



Control Number: 51877



Item Number: 81

**STAMPED APPROVED  
COPY**

**ENTERED BY CENTRAL  
RECORDS**



## **Filing Receipt**

**Filing Date - 2023-04-17 09:01:07 AM**

**Control Number - 51877**

**Item Number - 78**

**DOCKET NO. 51877**

<b>APPLICATION OF L AND T</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>WATERWORKS LLC AND TEXAS</b>	<b>§</b>	
<b>WATER UTILITIES, L.P. FOR SALE,</b>	<b>§</b>	<b>OF TEXAS</b>
<b>TRANSFER, OR MERGER OF</b>	<b>§</b>	
<b>FACILITIES AND CERTIFICATE</b>	<b>§</b>	
<b>RIGHTS IN FREESTONE AND</b>	<b>§</b>	
<b>HENDERSON COUNTIES</b>	<b>§</b>	

**NOTICE OF APPROVAL**

This Notice of Approval addresses the application of L and T Waterworks LLC and Texas Water Utilities, L.P.<sup>1</sup> for approval of the sale, transfer, or merger of facilities and certificate rights in Freestone and Henderson counties. The Commission approves the sale and transfer of all the facilities and service areas held under L and T Waterworks' certificate of convenience and necessity (CCN) numbers 12919 and 12993 to Texas Water Utilities water CCN number 12983, the cancellation of L and T Waterworks' CCN numbers 12919 and 12993, and decertification of a portion of the service area held under CCN number 12919, to the extent provided in this Notice of Approval. The Commission also approves the dual certification of a portion of the requested area to be dually certificated with CCN number 10793, held by Turlington Water Supply Corporation, and the decertification of a second portion from CCN number 10791, held by South Freestone County Water Supply Corporation.

**I. Findings of Fact**

The Commission makes the following findings of fact.

**Applicants**

1. L and T Waterworks is a Texas limited liability company registered with the Texas secretary of state under filing number 801599853.
2. L and T Waterworks holds CCN numbers 12919 and 12993 which obligates it to provide retail water service in Freestone and Henderson counties.

---

<sup>1</sup> This application was originally filed by Monarch Utilities L. L. P. However, Monarch Utilities changed its name to Texas Water Utilities, L.P. See *Application of Monarch Utilities L. L.P. for a Certificate of Convenience and Necessity Name Change and a Minor Tariff Revision*, Docket No. 53636, Notice of Approval (Nov. 15, 2022).

3. L and T Waterworks owns and operates two public water systems at issue in this proceeding in Freestone and Henderson counties registered with the Texas Commission on Environmental Quality (TCEQ) under identification numbers 1070235 and 0810038, the Athens Water System Coop and the Moody Water System, respectively.
4. Texas Water Utilities is a Texas limited partnership registered with the Texas secretary of state under file number 800034797.
5. Texas Water Utilities holds CCN number 12983 which obligates it to provide retail water service in multiple counties in Texas.

**Application**

6. On March 8, 2021, the applicants filed the application at issue in this proceeding.
7. On March 15, May 27, June 16 and 18, and August 16 and 17, 2021, the applicants filed supplemental information.
8. In the application, the applicants seek approval for the following:
  - (a) L and T Waterworks will sell and transfer all of its facilities and certificated service areas under CCN numbers 12919 and 12993 to Texas Water Utilities;
  - (b) To amend Texas Water Utilities' CCN number 12983 to include the water facilities and service area previously included in L and T Waterworks' CCN numbers 12919 and 12993;
  - (c) To cancel L and T Waterworks' water CCN numbers 12919 and 12993;
  - (d) To dually certificate a portion of the requested area under Texas Water Utilities' CCN 12983 and Turlington WSC's CCN number 10793;
  - (e) To decertify a portion of the service area held by L and T Waterworks' CCN number 12919; and
  - (f) To decertify a portion of the water service area held by South Freestone County WSC under CCN number 10791 and amend Texas Water Utilities' CCN number 12983 to include the decertified area.
9. All areas being transferred, dually certificated, or decertified are currently served by L and T Waterworks through its public water systems Athens Water System Coop, CCN

- number 12993, or Moody Water System, CCN number 12919, to the extent provided in this Notice of Approval.
10. Turlington WSC and South Freestone County WSC have agreed in writing to the dual certification and decertification, respectively.
  11. The requested areas include the following:
    - (a) Athens Water System Coop. The requested area is located approximately six miles northwest of downtown Athens, Texas, and is generally bounded on the north by County Road 3913; on the east by County Road 3914; on the south by United States Highway 175; and on the west by County Road 2803. The requested area includes approximately 498 acres and 54 current customers.
    - (b) Moody Water System. The requested area is located approximately two miles east of downtown Fairfield, Texas, and is generally bounded on the north by County Road 236 and Lazy Way Road; on the east by County Road 520 and County Road 540; on the south by County Road 510; and on the west by Farm-to-Market Road 1580. The requested area includes approximately 1,159 acres and 79 customers comprised of 46 acres and two customers; 1,005 acres of transferred area and 66 customers; 11 acres to be decertificated from South Freestone County WSC and three customers; 173 acres of dually certificated area with Turlington WSC and eight customers; and 76 acres of decertificated area and zero customers.
  12. The total requested areas includes approximately 1,657 acres and 133 current customers.
  13. The requested areas consists of two water systems, the Athens Water System Coop and the Moody Water System
  14. In Order No. 7 filed on August 30, 2021, the administrative law judge (ALJ) found the application, as supplemented, administratively complete.

**Notice**

15. On March 16, 2022, Texas Water Utilities filed the affidavit of George Freitag, Texas regulatory manager for Texas Water Utilities, attesting that notice was provided to all current customers, neighboring utilities, and affected parties on February 22, 2022.

16. On March 31, 2022, Texas Water Utilities filed publishers' affidavits attesting to the publication of notice in the *Athens Daily Review*, a newspaper of general circulation in Henderson County on February 19 and 26, 2022, and in the *Fairfield Recorder*, a newspaper of general circulation in Freestone County, on February 24 and March 3, 2022.
17. In Order No. 16 filed on April 18, 2022, the ALJ found notice sufficient.

**Evidentiary Record**

18. In Order No. 19 filed on August 9, 2022, the ALJ admitted the following evidence into the record:
  - (a) The application and all attachments filed on March 8, 2021;
  - (b) The applicants' supplemental confidential attachments to the application filed on March 15, 2021;
  - (c) Texas Water Utilities' supplemental application filed on May 27, 2021;
  - (d) Texas Water Utilities' revised and updated maps with shapefiles filed on June 16, 2021;
  - (e) Texas Water Utilities' response to requests for additional information by Commission Staff filed on August 16 and 17, 2021;
  - (f) Texas Water Utilities' response to Order Nos. 7 and 9 filed on October 11, 2021;
  - (g) Texas Water Utilities' proof of notice filed on March 16, 2022;
  - (h) Texas Water Utilities' publisher's affidavits regarding notice filed on March 31, 2022;
  - (i) Commission Staff's recommendation on approval of the transaction filed on July 7, 2022; and
  - (j) Texas Water Utilities' letter to the administrative law judge in response to Order No. 18 filed on July 29, 2022.
19. In Order No. 27 filed on April 3, 2023, the ALJ admitted the following additional evidence into the record:
  - (a) The applicants' closing documents filed on November 7 and December 13, 2022;
  - (b) Commission Staff's recommendation on the sufficiency of the closing documents filed on December 15, 2022;

- (c) Texas Water Utilities' signed consent form filed on January 24, 2023;
- (d) Texas Water Utilities' unopposed motion for good cause exception filed on February 27, 2023; and
- (e) The final maps, certificate, and tariff filed on March 10, 2023.

### **Sale**

- 20. In Order No. 20 filed on August 15, 2022, the ALJ approved the transaction to proceed and required the applicants to file proof that the transaction had been completed and the customer deposits, if any, had been addressed.
- 21. On November 7 and December 13, 2022, the applicants filed notice that the sale had closed on November 1, 2022, and confirmed that any and that there were no customer depositson record.
- 22. In Order No. 22 filed on December 19, 2022, the ALJ found the closing documentation sufficient.

### **Purchaser's Compliance History**

- 23. Texas Water Utilities has not been under an enforcement action by the Commission, Texas Health and Human Services, the Office of the Texas Attorney General, or the United States Environmental Protection Agency in the past five years for non-compliance with rules, orders, or state statutes.
- 24. Texas Water Utilities owns and operates 106 other public water systems. Some of Texas Water Utilities' other public water systems have minor unresolved TCEQ violations that are unrelated to capacity and will not affect Texas Water Utilities' ability to provide adequate service to the requested areas.
- 25. Texas Water Utilities does not have a history of continuing mismanagement or misuse of revenues as a utility service provider.
- 26. Texas Water Utilities demonstrated a compliance status that is adequate for approval of the proposed transaction.



**Adequacy of Existing Service**

27. L and T Waterworks' two public water systems at issue in this proceeding are currently providing continuous and adequate service to the requested areas.
28. The Commission's complaint records, which date back to 2017, show 13 complaints against L and T Waterworks.
29. There is no evidence in the record that L and T Waterworks has failed to comply with any Commission or TCEQ order.

**Need for Additional Service**

30. There is a continuing need for service because L and T Waterworks is currently serving 133 connections in the requested areas.
31. There is no evidence in the record indicating a need for additional service.

**Effect of Approving the Transaction and Granting the Amendment**

32. Approving the transaction obligates Texas Water Utilities to provide water service to current and future customers in the requested areas.
33. L and T Waterworks and Texas Water Utilities are the primary utilities affected by this sale and transfer. Turlington WSC is affected by the sale and transfer because a portion of the requested area under Texas Water Utilities' CCN number 12983 and Turlington WSC's CCN number will be dually certificated. In addition, a portion of the water service area held by South Freestone County WSC under CCN number 10791 will be decertified and included in Texas Water Utilities' CCN number 12983.
34. All retail public utilities in the proximate area were provided notice of the application.
35. There will be no effect on landowners in the requested areas because they are currently served by L and T Waterworks.

**Ability to Serve: Managerial and Technical**

36. The operations, maintenance, management, and customer services will be provided by Texas Water Utilities through TCEQ-licensed operators who will operate the public water systems.

37. Reliability and quality of water service is expected to improve under Texas Water Utilities' management.
38. Texas Water Utilities has the technical and managerial capability to provide continuous and adequate service to the requested areas.

**Ability to Serve: Financial Ability and Stability**

39. Texas Water Utilities has a debt-service ratio of greater than 1.25, satisfying the leverage test.
40. Texas Water Utilities has sufficient cash available to cover any projected operations and maintenance shortages during the first five years after the completion of the proposed sale and transfer, satisfying the operations test.
41. Texas Water Utilities has demonstrated the financial capability and stability to provide continuous and adequate water service.

**Financial Assurance**

42. There is no need to require Texas Water Utilities to provide a bond or other financial assurance to ensure continuous and adequate service.

**Regionalization or Consolidation**

43. It will not be necessary for Texas Water Utilities to construct physically separate water systems to serve the requested areas.
44. Because the requested areas will not require construction of physically separate water systems, consideration of regionalization or consolidation with another retail public utility is not required.

**Feasibility of Obtaining Service from Adjacent Retail Public Utility**

45. L and T Waterworks is currently serving customers and has sufficient capacity. Obtaining service from an adjacent retail public utility would likely increase costs to customers because new facilities would need to be constructed. At a minimum, an interconnect would need to be installed in order to connect to a neighboring retail public utility. Therefore, it is not feasible to obtain service from an adjacent retail public utility.
46. Turlington WSC and South Freestone County WSC, two nearby utilities, have agreed to have portions of their certificated area dually certificated or decertificated, respectively.

**Environmental Integrity and Effect on the Land**

47. The requested areas will continue to be served with existing infrastructure.
48. There will be minimal effects on environmental integrity and on the land as a result of any planned upgrades, renovations, or repairs to the water systems.

**Improvement of Service or Lowering Cost to Consumers**

49. The proposed transaction will improve reliability and quality of water service because the water system will be operated and maintained by a sufficient number of licensed operators.
50. The cost to customers will not change because Texas Water Utilities will adopt the currently in effect tariff for L and T Waterworks' water systems upon approval of the transaction.

**Tariff, Maps, and Certificate**

51. On January 17, 2023, Commission Staff emailed Texas Water Utilities the final proposed maps, certificate, and tariff related to this docket.
52. On January 24, 2023, Texas Water Utilities filed its consent form concurring with the proposed final maps, certificates, and tariff.
53. On February 27, 2023, Texas Water Utilities filed an unopposed motion for a good cause exception to the requirement that L and T Waterworks file a signed consent form stating that, on numerous instances, Texas Water Utilities attempted to contact L and T Waterworks to obtain its signed consent form but L and T Waterworks failed to respond.
54. In Order No. 25 filed on March 2, 2023, the ALJ granted Texas Water Utilities' request for a good cause exception.
55. On March 10, 2023, the final maps, certificate, and tariff were filed as attachments to the joint motion to admit additional evidence.

**Informal Disposition**

56. More than 15 days have passed since the completion of notice provided in this docket.
57. No person filed a protest or motion to intervene.
58. L and T Waterworks, Texas Water Utilities, and Commission Staff are the only parties to this proceeding.

59. No party requested a hearing and no hearing is needed.
60. Commission Staff recommended approval of the application.
61. The decision is not adverse to any party.

## II. Conclusions of Law

The Commission makes the following conclusions of law.

1. The Commission has authority over this proceeding under Texas Water Code (TWC) §§ 13.241, 13.242, 13.244, 13.246, 13.251, and 13.301.
2. L and T Waterworks and Texas Water Utilities are retail public utilities as defined by TWC § 13.002(19) and 16 Texas Administrative Code (TAC) § 24.3(31).
3. The Commission processed the application as required by the TWC, the Administrative Procedure Act,<sup>2</sup> and Commission Rules.
4. The application meets the requirements of TWC § 13.244 and 16 TAC § 24.233.
5. L and T Waterworks and Texas Water Utilities provided notice of the application in compliance with TWC §§ 13.246(a) and 13.301(a)(2) and 16 TAC § 24.239(a) through (c).
6. L and T Waterworks and Texas Water Utilities have complied with the requirements of 16 TAC § 24.239(k) and (l) with respect to customer deposits.
7. L and T Waterworks and Texas Water Utilities completed the sale within the time frame required by 16 TAC § 24.239(m).
8. After consideration of the factors in TWC § 13.246(c), Texas Water Utilities demonstrated that it is capable of rendering continuous service to every customer in the requested areas, as required by TWC § 13.251.
9. Texas Water Utilities demonstrated adequate financial, managerial, and technical capability for providing adequate and continuous service to the requested areas as required by TWC §§ 13.241(a) and 13.301(b).

---

<sup>2</sup> Tex. Gov't Code §§ 2001.001–903.

10. Regionalization or consolidation concerns under TWC § 13.241(d) do not apply in this proceeding because construction of a physically separate water system is not required.
11. It is not necessary for Texas Water Utilities to provide a bond or other financial assurance under TWC §§ 13.246(d) and 13.301(c).
12. L and T Waterworks and Texas Water Utilities demonstrated that (a) the sale and transfer of all of L and T Waterworks' facilities and certificated water service areas under CCN numbers 12919 and 12993 to Texas Water Utilities, (b) the dual certification of the portion of the requested area under Texas Water Utilities' CCN 12983 and Turlington WSC's CCN number 12793, and (c) the transfer of the water service area held by South Freestone County WSC under CCN number 10791 and the amendment of the area to Texas Water Utilities' CCN number 12983 will serve the public interest and are necessary for the continued service, accommodation, convenience, and safety of the public as required by TWC §§ 13.246(b) and 13.301(d) and (e).
13. Under TWC § 13.257(r) and (s), Texas Water Utilities must record a certified copy of its approved certificate and maps, along with a boundary description of the service areas, in the real property records of Freestone and Henderson Counties no later than the 31st date after the date Texas Water Utilities receives this Notice of Approval and must submit to the Commission evidence of the recording.
14. 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 sale and transfer of all of L and T Waterworks' facilities and certificated water service areas under CCN numbers 12919 and 12993 to Texas Water Utilities, to the extent provided in this Notice of Approval and as shown on the attached map.
2. The Commission cancels L & T Waterworks' water CCN numbers 12919 and 12993.

3. The Commission amends Texas Water Utilities' CCN number 12983 to include the requested areas, as shown on the maps attached to this Notice of Approval.
4. The Commission approves the dual certification of the portion of the requested area under Texas Water Utilities' CCN number 12983 and Turlington WSC's CCN number 10793.
5. The Commission approves the transfer of the water service area held by South Freestone County WSC under CCN number 10791 and the amendment of the area to Texas Water Utilities' CCN number 12983.
6. The Commission approves the map and tariff attached to this Notice of Approval
7. The Commission issues the certificate attached to this Notice of Approval.
8. Texas Water Utilities must provide service to every customer and qualified applicant for service within the approved areas under CCN number 12983 that requests water service and meets the terms of Texas Water Utilities' water service policies, and such service must be continuous and adequate.
9. Texas Water Utilities must comply with the recording requirements in TWC § 13.247(r) and (s) for the areas in Freestone and Henderson counties affected by the application and must submit to the Commission evidence of the recording no later than 45 days after receipt of this Notice of Approval.
10. Within ten days of the date this Notice of Approval is filed, Commission Staff must provide the Commission with a clean copy of the tariff approved by this Notice of Approval to be stamped *Approved* and retained by Central Records.
11. The Commission denies all other motions and any other requests for general or specific relief, if not expressly granted herein.

Signed at Austin, Texas the 17th day of April 2023.

**PUBLIC UTILITY COMMISSION OF TEXAS**

A handwritten signature in black ink that reads "Katie Moore Marx". The signature is written in a cursive, flowing style.

---

**KATIE MOORE MARX**  
**ADMINISTRATIVE LAW JUDGE**



**WATER UTILITY TARIFF**  
**Docket No. 51877**

Texas Water Utilities, 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, Cooke, Denton, Freestone, 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 that 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 .....	9
SECTION 2.0 – SERVICE RULES AND REGULATIONS ..	55
SECTION 2.20 – SPECIFIC UTILITY SERVICE RULES AND REGULATIONS.....	59
SECTION 3.0 – EXTENSION POLICY .....	63
SECTION 3.20 – SPECIFIC UTILITY EXTENSION POLICY .....	64

APPENDIX A – DROUGHT CONTINGENCY PLAN

APPENDIX B – APPLICATION FOR SERVICE

APPENDIX C – AGREEMENT FOR TEMPORARY WATER SERVICE

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023  
DOCKET  
51877



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
	Stagecoach 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
	Greenbriar Estates	0360111	Greenbriar Estates
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
Cooke	Pleasant Ridge Addition	0490041	Pleasant Ridge Addition
	Timber Creek Addition	0490030	Timber Creek Addition
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
Freestone	Moody Water System	0810038	Moody Water System
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

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023

D  
C  
K  
E  
T

5 18 77

County	TCEQ Water Systems	PWS ID Number	Subdivisions
	<b>Tanglewood-on-Texoma</b>	<b>0910052</b>	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	<b>Garden Oaks</b>	<b>0940030</b>	Garden Oaks
Harris	<b>Aldine Village Subdivision</b>	<b>1010931</b>	Aldine Village
	<b>Azalea Estates</b>	<b>1011253</b>	Azalea Estates
	<b>Cedar Bayou Estates</b>	<b>1012174</b>	Cedar Bayou Estates
	<b>Cedar Bayou Park</b>	<b>1010112</b>	Cedar Bayou Park West
	<b>Cedar Oaks</b>	<b>1011556</b>	Cedar Oaks
	<b>Cottonwood Park</b>	<b>1010283</b>	Airline Link Addition
	<b>Cypress Hill</b>	<b>1011792</b>	Cypress Hill
	<b>Fairview Acres MHP</b>	<b>1010706</b>	Fairacres Section 1
	<b>Glenwood Mobile Home Subdivision</b>	<b>1011492</b>	Fairacres Section 2
	<b>Homestead Oaks</b>	<b>1011734</b>	Homestead Oaks
	<b>Los Pinos Water System</b>	<b>1013733</b>	Los Pinos Subdivision
	<b>McGee Place</b>	<b>1012995</b>	McGee Place
	<b>Orchard Crossing</b>	<b>1012450</b>	Orchard Crossing
	<b>Rollan Heights</b>	<b>1010640</b>	Rollan Heights
	<b>Spring Cypress Center</b>	<b>1013172</b>	Spring Cypress Shopping Center
	<b>Target Center Water Plant</b>	<b>1013316</b>	Spring Cypress Shopping Center
<b>Villas of Willowbrook</b>	<b>1013599</b>	Villas of Willowbrook	
<b>Western Trails Subdivision</b>	<b>1010230</b>	Western Trails	
Hays	<b>Huntington Estates</b>	<b>1050124</b>	Huntington Estates
	<b>Plum Creek***</b>	<b>1050028</b>	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

County	TCEQ Water Systems	PWS ID Number	Subdivisions
	River Oaks Ranch	1050099	River Oaks Ranch
Henderson	Athens Water System Coop	1070235	Athens Water System
	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

FILED BY COMMISSION OF TEXAS

APPROVED

DOCKET

County	TCEQ Water Systems	PWS ID Number	Subdivisions
	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	Cascade Mobile Home Park
	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

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

RECORDED

County	TCEQ Water Systems	PWS ID Number	Subdivisions
	<b>Southern Hills</b>	<b>1330128</b>	Southern Hills, Montebello Estates, Silver Creek
	<b>Verde Park Estates</b>	<b>1330027</b>	Verde Park Estates
	<b>Vista Hills</b>	<b>1330169</b>	Vista Hills
	<b>Westwood Water System</b>	<b>1330015</b>	Westwood Park, Monarch Hills
	<b>Windwood Oaks Water System</b>	<b>1330141</b>	Windwood Oaks
	<b>Woodhaven Mobile Home Park</b>	<b>1330024</b>	Woodhaven MHP
Liberty	<b>Los Pinos Water System</b>	<b>1013733</b>	Los Pinos Subdivision
	<b>Peterson Place</b>	<b>1460086</b>	Stilson-Hill
	<b>Raywood Water System</b>	<b>1460041</b>	Raywood
	<b>The Trails Subdivision</b>	<b>1460199</b>	The Trails Subdivision
Marion	<b>Indian Hills Harbor</b>	<b>1580063</b>	Indian Hills Harbor
	<b>Pine Harbor Subdivision</b>	<b>1580023</b>	Pine Harbor
Matagorda	<b>Camelot Forest Water System</b>	<b>1610058</b>	Camelot Forest
Medina	<b>Rocky Creek Subdivision Water System</b>	<b>1630038</b>	Rocky Creek
Montgomery	<b>Crystal Springs Subdivision</b>	<b>1700331</b>	Crystal Springs
	<b>Decker Hills</b>	<b>1700386</b>	Champions Glen, Decker Hills, Hidden Lake Estates, Inverness Crossing, Park Place, Dry Creek Business Center, Harden Store Marketplace
	<b>Hulon Lakes Subdivision</b>	<b>1700014</b>	Hilltop Village, Woodcreek Valley, Hulon Lakes
	<b>Oakwood Water System</b>	<b>1700454</b>	Oak Woods, North Forest
	<b>Serenity Woods Subdivision</b>	<b>1700483</b>	Pine Loch, Serenity Woods
Parker	<b>Green Acres Water System</b>	<b>1840120</b>	Green Acres, Robertson Village, The Fields of Peaster
	<b>Spanish Park Subdivision</b>	<b>1840026</b>	Spanish Park Estates
	<b>Western Lake Estates</b>	<b>1840014</b>	Cedar Ridge (Formerly Ruby Ridge), Brazos Ridge Estates, Western Lake Estates
	<b>Westview Enterprises</b>	<b>1840105</b>	Westview
Polk	<b>Beacon Bay Marina and RV Park</b>	<b>1870016</b>	Beacon Bay Marina and RV Park
	<b>Chesswood Water System</b>	<b>1870088</b>	Chesswood

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

County	TCEQ Water Systems	PWS ID Number	Subdivisions
	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

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

DOCKET

<b>County</b>	<b>TCEQ Water Systems</b>	<b>PWS ID Number</b>	<b>Subdivisions</b>
	<b>Sage Brush Estates</b>	<b>2490058</b>	Sage Brush Estates
	<b>Sky View Ranch Estates</b>	<b>2490061</b>	Sky View Ranch
	<b>Windmill Trail</b>	<b>2490050</b>	Windmill Trail
Wood	<b>Holiday Villages of Fork</b>	<b>2500058</b>	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 Texas Water Utilities' tariffs approved by respective city.

~~PUBLIC UTILITY COMMISSION OF TEXAS~~  
~~APPROVED~~  
DOCKET  
APR 17 2023 51877

SECTION 1.0 - RATE SCHEDULE

Section 1.01 - Rates

Texas Water Utilities - 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		
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 – 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)

**Texas Water Utilities (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		

**Texas Water Utilities (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		

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

DOCKET

APR 17 2023

51877

Docket No. 51877

SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		
1 1/2"	\$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		

**Texas Water Utilities (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		
1 1/2"	\$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		

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023

TEKCOOD

51877

SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		
1 1/2"	\$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		

**Texas Water Utilities (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		
1 1/2"	\$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		

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023 51877

DOCKET

SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		
1 1/2"	\$241.85		
2"	\$386.96	10,001 to 20,000	\$9.05
3"	\$725.55		
4"	\$1,209.25		
6"	\$2,418.50		
8"	\$3,869.60	over 20,000	\$9.64
10"	\$5,562.55		
12"	\$10,399.55		

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023

DOCKET

51877

SECTION 1.0 RATE SCHEDULE (Continued)

Texas Water Utilities (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)

**Texas Water Utilities (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) - 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		
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		
10"	\$5,562.55	Purchased Water Passthrough	See below
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.

Passthrough for Cascade Mobile Home Park:

Cow Creek Groundwater Conservation District (GCD).....\$0.4250 per month

Tariff Control No. 51877

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023  
DOCKE 51877

SECTION 1.0 RATE SCHEDULE (Continued)

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 tried 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 tried 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 tried 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 tried up every 12 months, with a maximum line loss of 0.15.

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

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED  
DOCKET  
APR 17 2023 51077

SECTION 10 RATE SCHEDULE (Continued)

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

$B = \$9,696/909 = \$10.6670$  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.

PUBLIC UTILITY COMMISSION OF TEXAS  
 APPROVED

APR 17 2023  
 5 18 7 Z  
 TIXOOD



**SECTION 1.0 RATE SCHEDULE (Continued)**

**Texas Water Utilities (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		

**Texas Water Utilities (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		

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		
1 1/2"	\$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		

**Texas Water Utilities (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		
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		

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

D  
O  
C  
K

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 10 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		

**Texas Water Utilities (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		

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

D  
O  
C  
K

APR 17 2023 5 18 77

SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		
1 1/2"	\$213.67		
2"	\$341.87	10,001 to 20,000	\$6.38
3"	\$641.01		
4"	\$1,068.35	over 20,000	\$7.30
6"	\$2,136.70		
8"	\$3,418.72		
10"	\$4,914.41		
12"	\$9,187.81		

**Texas Water Utilities (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		
1 1/2"	\$228.33		
2"	\$365.33	10,001 to 20,000	\$7.71
3"	\$684.99		
4"	\$1,141.65	over 20,000	\$8.47
6"	\$2,283.30		
8"	\$3,653.28		
10"	\$5,251.59		
12"	\$9,818.19		

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023

5 18 7 7

D  
T  
E  
X  
C  
O  
D

SECTION 10 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		
1 1/2"	\$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		
10"	\$5,562.55		
12"	\$10,399.55		
		Purchased Water Passthrough	See below

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.

PUBLIC UTILITY COMMISSION OF TEXAS  
 APPROVED

APR 17 2023 5 18 77

BOOK  
 F

SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		
1 1/2"	\$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		

**Texas Water Utilities (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		
1 1/2"	\$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		

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

DOCKET

APR 17 2023 5 18 77

SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		
1 1/2"	\$194.35		
2"	\$310.96	10,001 to 20,000	\$6.57
3"	\$583.05		
4"	\$971.75	over 20,000	\$6.93
6"	\$1,943.50		
8"	\$3,109.60	Purchased Water Pass-through	\$0.00
10"	\$4,470.05		
12"	\$8,357.05		

**Texas Water Utilities (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		
1 1/2"	\$218.10		
2"	\$348.96	10,001 to 20,000	\$7.81
3"	\$654.30		
4"	\$1,090.50	over 20,000	\$8.28
6"	\$2,181.00		
8"	\$3,489.60	Purchased Water Pass-through	\$0.00
10"	\$5,016.30		
12"	\$9,378.30		



SECTION 10 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		
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 Pass-through	\$0.00
8"	\$3,869.60		
10"	\$5,562.55		
12"	\$10,399.55		

PUBLIC UTILITY COMMISSION OF TEXAS  
 APPROVED

APR 17 2023 5 18 77

DOCKOOD

SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		

**Texas Water Utilities (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		

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023 5 18 77

DOCKET

SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		
2"	\$238.98	10,001 to 20,000	\$4.74
3"	\$448.09		
4"	\$746.82	over 20,000	\$4.99
6"	\$1,493.64		
8"	\$2,389.83		
10"	\$3,435.38		
12"	\$6,422.66		

**Texas Water Utilities (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		
2"	\$275.98	10,001 to 20,000	\$5.81
3"	\$517.46		
4"	\$862.43	over 20,000	\$6.15
6"	\$1,724.86		
8"	\$2,759.77		
10"	\$3,967.17		
12"	\$7,416.89		

PUBLIC UTILITY COMMISSION OF TEXAS  
 APPROVED

APR 17 2023 DOCKET 51877

SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		
1 1/2"	\$195.61		
2"	\$312.97	10,001 to 20,000	\$6.89
3"	\$586.82		
4"	\$978.04		
6"	\$1,956.07		
8"	\$3,129.71	over 20,000	\$7.31
10"	\$4,498.96		
12"	\$8,411.11		

**Texas Water Utilities (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		
1 1/2"	\$218.73		
2"	\$349.97	10,001 to 20,000	\$7.97
3"	\$656.19		
4"	\$1,093.64		
6"	\$2,187.29		
8"	\$3,499.66	over 20,000	\$8.48
10"	\$5,030.76		
12"	\$9,405.33		

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023 5 18 77

SECTION 10 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		
1 1/2"	\$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		
10"	\$5,562.55		
12"	\$10,399.55		

PUBLIC UTILITY COMMISSION OF TEXAS  
 APPROVED

APR 17 2023  
 D  
 O  
 C  
 K 5 18 7 7

SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		
2"	\$360.99	10,001 to 20,000	\$5.02
3"	\$676.85		
4"	\$1,128.08		
6"	\$2,256.17		
8"	\$3,609.87		
10"	\$5,189.18		
12"	\$9,701.52	over 20,000	\$5.21

**Texas Water Utilities (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		
2"	\$373.97	10,001 to 20,000	\$7.03
3"	\$701.20		
4"	\$1,168.67		
6"	\$2,337.33		
8"	\$3,739.73		
10"	\$5,375.87		
12"	\$10,050.53	over 20,000	\$7.43

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023

BOOK

51877

SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		

PUBLIC UTILITY COMMISSION OF TEXAS  
 APPROVED

APR 17 2023 5 10 77  
 D  
 C  
 C  
 O  
 O  
 K

SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (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		

**Texas Water Utilities (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		

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

D  
O  
C

APR 17 2023 5 18 77



SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (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.

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED  
D  
K  
C  
O  
O  
APR 17 2023 5 18 77

SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (Shaded Lane Estates, Chisholm Hills Estates, Coyote Ridge Addition, Hills of Oliver Creek, 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		
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 Pass-through	\$0.00
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

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

DOCKET

APR 17 2023 51877

SECTION 1.0 RATE SCHEDULE (Continued)

**Texas Water Utilities (Beacon Bay Marina and RV Park)**

<u>Meter Size</u>	<u>Monthly Minimum Charge</u> (Residential meters include <u>1,000</u> gallons)	<u>Gallonage Charge</u>
Residential 5/8" Meters	<u>\$36.50</u>	<u>\$3.30</u> per 1,000 gallons all usage
Beacon Bay RV Park	<u>\$85.00</u>	flat rate each meter

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 , Check , Money Order , MasterCard , Visa , Electronic Fund Transfer   
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 ..... Actual Cost  
TAP FEE IS THE UTILITY'S ACTUAL COST IN ACCORDANCE WITH COMMISSION RULES.

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 OF THE SYSTEM NOT TO EXCEED SIX MONTHS WILL LEAVE AND RETURN WITHIN A TWELVE-MONTH PERIOD

SECTION 1.0 RATE SCHEDULE (Continued)

METER RELOCATION FEE ..... Actual 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 TLR.

DAMAGE OR SERVICE DIVERSION FEE ..... Actual Cost  
ONE-TIME CHARGE, PER OCCURRENCE, FOR ALL LABOR, MATERIAL, EQUIPMENT, AND ALL OTHER ACTUAL COSTS NECESSARY TO REPAIR OR REPLACE ALL EQUIPMENT DAMAGED DUE TO NEGLIGENCE, METER TAMPERING OR BYPASSING, 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).

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

DOCKET

APR 17 2023

51877

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:

$$TGC = \frac{cgc + (pr)(cgc)(r)}{(1 - r)}$$

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).

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 Texas Water Utilities' 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, Stagecoach 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 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.

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

D  
O  
C  
K  
E  
T

APR 17 2023

5 18 7 7

Orchard Crossing

(Formerly Utilities Investment Company, Inc.)

(Utility Name)

SECTION 1.0 RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonge Charge</u>
5/8" or 3/4"	\$14.50 (Includes 0 gallons)	\$1.75 per 1000 gallons
1"	\$24.22	same for all meter sizes
1"	\$48.29	
2"	\$77.29	
3"	\$145.00	
4"	\$241.72	

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

Cash , Check , Money Order , Credit Card , 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

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..... \$400.00

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

TAP FEE (Unique costs)..... Actual Cost

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

TAP FEE (Large meter)..... Actual Cost

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

METER RELOCATION FEE..... Actual Relocation Cost, Not to Exceed Tap Fee

THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS THAT AN EXISTING METER BE RELOCATED.

METER TEST FEE..... \$25.00

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

RECONNECTION FEE

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

- a) Nonpayment of bill (Maximum \$25.00)..... \$25.00
- b) Customer's request that service be disconnected..... \$40.00

PUBLIC UTILITY COMMISSION OF TEXAS APPROVED

DOCKET

Orchard Crossing

(Formerly Utilities Investment Company, Inc.)

(Utility Name)

SECTION 1.0 RATE SCHEDULE (Continued)

TRANSFER FEE..... \$25.00
THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED.

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

RETURNED CHECK CHARGE..... \$20.00
RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST

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

COMMERCIAL & NON-RESIDENTIAL DEPOSIT..... 1/6TH OF ESTIMATED ANNUAL BILL

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:
WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING [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.

UNDERGROUND WATER DISTRICT FEE PASS THROUGH CLAUSE:
CHANGES IN FEES IMPOSED BY UNDERGROUND WATER DISTRICTS HAVING JURISDICTION OVER THE ORCHARD CROSSING SUBDIVISION SHALL BE PASSED THROUGH AS AN ADJUSTMENT TO THE WATER GALLONAGE CHARGE ACCORDING TO THE FORMULA.

AG = (G + B) + L(G+B), where:

- AG = adjusted gallonage charge, rounded to nearest one cent
G = approved per 1,000 gallons gallonage charge
B = change in district fee per 1,000 gallons
L = system average line loss for preceding 12 months, not to exceed 15%

PUBLIC UTILITY COMMISSION OF TEXAS
APPROVED
DOCKET
APR 17 2023 5 18 77



SECTION 1.0 RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonage Charge</u>
5/8" or 3/4"	<u>\$35.00</u> (Includes 0 gallons)	<u>\$2.00</u> per 1000 gallons
1"	<u>\$60.00</u>	same for all meter sizes
1"	<u>\$70.00</u>	
2"	<u>\$80.00</u>	
3"	<u>\$95.00</u>	
4"	<u>\$135.00</u>	

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

Cash , Check , Money Order , Credit Card , 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.

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 ..... \$475.00  
 TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL 5/8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Unique costs) ..... Actual Cost  
 FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS

TAP FEE (Large meter) ..... Actual Cost  
 TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED

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

METER TEST FEE ..... \$25.00  
 THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF A CUSTOMER REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS RECORDING ACCURATELY. THE FEE MAY NOT EXCEED \$25.

SECTION 1.0 RATE SCHEDULE (Continued)

RECONNECTION FEE

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

- a) Nonpayment of bill (Maximum \$25.00)..... \$25.00
- b) Customer's request that service be disconnected..... \$40.00

TRANSFER FEE ..... \$25.00

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

LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)..... \$5.00

PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE..... \$25.00

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

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

COMMERCIAL & NON-RESIDENTIAL DEPOSIT..... 1/6TH OF ESTIMATED ANNUAL BILL

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:

WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [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 1.0 RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonge Charge</u>
5/8" or 3/4"	\$14.50 (Includes 0 gallons)	\$1.75 per 1000 gallons
1"	\$24.22	same for all meter sizes
1 1/2"	\$48.29	
2"	\$77.29	
3"	\$145.00	
4"	\$241.72	

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

Cash , Check , Money Order , Credit Card , 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

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

GROUNDWATER WITHDRAWAL REGULATORY ASSESSMENT ..... Actual Cost  
 HARRIS-GALVESTON COUNTY SUBSIDENCE DISTRICT PUMP FEES AND NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY PUMPAGE FEES WILL BE CHARGED AT COST, PER 1,000 GALLONS.

Section 1.02 - Miscellaneous Fees

TAP FEE ..... \$400.00  
 TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL 5/8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Unique costs) ..... Actual Cost  
 FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS

TAP FEE (Large meter) ..... Actual Cost  
 TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED

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

METER TEST FEE ..... \$25.00  
 THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF A CUSTOMER REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS RECORDING ACCURATELY. THE FEE MAY NOT EXCEED \$25.

PUBLIC UTILITY COMMISSION OF TEXAS  
 APPROVED

D  
O  
C  
#

APR 17 2023 5 18 77

SECTION 1.0 RATE SCHEDULE (Continued)

RECONNECTION FEE

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

- a) Nonpayment of bill (Maximum \$25.00)..... \$25.00
- b) Customer's request that service be disconnected..... \$40.00

TRANSFER FEE ..... \$25.00

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

LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)..... 10%

PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE ..... \$20.00

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

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

COMMERCIAL & NON-RESIDENTIAL DEPOSIT..... 1/6TH OF ESTIMATED ANNUAL BILL

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:

WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [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

Cedar Oaks Mobile Home Community &
Homestead Oaks Mobile Home Community
(Formerly Utilities Investment Company, Inc.)
(Utility Name)

SECTION 1.0 RATE SCHEDULE

Section 1.01 - Rates

Table with 3 columns: Meter Size, Monthly Minimum Charge, Gallonage Charge. Values include 5/8" or 3/4", \$33.00, and \$5.00 per 1000 gallons.

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

Cash \_\_, Check X, Money Order X, Credit Card \_\_, 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.

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 PUC.

Section 1.02 - Miscellaneous Fees

TAP FEE ..... \$0.00
TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL 5/8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Unique costs) ..... Actual Cost
FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS.

TAP FEE (Large meter) ..... Actual Cost
TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

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

METER TEST FEE ..... \$25.00
THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF A CUSTOMER REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS RECORDING ACCURATELY. THE FEE MAY NOT EXCEED \$25.

RECONNECTION FEE

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

- a) Nonpayment of bill (Maximum \$25.00) ..... \$25.00
b) Customer's request that service be disconnected ..... \$25.00

TRANSFER FEE ..... \$0.00
THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED.

PUBLIC UTILITY COMMISSION OF TEXAS
APPROVED

Cedar Oaks Mobile Home Community &  
Homestead Oaks Mobile Home Community  
**(Formerly Utilities Investment Company, Inc.)**  
(Utility Name)

**SECTION 1.0 RATE SCHEDULE (Continued)**

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

**RETURNED CHECK CHARGE** ..... \$30.00  
RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

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

**COMMERCIAL & NON-RESIDENTIAL DEPOSIT** ..... 1/6TH OF ESTIMATED ANNUAL BILL

**GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:**  
WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [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 1.0 RATE SCHEDULE**

**Section 1.01 - Rates**

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonge Charge</u>
5/8" or 3/4"	<u>\$43.00</u> (Includes 0 gallons)	* <u>\$3.04</u> per 1000 gallons
1"	<u>\$107.50</u>	
1½"	<u>\$215.00</u>	#PLUS BAWA fee for Cedar Bayou Park System only
2"	<u>\$344.00</u>	
3"	<u>\$645.00</u>	
4"	<u>\$1,075.00</u>	

\*Includes Baytown Area Water Authority fee ..... \$0.32 per 1,000 gallons

#Baytown Water Authority purchase water fee increase ..... \$0.23 per 1,000 gallons  
*Cedar Bayou Park System only.*

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

Cash , Check , Money Order , Credit Card , 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.

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

**Section 1.02 - Miscellaneous Fees**

TAP FEE ..... \$650.00  
 TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL 5/8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Unique costs) ..... Actual Cost  
 FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS

TAP FEE (Large meter) ..... Actual Cost  
 TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

Cedar Bayou Park, Fairview Acres Subdivision,
Glenwood Subdivision, Cedar Bayou Estates
Homeowners Associations, Inc.,
Peterson Place Subdivision & Rollan Heights Subdivision
(Formerly Utilities Investment Company, Inc.)
(Utility Name)

SECTION 1.0 RATE SCHEDULE (Continued)

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

METER TEST FEE \$25.00
THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF A CUSTOMER REQUESTS A
SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS
RECORDING ACCURATELY. THE FEE MAY NOT EXCEED \$25.

RECONNECTION FEE
THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN
DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS
TARIFF):
a) Nonpayment of bill (Maximum \$25.00) \$25.00
b) Customer's request that service be disconnected \$50.00

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

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

RETURNED CHECK CHARGE \$30.00
RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST

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

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

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:
WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE
RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER ISSUING. [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

PUBLIC UTILITY COMMISSION OF TEXAS
APPROVED
DOCKET
APR 17 2023 51877



Cedar Bayou Park, Fairview Acres Subdivision,  
Glenwood Subdivision, Cedar Bayou Estates  
Homeowners Associations, Inc.,  
Peterson Place Subdivision & Rollan Heights Subdivision  
**(Formerly Utilities Investment Company, Inc.)**  
(Utility Name)

SECTION 10 RATE SCHEDULE (Continued)

**PASS THROUGH ADJUSTMENT CLAUSE:**

The utility's cost attributable to annual fee, pumpage fee and/or consumption-based fee from the Baytown Area Water Authority and/or other such governmental authority shall be passed through to all customers affected by such fee using the following calculations:

**Annual Fee**

Monthly minimum charge + (Annual Fee / Number of Customers affected) / 12 months

**Volume Charge:**

Monthly gallonage charge per 1,000 gallons + (Increase or decrease in pumpage fee X 1.15)

To implement or modify the Pass Through Adjustment Clause, the utility must comply with all notice requirements of 16 TAC § 24.25(b)(2)(F)(ii)

**Example of a Pass Through Provision:**

Adjusted Gallonage Rate (AG) =  $G + [B/(1 - L)]$ , Where:

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

G = approved gallonage charge, per 1,000 gallons;

B = change in fee (per 1,000 gallons);

L = water or sewer line loss for preceding 12 months, not to exceed 0.15 (15%)

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023 5 18 77

DOCKET

**SECTION 1.0 RATE SCHEDULE**

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonge Charge</u>
5/8" or 3/4"	<u>\$20.56</u> (per connection for all water meter sizes)	<u>\$1.50</u> per 1,000 gallons
1"	<u>\$51.40</u>	
1 1/2"	<u>\$102.80</u>	
2"	<u>\$164.48</u>	
3"	<u>\$308.40</u>	
4"	<u>\$411.20</u>	

**(Aldine Village, PWS #1010931 Subdivision Only)**

**City of Houston Groundwater Reduction Fee: \$0.53 per 1,000 gallons for each 1,000 gallons**

**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.

**REGULATORY ASSESSMENT** ..... 1.0%  
 PUCT RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL AND TO REMIT IT TO THE ICEQ.

**Section 1.02 - Miscellaneous Fees**

**TAP FEE (Gravity Sewer)** ..... \$500.00  
 TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL CONNECTION. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

**TAP FEE (Unique Costs)** ..... Actual Cost  
 FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS

**TAP FEE (Large Meter)** ..... Actual Cost  
 TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR TAP SIZE INSTALLED.

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

**METER TEST FEE** ..... \$25.00  
 THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF A CUSTOMER REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS RECORDING ACCURATELY. THE FEE MAY NOT EXCEED \$25.

**SECTION 1.0 RATE SCHEDULE**

**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

**TRANSFER FEE** ..... \$35.00

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

**LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)** ..... \$5.00

PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

**RETURNED CHECK CHARGE** ..... \$25.00

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

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

**COMMERCIAL & NON-RESIDENTIAL** ..... 1/6<sup>TH</sup> OF ESTIMATED ANNUAL BILL

**GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE** ..... \$25.00

WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND OTHER WATER TESTING [16 TEXAS ADMINISTRATIVE CODE (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.

**PASS THROUGH ADJUSTMENT CLAUSE**

The utility may pass on only to those customers served by a system subject to the jurisdiction of the North Harris County Regional Water Authority (NHCRWA) or systems receiving purchased water from the City of Houston Groundwater Reduction Plan (COH GRO), any increase or decrease in its underground water district pumpage fee or purchased water fee, thirty (30) days after noticing of any change to all effected customers and filing notice with the PUC as required by 16 TAC § 24.25 (b)(2)(F). The change per customer shall be calculated as follows:

$$(A \times B) / C + L [A \times B) / C] = \text{increase or decrease to existing gallonage rate}$$

Where:

A = Utility's annualized change in cost of water subjected to district's fee

B = Average number of gallons

C = 1,000 gallons

L = Percentage system wide line loss for the preceding 12 months, not to exceed 1.5%

PUBLIC UTILITY COMMISSION OF TEXAS  
 APPROVED

**SECTION 1.0 RATE SCHEDULE (Continued)**

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonage Charge</u>
5/8" or 3/4"	<u>\$26.00</u> (Includes 1,000 gallons)	<u>\$4.00</u> per 1,000 gallons Over the minimum

**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.

**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 SAME TO THE ICPC.

**Section 1.02 - Miscellaneous Fees**

**TAP FEE** ..... \$600.00  
 TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD  
 RESIDENTIAL CONNECTION. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON  
 THIS TARIFF

**TAP FEE (Unique Costs)** ..... Actual Cost  
 FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS.

**TAP FEE (Large Meter)** ..... Actual Cost  
 TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR TAP SIZE INSTALLED.

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

**SECTION 1.0 RATE SCHEDULE (Continued)**

**METER TEST FEE**.....\$25.00

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

**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 ..... \$25.00

**TRANSFER FEE**.....\$25.00

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

**LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)**.....\$5.00

PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

**RETURNED CHECK CHARGE**.....\$20.00

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

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

**COMMERCIAL & NON-RESIDENTIAL** ..... 1/6<sup>TH</sup> OF ESTIMATED ANNUAL BILL

**GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE**

WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND OTHER WATER TESTING. [16 TEXAS ADMINISTRATIVE CODE (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

PUBLIC UTILITY COMMISSION OF TEXAS  
 APPROVED

APR 17 2023

DOCKET

51877

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.

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED  
D  
O  
C  
K  
APR 17 2023 5 18 77

**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.

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

**SECTION 2.0 – SERVICE RULES AND REGULATIONS (Continued)**

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. This loss of service.

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED  
D  
O  
C  
K  
R  
APR 17 2023 5 18 77

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 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



**SECTION 2.0 – SERVICE RULES AND REGULATIONS (Continued)**

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.

**PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED**

**APR 17 2023 5 10 77**  
D  
K  
C  
O  
O  
F

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 property caused by the utility's service.

**Docket No. 51877**

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023  
5 18 77

**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

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

**Tariff Control No. 51877**

APR 17 2023 5 10 77

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

0.2% lead, can be used at any connection that provides water for human use.

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

**Tariff Control No. 51877**

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023  
D  
O  
C  
K  
5 1 8 7 7

**SECTION 2.20 – SPECIFIC UTILITY SERVICE RULES AND REGULATIONS (Continued)**

plumber/backflow prevention device specialist at the customer's expense. The backflow prevention 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 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 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(25)) must be individually metered.

The imposition of additional extension costs or charges as provided by Sections 2.12 and 3.02 of this Docket No. 51877

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

D  
APR 17 2023 C K 5 18 77

**SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (Continued)**

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 applicant's full potential service demand. If the tap or service connection is made to the far service main, the applicant shall be responsible for the cost of the service main extension to the near service main.

Public Utility Commission of Texas  
APPROVED  
D  
O  
O  
C  
K  
F  
APR 17 2023 5 18 77



SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (Continued)

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).

**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 public utility agreement of Texas  
**Tariff Control No. 51877**

**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" in 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.

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023

DOCKET

51877

APPENDIX B – APPLICATION FOR SERVICE

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

D  
O  
C

APR 17 2023

5 10 77

APPENDIX C – AGREEMENT FOR TEMPORARY WATER SERVICE

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023

RECORDED

51877



# Public Utility Commission of Texas

**By These Presents Be It Known To All That  
Texas Water Utilities, L.P.**

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

## **Certificate of Convenience and Necessity No. 12983**

to provide continuous and adequate water utility service to that service area or those service areas in Bandera, Bexar, Brazoria, Chambers, Comal, Cooke, Denton, Freestone, 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 as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 51877 are on file at the Commission offices in Austin, Texas; and are a matter of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of Texas Water Utilities, L.P. to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023

EX-100



51877

Texas Water Utilities, LP  
Portion of Water CCN No. 12983  
PUC Docket No. 51877  
Transferred all of L and T Waterworks, LLC, CCN No. 12993 in Henderson County



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

**Water CCN**

-  12983 - Texas Water Utilities LP
-  10821 - Bethel-Ash WSC

APR 17 2023  
DOCK 51877

0 450 900  
Feet

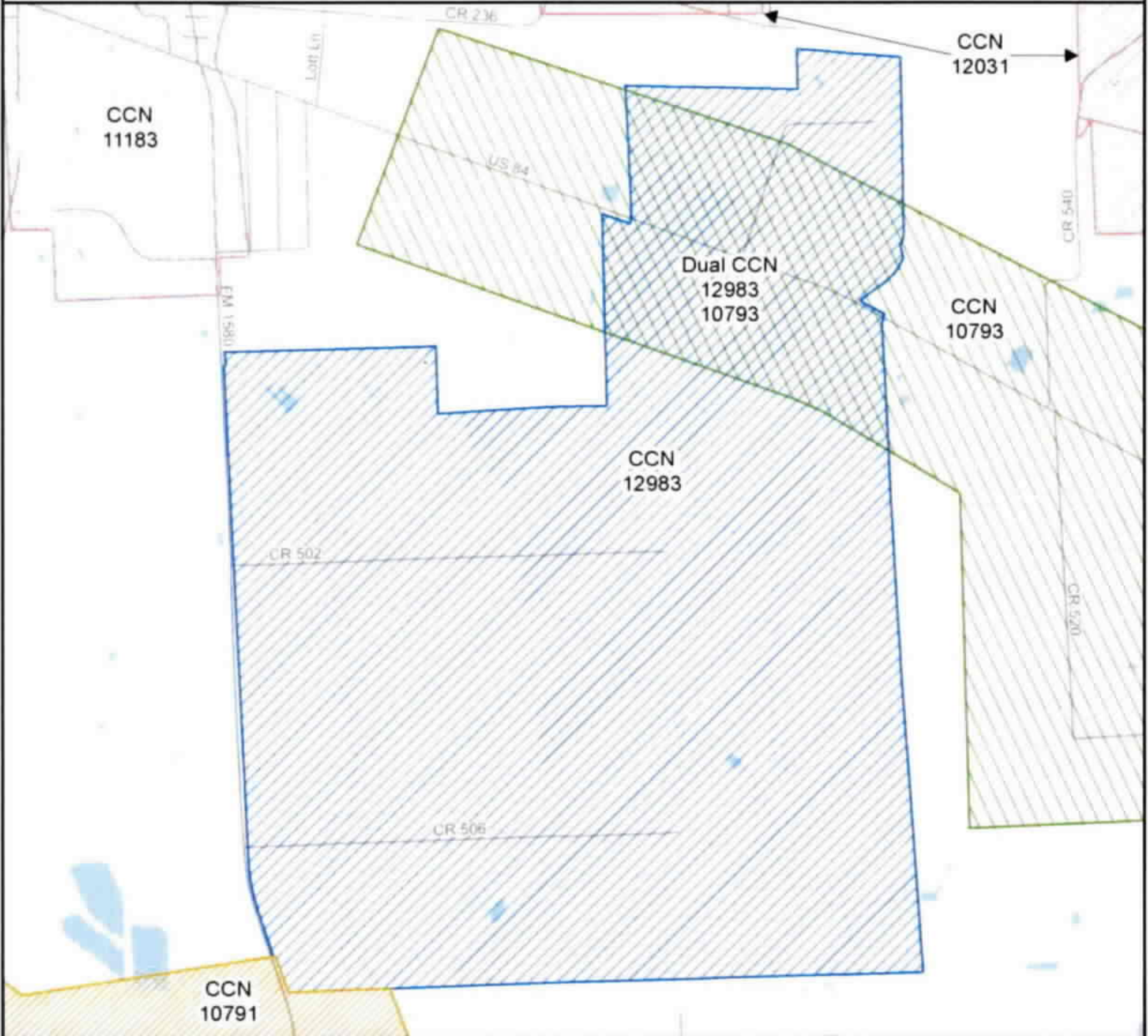


Map by: Kornal Patel  
Date: January 16, 2023  
Project: 51877TxWaterUtilities.mxd  
Map 1 of 2



Texas Water Utilities, LP  
Portion of Water CCN No. 12983  
PUC Docket No. 51877

Transferred all of L and T Waterworks, LLC, CCN No. 12919,  
Obtained Dual Certification with Turlington Water Supply Corporation, CCN No. 10793 and  
Transferred a Portion of South Freestone Water Supply Corporation, CCN No. 10791, in Freestone County



**Water CCN**

-  12983 - Texas Water Utilities LP
-  10793 - Turlington WSC
-  10791 - South Freestone WSC
-  11183 - City of Fairfield
-  12031 - Thompson Water & Construction

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

APR 17 2023

0 750 1,500  
Feet

DOCKET  
51877

