



Filing Receipt

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**Medina County
Gina Champion
Medina County
Clerk**

Instrument Number: 2021013824

eRecording - Real Property

AMENDMENT

Recorded On: December 20, 2021 09:55 AM

Number of Pages: 25

" Examined and Charged as Follows: "

Total Recording: \$118.00

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

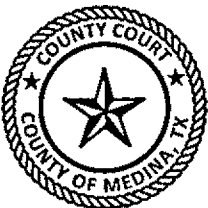
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
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**STATE OF TEXAS
MEDINA COUNTY**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Medina County, Texas.**

Gina Champion
Medina County Clerk
Medina County, TX





HELEN S. GILBERT, Member | Barton Benson Jones PLLC

O | 210.610.5335

hgilbert@bartonbensonjones.com

D | 210.640.9174

bartonbensonjones.com

C | 512.565.4995

7000 N. MoPac Expwy, Suite 200 | Austin, Texas 78731

F | 210.600.9796

745 E Mulberry Ave, Suite 550 | San Antonio, Texas 78212

December 17, 2021

Via Electronic Filing Only
Medina County Clerk's Office
Attention: Delia/Heather
1300 Avenue M, Rm. 163
Hondo, TX. 78861

Re: Medina County Deed Records; Public Utility Commission of Texas Docket No. 51870 Filing

Dear Clerk:

Attached hereto for recording, please find the Affidavit of Mia Natalino, P.E., general manager for Forest Glen Utility Company, a sewer utility authorized to provide retail public sewer service in Medina County by the Public Utility Commission of Texas under Certificate of Convenience and Necessity No. 21070.

If you have any questions, please do not hesitate to contact me at 512/565-4995.

Sincerely,

Helen S. Gilbert

Helen S. Gilbert

Enclosure

cc: Mia Natalino, P.E.

STATE OF TEXAS

BEXAR COUNTY

§
§
§

AFFIDAVIT OF MIA NATALINO, P.E.

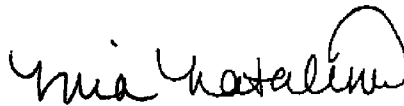
Before me, the undersigned notary, on this day personally appeared Mia Natalino, P.E., a person whose identity is known to me. After I administered an oath to Mia Natalino, P.E., upon her oath, she said:

"My name is Mia Natalino. I am over 18 years of age, of sound mind, and capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

I am the general manager for Forest Glen Utility Company ("Forest Glen"), a retail public utility authorized by the Public Utility Commission of Texas ("PUC") to provide residential sewer service in Medina County under Certificate of Convenience and Necessity ("CCN") No. 21070.

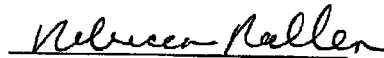
Pursuant to Texas Water Code §§ 13.257(r) and (s), Forest Glen must record the approved PUC map, tariff and property description, attached hereto as Exhibit A, which describes the areas in Medina County authorized by its CCN application. This notarized filing satisfies the PUC requirements."

Further affiant sayeth not.

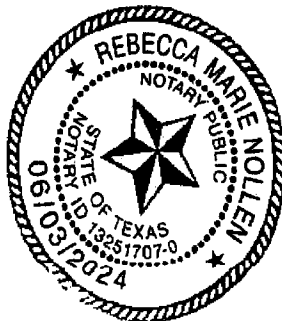


Mia Natalino, P.E.

Given under my hand and seal of office on December 17, 2021.



Notary Public, State of Texas





Public Utility Commission of Texas

By These Presents Be It Known To All That

Forest Glen Utility Company

having obtained certification to provide sewer utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Forest Glen Utility Company is entitled to this

Certificate of Convenience and Necessity No. 21070

to provide continuous and adequate sewer utility service to that service area or those service areas in Medina County as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 51870 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the Forest Glen Utility Company to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

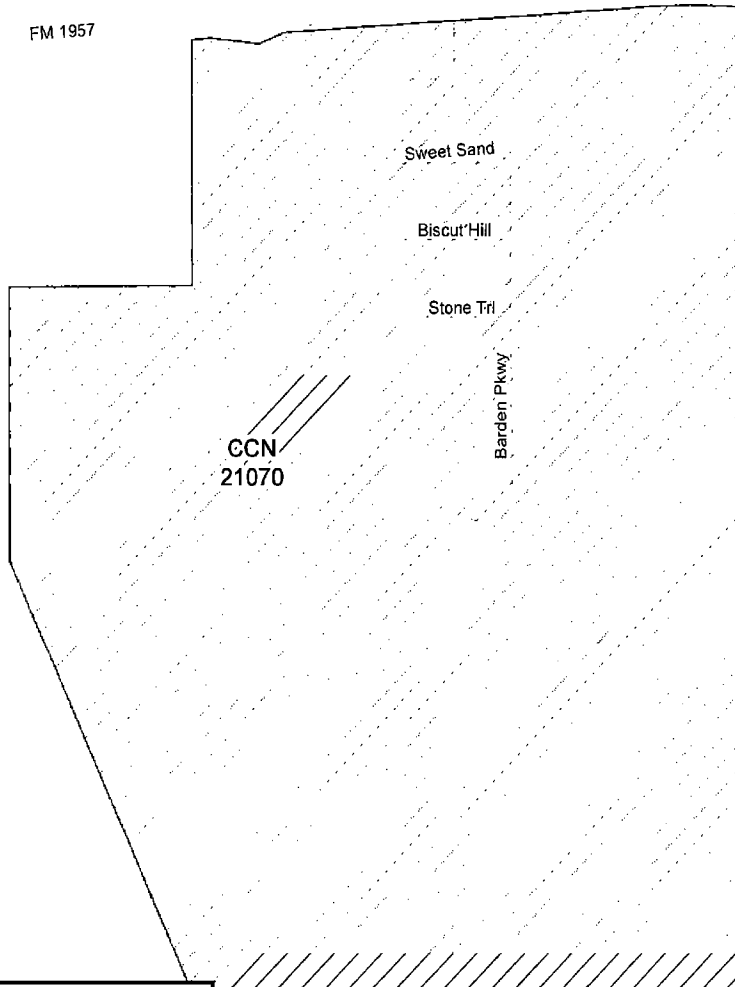
**CERTIFIED TO BE A TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION**

APPROVED

By Jasmine Kirkland at 10:00 am, Dec 17, 2021



Forest Glen Utility Company
Sewer CCN No. 21070
PUC Docket No. 51870
Amended CCN No. 21070 in Medina County



CERTIFIED TO BE A TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION

APPROVED

By Jasmine Kirkland at 10:01 am, Dec 17, 2021



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

Sewer CCN

 21070 - Forest Glen Utility Company

0 500 1,000
Feet



Map by: Komal Patel
Date: July 20, 2021
Project: 51870ForestGlen.mxd



SEWER UTILITY TARIFF Docket Number 51870

Forest Glen Utility Company
(Utility Name)

15720 Bandera Road, # 103
(Business Address)

Helotes, Texas 78023
(City, State, Zip Code)

(210) 695-5490
(Area Code/Telephone)

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

21070

This tariff is effective in the following county:

Medina

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

N/A

This tariff is effective in the following subdivisions or systems:

Potranco Ranch Subdivision (WQ 15030-001)

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	2
SECTION 2.0 -- SERVICE RULES AND POLICIES	4
SECTION 3.0 -- EXTENSION POLICY	9

APPENDIX A -- SAMPLE SERVICE AGREEMENT

Forest Glen Utility Company

Sewer Utility Tariff Page No. 2

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

The commission (or presiding officer) has established the following interim rates to be in effect until the final decision on the requested rate change (appeal) or until another interim rate is established.

Monthly Charge

Flat Rate of \$65.00 per connection.

Rate-Case Expense Surcharge (Docket No. 47897) which shall end at the earlier of when \$46,080 is recovered or at the end of Year 3, and shall be charged to customers as follows:

Year 1 = \$0.00 per connection, per month (effective July 6, 2018)

Year 2 = \$5.00 per connection, per month (~~year two begins one year from effective date~~ July 6, 2019)

Year 3 = \$10.00 per connection, per month (effective July 6, 2020)

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

Cash X, Check X, Money Order X, Credit Card X, Other (specify)

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%

PUBLIC UTILITY COMMISSION (PUC) RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL AND TO REMIT FEE TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

TAP FEE \$300.00

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 AS PERMITTED BY PUC RULE AT COST.

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

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

b) Customer's request that service be disconnected \$50.00

or other reasons listed under Section 2.0 of this tariff

TRANSFER FEE \$50.00

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

Docket No. 51870

Forest Glen Utility Company

Sewer Utility Tariff Page No. 3

SECTION 1.0 -- RATE SCHEDULE (Continued)

LATE CHARGE (Either \$5.00 or 10% of the bill).....10%
COMMISSION RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE.....\$25.00
RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

Section 1.02 -- Miscellaneous Fees

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

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

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE CLAUSE:
WHEN AUTHORIZED IN WRITING BY THE COMMISSION AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC § 24.25(b)(2)(G)]

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

SECTION 2.0 - SERVICE RULES AND ~~POLICIES~~REGULATIONS

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

Section 2.01 - Application for Sewer Service

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

Section 2.02 – Refusal of Service

The Utility may decline to serve an applicant until the applicant has complied with the regulations of the regulatory agencies (state and municipal regulations) and for the reasons outlined in the commission 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 2.03 – Fees and Charges and Easements Required Before Service Can Be Connected

(A) Customer Deposits

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

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 2.0 - SERVICE RULES AND ~~POLICIES~~REGULATIONS (Continued)**(B) Tap or Reconnect Fees**

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

Fees in addition to the regular tap fee may be charged to cover unique costs not normally incurred as permitted by 16 TAC § 24.163~~86(ba)~~(1)(C) if they are listed on this approved tariff. For example, a road bore for customers outside a subdivision or residential area could be considered a unique cost.

(C) Easement Requirement

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

Section 2.04 - Utility Response to Applications for Service

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

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

Section 2.05 - Customer Responsibility

The customer will be responsible for furnishing and laying the necessary customer service pipe from the tap location to the place of consumption. Customers will not be allowed to use the utility's cutoff.

Forest Glen Utility Company

Sewer Utility Tariff Page No. 6

Docket No. 51870

SECTION 2.0 - SERVICE RULES AND POLICIESREGULATIONS (Continued)**Section 2.06 Access to Customer's Premises**

All customers or service applicants shall provide access to utility cutoffs at all times reasonably necessary to conduct ordinary utility business and after normal business hours as needed to protect and preserve the integrity of the public drinking water supply.

Section 2.07 - Back Flow Prevention Devices

No water connection shall be made to any establishment where an actual or potential contamination or system hazard exists without an approved air gap or mechanical backflow prevention assembly. The air gap or backflow prevention assembly shall be installed in accordance with the American Water Works Association (AWWA) standards C510, C511 and AWWA Manual M14 or the University Of Southern California Manual Of Cross-Connection Control, current edition. The backflow assembly installation by a licensed plumber shall occur at the customer's expense.

The back flow assembly shall be tested upon installation by a recognized prevention assembly tester and certified to be operating within specifications. Back flow prevention assemblies which are installed to provide protection against high health hazards must be tested and certified to be operating within specifications at least annually by a recognized back flow prevention device tester. The maintenance and testing of the back flow assembly shall occur at the customer's expense.

Section 2.10 - Billing**(A) Regular Billing**

Bills from the utility will be mailed monthly unless otherwise authorized by the Commission. The due date of bills for utility service will be at least sixteen (16) days from the date of issuance. The postmark on the bill or, if there is no postmark on the bill, the recorded date of mailing by the utility will constitute proof of the date of issuance. Payment for utility service is delinquent if full payment, including late fees and the regulatory assessment, is not received at the utility or the utility's authorized payment agency by 5:00 p.m. on the due date. If the due date falls on a holiday or weekend, the due date for payment purposes will be the next workday after the due date.

(B) Late Fees

A late penalty of either \$5.00 or 10.0% will be charged on bills received after the due date. The penalty on delinquent bills will not be applied to any balance to which the penalty was applied in a previous billing. The utility must maintain a record of the date of mailing to charge the late penalty.

(C) Information on Bill

Each bill will provide all information required by the commission rules. For each of the systems it operates, the utility will maintain and note on the monthly bill a local or toll-free telephone number (or numbers) to which customers can direct questions about their utility service.

SECTION 2.0 - SERVICE RULES AND POLICIESREGULATIONS (Continued)(D) Prorated Bills

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

Section 2.11 - Payments

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

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

Section 2.12 - Service Disconnection(A) With Notice

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

The utility is encouraged to offer a deferred payment plan to a customer who cannot pay an outstanding bill in full and is willing to pay the balance in reasonable installments. However, a customer's utility service may be disconnected if a bill has not been paid or a deferred payment agreement entered into within 26 days from the date of issuance of a bill and if proper notice of termination has been given.

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

(B) Without Notice

Utility service may also be disconnected without notice for reasons as described in the commission rules.

Section 2.13 - Reconnection of Service

Utility personnel must be available during normal business hours to accept payments on the day service is disconnected and the following day unless service was disconnected at the customer's request or due to a hazardous condition.

SECTION 2.0 - SERVICE RULES AND POLICIESREGULATIONS (Continued)

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

Section 2.14 - Service Interruptions

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

Section 2.15 - Quality of Service

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

Section 2.16 - Customer Complaints and Disputes

If a customer or applicant for service lodges a complaint, the Utility will promptly make a suitable investigation and advise the complainant of the results. Service will not be disconnected pending completion of the investigation. If the complainant is dissatisfied with the Utility's response, the Utility must advise the complainant that he has recourse through 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 a utility regarding any bill for utility service, the utility will conduct an investigation and report the results to the customer. If the dispute is not resolved, the utility will inform the customer that a complaint may be filed with the Commission.

Section 2.17 - Customer Liability

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

SECTION 3.0 - EXTENSION POLICY**Section 3.01 - Standard Extension Requirements**

Line Extension and Construction Charges: No Contribution In Aid of Construction may be required of any customer except as provided for in this approved extension policy.

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

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

Section 3.02 - Costs Utilities and Service Applicants Shall Bear

Within its certified area, the utility will pay the cost of the first 200 feet of any water main or distribution line necessary to extend service to an individual residential customer within a platted subdivision.

However, if the residential customer requesting service purchased the property after the developer was notified in writing of the need to provide facilities to the utility, the utility may charge for the first 200 feet. The utility must also be able to document that the developer of the subdivision refused to provide facilities compatible with the utility's facilities in accordance with the utility's approved extension policy after receiving a written request from the utility.

Residential customers 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 additional cost of extending service to and throughout their property, including the cost of all necessary transmission and storage facilities necessary to meet the service demands anticipated to be created by that property.

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

Exceptions may be granted by the PUC if

- adequate service cannot be provided to the applicant using the maximum line sizes listed due to distance or elevation, in which case, it shall be the utility's burden to justify that a larger diameter pipe is required for adequate service;
- or larger minimum line sizes are required under subdivision platting requirements or building codes of municipalities within whose corporate limits or extraterritorial jurisdiction the point of use is located; or the residential service applicant is located outside the CCN service area.

SECTION 3.0 - EXTENSION POLICY (continued)

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 certified area, industrial, and wholesale customers shall be treated as developers.

If an applicant requires service other than the standard service provided by the utility, such applicant will be required to pay all expenses incurred by the utility in excess of the expenses that would be incurred in providing the standard service and connection beyond 200 feet and throughout his property including the cost of all necessary transmission facilities.

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

Section 3.03 - Contributions in Aid of Construction

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

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

Any service extension to a subdivision (recorded or unrecorded) may be subject to the provisions and restrictions of 16 TAC § 24.16386(d). When a developer wishes to extend the system to prepare to service multiple new connections, the charge shall be the cost of such extension, plus a pro-rata charge for facilities which must be committed to such extension compliant with the TCEQ minimum design criteria. As provided by 16 TAC § 24.16385(de)(3), for purposes of this section, commercial, industrial, and wholesale customers shall be treated as developers.

SECTION 3.0 - EXTENSION POLICY (Continued)

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

- Under a contract and only in accordance with the terms of the contract; or
- if service is not being provided to a lot or lots within two years after installation of facilities necessary to provide service to the lots has been completed and if the standby fees are included on the utilities approved tariff after a rate change application has been filed. The fees cannot be billed to the developer or collected until the standby fees have been approved by the commission or executive director.
- For purposes of this section, a manufactured housing rental community can only be charged standby fees under a contract or if the utility installs the facilities necessary to provide individually metered service to each of the rental lots or spaces in the community.

Section 3.04 - Appealing Connection Costs

The imposition of additional extension costs or charges as provided by Sections 3.0 - Extension Policy of this tariff shall be subject to appeal as provided in this tariff, commission rules, or the rules of such other regulatory authority as may have jurisdiction over the utility's rates and services. Any applicant required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be given a written explanation of such costs prior to payment and/or commencement of construction. If the applicant does not believe that these costs are reasonable or necessary, the applicant shall be informed of the right to appeal such costs to the commission 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 (are) located.

Section 3.05 - Applying for Service

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

Where a new tap or service connection is required, the service applicant shall be required to submit a written service application and request that a tap be made. A diagram, map, plat, or written metes and bounds description of precisely where the applicant desires each tap or service connection is to be made and, if necessary, where the meter is to be installed, along the applicant's property line may also be required with the tap request. The actual point of connection and meter installation must be readily accessible to utility personnel for inspection, servicing, and meter reading while being reasonably secure from damage by vehicles and mowers. If the utility has more than one main adjacent to the service applicant's property, the tap or service connection will be made to the utility's nearest service main with adequate capacity to service the applicant's full potential service demand.

SECTION 3.0 - EXTENSION POLICY (continued)

Beyond the initial 200 feet, the customer shall bear only the equivalent cost of extending from the nearest main. If the tap or service connection cannot be made at the applicant's desired location, it will be made at another location mutually acceptable to the applicant and the utility. If no agreement on location can be made, the applicant may refer the matter to the commission for resolution.

Section 3.06 - Qualified Service Applicant

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

The utility shall serve each qualified service applicant within its certified service area as soon as practical after receiving a completed service application. All service requests will be fulfilled within the time limits prescribed by commission 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 commission service dates shall not become applicable until the service applicant has met all conditions precedent to becoming a qualified service applicant as defined by commission rules.

Section 3.07 - Developer Requirements

As a condition of service to a new subdivision, the utility shall require a developer (as defined by PUC rule) to provide permanent recorded public utility easements as a condition of service to any location within the developer's property.

APPENDIX A -- SAMPLE SERVICE AGREEMENT
From ~~TCEQ Rules, 30 TAC Chapter § 290.47(b)~~, Appendix B
SERVICE AGREEMENT

- I. **PURPOSE.** The Forest Glen Utility Company is responsible for protecting the drinking water supply from contamination or pollution which could result from improper private water distribution system construction or configuration. The purpose of this service agreement is to notify each customer of the restrictions which are in place to provide this protection. The utility enforces these restrictions to ensure the public health and welfare. Each customer must sign this agreement before the Forest Glen Utility Company will begin service. In addition, when service to an existing connection has been suspended or terminated, the sewer system will not re-establish service unless it has a signed copy of this agreement.
- II. **RESTRICTIONS.** The following unacceptable practices are prohibited by State regulations.
- 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 water system by an air-gap or an appropriate backflow prevention device.
 - 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 or a reduced pressure-zone backflow prevention device.
 - C. No connection which allows water to be returned to the public drinking water supply is permitted.
 - D. No pipe or pipe fitting which contains more than 8.0% lead may be used for the installation or repair of plumbing at any connection which provides water for human use.
 - E. No solder or flux which contains more than 0.2% lead can be used for the installation or repair of plumbing at any connection which provides water for human use.
- III. **SERVICE AGREEMENT.** The following are the terms of the service agreement between the NAME OF SEWER SYSTEM (the Sewer System) and NAME OF CUSTOMER (the Customer).
- A. The Sewer System will maintain a copy of this agreement as long as the Customer and/or the premises are connected to the Sewer System.
 - B. The Customer shall allow his property to be inspected for possible cross-connections and other potential contamination hazards. These inspections shall be conducted by the Sewer System or its designated agent prior to initiating new water service; when there is reason to believe that cross-connections or other potential contamination hazards exist; or after any major changes to the private water distribution facilities. The inspections shall be conducted during the Sewer System's normal business hours.
 - C. The Sewer System shall notify the Customer in writing of any cross-connection or other potential contamination hazard which has been identified during the initial inspection or the periodic re-inspection.
 - D. The Customer shall immediately remove or adequately isolate any potential cross-connections or other potential contamination hazards on his premises.
 - E. The Customer shall, at his expense, properly install, test, and maintain any backflow prevention device required by the Sewer System. Copies of all testing and maintenance records shall be provided to the Sewer System.
- IV. **ENFORCEMENT.** If the Customer fails to comply with the terms of the Service Agreement, the Sewer System shall, at its option, either terminate service or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this agreement shall be billed to the Customer.

Customer's Signature

Date



**Field Notes for a Tract of Land
Containing 26.480 acre (1,153,486.79 square feet)**

26.480 acre (1,153,486.79 square feet) tract of land situated in the John Garner Survey No. 97, Abstract No. 1452, and the William B. Rhode Survey No. 96, Abstract No. 1327, Medina County, Texas, being a portion of a 40.000 acre tract of land as conveyed to HLM Development, LLC, by Special Warranty Deed with Vendor's Lien as recorded in Document No. 2019008464, and a portion of a 185.000 (gross) acre tract of land as conveyed to HK Potranco Oaks, LLC, by Special Warranty Deed with Vendor's Lien as recorded in Document No. 2019008457, both of the Official Public Records of Medina County, Texas, said 26.480 acre (1,153,486.79 square feet) tract of land being more particularly described as follows:

Beginning: at a found $\frac{1}{2}$ " iron rod with yellow plastic cap stamped "DAM #5348 PROP. COR." on the southerly right of way line of Potranco Road (P.M. 1957), a variable width right of way, being the northwest corner of said 40.000 acre tract, and being the northwest corner of the herein described tract;

Thence, with the southerly right-of-way line of said Potranco Road (P.M. 1957), the following two courses:

North 86 degrees 40 minutes 05 seconds East, a distance of 781.79 feet to a found TXDOT brass disk monument, being a point of tangent curvature to the right;

Along the arc of said curve to the right, 5.64 feet, having a radius of 3744.20 feet, a central angle of 00 degrees 05 minutes 11 seconds, and a chord bearing and distance of North 87 degrees 16 minutes 22 seconds East, 5.64 feet to a point of non-tangency, and being the northeast corner of the herein described tract;

Thence, leaving the southerly right of way line of said Potranco Road (P.M. 1957), over said 40.000 acre tract of land, the following four (4) courses:

South 00 degrees 02 minutes 45 seconds West, a distance of 235.18 feet to a point, being an angle point in the herein described tract;

South 08 degrees 30 minutes 10 seconds East, a distance of 654.37 feet to a point, being an angle point in the herein described tract;

South 14 degrees 22 minutes 41 seconds West, a distance of 315.18 feet to a point, being an angle point in the herein described tract;

South 07 degrees 21 minutes 05 seconds West, a distance of 21.24 feet to a point, being an angle point in the herein described tract;

North 55 degrees 17 minutes 17 seconds West, a distance of 25.16 feet to a point, being an angle point in the herein described tract;

South 87 degrees 34 minutes 13 seconds West, a distance of 218.49 feet to a point, being an angle point in the herein described tract;

South 02 degrees 25 minutes 47 seconds East, passing the south boundary of said 40.000 acre tract, and over said 185.000 acre tract, an overall distance of 307.32 feet to a point, being the southeast corner of the herein described tract;

Thence, continuing over said 185.000 acre tract, North 89 degrees 57 minutes 15 seconds West, a distance of 579.38 feet to a point on the east boundary of Lot 902, Block 1, as shown on subdivision plat of Potranco Ranch Unit 1, as recorded in Volume 10, Pages 228-231 of the Official Public Records of Medina County, Texas, said point being the southwest corner of the herein described tract;

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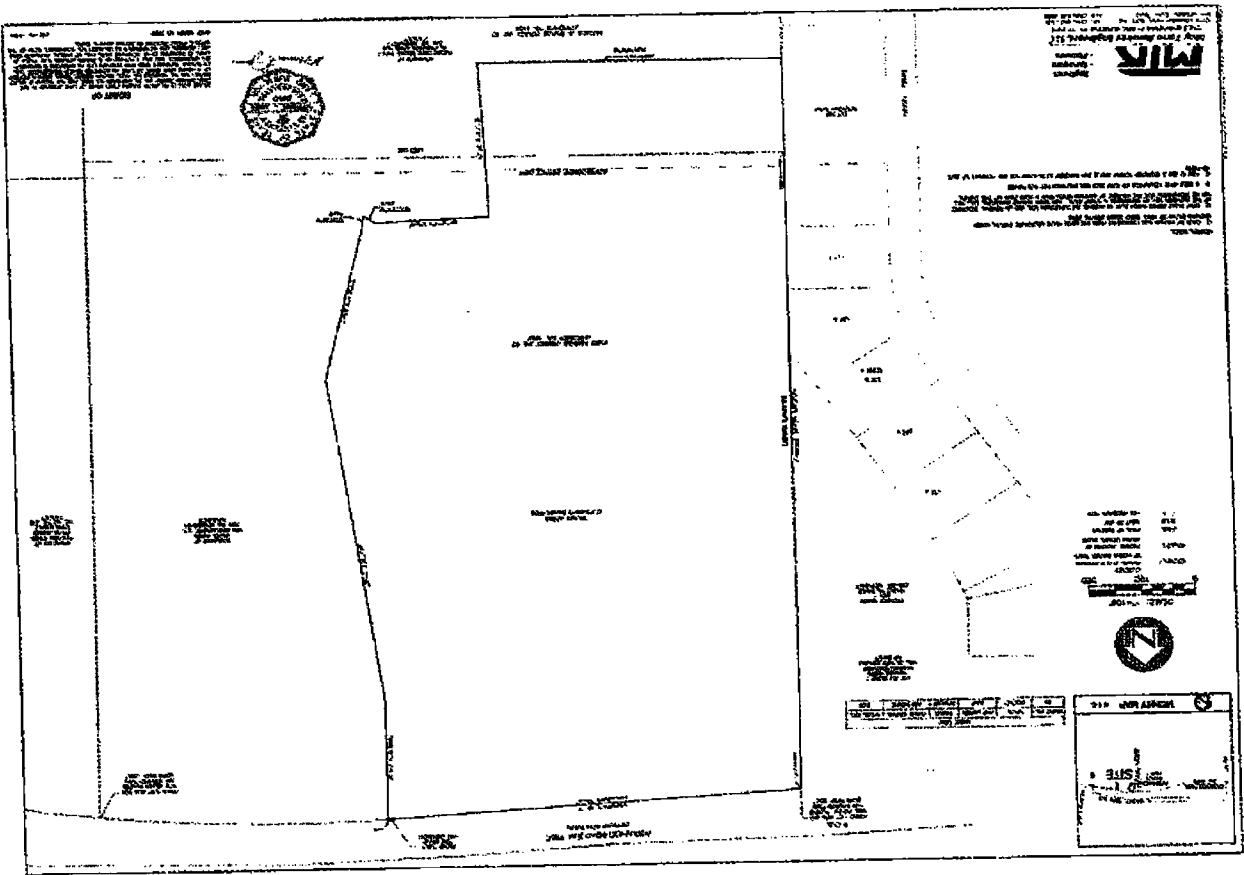
Thence, with the east boundary of Block 1, of said Potranco Ranch Unit 1, North 00 degrees 08 minutes 33 seconds East, passing the southwest corner of said 40.000 acre tract, an overall distance of 1464.55 feet to the Point of Beginning, containing 26.480 acres (1,153,486.79 square feet) of land.

Note: Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.



Stephanie L. James
Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2020-03-18 Job No. 19156
JGR

TBPELS Engineering F-5297/Surveying No. 10131500
12770 Cimarron Path, Suite 100 San Antonio, TX 78249
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**Field Notes for a Tract of Land
Containing 158.649 acre (6,910,753.33 square feet)**

158.649 acre (6,910,753.33 square feet) tract of land situated in the John Garner Survey No. 97, Abstract No. 1452, the William B. Rhode Survey No. 96, Abstract No. 1327, and the Gabriel Arreola Survey No. 38, Abstract No. 5, Medina County, Texas, being a portion of a 40.000 acre tract of land as conveyed to H.I.H. Development, L.L.C., by Special Warranty Deed with Vendor's Lien as recorded in Document No. 2019008464, and a portion of a 185.000 (gross) acre tract of land as conveyed to HK Potranco Oaks, L.L.C., by Special Warranty Deed with Vendor's Lien as recorded in Document No. 2019008457, both of the Official Public Records of Medina County, Texas, said 158.649 acre (6,910,753.33 square feet) tract of land being more particularly described as follows:

Beginning: at a found $\frac{1}{2}$ " iron rod with yellow plastic cap stamped "DAM #5348 PROP. COR." on the southerly right of way line of Potranco Road (F.M. 1957), a variable width right of way, being the northeast corner of said 40.000 acre tract, said iron rod being on the northerly boundary of the remainder of a 722.7268 acre tract of land, conveyed to Ruth Steinfle by Last Will and Testament recorded in Volume 63, Page 378 of the Probate Records of Medina County, Texas, being the northeast corner of the herein described tract;

Thence, leaving the southerly right of way line of said Potranco Road (F.M. 1957), with the east boundary of said 40.000 acre tract, along the common west boundary of the remainder of said 722.7268 acre tract, South 00 degrees 08 minutes 33 seconds West, passing the south boundary of said 40.000 acre tract, and continuing with the east boundary of said 185.000 acre tract, and the common west boundary of the remainder of said 722.7268 acre tract, an overall distance of 6050.51 feet to a point on the north boundary of a 161.2074 acre tract of land as conveyed to Michael Curtis Day, by Deed recorded in Volume 393, Page 658 of the Official Public Records of Medina County, Texas, said point being the southeast corner of said 185.000 tract, and the southeast corner of the herein described tract;

Thence, with the south boundary of said 185.000 acre tract, and the north boundary of said 161.2074 acre tract, South 89 degrees 57 minutes 51 seconds West, a distance of 1332.59 feet to a found $\frac{5}{8}$ " iron rod, being the southeast corner of a 31.081 acre tract of land as conveyed to Medina County Public Improvement District Number 1, by Deed recorded in Document No. 2017009167 of the Official Public Records of Medina County, Texas, said iron rod being the southwest corner of said 185.000 acre tract, and the southwest corner of the herein described tract;

Thence, leaving the north boundary of said 161.2074 acre tract, with the west boundary of said 185.000 acre tract, North 00 degrees 08 minutes 33 seconds East, a distance of 4535.43 feet to a point on the east boundary of Lot 902, Block 1, designated as Detention Basin as shown on subdivision plat of Potranco Ranch Unit 1, as recorded in Volume 10, Pages 228-231 of the Official Public Records of Medina County, Texas, said point being an angle point in the herein described tract;

Thence, leaving the east boundary of said Lot 902, Block 1, over said 185.000 acre tract, the following two (2) courses:

South 89 degrees 57 minutes 15 seconds East, a distance of 579.38 feet to a point, being an interior corner in the herein described tract;

North 02 degrees 25 minutes 47 seconds West, passing the south boundary and over said 40.000 acre tract, an overall distance of 307.32 feet to a point, being an angle point in the herein described tract;

Thence, continuing over said 40.000 acre tract, the following six (6) courses:

North 87 degrees 34 minutes 13 seconds East, a distance of 218.49 feet to a point, being an angle point in the herein described tract;

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South 55 degrees 17 minutes 17 seconds East, a distance of 25.16 feet to a point, being an angle point in the herein described tract;

North 07 degrees 21 minutes 05 seconds East, a distance of 21.24 feet to a point, being an angle point in the herein described tract;

North 14 degrees 22 minutes 41 seconds East, a distance of 315.18 feet to a point, being an angle point in the herein described tract;

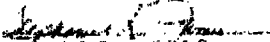
North 08 degrees 30 minutes 10 seconds West, a distance of 654.37 feet to a point, being an angle point in the herein described tract;

North 00 degrees 02 minutes 45 seconds East, a distance of 235.18 feet to a point on the south right of way line of said Potranco Road (F.M. 1957), being the northwest corner of the herein described tract, and being a point of non-tangent curvature to the right;

Thence, with the southerly right-of-way line of said Potranco Road (F.M. 1957), along the arc of said curve to the right, 547.24 feet, having a radius of 3744.20 feet, a central angle of 08 degrees 22 minutes 27 seconds, and a chord bearing and distance of South 88 degrees 29 minutes 49 seconds East, 546.76 feet to the Point of Beginning, containing 158.649 acre (6,910,753.33 square feet) of land.

Note: Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.




Stephanie L. James, P.L.S.
Registered Professional Land Surveyor
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