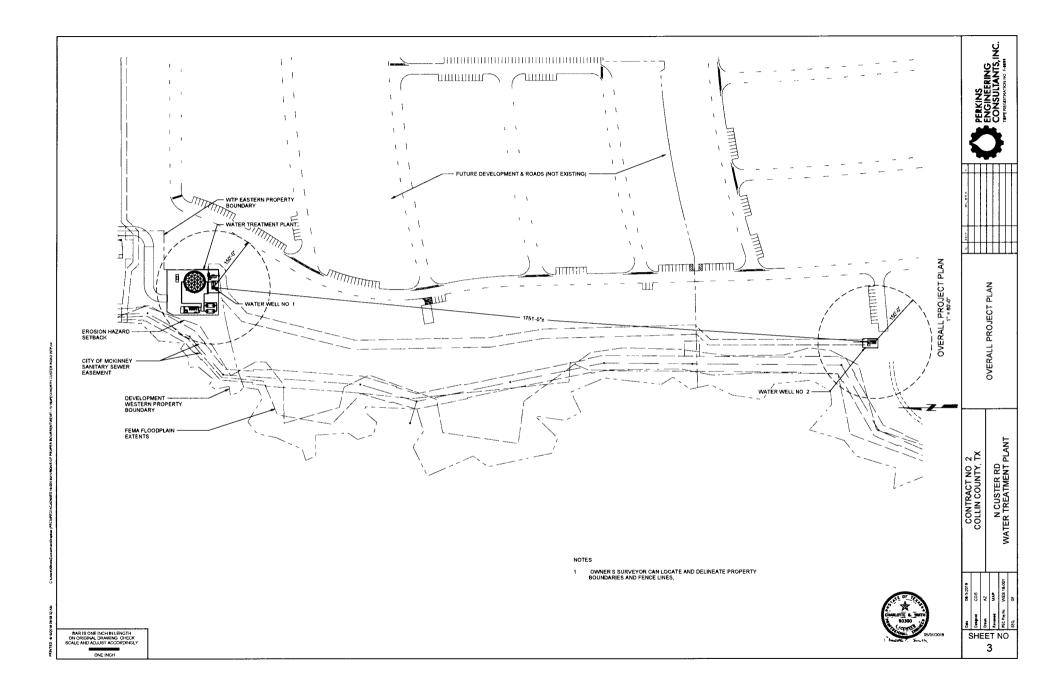
CONTRACT NO. 2
COLLIN COUNTY, TX
N CUSTER RD
WATER TREATMENT PLANT

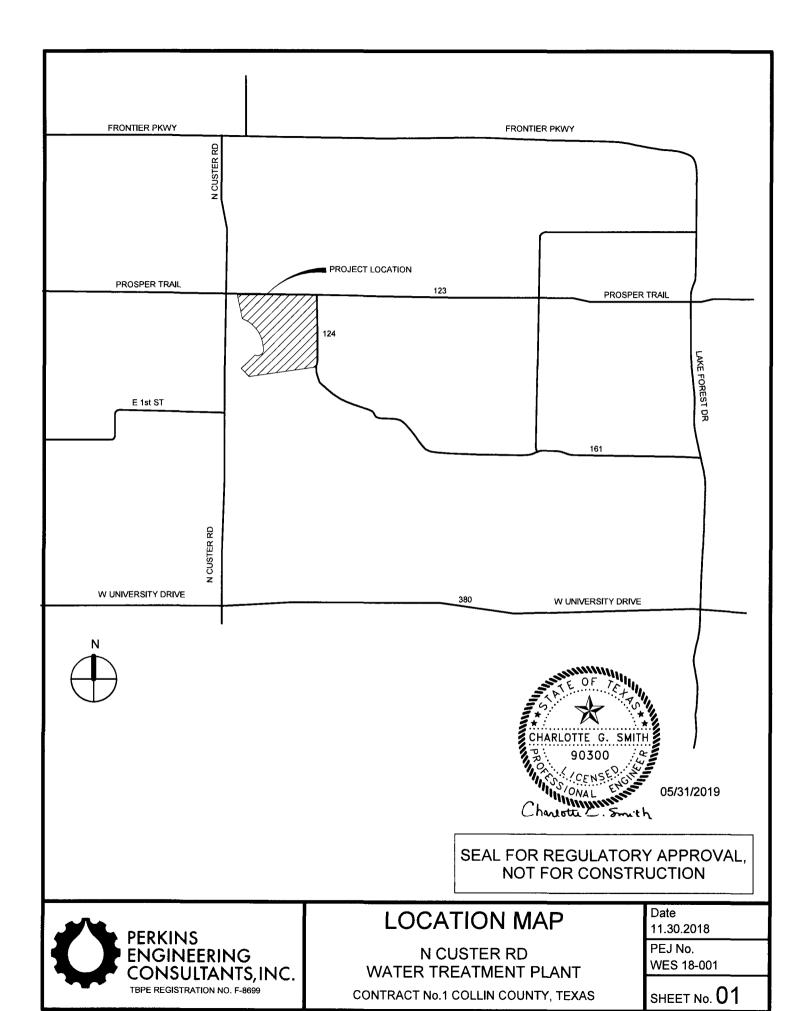
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BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING CHECK SCALE AND ADJUST ACCORDING! ONE INCH





GENERAL NOTES

- CONTRACTOR SHALL VERIFY DIMENSIONS & CONDITIONS BEFORE CONSTRUCTION & PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL AND SEDIMENTATION MEASURES THROUGHTOUT THE PROJECT
- 3. CONTRACTOR SHALL MAINTAIN ENTRANCE TO PROJECT SITE SO THAT TRACKING OF MUD INTO PUBLIC RIGHT-OF-WAYS AND ONTO PRIVATE PROPERTY SHALL BE PREVENTED. ALL MATERIAL TRACKED, SPILLED, WASHED OR ENTERING THE SITE FROM VEHICLES OR CONSTRUCTION EQUIPMENT SHALL BE REMOVED IMMEDIATELY AND MEASURES SHALL BE TAKEN TO PREVENT SUBSEQUENT OCCURRENCES.
- 4 CONTRACTOR SHALL MAINTAIN ACCURATE RECORD DOCUMENTS.
- 5. ALL PIPES AND RELATED APPURTENANCES SHALL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS WITH REFERENCE TO MATERIALS TO BE USED AND PROCEDURES TO BE FOLLOWED.
- 6. ALL PIPES AND RELATED APPURTENANCES SHALL BE FLUSHED AND TESTED FOR PRESSURE AND LEAKAGE AND SHALL NOT EXCEED THE AMOUNTS ALLOWED OR RECOMMENDED BY AWWA FORMULAS THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TAPS, VALVES, FITTINGS, ETC. FOR FLUSHING AND TESTING OF NEW WATER LINES.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH STATE LAWS AND FEDERAL REGULATIONS RELATING TO TRENCH SAFETY, INCLUDING THOSE WHICH MAY BE ENACTED DURING PERFORMANCE UNDER THIS CONTRACT.
- 8. INFORMATION CONCERNING TYPE, SIZE & LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIS OR HER OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO CONTRACTOR SHALL USE EXTREME CARE WHEN PERFORMING ANY EXCAVATION. GRADING OR DEMOLITION OPERATIONS IN THE PROXIMITY OF EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION TO REPORT HIS ACTIVITIES AND REQUEST VERIFICATION OF UTILITY LINE LOCATIONS WITHIN THE SCOPE OF THIS PROJECT.
- 9. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL REQUIREMENTS OF THE LATEST EDITION OF THE TCEQ "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS" 30 TAC CHAPTER 290 WITH REFERENCE TO POTABLE WATER SYSTEMS.
- 10 PECI HAS PREPARED SPECIFICATIONS WHICH ARE A PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THE CONTRACTOR SHALL MAKE HIMSELF/HERSELF FAMILIAR WITH THE REQUIREMENTS OF THE SPECIFICATIONS.

WELL NOTES

- 1. THESE WATER WELL FACILITIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D.
- 2. THE PREMISES, MATERIALS TOOLS AND DRILLING EQUIPMENT SHALL BE MAINTAINED SO AS TO MINIMIZE CONTAMINATION OF THE GROUNDWATER DURING DRILLING OPERATION.
- WATER USED IN ANY DRILLING OPERATION SHALL BE OF SAFE POTABLE QUALITY, WATER USED IN THE MIXING OF DRILLING FLUIDS OR MUD SHALL CONTAIN A CHLORINE RESIDUAL OF AT LEAST 0.5 MILLIGRAMS PER LITER (mg/L).
- 4. THE SLUSH PIT SHALL BE CONSTRUCTED AND MAINTAINED SO AS TO MINIMIZE CONTAMINATION OF THE DRILLING MUD.
- 5 NO TEMPORARY TOILET FACILITIES SHALL BE MAINTAINED WITHIN 150 FEET OF THE WELL BEING CONSTRUCTED UNLESS THEY ARE OF A SEALED, LEAKPROF TYPE



05/31/2019

SEAL FOR REGULATORY APPROVAL, NOT FOR CONSTRUCTION



GENERAL NOTES

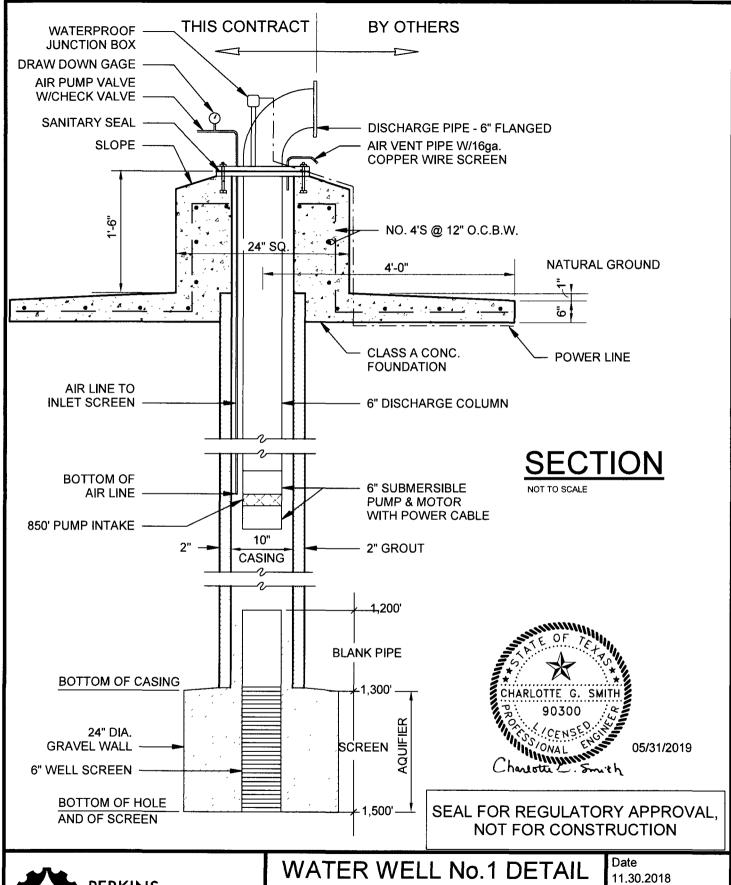
N CUSTER RD
WATER TREATMENT PLANT
CONTRACT No.1 COLLIN COUNTY, TEXAS

Date 11.30.2018

PEJ No.

WES 18-001

SHEET No. **02**



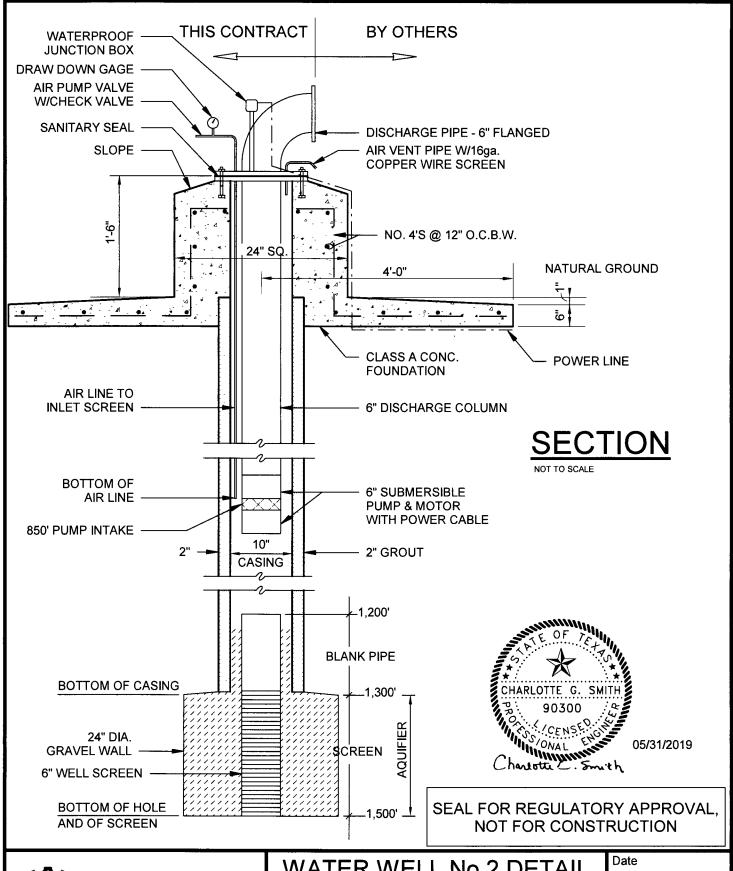


N CUSTER RD WATER TREATMENT PLANT

CONTRACT No.1 COLLIN COUNTY, TEXAS

PEJ No. WES 18-001

SHEET No. 04





WATER WELL No.2 DETAIL

N CUSTER RD WATER TREATMENT PLANT CONTRACT No.1 COLLIN COUNTY, TEXAS 11.30.2018

PEJ No. WES 18-001

SHEET No. **05**

Attachment F
Rate Study

B & D ENVIRONMENTAL, INC.

200 HARBOR CIRCLE GEORGETOWN, TEXAS 78633 PHONE NO: (512) 917-7541 FAX NO: (512) 692-1967

EMAIL: bretfenner@yahoo.com

September 10, 2019

Mr. Matthew Hiles Executive Vice President W3 2505 N. State Hwy 360, Suite 800 Grand Prairie, Texas 75050

RE: A Rate Study to Determine the Proposed Water Rates in the Application of W3 Luxury Living to Obtain a Water Certificate of Convenience and Necessity (CCN) in Collin County

Dear Mr. Khorzad:

B & D Environmental, Inc. was retained to perform a study to determine a rate structure that will support the revenue requirement for a proposed public water system for W3 Luxury Living. This rate study was conducted using mainly financial and utility cost data provided from the utility's construction estimates which can be found in **Attachment 1**. Since this utility will be requesting a new CCN and has no previous operational history, a number of assumptions were required to determine a revenue requirement necessary to support the cost of water service to this subdivision. A list of these assumptions can be found in **Attachment 2**.

Based on the available information, a revenue requirement was determined for providing water service to the utility's customer based on two projections. The first projection is for year one of operation. Projection two is for the second year of operation at which time full build out is estimated to occur. For each year, a projected revenue requirement was calculated. From each revenue requirement, monthly water rates per customer were calculated to generate enough income to cover the required cost of service. The calculation of customer monthly rates for each year can be found in **Attachment 3** of this study. The rates determined for year two at full build out will recover the revenue requirement necessary for providing water service to the customers of this utility at the estimated cost. The utility will be required to submit a Rate/Tariff Change Application within 18 months after approval of the requested CCN to support the proposed rates. In the future, the utility will want to submit a rate/tariff change application to request rates that cover its necessary revenue requirement once an actual cost of service is determined.

In conclusion, the water rate structure as proposed for year two based on the estimated costs should be used in the utility's CCN application and proposed water tariff. This rate structure should generate a revenue requirement that will cover the projected cost of service to customers of the water utility without an over recover of revenues. Table 1 is comparison of the proposed rate structure for the first two years.

Table 1: Comparison of Water Base Rates

Year	Monthly Base Rates	Gallonage Charge
First Year	\$ 71.18	\$ 5.84 per 1,000 gallons
Second Year	\$ 36.98	\$ 3.04 per 1,000 gallons
Proposed Tariff Rates	\$ 36.98	\$ 3.04 per 1,000 gallons

Rate designed with zero gallons included in the base rate

Should you have any questions regarding this rate study, please contact me at (512) 917-7541.

Sincerely,

Bret W. Fenner, P.E.

BILZ

B & D Environmental, Inc.

ATTACHMENT 1

From: K Khorzad

Sent: Friday, September 6, 2019 8:49 AM

To: Matt Hiles; Bret Fenner Subject: RE: New water CCN

Bret.

Attached are the engineer's estimated cost for the water lines for the two units (Luxe and Mansions). So total cost for the water system is as follows:

2 Water Wells

C Miller Drilling (Low Bid) \$1,712,000 Layne Granite \$3,348,200

Water Treatment Plant

Fryer Construction (Low Bid) \$1,850,000

Dake Construction \$2,420,700

Water Distribution System

Luxe \$723,906 Mansions \$574,738

Total for Water System

 Wells
 \$1,712,000

 Water Plant
 \$1,850,000

 Water Distribution
 \$1,298,644

 TOTAL COST
 \$4,860,644

Kaveh Khorzad, P.G. - President Wetrock Groundwater Services, LLC

Groundwater Specialists TBPG Firm No: 50038

317 Ranch <u>Road 620 South, Suite 203</u> Austin, Texas 78734 Ph: 512-773-3226

www.wetrockgs.com

ATTACHMENT 2

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Assumptions:

- 1. Each meter will use an average of 6,000 gallons per month.
- 2. All water utility plant and distribution system considered developer contributions thus no return on investment component included in cost of service.
- 3. The estimated total cost of the water system plant and equipment will be \$4,860,644
- 4. Estimated operating expenses for the utility were determined to be \$480 annual per connection at full buildout of 924 connection or \$443,520
- 5. Rate structure allocated at 67% fixed cost and 33% variable cost with no gallons included in base rate.
- 6. Full build out of the 924 connections will be completed during year two.

ATTACHMENT 3

	dien Rate Deale	n Study	
First Year Projections			
Meter Equivalents:			<u> </u>
Meter Size	Total Meters	Equivalent Factor	Meter Equivalents
5/8" - 3/4"	480	1	480
1"	0	2.5	0
1 1/2"	0	5	0
2"	0	8	0
3"	0	15	0
4"	0	20	0
Total Meter Equivalents:	480		480

Estimated Annual Total Gallons Sold: 6,000 per connection per month x 480 connections x 12 months = 34,560,000

Estimated Water Revenue Requirement:		
Water Cost of Service:		
O & M Expenses	\$ 443,520	
Subtotal:	 	\$ 443,520
Annual Depreciation	\$ 168,453	
Return On Investment	\$ 0	
Subtotal:		\$ 168,453
Total Water Revenue Requirement:		\$ 611,973

Water Rate Structure:

Monthly Base Rate:

Fixed Cost Calculation: \$ 611,973 x .67 = \$ 410,022

Base Rate Calculation: \$ 410,022 ÷ 480 meter equivalents ÷ 12 months = \$ 71.18

Meter SizeEquivalent FactorBase Rate/Meter Size5/8" - 3/4"171.18

Gallonage Rate:

Variable Cost Calculation: \$ 611,973 x .33 = \$ 201,951 Gallonage Units 34,560,000 Gals. + 1000 = 34,560

Variable Cost Calculation: 201,951 ÷ 34,560 = \$ 5.84 per 1000 gallons

		Cost			A STATE OF THE PERSON NAMED IN COLUMN 1	
Wells	1-Jul-19	\$1,712,000	30	\$68,480	\$103,284	\$1,608,716
Water Plant	1-Jul-19	\$1,850,000	30	\$74,000	\$111,610	\$1,738,390
Distribution System	1-Jul-19	\$1,298,644	50	\$25,973	\$39,173	\$1,259,471

Notes:

Note 1 Cost of water utility plant from lowest bid.

Note 2 All water utility plant considered developer contributions thus no return on investment included in cost of service.

Note 3 Rate structure allocated. Fixed cost 67% and variable cost 33%. No gallons included in the base rate.

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Second Year Projections			
Meter Equivalents:			
Meter Size	Total Meters	Equivalent Factor	Meter Equivalents
5/8" - 3/4"	924	1	924
1"	0	2.5	0
1 1/2"	0	5	0
2"	0	8	0
3"	0	15	0
4"	0	20	0
Total Meter Equivalents:	924		924

Estimated Annual Total Gallons Sold: 6,000 per connection per month x 924 connections x 12 months = 66,528,000

Estimated Water Revenue Requirement:	 	
Water Cost of Service:		
Operations Expenses	\$ 443,520	
Subtotal:	 	\$ 443,520
Annual Depreciation	\$ 168,453	
Return On Investment	\$ 0	
Subtotal:		\$ 168,453
Total Water Revenue Requirement:		\$ 611,973

Water Rate Structure:

Monthly Base Rate:

Fixed Cost Calculation: \$ 611,973 x .67 = \$ 410,022

Base Rate Calculation: \$ 410,022 ÷ 924 meter equivalents ÷ 12 months = \$ 36.98

<u>Meter Size</u> <u>Equivalent Factor</u> <u>Base Rate/Meter Size</u>

5/8" - 3/4" 1 \$ 36.98

Gallonage Rate:

Variable Cost Calculation: \$ 611,973 x .33 = \$ 201,951 Gallonage Units 66,528,000 Gals. ÷ 1000 = 66,528

Variable Cost Calculation: 201,951 ÷ 66,528 = \$ 3.04 per 1000 gallons

	Date 2	Columbia Columbia		Anneal Decrec Expense	Tetal Acaga. Depose	Esta-
Wells	1-Jul-19	\$1,712,000	30	\$68,480	\$171,953	\$1,540,047
Water Plant	1-Jul-19	\$1,712,000	30	\$74,000	\$171,933	\$1,664,187
Distribution System	1-Jul-19	\$1,298,644	50	\$25,973	\$65,218	\$1,233,426

Notes:

- Note 1 Cost of water utility plant from estimates.
- Note 2. All water utility plant considered developer contributions thus no return on investment included in cost of service.
- Note 3. Rate structure allocated: Fixed cost 67% and variable cost 33%. No gallons included in the base rate.

Attachment G

Proposed Tariff



WATER UTILITY TARIFF

Docket Number:

(this number will be assigned by the Public Utility Commission after your tariff is filed)

North Custer Road	2505 N. State Hwy 306, Ste. 800
(Utility Name)	(Business Address)
Grand Prairie, TX 75050	(972) 471-8700
(City, State, Zip Code)	(Area Code/Telephone)
This tariff is effective for utility operations undeconvenience and Necessity:	er the following Certificate of
This tariff is effective in the following counties: Collin	:
This tariff is effective in the following cities or	unincorporated towns (if any):
This tariff is effective in the following subdivision	ons or public water systems:

TABLE OF CONTENTS

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

TABLE OF CONTENTS

SECTION 1.0-RATE SCHEDULE	2
SECTION 2.0- SERVICE RULES AND POLICIES	4
SECTION 3.0- EXTENSION POLICY	13
APPENDIX A - DROUGHT CONTINGENCY PLAN	18
APPENDIX B- APPLICATION FOR SERVICE	19

Note: Appendix A – Drought Contingency Plan (DCP) is approved by the Texas Commission on Environmental Quality; however, the DCP is included as part of your approved utility tariff pursuant to PUC rules. If you are establishing a tariff for the first time, please contact the TCEQ to complete and submit a DCP for approval.

North Custer Road
(Utility Name)

Water Tariff Page No. 2

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

Meter Size	Monthly M	linimum Charge		Gallonage Charge	e
5/8" or 3/4"	\$ <u>36.98</u>	(Includes gallons)	\$ <u>3.04</u>	per 1000 gallons, 1 st	<u>1,000</u> gallons
1"	\$	_	\$ 3.04	per 1000 gallons, next	1,000 gallons
1½ "	\$	-	\$ 3.04	per 1000 gallons therea	fter
2"	\$	<u>_</u>			
3"	\$	_			
4"	\$	_			
FORM OF P	AYMENT:	The utility will acc	cept the foll	owing forms of paymer	nt:
				ther (specify electron	

THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN

REGULATORY ASSESSMENT

RECEIPT WILL BE GIVEN FOR CASH PAYMENTS.

1.0%

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

Section 1.02 - Miscellaneous Fee

TAP FEE

\$ 300.00

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

TAP FEE (Unique Costs)

Actual Cost

FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS.

TAP FEE (Large Meter)

Actual Cost

TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

METER RELOCATION FEE Actual Relocation Cost, Not to Exceed Tap Fee THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS THAT AN EXISTING METER BE RELOCATED

METER TEST FEE

\$ 25.00

THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF A CUSTOMER REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS RECORDING ACCURATELY. THE FEE MAY NOT EXCEED \$25.

North Custer Road	
(Utility Name)	

Water Tariff Page No	Water	Tariff	Page No.	3
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SECTION 1.0 – RATE SCHEDULE (Continued)

RECONNECTION FEE

THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):

a) Nonpayment of bill (Maximum \$25.00) \$\frac{25.00}{25.00}\$
b) Customer's request that service be disconnected \$\frac{25.00}{5.00}\$

TRANSER FEE \$ 30.00

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

LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL) \$\frac{10\%}{0}\$ of the bill PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE

\$ 25.00

RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)

\$ 50.00

COMMERCIAL & NON-RESIDENTIAL DEPOSIT

1/6TH OF ESTIMATED ANNUAL BILL

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE

\$ actual cost

WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [P.U.C. Subst. R. 24.21(k)(2)]

LINE EXTENSION AND CONSTRUCTION CHARGES:

REFER TO SECTION 3.0--EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

SECTION 2.0 -- SERVICE RULES AND POLICIES

The utility will have the most current Public Utility Commission of Texas (PUC or commission rules relating to Water and Wastewater Utility regulations, available at its office for reference purposes. The Rules and this tariff shall be available for public inspection and reproduction at a reasonable cost. The latest Rules or commission approved changes to the Rules supersede any rules or requirements in this tariff.

Section 2.01 - Application for Water Service

All applications for service will be made on the utility's standard application or contract form (attached in the Appendix to this tariff), will be signed by the applicant, any required fees (deposits, reconnect, tap, extension fees, etc. as applicable) will be paid and easements, if required, will be granted before service is provided by the utility. A separate application or contract will be made for each service location.

Section 2.02 - Refusal of Service

The utility may decline to serve an applicant until the applicant has complied with the regulations of the regulatory agencies (state and municipal regulations) and for the reasons outlined in the PUC Rules. In the event that the utility refuses to serve an applicant, the utility will inform the applicant in writing of the basis of its refusal. The utility is also required to inform the applicant that a complaint may be filed with the commission.

<u>Section 2.03 - Fees and Charges & Easements Required Before Service Can Be Connected</u>

(A) Customer Deposits

If a residential applicant cannot establish credit to the satisfaction of the utility, the applicant may be required to pay a deposit as provided for in Section 1.02 - Miscellaneous Fees of this tariff. The utility will keep records of the deposit and credit interest in accordance with PUC Rules.

Residential applicants 65 years of age or older may not be required to pay deposits unless the applicant has an outstanding account balance with the utility or another water or sewer utility which accrued within the last two years.

Nonresidential applicants who cannot establish credit to the satisfaction of the utility may be required to make a deposit that does not exceed an amount equivalent to one-sixth of the estimated annual billings.

SECTION 2.0 - SERVICE RULES AND POLICIES (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.

(B) Tap or Reconnect Fees

A new customer requesting service at a location where service has not previously been provided must pay a tap fee as provided in Section 1. A customer requesting service where service has previously been provided must pay a reconnect fee as provided in Section 1. Any applicant or existing customer required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be given a written explanation of such costs prior to request for payment and/or commencement of construction. If the applicant or existing customer does not believe that these costs are reasonable or necessary, the applicant or existing customer shall be informed of their right to appeal such costs to the PUC or such other regulatory authority having jurisdiction over the utility's rates in that portion of the utility's service area in which the applicant's or existing customer's property(ies) is located.

Fees in addition to the regular tap fee may be charged if listed specifically in Section 1 to cover unique costs not normally incurred as permitted by P.U.C. SUBST. R. 24.86(a)(1)(C). For example, a road bore for customers outside a subdivision or residential area could be considered a unique cost.

(C) Easement Requirement

Where recorded public utility easements on the service applicant's property do not exist or public road right-of-way easements are not available to access the applicant's property, the utility may require the applicant to provide it with a permanent recorded public utility easement on and across the applicant's real property sufficient to provide service to that applicant. Such easement(s) shall not be used for the construction of production, storage, transmission or pressure facilities unless they are needed for adequate service to that applicant.

SECTION 2.0 – SERVICE RULES AND POLICIES (Continued)

Section 2.04 - Utility Response to Applications for Service

After the applicant has met all the requirements, conditions and regulations for service, the utility will install tap, meter and utility cut-off valve and/or take all necessary actions to initiate service. The utility will serve each qualified applicant for service within 5 working days unless line extensions or new facilities are required. If construction is required to fill the order and if it cannot be completed within 30 days, the utility will provide the applicant with a written explanation of the construction required and an expected date of service.

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

Section 2.05 - Customer Responsibility

The customer will be responsible for furnishing and laying the necessary customer service pipe from the meter location to the place of consumption. Customers will not be allowed to use the utility's cutoff valve on the utility's side of the meter. Existing customers may install cutoff valves on their side of the meter and are encouraged to do so. All new customers may be required to install and maintain a cutoff valve on their side of the meter.

No direct connection between a public water supply system and any potential source of contamination or between a public water supply system and a private water source (ex. private well) will be allowed. A customer shall not connect, or allow any other person or party to connect, onto any water lines on his premises.

Section 2.06 - Customer Service Inspections

Applicants for new service connections or facilities which have undergone extensive plumbing modifications are required to furnish the utility a completed customer service inspection certificate. The inspection certificate shall certify that the establishment is in compliance with the Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems, Section 290.46(j). The utility is not required to perform these inspections for the applicant/customer, but will assist the applicant/customer in locating and obtaining the services of a certified inspector.

Nort	h Custer Road
	(Utility Name)

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SECTION 2.0 – SERVICE RULES AND POLICIES (Continued)

Section 2.07 - Back Flow Prevention Devices

No water connection shall be allowed to any residence or establishment where an actual or potential contamination hazard exists unless the public water facilities are protected from contamination by either an approved air gap, backflow prevention assembly, or other approved device. The type of device or backflow prevention assembly required shall be determined by the specific potential hazard identified in Title 30 Texas Administrative Code (TAC) §290.47(i) Appendix I, Assessment of Hazards and Selection of Assemblies of the TCEQ Rules and Regulations for Public Water Systems.

The use of a backflow prevention assembly at the service connection shall be considered as additional backflow protection and shall not negate the use of backflow protection on internal hazards as outlined and enforced by local plumbing codes. When a customer service inspection certificate indicates that an adequate internal cross-connection control program is in effect, backflow protection at the water service entrance or meter is not required.

At any residence or establishment where it has been determined by a customer service inspection, that there is no actual or potential contamination hazard, as referenced in 30 TAC §290.47(i) Appendix I, Assessment of Hazards and Selection of Assemblies of the TCEQ Rules and Regulations for Public Water Systems, then a backflow prevention assembly or device is not required. Outside hose bibs do require, at a minimum, the installation and maintenance of a working atmospheric vacuum breaker.

All backflow prevention assemblies or devices shall be tested upon installation by a TCEQ certified backflow prevention assembly tester and certified to be operating within specifications. Backflow prevention assemblies which are installed to provide protection against health hazards must also be tested and certified to be operating within specifications at least annually by a certified backflow prevention assembly tester.

If the utility determines that a backflow prevention assembly or device is required, the utility will provide the customer or applicant with a list of TCEQ certified backflow prevention assembly testers. The customer will be responsible for the cost of installation and testing, if any, of backflow prevention assembly or device. The customer should contact several qualified installers to compare prices before installation. The customer must pay for any required maintenance and annual testing and must furnish a copy of the test results demonstrating that the assembly is functioning properly to the utility within 30 days after the anniversary date of the installation unless a different date is agreed upon.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

Section 2.08 - Access to Customer's Premises

The utility will have the right of access to the customer's premises at all reasonable times 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 and the utility personnel will attempt to notify the customer that they will be working on the customer's property. 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.

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.

Section 2.09 - Meter Requirements, Readings, and Testing

One meter is required for each residential, commercial, or industrial connection. 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.

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.

SECTION 2.0 -- SERVICE RULES AND POLICIES(Continued)

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 which 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 2.10 - Billing

(A) Regular Billing

Bills from the utility will be mailed monthly unless otherwise authorized by the Commission. The due date of bills for utility service will be at least sixteen (16) days from the date of issuance. 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. 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.

(B) Late Fees

A late penalty of either \$5.00 or 10.0% 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.

(C) Information on Bill

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 local or toll-free telephone number (or numbers) to which customers can direct questions about their utility service.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

(D) 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 2.11- Payments

All payments for utility service shall be delivered or mailed to the utility's business office. If the business office fails to receive payment prior to 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 cash or 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.

Section 2.12 - Service Disconnection

(A) With Notice

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 is encouraged to 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 entered into within 26 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.

B) Without Notice

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

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

Section 2.13 - Reconnection of Service

Utility personnel must be available during normal business hours to accept payments on the day service is disconnected and the following day 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, reconnect fees and any other outstanding charges are paid or the conditions which caused service to be disconnected are corrected.

Section 2.14 - 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.

Section 2.15 - 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 TCEQ, the utility will maintain facilities as described in the TCEQ Rules and Regulations for Public Water Systems.

Section 2.16 - 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 must advise the complainant that he has recourse through either the TCEQ or PUC complaint process, depending on the nature of the complaint. Pending resolution of a complaint, the commission may require continuation or restoration of service.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

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.

In the event of a dispute between a customer and a 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 2.17 - Customer Liability

Customer shall be liable for any damage or injury to utility-owned property shown to be caused by the customer.

North Custer Road	
(Utility Name)	_

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SECTION 3.0--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 utility is not required to extend service to any applicant outside of its certified service area and will only do so under terms and conditions mutually agreeable to the utility and the applicant, in compliance with PUC rules and policies, and upon extension of the utility's certified service area boundaries by the PUC.

The applicant for service 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 prior to beginning construction.

The utility is not required to extend service to any applicant outside of its certificated service area and will only do so under terms and conditions mutually agreeable to the utility and the applicant, in compliance with PUC rules and policies, and upon extension of the utility's certificated service area boundaries by the PUC.

Section 3.02 - Costs Utilities and Service Applicants Shall Bear

Within its certified 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 in writing 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.

SECTION 3.0 -- EXTENSION POLICY (Continued)

Residential customers 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 additional 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.

Unless an exception is granted by the TCEQ, the residential service applicant shall not be required to pay for costs of main extensions greater than 2" in diameter for water distribution and pressure wastewater collection lines and 6" in diameter for gravity wastewater lines.

Exceptions may be granted by the TCEQ if:

- 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;
- or larger minimum line sizes are required under subdivision platting requirements or building codes of municipalities within whose corporate limits or extraterritorial jurisdiction the point of use is located; or the residential service applicant is located outside the CCN service area.

If an exception is granted by the TCEQ, 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 certified 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.

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 beyond 200 feet and throughout his property including the cost of all necessary transmission facilities.

North Custer Road	_
(Utility Name)	_

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SECTION 3.0 -- EXTENSION POLICY (Continued)

The utility will bear the full cost of any over-sizing 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 <u>may not be required</u> of individual residential customers for production, storage, treatment or transmission facilities unless otherwise approved by the Commission under this specific extension policy.

Section 3.03 - Contributions in Aid of Construction

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.

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.

Any service extension to a subdivision (recorded or unrecorded) may be subject to the provisions and restrictions of P.U.C. SUBST. R. 24.86(d). 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 for facilities which must be committed to such extension compliant with the TCEQ minimum design criteria. As provided by P.U.C. SUBST. R. 24.85(e)(3), for purposes of this section, commercial, industrial, and wholesale customers shall be treated as developers.

A utility may only charge a developer standby fees for unrecovered costs of facilities committed to a developer's property under the following circumstances:

- Under a contract and only in accordance with the terms of the contract; or
- if service is not being provided to a lot or lots within two years after
 installation of facilities necessary to provide service to the lots has been
 completed and if the standby fees are included on the utilities approved tariff
 after a rate change application has been filed. The fees cannot be billed to
 the developer or collected until the standby fees have been approved by the
 commission or executive director.

for purposes of this section, a manufactured housing rental community can only be charged standby fees under a contract or if the utility installs the facilities necessary to provide individually metered service to each of the rental lots or spaces in the community.

SECTION 3.0 -- EXTENSION POLICY (Continued)

Section 3.04 - Appealing Connection Costs

The imposition of additional extension costs or charges as provided by Sections 3.0 - Extension Policy 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 given a written explanation of such costs prior to payment and/or commencement of construction. If the applicant does not believe that these costs are reasonable or necessary, the applicant shall be informed of 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.

Section 3.05 - Applying for Service

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 one service connection is desired by any individual applicant. Service application forms will be available 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 which might delay fulfilling the service request. Completed service applications may be submitted by mail if hand delivery is not possible.

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 be made. A diagram, map, plat, 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 may also be required with the tap request. 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 nearest service main with adequate capacity to service the applicant's full potential service demand. Beyond the initial 200 feet, the customer shall bear only the equivalent cost of extending from the nearest main. 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, the applicant may refer the matter to the PUC for resolution.

North Custer R	oad
(Utility N	ame)

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SECTION 3.0 -- EXTENSION POLICY (Continued)

Section 3.06 - Qualified Service Applicant

A "qualified service applicant" is an applicant who has: (1) met all of the utility's requirements for service contained in this tariff, PUC rules and/or PUC order, (2) has made payment or made arrangement for payment of tap fees, (3) has provided all easements and rights-of-way required to provide service to the requested location, (4) delivered an executed customer service inspection certificate to the utility, if applicable, and (5) has executed a customer service application for each location to which service is being requested.

The utility shall serve each qualified service applicant within its certified 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 by PUC rules.

Section 3.07 - Developer Requirements

As a condition of service to a new subdivision, 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.

APPENDIX A – DROUGHT CONTINGENCY PLAN(Utility Must Attach TCEQ-Approved Plan)



Texas Commission on Environmental Quality

Water Availability Division MC-160, P.O. Box 13087 Austin, Texas 78711-3087 Telephone (512) 239-4691, FAX (512) 239-2214

Drought Contingency Plan for a Retail Public Water Supplier

This form is provided as a model of a drought contingency plan for a retail public water supplier. If you need assistance in completing this form or in developing your plan, please contact the Conservation Staff of the Resource Protection Team in the Water Availability Division at (512) 239-4691.

Drought Contingency Plans must be formally adopted by the governing body of the water provider and documentation of adoption must be submitted with the plan. For municipal water systems, adoption would be by the city council as an ordinance. For other types of publicly-owned water systems (example: utility districts), plan adoption would be by resolution of the entity's board of directors adopting the plan as administrative rules. For private investor-owned utilities, the drought contingency plan is to be incorporated into the utility's rate tariff. Each water supplier shall provide documentation of the formal adoption of their drought contingency plan.

Name:	North Custer Road			
Address:	2505 N. State Hwy 306, Ste. 800 Grand Prairie, TX 75050			
Telephone Number:	(972) 471-8700	Fax: ()		
Water Right No.(s):				
Regional Water Planning Group:	С			
Form Completed by:	Mr. Kaveh Khorzad			
Title:	_Hydrogeologist			
Person responsible for implementation:	Mr. Matt Hiles	Phone: (972) 471-8700		
Signature:		Date: / /		

Section I: Declaration of Policy, Purpose, and Intent

In order to conserve the available water supply and protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the North Custer Road (name of your water supplier) hereby adopts the following regulations and restrictions on the delivery and consumption of water.

Water uses regulated or prohibited under this Drought Contingency Plan (the Plan) are considered to be non-essential and continuation of such uses during times of water shortage or other emergency water supply condition are deemed to constitute a waste of water which subjects the offender(s) to penalties as defined in Section X of this Plan.

Section II: Public Involvement

Opportunity for the public to provide input into the preparation of the Plan was provided by the North Custer Road (name of your water supplier) by means of At this time there is no customer base as the CCN and PWS are not approved. Upon approval customers will be invited to provide comment via bill insert surveys (describe methods used to inform the public about the preparation of the plan and provide opportunities for input; for example, scheduling and providing public notice of a public meeting to accept input on the Plan).

Section III: Public Education

The North Custer Road (name of your water supplier) will periodically provide the public with information about the Plan, including information about the conditions under which each stage of the Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of bill inserts (describe methods to be used to provide information to the public about the Plan; for example, public events, press releases or utility bill inserts).

Section IV: Coordination with Regional Water Planning Groups

The service area of the <u>North Custer Road</u> (name of your water supplier) is located within the <u>RWPG C</u> (name of regional water planning area or areas) and <u>North Custer Road</u> (name of your water supplier) has provided a copy of this Plan to the <u>RWPG C</u> (name of your regional water planning group or groups).

Section V: Authorization

The <u>General Manager</u> (designated official; for example, the mayor, city manager, utility director, general manager, etc.), or his/her designee is hereby authorized and directed to implement the applicable provisions of this Plan upon determination that such implementation is necessary to protect public health, safety, and welfare. The <u>General Manager</u> (designated official) or his/her designee shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan.

Section VI: Application

The provisions of this Plan shall apply to all persons, customers, and property utilizing water provided by the North Custer Road (name of your water supplier). The terms "person" and "customer" as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities.

Section VII: Definitions

For the purposes of this Plan, the following definitions shall apply:

<u>Aesthetic water use</u>: water use for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

<u>Commercial and institutional water use</u>: water use which is integral to the operations of commercial and non-profit establishments and governmental entities such as retail establishments, hotels and motels, restaurants, and office buildings.

<u>Conservation</u>: those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

<u>Customer</u>: any person, company, or organization using water supplied by <u>North Custer Road</u> (name of your water supplier).

<u>Domestic water use</u>: water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation, or for cleaning a residence, business, industry, or institution.

<u>Even number address</u>: street addresses, box numbers, or rural postal route numbers ending in 0, 2, 4, 6, or 8 and locations without addresses.

<u>Industrial water use</u>: the use of water in processes designed to convert materials of lower value into forms having greater usability and value.

<u>Landscape irrigation use</u>: water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, and rights-of-way and medians.

<u>Non-essential water use</u>: water uses that are not essential nor required for the protection of public, health, safety, and welfare, including:

- (a) irrigation of landscape areas, including parks, athletic fields, and golf courses, except otherwise provided under this Plan;
- (b) use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle;
- (c) use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
- (d) use of water to wash down buildings or structures for purposes other than immediate fire protection;
- (e) flushing gutters or permitting water to run or accumulate in any gutter or street;
- (f) use of water to fill, refill, or add to any indoor or outdoor swimming pools or Jacuzzitype pools;
- (g) use of water in a fountain or pond for aesthetic or scenic purposes except where necessary to support aquatic life;
- (h) failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s); and
- (i) use of water from hydrants for construction purposes or any other purposes other than fire fighting.

<u>Odd numbered address</u>: street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

Section VIII: Criteria for Initiation and Termination of Drought Response Stages

The <u>General Manager</u> (*designated official*) or his/her designee shall monitor water supply and/or demand conditions on a <u>monthly</u> (*example: daily, weekly, monthly*) basis and shall determine when conditions warrant initiation or termination of each stage of the Plan, that is, when the specified "triggers" are reached.

The triggering criteria described below are based on:

Annually between May 1 through September 30 (Stage 1) and Total daily demand as a % of pumping capacity.

(Provide a brief description of the rationale for the triggering criteria; for example, triggering criteria / trigger levels based on a statistical analysis of the vulnerability of the water source under drought of record conditions, or based on known system capacity limits).

Utilization of alternative water sources and/or alternative delivery mechanisms:

Alternative water source(s) for <u>North Custer Road</u> (name of utility) is/are: <u>Purchased Water</u>, <u>Temporary use of non-municipal water supply</u>.

(Examples: Other well(s), Inter-connection with other system, Temporary use of a non-municipal water supply, Purchased water, Use of reclaimed water for non-potable purposes, etc.).

Stage 1 Triggers -- MILD Water Shortage Conditions

Requirements for initiation

Customers shall be requested to voluntarily conserve water and adhere to the prescribed restrictions on certain water uses, defined in Section VII Definitions, when <u>Annually between May 1 through September 30</u>.

(Describe triggering criteria / trigger levels; see examples below).

Following are examples of the types of triggering criteria that might be used in one or more successive stages of a drought contingency plan. The public water supplier may devise other triggering criteria and an appropriate number of stages tailored to its system. One or a combination of the criteria selected by the public water supplier must be defined for each drought response stage, but usually not all will apply.

Example 1:	Annually, beginning on May 1 through September 30.
Example 2:	When the water supply available to the (name of your water supplier) is equal to or less than (acre-feet, percentage of storage, etc.).
Example 3:	When, pursuant to requirements specified in the (name of your water supplier) wholesale water purchase contract with (name of your wholesale water supplier), notification is received requesting initiation of Stage 1 of the Drought Contingency Plan.
Example 4:	When flows in the (name of stream or river) are equal to or less than cubic feet per second.
Example 5:	When the static water level in the (name of your water supplier) well(s) is equal to or less than feet above/below mean sea level.
Example 6:	When the specific capacity of the (name of your water supplier) well(s) is equal to or less than percent of the well's original specific capacity.
Example 7:	When total daily water demand equals or exceeds million gallons for consecutive days of million gallons on a single day (example: based on the safe operating capacity of water supply facilities).
Example 8:	Continually falling treated water reservoir levels which do not refill above percent overnight (example: based on an evaluation of minimum treated water storage required to avoid system outage).

Requirements for termination

Stage 1 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 1 (example: 3) consecutive days.

Stage 2 Triggers - MODERATE Water Shortage Conditions

Requirements for initiation

Customers shall be required to comply with the requirements and restrictions on certain non-essential water uses provided in Section IX of this Plan when <u>Total daily demand is 85% of well pumping capacity</u> (*describe triggering criteria; see examples in Stage 1*).

Requirements for termination

Stage 2 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of $\underline{3}$ (example: 3) consecutive days. Upon termination of Stage 2, Stage 1, or the applicable drought response stage based on the triggering criteria, becomes operative.

Stage 3 Triggers - SEVERE Water Shortage Conditions

Requirements for initiation

Customers shall be required to comply with the requirements and restrictions on certain nonessential water uses for Stage 3 of this Plan when <u>Total daily demand is 90% of well pumping</u> capacity (describe triggering criteria; see examples in Stage 1).

Requirements for termination

Stage 3 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of $\underline{3}$ (example: 3) consecutive days. Upon termination of Stage 3, Stage 2, or the applicable drought response stage based on the triggering criteria, becomes operative.

Stage 4 Triggers - CRITICAL Water Shortage Conditions

Requirements for initiation

Customers shall be required to comply with the requirements and restrictions on certain nonessential water uses for Stage 4 of this Plan when <u>Total daily demand is 95% of well pumping</u> capacity (describe triggering criteria; see examples in Stage 1).

Requirements for termination

Stage 4 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 3 (example: 3) consecutive days. Upon termination of Stage 4, Stage 3, or the applicable drought response stage based on the triggering criteria, becomes operative.

Stage 5 Triggers - EMERGENCY Water Shortage Conditions

Requirements for initiation

Customers shall be required to comply with the requirements and restrictions for Stage 5 of this Plan when <u>General Manager</u> (*designated official*), or his/her designee, determines that a water supply emergency exists based on:

- 1. Major water line breaks, or pump or system failures occur, which cause unprecedented loss of capability to provide water service; **or**
- 2. Natural or man-made contamination of the water supply source(s).

Requirements for termination

Stage 5 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of $\underline{2}$ (example: 3) consecutive days.

Stage 6 Triggers - WATER ALLOCATION

Requirements for initiation

Customers shall be required to comply with the water allocation plan prescribed in Section IX of this Plan and comply with the requirements and restrictions for Stage 5 of this Plan when <u>Total daily demand is 100% of well pumping capacity</u> (describe triggering criteria, see examples in Stage 1).

<u>Requirements for termination</u> - Water allocation may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of <u>3</u> (*example: 3*) consecutive days.

Note: The inclusion of WATER ALLOCATION as part of a drought contingency plan may not be required in all cases. For example, for a given water supplier, an analysis of water supply availability under drought of record conditions may indicate that there is essentially no risk of

water supply shortage. Hence, a drought contingency plan for such a water supplier might only address facility capacity limitations and emergency conditions (example: supply source contamination and system capacity limitations).

Section IX: Drought Response Stages

The <u>General Manager</u> (*designated official*), or his/her designee, shall monitor water supply and/or demand conditions on a daily basis and, in accordance with the triggering criteria set forth in Section VIII of this Plan, shall determine that a mild, moderate, severe, critical, emergency or water shortage condition exists and shall implement the following notification procedures:

Notification

Notification of the Public:

The <u>General Manager</u> (*designated official*) or his/ her designee shall notify the public by means of:

Examples:

publication in a newspaper of general circulation, direct mail to each customer, public service announcements, signs posted in public places take-home fliers at schools.

Additional Notification:

The <u>General Manager</u> (*designated official*) or his/ her designee shall notify directly, or cause to be notified directly, the following individuals and entities:

Examples:

Mayor / Chairman and members of the City Council / Utility Board

Fire Chief(s)

City and/or County Emergency Management Coordinator(s)

County Judge & Commissioner(s)

State Disaster District / Department of Public Safety

TCEQ (required when mandatory restrictions are imposed)

Major water users

Critical water users, i.e. hospitals

Parks / street superintendents & public facilities managers

Note: The plan should specify direct notice only as appropriate to respective drought stages.

Stage 1 Response - MILD Water Shortage Conditions

<u>Target</u>: Achieve a voluntary <u>3</u> percent reduction in <u>daily water demand</u> (example: total water use, daily water demand, etc.).

Best Management Practices for Supply Management:

Describe additional measures, if any, to be implemented directly by (name of your water supplier) to manage limited water supplies and/or reduce water demand. Examples include: system water loss control, activation and use of an alternative supply source(s); use of reclaimed water for non-potable purposes.

Voluntary Water Use Restrictions for Reducing Demand:

(a) Water customers are requested to voluntarily limit the irrigation of landscaped areas to Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6 or 8), and Saturdays and Wednesdays for water customers with a street address ending in an odd number (1, 3, 5, 7 or 9), and to irrigate

- landscapes only between the hours of midnight and 10:00 a.m. and 8:00 p.m. to midnight on designated watering days.
- (b) All operations of the North Custer Road (name of your water supplier) shall adhere to water use restrictions prescribed for Stage 1 of the Plan.
- (c) Water customers are requested to practice water conservation and to minimize or discontinue water use for non-essential purposes.

Stage 2 Response - MODERATE Water Shortage Conditions

<u>Target</u>: Achieve a <u>5</u> percent reduction in <u>daily water demand</u> (example: total water use, daily water demand, etc.).

Best Management Practices for Supply Management:

Describe additional measures, if any, to be implemented directly by North Custer Road (name of your water supplier) to manage limited water supplies and/or reduce water demand. Examples include: system water loss control, reduced or discontinued irrigation of public landscaped areas; use of an alternative supply source(s); use of reclaimed water for non-potable purposes.

Water Use Restrictions for Demand Reduction:

Under threat of penalty for violation, the following water use restrictions shall apply to all persons:

- (a) Irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems shall be limited to Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6 or 8), and Saturdays and Wednesdays for water customers with a street address ending in an odd number (1, 3, 5, 7 or 9), and irrigation of landscaped areas is further limited to the hours of 12:00 midnight until 10:00 a.m. and between 8:00 p.m. and 12:00 midnight on designated watering days. However, irrigation of landscaped areas is permitted at anytime if it is by means of a hand-held hose, a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system.
- (b) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is prohibited except on designated watering days between the hours of 12:00 midnight and 10:00 a.m. and between 8:00 p.m. and 12:00 midnight. Such washing, when allowed, shall be done with a hand-held bucket or a hand-held hose equipped with a positive shutoff nozzle for quick rises. Vehicle washing may be done at any time on the immediate premises of a commercial car wash or commercial service station. Further, such washing may be exempted from these regulations if the health, safety, and welfare of the public is contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables.
- (c) Use of water to fill, refill, or add to any indoor or outdoor swimming pools, wading pools, or Jacuzzi-type pools is prohibited except on designated watering days between the hours of 12:00 midnight and 10:00 a.m. and between 8 p.m. and 12:00 midnight.
- (d) Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.

- (e) Use of water from hydrants shall be limited to fire fighting, related activities, or other activities necessary to maintain public health, safety, and welfare, except that use of water from designated fire hydrants for construction purposes may be allowed under special permit from the North Custer Road (name of your water supplier).
- (f) Use of water for the irrigation of golf course greens, tees, and fairways is prohibited except on designated watering days between the hours 12:00 midnight and 10:00 a.m. and between 8 p.m. and 12:00 midnight. However, if the golf course utilizes a water source other than that provided by the North Custer Road (name of your water supplier), the facility shall not be subject to these regulations.
- (g) All restaurants are prohibited from serving water to patrons except upon request of the patron.
- (h) The following uses of water are defined as non-essential and are prohibited:
 - wash down of any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas:
 - 2. use of water to wash down buildings or structures for purposes other than immediate fire protection;
 - 3. use of water for dust control;
 - 4. flushing gutters or permitting water to run or accumulate in any gutter or street; and
 - 5. failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s).

Stage 3 Response - SEVERE Water Shortage Conditions

<u>Target</u>: Achieve a <u>10</u> percent reduction in <u>daily water demand</u> (example: total water use, daily water demand, etc.).

Best Management Practices for Supply Management:

Describe additional measures, if any, to be implemented directly by North Custer Road (name of your water supplier) to manage limited water supplies and/or reduce water demand. Examples include: system water loss control, reduced or discontinued irrigation of public landscaped areas; use of an alternative supply source(s); use of reclaimed water for non-potable purposes.

Water Use Restrictions for Demand Reduction:

All requirements of Stage 2 shall remain in effect during Stage 3 except:

- (a) Irrigation of landscaped areas shall be limited to designated watering days between the hours of 12:00 midnight and 10:00 a.m. and between 8 p.m. and 12:00 midnight and shall be by means of hand-held hoses, hand-held buckets, drip irrigation, or permanently installed automatic sprinkler system only. The use of hose-end sprinklers is prohibited at all times.
- (b) The watering of golf course tees is prohibited unless the golf course utilizes a water source other than that provided by the North Custer Road (name of your water supplier).
- (c) The use of water for construction purposes from designated fire hydrants under special permit is to be discontinued.

Stage 4 Response - CRITICAL Water Shortage Conditions

<u>Target</u>: Achieve a 15 percent reduction in <u>daily water demand</u> (example: total water use, daily water demand, etc.).

Best Management Practices for Supply Management:

Describe additional measures, if any, to be implemented directly by North Custer Road (name of your water supplier) to manage limited water supplies and/or reduce water demand. Examples include: system water loss control, reduced or discontinued irrigation of public landscaped areas; use of an alternative supply source(s); use of reclaimed water for non-potable purposes.

Water Use Restrictions for Reducing Demand:

All requirements of Stage 2 and 3 shall remain in effect during Stage 4 except:

- (a) Irrigation of landscaped areas shall be limited to designated watering days between the hours of 6:00 a.m. and 10:00 a.m. and between 8:00 p.m. and 12:00 midnight and shall be by means of hand-held hoses, hand-held buckets, or drip irrigation only. The use of hose-end sprinklers or permanently installed automatic sprinkler systems are prohibited at all times.
- (b) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle not occurring on the premises of a commercial car wash and commercial service stations and not in the immediate interest of public health, safety, and welfare is prohibited. Further, such vehicle washing at commercial car washes and commercial service stations shall occur only between the hours of 6:00 a.m. and 10:00 a.m. and between 6:00 p.m. and 10 p.m.
- (c) The filling, refilling, or adding of water to swimming pools, wading pools, and Jacuzzi-type pools is prohibited.
- (d) Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.
- (e) No application for new, additional, expanded, or increased-in-size water service connections, meters, service lines, pipeline extensions, mains, or water service facilities of any kind shall be approved, and time limits for approval of such applications are hereby suspended for such time as this drought response stage or a higher-numbered stage shall be in effect.

Stage 5 Response - EMERGENCY Water Shortage Conditions

<u>Target</u>: Achieve a 20 percent reduction in daily water demand (example: total water use, daily water demand, etc.).

Best Management Practices for Supply Management:

Describe additional measures, if any, to be implemented directly by ______ (name of your water supplier) to manage limited water supplies and/or reduce water demand. Examples include: system water loss control, reduced or discontinued irrigation of public landscaped areas; use of an alternative supply source(s); use of reclaimed water for non-potable purposes.

Water Use Restrictions for Reducing Demand:

All requirements of Stage 2, 3, and 4 shall remain in effect during Stage 5 except:

- (a) Irrigation of landscaped areas is absolutely prohibited.
- (b) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is absolutely prohibited.

Stage 6 Response - WATER ALLOCATION

In the event that water shortage conditions threaten public health, safety, and welfare, the <u>General Manager</u> (*designated official*) is hereby authorized to allocate water according to the following water allocation plan:

Single-Family Residential Customers

The allocation to residential water customers residing in a single-family dwelling shall be as follows:

Persons per Household	Gallons per Month	
1 or 2	6,000	
3 or 4	7,000	
5 or 6	8,000	
7 or 8	9,000	
9 or 10	10,000	
11 or more	12,000	

"Household" means the residential premises served by the customer's meter. "Persons per household" include only those persons currently physically residing at the premises and expected to reside there for the entire billing period. It shall be assumed that a particular customer's household is comprised of two (2) persons unless the customer notifies the North Custer Road (name of your water supplier) of a greater number of persons per household on a form prescribed by the General Manager (designated official). The General Manager (designated official) shall give his/her best effort to see that such forms are mailed, otherwise provided, or made available to every residential customer. If, however, a customer does not receive such a form, it shall be the customer's responsibility to go to the North Custer Road (name of your water supplier) offices to complete and sign the form claiming more than two (2) persons per household. New customers may claim more persons per household at the time of applying for water service on the form prescribed by the General Manager (designated official). When the number of persons per household increases so as to place the customer in a different allocation category, the customer may notify the North Custer Road (name of water supplier) on such form and the change will be implemented in the next practicable billing period. If the number of persons in a household is reduced, the customer shall notify the North Custer Road (name of your water supplier) in writing within two (2) days. In prescribing the method for claiming more than two (2) persons per household, the General Manager (designated official) shall adopt methods to insure the accuracy of the claim. Any person who knowingly, recklessly, or with criminal negligence falsely reports the number of persons in a household or fails to timely notify the North Custer Road (name of your water supplier) of a reduction in the number of person in a household shall be fined not less than \$100.

Residential water customers shall pay the following surcharges:

- \$0 for the first 1,000 gallons over allocation.
- $$\underline{0}$$ for the second 1,000 gallons over allocation.
- \$0 for the third 1,000 gallons over allocation.

\$0 for each additional 1,000 gallons over allocation.

Surcharges shall be cumulative.

Master-Metered Multi-Family Residential Customers

The allocation to a customer billed from a master meter which jointly measures water to multiple permanent residential dwelling units (example: apartments, mobile homes) shall be allocated 6,000 gallons per month for each dwelling unit. It shall be assumed that such a customer's meter serves two dwelling units unless the customer notifies the North <u>Custer Road</u> (name of your water supplier) of a greater number on a form prescribed by the General Manager (designated official). The General Manager (designated official) shall give his/her best effort to see that such forms are mailed, otherwise provided, or made available to every such customer. If, however, a customer does not receive such a form, it shall be the customer's responsibility to go to the North Custer Road (name of your water supplier) offices to complete and sign the form claiming more than two (2) dwellings. A dwelling unit may be claimed under this provision whether it is occupied or not. New customers may claim more dwelling units at the time of applying for water service on the form prescribed by the General Manager (designated official). If the number of dwelling units served by a master meter is reduced, the customer shall notify the North <u>Custer Road</u> (name of your water supplier) in writing within two (2) days. In prescribing the method for claiming more than two (2) dwelling units, the General Manager (designated official) shall adopt methods to insure the accuracy of the claim. Any person who knowingly, recklessly, or with criminal negligence falsely reports the number of dwelling units served by a master meter or fails to timely notify the North Custer Road (name of your water supplier) of a reduction in the number of person in a household shall be fined not less than \$100. Customers billed from a master meter under this provision shall pay the following monthly surcharges:

- $\$\underline{0}$ for 1,000 gallons over allocation up through 1,000 gallons for each dwelling unit.
- \$0, thereafter, for each additional 1,000 gallons over allocation up through a second 1,000 gallons for each dwelling unit.
- \$<u>0</u>, thereafter, for each additional 1,000 gallons over allocation up through a third 1,000 gallons for each dwelling unit.
- \$0, thereafter for each additional 1,000 gallons over allocation.

Surcharges shall be cumulative.

Commercial Customers

A monthly water allocation shall be established by the General Manager (designated official), or his/her designee, for each nonresidential commercial customer other than an industrial customer who uses water for processing purposes. The non-residential customer's allocation shall be approximately 75% (example: 75%) percent of the customer's usage for corresponding month's billing period for the previous 12 months. If the customer's billing history is shorter than 12 months, the monthly average for the period for which there is a record shall be used for any monthly period for which no history exists. Provided, however, a customer, 70 percent of whose monthly usage is less than 20,000 gallons, shall be allocated 20,000 gallons. The General Manager (designated official) shall give his/her best effort to see that notice of each non-residential customer's allocation is mailed to such customer. If, however, a customer does not receive such notice, it shall be the customer's responsibility to contact the North Custer Road (name of your water supplier) to determine the allocation. Upon request of the customer or at the initiative of the General Manager (designated official), the allocation may be reduced or increased if, (1) the designated period does not accurately reflect the customer's normal water usage, (2) one nonresidential customer agrees to transfer part of its

allocation to another nonresidential customer, or (3) other objective evidence demonstrates that the designated allocation is inaccurate under present conditions. A customer may appeal an allocation established hereunder to the <u>General Manager</u> (designated official or alternatively, a special water allocation review committee). Nonresidential commercial customers shall pay the following surcharges:

Customers whose allocation is 0 gallons through 20,000 gallons per month:

- \$0 per thousand gallons for the first 1,000 gallons over allocation.
- \$0 per thousand gallons for the second 1,000 gallons over allocation.
- \$0 per thousand gallons for the third 1,000 gallons over allocation.
- \$0 per thousand gallons for each additional 1,000 gallons over allocation.

Customers whose allocation is <u>20,000</u> gallons per month or more:

- $\underline{0}$ times the block rate for each 1,000 gallons in excess of the allocation up through 5 percent above allocation.
- <u>0</u> times the block rate for each 1,000 gallons from 5 percent through 10 percent above allocation.
- $\underline{0}$ times the block rate for each 1,000 gallons from 10 percent through 15 percent above allocation.
- $\underline{0}$ times the block rate for each 1,000 gallons more than 15 percent above allocation.

The surcharges shall be cumulative. As used herein, "block rate" means the charge to the customer per 1,000 gallons at the regular water rate schedule at the level of the customer's allocation.

Industrial Customers

A monthly water allocation shall be established by the General Manager (designated official), or his/her designee, for each industrial customer, which uses water for processing purposes. The industrial customer's allocation shall be approximately 90 (example: 90%) percent of the customer's water usage baseline. Ninety (90) days after the initial imposition of the allocation for industrial customers, the industrial customer's allocation shall be further reduced to 85 (example: 85%) percent of the customer's water usage baseline. The industrial customer's water use baseline will be computed on the average water use for the 12 month period ending prior to the date of implementation of Stage 2 of the Plan. If the industrial water customer's billing history is shorter than 12 months, the monthly average for the period for which there is a record shall be used for any monthly period for which no billing history exists. The General Manager (designated official) shall give his/her best effort to see that notice of each industrial customer's allocation is mailed to such customer. If, however, a customer does not receive such notice, it shall be the customer's responsibility to contact the North Custer Road (name of your water supplier) to determine the allocation, and the allocation shall be fully effective notwithstanding the lack of receipt of written notice. Upon request of the customer or at the initiative of the General Manager (designated official), the allocation may be reduced or increased, (1) if the designated period does not accurately reflect the customer's normal water use because the customer had shutdown a major processing unit for repair or overhaul during the period, (2) the customer has added or is in the process of adding significant additional processing capacity, (3) the customer has shutdown or significantly reduced the production of a major processing unit, (4) the customer has previously implemented significant permanent water conservation measures such that the ability to further reduce water use is limited, (5) the customer agrees to transfer part of its allocation to another industrial customer, or (6) if other objective evidence demonstrates that the designated allocation is inaccurate under present conditions. A customer may appeal an allocation established hereunder to the <u>General Manager</u> (designated official or alternatively, a special water allocation review committee). Industrial customers shall pay the following surcharges:

Customers whose allocation is 0 gallons through 20,000 gallons per month:

- \$0 per thousand gallons for the first 1,000 gallons over allocation.
- \$0 per thousand gallons for the second 1,000 gallons over allocation.
- \$0 per thousand gallons for the third 1,000 gallons over allocation.
- \$0 per thousand gallons for each additional 1,000 gallons over allocation.

Customers whose allocation is 20,000 gallons per month or more:

- $\underline{0}$ times the block rate for each 1,000 gallons in excess of the allocation up through 5 percent above allocation.
- $\underline{0}$ times the block rate for each 1,000 gallons from 5 percent through 10 percent above allocation.
- $\underline{0}$ times the block rate for each 1,000 gallons from 10 percent through 15 percent above allocation.
- $\underline{0}$ times the block rate for each 1,000 gallons more than 15 percent above allocation.

The surcharges shall be cumulative. As used herein, "block rate" means the charge to the customer per 1,000 gallons at the regular water rate schedule at the level of the customer's allocation.

Section X: Enforcement

- (a) No person shall knowingly or intentionally allow the use of water from the North Custer Road (name of your water supplier) for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of this Plan, or in an amount in excess of that permitted by the drought response stage in effect at the time pursuant to action taken by General Manager (designated official), or his/her designee, in accordance with provisions of this Plan.
- (b) Any person who violates this Plan is guilty of a misdemeanor and, upon conviction shall be punished by a fine of not less than <u>one hundred</u> dollars (\$100) and not more than <u>one thousand</u> dollars (\$1,000). Each day that one or more of the provisions in this Plan is violated shall constitute a separate offense. If a person is convicted of three or more distinct violations of this Plan, the <u>General Manager</u> (designated official) shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occur. Services discontinued under such circumstances shall be restored only upon payment of a re-connection charge, hereby established at \$50, and any other costs incurred by the <u>North Custer Road</u> (name of your water supplier) in discontinuing service. In addition, suitable assurance must be given to the <u>General Manager</u> (designated official) that the same action shall not be repeated while the Plan is in effect. Compliance with this plan may also be sought through injunctive relief in the district court.
- (c) Any person, including a person classified as a water customer of the North Custer Road (name of your water supplier), in apparent control of the property where a violation occurs or originates shall be presumed to be the violator, and proof that the violation occurred on the person's property shall constitute a rebuttable presumption that the person in apparent control of the property committed the violation, but any such person shall have the right to show that he/she did not commit the violation. Parents shall be presumed to be responsible for violations of their minor children and proof that a violation, committed by a child, occurred on property within the parents' control shall constitute a rebuttable presumption that the parent committed the violation, but any such parent may be excused

if he/she proves that he/she had previously directed the child not to use the water as it was used in violation of this Plan and that the parent could not have reasonably known of the violation.

(d) Any employee of the North Custer Road (name of your water supplier), police officer, or other employee designated by the General Manager (designated official), may issue a citation to a person he/she reasonably believes to be in violation of this Ordinance. The citation shall be prepared in duplicate and shall contain the name and address of the alleged violator, if known, the offense charged, and shall direct him/her to appear in the municipal court (example: municipal court) on the date shown on the citation for which the date shall not be less than 3 days nor more than 5 days from the date the citation was issued. The alleged violator shall be served a copy of the citation. Service of the citation shall be complete upon delivery of the citation to the alleged violator, to an agent or employee of a violator, or to a person over 14 years of age who is a member of the violator's immediate family or is a resident of the violator's residence. The alleged violator shall appear in municipal court (example: municipal court) to enter a plea of guilty or not guilty for the violation of this Plan. If the alleged violator fails to appear in municipal court (example: municipal court), a warrant for his/her arrest may be issued. A summons to appear may be issued in lieu of an arrest warrant. These cases shall be expedited and given preferential setting in municipal court (example: municipal court) before all other cases.

Section XI: Variances

The <u>General Manager</u> (*designated official*), or his/her designee, may, in writing, grant temporary variance for existing water uses otherwise prohibited under this Plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the health, sanitation, or fire protection for the public or the person requesting such variance and if one or more of the following conditions are met:

- (a) Compliance with this Plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the Plan is in effect.
- (b) Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons requesting an exemption from the provisions of this Ordinance shall file a petition for variance with the North Custer Road (name of your water supplier) within 5 days after the Plan or a particular drought response stage has been invoked. All petitions for variances shall be reviewed by the General Manager (designated official), or his/her designee, and shall include the following:

- (a) Name and address of the petitioner(s).
- (b) Purpose of water use.
- (c) Specific provision(s) of the Plan from which the petitioner is requesting relief.
- (d) Detailed statement as to how the specific provision of the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this Ordinance.
- (e) Description of the relief requested.
- (f) Period of time for which the variance is sought.
- (g) Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date.
- (h) Other pertinent information.

APPENDIX B -- APPLICATION FOR SERVICE (Utility Must Attach Blank Copy)

APPLICATION MUST BE COMPLETED, SIGNED AND RETURNED TO NORTH CUSTER ROAD PRIOR TO SERVICE TURN ON

NORTH CUSTER ROAD

APPLICATION FOR WATER SERVICE

COMPANY USE ONLY	•				
Dist/System		Premises No	W/WW/B		
Cust No	Sequence No		Work Order No		
Work Order Date/		//_			
Name of Applicant(s	s):				
		(Plea	se Print) License No	State	::
Spouse's Name:		is	the water currently on	? Yes	No
Settlement/Lease Da (Please note this is the	date billing will start)			ngRenting	
Service Address:					_(Street)
					_(City, State, Zip)
Billing Address: (If different)					_(Street)
(If different)					_(City, State, Zip)
	Home: ()		Cell: ()		
Water Emergency C	'elephone: ()	ss:	Text: ()		
Have you ever been	a customer?Y			what address?	
		(Street, City	, State, Zip)		

<u>PURPOSE</u>: North Custer Road is responsible for protecting the drinking water supply from contamination or pollution which could result from improper private water distribution system construction or configuration and for providing water and/or sewer utility service in accordance with Texas Commission on Environmental Quality (TCEQ) rules and regulations. This service agreement is intended to notify each applicant/customer of applicable plumbing restrictions to protect the public's health and welfare and to establish the terms under which retail water and/or sewer utility service will be provided.

Attachment H Financial Information

The Luxe of Prosper

Balance Sheet July 31, 2019

Assets

Current Assets		
Cash-Checking-Wells Fargo Bank	6,122,004	
Escrow-Grant of Easement	250,000	
Total Current Assets		6,372,004
Fixed Assets		
Land	5,889,795	
Construction in Process	728,416	
Construction Soft Costs	358,025	
Total Fixed Assets	·	6,976,236
Other Assets		
Start-Up Costs	2,951	
		2,951
Total Assets		13,351,191

The Luxe of Prosper

Balance Sheet July 31, 2019

Liabilities and Equity

Current Liabilities		
General Liability Insurance Withhel	4	
Accrued Real Estate Taxes	19,991	
Total Current Liabilities		19,995
Long-Term Liabilities		
Total Long-Term Liabilities		-
Total Liabilities		19,995
Equity		
Capital Contributions-Limited Partn	13,401,280	
Partner Draws-Limited	(103,830)	
Net Income	33,746	
Total Equity		13,331,196
Total Liabilities & Equity		13,351,191

The Mansions of Prosper ${\bf II}$

Balance Sheet July 31, 2019

Assets

Current Assets		
Cash-Checking-Wells Fargo Bank	6,100,193	
Escrow-Grant of Easement	250,000	
Total Current Assets		6,350,193
Fixed Assets		
Land	5,889,795	
Construction in Process	748,436	
Construction Soft Costs	354,484	
Total Fixed Assets	·	6,992,7 15
Other Assets		
Start-Up Costs	9,229	
-		9,229
Total Assets		13,352,137

The Mansions of Prosper Π

Balance Sheet July 31, 2019

Liabilities and Equity

Current Liabilities		
General Liability Insurance Withhel	1,001	
Accrued Real Estate Taxes	19,990	
Total Current Liabilities		20,991
Long-Term Liabilities		
Total Long-Term Liabilities		
Total Liabilities		20,991
Equity		
Capital Contributions-Limited Partn	13,401,340	
Partner Draws-Limited	(103,930)	
Net Income	33,735	
Total Equity		13,331,145
Total Liabilities & Equity		13,352,136

Attachment I
Mapping

