



Control Number: 51814



Item Number: 13

Addendum StartPage: 0

APPLICATION OF UTILITIES § PUBLIC UTILITY COMMISSION
INVESTMENT COMPANY, INC. DBA § MAY 27 PM 12:26
UIC 13, LLC TO AMEND ITS § OF TEXAS
CERTIFICATES OF CONVENIENCE §
AND NECESSITY IN HARRIS COUNTY §

UTILITIES INVESTMENT COMPANY INC.'S
RESPONSES TO COMMISSION STAFF'S
FIRST REQUEST FOR INFORMATION

Applicant, Utilities Investment Company, Inc. dba UIC 13, LLC submits the following Responses to Commission Staff's First Request for Information.

Responses to Commission Staff's First Request for Information

Staff 1-1 Please provide a detailed map identifying the location of existing facility lines and customers, by parcel, within the requested area in reference to verifiable manmade and natural landmarks such as roads, rivers, and railroads, Please include the following in the requested map: the requested certificate of convenience and necessity (CCN) area, parcel lines, and parcel number/labels. Please color code the parcels using the categories listed below (provide multiple maps, be section, if necessary, for details to be visible):

1. Please assign a single color to all parcels belonging to current customers.
2. Please assign a single color to parcels through which or by which existing facilities pass.
3. Please assign a single color to parcels with requests for service.
4. Please assign a single color to parcels lying between two parcels that fall under item 1, 2, or 3 above.
5. Please assign a single color to parcels where a portion of the parcel is already inside the currently existing CCN.
6. Please provide a table corresponding to the map with the following information for each parcel:

Parcel Number/Label	1) Current Customer (Y/N)	2) Request For Service (Y/N)	3) Existing Facilities (Y/N)	4) Portion Inside Current CCN (Y/N)	5) Intermediate Parcel (Y/N)

Response 1-1 1. Attachment A includes 3 parcels highlighted in pink. These parcels make up the entire requested area and include the nine existing connections referred to in the application.

2. Attachment B includes the same 3 parcels highlighted in yellow showing the existing 4" water line, 3" sewer force main and sewer lift station. The customers own the gravity sewer lines from their buildings up to the lift station and the water service lines from the

meters to their buildings. UIC 13, LLC owns the water main, the sewer force main and the lift station.

3. There are no requests for service. The customers have received service since 2009.
4. There are no parcels lying between two parcels that fall under item 1, 2, or 3 above.
5. There are no parcels where a portion of the parcel is already inside the currently existing CCN.
6. Attachment C includes the table corresponding to the map.

Staff 1-2 Please provide a written explanation supporting the need for service for any parcel in the requested area that does not contain current customers or existing facilities, does not have a pending request for service, or is not located in between parcels that contain current customers or existing facilities or have a pending request for service.

Response 1-2 Not applicable. There are no parcels in the requested area that do not contain current customers.

Staff 1-3 Please provide a written narrative supporting the need for service for the entire requested area as shown on the detailed map and table provided in response to Item No. 1.

Response 1-3 The entire requested area is already receiving service and has since 2009.

Staff 1-4 For each of the categories requested in Staff 1-1 (parcels belonging to current customers, parcels with a request for service, etc.), please provide the total acreage. For those parcels that are only partially located within the CCN, include only the acreage in the current requested area.

Response 1-4 The total acreage of the requested area, which is the same as the listed parcels, is 66.8 (67) acres. (Parcel 1 – 21 acres, Parcel 2 – 10.5 acres, Parcel 3 – 35.3 acres)

Staff 1-5 Please provide the total number of requests for service in the requested area, if any.

Response 1-5 There are no new requests for service. Customers have been served since 2009.

Staff 1-6 Please provide the total acreage in the requested area where there are no requests for service and no current customers.

Response 1-6 There is no acreage in the requested area where there are no current customers.

Respectfully submitted,

WaterEngineers, Inc.
17230 Huffmeister Road, Suite A
Cypress, Texas 77429
Telephone: (281) 373-0500
Fax (281) 373-1113

By: Shelley Young
Shelley Young, P.E.
Engineer for Utilities Investment Company, Inc.

VERIFICATION

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I hereby verify that the foregoing Responses to Commission Staff's First Request for Information No. Staff 1-1 are true and correct.

By: Shelley Young
Shelley Young, P.E.
WaterEngineers., Inc.

SUBSCRIBED AND SWORN TO BEFORE ME this 27th day of May, 2021.

Dana Blair
Notary Public, State of Texas

[SEAL]

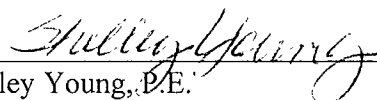


Dana Blair
Printed Name

My Commission Expires: March 23, 2024

CERTIFICATE OF SERVICE

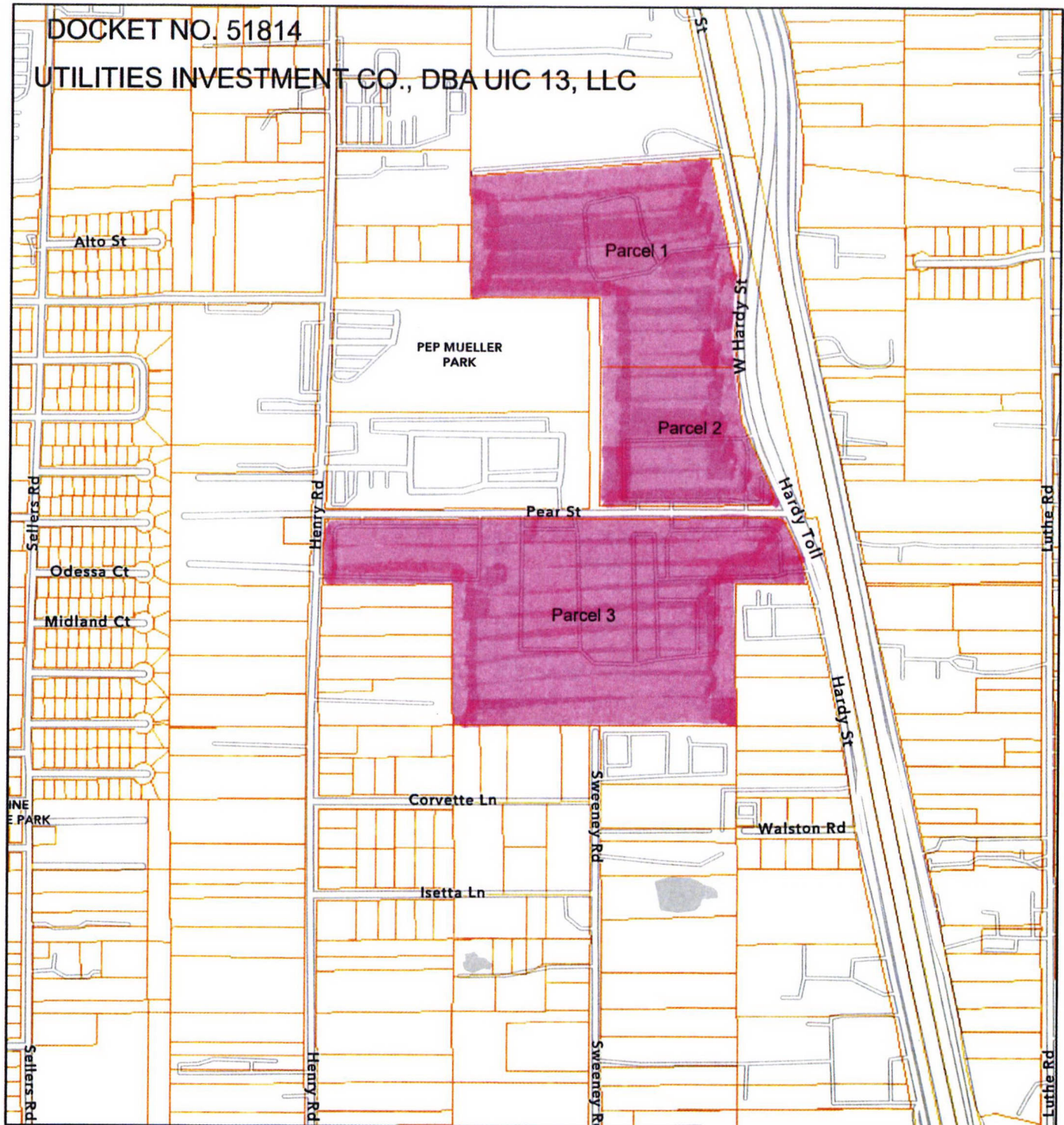
I hereby certify that on May 27, 2021, the foregoing document and attachments were filed with all parties of record in this proceeding via electronic submission through the PUC Filer.



Shelley Young, P.E.

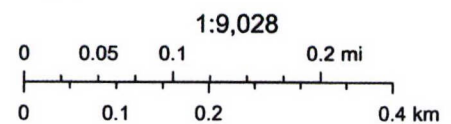
ATTACHMENT A

ArcGIS Web AppBuilder



5/27/2021, 11:10:32 AM

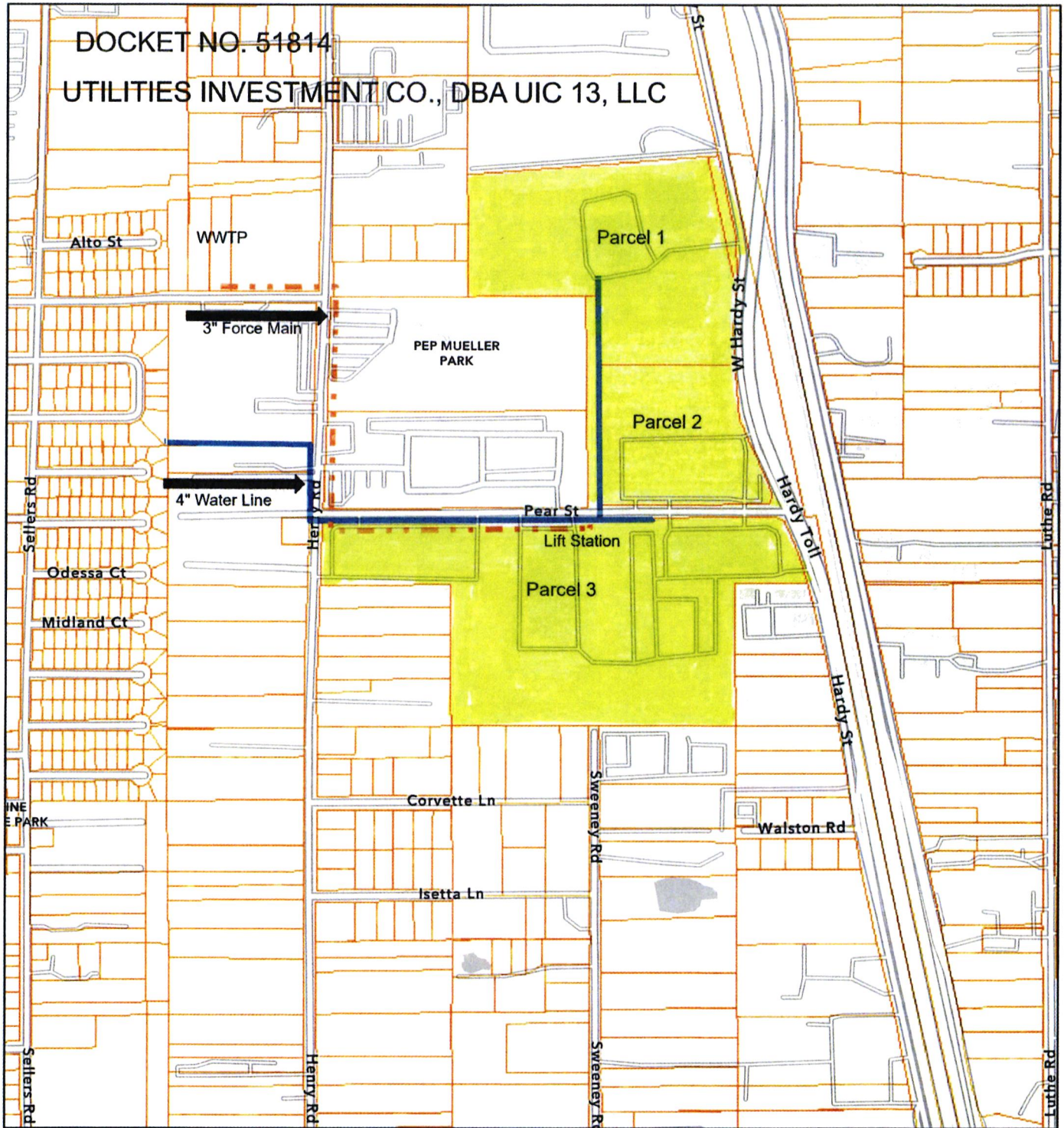
StratMap 2019 Land Parcels 48



Esri Community Maps Contributors, City of Houston, HPB, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, TNIRIS, Various Counties, Various Vendors

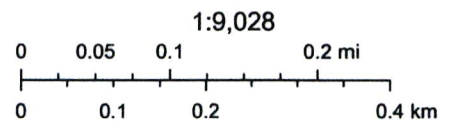
ATTACHMENT B

ArcGIS Web AppBuilder



5/27/2021, 9:20:23 AM

 StratMap 2019 Land Parcels 48



Esri Community Maps Contributors, City of Houston, HPB, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, TNIRIS, Various Counties, Various Vendors

ATTACHMENT C

DOCKET NO. 51814
UTILITIES INVESTMENT COMPANY, INC. DBA UIC 13, LLC

Parcel Number	Current Customer	Request for Service	Existing Facilities	Portion Inside Current CCN	Intermediate Parcel
1*	Yes	No Request - Service Existing	Yes	No	No
2**	Yes	No Request - Service Existing	Yes	No	No
3***	Yes	No Request - Service Existing	Yes	No	No

* Parcel 1 is owned by Quasar Hardy, Ltd. - Quasar has a 4" meter

** Parcel 2 is owned by SET Industries and is leased to Vetco Gray, LLC
Vetco Gray, LLC has two 2" meters

*** Parcel 3 is owned by Stag TX Holdings LP and is leased to O'Neal Manufacturing and Teri Becker
O'Neal Manufacturing has a 1" meter and a 2" meter
Teri Becker has two 1" meters and two 2" meters.