

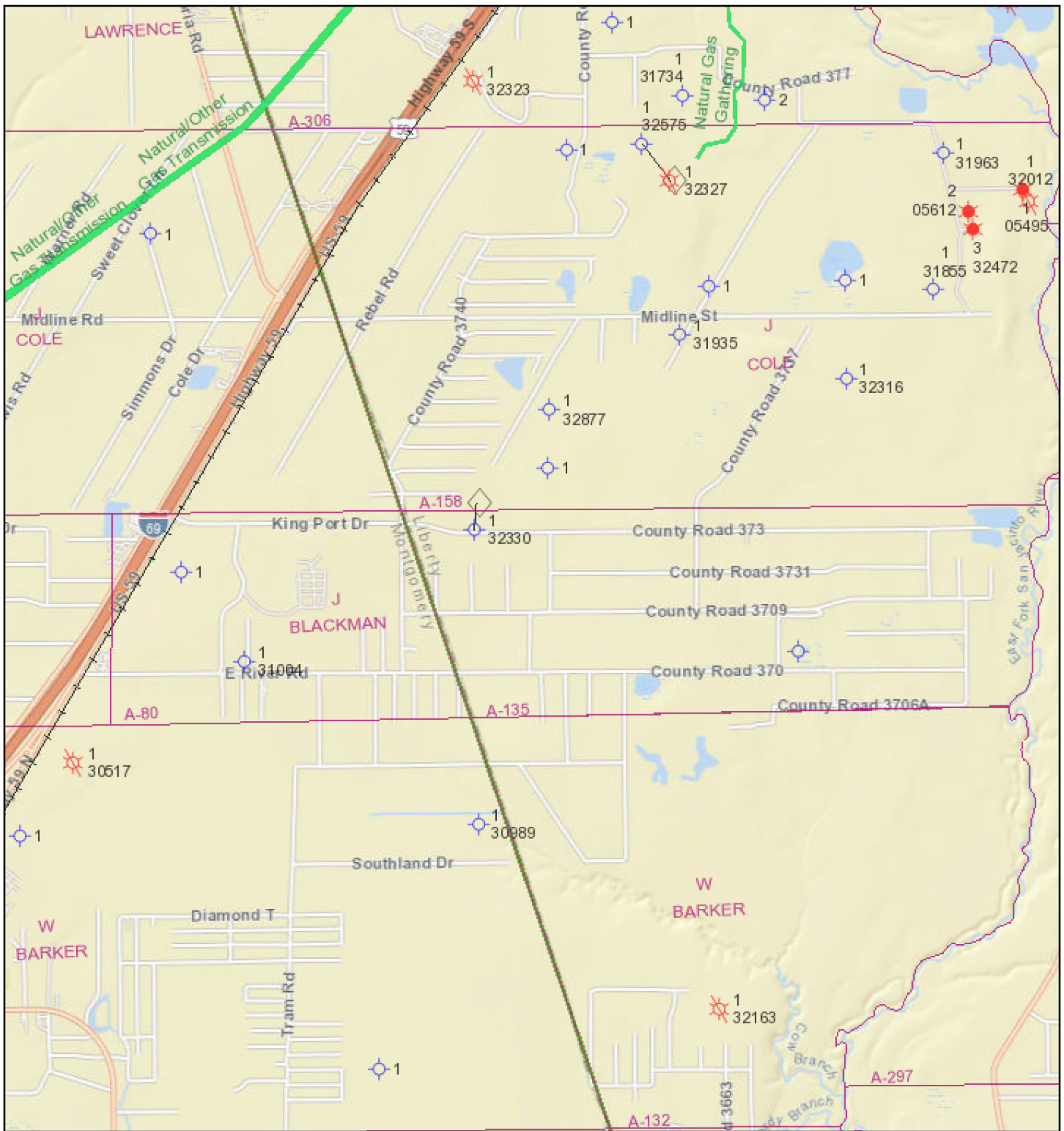


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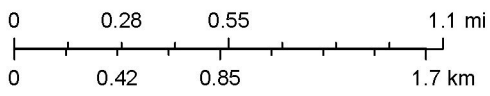
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ItemNumber - 1



April 22, 2021

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



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

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

CCN Application Instructions

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

FAQ:

Who can use this form?

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

Who is required to use this form?

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

What is the purpose of the application?

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

Application Summary

Applicant: HydroTex LLC

CCN No. to be amended: _____

or Obtain NEW CCN Water Sewer

County(ies) affected by this application: Liberty County

Dual CCN requested with: _____

CCN No.: _____ (name of retail public utility)
 Portion or All of requested area

Decertification of CCN for: _____

CCN No.: _____ (name of retail public utility)
 Portion or All of requested area

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Please mark the items included in this filing

<input type="checkbox"/> Partnership Agreement	Part A: Question 4
<input type="checkbox"/> Articles of Incorporation and By-Laws (WSC)	Part A: Question 4
<input type="checkbox"/> Certificate of Account Status	Part A: Question 4
<input type="checkbox"/> Franchise, Permit, or Consent letter	Part B: Question 7
<input type="checkbox"/> Existing Infrastructure Map	Part B: Question 8
<input type="checkbox"/> Customer Requests For Service in requested area	Part B: Question 9
<input type="checkbox"/> Population Growth Report or Market Study	Part B: Question 10
<input type="checkbox"/> TCEQ Engineering Approvals	Part B: Question 11
<input type="checkbox"/> Requests & Responses For Service to ½ mile utility providers	Part B: Question 12.B
<input type="checkbox"/> Economic Feasibility (alternative provider) Statement	Part B: Question 12.C
<input type="checkbox"/> Alternative Provider Analysis	Part B: Question 12.D
<input type="checkbox"/> Enforcement Action Correspondence	Part C: Question 16
<input type="checkbox"/> TCEQ Compliance Correspondence	Part D: Question 20
<input type="checkbox"/> Purchased Water Supply or Treatment Agreement	Part D: Question 23
<input type="checkbox"/> Rate Study (new market entrant)	Part E: Question 28
<input type="checkbox"/> Tariff/Rate Schedule	Part E: Question 29
<input type="checkbox"/> Financial Audit	Part E: Question 30
<input type="checkbox"/> Application Attachment A & B	Part E: Question 30
<input type="checkbox"/> Capital Improvement Plan	Part E: Question 30
<input type="checkbox"/> Disclosure of Affiliated Interests	Part E: Question 31
<input type="checkbox"/> Detailed (large scale) Map	Part F: Question 32
<input type="checkbox"/> General Location (small scale) Map	Part F: Question 32
<input type="checkbox"/> Digital Mapping Data	Part F: Question 32
<input type="checkbox"/> Signed & Notarized Affidavit	Page 12

Part A: Applicant Information

1. A. Name: HydroTex LLC
(individual, corporation, or other legal entity)
 Individual Corporation WSC Other: LLC

B. Mailing Address: 101 Parklane Blvd. Ste. 102
Sugar Land, TX 77478

Phone No.: 713.562.5084 Email: brandon@svag.capital

C. Contact Person. Please provide information about the person to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney, accountant, or other title.

Name: Kevin Browder Title: Manager

Mailing Address: 25521 Oakhurst Forest Dr. Porter, TX 77365

Phone No.: 832-607-2964 Email: mybrowder@yahoo.com

2. If the Applicant is someone other than a municipality, is the Applicant currently paid in full on the Regulatory Assessment Fees (RAF) remitted to the TCEQ?

Yes No N/A

3. If the Applicant is an Investor Owned Utility (IOU), is the Applicant current on Annual Report filings with the Commission?

Yes No If no, please state the last date an Annual Report was filed: _____

4. The legal status of the Applicant is:

Individual or sole proprietorship

Partnership or limited partnership (*attach* Partnership agreement)

Corporation: Charter number (recorded with the Texas Secretary of State): _____

Non-profit, member-owned, member controlled Cooperative Corporation [Article 1434(a) Water Supply or Sewer Service Corporation, incorporated under TWC Chapter 67]
Charter number (as recorded with the Texas Secretary of State): _____

Articles of Incorporation and By-Laws established (*attach*)

Municipally-owned utility

District (MUD, SUD, WCID, FWSD, PUD, etc.)

County

Affected County (a county to which Subchapter B, Chapter 232, Local Government Code, applies)

Other (please explain): LLC

5. If the Applicant operates under an assumed name (i.e., any d/b/a), provide the name below:

Name: HydroTex LLC

Part B: Requested Area Information

6. Provide details on the existing or expected land use in the requested area, including details on requested actions such as dual certification or decertification of service area.

The proposed service area will be a residential development of 120 homes in 89 acres.

7. The requested area (check all applicable):

- Currently receives service from the Applicant Is being developed with no current customers
 Overlaps or is within municipal boundaries Overlaps or is within district boundaries

Municipality: _____ District: _____

Provide a copy of any franchise, permit, or consent granted by the city or district. If not available please explain:

8. Describe the circumstances (economic, environmental, etc.) driving the need for service in the requested area:

The area is undeveloped & requires service for the proposed residential development.

9. Has the Applicant received any requests for service within the requested area?

- Yes* No *Attach copies of all applicable requests for service and show locations on a map

10. Is there existing or anticipated growth in the requested area?

- Yes* No *Attach copies of any reports and market studies supporting growth

11. A. Will construction of any facilities be necessary to provide service to the requested area?

- Yes* No *Attach copies of TCEQ approval letters

B. Date Plans & Specifications or Discharge Permit App. submitted to TCEQ: _____

C. Summarize an estimated timeline for construction for any required facilities to serve the requested area:

6-9 months

D. Describe the source and availability of funds for any required facilities to serve the requested area:

Personal investment funds

Note: Failure to provide applicable TCEQ construction or permit approvals, or evidence showing that the construction or permit approval has been filed with the TCEQ may result in the delay or possible dismissal of the application.

12. A. If construction of a physically separate water or sewer system is necessary, provide a list of all retail public water and/or sewer utilities within one half mile from the outer boundary of the requested area below:

City of Splendora & Southern Horizons

B. Did the Applicant request service from each of the above water or sewer utilities?

Yes*

No

*Attach copies of written requests and copies of the written response

C. Attach a statement or provide documentation explaining why it is not economically feasible to obtain retail service from the water or sewer retail public utilities listed above.

D. If a neighboring retail public utility agreed to provide service to the requested area, attach documentation addressing the following information:

(A) A description of the type of service that the neighboring retail public utility is willing to provide and comparison with service the applicant is proposing;

(B) An analysis of all necessary costs for constructing, operating, and maintaining the new facilities for at least the first five years of operations, including such items as taxes and insurance; and

(C) An analysis of all necessary costs for acquiring and continuing to receive service from the neighboring retail public utility for at least the first five years of operations.

13. Explain the effect of granting the CCN request on the Applicant, any retail public utility of the same kind serving in the proximate area, and any landowners in the requested area. The statement should address, but is not limited to, regionalization, compliance, and economic effects.

Part C: CCN Obtain or Amend Criteria Considerations

14. Describe the anticipated impact and changes in the quality of retail utility service for the requested area:

15. Describe the experience and qualifications of the Applicant in providing continuous and adequate retail service:

Applicant is a developer with over 11 years of real estate experience and over 400 limited partner investors. Real Estate lot sales, owner for a decade of a Business in Real Estate, one of the investor partners has 20 years of experience running a water system (ccn).

16. Has the Applicant been under an enforcement action by the Commission, TCEQ, Texas Department of Health (TDH), the Office of the Attorney General (OAG), or the Environmental Protection Agency (EPA) in the past five (5) years for non-compliance with rules, orders, or state statutes?

Yes* No

*Attach copies of any correspondence with the applicable regulatory agency concerning any enforcement actions, and attach a description of any actions or efforts the Applicant has taken to comply with these requirements.

17. Explain how the environmental integrity of the land will or will not be impacted or disrupted as a result of granting the CCN as requested:

18. Has the Applicant made efforts to extend retail water or sewer utility service to any economically distressed area located within the requested area?

19. List all neighboring water or sewer retail public utilities, cities, districts (including ground water conservation districts), counties, or other political subdivisions (including river authorities) providing the same service located within two (2) miles from the outer boundary of the requested area:

Aqua Utilities INC., City of Cleveland, Crystal Springs Water Co., Quadvest LP, Souther Cleveland WSC, T&W Water Service Co., City of Splendora, Southern Horizons

Part D: TCEQ Public Water System or Sewer (Wastewater) Information

20. A. Complete the following for all Public Water Systems (PWS) associated with the Applicant's CCN:

TCEQ PWS ID:	Name of PWS:	Date of TCEQ inspection*:	Subdivisions served:

*Attach evidence of compliance with TCEQ for each PWS

- B. Complete the following for all TCEQ Water Quality (WQ) discharge permits associated with the Applicant's CCN:

TCEQ Discharge Permit No:	Date Permit expires:	Date of TCEQ inspection*:	Subdivisions served:
WQ-			
WQ-			
WQ-			
WQ-			

*Attach evidence of compliance with TCEQ for each Discharge Permit

- C. The requested CCN service area will be served via: PWS ID: _____
WQ - _____

21. List the number of existing connections for the PWS & Discharge Permit indicated above (Question 20. C.):

Water			Sewer	
	Non-metered	2"		Residential
	5/8" or 3/4"	3"		Commercial
	1"	4"		Industrial
	1 1/2"	Other		Other
Total Water Connections:			Total Sewer Connections:	

22. List the number of additional connections projected for the requested CCN area:

Water			Sewer	
	Non-metered	2"		Residential
	5/8" or 3/4"	3"		Commercial
	1"	4"		Industrial
	1 1/2"	Other		Other
Total Water Connections:			Total Sewer Connections:	

23. A. Will the system serving the requested area purchase water or sewer treatment capacity from another source?

Yes* No *Attach a copy of purchase agreement or contract.

Capacity is purchased from:

Water: _____

Sewer: _____

B. Are any of the Applicants PWS's required to purchase water to meet the TCEQ's minimum capacity requirements or TCEQ's drinking water standards?

Yes No

C. What is the amount of supply or treatment purchased, per the agreement or contract? What is the percent of overall demand supplied by purchased water or sewer treatment (if any)?

	Amount in Gallons	Percent of demand
Water:		0%
Sewer:		0%

24. Does the PWS or sewer treatment plant have adequate capacity to meet the current and projected demands in the requested area?

Yes No

25. List the name, class, and TCEQ license number of the operators that will be responsible for the operations of the water or sewer utility service provided to the requested area:

Name (as it appears on license)	Class	License No.	Water/Sewer
Jerek R. Miggins	C	WG0014260	Water

26. A. Are any improvements required for the existing PWS or sewer treatment plant to meet TCEQ or Commission standards?

Yes No

B. Provide details on each required major capital improvement necessary to correct deficiencies to meet the TCEQ or Commission standards (attach any engineering reports or TCEQ approval letters):

Description of the Capital Improvement:	Estimated Completion Date:	Estimated Cost:

27. Provide a map (or maps) showing all facilities for production, transmission, and distribution, and the location of existing or proposed customer connections, in the requested area. Facilities should be identified on subdivision plats, engineering planning maps, or other large scale maps. Color coding can be used, and is encouraged, to distinguish types of facilities.

Part E: Financial Information

28. If the Applicant seeking to obtain a CCN for the first time is an Investor Owned Utility (IOU) and under the original rate jurisdiction of the Commission, a proposed tariff must be attached to the application. The proposed rates must be supported by a rate study, which provides all calculations and assumptions made. Once a CCN is granted, the Applicant must submit a rate filing package with the Commission within 18 months from the date service begins. The purpose of this rate filing package is to revise a utility's tariff to adjust the rates to a historic test year and to true up the new tariff rates to the historic test year. It is the Applicant's responsibility in any future rate proceeding to provide written evidence and support for the original cost and installation date of all facilities used and useful for providing utility service. Any dollar amount collected under the rates charged during the test year in excess of the revenue requirement established by the Commission during the rate change proceeding shall be reflected as customer contributed capital going forward as an offset to rate base for ratemaking purposes.

29. If the Applicant is an existing IOU, please attach a copy of the current tariff and indicate:

A. Effective date for most recent rates: _____

B. Was notice of this increase provided to the Commission or a predecessor regulatory authority?

No Yes

Application or Docket Number: _____

C. If notice was not provided to the Commission, please explain why (ex: rates are under the jurisdiction of a municipality)

If the Applicant is a Water Supply or Sewer Service Corporation (WSC/SSC) and seeking to obtain a CCN, attach a copy of the current tariff.

30. Financial Information

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

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

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

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

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

31. Attach a disclosure of any affiliated interest or affiliate. Include a description of the business relationship between all affiliated interests and the Applicant.

DO NOT INCLUDE ATTACHMENTS A OR B IF LEFT BLANK

Part F: Mapping & Affidavits

32. Provide the following mapping information with each of the seven (7) copies of the application:

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

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

Part G: Notice Information

The following information will be used to generate the proposed notice for the application.
 DO NOT provide notice until the application is deemed sufficient for filing and the Applicant is ordered to provide notice.

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

The total acreage of the requested area is approximately: 89.481 acres

Number of customer connections in the requested area: 120

The closest city or town: Midline, Texas

Approximate mileage to closest city or town center: 1.25 Miles

Direction to closest city or town: west

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

on the East by: County Road 3737

on the South by: County Road 373

on the West by: County Road 3740

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

Applicant's Oath

STATE OF Texas

COUNTY OF Liberty

I, Kevin B. Browder being duly sworn, file this application to obtain or amend a water or sewer CCN, as _____ (owner, member of partnership, title as officer of corporation, or authorized representative)

I attest that, in such capacity, I am qualified and authorized to file and verify such application, am personally familiar with the documents filed with this application, and have complied with all the requirements contained in the application; and, that all such statements made and matters set forth therein with respect to Applicant are true and correct. Statements about other parties are made on information and belief. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Commission.

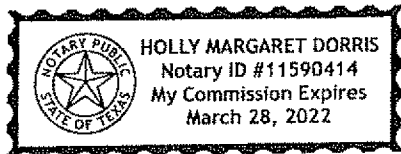
I further represent that the application form has not been changed, altered, or amended from its original form.
I further represent that the Applicant will provide continuous and adequate service to all customers and qualified applicants within its certificated service area should its request to obtain or amend its CCN be granted.

[Signature]
AFFIANT
(Utility's Authorized Representative)

If the Affiant to this form is any person other than the sole owner, partner, officer of the Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas
this day the 10th of August, 2021

SEAL



[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
Holly Dorris
PRINT OR TYPE NAME OF NOTARY

My commission expires: March 28, 2022

Appendix A: Historical Financial Information (Balance Sheet and Income Schedule)

(Audited financial statements may be substituted for this schedule – see item 29 of the instructions)

HISTORICAL BALANCE SHEETS (ENTER DATE OF YEAR END)	CURRENT(A) (- -)	A-1 YEAR (- -)	A-2 YEAR (- -)	A-3 YEAR (- -)	A-4 YEAR (- -)	A-5 YEAR (- -)
CURRENT ASSETS						
Cash						
Accounts Receivable						
Inventories						
Other						
A. Total Current Assets						
FIXED ASSETS						
Land						
Collection/Distribution System						
Buildings						
Equipment						
Other						
Less: Accum. Depreciation or Reserves						
B. Total Fixed Assets						
C. TOTAL Assets (A + B)						
CURRENT LIABILITIES						
Accounts Payable						
Notes Payable, Current						
Accrued Expenses						
Other						
D. Total Current Liabilities						
LONG TERM LIABILITIES						
Notes Payable, Long-term						
Other						
E. Total Long Term Liabilities						
F. TOTAL LIABILITIES (D + E)						
OWNER'S EQUITY						
Paid in Capital						
Retained Equity						
Other						
Current Period Profit or Loss						
G. TOTAL OWNER'S EQUITY						
TOTAL LIABILITIES+EQUITY (F + G) = C						
WORKING CAPITAL (A – D)						
CURRENT RATIO (A / D)						
DEBT TO EQUITY RATIO (E / G)						

DO NOT INCLUDE ATTACHMENTS A OR B IF LEFT BLANK

HISTORICAL NET INCOME INFORMATION

(ENTER DATE OF YEAR END)	CURRENT(A) (- -)	A-1 YEAR (- -)	A-2 YEAR (- -)	A-3 YEAR (- -)	A-4 YEAR (- -)	A-5 YEAR (- -)
METER NUMBER						
Existing Number of Taps						
New Taps Per Year						
Total Meters at Year End						
METER REVENUE						
Revenue per Meter (use for projections)						
Expense per Meter (use for projections)						
Operating Revenue Per Meter						
GROSS WATER REVENUE						
Revenues- Base Rate & Gallonage Fees						
Other (Tap, reconnect, transfer fees, etc.)						
Gross Income						
EXPENSES						
General & Administrative (see schedule)						
Operating (see schedule)						
Interest						
Other (list)						
NET INCOME						

HISTORICAL EXPENSE INFORMATION (ENTER DATE OF YEAR END)	CURRENT(A) (- -)	A-1 YEAR (- -)	A-2 YEAR (- -)	A-3 YEAR (- -)	A-4 YEAR (- -)	A-5 YEAR (- -)
GENERAL/ADMINISTRATIVE EXPENSES						
Salaries & Benefits-Office/Management Office (services, rentals, supplies, electricity)						
Contract Labor						
Transportation						
Insurance						
Telephone						
Utilities						
Property Taxes						
Professional Services/Fees (recurring)						
Regulatory- other						
Other (describe)						
Interest						
Other						
Total General Admin. Expenses (G&A)						
% Increase Per Year	0%	0%	0%	0%	0%	0%
OPERATIONS & MAINTENANCE EXPENSES						
Salaries & Benefits (Employee, Management)						
Materials & Supplies						
Utilities Expense-office						
Contract Labor						
Transportation Expense						
Depreciation Expense						
Other(describe)						
Total Operational Expenses (O&M)						
Total Expense (Total G&A + O&M)						
Historical % Increase Per Year	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
ASSUMPTIONS						
Interest Rate/Terms						
Depreciation Schedule (attach)						
Other assumptions/information (List all)						

Appendix B: Projected Information

HISTORICAL BALANCE SHEETS (ENTER DATE OF YEAR END)	CURRENT(A) (- -)	A-1 YEAR (- -)	A-2 YEAR (- -)	A-3 YEAR (- -)	A-4 YEAR (- -)	A-5 YEAR (- -)
CURRENT ASSETS						
Cash						
Accounts Receivable						
Inventories						
Income Tax Receivable						
Other						
A. Total Current Assets						
FIXED ASSETS						
Land						
Collection/Distribution System						
Buildings						
Equipment						
Other						
Less: Accum. Depreciation or Reserves						
B. Total Fixed Assets						
C. TOTAL Assets (A + B)						
CURRENT LIABILITIES						
Accounts Payable						
Notes Payable, Current						
Accrued Expenses						
Other						
D. Total Current Liabilities						
LONG TERM LIABILITIES						
Notes Payable, Long-term						
Other						
E. Total Long Term Liabilities						
F. TOTAL LIABILITIES (D + E)						
OWNER'S EQUITY						
Paid in Capital						
Retained Equity						
Other						
Current Period Profit or Loss						
G. TOTAL OWNER'S EQUITY						
TOTAL LIABILITIES+EQUITY (F + G) = C						
WORKING CAPITAL (A - D)						
CURRENT RATIO (A / D)						
DEBT TO EQUITY RATIO (F / G)						

PROJECTED NET INCOME INFORMATION

(ENTER DATE OF YEAR END)	CURRENT(A) (- -)	A-1 YEAR (- -)	A-2 YEAR (- -)	A-3 YEAR (- -)	A-4 YEAR (- -)	A-5 YEAR (- -)
METER NUMBER						
Existing Number of Taps						
New Taps Per Year						
Total Meters at Year End						
METER REVENUE						
Revenue per Meter (use for projections)						
Expense per Meter (use for projections)						
Operating Revenue Per Meter						
GROSS WATER REVENUE						
Revenues- Base Rate & Gallonage Fees						
Other (Tap, reconnect, transfer fees, etc.)						
Gross Income						
EXPENSES						
General & Administrative (see schedule)						
Operating (see schedule)						
Interest						
Other (list)						
NET INCOME						

PROJECTED EXPENSE DETAIL	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
GENERAL/ADMINISTRATIVE EXPENSES						
Salaries						
Office						
Computer						
Auto						
Insurance						
Telephone						
Utilities						
Depreciation						
Property Taxes						
Professional Fees						
Other						
Total						
% Increase Per projected Year	0%	0%	0%	0%	0%	0%
OPERATIONAL EXPENSES						
Salaries						
Auto						
Utilities						
Depreciation						
Repair & Maintenance						
Supplies						
Other						
Total						

PROJECTED SOURCES AND USES OF CASH STATEMENTS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
SOURCES OF CASH						
Net Income						
Depreciation (If funded by revenues of system)						
Loan Proceeds						
Other						
Total Sources						
USES OF CASH						
Net Loss						
Principle Portion of Pmts.						
Fixed Asset Purchase						
Reserve						
Other						
Total Uses						
NET CASH FLOW						
DEBT SERVICE COVERAGE						
Cash Available for Debt (CADS)						
A: Net Income (Loss)						
B: Depreciation, or Reserve Interest						
C: Total CADS (A + B = C)						
D: DEBT SERVICE						
Annual Principle Plus Interest						
E: DEBT SERVICE COVERAGE RATIO						
CADS Divided by DS (E = C / D)						



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
89.481 ACRES
IN THE JOHN COLE SURVEY, ABSTRACT NUMBER 158,
AND THE JOSIAH BLACKMAN SURVEY, ABSTRACT NUMBER 135
LIBERTY COUNTY, TEXAS

BEING a 89.481 acre tract of land situated in the John Cole Survey, Abstract Number 158, and the Josiah Blackman Survey, Abstract Number 135, Liberty County, Texas, being comprised of all of that same called 5.000 acre tract described in instrument to David W. Lairson and Julie Lairson, recorded in Volume 1941, Page 680 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), and all of those same called 50.000 acre tract and 34.488 acre tract, described in instrument to David W. Lairson and Julie Lairson, recorded in Volume 1942, Page 443, O.P.R.L.C.T., said 89.481 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the northerly margin of County Road 373 (C.R. 373) for the common southerly corner of said 5.000 acre tract and Lot 10, Block 2 of Woodlane, Section H (unrecorded subdivision), being the southerly southwest corner of the herein described 89.481 acre tract;

THENCE North 03°19'54" West, 418.43 feet, with the common line between said 5.000 acre tract and said Lot 10, to a 1 inch iron rod found in the apparent common line between said Cole and Blackman Surveys, the southerly line of said 50.000 acre tract, for the common northerly corner of said 5.000 acre tract and said Lot 10, being an interior corner of the herein described 89.481 acre tract;

THENCE South 86°56'50" West, 485.23 feet, with the apparent common line between said Cole and Blackman Surveys, the common line between said 50.000 acre tract and said Section H, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of Lot 7 of said Block H, for the common southerly corner of said 50.000 acre tract and Block 1 of Southern Crossing, Section 2 as shown on the map or plat thereof recorded in Volume 9, Page 193 of the Map records of Liberty County, Texas (M.R.L.C.T.), being the westerly southwest corner of the herein described 89.481 acre tract;

THENCE North 27°49'49" East, with the southeasterly line of said Section 2, and the southeasterly line of Section 3 of said Southern Crossing, common to the northwesterly line of said 50.000 acre tract, at a distance of 167.45 feet, pass a ½ inch iron rod found for reference, at a distance of 573.24 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" found for reference, in all, a total distance of 4048.73 feet, to a ½ inch iron rod found in the southerly margin of Midline Street, for the common northerly corner of said 50.000 acre tract and said Section 3, being the northwesterly corner of the herein described 89.481 acre tract;

THENCE North 86°56'42" East, with the southerly margin of said Midline Street, the most northerly line of said 50.000 acre tract, at a distance of 70.54 feet, pass a ½ inch iron rod found for the common northerly corner of said 50.000 acre tract and said 34.488 acre tract, thence continuing with the southerly margin of said Midline Street, the northerly line of said 34.488 acre tract, in all, a total distance of 1104.21 feet, to a ½ inch iron rod found for the common northerly corner of said 34.488 acre tract and lot 118 of the Ida Straus Subdivision, recorded in Volume 3, Page 84, M.R.L.C.T., being the northeasterly corner of the herein described 89.481 acre tract;

THENCE South 27°50'32" West, 4049.26 feet, with the southeasterly line of said 34.488 acre tract and said 50.000 acre tract, common to the northwesterly line of said Lot 118, to a ½ inch iron rod found in the said apparent common survey line, the northerly line of Lot 15 of said Section H for the common southerly corner of said 50.000 acre tract and said Lot 118, being the easterly southeast corner of the herein described 89.481 acre tract;

THENCE South 86°56'30" West, 467.75 feet, with said apparent common survey line, the southerly line of said 50.000 acre tract, a southerly line of said 5.000 acre tract, common to a northerly line of said Section H, to a ½ inch iron rod found for a common corner of said 5.000 acre tract and Lot 12 of said Section H, being an interior corner of the herein described 89.481 acre tract;

THENCE South 03°18'17" East, 417.88 feet, with the common line between said 5.000 acre tract and said Lot 12, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of said C.R. 373, for the common southerly corner of said 5.000 acre tract and said Lot 12m being the southerly southeast corner of the herein described 89.481 acre tract;

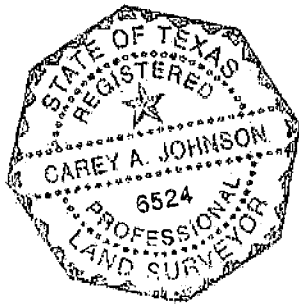
THENCE South 86°44'52" West, 150.04 feet, to with the northerly margin of said C.R. 373, the most southerly line of said 5.000 acre tract, to the **POINT OF BEGINNING**.

CONTAINING a computed area of 89.481 acres of land within this Field Note Description.

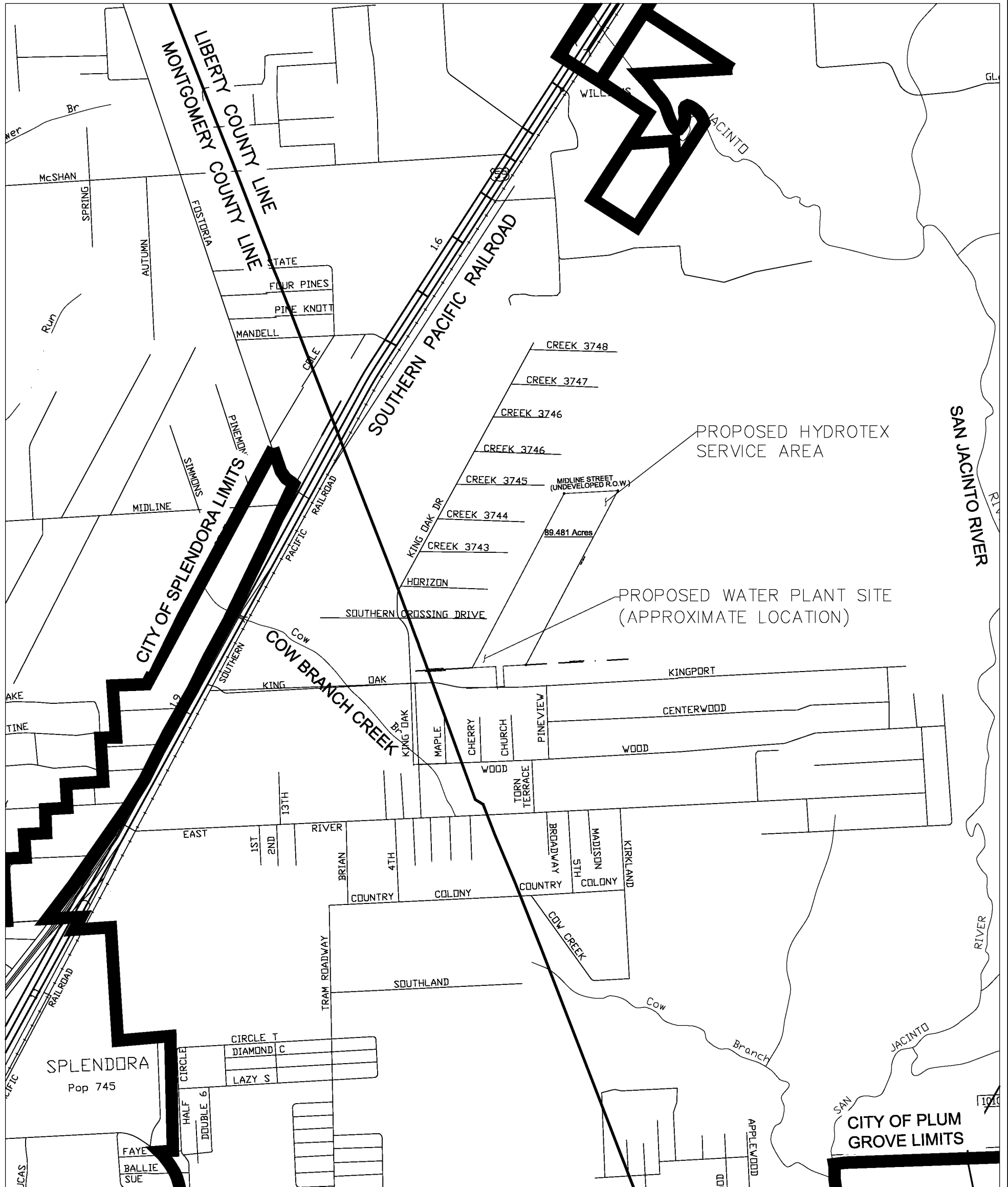
This Field Note Description was prepared from a survey performed on the ground on June 23, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number L309-01.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

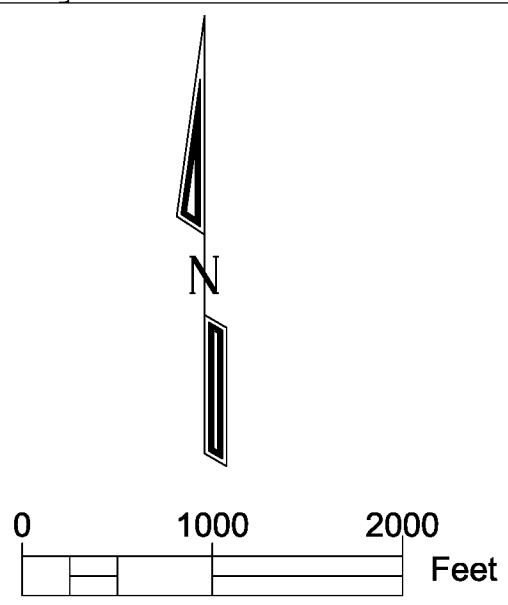
July 1, 2020
Date



Carey A. Johnson
R.P.L.S. No. 6524



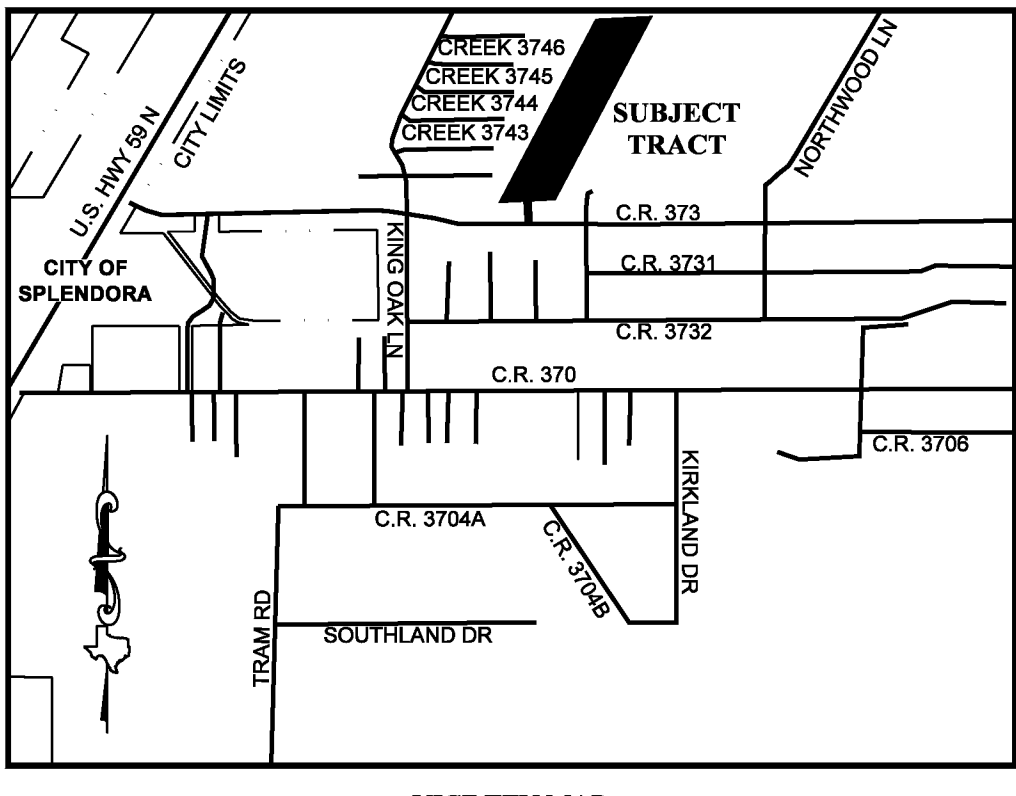
HYDROTEX LARGE SCALE MAP
 PROJECT #: 1174
 DATE: 04/23/2021



SPE

SPEAR POINT ENGINEERING, LLC

TBPE Firm No. 18904
 604 W WORSHAM
 WILLIS, TX 77378
 936-256-2626



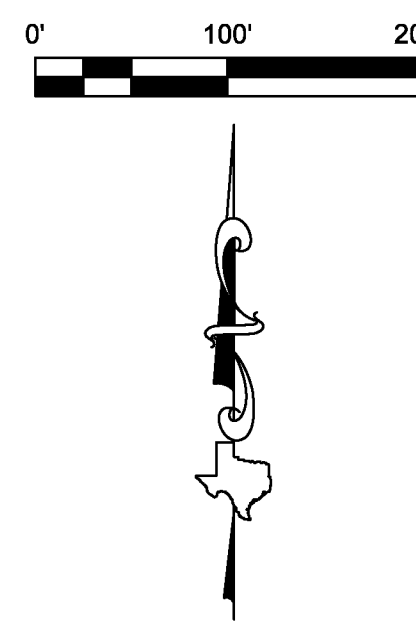
THE LANDING II

A SUBDIVISION OF 89.481 ACRES SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NUMBER 158, AND THE JOSIAH BLACKMAN SURVEY, ABSTRACT NUMBER 135, LIBERTY COUNTY, TEXAS, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, 135, LIBERTY COUNTY, TEXAS, BEING COMPRISED OF ALL OF THAT CALLED 5.000 ACRE TRACT DESCRIBED IN VOLUME 1941, PAGE 680, A CALLED 50.000 ACRE TRACT AND 34.488 ACRE TRACT, DESCRIBED IN VOLUME 1942, PAGE 443, OF THE OFFICIAL PUBLIC RECORDS, LIBERTY COUNTY, TEXAS.

121 LOTS 2 BLOCKS 3 RESERVES (16.73 ACRES)
10.62 ACRES DEDICATED TO R.O.W.

OWNER
LANDING II, LLC
101 PARKLANE BLVD. SUITE 102
SUGARLAND, TEXAS 77478

SURVEYOR
TEXAS PROFESSIONAL SURVEYING
FIRM REGISTRATION NO. 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303



VICINITY MAP
(NOT TO SCALE)

STATE OF TEXAS
COUNTY OF LIBERTY

KNOW ALL MEN BY THESE PRESENTS, That Landing II LLC, a Texas Limited Liability Company, a company organized and existing under the laws of the State of Texas, with its home address at 101 Parklane Blvd. Suite 102, Sugarland, Texas, 77478, owner of 89.481 acres of land out of the John Cole Survey, A-158 and the Josiah Blackman Survey, A-135, Liberty County, Texas as conveyed to me by deed dated August 13, 2020, and recorded in instrument No. 2020029765, Liberty County Official Public Records, DO HEREBY SUBDIVIDE 89.481 acres of land out of the John Cole Survey, A-158 and the Josiah Blackman Survey, A-135, to be known as The Landing II, in accordance with the plat shown hereon, subject to any and all easements or restrictions hereto fore granted and do hereby dedicate to the public the streets and easements shown hereon.

WITNESS MY HAND, this ___ day of _____, A.D., 2021.

Shaun Vembutty, Manager

STATE OF TEXAS
COUNTY OF LIBERTY

Before me, the undersigned authority, on this day personally appeared Shaun Vembutty known to me to be the person whose name is subscribed to the foregoing instrument as Manager and acknowledged to me that he executed the same in such capacity as the act and deed of said company for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL AT OFFICE this the ___ day of _____, A.D. 2021.

Notary Public State of Texas

Approved by Commissioners' Court of Liberty County, Texas this ___ day of _____, 2021.

Bruce Karbowski
Commissioner, Precinct 1

Greg Arthur
Commissioner, Precinct 2

Jay H. Knight
County Judge

David S. Whitmire
Commissioner, Precinct 3

Leon Wilson
Commissioner, Precinct 4

STATE OF TEXAS
COUNTY OF LIBERTY

I, Lee Haidusek, County Clerk of Liberty County, Texas, do hereby certify that on the ___ day of _____, A.D. 2021, the Commissioners Court of Liberty County, Texas passed an order authorizing the filing for record of this plat, and said order has been duly entered in the minutes of the said Court in Book ___ Page ___.

WITNESS MY HAND, this ___ day of _____, A.D., 2021.

County Judge
Liberty County, Texas

County Clerk
Liberty County, Texas

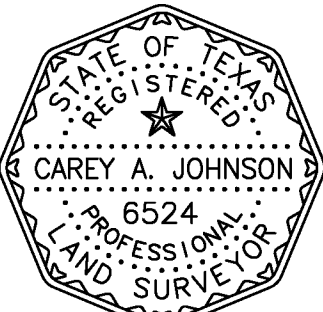
THE STATE OF TEXAS
COUNTY OF LIBERTY

I, Lee Haidusek, County Clerk of Liberty County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the ___ day of _____, 2021, at ___ o'clock ___ m., and duly recorded on the ___ day of _____, 2021, at ___ o'clock ___ m., in the Plat Records of Liberty County, Texas in Book ___ Page ___.

County Clerk, Liberty County, Texas

KNOWN ALL MEN BY THESE PRESENTS:

I, Carey A. Johnson, a Texas Registered Professional Land Surveyor certify that this plat has been prepared in accordance with the Subdivision Regulations of Liberty County.



Carey A. Johnson
Registered Professional Land Surveyor
Texas Registration No. 6524

WATER SUPPLY NOTE:

Hydrotex, LLC, the entity to provide for the potable water supply, is an approved public water supply system, has adequate quantity to supply the subdivision and provisions have been made to provide service to each lot in accordance with the policies of the water supply system.

Water Supply Representative

SOUTHERN CROSSING
BLOCK 1, SECTION 2
VOL. 9, PG. 182, M.R.L.C.T.

RESTRICTED RESERVE "C"
(DETENTION USE)
8.4787 ACRE
36873.06 SQ. FT.

RESTRICTED RESERVE "A"
(WATER PLANT)
1.9094 ACRE
83173.90 SQ. FT.

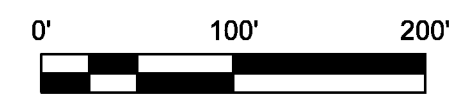
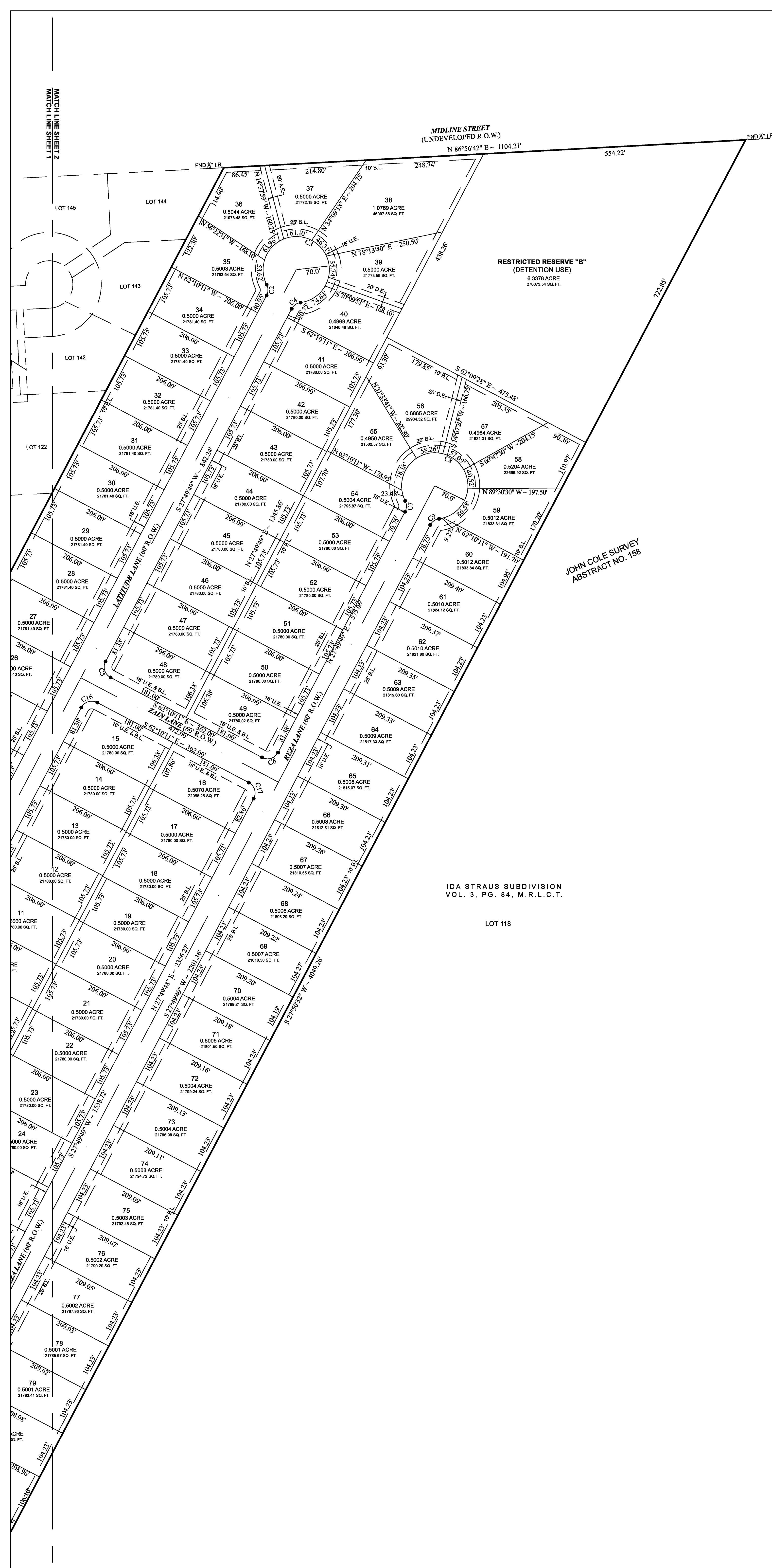
WOODLANE
BLOCK 2, SECTION H
(UNRECORDED)

JOSIAH BLACKMAN SURVEY
ABSTRACT No. 135

WOODLANE
BLOCK 2, SECTION H
(UNRECORDED)

JOHN COLE SURVEY, A-158
JOSIAH BLACKMAN SURVEY, A-135

COUNTY ROAD 373 (60' R.O.W.)
(COUNTY MAINTAINED
PRESCRIPTIVE R.O.W.)



THE LANDING II

A SUBDIVISION OF 89.481 ACRES SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NUMBER 158, AND THE JOSIAH BLACKMAN SURVEY, ABSTRACT NUMBER 135, LIBERTY COUNTY, TEXAS, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, 135, LIBERTY COUNTY, TEXAS. BEING COMPRISED OF ALL OF THAT CALLED 5.000 ACRE TRACT DESCRIBED IN VOLUME 1941, PAGE 680, A CALLED 50.000 ACRE TRACT AND 34.488 ACRE TRACT, DESCRIBED IN VOLUME 1942, PAGE 443, OF THE OFFICIAL PUBLIC RECORDS, LIBERTY COUNTY, TEXAS.

121 LOTS 2 BLOCKS 3 RESERVES (16.73 ACRES)
10.62 ACRES DEDICATED TO R.O.W.
JULY 2021

OWNER
LANDING II, LLC
101 PARKLANE BLVD. SUITE 102
SUGARLAND, TEXAS 77478

SURVEYOR
TEXAS PROFESSIONAL SURVEYING
FIRM REGISTRATION NO. 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303

LEGAL DESCRIPTION:

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CONTAINING a computed area of 89.481 acres of land within this Field Note Description

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

GENERAL NOTES:

- 1) U.E. INDICATES "UTILITY EASEMENT"
- 2) B.L. INDICATES "BUILDING LINE"
- 3) VOL. INDICATES "VOLUME"
- 4) PG. INDICATES "PAGE"
- 5) R.O.W. INDICATES "RIGHT-OF-WAY"
- 6) O.R.L.C.T. INDICATES "OFFICIAL RECORDS LIBERTY COUNTY TEXAS"
- 7) D.R.L.C.T. INDICATES "DEED RECORDS LIBERTY COUNTY TEXAS"
- 8) M.R.L.C.T. INDICATES "MAP RECORDS LIBERTY COUNTY TEXAS"
- 9) C.F. NO. INDICATES "CLERK'S FILE NUMBER"
- 10) There is a 5 (five) foot setback along all side lot lines shown hereon.
- 11) No portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.
- 12) This subdivision is within the boundaries of the Liberty Independent School District.
- 13) No Portion of this subdivision lies within the boundaries of the 100 year flood plain as delineated on the FEMA Flood Insurance Rate Map for Liberty County Community Panel # 48291C0150C, with an effective date 05/02/08.
- 14) Designated Land Use - All lots shown hereon are designated as (R1) Residential.
- 15) No structure in this subdivision shall be occupied until connected to a permitted public or private sanitary sewer system or to an on-site wastewater system that has been approved and permitted by Liberty County.
- 16) No structure in this subdivision shall be occupied until connected to an individual water supply or a state approved community water system. Potable water service shall be provided to each lot by Hydrex, LLC.
- 17) All existing pipeline easements within the limits of the subdivision have been shown.
- 18) All easements shown hereon shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities. No permanent structure shall encroach upon an alley or an easement without the approval of the Liberty County Commissioners Court.
- 19) No more than one single family detached dwelling shall be located on each lot.
- 20) Under his or her professional seal that, to the best of his or her knowledge, the plat accurately reflects the general location (or absence) of all such features in accordance with the terms of these Regulations.
- 21) Under his or her professional seal that, to the best of his or her knowledge, the plat accurately reflects the location and dimension of roadways as set forth are in accordance with the terms of these Regulations.
- 22) Sanitary sewer service shall be provided by individual on-site wastewater system.
- 23) Electric utility service will be provided by Entergy.
- 24) Telephone utility service will be provided by Suddenlink.
- 25) Natural gas utility services is not available.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	250.00	13.87	31°04'11"	N 89°00'00" E	13.87
C2	250.00	23.89	54°32'28"	N 89°00'00" E	23.89
C3	250.00	33.91	78°00'45"	S 89°00'00" W	33.91
C4	250.00	43.93	101°29'02"	S 89°00'00" W	43.93
C5	250.00	53.95	124°57'19"	N 79°00'00" E	53.95
C6	250.00	63.97	148°25'36"	N 79°00'00" E	63.97
C7	250.00	73.99	171°53'53"	S 79°00'00" W	73.99
C8	250.00	84.01	195°22'10"	S 79°00'00" W	84.01
C9	250.00	94.03	218°50'27"	N 69°00'00" E	94.03
C10	250.00	104.05	242°18'44"	N 69°00'00" E	104.05
C11	250.00	114.07	265°47'01"	S 59°00'00" W	114.07
C12	250.00	124.09	289°15'18"	S 59°00'00" W	124.09
C13	250.00	134.11	312°43'35"	N 49°00'00" E	134.11
C14	250.00	144.13	336°11'52"	N 49°00'00" E	144.13
C15	250.00	154.15	359°40'09"	S 39°00'00" W	154.15
C16	250.00	164.17	383°08'26"	S 39°00'00" W	164.17
C17	250.00	174.19	406°36'43"	N 29°00'00" E	174.19
C18	250.00	184.21	430°05'00"	N 29°00'00" E	184.21
C19	250.00	194.23	453°33'17"	S 19°00'00" W	194.23
C20	250.00	204.25	477°01'34"	S 19°00'00" W	204.25

From: [Dunnahoe, Stephen M](#)
To: [Fernando Montelongo](#)
Subject: RE: [EXTERNAL] Aqua Internet Feedback: General Inquiry
Date: Wednesday, July 28, 2021 8:09:29 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Fernando,

The response from our operations dept.:

We don't have enough excess capacity to serve this development. In addition, the line extension cost would make this project unfeasible.

Please let me know if you need anything else,

Steve



Stephen M. Dunnahoe

Utility Solutions

Aqua Texas

O: 817.367.1403 M:817.822.3779



From: Fernando Montelongo <Fernando@spetexas.com>
Sent: Wednesday, July 28, 2021 7:59 AM
To: Dunnahoe, Stephen M <SMDunnahoe@aquaamerica.com>
Subject: RE: [EXTERNAL] Aqua Internet Feedback: General Inquiry

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Stephen,

Have you had time to review the request application for capacity?

Thank you,

Fernando Montelongo

EIT

fernando@spetexas.com

936-256-2626



TBPE No. 18904
604 W Worsham St, Suite 100
Willis, TX 77378

From: Fernando Montelongo
Sent: Thursday, July 8, 2021 11:17 AM
To: Dunnahoe, Stephen M <SMDunnahoe@aquaamerica.com>
Subject: RE: [EXTERNAL] Aqua Internet Feedback: General Inquiry

Stephen,
We did send it via mail but I have attached the PDF for your reference.
Let me know if you need anything else.

Thank you,
Fernando Montelongo
fernando@spetexas.com
936-256-2626



TBPE No. 18904
604 W Worsham St, Suite 100
Willis, TX 77378

From: Dunnahoe, Stephen M <SMDunnahoe@aquaamerica.com>
Sent: Thursday, July 8, 2021 11:07 AM
To: Fernando Montelongo <Fernando@spetexas.com>
Subject: FW: [EXTERNAL] Aqua Internet Feedback: General Inquiry

Fernando
Was there a map that went with this request?
Steve



Stephen M. Dunnahoe

Utility Solutions

Aqua Texas

O: 817.367.1403 M:817.822.3779



From: Bolin, Troy R <TRBolin@aquaaamerica.com>
Sent: Thursday, July 8, 2021 10:27 AM
To: Dunnahoe, Stephen M <SMDunnahoe@aquaaamerica.com>
Subject: FW: [EXTERNAL] Aqua Internet Feedback: General Inquiry

Hi Steve,

Do you know anything about this request for service for a new residential development ?

Thanks,

Troy

From: custservreply <custservreply@aquaaamerica.com>
Sent: Thursday, July 8, 2021 10:14 AM
To: Bolin, Troy R <TRBolin@aquaaamerica.com>
Subject: FW: [EXTERNAL] Aqua Internet Feedback: General Inquiry

Good morning,

Please attachment and below request for C&N.

Thank you,
Alicia

From: fernando@spetexas.com <fernando@spetexas.com>
Sent: Wednesday, July 7, 2021 4:23 PM
To: custservreply <custservreply@aquaaamerica.com>
Subject: [EXTERNAL] Aqua Internet Feedback: General Inquiry

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

First Name: Fernando
Last Name: Montelongo
Account Number:

Address1: 604 W. Worsham Street Suite 100

Address2:

City: Willis

State: Texas

Zip Code: 77378

Phone Number: 936-256-2626

E-mail Address: fernando@spetexas.com

Message: We sent out on April, via mail, a letter requesting the following: Thus, this letter is a formal application to City of Splendora (CCN No. 11727) to evaluate its capacity to serve the proposed development. Per TCEQ req. it is to contact neighboring MUDS and CCN etc.

Crystal Springs Water Co., Inc

P.O. Box 603
Porter, TX 77365
281-354-5136

June 15, 2021

Spear Point Engineering, LLC
604 W. Worsham St., Suite 100
Willis Texas, 77378

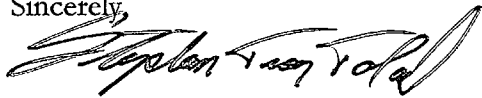
Attention: Fernando Montelongo
Re: Hydrotex CCN Splendora (SPE Job #1174)

Mr. Montelongo,

We are in receipt of your request per TCEQ requirements for service capacity inquiry for the proposed development listed above. I spoke with Tom Martin, President (CSW), and at this time Crystal Springs Water Co. is not in the position nor has interest to provide service to the proposed site.

Good luck with your project and if you need further information, please do not hesitate to ask.

Sincerely,



Stephen Troy Toland, P.E.
Project Manager



Spear Point Engineering, LLC

TBPE Firm No. 18904

604 W. Worsham St. Suite 100,

Willis, TX 77378

www.SPETexas.com

April 21, 2021

Crystal Springs Water Co. Inc

P.O. Box 603

Porter, TX 77365-603

Attention: Mr. Tom A. Martin

Reference: Hydrotex CCN Splendora (SPE Job #1174)

Dear Mr. Martin,

Spear Point Engineering, LLC was hired by Hydrotex CCN Splendora to design and permit the water distribution system to serve The Landing II residential development. Please refer to attached Project Area Map that outlines the project vicinity. The Landing II development encompasses a 89-acre residential development that anticipates at least 120 connection counts.

As per TCEQ requirements 30 TAC 290.39(f)(2), local water utilities within 2-mile from the service area of the proposed project are to be contacted in order to request application for water service. Thus, this letter is a formal application unto Crystal Springs Water Co. Inc (CCN No. 11373) to evaluate its capacity to serve the proposed development. Please provide a formal reply via email or mail for this inquiry, addressed to this office, in order to adhere with TCEQ criteria. Should you have any additional questions or concerns please contact me at fernando@spetexas.com or (936) 256-2626.

Sincerely,
Fernando Montelongo

Attachment:

Project Area Map



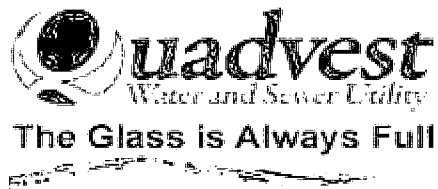
Fernando Montelongo

From: April Trader <atrader@quadvest.com>
Sent: Thursday, April 29, 2021 8:43 AM
To: Fernando Montelongo
Cc: Mark Urback
Subject: Service Request Letter for Hydrotex CCN Splendora (SPE Job #1174)

Mr. Montelongo –

Per your request dated April 21, 2021, we do not have the sufficient capacity to serve the proposed development.

Regards,



April Trader
Engineering and Construction
Office Coordinator
d: 281-305-1153
www.quadvest.com

From: [Troy Anthony](#)
To: [Fernando Montelongo](#)
Cc: [S. Cleveland Water Supply Corp](#)
Subject: Hydrotex CCN Splendor (SPE Job #1174)
Date: Tuesday, May 11, 2021 9:13:39 AM
Attachments: [image.png](#)

Reference: Hydrotex CCN Splendor (SPE Job #1174)

Fernando,

The South Cleveland WSC CCN 12566 has preliminarily reviewed your water supply request as referenced and does not believe that it is feasible at this time to supply the referenced development water capacity. It appears there are closer supply districts and we currently do not have additional capacity, however we are in the process of expanding our water supply system and could possibly partner in the future provided a full service application is submitted and we could do a more complete evaluation of the feasibility of annexing additional supply areas. Please let us know if you have any further questions or concerns.

Troy Anthony
7341202668

Fernando Montelongo

From: Steve Sullivan <steve@sullivanfuller.com>
Sent: Thursday, April 29, 2021 10:57 AM
To: Fernando Montelongo
Subject: Water rights to the Landing II in Splendora, Tx

Southern Horizons Dev. Inc does not have the capacity to serve water to the proposed development.

Steve Sullivan, President
Southern Horizons Dev Inc.
832-250-1797

--

Steve Sullivan
832-250-1797

“The place God calls you to is the place **where your greatest joy** and the **world's deep hunger meet**.
” Frederick Buechner

From: [Ron](#)
To: [Fernando Montelongo](#)
Cc: [Karla Langreder](#); [Deanna Degeyter](#)
Subject: RE: Hydrotex CCN Splendor Capacity Request
Date: Wednesday, June 16, 2021 11:21:32 AM
Attachments: [image002.png](#)
[image003.png](#)

T&W does not have the capacity to serve another system.

Thanks,
Ron Payne
General Manager



12284 FM 3083
Conroe, TX 77301
Office: 936-756-7400 | Cell: 281-639-9358

From: Karla Langreder <karla@twwaterservice.com>
Sent: Wednesday, June 16, 2021 9:32 AM
To: Deanna Degeyter <Deanna@twwaterservice.com>
Cc: Ron <ron@twwaterservice.com>
Subject: FW: Hydrotex CCN Splendor Capacity Request

fyi

From: Fernando Montelongo <Fernando@spetexas.com>
Sent: Tuesday, June 15, 2021 9:45 AM
To: Customer Service <customerservice@twwaterservice.com>
Subject: Hydrotex CCN Splendor Capacity Request

Good morning,

We sent out a request capacity letter on April, and have not yet received a response. We would like to know the status of this letter. I have attached the letter and the certified mail copy for reference. Also, if someone can please guide me to the correct person to contact I would really appreciate it. If you have any question please let me know.

Thank you,

Fernando Montelongo
EIT
fernando@spetexas.com



TBPE No. 18904
604 W Worsham St, Suite 100
Willis, TX 77378

SVAG Investments LLC

Balance Sheet

As of December 30, 2019

	<u>Dec 30, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
SVAG BOA Checking Old Account	200,268.48
Total Checking/Savings	200,268.48
Other Current Assets	
Earnest Money Deposit	44,500.00
Total Other Current Assets	44,500.00
Total Current Assets	244,768.48
TOTAL ASSETS	<u>244,768.48</u>
LIABILITIES & EQUITY	
Equity	
Owner's Equity	187,500.00
Net Income	57,268.48
Total Equity	244,768.48
TOTAL LIABILITIES & EQUITY	<u>244,768.48</u>

SVAG Investments LLC
Profit & Loss
January through December 2019

	<u>Jan - Dec 19</u>
Ordinary Income/Expense	
Income	
Commission Income	17,780.00
Income	519,001.85
	<hr/>
Total Income	536,781.85
	<hr/>
Gross Profit	536,781.85
Expense	
Advertising and Promotion	763.16
Bank Service Charges	116.14
Cleaning	360.00
Closing Costs	39,225.40
Construction Expenses	80,332.86
Due Diligence Costs	2,066.00
Dues and Subscriptions	3,139.20
HOA Dues	150.00
Insurance Expense	814.43
Interest Expense	4,898.80
Landscaping	200.00
Legal Fees	2,025.00
Payroll Expenses	19,000.00
Professional Fees	18,000.00
Property Purchased	306,000.00
Utilities	2,941.98
	<hr/>
Total Expense	480,032.97
	<hr/>
Net Ordinary Income	56,748.88
	<hr/>
Net Income	<u>56,748.88</u>

SVAG Investments LLC
Balance Sheet
As of December 31, 2020

	Dec 31, 20
ASSETS	
Current Assets	
Checking/Savings	
Bank of America- Saving	1,492,472.94
First State Bank- Saving	400,000.00
Independent Bank- Saving	300,000.00
SVAG Investments LLC- Checking	189,501.00
Total Checking/Savings	2,381,973.94
Accounts Receivable	
Receivables from Other Entities	361,362.85
Total Accounts Receivable	361,362.85
Other Current Assets	
Capital Investments	249,341.30
Passive Investments	555,000.00
Total Other Current Assets	804,341.30
Total Current Assets	3,547,678.09
TOTAL ASSETS	3,547,678.09
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Investor Capital	400,000.00
Total Long Term Liabilities	400,000.00
Total Liabilities	400,000.00
Equity	
Members Equity	56,748.88
Owner's Equity	2,701,828.86
Net Income	389,100.35
Total Equity	3,147,678.09
TOTAL LIABILITIES & EQUITY	3,547,678.09

1:59 PM

03/22/21

Accrual Basis

SVAG Investments LLC
Profit & Loss
January through December 2020

	<u>Jan - Dec 20</u>
Ordinary Income/Expense	
Income	
Acquisition Fees	147,000.00
Commission Income	229,480.00
Income	240,000.00
Investment Income	2,583.33
Reimbursements	9,404.10
	<hr/>
Total Income	628,467.43
	<hr/>
Gross Profit	628,467.43
Expense	
Advertising and Promotion	19,342.25
Automobile Expense	210.23
Bank Service Charges	155.68
Business Travel	460.02
Charitable Donation	7,500.00
Due Diligence Costs	29,829.64
Dues and Subscriptions	10,458.30
Entitlement Expenses	33,804.76
Insurance Expense	783.42
Landscaping	100.00
Legal Fees	8,473.00
Meals and Entertainment	212.51
Payroll Expenses	128,173.85
Utilities	-136.58
	<hr/>
Total Expense	239,367.08
	<hr/>
Net Ordinary Income	389,100.35
	<hr/>
Net Income	<u><u>389,100.35</u></u>

SVAG Investments LLC

Balance Sheet

As of June 30, 2021

	<u>Jun 30, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
BOA Saving 8349	2,229,972.94
First State Bank Saving 5240	400,146.87
SVAG BOA Checking 7733	13,537.34
Total Checking/Savings	<u>2,643,657.15</u>
Accounts Receivable	
Receivables from Other Entities	651,059.22
Total Accounts Receivable	<u>651,059.22</u>
Other Current Assets	
Capital Investments	332,791.30
Earnest Money Deposit	35,750.00
Passive Investments	1,082,500.00
Total Other Current Assets	<u>1,451,041.30</u>
Total Current Assets	<u>4,745,757.67</u>
TOTAL ASSETS	<u>4,745,757.67</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	28,750.00
Total Accounts Payable	<u>28,750.00</u>
Total Current Liabilities	28,750.00
Long Term Liabilities	
Investor Capital	950,000.00
Total Long Term Liabilities	<u>950,000.00</u>
Total Liabilities	978,750.00
Equity	
Members Equity	444,149.23
Owner's Equity	2,311,962.86
Net Income	1,010,895.58
Total Equity	<u>3,767,007.67</u>
TOTAL LIABILITIES & EQUITY	<u>4,745,757.67</u>

11:38 AM

07/27/21

Accrual Basis

SVAG Investments LLC

Profit & Loss

January through June 2021

	<u>Jan - Jun 21</u>
Ordinary Income/Expense	
Income	
Acquisition Fees	1,693,772.14
Income	1,006,171.17
Interest Income	1,132.03
Investment Income	231,134.32
Misc Income	182,840.00
	<hr/>
Total Income	3,115,049.66
	<hr/>
Gross Profit	3,115,049.66
Expense	
Advertising and Promotion	3,540.85
Automobile Expense	146.62
Bank Service Charges	277.91
Business Travel	375.04
Closing Costs	1,643,772.14
Distribution	50,000.00
Due Diligence Costs	5,200.06
Dues and Subscriptions	14,180.60
Insurance Expense	643.19
Interest Expense	15,889.25
Legal Fees	825.00
Meals and Entertainment	502.37
Payroll Expenses	157,211.05
Professional Fees	28,750.00
Referral Fees	182,840.00
	<hr/>
Total Expense	2,104,154.08
	<hr/>
Net Ordinary Income	1,010,895.58
	<hr/>
Net Income	<u><u>1,010,895.58</u></u>

The following files are not convertible:

Landing IIt_1_UNKNOWN.shx
Landing IIt_3_UNKNOWN.shx
Landing IIt_5_UNKNOWN.shx

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

Contact centralrecords@puc.texas.gov if you have any questions.