

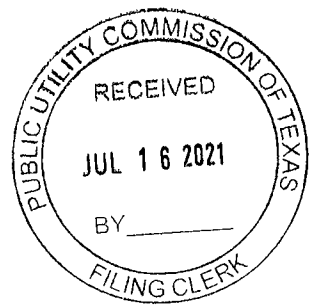


Control Number: 50944



Item Number: 630

Addendum StartPage: 0



**SOAH DOCKET NO. 473-20-4709.WS
PUC DOCKET NO. 50944**

**APPLICATION OF MONARCH § BEFORE THE STATE OFFICE OF
UTILITIES I L.P. FOR AUTHORITY TO §
CHANGE RATES § ADMINISTRATIVE HEARINGS**

UNANIMOUS STIPULATION AND SETTLEMENT AGREEMENT

This Unanimous Stipulation and Settlement Agreement (Stipulation) is entered into by the parties in this case, which are Monarch Utilities I L.P. (Monarch), the Staff (Commission Staff) of the Public Utility Commission of Texas (Commission), Office of Public Utility Counsel (OPUC), and Kathy Nielsen, through their duly authorized representatives (collectively, Signatories).

I. BACKGROUND

On July 15, 2020, Monarch filed a Class A Rate/Tariff Change Application in this matter (Rate Application). On August 18, 2020, the Commission found Monarch’s Rate Application administratively complete, and suspended Monarch’s proposed rates until February 1, 2021. On August 31, 2020, the Commission referred the Rate Application to the State Office of Administrative Hearings (SOAH).

On September 17, 2020, Commission Staff filed a Request for Interim Rates. In this pleading, Commission Staff requested that interim rates be granted at Monarch’s authorized rates to protect Monarch customers from unreasonable economic hardship. On September 18, 2020, the SOAH Administrative Law Judges convened an initial prehearing videoconference via Zoom. On September 28, 2020, Monarch, Commission Staff, and OPUC filed a Joint Motion to Set Interim Rates, Extend Effective Date, and Adopt Joint Proposed Procedural Schedule. In this motion, Monarch, Commission Staff, and OPUC requested that an order be entered implementing interim rates in two phases: 1) effective September 18, 2020, at Monarch’s existing water and wastewater

rates; and 2) effective February 1, 2021, at the rates requested in Monarch's Rate Application. The motion also requested to extend the effective date of the proposed rates until May 31, 2021.

On October 2, 2020, the Commission entered Order No. 2 Requesting Briefing on Interim Rates. Monarch, Commission Staff, and OPUC filed briefing on interim rates issues on October 9, 2020. On October 15, 2020, SOAH issued Order No. 3 Approving Agreed Interim Rates. The interim rates were set as effective on the dates and at the levels requested in the joint motion, and the effective date of the proposed rates was suspended for 150 days, until May 31, 2021.

On December 7–8, 2020, SOAH convened a hearing on the merits, with all Signatories in attendance. On February 2, 2021, Signatories reached a settlement agreement in principle and notified SOAH on February 2, 2021. On February 2, 2021, SOAH issued Order No. 7 abating the procedural schedule.

The Signatories submit that a resolution of this docket, pursuant to the terms stated below, is reasonable and in the public interest. Settlement will also conserve the resources of the Signatories and the Commission. The Signatories jointly request Commission approval of this Stipulation and the entry of the Joint Proposed Order, including findings of fact, and conclusions of law, attached as Attachment A. By this Stipulation, the Signatories resolve all issues among them related to Monarch's application, and agree as follows:

II. STIPULATION AND AGREEMENT

1. **Retail Water Utility Rates.** The Signatories agree that Monarch will be allowed to implement the retail water utility rates contained in the tariff included as Attachment B to this Stipulation for the water systems included in Monarch's Rate Application. The Signatories agree that Monarch's water rates for the Water Services and Diamond systems will go into effect upon approval of a Final Order in this proceeding, with no additional phases. Monarch will forego recovery of the revenues associated with the final phase-ins

previously approved for the Water Services and Diamond systems in Docket No. 47736. The Signatories agree that the rates shown on Attachment B are just and reasonable and consistent with the public interest. The rates contained in Attachment B will be effective for usage on and after the date of the Commission's final order setting the rates in this docket. To the extent the phase 1 and phase 2 interim rates, effective on September 18, 2020 and February 1, 2021, respectively, differ from the final rates approved by the Commission in this docket, the interim rates are subject to refund or surcharge consistent with 16 TAC § 24.37(h).

2. **Retail Wastewater Utility Rates.** The Signatories agree that Monarch will be allowed to implement the retail wastewater utility rates contained in the tariff included as Attachment C to this Stipulation for the wastewater systems included in Monarch's Rate Application. Monarch will not apply an increase in the base wastewater charge. The change to the revenue requirement for wastewater will be recovered consistent with Monarch's ratio of test year fixed versus variable revenues. The Signatories agree that the rates shown on Attachment C are just and reasonable and consistent with the public interest. The rates contained in Attachment C will be effective for usage on and after the date of the Commission's final order setting the rates in this docket. To the extent the phase 1 and phase 2 interim rates, effective on September 18, 2020 and February 1, 2021, respectively, differ from the final rates approved by the Commission in this docket, the interim rates are subject to refund or surcharge consistent with 16 TAC § 24.37(h).
3. **Revenue Requirement and Rate Base.** The Signatories agree that Monarch's total annual revenue requirement for rate design, which does not include miscellaneous revenue and contract revenue, is \$34,950,000.

The Signatories agree that approval of invested capital (Rate Base), as of December 31, 2019, of \$103,695,931—which includes \$111,576,840 of net plant minus certain adjustments listed on Attachment D—is reasonable and in the public interest. Monarch’s Rate Base includes a total Accumulated Deferred Federal Income Tax (ADFIT) of \$831,540, and excess ADFIT of \$407,802. The Signatories further agree that Monarch will apply the depreciation rates as proposed in the Rate Application, and Monarch will continue to use over-recovery prevention tools as discussed in the rebuttal testimony of Dane Watson. Monarch will use these values for both regulatory accounting and other regulatory purposes unless altered by a subsequent Commission order.

The Signatories agree that facilities used and useful in providing utility service as of December 31, 2019—as set out in Attachment D—will be binding in future rate cases for the purposes of determining Monarch’s total Rate Base as of December 31, 2019.

4. **Rate of Return and Capital Structure.** The Signatories have agreed to a ratio of 45% debt to 55% equity for Monarch’s cost of capital. Monarch will have a 6.17% cost of debt and a 9% return on equity. These ratios and percentages result in a total cost of capital of 7.73%.
5. **Tariff Provisions.** The Signatories agree that Attachment B to this Stipulation will be the governing water utility rates, terms, and conditions for Monarch’s ratepayer customers. The Signatories agree that Attachment C to this Stipulation will be the governing wastewater utility rates, terms, and conditions for Monarch’s ratepayer customers.

Monarch will recover 2019 purchased water costs in the amount of \$3,166,067 via pass-through mechanisms contained in the tariff included as Attachment B to this Stipulation. Monarch will recover 2019 purchased wastewater treatment service costs in

the amount of \$249,514 via pass-through mechanisms contained in the tariff included as Attachment C to this Stipulation. Monarch will continue to recover purchased water costs for the systems included in Monarch's tariff approved in Docket No. 45570 using the pass-through mechanism that was approved in Docket No. 45570. Monarch will continue to recover purchased water costs for the legacy Water Services systems included in the tariff approved in Docket No. 47736 using the pass-through mechanism that was approved in Docket No. 47736. For all other systems that do not have a pass-through provision contained in the tariffs included as Attachments B and C to this Stipulation, Monarch will file pass-through approval applications with the Commission in accordance with 16 TAC § 24.25(b)(2), and will not seek to recover purchased water or wastewater treatment service costs from systems that do not incur purchased water or wastewater treatment service costs.

6. **Future Rate Change Applications.** Monarch agrees to file a full rate case no earlier than one year from the date of the final order in this docket and no later than three years from the date of the final order in this docket. In Monarch's next base rate case, Monarch will provide and propose in its application the use of a labor functional allocator composed of all non-administrative costs directly assigned to each of the water or wastewater functions to the maximum extent possible. Monarch will file a true up in March of 2022, and annually thereafter, and will seek a good cause exception from 16 TAC 24.25(b)(2)(c)(v), which Staff and OPUC will not oppose.
7. **Rate Case Expenses.** The Signatories agree that Monarch is entitled to recover up to \$525,000 in reasonable and necessary rate case expenses for this docket to be collected via surcharge to its customers. Monarch may collect the surcharge over a 24-month period or until the full amount in rate-case expenses is collected, whichever occurs first. Monarch

may not seek to recover any additional rate-case expenses incurred in connection with this Rate Application in a future proceeding.

8. **Interim Rates.** The refund or surcharge calculated, pursuant to Tex. Water Code § 13.187(n) and 16 TAC § 24.37(h), after the signing of a final order for the difference between the settled rates and interim rates, effective on September 18, 2020 for phase 1 and February 1, 2021 for phase 2, will include all tariffed rates that would have been charged to customers, including base and pass-through rates.
9. **Joint Proposed Order.** The Signatories jointly propose a final order in the form attached as Attachment A. The Signatories submit the stipulated and agreed-upon findings of fact and conclusions of law included in the proposed order in Attachment A for the Commission's adoption and inclusion in a final order in this case implementing the terms of this Stipulation.

III. IMPLEMENTATION OF AGREEMENT

1. **Obligation to Support this Stipulation.** The Signatories will support this Stipulation before the Commission and will take reasonable steps to support expeditious entry of orders fully consistent with this Stipulation. This provision shall not preclude any party from taking action that is mandatory and nondiscretionary pursuant to a law enacted after the date this Stipulation is filed at the Commission.
2. **Effect of Stipulation.**
 - a. The Stipulation does not adopt any particular methodology underlying the settlement rates or rate design reflected in the Stipulation.
 - b. The non-litigation of any specific issue in this docket, or not addressing it in the Stipulation, does not waive any Signatory's right to contest that issue in any other current or future proceeding. The non-litigation of an issue, or not addressing an

issue in the Stipulation, cannot be asserted as a defense or estoppel, or any similar argument, by or against any Signatory in any other proceeding.

- c. The terms of this Stipulation may not be used either as an admission or concession of any sort or as evidence in any proceeding except to enforce the terms of this Stipulation. Oral or written statements made during the course of the settlement negotiations may not be used for any purposes other than as necessary to support the entry by the Commission of an order implementing this Stipulation. All oral or written statements made during the course of the settlement negotiations are governed by Tex. R. Evid. 408.
- d. The Signatories arrived at this Stipulation through extensive negotiation and compromise. This Stipulation reflects a compromise, settlement, and accommodation among the Signatories, and the Signatories agree that the terms and conditions herein are interdependent. The Signatories agree that this Stipulation is in the public interest. All actions by the Signatories contemplated or required by this Stipulation are conditioned upon entry by the Commission of a final order fully consistent with this Stipulation. If the Commission does not accept this Stipulation as presented or enters an order inconsistent with any term of this Stipulation, any Signatory shall be released from all commitments and obligations, and shall have the right to seek hearing on all issues, present evidence, and advance any positions it desires, as if it had not been a Signatory.
- e. This Stipulation is binding on each of the Signatories only for the purpose of settling the issues as set forth herein and for no other purposes. It is acknowledged that a Signatory's support of the matters contained in this

Stipulation may differ from the position taken or testimony presented by it in this proceeding or other proceedings. To the extent that there is a difference, a Signatory does not waive its position in any other proceedings. Because this is a stipulated resolution, no Signatory is under any obligation to take the same positions as set out in this Stipulation in other proceedings, whether those proceedings present the same or a different set of circumstances, except as may otherwise be explicitly provided in this Stipulation.

- f. There are no third-party beneficiaries of this Stipulation. Although this Stipulation represents a settlement among the Signatories with respect to the issues presented in this docket, this Stipulation is merely a settlement proposal submitted to the Commission, which has the authority to enter an order resolving these issues.
 - g. This Stipulation supersedes any prior written or oral agreement in this docket regarding the subject matter of this Stipulation, as well as any stipulation or agreement adopted by the Commission in any preceding docket regarding the rates of Monarch.
 - h. Except as provided in this Stipulation, the final resolution of this docket does not impose any conditions, obligations, or limitations on Monarch's right to file a future rate application and obtain rate relief in accordance with the Texas Water Code.
3. Except to the extent that the Stipulation expressly governs a Signatory's rights and obligations for future periods, this Stipulation shall not be binding or precedential upon a Signatory outside this docket, and Signatories retain their rights to pursue relief to which they may be entitled in other proceedings.

4. **Execution.** The Signatories agree that this Stipulation may be executed in multiple counterparts and filed with facsimile or computer image signatures.

Executed as shown below:

Dated this 16th day of July, 2021.

Respectfully submitted,

**LLOYD GOSSELINK ROCHELLE
& TOWNSEND, P.C.**

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Kathy Nielsen July 15, 2021
KATHY NIELSEN, see note below;

the signing of settlement agreement
for Monarch's latest request for water/
sewer rate hike filed as PUC Docket No. 50944,
and also SOAH Docket No. 473-20-4709.WS

SOAH DOCKET NO. 473-20-4709.WS
PUC DOCKET NO. 50944

APPLICATION OF MONARCH	§	BEFORE THE STATE OFFICE
UTILITIES I L.P. FOR AUTHORITY	§	OF
TO CHANGE RATES	§	ADMINISTRATIVE HEARINGS

JOINT PROPOSED ORDER

This Order addresses the application of Monarch Utilities I L.P. (Monarch) for authority to change its tariffed rates for water service and sewer service. Monarch, the Staff of the Public Utility Commission of Texas (Commission Staff), Office of Public Utility Counsel (OPUC), and Kathy Nielsen (collectively, the parties) filed a unanimous agreement on the terms of the rate and tariff changes. The Commission approves the agreed rates and associated tariffs to the extent provided in this Order.

I. Findings of Fact

The Commission makes the following findings of fact.

Applicant

1. Monarch is a domestic limited partnership registered with the Texas secretary of state under filing number 800034797.
2. Monarch owns facilities and equipment for the transmission, storage, distribution, sale, or provision of potable water to the public in Texas in Bandera, Bexar, Brazoria, Chambers, Comal, Denton, Gillespie, Grayson, Guadalupe, Harris, Hays, Henderson, Hood, Johnson, Kendall, Kerr, Liberty, Marion, Matagorda, Medina, Montgomery, Parker, Polk, San Jacinto, Smith, Tarrant, Travis, Trinity, Tyler, Van Zandt, Wise, and Wood counties.
3. Monarch provides potable water service for compensation to approximately 30,000 active water connections across multiple, geographically separate service areas under water certificate of convenience and necessity (CCN) number 12983.
4. Monarch owns facilities and equipment for the collection, transportation, treatment, or disposal of sewage to the public in Chambers, Grayson, Harris, Henderson, Medina, Montgomery, San Jacinto, Trinity, and Wood counties.

5. Monarch provides sewer service for compensation to approximately 4,400 connections across multiple, geographically separate service areas under sewer CCN number 20899.

Application

6. On July 15, 2020, Monarch filed an application to change its water and sewer rates and the associated tariffs under Texas Water Code (TWC) § 13.1871.
7. The basis for the application was Monarch's investment of approximately \$35.1 million to upgrade its water and sewer systems since 2015, its last test year.
8. The application is based on a historical test year ending December 31, 2019 and is adjusted for known and measurable changes.
9. In the application, Monarch requested overall increases over its adjusted test-year revenues of \$3,238,879 for annual water revenues and \$647,367 for annual sewer revenues.
- a. Monarch requested a revenue requirement of \$41,458,355, including \$36,276,849 for water service and \$5,181,507 for sewer service.
- b. Monarch requested an overall rate of return of 8.32% for both water and sewer service.
10. In its application, Monarch requested a consolidated water tariff for the following public water systems through various phase-in periods up to ten years, with each proposed phase-in period generally not exceeding a 10% increase per phase:

System Name	PWS ID No.	County
Enchanted River Estates	0100039	Bandera
Lake Medina Shores	0100037	Bandera
River Bend Estates	0100042	Bandera
Bavarian Hills	0150235	Bexar
Coolcrest Water System	0150046	Bexar
Stage Coach Hills	0150096	Bexar
Oaks North Mobile Home Estates	0150135	Bexar
Country Springs Water Company	0150421	Bexar
Holiday Shores	0200029	Brazoria
Tower Terrace	0360069	Chambers
Oak Village North***	0460037	Comal
Rim Rock Ranch	0460211	Comal
Windmill Ranch Subdivision	0460221	Comal

Denton Creek Estates	0610015	Denton
Ponderosa Addition Utilities	0610175	Denton
Stonecrest Estates	0610059	Denton
Wynnwood Haven Estates	0610037	Denton
Oakview Water System	0860107	Gillespie
Ridgecrest	0910035	Grayson
Rocky Point Estates	0910038	Grayson
Sherwood Shores	0910040	Grayson
Tanglewood-on-Texoma	0910052	Grayson
Garden Oaks	0940030	Guadalupe
Villas of Willowbrook	1013599	Harris
Western Trails Subdivision	1010230	Harris
Huntington Estates	1050124	Hays
Plum Creek	1050028	Hays
River Oaks Ranch	1050099	Hays
Beachwood Estates & North Trinidad	1070069	Henderson
Briarwood Harbor	1070220	Henderson
Carolynn Estates	1070106	Henderson
Cherokee Shores Water Supply	1070206	Henderson
Dal-High Water System	1070159	Henderson
Highsaw	1070124	Henderson
Lollipop Water Works	1070039	Henderson
Westwood Beach	1070085	Henderson
Acton Water Royal Oaks	1110055	Hood
Comanche Cove & Heritage Heights	1110060	Hood
Comanche Harbor & Port O'Call	1110022	Hood
Granbury Acres Water System	1110109	Hood
Hideaway Bay Estates	1110002	Hood
Montego Bay Estates	1110044	Hood
Oak Trail Shores	1110004	Hood
Rancho Brazos Subdivision	1110036	Hood
Western Hills Harbor	1110005	Hood
Crowley 1 Acre Sky Corp Water	1260011	Johnson
Falcon Crest Addition	1260076	Johnson
Metroplex Homesteads Water Supply	1260074	Johnson
Nolan River Estates	1260099	Johnson
Ridge Crest Addition & Misty Hollow	1260035	Johnson
Shaded Lane Estates	1260103	Johnson
Southern Acres Water System	1260094	Johnson
Sundance Addition	1260025	Johnson
Tex-Rides Subdivision	1260037	Johnson

Triple H Estates	1260116	Johnson
Twin Creek Subdivision	1260038	Johnson
West Meadow Subdivision	1260063	Johnson
West Park Village	1260077	Johnson
Cascade Mobile Home Park	1300005	Kendall
Platten Creek Water System	1300035	Kendall
Cedar Springs MHP	1330019	Kerr
Center Point	1330007	Kerr
Heritage Park Water System	1330080	Kerr
Hills & Dales	1330030	Kerr
Oak Ridge Estates Water System	1330134	Kerr
Southern Hills	1330128	Kerr
Verde Park Estates	1330027	Kerr
Vista Hills	1330169	Kerr
Westwood Water System	1330015	Kerr
Windwood Oaks Water System	1330141	Kerr
Woodhaven Mobile Home Park	1330024	Kerr
Raywood Water System	1460041	Liberty
Indian Hills Harbor	1580063	Marion
Pine Harbor Subdivision	1580023	Marion
Camelot Forest Water System	1610058	Matagorda
Rocky Creek Subdivision Water System	1630038	Medina
Crystal Springs Subdivision	1700331	Montgomery
Decker Hills	1700386	Montgomery
Hulon Lakes Subdivision	1700014	Montgomery
Oakwood Water System	1700454	Montgomery
Serenity Woods Subdivision	1700483	Montgomery
Green Acres Water system	1840120	Parker
Spanish Park Subdivision	1840026	Parker
Western Lake Estates	1840014	Parker
Westview Enterprises	1840105	Parker
Chesswood Water System	1870088	Polk
Country Wood Water System	1870138	Polk
Garden Acres Subdivision Water System	1870160	Polk
Longhorn Valley	1870152	Polk
Oak Terrace Estates Water System	1870055	Polk
Phillips Acres	1870146	Polk
Pinwah Pines Estates	1870130	Polk
Blue Water Cove	2040059	San Jacinto
Cedar Valley Subdivision	2040045	San Jacinto
Coldspring Terrace Water System	2040031	San Jacinto

Governors Point	2040008	San Jacinto
Holiday Villages of Livingston	2040067	San Jacinto
Shepherd Hill Estates	2040061	San Jacinto
Lakeway Harbor Subdivision	2120064	Smith
Pine Trail Shores	2120035	Smith
Benbrook Hills	2200313	Tarrant
Markum Ranch Estates	2200281	Tarrant
Silver Saddle Acres	2200299	Tarrant
Westside Rural WSC	2200079	Tarrant
Inverness Point Water System	2270102	Travis
Harbor Point	2280035	Trinity
Ivanhoe Land of Lakes	2290010	Tyler
Callender Lake	2340007	Van Zandt
Aurora Vista	2490051	Wise
Chisholm Hills Estates	2490044	Wise
Coyote Ridge Addition	2490053	Wise
Hills of Oliver Creek	2490046	Wise
Las Brisas	n/a	Wise
Sage Brush Estates	2490058	Wise
Sky View Ranch Estates	2490061	Wise
Windmill Trail	2490050	Wise
Holiday Villages of Fork	2500058	Wood

11. In its application, Monarch requested a consolidated sewer tariff for the following sewer systems through various phase-in periods up to ten years, with each proposed phase-in period generally not exceeding a 10% increase per phase:

System Name	TCEQ WQ No.	County
Tower Terrace	WQ 12478-001	Chambers
Tanglewood-on-Texoma	collection only	Grayson
Villas of Willowbrook	collection only	Harris
Beachwood Estates	WQ 11282-001	Henderson
Cherokee Shores	WQ 13879-001	Henderson
Pinnacle Club	WQ 11506-001	Henderson
Holiday Villages of Medina	WQ 14167-001	Medina
Decker Hills	WQ 12587-001	Montgomery
Blue Water Cove	WQ 14179-001	San Jacinto

Holiday Village of Livingston	WQ 14056-001	San Jacinto
Harbor Point	WQ 13547-001	Trinity
Lake Fork Estates	WQ 14055-001	Wood

12. In its application, Monarch requested the following pass-through water charges:

Pass-through for Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, Stagecoach Hills:

San Antonio Water System (SAWS)..... \$0.7026 per month

Pass-through for Cascade Mobile Home Park:

Cow Creek Groundwater Conservation District (GCD)..... \$0.4125 per month

Pass-through for Coolcrest Water System:

Edwards Aquifer Authority..... \$2.5202 per month

Pass-through for Bavarian Hills, Country Springs Water Company, Oaks North Mobile Home Estates, Stagecoach Hills:

Trinity Glen Rose GCD.....\$0.1082 per 1000 gallons

Pass-through for Enchanted River Estates, Oakview Water System, Rim Rock Ranch, River Bend, Windmill Ranch Subdivision:

Canyon Lake..... \$10.6670 per month

Pass-through for Rim Rock Ranch, Windmill Ranch Subdivision:

Comal Trinity GCD.....\$0.0722 per 1000 gallons

Pass-through for Monarch Hills, Westwood Park:

Jagge Edwards Lease.....\$10.6670 per month

13. In Order No. 3 filed on August 18, 2020, the Commission administrative law judge (ALJ) found Monarch’s rate application administratively complete and suspended the effective date for all proposed rates for the pendency of the proceeding.

14. In State Office of Administrative Hearings (SOAH) Order No. 3 filed on October 15, 2020, the SOAH ALJs extended the suspension period until May 31, 2021.

Notice of the Application

15. On July 15, 2020, Monarch provided notice of its application by mail or hand delivery to each customer and other affected party. On the same day, Monarch filed proof of notice

as part of its application to change rates, which included a copy of the notice provided and statement that notice of the application was provided as described in this finding of fact.

16. On July 31, 2020, Monarch provided supplemental notice to the following water systems: Ridgecrest, Villas of Willowbrook, Inverness Point, Enchanted River, Oakview, Rim Rock, River Bend, Windmill/Kestrel, Monarch Hills, Westwood Park, Oak Terrace Estates, and Huntington Estates. On August 6, 2020, Monarch filed the affidavit of George Freitag, Texas Regulatory Manager of Monarch, who testified that notice of the application had been provided in accordance with TWC §§ 13.1871(m)-(n) and 16 TAC § 24.27(c) as described in this finding of fact.
17. On August 14, 2020, Commission Staff recommended that Monarch's application and proof of notice, as supplemented, be found administratively complete.
18. In Order No. 3 filed on August 18, 2020, the Commission ALJ found Monarch's application and notice sufficient and suspended Monarch's proposed rates for the pendency of the case.

Interventions and Protests

19. In Order No. 4 filed on August 24, 2020, the Commission ALJ granted intervenor status to OPUC and 32 customers who requested intervention in the docket.
20. In SOAH Order No. 1 filed on September 4, 2020, the SOAH ALJs required all intervening parties to file a notice of intent to appear at the prehearing conference by September 15, 2020.
21. On September 18, 2020, Monarch, Commission Staff, and OPUC convened for a prehearing conference, at which time Monarch moved to dismiss all non-present intervenors consistent with SOAH Order No. 1.
22. On September 28, 2020, Kathy Nielsen filed a letter to the SOAH ALJs requesting to retain party status as an intervenor despite being absent from the mandatory prehearing conference.
23. In SOAH Order No. 2 filed on October 2, 2020, the SOAH ALJs granted Ms. Nielsen's request to retain party status and conditionally dismissed all intervenors other than Ms.

Nielsen and OPUC. The SOAH ALJs also gave notice of a show-cause hearing set for October 15, 2020, for parties wishing to challenge their dismissal.

24. Three customers, Stephanie Klieber, Cheryl Gardner, and Kelley Meza, filed requests to intervene after the September 14, 2020 deadline to intervene in this proceeding.
25. On October 15, 2020, SOAH held the show-cause hearing, at which only one intervenor, Tina Millard, appeared to request that she remain a party. No party objected to the request, and the ALJs granted Ms. Millard's request to retain party status, subject to the requirements and deadlines in the adopted procedural schedule.
26. In SOAH Order No. 4 filed on October 19, 2020, the SOAH ALJs dismissed all intervenors as indicated in SOAH Order No. 2, except for Ms. Nielsen, Ms. Millard, and OPUC. The SOAH ALJs then granted Ms. Klieber, Ms. Gardner, and Ms. Meza's requests to intervene, having received no objection from the parties.
27. In SOAH Order No. 5 filed on November 3, 2020, the SOAH ALJs conditionally dismissed Ms. Millard, Ms. Klieber, Ms. Gardner, and Ms. Meza as inactive parties, unless each party filed a statement of intent to participate by November 11, 2020. None of the conditionally dismissed parties filed a statement of intent to participate.

Referral to SOAH

28. On August 31, 2020, the Commission referred the proceeding to SOAH.
29. On September 24, 2020, the Commission filed a preliminary order.
30. In SOAH Order No. 2 filed on October 2, 2020, the SOAH ALJs memorialized the September 18, 2020 prehearing conference and conditionally adopted a procedural schedule setting a hearing on the merits for December 7 through December 11, 2020, via videoconference.
31. In SOAH Order No. 3 filed on October 15, 2020, the SOAH ALJs approved the parties' agreed interim rates and unconditionally adopted the procedural schedule set forth in SOAH Order No. 2.
32. On February 2, 2021, Monarch filed an agreed motion to abate the procedural schedule, informing the SOAH ALJs that Monarch had reached an agreement in principle with

Commission Staff and OPUC. Monarch stated that Commission Staff and OPUC had reached out to Ms. Nielsen, a pro se intervenor, but were unable to reach Ms. Nielsen by the time of filing the agreed motion to abate.

33. On February 16, 2021, the parties filed a joint status report stating that Ms. Nielsen had agreed to the settlement in principle and that the parties were in the process of drafting a joint stipulation, proposed order, and applicable final tariff for consideration in the proceeding.
34. On July 16, 2021, the parties jointly submitted a unanimous request to admit evidence and remand the proceeding to the Commission, including an agreement between the parties on all issues with an attached proposed order and proposed tariffs.
35. In SOAH Order No. ___ filed on _____, 2021, the SOAH ALJs dismissed the case from SOAH's docket and remanded the case to the Commission.

Testimony

36. On July 15, 2020, Monarch filed the direct testimonies of the following witnesses with its application: Jeffrey L. McIntyre; Brian D. Bahr; George Freitag, P.E.; Mujeeb Hafeez; Jeff Farney; Edward Taussig; Timothy J. Williford; Victoria R. Shupak; Bruce Fairchild; Dane Watson; and Lambeth Townsend.
37. On October 19, 2020, Kathy Nielsen filed a statement of position.
38. On October 20, 2020, OPUC filed the direct testimony of Chris Ekrut. On October 21, 2020, OPUC filed the workpapers to the direct testimony of Chris Ekrut.
39. On October 27, 2020, Commission Staff filed the direct testimony of Adrian Narvaez, Emily Sears, Heidi Graham, Debi Loockerman, and Maxine Gilford.
40. On November 17, 2020, OPUC filed an errata to the direct testimony of Chris Ekrut.
41. On November 19, 2020, Monarch filed the rebuttal testimony of Bruce Fairchild, Jeff Farney, Mujeeb Hafeez, George Freitag, Victoria R. Shupak, Dane Watson, Brian Bahr, and Edward Taussig.

42. On December 1, 2020, Commission Staff filed a motion to adopt the direct testimony of Heidi Graham, an errata to the direct testimony of Heidi Graham, and the supplemental direct testimony of Roshan Pokhrel.
43. On December 2, 2020, Commission Staff filed an errata to the direct testimony of Adrian Narvaez, Maxine Gilford, and Debi Loockerman.
44. Monarch filed supplemental direct testimony of Lambeth Townsend on November 12, December 4, 2020, and July 9, 2021.
45. On July 16, 2021, Monarch filed supplemental direct testimony in support of unanimous stipulation and settlement agreement of Brian Bahr.
46. On July 16, 2021, Staff filed testimony of Anna Givens in support of stipulation.

Evidentiary Record

47. In SOAH Order No. ___ issued ____, 2021, the SOAH ALJ admitted into the evidentiary record the exhibits attached to the parties' joint motion to admit evidence and remanded the proceeding to the Commission. Those admitted exhibits were as follows:
 - (a) Third Supplemental Direct Testimony of Lambeth Townsend filed on July 16, 2021;
 - (b) Commission Staff's Testimony of Anna Givens in Support of the Stipulation filed on July 16, 2021; and
 - (c) Monarch's supplemental direct testimony in support of unanimous stipulation and settlement agreement of Brian Bahr filed on July 16, 2021; and
 - (d) Unanimous Stipulation and Settlement Agreement with Agreed Tariffs and Joint Proposed Final Order filed on July 16, 2021.

Consolidation of Systems

48. Monarch is specifically authorized to pursue consolidation of its rates under TWC § 13.145(b). Because Monarch is uniquely authorized to pursue consolidation of its rates under TWC § 13.145(b), it is not required to demonstrate sufficient similarity of systems under TWC § 13.145(a).

49. Monarch has only one comprehensive customer class and has developed a comprehensive cost of service and revenue requirement for providing water and sewer service for all its customers.
50. The Commission approved consolidated rates for Monarch in its last rate change proceeding, Docket No. 45570.
51. Monarch now proposes to further consolidate rates for all of the utility assets it acquired since its last general rate case, including: Dal-High Water, LLC; Ni America Texas, LLC; Romark Utility Company; Villas of Willowbrook Homeowners Association, Inc.; SWWC Utilities, Inc. dba SWUC Utility Company; SWWC Utilities, Inc. dba Inverness Utility Company, Inc.; and SWWC Utilities, Inc. dba Water Services, Inc.

Revenue Requirements, Rates, and Pass-Throughs

52. The signatories agreed that Monarch's total revenue requirement for rate design, which does not include miscellaneous revenue and contract revenue, will be set at \$34,950,000.
53. The signatories agreed that 2019 purchased water costs in the amount of \$3,166,067 and purchased wastewater treatment service costs in the amount of \$249,514 will be recovered via pass-through rates.
54. The signatories agreed that Monarch will be allowed to implement the retail water and sewer utility rates contained in the tariffs included as Attachments B and C to the agreement for the water and sewer systems included in Monarch's rate application. The rates contained in Attachments B and C shall be effective for usage on and after the date of the Commission's final order setting the rates in this docket. To the extent the phase 1 and phase 2 interim rates, effective on September 18, 2020 and February 1, 2021, respectively, differ from the final rates approved by the Commission in this docket, the interim rates are subject to refund or surcharge consistent with 16 TAC § 24.37(h).
55. The parties agreed that the water rate increases shown in Attachments B to the agreement will be phased in over a period of several years.
56. The signatories agreed that the rates shown in Attachments B and C to the agreement are just and reasonable and are in accordance with the public interest.

Rate Base

57. The signatories agreed the components of Monarch's invested capital (rate base) as of December 31, 2019, as set out in Attachment D to the agreement, are reasonable and necessary.
58. The signatories agreed that Monarch's rate base of \$103,695,931 includes a net plant of \$111,576,840, total accumulated deferred federal income tax (ADFIT) of \$831,540, and total excess ADFIT of \$407,802, among other adjustments set out in Attachment D to the agreement.
59. The signatories further agreed that Monarch will apply the depreciation rates as proposed in Monarch's rate application, and Monarch will continue to use over-recovery prevention tools as discussed in the rebuttal testimony of Dane Watson. Monarch will use these values for both regulatory accounting and other regulatory purposes unless altered by a subsequent Commission order.
60. The signatories agreed that facilities used and useful in providing utility service as of December 31, 2019—as set out in Attachment D to the agreement—shall be binding in future rate cases for the purposes of determining Monarch's total Rate Base as of December 31, 2019.
61. The signatories have agreed to a ratio of 45% debt to 55% equity for Monarch's cost of capital, with a 6.17% cost of debt and a 9% return on equity. These ratios and percentages result in an overall rate of return of 7.73%.
62. The agreement's treatment of Monarch's rate base, capital structure, and rate of return is reasonable.

Agreed Tariff Provisions

63. The signatories agreed that Attachments B and C to the agreement will be the governing water and sewer utility rates, terms, and conditions for Monarch's ratepayer customers. The signatories agreed that Monarch should be allowed to implement the other tariff provisions included in Attachments B and C to the agreement.

64. Monarch will recover 2019 purchased water costs in the amount of \$3,166,067 and purchased wastewater treatment service costs in the amount of \$249,514 via pass-through mechanisms contained in the tariffs included as Attachments B and C to the agreement. For all other systems that do not have a pass-through mechanism contained in the tariff included as Attachments B and C to the agreement, Monarch will file with the Commission applications for approval of pass-through provisions in accordance with 16 TAC § 24.25(b)(2), and shall not seek to recover purchased water or wastewater treatment service costs from systems that do not incur purchased water or wastewater treatment service costs.
65. The signatories agreed that the terms and conditions of the agreed tariffs are just and reasonable.
66. The terms and conditions of the agreed tariffs are just and reasonable.

Rate Case Expenses

67. The signatories agreed that Monarch may recover up to \$525,000 as reasonable and necessary rate case expenses in this docket to be collected via a surcharge to its customers over a 24-month period, or until the full amount in rate-case expenses is collected, whichever occurs first.
68. Monarch may not seek to recover any additional rate-case expenses incurred in connection with this rate application in a future proceeding.
69. The agreement's treatment of rate-case expenses is appropriate, and the agreed rate-case expense surcharges are reasonable and necessary.

Future Rate Cases

70. Monarch agrees to file a full rate case no earlier than one year from the date of the final order in this docket and no later than three years from the date of the final order in this docket.
71. Monarch will file a true up in March of 2022, and annually thereafter, and will seek a good cause exception from 16 TAC § 24.25(b)(2)(c)(v), which Staff and OPUC will not oppose.
72. The agreement's provision regarding Monarch's earliest effective date for the next proceeding to increase its base rates is appropriate.

Interim Rates and Effective Date

73. In its application, Monarch requested approval of its proposed rate and tariff changes to become effective no sooner than 35 days after required notice in compliance with Commission rules at 16 TAC § 24.27(c)(1).
74. Thirty-five days after July 31, 2020, the date on which supplemental notice was mailed to customers, is September 4, 2020.
75. On August 14, 2020, Commission Staff filed recommendations that included suspension of the effective date of proposed rates.
76. In Order No. 3 filed on August 18, 2020, the Commission ALJ suspended the effective date of Monarch's proposed rates through the pendency of the proceeding.
77. In SOAH Order No. 1 filed on September 4, 2020, the SOAH ALJs suspended the effective date of Monarch's proposed rates until February 1, 2021, which is 150 days after Monarch's proposed effective date, in accordance with TWC § 13.187(e).
78. On September 17, 2020, Commission Staff filed a request for interim rates.
79. On September 28, 2020, Commission Staff, OPUC, and Monarch filed a joint motion to adopt interim rates and extend the effective date of Monarch's proposed rates. The joint motion requested that interim rates be set at Monarch's existing water and wastewater rates effective September 18, 2020 through February 1, 2021, at which time Monarch's proposed rates would become effective as interim rates. The joint motion also requested that the effective date of Monarch's proposed rates be extended until January 1, 2021, thereby extending the 150-day suspension period established under TWC § 13.187(e) until May 31, 2021.
80. In SOAH Order No. 2 filed on October 2, 2020, the SOAH ALJs requested briefing from the parties regarding the legal authority and effect of retroactively setting interim rates as requested in the parties' joint motion.
81. On October 9, 2020, Monarch, Commission Staff, and OPUC each filed a brief on interim rates as requested in SOAH Order No. 2.

82. In SOAH Order No. 3 filed on October 15, 2020, the SOAH ALJs approved the agreed interim rates, recognized the extension of Monarch's proposed effective date until January 1, 2021, and extended the suspension of rates through May 31, 2021.
83. On February 2, 2021, Monarch, Commission Staff, and OPUC filed a request to abate the proceeding in order to finalize a settlement agreement.
84. On May 19, 2021, Commission Staff and OPUC filed a joint motion to set interim rates until a final determination is made by the Commission pursuant to TWC § 13.187(l) in order to allow the signatories to finalize the settlement documents.
85. On May 20, 2021, Monarch filed an objection to Commission Staff and OPUC's motion to set interim rates until a final determination is made by the Commission.
86. On May 24, 2021, Commission Staff and OPUC filed a joint response to Monarch's objection.
87. On May 27, 2021, the SOAH ALJs filed Order No. 9, granting Commission Staff and OPUC's request to set interim rates until a final determination is made by the Commission.

Hearing on the Merits

88. In SOAH Order No. 6 filed on December 2, 2020, the SOAH ALJs addressed procedural matters for the hearing on the merits.
89. SOAH held a hearing on the merits on December 7 and December 8, 2020, with all parties in attendance.
90. On December 9, 2020, Monarch, Commission Staff, and OPUC filed an agreed briefing outline in accordance with SOAH Order No. 6.
91. On February 2, 2021, the parties reached a settlement agreement in principle and filed an agreed motion to abate the procedural schedule and request for expedited ruling.
92. On February 2, 2021, SOAH issued Order No. 7 granting the agreed motion to abate and request for expedited ruling.

Informal Disposition

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

94. The decision is not adverse to any party.
95. All parties are signatories to the agreement.

II. Conclusions of Law

The Commission makes the following conclusions of law.

1. Monarch, either singularly or in combination with other entities, is a utility, public utility, and water and sewer utility as those terms are defined in TWC § 13.002(23) and 16 TAC § 24.3(39).
2. Monarch, either singularly or in combination with other entities, is a retail public utility as defined in TWC § 13.002(19) and 16 TAC § 24.3(31).
3. The Commission has jurisdiction and authority over Monarch's application for authority to change rates under TWC §§ 13.041 and 13.181.
4. Under TWC § 13.184(c) and 16 TAC § 24.12, Monarch bears the burden of proof to establish that the proposed rates are just and reasonable.
5. The Commission processed this docket in accordance with the requirements of the TWC, the Administrative Procedure Act,¹ and Commission rules.
6. Monarch substantially complied with the requirement to provide notice of the rate application as required by TWC § 13.187(a-1), 16 TAC § 24.27(c), and the Administrative Procedure Act.
7. Monarch complied with the requirement in TWC § 13.187(g-1) and 16 TAC § 24.27(c)(2) to provide notice of the hearing.
8. The rates approved in this proceeding are just and reasonable and are in the public interest under TWC § 13.182(a).
9. The rates approved in this proceeding are not unreasonably preferential, prejudicial, or discriminatory and are sufficient, equitable, and consistent in application to each class of customers in accordance with TWC § 13.182(b).

¹ Administrative Procedure Act, Tex. Gov't Code §§ 2001.001–.902 (APA).

10. As required by TWC § 13.183, the rates approved in this Order will permit Monarch a reasonable opportunity to earn a reasonable return on its invested capital used and useful in rendering service to the public over and above its reasonable and necessary operating expenses and will preserve Monarch's financial integrity.
11. The rates of return approved in this Order will not yield Monarch more than a fair return on the invested capital used and useful in rendering service to the public in accordance with TWC § 13.184(a) and 16 TAC § 24.41(c)(1).
12. As required by TWC § 13.185(h), the rates approved by this Order do not include legislative advocacy expenses, the costs of processing a refund or credit, or any expenditure that is unreasonable, unnecessary, or not in the public interest.
13. In accordance with TWC § 13.185 and 16 TAC § 24.41(c)(2)(B), the rates approved in this case are based on original cost, less depreciation, of property used and useful in Monarch's provision of service.
14. The consolidated system rates and tariffs approved by this Order comply with TWC § 13.145(b).
15. The rate-case expenses approved in this Order are reasonable and necessary as required under 16 TAC § 24.44(a).
16. The rates approved in this Order comply with 16 TAC § 24.43(b)(1) regarding conservation.
17. Monarch will implement a refund or surcharge to return or collect the difference in amounts recovered under the interim rates—phase 1 effective September 18, 2021 and phase 2 effective February 1, 2021—and the final approved rates under 16 TAC § 24.37.
18. The requirements for informal disposition under 16 TAC § 22.35 have been met in this proceeding.

III. Ordering Paragraphs

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

1. The Commission approves the rates, terms, and conditions of the agreement to the extent provided in this Order.
2. The Commission approves Monarch's water and wastewater rate tariffs attached to the agreement as Attachments B and C.
3. After the signing of a final order, Monarch will calculate the net refund owed to customers for the difference between the settled rates and interim rates pursuant to TWC § 13.187(n) and 16 TAC § 24.37(h), and will include all tariffed rates that would have been charged to customers, including base and pass-through rates.
4. Monarch's total annual revenue requirement for rate design, which does not include miscellaneous revenue, purchased water and sewer treatment costs, and contract revenue, is \$34,950,000.
5. Monarch shall have a total rate base of \$103,695,931, including a net plant of \$111,576,840, total accumulated deferred federal income tax (ADFIT) of \$831,540, and total excess ADFIT of \$407,802, among other adjustments set out in Attachment D to the agreement.
6. Monarch shall use the depreciation rates set out in Attachment D to the agreement. These rates shall be applied in a consistent manner. The facilities set out in Attachment D to the agreement are used and useful in providing utility service as of December 31, 2019.
7. Monarch's capital structure shall include a ratio of 45% debt to 55% equity for Monarch's cost of capital. Monarch shall have a 6.17% cost of debt and a 9% return on equity. These ratios and percentages result in an overall rate of return of 7.73%.
8. Monarch shall recover 2019 purchased water costs in the amount of \$3,166,067 and purchased wastewater treatment service costs in the amount of \$249,514 via pass-through mechanisms contained in the tariff included as Attachments B and C to the agreement. For all other systems that do not have a pass-through mechanism contained in the tariff included as Attachments B and C to the agreement, Monarch shall file pass-through approval applications with the Commission in accordance with 16 TAC § 24.25(b)(2), and

shall not seek to recover purchased water or wastewater treatment service costs from systems that do not incur purchased water or wastewater treatment service costs.

9. Monarch may recover up to \$525,000 as reasonable and necessary rate case expenses in this docket to be collected via surcharge to its customers. Monarch shall collect the surcharge over a 24-month period or until the full amount in rate-case expenses is collected, whichever occurs first. Monarch shall not seek to recover any additional rate-case expenses incurred in connection with this rate application in a future proceeding.
10. Monarch will file its next base rate case no earlier than one year from the date of the final order in this docket and no later than three years from the date of the final order in this docket.
11. Entry of this Order consistent with the agreement does not indicate the Commission's endorsement or approval of any principle or methodology that may underlie the agreement. Entry of this Order shall not be regarded as binding, holding, or precedent as to the appropriateness of any principle or methodology underlying the agreement.
12. Entry of this Order supersedes any prior written or oral agreement in this docket regarding the subject matter of the agreement, as well as any other order adopted by the Commission or its predecessor in any preceding docket regarding Monarch's rates.
13. All other motions, requests for entry of specific findings of fact, conclusions of law, and ordering paragraphs, and any other requests for general or specific relief, if not expressly granted in this Order, are denied.
14. The Commission approves the tariffs attached to the agreement as Attachments B and C, the rates will be considered effective on the effective date of the interim rates—September 18, 2020—immediately following the date this Order is signed.
15. Monarch must comply with its commitments set forth in the Agreement, except as modified by this Order.
16. It is ordered that Monarch's invested capital of \$103,695,931 and the accumulated depreciation thereon as set out in Attachment D is reasonable and used and useful in providing utility service as of December 31, 2019.

17. For regulatory accounting and other regulatory purposes, Monarch must use and consistently apply the depreciation rates set forth in Attachment D.
18. Monarch will file a true up in March of 2022, and annually thereafter, and will seek a good cause exception from 16 TAC 24.25(b)(2)(c)(v), which Staff and OPUC will not oppose. Monarch must file a pass-through annually thereafter.
19. Monarch will recover 2019 purchased water costs in the amount of \$3,166,067 and purchased wastewater treatment service costs in the amount of \$249,514 via pass-through mechanisms contained in the tariffs included as Attachments B and C to this Order. For all systems that do not have a pass-through mechanism contained in the tariffs included as Attachments B and C to this Order, Monarch will file pass-through approval applications with the Commission in accordance with 16 TAC § 24.25(b)(2), and shall not seek to recover purchased water or wastewater treatment service costs from systems that do not incur purchased water or wastewater treatment service costs.
20. Entry of this Order does not indicate the Commission's endorsement or approval of any principle or methodology that may underlie the agreement and must not be regarded as precedential as to the appropriateness of any principle or methodology underlying the agreement.
21. Within 10 days of the date of this Order, Commission Staff must file a clean copy of Monarch's tariff with Central Records to be marked *Approved* and kept in the Commission's tariff book.
22. The Commission denies all other motions and any other requests for general or specific relief that have not been expressly granted.

PUC Docket No. 50944
SOAH Docket No. 473-20-4709.WS

Proposed Order

Page 21 of 21

Signed at Austin, Texas the _____ day of July, 2021.

PUBLIC UTILITY COMMISSION OF TEXAS

PETER M. LAKE, CHAIRMAN

WILL MCADAMS, COMMISSIONER

LORI COBOS, COMMISSIONER



WATER UTILITY TARIFF Docket No. 50944

Monarch Utilities I L.P.
(Utility Name)

12535 Reed Road
(Business Address)

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

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

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

12983

This tariff is effective in the following counties:

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

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

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

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

See attached list.

TABLE OF CONTENTS

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

SECTION 1.0 – RATE SCHEDULE	7
SECTION 2.0 – SERVICE RULES AND REGULATIONS	35
SECTION 2.20 – SPECIFIC UTILITY SERVICE RULES AND REGULATIONS.....	39
SECTION 3.0 – EXTENSION POLICY	43
SECTION 3.20 – SPECIFIC UTILITY EXTENSION POLICY	44
APPENDIX A – DROUGHT CONTINGENCY PLAN	
APPENDIX B – APPLICATION FOR SERVICE	
APPENDIX C – AGREEMENT FOR TEMPORARY WATER SERVICE	

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

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

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

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

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

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

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

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

SECTION 1.0

Section 1.01 – Rates

Monarch - RATES effective 06-01-2021

METER SIZE	MONTHLY MINIMUM CHARGE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.37	0 to 2,000	\$6.48
5/8"x3/4"	\$48.37		
3/4"	\$72.56	2,001 to 10,000	\$7.98
1"	\$120.93		
1½"	\$241.85	10,001 to 20,000	\$9.05
2"	\$386.96		
3"	\$725.55	over 20,000	\$9.64
4"	\$1,209.25		
6"	\$2,418.50	Purchased Water Passthrough – all usage	\$2.34
8"	\$3,869.60		
10"	\$5,562.55		
12"	\$10,399.55		

Income Qualified Elderly Customers 65 years of age or older
Effective Date: 06-01-2021

Meter Size	Monthly Minimum Charge (Includes 0 gallons)	Gallonage Charge
5/8"	\$28.37	\$6.48 per 1,000 gallons from 0 to 2,000 gallons \$7.98 per 1,000 gallons from 2,001 to 10,000 gallons \$9.05 per 1,000 gallons from 10,001 to 20,000 gallons \$9.64 per 1,000 from 20,001 and thereafter

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Villas of Willowbrook) - RATES effective 06-01-2021 (Phase 1 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$13.97	0 to 2,000	\$0.93
5/8"x3/4"	\$13.97		
3/4"	\$20.96	2,001 to 10,000	\$4.67
1"	\$34.93		
1½"	\$69.86	10,001 to 20,000	\$4.82
2"	\$111.78		
3"	\$209.59	over 20,000	\$4.91
4"	\$349.32		
6"	\$698.64	Purchased Water Passthrough – all usage	\$2.34
8"	\$1,117.83		
10"	\$1,606.88		
12"	\$3,004.16		

Monarch (Villas of Willowbrook) - RATES effective 06-01-2022 (Phase 2 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$19.71	0 to 2,000	\$1.85
5/8"x3/4"	\$19.71		
3/4"	\$29.56	2,001 to 10,000	\$5.22
1"	\$49.26		
1½"	\$98.53	10,001 to 20,000	\$5.53
2"	\$157.65		
3"	\$295.59	over 20,000	\$5.70
4"	\$492.64		
6"	\$985.29	Purchased Water Passthrough – all usage	\$2.34
8"	\$1,576.46		
10"	\$2,266.16		
12"	\$4,236.73		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Villas of Willowbrook) - RATES effective 06-01-2023 (Phase 3 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$25.44	0 to 2,000	\$2.78
5/8"x3/4"	\$25.44		
3/4"	\$38.16	2,001 to 10,000	\$5.77
1"	\$63.60		
1½"	\$127.19	10,001 to 20,000	\$6.23
2"	\$203.51		
3"	\$381.58	over 20,000	\$6.49
4"	\$635.96		
6"	\$1,271.93	Purchased Water Passthrough – all usage	\$2.34
8"	\$2,035.09		
10"	\$2,925.44		
12"	\$5,469.29		

Monarch (Villas of Willowbrook) - RATES effective 06-01-2024 (Phase 4 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$31.17	0 to 2,000	\$3.70
5/8"x3/4"	\$31.17		
3/4"	\$46.76	2,001 to 10,000	\$6.33
1"	\$77.93		
1½"	\$155.86	10,001 to 20,000	\$6.94
2"	\$249.37		
3"	\$467.57	over 20,000	\$7.27
4"	\$779.29		
6"	\$1,558.57	Purchased Water Passthrough – all usage	\$2.34
8"	\$2,493.71		
10"	\$3,584.71		
12"	\$6,701.86		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Villas of Willowbrook) - RATES effective 06-01-2025 (Phase 5 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$36.90	0 to 2,000	\$4.63
5/8"x3/4"	\$36.90		
3/4"	\$55.36	2,001 to 10,000	\$6.88
1"	\$92.26		
1½"	\$184.52	10,001 to 20,000	\$7.64
2"	\$295.23		
3"	\$553.56	over 20,000	\$8.06
4"	\$922.61		
6"	\$1,845.21	Purchased Water Passthrough – all usage	\$2.34
8"	\$2,952.34		
10"	\$4,243.99		
12"	\$7,934.42		

Monarch (Villas of Willowbrook) - RATES effective 06-01-2026 (Phase 6 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$42.64	0 to 2,000	\$5.55
5/8"x3/4"	\$42.64		
3/4"	\$63.96	2,001 to 10,000	\$7.43
1"	\$106.59		
1½"	\$213.19	10,001 to 20,000	\$8.35
2"	\$341.10		
3"	\$639.56	over 20,000	\$8.85
4"	\$1,065.93		
6"	\$2,131.86	Purchased Water Passthrough – all usage	\$2.34
8"	\$3,410.97		
10"	\$4,903.27		
12"	\$9,166.99		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Villas of Willowbrook) - RATES effective 06-01-2027 (Phase 7 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.37	0 to 2,000	\$6.48
5/8"x3/4"	\$48.37		
3/4"	\$72.56	2,001 to 10,000	\$7.98
1"	\$120.93		
1½"	\$241.85	10,001 to 20,000	\$9.05
2"	\$386.96		
3"	\$725.55	over 20,000	\$9.64
4"	\$1,209.25		
6"	\$2,418.50	Purchased Water Passthrough – all usage	\$2.34
8"	\$3,869.60		
10"	\$5,562.55		
12"	\$10,399.55		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Inverness Point Water System) - RATES effective 06-01-2021

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.37	0 to 2,000	\$6.48
5/8"x3/4"	\$48.37		
3/4"	\$72.56	2,001 to 10,000	\$7.98
1"	\$120.93		
1½"	\$241.85	10,001 to 20,000	\$9.05
2"	\$386.96		
3"	\$725.55	over 20,000	\$9.64
4"	\$1,209.25		
6"	\$2,418.50		
8"	\$3,869.60		
10"	\$5,562.55		
12"	\$10,399.55		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, Oak Village North, Stage Coach Hills) - RATES Effective 06-01-2021

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.37	0 to 2,000	\$6.48
5/8"x3/4"	\$48.37		
3/4"	\$72.56	2,001 to 10,000	\$7.98
1"	\$120.93		
1½"	\$241.85		
2"	\$386.96	10,001 to 20,000	\$9.05
3"	\$725.55		
4"	\$1,209.25	over 20,000	\$9.64
6"	\$2,418.50		
8"	\$3,869.60	Purchased Water Passthrough	See below
10"	\$5,562.55		
12"	\$10,399.55		

Passthrough for Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, Oak Village North, Stagecoach Hills:

Green Valley Special Utility District (SUD).....\$0.3278 per 1000 gallons

$$G = (Y/GP)/(1 - L)$$

Where:

G = pass-through gallonage charge

Y = cost of purchased water per Green Valley SUD for the most recent 12-month period

GP = total gallons purchased and produced (from well) for the most recent 12-month period

The pass-through gallonage charge must be trued up every twelve months, with a maximum line loss of 0.15.

San Antonio Water System (SAWS).....\$0.7025 per month

$$M = B/C$$

Where:

M = pass-through monthly base charge

B = base fee from San Antonio Water System

C = number of customers at the beginning of the billing period for which the pass-through rate takes effect

The pass-through charges must be trued up every twelve months, with a maximum line loss of 0.15.

Docket No. 50944

SECTION 1.0 RATE SCHEDULE (continued)

Passthrough for Cascade Mobile Home Park:

Cow Creek Groundwater Conservation District (GCD).....\$0.4125 per month

$$M = Y/C$$

Where:

M = pass-through monthly base charge

Y = cost of water production per Cow Creek GCD for the upcoming 12-month period/12

C = number of customers at the beginning of the pass-through period

The pass-through charges must be trued up every twelve months, with a maximum line loss of 0.15.

Passthrough for Coolcrest Water System:

Edwards Aquifer Authority.....\$2.5202 per month

$$M = F/C$$

Where:

M = pass-through monthly charge

F = management fees from Edwards Aquifer Authority for the year/12

C = number of customers at the beginning of the billing period for which the pass-through rate takes effect

The pass-through charges must be trued up every twelve months, with a maximum line loss of 0.15.

Passthrough for Bavarian Hills, Country Springs Water Company, Oaks North Mobile Home Estates, Stagecoach Hills:

Trinity Glen Rose GCD.....\$0.1082 per 1000 gallons

$$G = B/(1 - L)$$

Where:

G = gallonage charge

B = per thousand gallon charge from Trinity Glen Rose GCD

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

The pass-through charges must be trued up every twelve months, with a maximum line loss of 0.15.

Passthrough for Oak Village North:

Comal Trinity GCD.....\$0.0722 per 1000 gallons

$$G = B/(1 - L)$$

Where:

G = gallonage charge

B = per thousand gallon charge from Comal Trinity GCD

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

The pass-through charges must be trued up every 12 months, with a maximum line loss of 0.15.

Docket No. 50944

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Enchanted River Estates, Oakview Water System, Rim Rock Ranch, River Bend Estates, Windmill Ranch Subdivision) - RATES Effective 06-01-2021

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.37	0 to 2,000	\$6.48
5/8"x3/4"	\$48.37		
3/4"	\$72.56	2,001 to 10,000	\$7.98
1"	\$120.93		
1 1/2"	\$241.85	10,001 to 20,000	\$9.05
2"	\$386.96		
3"	\$725.55	over 20,000	\$9.64
4"	\$1,209.25		
6"	\$2,418.50	Purchased Water Passthrough	See below
8"	\$3,869.60		
10"	\$5,562.55		
12"	\$10,399.55		

Passthrough for Enchanted River Estates, Oakview Water System, Rim Rock Ranch, River Bend, Windmill Ranch Subdivision:

Canyon Lake.....\$10.6670 per month

$$B = Y/C$$

Where:

B = monthly base charge

Y = cost of purchased water per Canyon Lake for the upcoming 12-month period

C = number of customers at the beginning of the billing period for which pass-through rate takes effect

$$B = \$9,696/909 = \$10.6670 \text{ per month}$$

The pass-through charges must be trued up every 12 months, with a maximum line loss of 0.15.

Passthrough for Rim Rock Ranch, Windmill Ranch Subdivision:

Comal Trinity GCD.....\$0.0722 per 1000 gallons

$$G = B/(1 - L)$$

Where:

G = gallonage charge

B = per thousand gallon charge from Comal Trinity GCD

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

The pass-through charges must be trued up every 12 months, with a maximum line loss of 0.15.

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park) - RATES effective 06-01-2021 (Phase 1 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$35.62	0 to 2,000	\$3.98
5/8"x3/4"	\$35.62		
3/4"	\$53.43	2,001 to 10,000	\$4.85
1"	\$89.05		
1½"	\$178.10	10,001 to 20,000	\$5.46
2"	\$284.96		
3"	\$534.30	over 20,000	\$5.91
4"	\$890.50		
6"	\$1,781.00	Purchased Water Passthrough	See below
8"	\$2,849.60		
10"	\$4,096.30		
12"	\$7,658.30		

Monarch (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park) - RATES effective 06-01-2022 (Phase 2 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$39.87	0 to 2,000	\$4.81
5/8"x3/4"	\$39.87		
3/4"	\$59.81	2,001 to 10,000	\$5.90
1"	\$99.68		
1½"	\$199.35	10,001 to 20,000	\$6.66
2"	\$318.96		
3"	\$598.05	over 20,000	\$7.15
4"	\$996.75		
6"	\$1,993.50	Purchased Water Passthrough	See below
8"	\$3,189.60		
10"	\$4,585.05		
12"	\$8,572.05		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park) - RATES effective 06-01-2023 (Phase 3 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$44.12	0 to 2,000	\$5.65
5/8"x3/4"	\$44.12		
3/4"	\$66.18	2,001 to 10,000	\$6.94
1"	\$110.30		
1½"	\$220.60	10,001 to 20,000	\$7.85
2"	\$352.96		
3"	\$661.80	over 20,000	\$8.40
4"	\$1,103.00		
6"	\$2,206.00	Purchased Water Passthrough	See below
8"	\$3,529.60		
10"	\$5,073.80		
12"	\$9,485.80		

Monarch (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park) - RATES effective 06-01-2024 (Phase 4 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.37	0 to 2,000	\$6.48
5/8"x3/4"	\$48.37		
3/4"	\$72.56	2,001 to 10,000	\$7.98
1"	\$120.93		
1½"	\$241.85	10,001 to 20,000	\$9.05
2"	\$386.96		
3"	\$725.55	over 20,000	\$9.64
4"	\$1,209.25		
6"	\$2,418.50	Purchased Water Passthrough	See below
8"	\$3,869.60		
10"	\$5,562.55		
12"	\$10,399.55		

SECTION 1.0 RATE SCHEDULE (continued)

Passthrough for Cedar Springs MHP, Center Point, Heritage Park Water System, Hills and Dales, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Woodhaven Mobile Home Park, Oak Ridge Estates Water System, Windwood Oaks Water System:

Raymond Jagge Lease.....\$0.1481 per month

$$M = [R/12]/C$$

Where:

M = monthly base charge

R = yearly water right lease fee by Raymond Jagge

C = customers at the beginning of the billing period for which the pass-through rate takes effect

The pass-through charges must be trued up every twelve months, with a maximum line loss of 0.15

Passthrough for Platten Creek Water System:

Cow Creek GCD.....\$0.3604 per month

$$M = Y/C$$

Where:

M = pass-through monthly base charge

Y = cost of water production per Cow Creek GCD for the upcoming 12-month period/12

C = number of customers at the beginning of the billing period for which the pass-through rate takes effect

The pass-through charges must be trued up every twelve months, with a maximum line loss of 0.15

Passthrough for Rocky Creek Subdivision Water System:

Edwards Aquifer Authority.....\$1.7949 per month

$$M = F/C$$

Where:

M = pass-through monthly charge

F = management fees from Edwards Aquifer Authority for the year/12

C = number of customers at the beginning of the billing period for which the pass-through rate takes effect

CALCULATION:

$$M = (\$840/12)/C$$

$$M = \$70/C$$

$$M = \$70.00/39 = \$1.7949$$

The pass-through charges must be trued up every twelve months, with a maximum line loss of 0.15.

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Westwood Water System) - RATES effective 06-01-2021 (Phase 1 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$36.76	0 to 2,000	\$2.25
5/8"x3/4"	\$36.76		
3/4"	\$55.13	2,001 to 10,000	\$2.98
1"	\$91.89		
1½"	\$183.78	10,001 to 20,000	\$3.71
2"	\$294.05		
3"	\$551.34	over 20,000	\$4.96
4"	\$918.90		
6"	\$1,837.80	Purchased Water Passthrough	See below
8"	\$2,940.48		
10"	\$4,226.94		
12"	\$7,902.54		

Monarch (Westwood Water System) - RATES effective 06-01-2022 (Phase 2 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$39.80	0 to 2,000	\$3.31
5/8"x3/4"	\$39.80		
3/4"	\$59.70	2,001 to 10,000	\$4.23
1"	\$99.51		
1½"	\$199.01	10,001 to 20,000	\$5.04
2"	\$318.42		
3"	\$597.03	over 20,000	\$6.13
4"	\$995.05		
6"	\$1,990.10	Purchased Water Passthrough	See below
8"	\$3,184.16		
10"	\$4,577.23		
12"	\$8,557.43		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Westwood Water System) - RATES effective 06-01-2023 (Phase 3 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$42.73	0 to 2,000	\$4.36
5/8"x3/4"	\$42.73		
3/4"	\$64.10	2,001 to 10,000	\$5.48
1"	\$106.84		
1½"	\$213.67	10,001 to 20,000	\$6.38
2"	\$341.87		
3"	\$641.01	over 20,000	\$7.30
4"	\$1,068.35		
6"	\$2,136.70	Purchased Water Passthrough	See below
8"	\$3,418.72		
10"	\$4,914.41		
12"	\$9,187.81		

Monarch (Westwood Water System) - RATES effective 06-01-2024 (Phase 4 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$45.67	0 to 2,000	\$5.42
5/8"x3/4"	\$45.67		
3/4"	\$68.50	2,001 to 10,000	\$6.73
1"	\$114.17		
1½"	\$228.33	10,001 to 20,000	\$7.71
2"	\$365.33		
3"	\$684.99	over 20,000	\$8.47
4"	\$1,141.65		
6"	\$2,283.30	Purchased Water Passthrough	See below
8"	\$3,653.28		
10"	\$5,251.59		
12"	\$9,818.19		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Westwood Water System) - RATES effective 06-01-2025 (Phase 5 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.37	0 to 2,000	\$6.48
5/8"x3/4"	\$48.37		
3/4"	\$72.56	2,001 to 10,000	\$7.98
1"	\$120.93		
1½"	\$241.85	10,001 to 20,000	\$9.05
2"	\$386.96		
3"	\$725.55	over 20,000	\$9.64
4"	\$1,209.25		
6"	\$2,418.50	Purchased Water Passthrough	See below
8"	\$3,869.60		
10"	\$5,562.55		
12"	\$10,399.55		

Passthrough for Westwood Water System:

Raymond Jagge Lease.....\$0.1481 per month

$$M = (R/12)/C$$

Where:

M = monthly base charge

R = yearly water right lease fee by Raymond Jagge

C = customers at the beginning of the billing period for which the pass-through rate takes effect

The pass-through charges must be trued up every twelve months, with a maximum line loss of 0.15.

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Western Trails Subdivision) - RATES effective 06-01-2021 (Phase 1 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$29.37	0 to 2,000	\$3.58
5/8"x3/4"	\$29.37		
3/4"	\$44.06	2,001 to 10,000	\$3.88
1"	\$73.43		
1½"	\$146.85	10,001 to 20,000	\$4.10
2"	\$234.96		
3"	\$440.55	over 20,000	\$4.22
4"	\$734.25		
6"	\$1,468.50	Purchased Water Pass-through	\$0.00
8"	\$2,349.60		
10"	\$3,377.55		
12"	\$6,314.55		

Monarch (Western Trails Subdivision) - RATES effective 06-01-2022 (Phase 2 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$34.12	0 to 2,000	\$4.31
5/8"x3/4"	\$34.12		
3/4"	\$51.18	2,001 to 10,000	\$4.91
1"	\$85.30		
1½"	\$170.60	10,001 to 20,000	\$5.34
2"	\$272.96		
3"	\$511.80	over 20,000	\$5.57
4"	\$853.00		
6"	\$1,706.00	Purchased Water Pass-through	\$0.00
8"	\$2,729.60		
10"	\$3,923.80		
12"	\$7,335.80		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Western Trails Subdivision) - RATES effective 06-01-2023 (Phase 3 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$38.87	0 to 2,000	\$5.03
5/8"x3/4"	\$38.87		
3/4"	\$58.31	2,001 to 10,000	\$5.93
1"	\$97.18		
1½"	\$194.35	10,001 to 20,000	\$6.57
2"	\$310.96		
3"	\$583.05	over 20,000	\$6.93
4"	\$971.75		
6"	\$1,943.50	Purchased Water Pass-through	\$0.00
8"	\$3,109.60		
10"	\$4,470.05		
12"	\$8,357.05		

Monarch (Western Trails Subdivision) - RATES effective 06-01-2024 (Phase 4 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$43.62	0 to 2,000	\$5.76
5/8"x3/4"	\$43.62		
3/4"	\$65.43	2,001 to 10,000	\$6.96
1"	\$109.05		
1½"	\$218.10	10,001 to 20,000	\$7.81
2"	\$348.96		
3"	\$654.30	over 20,000	\$8.28
4"	\$1,090.50		
6"	\$2,181.00	Purchased Water Pass-through	\$0.00
8"	\$3,489.60		
10"	\$5,016.30		
12"	\$9,378.30		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Western Trails Subdivision) - RATES effective 06-01-2025 (Phase 5 of 5)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.37	0 to 2,000	\$6.48
5/8"x3/4"	\$48.37		
3/4"	\$72.56	2,001 to 10,000	\$7.98
1"	\$120.93		
1½"	\$241.85	10,001 to 20,000	\$9.05
2"	\$386.96		
3"	\$725.55	over 20,000	\$9.64
4"	\$1,209.25		
6"	\$2,418.50	Purchased Water Pass-through	\$0.00
8"	\$3,869.60		
10"	\$5,562.55		
12"	\$10,399.55		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Dal-High Water System) - RATES effective 06-01-2021 (Phase 1 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$20.62	0 to 2,000	\$0.93
5/8"x3/4"	\$20.62		
3/4"	\$30.94	2,001 to 10,000	\$2.43
1"	\$51.56		
1½"	\$103.12	10,001 to 20,000	\$2.58
2"	\$164.99		
3"	\$309.36	over 20,000	\$2.66
4"	\$515.61		
6"	\$1,031.21		
8"	\$1,649.94		
10"	\$2,371.79		
12"	\$4,434.22		

Monarch (Dal-High Water System) - RATES effective 06-01-2022 (Phase 2 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$25.25	0 to 2,000	\$1.85
5/8"x3/4"	\$25.25		
3/4"	\$37.87	2,001 to 10,000	\$3.35
1"	\$63.12		
1½"	\$126.24	10,001 to 20,000	\$3.66
2"	\$201.99		
3"	\$378.73	over 20,000	\$3.83
4"	\$631.21		
6"	\$1,262.43		
8"	\$2,019.89		
10"	\$2,903.59		
12"	\$5,428.44		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Dal-High Water System) - RATES effective 06-01-2023 (Phase 3 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$29.87	0 to 2,000	\$2.78
5/8"x3/4"	\$29.87		
3/4"	\$44.81	2,001 to 10,000	\$4.28
1"	\$74.68		
1½"	\$149.36	10,001 to 20,000	\$4.74
2"	\$238.98		
3"	\$448.09	over 20,000	\$4.99
4"	\$746.82		
6"	\$1,493.64		
8"	\$2,389.83		
10"	\$3,435.38		
12"	\$6,422.66		

Monarch (Dal-High Water System) - RATES effective 06-01-2024 (Phase 4 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$34.50	0 to 2,000	\$3.70
5/8"x3/4"	\$34.50		
3/4"	\$51.75	2,001 to 10,000	\$5.20
1"	\$86.24		
1½"	\$172.49	10,001 to 20,000	\$5.81
2"	\$275.98		
3"	\$517.46	over 20,000	\$6.15
4"	\$862.43		
6"	\$1,724.86		
8"	\$2,759.77		
10"	\$3,967.17		
12"	\$7,416.89		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Dal-High Water System) - RATES effective 06-01-2025 (Phase 5 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$39.12	0 to 2,000	\$4.63
5/8"x3/4"	\$39.12		
3/4"	\$58.68	2,001 to 10,000	\$6.13
1"	\$97.80		
1½"	\$195.61	10,001 to 20,000	\$6.89
2"	\$312.97		
3"	\$586.82	over 20,000	\$7.31
4"	\$978.04		
6"	\$1,956.07		
8"	\$3,129.71		
10"	\$4,498.96		
12"	\$8,411.11		

Monarch (Dal-High Water System) - RATES effective 06-01-2026 (Phase 6 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$43.75	0 to 2,000	\$5.55
5/8"x3/4"	\$43.75		
3/4"	\$65.62	2,001 to 10,000	\$7.05
1"	\$109.36		
1½"	\$218.73	10,001 to 20,000	\$7.97
2"	\$349.97		
3"	\$656.19	over 20,000	\$8.48
4"	\$1,093.64		
6"	\$2,187.29		
8"	\$3,499.66		
10"	\$5,030.76		
12"	\$9,405.33		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Dal-High Water System) - RATES effective 06-01-2027 (Phase 7 of 7)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.37	0 to 2,000	\$6.48
5/8"x3/4"	\$48.37		
3/4"	\$72.56	2,001 to 10,000	\$7.98
1"	\$120.93		
1½"	\$241.85	10,001 to 20,000	\$9.05
2"	\$386.96		
3"	\$725.55	over 20,000	\$9.64
4"	\$1,209.25		
6"	\$2,418.50		
8"	\$3,869.60		
10"	\$5,562.55		
12"	\$10,399.55		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Oak Terrace Estates Water System) - RATES effective 06-01-2021 (Phase 1 of 3)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$45.12	0 to 2,000	\$4.16
5/8"x3/4"	\$45.12		
3/4"	\$67.69	2,001 to 10,000	\$4.66
1"	\$112.81		
1½"	\$225.62	10,001 to 20,000	\$5.02
2"	\$360.99		
3"	\$676.85	over 20,000	\$5.21
4"	\$1,128.08		
6"	\$2,256.17		
8"	\$3,609.87		
10"	\$5,189.18		
12"	\$9,701.52		

Monarch (Oak Terrace Estates Water System) - RATES effective 06-01-2022 (Phase 2 of 3)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$46.75	0 to 2,000	\$5.32
5/8"x3/4"	\$46.75		
3/4"	\$70.12	2,001 to 10,000	\$6.32
1"	\$116.87		
1½"	\$233.73	10,001 to 20,000	\$7.03
2"	\$373.97		
3"	\$701.20	over 20,000	\$7.43
4"	\$1,168.67		
6"	\$2,337.33		
8"	\$3,739.73		
10"	\$5,375.87		
12"	\$10,050.53		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Oak Terrace Estates Water System) - RATES effective 06-01-2023 (Phase 3 of 3)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.37	0 to 2,000	\$6.48
5/8"x3/4"	\$48.37		
3/4"	\$72.56	2,001 to 10,000	\$7.98
1"	\$120.93		
1½"	\$241.85	10,001 to 20,000	\$9.05
2"	\$386.96		
3"	\$725.55	over 20,000	\$9.64
4"	\$1,209.25		
6"	\$2,418.50		
8"	\$3,869.60		
10"	\$5,562.55		
12"	\$10,399.55		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Huntington Estates) - RATES effective 06-01-2021 (Phase 1 of 3)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$45.76	0 to 2,000	\$4.26
5/8"x3/4"	\$45.76		
3/4"	\$68.64	2,001 to 10,000	\$5.73
1"	\$114.39		
1½"	\$228.78	10,001 to 20,000	\$7.22
2"	\$366.05		
3"	\$686.35	over 20,000	\$9.93
4"	\$1,143.92		
6"	\$2,287.83	Purchased Water Passthrough	See below
8"	\$3,660.53		
10"	\$5,262.02		
12"	\$9,837.68		

Monarch (Huntington Estates) - RATES effective 06-01-2022 (Phase 2 of 3)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$47.06	0 to 2,000	\$5.37
5/8"x3/4"	\$47.06		
3/4"	\$70.60	2,001 to 10,000	\$6.85
1"	\$117.66		
1½"	\$235.32	10,001 to 20,000	\$8.13
2"	\$376.51		
3"	\$705.95	over 20,000	\$9.78
4"	\$1,176.58		
6"	\$2,353.17	Purchased Water Passthrough	See below
8"	\$3,765.07		
10"	\$5,412.28		
12"	\$10,118.62		

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Huntington Estates) - RATES effective 06-01-2023 (Phase 3 of 3)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.37	0 to 2,000	\$6.48
5/8"x3/4"	\$48.37		
3/4"	\$72.56	2,001 to 10,000	\$7.98
1"	\$120.93		
1½"	\$241.85	10,001 to 20,000	\$9.05
2"	\$386.96		
3"	\$725.55	over 20,000	\$9.64
4"	\$1,209.25		
6"	\$2,418.50	Purchased Water Passthrough	See below
8"	\$3,869.60		
10"	\$5,562.55		
12"	\$10,399.55		

Passthrough for Huntington Estates:

Barton Springs Edwards Aquifer.....\$2.0569 per month

$$G = T/C$$

$$T = ((R \times P) + F)/12$$

Where:

G = pass-through charge, rounded to the nearest one cent

T = monthly charge to utility

C = number of customers at the beginning of the billing period for which the pass-through rate takes effect

R = gallonage charge (per 1,000 gallons)

P = permitted gallonage (in thousands of gallons)

F = annual permit fee

The pass-through charges must be trued up every twelve months, with a maximum line loss of 0.15.

SECTION 1.0 RATE SCHEDULE (continued)

Monarch (Shaded Lane Estates, Chisholm Hills Estates, Coyote Ridge Addition, Hills of Oliver Creek, Acton Water Royal Oaks, Sage Brush Estates, Sky View Ranch Estates, Windmill Trail) - RATES effective 06-01-2021

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.37	0 to 2,000	\$6.48
5/8"x3/4"	\$48.37		
3/4"	\$72.56	2,001 to 10,000	\$7.98
1"	\$120.93		
1½"	\$241.85	10,001 to 20,000	\$9.05
2"	\$386.96		
3"	\$725.55	over 20,000	\$9.64
4"	\$1,209.25		
6"	\$2,418.50		
8"	\$3,869.60		
10"	\$5,562.55	Purchased Water Pass-through	\$0.00
12"	\$10,399.55		

Income Qualified Elderly Customers 65 years of age or older
Effective Date: 06-01-2021

Meter Size	Monthly Minimum Charge (includes 0 gallons)	Gallonage Charge
5/8"	\$28.37	\$6.48 per 1,000 gallons from 0 to 2,000 gallons \$7.98 per 1,000 gallons from 2,001 to 10,000 gallons \$9.05 per 1,000 gallons from 10,001 to 20,000 gallons \$9.64 per 1,000 from 20,001 and thereafter

SECTION 1.0 RATE SCHEDULE (continued)

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

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

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

Section 1.02 - Miscellaneous Fees

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

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

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

RECONNECTION FEE

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

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

Or other reasons listed under section 2.0 of this tariff

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

LATE CHARGE 10% of the delinquent bill
A ONE-TIME PENALTY MAY BE MADE ON DELINQUENT BILLS BUT MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE..... \$25.00

CUSTOMER DEPOSIT – RESIDENTIAL \$50.00

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

METER TEST FEE (actual cost of testing the meter up to) \$25.00
THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS RECORDING ACCURATELY.

SEASONAL RECONNECTION FEE

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

SECTION 1.0 RATE SCHEDULE (continued)

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

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

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

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

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

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

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

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

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

Where:

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

The WPC must be trued up and adjusted every twelve months.

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

SECTION 1.0 RATE SCHEDULE (continued)

TEMPORARY WATER RATE:

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

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

Where:

TGC = temporary gallonage charge

cgc = current gallonage charge

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

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

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

METER TAMPERING, DAMAGE OR SERVICE DIVERSION PENALTY:

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

FRANCHISE FEE PASS-THROUGH CLAUSE:

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

$$AG = G + B,$$

Where:

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

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

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

SURCHARGE FOR RATE-CASE EXPENSE (Docket No. 50944):

To be collected from all customers subject to Commission Docket No. 50944. It will be collected through a monthly surcharge of \$0.65 per water connection and \$0.65 per wastewater connection. The monthly surcharge shall cease when \$525,000 has been recovered in total from both Monarch's water and wastewater customers. If the full amount of \$525,000 has not been recovered by June 1, 2023, bills rendered after June 1, 2023, shall continue to contain a surcharge not to exceed \$0.65 per water connection and \$0.65 per wastewater connection until the remaining balance per connection is collected.

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

To be collected from all customers subject to Commission Docket No. 47736, in the following systems: Enchanted River Estates, Oakview Water System, Rim Rock, River Bend, Windmill Ranch Subdivision, Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Park, Oak Village North, Stage Coach Hills, Huntington Estates, Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dale, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water

Docket No. 50944

SECTION 1.0 RATE SCHEDULE (continued)

System, Southern Hills, Verde Park, Vista Hills, Woodhaven Mobile Home Park, Windwood Oaks Water System. It will be collected through a monthly surcharge of \$4.56 per connection. The monthly surcharge shall cease when \$330,000 has been recovered. If the full amount of \$330,000 has not been recovered by May 31, 2022, bills rendered after June 1, 2022, shall continue to contain a surcharge not to exceed \$4.56 until the remaining balance per connection is collected.

SECTION 2.0 - SERVICE RULES AND REGULATIONS

Section 2.01 – Rules

The Utility will have the most current Public Utility Commission of Texas (PUC or Commission) Chapter 24 Rules available at its office for reference purposes. The Rules and this tariff shall be available for public inspection and reproduction at a reasonable cost. The latest Rules or Commission approved changes to the Rules supersede any rules or requirements in this tariff.

Section 2.02 - Application for and Provision of Water Service

All applications for service will be made on the Utility's standard application or contract form (attached in the Appendix to this tariff) and will be signed by the applicant before water service is provided by the Utility. A separate application or contract will be made for each service location.

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

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

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

Section 2.03 - Refusal of Service

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

Section 2.04 - Customer Deposits

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

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

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

SECTION 2.0 - SERVICE RULES AND REGULATIONS (continued)

Refund of Deposit

If service is not connected, or after disconnection of service, the Utility will promptly refund the customer's deposit plus accrued interest or the balance, if any, in excess of the unpaid bills for service furnished. The Utility may refund the deposit at any time prior to termination of utility service but must refund the deposit plus interest for any residential customer who has paid 18 consecutive billings without being delinquent. Deposits from non-residential customers may be held as long as that customer takes service.

Section 2.05 - Meter Requirements, Readings, and Testing

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

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

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

Section 2.06 - Billing

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

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

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

SECTION 2.0 – SERVICE RULES AND REGULATIONS (continued)

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

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

Section 2.07 - Service Disconnection

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

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

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

Section 2.08 - Reconnection of Service

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

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

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

Section 2.09 - Service Interruptions

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

Prorated Bills

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

Section 2.10 - Quality of Service

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

Section 2.11 - Customer Complaints and Disputes

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

SECTION 2.0 – SERVICE RULES AND REGULATIONS (continued)

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 the PUC complaint process. Pending resolution of a complaint, the Commission may require continuation or restoration of service.

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

SECTION 2.20 – SPECIFIC UTILITY SERVICE RULES AND REGULATIONS

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

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

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

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

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

Customers shall not be allowed to use the Utility's cutoff valve on the Utility's side of the meter. Existing customers may install cutoff valves on their side of the meter and are encouraged to do so. All new customers must install customer-owned and -maintained cutoff valves on their side of the meter.

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

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

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

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

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

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

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

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

If an applicant requires service other than the standard service provided by the Utility, such applicant will be required to pay all expenses incurred by the Utility in excess of the expenses that would be incurred in providing the standard service and connection. Any applicant who places unique or non-standard service demands on the system may be required to provide contributions in aid of construction (as may be allowed by PUC rule) for the actual costs of any additional facilities required to maintain compliance with the TCEQ minimum design criteria for water production, treatment, pumping storage and transmission.

Any applicant or existing customer required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be entitled to a written explanation of such costs before payment and/or commencement of construction.

If the applicant or existing customer does not believe that these costs are reasonable or necessary, the applicant, or existing customer, shall have the right to appeal such costs to the PUC or such other regulatory authority having jurisdiction over the Utility's rates in that portion of the Utility's service area in which the applicant's or existing customer's property(ies) is located.

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

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

Docket No. 50944

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

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

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

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

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

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

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

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

Docket No. 50944

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

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

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

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

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

SECTION 3.0 STANDARD EXTENSION POLICY

Section 3.01 - Standard Extension RequirementsLINE EXTENSION AND CONSTRUCTION CHARGES

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

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

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

COST UTILITIES SHALL BEAR

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

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

SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY

Section 3.20 - Specific Utility Extension Policy

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

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

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

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

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

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

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

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

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

SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

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

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

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

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

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

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

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

SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

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

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

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

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

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

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

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

SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

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

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

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

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

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

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

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

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

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

SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

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

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

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

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

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

APPENDIX A -- DROUGHT CONTINGENCY PLAN

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

APPENDIX B – APPLICATION FOR SERVICE

Monarch Utilities I L.P.

effective August 2017

Page 1 of 2



**Monarch
Utilities I L.P.**

A SouthWest Water Company

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

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

MONARCH UTILITIES I L.P.

CONTRACT/APPLICATION FOR UTILITY SERVICE

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

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

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

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

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

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

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

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

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

Email address: _____

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

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

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

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

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

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

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

Monarch Utilities I L.P.

effective August 2017

Page 2 of 2

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

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

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

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

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

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

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

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

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

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

APPENDIX C – AGREEMENT FOR TEMPORARY WATER SERVICE

AGREEMENT FOR TEMPORARY WATER SERVICE

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

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

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

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

1. Customer name: _____

2. Customer’s billing address: _____

3. Customer’s phone number: (____) _____ - _____

4. Service location: _____

Subdivision: _____

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

Customer:
By: _____

Utility:
By: _____

Monarch Utilities I L.P.

Wastewater Tariff Page No. 1



WASTEWATER UTILITY TARIFF
Docket Number: 50944

Monarch Utilities I L.P.
(Utility Name)

12535 Reed Rd.
(Business Address)

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

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

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

20899

This tariff is effective in the following counties:

Chambers, Grayson, Harris, Henderson, Medina, Montgomery, San Jacinto, Trinity, Wood

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

This tariff is only effective in the portions of the subdivisions or systems in the environs.

This tariff is effective in the following subdivisions or systems:

See Attached List

TABLE OF CONTENTS

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

SECTION 1.0	--	RATE SCHEDULE	3
SECTION 2.0	--	SERVICE RULES AND POLICIES	8
SECTION 2.2	--	SPECIFIC UTILITY SERVICE RULES AND REGULATIONS	12
SECTION 3.0	--	EXTENSION POLICY	18
SECTION 3.2	--	SPECIFIC EXTENSION POLICY	19

Docket No. 50944

COUNTY	UTILITY SYSTEM	TCEQ WQ No.	SUBDIVISIONS
Chambers	Tower Terrace	WQ 12478-001	Houston Raceway Park, Tower Terrace, West Chambers County Estates
Grayson	Tanglewood-on Texoma	collection only	Eagle Chase, Fairway Hollow, Greenway Bend, Highport, Sunrise Circle, Tanglewood Hills, Tanglewood Resort
Harris	Villas of Willowbrook	collection only	Villas of Willowbrook Homeowners
Henderson	Beachwood Estates	WQ 11282-001	Beachwood Estates, Brentwood Estates, Deep Water Estates, Forest Shores, Greenwood Cove, Hidden Harbor, Indian Oaks, Oak Forest Estates, Pebble Beach, Seis Hombres, Three-Way View, Treasure Isle, Waterboard, Key Ranch Estates
	Cherokee Shores	WQ 13879-001	Cherokee Shores, Deep Water Bay, Deer Island, Diamond Oaks, Glenn Road, Grandview Terrace, Moon Waters, Nee Toni Jo, Robinson Tract/Country Estates, Spillview Estates II Taylor Tract, Timber Bay, Waterfront Shores, Wood Canyon Waters
	Pinnacle Club	WQ 11506-001	Pinnacle Club
Medina	Holiday Villages of Medina Lake	WQ 14167-001	Holiday Villages of Medina
Montgomery	Decker Hills	WQ 12587-001	Champions Glen, Decker Hills, Hidden Lake Estates, Inverness Crossing
San Jacinto	Blue Water Cove	WQ 14179-001	Blue Water Cove, Livingston Lakeside RV Park
	Holiday Villages of Lake Livingston	WQ 14056-001	Holiday Villages of Livingston, Somerset Shores
Trinity	Harbor Point	WQ 13547-001	Harbor Point
Wood	Lake Fork Estates	WQ 14055-001	Holiday Villages of Fork

Monarch Utilities I L.P.

Wastewater Tariff Page No. 3

SECTION 1.0 RATES

Section 1.01 - Rates

Monarch - RATES Effective 06-01-2021

METER SIZE	MONTHLY MINIMUM RATE	GALLONAGE CHARGE
5/8"	\$68.52	\$2.39 per 1,000 gallons Purchased Wastewater Treatment Passthrough \$1.44 per 1,000 gallons
5/8"x3/4"	\$68.52	
3/4"	\$102.78	
1"	\$171.30	
1½"	\$342.60	
2"	\$548.16	
3"	\$1,027.80	
4"	\$1,713.00	
6"	\$3,426.00	
8"	\$5,481.60	
10"	\$7,879.80	
12"	\$14,731.80	

SECTION 1.0 RATES (continued)

Monarch (Villas of Willowbrook) - RATES Effective 06-01-2021 (Phase 1 of 7)

METER SIZE	MONTHLY MINIMUM RATE	GALLONAGE CHARGE
5/8"	\$18.36	\$0.34 per 1,000 gallons Purchased Wastewater Treatment Passthrough \$1.44 per 1,000 gallons
5/8"x3/4"	\$18.36	
3/4"	\$27.54	
1"	\$45.90	
1½"	\$91.80	
2"	\$146.88	
3"	\$275.40	
4"	\$459.00	
6"	\$918.00	
8"	\$1,468.80	
10"	\$2,111.40	
12"	\$3,947.40	

Monarch (Villas of Willowbrook) - RATES Effective 06-01-2022 (Phase 2 of 7)

METER SIZE	MONTHLY MINIMUM RATE	GALLONAGE CHARGE
5/8"	\$26.72	\$0.68 per 1,000 gallons Purchased Wastewater Treatment Pass-through \$1.44 per 1,000 gallons
5/8"x3/4"	\$26.72	
3/4"	\$40.08	
1"	\$66.80	
1½"	\$133.60	
2"	\$213.76	
3"	\$400.80	
4"	\$668.00	
6"	\$1,336.00	
8"	\$2,137.60	
10"	\$3,072.80	
12"	\$5,744.80	

Monarch (Villas of Willowbrook) - RATES Effective 06-01-2023 (Phase 3 of 7)

METER SIZE	MONTHLY MINIMUM RATE	GALLONAGE CHARGE
5/8"	\$35.08	\$1.02 per 1,000 gallons
5/8"x3/4"	\$35.08	Purchased Wastewater Treatment Pass-through \$1.44 per 1,000 gallons
3/4"	\$52.62	
1"	\$87.70	
1½"	\$175.40	

SECTION 1.0 RATES (continued)

2"	\$280.64	
3"	\$526.20	
4"	\$877.00	
6"	\$1,754.00	
8"	\$2,806.40	
10"	\$4,034.20	
12"	\$7,542.20	

Monarch (Villas of Willowbrook) - RATES Effective 06-01-2024 (Phase 4 of 7)

METER SIZE	MONTHLY MINIMUM RATE	GALLONAGE CHARGE
5/8"	\$43.44	\$1.37 per 1,000 gallons Purchased Wastewater Treatment Passthrough \$1.44 per 1,000 gallons
5/8"x3/4"	\$43.44	
3/4"	\$65.16	
1"	\$108.60	
1½"	\$217.20	
2"	\$347.52	
3"	\$651.60	
4"	\$1,086.00	
6"	\$2,172.00	
8"	\$3,475.20	
10"	\$4,995.60	
12"	\$9,339.60	

Monarch (Villas of Willowbrook) - RATES Effective 06-01-2025 (Phase 5 of 7)

METER SIZE	MONTHLY MINIMUM RATE	GALLONAGE CHARGE
5/8"	\$51.80	\$1.71 per 1,000 gallons Purchased Wastewater Treatment Passthrough \$1.44 per 1,000 gallons
5/8"x3/4"	\$51.80	
3/4"	\$77.70	
1"	\$129.50	
1½"	\$259.00	
2"	\$414.40	
3"	\$777.00	
4"	\$1,295.00	
6"	\$2,590.00	
8"	\$4,144.00	
10"	\$5,957.00	
12"	\$11,137.00	

Monarch (Villas of Willowbrook) - RATES Effective 06-01-2026 (Phase 6 of 7)

SECTION 1.0 RATES (continued)

METER SIZE	MONTHLY MINIMUM RATE	GALLONAGE CHARGE
5/8"	\$60.16	\$2.05 per 1,000 gallons Purchased Wastewater Treatment Passthrough \$1.44 per 1,000 gallons
5/8"x3/4"	\$60.16	
3/4"	\$90.24	
1"	\$150.40	
1½"	\$300.80	
2"	\$481.28	
3"	\$902.40	
4"	\$1,504.00	
6"	\$3,008.00	
8"	\$4,812.80	
10"	\$6,918.40	
12"	\$12,934.40	

Monarch (Villas of Willowbrook) - RATES Effective 06-01-2027 (Phase 7 of 7)

METER SIZE	MONTHLY MINIMUM RATE	GALLONAGE CHARGE
5/8"	\$68.52	\$2.39 per 1,000 gallons Purchased Wastewater Treatment Passthrough \$1.44 per 1,000 gallons
5/8"x3/4"	\$68.52	
3/4"	\$102.78	
1"	\$171.30	
1½"	\$342.60	
2"	\$548.16	
3"	\$1,027.80	
4"	\$1,713.00	
6"	\$3,426.00	
8"	\$5,481.60	
10"	\$7,879.80	
12"	\$14,731.80	

Residential wastewater service will be billed year round using that service connection's average winter water consumption during December, January and February. Single family residential service connections without a historic average will have an imputed average of 4,000 gallons until they have established an average. Multi-family residential service connections without a historic winter average will have an imputed average of 4,000 gallons per residential unit until they have established an average.

Non-residential service connections will be billed on actual monthly water consumption without the use of winter averaging.

Monarch Utilities I L.P.

Wastewater Tariff Page No. 7

SECTION 1.0 RATES (continued)

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

Cash X, Check X, Money Order X, MasterCard X, Visa X, Electronic Fund Transfer X

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

REGULATORY ASSESSMENT..... 1.0%

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

Section 1.02 – Miscellaneous Fees

TAP FEE (Gravity sewer, street or easement installation).....\$2,095.00

TAP FEE (Pressure sewer, non-rock installation).....\$3,160.00

TAP FEE IS BASED ON THE AVERAGE OF THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR STANDARD RESIDENTIAL CONNECTION PLUS UNIQUE COSTS AS PERMITTED BY TCEQ RULE AT COST.

TAP FEE (Pressure sewer, rock installation)\$4,276.00

TAP FEE IS BASED ON THE AVERAGE OF THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR STANDARD RESIDENTIAL CONNECTION PLUS UNIQUE COSTS AS PERMITTED BY TCEQ RULE AT COST.

TAP FEE (Large Connection Tap).....Actual Cost

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

ACCOUNT SET UP FEE.....\$25.00

FEE TO SET UP ACCOUNT FOR NEW CUSTOMER APPLYING FOR WASTEWATER SERVICE ONLY.

RECONNECTION FEE

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

a) Non-payment of bill (Maximum \$25.00).\$25.00

b) Customer's request\$50.00

or other reasons listed under section 2.0 of this tariff.

TRANSFER FEE.....\$45.00

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

LATE CHARGE..... 10%

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

RETURNED CHECK CHARGE\$25.00

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

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

Docket No. 50944

SECTION 1.0 RATES (continued)

SERVICE RELOCATION FEE Actual cost to relocate that service connection
THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS RELOCATION OF AN EXISTING SERVICE CONNECTION.

SEASONAL RECONNECTION FEE:
BASE RATE TIMES NUMBER OF MONTHS OFF THE SYSTEM NOT TO EXCEED SIX MONTHS WHEN LEAVE AND RETURN WITHIN A 12-MONTH PERIOD.

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

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE CLAUSE:
INCREASE IN INSPECTION FEES AND WATER TESTING COSTS IMPOSED BY STATE OR FEDERAL LAW MAY BE PASSED THROUGH AS AN ADJUSTMENT TO THE MONTHLY BASE RATE CHARGE UNDER THE TERMS AND CONDITIONS OF 16 TAC 24.21(k)(2) AFTER NOTICE TO CUSTOMERS AND UPON WRITTEN APPROVAL BY THE TCEQ.

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

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

$$AG = G + B$$

Where:

- AG = adjusted gallonage charge, rounded to the nearest one cent:
- G = approved gallonage charge (per 1,000 gallons) and
- B = projected franchise fees payable (per 1,000 gallons).

WASTEWATER TREATMENT PASS-THROUGH CHARGE ADJUSTMENT:
CHANGES IN FEES IMPOSED BY ANY NON-AFFILIATED THIRD-PARTY WASTEWATER TREATMENT PROVIDER SHALL BE CHARGED THROUGH THE WASTEWATER PASS-THROUGH GALLONAGE CHARGE ADJUSTED ANNUALLY ACCORDING TO THE FOLLOWING TRUE-UP FORMULA INTENDED TO BALANCE REVENUE FROM THE CHARGE AGAINST ACTUAL PAYMENTS AND COLLECTIONS FROM THE PRIOR YEAR:

$$WTPC = ((TAC - BAC) + TUC) / TWWS$$

Where:

- WTPC = Wastewater Treatment Pass-Through Charge per Month
- TAC = Total Annual Costs for 12-month calendar year period
- BAC = Baseline Annual Wastewater Treatment Costs from Most Recent Rate Application
- TUC = True-up Costs either Over Collections or Under Collections from prior period WTPC
- TWWS = Total Wastewater Sales for 12-month calendar year period

SECTION 1.0 RATES (continued)

The WTPC must be trued up and adjusted annually.

To implement, all notice requirements must be met. The utility may begin to charge the new filed WTPC on the proposed effective date in the notice. Implementation of this WTPC adjustment provision shall be governed by 16 TAC § 24.25(b)(2)(F).

SURCHARGE FOR RATE-CASE EXPENSE (Docket No. 50944):

To be collected from all customers subject to Commission Docket No. 50944. It will be collected through a monthly surcharge of \$0.65 per water connection and \$0.65 per wastewater connection. The monthly surcharge shall cease when \$525,000 has been recovered in total from both Monarch's water and wastewater customers. If the full amount of \$525,000 has not been recovered by June 1, 2023, bills rendered after June 1, 2023, shall continue to contain a surcharge not to exceed \$0.65 per water connection and \$0.65 per wastewater connection until the remaining balance per connection is collected.

SECTION 2.0 SERVICE RULES AND REGULATIONS

Section 2.01 - Public Utility Commission of Texas

The Utility will have the most current Public Utility Commission of Texas (PUC or Commission) Chapter 24 Rules available at its office for reference purposes. The Rules and this tariff shall be available for public inspection and reproduction at a reasonable cost. The latest Rules or Commission approved changes to the Rules supersede any rules or requirements in this tariff.

Section 2.02 - Application for and Provision of Wastewater Service

All applications for service will be made on the utility's standard application or contract form (attached in the Appendix to this tariff) and will be signed by the applicant before wastewater service is provided by the utility. A separate application or contract will be made for each service at each separate location.

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

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

The customer will be responsible for furnishing and laying the necessary customer service pipe from the connection location to the place of use.

Section 2.03 - Refusal of Service

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

Section 2.04 - Customer Deposits

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

Residential applicants 65 years of age or older may not be required to pay deposits unless the applicant has an outstanding account balance with the utility or another water or wastewater 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 REGULATIONS (continued)

Refund of deposit - If service is not connected, or after disconnection of service, the utility will promptly refund the customer's deposit plus accrued interest or the balance, if any, in excess of the unpaid bills for service furnished. The utility may refund the deposit at any time prior to termination of utility service but must refund the deposit plus interest for any customer who has paid 18 consecutive billings without being delinquent.

Section 2.05 - Meter Requirements, Readings, and Testing

It is not a requirement that the utility use meters to measure the quantity of sewage disposed of by individual customers. One connection is required for each residential, commercial or industrial facility in accordance with the PUC Rules.

Section 2.06 - Billing

Bills from the utility will be mailed monthly unless otherwise authorized by the Commission. The due date of the bills for utility service will be at least twenty (20) 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. If the due date falls on a holiday or weekend, the due date for payment purposes will be the next work day after the due date.

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

Each bill will provide all information required by the PUC Rules. For each of the systems it operates, the utility will maintain and note on the monthly billing a telephone number (or numbers) which may be reached by a local call by customers. At the utility's option, a toll-free telephone number or the equivalent may be provided.

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 2.07 - Service Disconnection

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

The utility 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 30 days from the date of issuance of a bill and if proper notice of termination has been given.

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

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

Docket No. 50944

SECTION 2.0 SERVICE RULES AND REGULATIONS (continued)

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

Section 2.08 - Reconnection of Service

Service will be reconnected within 24 hours after the past due bill and any other outstanding charges are paid or correction of the conditions which caused service to be disconnected.

Section 2.09 - Service Interruptions

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

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

Section 2.10 - Quality of Service

The utility will plan, furnish, and maintain and operate a treatment and collection facility of sufficient size and capacity to provide a continuous and adequate service for all reasonable consumer uses and to treat sewage and discharge the effluent at the quality required by its discharge permit issued by the Commission. Unless otherwise authorized by the Commission, the utility will maintain facilities as described in the Texas Commission on Environmental Quality (TCEQ) Rules.

Section 2.11 - Customer Complaints and Disputes

If a customer or applicant for service lodges a complaint, the utility will promptly make a suitable investigation and advise the complainant of the results. Service will not be disconnected pending completion of the investigation. If the complainant is dissatisfied with the utility's response, the utility must advise the complainant that he has recourse through the PUC complaint process. Pending resolution of a complaint, the Commission may require continuation or restoration of service.

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

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

Docket No. 50944

SECTION 2.0 SERVICE RULES AND REGULATIONS (continued)

Section 2.12 - Customer Liability

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

SECTION 2.20 SPECIFIC UTILITY SERVICE RULES AND REGULATIONS

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

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

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

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

LIMITATION ON PRODUCT/SERVICE LIABILITY

The utility will not accept liability for any injury or damage to individuals or their property occurring on the customer's premises. The utility makes no representations or warranties (expressed or implied) that customer's appliances will not be damaged by disruptions of or fluctuations in wastewater service whatever the cause. The utility will not accept liability for injuries or damages to persons or property due to disruption of wastewater service caused by: (1) acts of God, (2) acts of third parties not subject to the control of the utility if the utility has undertaken such preventive measures as are required by PUC and or TCEQ rules, (3) electrical power failures in wastewater systems not required by TCEQ rule to have auxiliary power supplies, or (4) termination of wastewater service pursuant to the utility's tariff and the PUC's rules.

NON-STANDARD SERVICE APPLICANTS

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

If an applicant requires service other than the standard service provided by the utility, such applicant will be required to pay all expenses incurred by the utility in excess of the expenses that would be incurred in providing the standard service and connection. Any applicant who places unique or non-standard service demands on the system may be required to provide contributions in aid of construction (as may be allowed by PUC rule) for the actual costs of any additional facilities required to maintain compliance

Docket No. 50944

SECTION 2.20 SPECIFIC UTILITY SERVICE RULES AND REGULATIONS (continued)

with the TCEQ minimum design criteria for wastewater collection, treatment, pumping and discharge. Any applicant or existing customer required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be entitled to a written explanation of such costs prior to payment and/or commencement of construction. If the applicant or existing customer does not believe that these costs are reasonable or necessary, the applicant or existing customer shall have the right to appeal such costs to the PUC or such other regulatory authority having jurisdiction over the utility's rates in that portion of the utility's service area in which the applicant's or existing customer's property(ies) is located.

Tap fees may be increased by unique costs not normally incurred as may be permitted by 16 TAC 24.86(b)(1)(C).

The Utility adopts the Uniform Plumbing Code pursuant to TCEQ Rule 290.46(i). The piping and other equipment on the premises furnished by the customer will be maintained by the customer at all times in conformity with the requirements of the TCEQ, the Uniform Plumbing Code and with the service rules and regulations of the Utility. The customer will bring out his service line to his property line at the point on the customer's property mutually acceptable to the customer and the Utility subject to such requirements as may exist by PUC rule.

RIGHT OF ACCESS

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

Threats to or assaults upon utility personnel shall result in criminal prosecution. Further, the utility may seek PUC approval to discontinue service.

EXCLUSIVITY OF SERVICE / OWNERSHIP OF FACILITIES

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

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

Docket No. 50944

SECTION 2.20 SPECIFIC UTILITY SERVICE RULES AND REGULATIONS (continued)

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

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

The disposal into the utility's wastewater collection system of bulk quantities of food or food scraps not previously processed by a grinder or similar garbage disposal unit and grease and oils, except as incidental waste in process or wash water, used in or resulting from food preparation by wastewater utility customers engaged in the preparation and/or processing of food for other than domestic consumption for sale to the public shall be prohibited. Specifically included in this prohibition are grease and oils from grease traps to other grease and/or oil storage containers. These substances are defined as "garbage" under Section 361.003 (12) of the Solid Waste Disposal Act, Texas Health and Safety Code, and are not "sewage" as defined by Section 26.001 (7) of the Texas Water Code. The discharge of high temperature wastewater, blood, dye or other product, that could impact treatment or effluent color are prohibited.

The utility only provides "sewage" collection and disposal service to the public. This service is limited to the collection, treatment and disposal of waterborne human waste and waste from domestic activities such as washing, bathing, and food preparation. This service does not include the collection, treatment or disposal of waste of such high BOD, TSS, TDS, Chlorides or metals characteristics that it cannot reasonably be processed by the utility's state-approved waste water treatment plant within the parameters of the utility's state and federal waste water discharge permits.

Domestic sewage means wastewater, when analyzed, indicates that the concentration of Biochemical Oxygen Demand (BOD5) does not exceed 200 milligram per liter (mg/L), Total Suspended Solids (TSS) Chemical Oxygen Demand (COD) does not exceed 450 mg/L, Total Dissolved Solids (TDS) does not exceed 300 mg/L, Chlorides do not exceed 60 mg/L, and Metals do not exceed values that would be detrimental to the treatment process. Commercial/Industrial sewage means waste which, when analyzed, exceeds the concentrations of BOD5, TSS, COD, TDS, Chlorides, and Metals as stated in the paragraph above. Any sewage other than domestic sewage will require pretreatment by the discharger, which may be waived, such waiver or non/waiver will be determined by the Utility at its sole discretion.

THIS SERVICE DOES NOT INCLUDE THE COLLECTION AND DISPOSAL OF STORM WATERS OR RUN OFF WATERS, WHICH MAY NOT BE DIVERTED INTO OR DRAINED INTO THE UTILITY'S COLLECTION SYSTEM.

PRETREATMENT FOR NON-STANDARD SERVICE

Any pretreatment required shall be at the sole cost and expense of the Applicant. Pretreatment means

Docket No. 50944

SECTION 2.20 SPECIFIC UTILITY SERVICE RULES AND REGULATIONS (continued)

the processes and actions taken that result in the reduction of the amount of pollutants, the elimination of pollutants, or the alteration of the nature of the properties of pollutants in the sewage prior to introducing such pollutants into the Utility's sewage system. Sole costs and expenses are to be paid by Applicant for any pretreatment facilities and/or processes. The pretreatment requirements shall be such requirements that may be required by the Rules for Commercial Wastewater Pretreatment as promulgated by the Texas Commission on Environmental Quality ("TCEQ"), local or county authorities having appropriate jurisdiction, and any State and Federal laws, rules or regulations that may be adopted from time to time by the Utility. Applicant agrees to be responsible and liable for and agrees to pay for any costs of operation, maintenance, repair, compliance and fines and penalties that result from any misuse and/or any failure of any pretreatment facilities on any pretreatment facilities installed by Applicant and/or installed upon the Land. Applicant agrees to acknowledge receipt of the documentation for all pretreatment requirements. When used in this Agreement, the terms sewage and wastewater have the same meaning.

ILLEGAL DISCHARGES TO SYSTEM, SERVICE DIVERSION, EQUIPMENT DAMAGE

Pursuant to TCEQ Rule 291.87(n), the utility may charge for all labor, material, equipment, and other costs necessary to repair to replace all equipment damaged due to service diversion or the discharge of wastes which the system cannot properly treat. This shall include all repair and cleanup costs associated with discharges of grease and oils, except as incidental waste in process or wash water, used in or resulting from food preparation by wastewater utility customers engaged in the preparation and/or processing of food for other than domestic consumption or for sale to the public discharged from grease traps or other grease and/or oil storage containers. The utility may charge for all costs necessary to correct service diversion or unauthorized taps where there is no equipment damage, including incidents where service is reconnected without authority. The utility may not charge any additional penalty or charge other than actual costs unless such penalty has been expressly approved by the regulatory authority having rate/tariff jurisdiction and filed in the utility's tariff.

Pursuant to § 24.86(b)(3)(A) and (B), the customer's service line and appurtenances shall be construed in accordance with the laws and regulations of the State of Texas, local plumbing codes, or, in the absence of such local codes, the Uniform Plumbing Code. It shall be the customer's responsibility to maintain the service line and appurtenances in good operating condition, i.e., clear of obstruction, defects, or blockage. If the utility can provide evidence of excessive infiltration or inflow or failure to provide proper pretreatment, the utility may, with the written approval of the PUC, require the customer to repair the line or eliminate the infiltration or inflow or take such actions necessary to correct the problem. If the customer fails to correct the problem within a reasonable time, the utility may disconnect service after proper notice.

Non-residential customers requiring pretreatment for sewage with non-standard characteristics may be charged the costs to treat wastewater loadings in excess of the domestic waste characteristics shown above, and those costs set forth in the Utility's extension policy if such pretreatment fails or otherwise causes the Utility's facilities to violate their wastewater discharge permits.

RESIDENTIAL SINGLE-FAMILY GRINDER / SEWAGE STATIONS

All grinder pumps, storage tanks, controls, and other appurtenances necessary to provide pressurized wastewater service shall conform to the Utility's specifications.

Docket No. 50944

SECTION 2.20 SPECIFIC UTILITY SERVICE RULES AND REGULATIONS (continued)

The Utility will install the grinder pumps, storage tanks, controls and other appurtenances necessary to provide pressurized wastewater service to a residential connection. The utility will have ownership of all Utility-installed grinder pumps, receiving tanks, lift stations or controls on the customer's property, and all maintenance, repairs, and replacement will be performed by the utility. Electric bills are the customer's responsibility. In some cases, the repairs may be performed by anyone selected by the customer and approved by the utility, who is competent to perform such repairs. The Utility requires that parts and equipment meet the minimum standards approved by the TCEQ, to insure proper and efficient operation of the wastewater system.

Customers are not permitted to flush materials that are known to clog grinder/sewage stations, as provided by the utility. At premises where repeated problems are due to violations of this requirement, the costs of repairs required due to customer flushing such materials shall be charged in full to said customer. Violations of this requirement will be considered as Tampering or Damaging to the Sewer Service Connection and will be subject to the additional Damage or Service Diversion Penalty.

In accordance with the requirements of Utility's Wastewater discharge Permit, any and all repairs and maintenance of Utility's lines, tanks, pumps and equipment located on Customer's premises shall be performed exclusively by the Utility. Copies of the utility's state and federal waste water discharge permits shall be available for public inspection and copying in the utility's business office during normal business hours.

MULTI-FAMILY AND COMMERCIAL RECEIVING TANK / LIFT STATIONS

A commercial or multi-family service applicant will have the option to install the grinder pumps, storage tanks, controls, and other appurtenances necessary to provide pressurized wastewater service to a multi-family or commercial service connection. Prior to the installation of a grinder / sewage station, the utility must be given a complete listing of all materials and equipment that will be used, along with the storage for that development.

In order to minimize inflow and infiltration into the collection system, the installation and materials must comply with standard specifications approved by the TCEQ.

After the utility has approved the proposed grinder / sewage station, the construction may begin. Once the work has been completed, the utility will do an inspection of the grinder / sewage station to ensure the complete installation was as specified.

Prior to acceptance of an existing receiving tank or lift station that is being used as an interceptor tank for primary treatment, waste water storage or pump tanks prior to discharge into an alternative or conventional sewage system must be cleaned, inspected, repaired, modified, or replaced if necessary to minimize inflow and infiltration into the collection system.

Existing pumps and tanks must be of adequate size to insure proper pumpage in the event of high flow or if one pump is out of service. If the existing pumps and receiving tanks or lift stations are of inadequate size the Utility will not accept liability for backups due to: high flows, one pump out of service, rainfall causing inflow or infiltration, power outages, lack of proper storage capacity, etc.

Regardless of who performs the initial installation, the utility shall hold title to and the responsibility to
Docket No. 50944

SECTION 2.20 SPECIFIC UTILITY SERVICE RULES AND REGULATIONS (continued)

maintain and repair all equipment necessary to connect that service location to the Utility's collection line. The customer shall be responsible for the monthly electric bill.

If the collection system that discharges into the receiving tank / lift station has an inflow or infiltration problem and collects rainfall discharge, the owner or P.O.A. will correct it within 90 days of written notice from the utility. If no action is taken to correct the problem within 90 days, the utility may take the responsibility to make corrections at the owner's / P.O.A.'s expense. The utility is not responsible for the collection system that discharges into the receiving tank / lift station.

The owner / P.O.A. shall be responsible for the monthly electric bill.

An adequate easement must encompass the receiving tank / lift station by a 15-foot radius and also a 15-foot access easement to the receiving tank / lift station site. If this easement does not exist, one must be created and filed on record.

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

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

COST UTILITIES SHALL BEAR

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

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

SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY

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

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

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

The utility adopts the administrative rules of the PUC, as amended from time to time, as its company specific extension policy. These rules will be kept on file at the company's business office for customer inspection during normal business hours.

Non-residential customers generating sewage creating unique or non-standard treatment demands which might reasonably be expected to cause the utility's treatment facilities to operate outside their current waste-water discharge permit parameters may be charged the cost of all studies, engineering plans, permit costs, and collection treatment or discharge facilities construction or modification costs necessary to enable the utility to treat said sewage within permit limits acceptable to the TCEQ said sewage in such a manner to that it may not reasonably be expected to cause the utility's facilities to operate outside their permit parameters. In such case, the customer shall be required to pay the utility's costs of evaluating such pretreatment processes and cost of obtaining regulatory approval of such pretreatment processes. In the event of the pretreatment facilities of a customer making this election fail and cause the utility's facilities to operate outside their permit parameters, the customer shall indemnify the utility for all costs incurred for clean ups or environmental remediation and all fines, penalties, and costs imposed by regulatory or judicial enforcement actions relating to such permit violations.

Non-residential wastewater customers producing water borne waste significantly different from waste generated by residential customers (Domestic Wastewater) may be required to provide a suitable sampling point at the property line for testing the customer's waste for chemicals or substances, e.g., grease, oils, solvents, pesticides, etc., which can reasonably be believed to have an injurious effect on the Utility's plant and/or its ability to treat and dispose of such wastes within the parameters of the Utility's permit. Utility shall have reasonable access to the sampling point at all times. For any wastewater loading in excess of Domestic Wastewater the Customer shall pay the prorated costs of treatment based on their wastewater load characteristics.

Any service extension to a subdivision (recorded or unrecorded) may be subject to the provisions and restrictions of 16 TAC 24.86(d) and this tariff.

SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

When a developer wishes to extend the system to prepare to service multiple new connections, the charge shall be the cost of such extension, plus a pro-rata charge based upon the capacities of collection, transmission, storage, treatment and discharge facilities, compliant with the TCEQ minimum design criteria, which must be committed to such extension. As provided by 16 TAC 24.86(d)(4), for purposes of this section, commercial, industrial, and wholesale customers shall be treated as developers.

The imposition of additional extension costs or charges as provided by Sections 2.20 and 3.20 of this tariff shall be subject to appeal as provided in this tariff, PUC rules, or the rules of such other regulatory authority as may have jurisdiction over the utility's rates and services. Any applicant required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be entitled to a written explanation of such costs prior to payment and/or commencement of construction. If the applicant does not believe that these costs are reasonable or necessary, the applicant shall have the right to appeal such costs to the PUC or such other regulatory authority having jurisdiction over the utility's rates in that portion of the utility's service area in which the applicant's property(ies) is located. Unless the PUC or other regulatory authority enters interlocutory orders to the contrary, service to the applicant may be delayed until such appeal is resolved.

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

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

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

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

SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

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. The tap request must be accompanied with a plat, map, diagram or written metes and bounds description of precisely where the applicant desires each tap or service connection is to be made and, if necessary, where the connection is to be installed, along the applicant's property line. The actual point of connection must be readily accessible to Utility personnel for inspection, servicing and testing while being reasonably secure from damage by vehicles and mowers. If the Utility has more than one main adjacent to the service applicant's property, the tap or service connection will be made to the Utility's near service main with adequate capacity to service the applicant's full potential service demand. If the tap or service connection cannot be made at the applicant's desired location, it will be made at another location mutually acceptable to the applicant and the Utility. If no agreement on location can be made, applicant may refer the matter to the PUC for resolution. Unless otherwise ordered by the PUC, the tap or service connection will not be made until the location dispute is resolved.

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

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

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

Docket No. 50944

SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

- (b) After the requirements of easements and rights-of-way have been determined, a red line copy will be returned by the Utility to the Developer for final plat preparation.
- (c) Copies of all proposed plats and plans must be submitted to the Utility prior to their submission to the county for approval to ensure that they are compatible with the adequate long-term utility needs of potential service customers. Copies will be returned after review by the Utility so that necessary changes may be incorporated into the Developer's final submitted plat(s) and plans.
- (d) The Utility shall be provided with three (3) certified copies of the final plat(s) approved by the County Commissioners Court. At this time, the Utility will begin engineering the facilities necessary to serve the property. Plans and specifications will be prepared and submitted to the TCEQ by the Utility if required by law. If further plat or plans changes are necessary to accommodate the specific service needs of the property and the anticipated customer demands, the Developer will be so notified. Plat amendments must be obtained by the Developer. The Developer shall be notified when all required PUC, TCEQ and or other governmental approvals or permits have been received. No construction of utility plant which requires prior TCEQ plans approval shall be commenced until that approval has been received by the Utility and any conditions imposed by the TCEQ in association with its approvals have been satisfied.
- (e) The Developer shall be required to post bond or escrow the funds necessary to construct all required utility plant, except individual wastewater connections, required to serve the property. Construction shall not commence until funds are available. If the construction is to be done in coordination with the phased development of the property, funds must be provided in advance which are sufficient to complete each phase. No phase or facilities for any phase shall be constructed prior to the bonding or escrowing of all funds associated with that phase.
- (f) At the sole option of the Utility, the Developer may be required to execute a Developer Extension Contract setting forth all terms and conditions of extending service to their property including all contributions-in-aid of construction and developer reimbursements, if any.
- (g) The Utility may require the Developer to commence construction of subdivision improvements within three (3) months of utility plans approval or the Utility may abate its construction activities until full development construction begins. If the Developer stops construction of subdivision improvements for any purpose, the Utility may abate its construction for a similar period.
- (h) As soon as the roads are rough cut and prior to paving, extension lines will need to be constructed at each road crossing. The Developer must notify the Utility sufficiently in advance of this development stage to allow for the necessary utility construction without disruption to other service operations of the Utility. Failure to provide adequate advance notice and cooperation in the construction of necessary utility plant may result in additional delays in obtaining service to the property. The Developer shall be required to pay for all additional costs of road boring or other remedial construction necessary to install adequate utility plant throughout the affected property.

SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

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

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

(b) that the Developer defaulted on the terms and conditions of a written agreement or contract existing between the utility and the developer or the terms of this tariff regarding payment for services, extensions, or other requirements; or in the event the Developer declared bankruptcy and was therefore unable to meet obligations; and,

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

(1) the residential service applicant shall not be required to pay for costs of main extensions greater than 2-inch diameter for pressure wastewater collection lines and 6-inch diameter for gravity wastewater lines.

(2) Exceptions may be granted by the PUC if:

(A) 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;

(B) larger minimum line sizes are required under subdivision platting requirements or applicable building codes.

(3) If an exception is granted, the Utility shall establish a proportional cost plan for the specific extension or a rebate plan which may be limited to seven years to return the portion of the applicant's costs for oversizing as new customers are added to ensure that future applicants for service on the line pay at least as much as the initial service applicant.

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

Monarch Utilities I L.P.
Settled Rate Base
as of December 31, 2019

Attachment D

		<u>Net Plant In Service</u>	
Original Cost of Utility Plant			180,936,554
Less: Accumulated Depreciation			<u>(69,359,714)</u>
		Net Plant in Service	<u>111,576,840</u>
		<u>Other Rate Base Items</u>	
Materials & Supplies			383,585
Working Capital			1,441,199
Prepayments			236,422
Other Rate Base Items			(10,277,901)
Accumulated Deferred Income Taxes			(831,540)
Accumulated LT Deferred Regulatory Asset - Excess Deferred FIT			(407,802)
Parent Company Allocated Rate Base			<u>1,575,128</u>
		Total Other Rate Base Items	<u>(7,880,909)</u>
		<u>Total Rate Base</u>	
		Total Rate Base	<u><u>103,695,931</u></u>