



## Filing Receipt

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# Application for Sale, Transfer, or Merger of a Retail Public Utility

Pursuant to Texas Water Code § 13.301 and 16 Texas Administrative Code § 24.239

## Sale, Transfer, or Merger (STM) Application Instructions

- I. **COMPLETE:** In order for the Commission to find the application sufficient for filing, the Applicant should:
  - i. Provide an answer to every question and submit any required attachment applicable to the STM request (i.e., agreements or contracts).
  - ii. Use attachments or additional pages to answer questions as necessary. If you use attachments or additional pages, reference their inclusion in the form.
  - iii. Provide all mapping information as detailed in Part G: Mapping & Affidavits.
- 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.
  - i. **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):** Applicants 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):** Applicants 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 Applicants issue notice, a copy of the actual notice sent and an affidavit attesting to notice should be filed in the docket assigned to the application. Recipients of notice may request a hearing on the merits.
 

**HEARING ON THE MERITS:** An affected party may request a hearing within 30 days of notice. In this event, the application may be referred to the State Office of Administrative Hearings (SOAH) to complete this request.
- V. **TRANSACTION TO PROCEED:** at any time following the provision of notice, or prior to 120 days from the last date that proper notice was given, Commission Staff will file a recommendation for the transaction to proceed as proposed or recommend that the STM be referred to SOAH for further investigation. The Applicants will be required to file an update in the docket to the ALJ every 30 days following the approval of the transaction. The transaction must be completed within six (6) months from the ALJ's order (Note: The Applicants may request an extension to the 6 month provision for good cause).
- VI. **FILE:** Seven (7) copies of completed transaction documents and documentation addressing the transfer or disposition of any outstanding deposits. After receiving all required documents from the Applicants, the application will be granted a procedural schedule for final processing. The Applicants are requested to consent in writing to the proposed maps and certificates, or tariff if applicable.
- VII. **FINAL ORDER:** The ALJ will issue a final order issuing or amending the applicable CCNs.

**FAQ:**  
*Who can use this form?*

Any retail public utility that provides water or wastewater 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) prior to any STM of a water or sewer system, or utility, or prior to the transfer of a portion of a certificated service area.

**Terms**

**Transferor:** Seller

**Transferee:** Purchaser

**CCN:** Certificate of Convenience and Necessity

**STM:** Sale, Transfer, or Merger

**IOU:** Investor Owned Utility

## Application Summary

**Transferor:** Karen Reeves dba R & N Enterprises  
*(selling entity)*

**CCN No.s:** 11644

Sale     
  Transfer     
  Merger     
  Consolidation     
  Lease/Rental

**Transferee:** Monarch Utilities I L.P.  
*(acquiring entity)*

**CCN No.s:** 12983

Water     
  Sewer     
  All CCN     
  Portion CCN     
  Facilities transfer

**County(ies):** Cooke

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**Please mark the items included in this filing**

<input checked="" type="checkbox"/> Contract, Lease, Purchase, or Sale Agreement	Part A: Question 1 <b>Attachment 1 filed Confidentially</b>
<input checked="" type="checkbox"/> Tariff including Rate Schedule	Part B: Question 4 <b>Attachment 2</b>
<input checked="" type="checkbox"/> List of Customer Deposits	Part B: Question 5 <b>Attachment 3 filed Confidentially</b>
<input checked="" type="checkbox"/> Partnership Agreement	Part C: Question 7 <b>Attachment 4</b>
<input type="checkbox"/> Articles of Incorporation and By-Laws (WSC)	Part C: Question 7
<input checked="" type="checkbox"/> Certificate of Account Status	Part C: Question 7 <b>Attachment 5</b>
<input checked="" type="checkbox"/> Financial Audit	Part C: Question 10 <b>Attachment 6 filed Confidentially</b>
Application Attachment A & B	Part C: Question 10 <b>See Attachment 7</b>
<input checked="" type="checkbox"/> Disclosure of Affiliated Interests	Part C: Question 10 <b>Attachment 9</b>
<input checked="" type="checkbox"/> Capital Improvement Plan	Part C: Question 10 <b>Attachment 10 filed Confidentially</b>
<input checked="" type="checkbox"/> List of Assets to be Transferred	Part D: 11.B <b>Attachment 11</b>
Developer Contribution Contracts or Agreements	Part D: 11.D
<input checked="" type="checkbox"/> Enforcement Action Correspondence	Part E: Question 18 (Part D: Q12) <b>Attachment 12</b>
<input checked="" type="checkbox"/> TCEQ Compliance Correspondence	Part F: Question 22 <b>Attachment 13</b>
<input type="checkbox"/> TCEQ Engineering Approvals	Part F: Question 24
<input type="checkbox"/> Purchased Water Supply or Treatment Agreement	Part F: Question 26
<input checked="" type="checkbox"/> Detailed (large scale) Map	Part G: Question 29 <b>Attachment 14</b>
<input checked="" type="checkbox"/> General Location (small scale) Map	Part G: Question 29 <b>Attachment 15</b>
<input checked="" type="checkbox"/> Digital Mapping Data	Part G: Question 29
<input checked="" type="checkbox"/> Signed & Notarized Oath	Page 13-14

**Part A: General Information**

1. Describe the proposed transaction, including the effect on all CCNs involved, and provide details on the existing or expected land use in the area affected by the proposed transaction. Attach all supporting documentation, such as a contract, a lease, or proposed purchase agreements:

Monarch Utilities I L.P.(Monarch), an indirect, wholly owned subsidiary of Southwest Water Company, is purchasing the water utility assets of Karen Reeves dba R&N Enterprises (R&N) through an asset purchase agreement signed June 4, 2021. Monarch will add the service areas to its existing water CCN 12983 areas.

2. The proposed transaction will require (check all applicable):

For **Transferee** (Purchaser) CCN:

For **Transferor** (Seller) CCN:

- Obtaining a NEW CCN for Purchaser
- Transfer all CCN into Purchaser’s CCN (Merger)
- Transfer Portion of CCN into Purchaser’s CCN
- Transfer all CCN to Purchaser and retain Seller CCN
- Uncertificated area added to Purchaser’s CCN

- Cancellation of Seller’s CCN
- Transfer of a Portion of Seller’s CCN to Purchaser
- Only Transfer of Facilities, No CCN or Customers
- Only Transfer of Customers, No CCN or Facilities
- Only Transfer CCN Area, No Customers or Facilities

**Part B: Transferor Information**

**Questions 3 through 5 apply only to the *transferor* (current service provider or seller)**

3. A. Name: Karen Reeves dba R&N Enterprises  
(individual, corporation, or other legal entity)  
 Individual  Corporation  WSC  Other: non-profit member owned corp.

B. Mailing Address: P. O. Box 514 Gordonville, TX 76245

Phone: (903) 651-9457 Email: countrygalqh@yahoo.com

- 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: Karen Reeves Title: Owner

Mailing Address: P. O. Box 514 Gordonville, TX 76245

Phone: (903) 651-9457 Email: countrygalqh@yahoo.com

4. If the utility to be transferred is an Investor Owned Utility (IOU), for the most recent rate change, attach a copy of the current tariff and complete A through B:

A. Effective date for most recent rates: 09-18- 2020

- B. Was notice of this increase provided to the Public Utility Commission of Texas (Commission) or a predecessor regulatory authority?

No  Yes Application or Docket Number: PUC Docket 50994

**If the transferor is a Water Supply or Sewer Service Corporation, provide a copy of the current tariff.**

5. For the customers that will be transferred following the approval of the proposed transaction, check all that apply:

- There are no customers that will be transferred
- # of customers without deposits held by the transferor 70
- # of customers with deposits held by the transferor\* 39

\*Attach a list of all customers affected by the proposed transaction that have deposits held, and include a customer indicator (name or account number), date of each deposit, amount of each deposit, and any unpaid interest on each deposit.

**Part C: Transferee Information**

**Questions 6 through 10 apply only to the transferee (purchaser or proposed service provider)**

6. A. Name: Monarch Utilities I L.P.  
(individual, corporation, or other legal entity)  
 Individual  Corporation  WSC  Other: L P

B. Mailing Address: 12535 Reed Road Sugar Land, TX 77478

Phone: (830) 207-5800 Email: swwc.com

C. **Contact Person.** 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: George Freitag Title: Regulatory Manager

Address: 1620 Grand Avenue Parkway, Suite 140 Pflugerville, TX 78660

Phone: (512) 219-2288 Email: gfreitag@swwc.com

D. If the transferee is someone other than a municipality, is the transferee current on the Regulatory Assessment Fees (RAF) with the Texas Commission on Environmental Quality (TCEQ)?

- No  Yes  N/A

E. If the transferee is an IOU, is the transferee current on the Annual Report filings with the Commission?

- No  Yes  N/A

7. The legal status of the transferee is:

- Individual or sole proprietorship
- Partnership or limited partnership (*attach* Partnership agreement) **Attachment 4**
- Corporation  
Charter number (as 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, etc.)

- County
- Affected County (a county to which Subchapter B, Chapter 232, Local Government Code, applies)
- Other (please explain): \_\_\_\_\_

8. If the transferee operates under any d/b/a, provide the name below:

Name: \_\_\_\_\_

9. If the transferee's legal status is anything other than an individual, provide the following information regarding the officers, members, or partners of the legal entity applying for the transfer:

Name: Robert MacLean, Alison Zimlich, Richard Rich

Position: CEO, CFO, and COO Ownership % (if applicable): 0.00%

Address: 12535 Reed Road Sugar Land, TX 77478

Phone: (830) 207-6100 Email: swwc.com

Name: Jeffrey L. McIntyre

Position: President Ownership % (if applicable): 0.00%

Address: 12535 Reed Road Sugar Land, TX 77478

Phone: (830) 207-6100 Email: swwc.com

Name: Joseph Park

Position: Secretary, VP, General Counsel Ownership % (if applicable): 0.00%

Address: 12535 Reed Road Sugar Land, TX 77478

Phone: (830) 207-6100 Email: swwc.com

Name: Joshua Abbotoy

Position: Associate Secretary Ownership % (if applicable): 0.00%

Address: 12535 Reed Road Sugar Land, TX 77478

Phone: (830) 207-6100 Email: swwc.com

10. **Financial Information**

The transferee Applicant 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 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 taking the historical information of the transferor Applicant into consideration when establishing the projections.

**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.

**Attachment 6 filed Confidentially**

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 (16 Tex. Admin. Code § 24.11(e)(3)) 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.

See Attachment 7

**Part D: Proposed Transaction Details**

11. A. Proposed Purchase Price: \$ \_\_\_\_\_

If the transferee Applicant is an investor owned utility (IOU) provide answers to B through D.

B. Transferee has a copy of an inventory list of assets to be transferred (*attach*):

No  Yes  N/A

Total Original Cost of Plant in Service: \$ \_\_\_\_\_

**See Attachment 8 filed  
under Confidentiality**

Accumulated Depreciation: \$ \_\_\_\_\_

Net Book Value: \$ \_\_\_\_\_

C. **Customer contributions in aid of construction (CIAC):** Have the customers been billed for any surcharges approved by the Commission or TCEQ to fund any assets currently used and useful in providing utility service? Identify which assets were funded, or are being funded, by surcharges on the list of assets.

No  Yes

Total Customer CIAC: \$ \_\_\_\_\_

Accumulated Amortization: \$ \_\_\_\_\_

D. **Developer CIAC:** Did the transferor receive any developer contributions to pay for the assets proposed to be transferred in this application? If so, identify which assets were funded by developer contributions on the list of assets and provide any applicable developer agreements.

No  Yes

Total developer CIAC: \$ \_\_\_\_\_

Accumulated Amortization: \$ \_\_\_\_\_

12. A. Are any improvements or construction required to meet the minimum requirements of the TCEQ or Commission and to ensure continuous and adequate service to the requested area to be transferred plus any area currently certificated to the transferee Applicant? Attach supporting documentation and any necessary TCEQ approvals, if applicable.

No  Yes

**B.** If yes, describe the source and availability of funds and provide an estimated timeline for the construction of any planned or required improvements:

Monarch has adequate access to capital through a variety of sources including internally generated funds and revolving loans. Monarch intends to alleviate most deficiencies within one year of acquisition but will not know the exact details until after acquisition and performs detailed, on the ground analysis of the facilities and operations.

**13.** Provide any other information concerning the nature of the transaction you believe should be given consideration:

This application is to acquire the assets and customers of two small, distressed water systems in Cooke County. The owner is working with TCEQ on final settlement of ongoing enforcement actions. The customers will immediately benefit with improved service by having an established Class A utility assume ownership.

**14.** Complete the following proposed entries (listed below) as shown in the books of the Transferee (purchaser) after the acquisition. Debits (positive numbers) should equal credits (negative numbers) so that all line items added together equal zero. Additional entries may be made; the following are suggested only, and not intended to pose descriptive limitations:

Utility Plant in Service:	\$ _____	
Accumulated Depreciation of Plant:	\$ _____	<b>See Attachment 8 filed under Confidentiality.</b>
Cash:	\$ _____	
Notes Payable:	\$ _____	
Mortgage Payable:	\$ _____	
(Proposed) Acquisition Adjustment*:	\$ _____	
Other (NARUC account name & No.):	_____	
Other (NARUC account name & No.):	_____	

\* Acquisition Adjustments will be subject to review under 16 TAC § 24.41(d) and (e)

**15. A.** Explain any proposed billing change (NOTE: If the acquiring entity is an IOU, the IOU may not change the rates charged to the customers through this STM application. Rates can only be changed through the approval of a rate change application.)

Under House Bill 1484 that takes effect on September 1, 2021, the Commission can authorize the initial rates to be charged as shown on the tariff of the acquiring utility. Monarch as an entity is entitled to consolidated rates and intends to charge the approved user rates and service charges found on the water tariff issued to Monarch Utilities I L.P. in effect at the time the acquisition is approved.

**B.** If transferee is an IOU, state whether or not the transferee intends to file with the Commission, or an applicable municipal regulatory authority, an application to change rates for some or all of its customers as a result of the transaction within the next twelve months. If so, provide details below:

Monarch has an ongoing system-wide rate application (Docket 50944) and does not expect to file a general rate application within the next 12 months.



**Part E: CCN Obtain or Amend Criteria Considerations**

16. Describe, in detail, the anticipated impact or changes in the quality of retail public utility service in the requested area as a result of the proposed transaction:

The proposed transaction will have a positive effect on quality of service. Monarch intends to make various upgrades and improvements as needed to the water systems. Customers will benefit by receiving service from an established Class A utility company. Monarch will provide operations and customer service that meets the standards of both the PUC and the TCEQ.

17. Describe the transferee’s experience and qualifications in providing continuous and adequate service. This should include, but is not limited to: other CCN numbers, water and wastewater systems details, and any corresponding compliance history for all operations.

SouthWest, the parent company of Monarch, has the necessary financial, managerial, and technical resources to continue providing quality services to the systems and customers to be transferred. SouthWest, through its subsidiaries, has been successfully operating in Texas for over 50 years. Besides Monarch Utilities I LP (a Class A utility), SouthWest's subsidiaries in Texas also include SWWC Utilities, Inc. and Midway Water Utilities, Inc. In addition to experienced, licensed operators, SouthWest's management and operations staff includes engineers, environmental health and safety managers, financial managers, and experienced customer service agents.

18. Has the transferee 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? Attach copies of any correspondence with the applicable regulatory agency(ies)

No       Yes      See Attachment

19. Explain how the environmental integrity or the land will be impacted or disrupted as a result of the proposed transaction:

This application is for transfer of areas with existing customers in semi-rural locations. There are no plans to expand the service areas. Neither the land nor the environmental integrity will be adversely affected by the proposed transaction.

20. How will the proposed transaction serve the public interest?

Service to the customers of the small systems serving the areas to be transferred will be improved by having an owner that has substantial experience successfully operating water and wastewater utilities in Texas. Monarch has systems nearby and intends to operate the acquired systems out of its regional service center. Customer service will be provided by Monarch's centralized Texas business center. In general, Monarch will provide high-quality customer service that meets or exceeds PUC and TCEQ standards.

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

Woodbine WSC, Callisburg WSC, Two Way SUD, City of Gainesville, Oak Ridge Ventures, Inc., Greater Texoma Utility Authority.

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

Complete Part F for EACH Public Water or Sewer system to be transferred subject to approval of the transaction. Attach a separate sheet with this information if you need more space for additional systems being transferred.

22. A. For Public Water System (PWS):

TCEQ PWS Identification Number: 0490030 (7 digit ID)

Name of PWS: Timber Creek

Date of last TCEQ compliance inspection: May 22, 2019 (attach TCEQ letter)

Subdivisions served: Timber Creek

B. For Sewer service:

TCEQ Water Quality (WQ) Discharge Permit Number: WQ - (8 digit ID)

Name of Wastewater Facility: \_\_\_\_\_

Name of Permittee: \_\_\_\_\_

Date of last TCEQ compliance inspection: \_\_\_\_\_ (attach TCEQ letter)

Subdivisions served: \_\_\_\_\_

Date of application to transfer permit *submitted* to TCEQ: \_\_\_\_\_

23. List the number of *existing* connections, by meter/connection type, to be affected by the proposed transaction:

Water				Sewer	
	Non-metered		2"		Residential
41	5/8" or 3/4"		3"		Commercial
	1"		4"		Industrial
	1 1/2"		Other		Other
Total Water Connections:			41	Total Sewer Connections:	

24. A. Are any improvements required to meet TCEQ or Commission standards?

No  Yes

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:
SSee Attachment 10 - filed with Confidential materials		

C. Is there a moratorium on new connections?

No  Yes:

25. Does the system being transferred operate within the corporate boundaries of a municipality?

No  Yes: \_\_\_\_\_ (name of municipality)

If yes, indicate the number of customers within the municipal boundary.

Water: \_\_\_\_\_ Sewer: \_\_\_\_\_

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

Complete Part F for EACH Public Water or Sewer system to be transferred subject to approval of the transaction. Attach a separate sheet with this information if you need more space for additional systems being transferred.

22. A. For Public Water System (PWS):

TCEQ PWS Identification Number: 0490041 (7 digit ID)

Name of PWS: Pleasant Ridge

Date of last TCEQ compliance inspection: May 22, 2019 (attach TCEQ letter)

Subdivisions served: Pleasant Ridge

B. For Sewer service:

TCEQ Water Quality (WQ) Discharge Permit Number: WQ - (8 digit ID)

Name of Wastewater Facility: \_\_\_\_\_

Name of Permittee: \_\_\_\_\_

Date of last TCEQ compliance inspection: \_\_\_\_\_ (attach TCEQ letter)

Subdivisions served: \_\_\_\_\_

Date of application to transfer permit *submitted* to TCEQ: \_\_\_\_\_

23. List the number of *existing* connections, by meter/connection type, to be affected by the proposed transaction:

Water				Sewer	
	Non-metered		2"		Residential
68	5/8" or 3/4"		3"		Commercial
	1"		4"		Industrial
	1 1/2"		Other		Other
Total Water Connections:			68	Total Sewer Connections:	

24. A. Are any improvements required to meet TCEQ or Commission standards?

No  Yes

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:
See Attachment 10 - filed with Confidential materials		

C. Is there a moratorium on new connections?

No  Yes:

25. Does the system being transferred operate within the corporate boundaries of a municipality?

No  Yes: \_\_\_\_\_ (name of municipality)

If yes, indicate the number of customers within the municipal boundary.

Water: \_\_\_\_\_ Sewer: \_\_\_\_\_

26. A. Does the system being transferred purchase water or sewer treatment capacity from another source?

No  Yes: If yes, attach a copy of purchase agreement or contract.

Capacity is purchased from: \_\_\_\_\_

Water: \_\_\_\_\_

Sewer: \_\_\_\_\_

B. Is the PWS required to purchase water to meet capacity requirements or drinking water standards?

No  Yes

C. What is the amount of water supply or sewer 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:		0.00%
Sewer:		0.00%

D. Will the purchase agreement or contract be transferred to the Transferee?

No  Yes:

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

No  Yes:

28. List the name, class, and TCEQ license number of the operator that will be responsible for the operations of the water or sewer utility service:

Name (as it appears on license)	Class	License No.	Water or Sewer
James Parish	CGW	WG0004842	Water
Shari Matarelli	CGW	WG0014984	Water
Brandon Sexton	CGW	WO0017341	Water
Franklin Bauman	DGW	WO0046350	Water

**Part G: Mapping & Affidavits**

**ALL applications require mapping information to be filed in conjunction with the STM application.**  
*Read question 29 A and B to determine what information is required for your application.*

29. A. For applications requesting to transfer an entire CCN, without a CCN boundary adjustment, 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 following guidance should be adhered to:
  - i. If the application requests to transfer certificated service areas for both water and sewer, 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 and natural landmarks such as roads, rivers, and railroads. The Applicant should adhere to the following guidance:
  - i. The map must 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 or natural landmarks must be labeled and marked on the map as well.
  - ii. If the application requests 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.
  - iv. The outer boundary of the requested area should not be covered by any labels, roads, city limits or extraterritorial jurisdiction (ETJ) boundaries.

**B.** For applications that are requesting to include area not currently within a CCN, or for applications that require a CCN amendment (any change in a CCN boundary), such as the transfer of only a portion of a certificated service area, 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 with enough detail to locate the requested area in reference to the nearest county boundary, city, or town. Please refer to the mapping guidance in part A 1 (above).
- 2. A detailed (large scale) map identifying the requested area with enough detail to accurately locate the requested area in reference to verifiable man-made or natural landmarks such as roads, rivers, or railroads. Please refer to the mapping guidance in part A 2 (above).
- 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 A 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 A 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 drive), clearly labeled, and filed with Central Records. Seven (7) copies of the digital mapping data is also required.

**Part H: Notice Information**

The following information will be used to generate the proposed notice for the application.  
**DO NOT provide notice** of the application until it is found sufficient and the Applicants are ordered to provide notice.

30. Complete the following using verifiable man-made 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: **PLEASANT RIDGE ADDITION**

The total acreage of the requested area is approximately: 474.3

Number of customer connections in the requested area: 68

Affected subdivision : Pleasant Ridge Addition

The closest city or town: Gainesville

Approximate mileage to closest city or town center: 3

Direction to closest city or town: Southwest

The requested area is generally bounded on the North by: County Road 135

on the East by: County Road 131

on the South by: County Road 133 and County Road 182

on the West by: County Road 133

31. A copy of the proposed map will be available at: 1620 Grand Avenue Parkway, Suite 140 Pflugerville, TX 78660

32. What effect will the proposed transaction have on an average bill to be charged to the affected customers? Take into consideration the average consumption of the requested area, as well as any other factors that would increase or decrease a customer's monthly bill.

All of the customers will be charged the same rates they were charged before the transaction.

All of the customers will be charged different rates than they were charged before the transaction.

higher monthly bill     lower monthly bill

Some customers will be charged different rates than they were charged before (i.e. inside city limit customers)

higher monthly bill     lower monthly bill

**Part H: Notice Information**

The following information will be used to generate the proposed notice for the application.  
**DO NOT provide notice** of the application until it is found sufficient and the Applicants are ordered to provide notice.

30. Complete the following using verifiable man-made 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: **TIMBER CREEK ADDITION**

The total acreage of the requested area is approximately: 156.4

Number of customer connections in the requested area: 41

Affected subdivision : Timber Creek Addition

The closest city or town: Whitesboro

Approximate mileage to closest city or town center: 4

Direction to closest city or town: East

The requested area is generally bounded on the North by: County Road 140

on the East by: County Road 107

on the South by: U S Highway 82

on the West by: County Road 107

31. A copy of the proposed map will be available at: 1620 Grand Avenue Parkway, Suite 140 Pflugerville, TX 78660

32. What effect will the proposed transaction have on an average bill to be charged to the affected customers? Take into consideration the average consumption of the requested area, as well as any other factors that would increase or decrease a customer's monthly bill.

All of the customers will be charged the same rates they were charged before the transaction.

All of the customers will be charged different rates than they were charged before the transaction.

higher monthly bill     lower monthly bill

Some customers will be charged different rates than they were charged before (i.e. inside city limit customers)

higher monthly bill     lower monthly bill

Oath for Transferor (Transferring Entity)

STATE OF Texas

COUNTY OF Grayson

I, Karen Reeves being duly sworn, file this application for sale, transfer, merger, consolidation, acquisition, lease, or rental, as owner

(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.

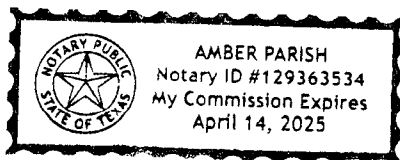
I further state that I have provided to the purchaser or transferee a written disclosure statement about any contributed property as required under Texas Water Code § 13.301(j) and copies of any outstanding enforcement Orders of the Texas Commission on Environmental Quality, the Public Utility Commission of Texas, or Attorney General and have also complied with the notice requirements in Texas Water Code § 13.301(k).

Karen Reeves  
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 25<sup>th</sup> of June, 2021

SEAL



Amber Parish  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
Amber Parish  
PRINT OR TYPE NAME OF NOTARY

My commission expires: April 14, 2025



Oath for Transferee (Acquiring Entity)

STATE OF Texas

COUNTY OF Fort Bend

I, Jeffrey L. McIntyre being duly sworn, file this application for sale, transfer, merger, consolidation, acquisition, lease, or rental, as President (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.

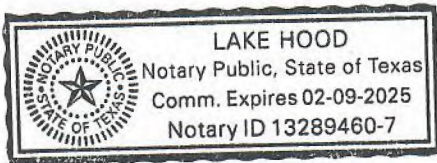
I further state that I have been provided with a copy of the 16 TAC § 24.109 Commission rules. I am also authorized to agree and do agree to be bound by and comply with any outstanding enforcement orders of the Texas Commission on Environmental Quality, the Public Utility Commission of Texas or the Attorney General which have been issued to the system or facilities being acquired and recognize that I will be subject to administrative penalties or other enforcement actions if I do not comply.

[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 29 of June, 20 21

SEAL



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

My commission expires: [Signature] 02-09-2025

Attachment 1

Contract, Lease, Purchase, or Sale Agreement

Part A: Question 1

**Confidential Documents  
to be submitted separately**

Attachment 2

Tariff Including Rate Schedule

Part B: Question 4



**WATER UTILITY TARIFF**  
**Docket No. 50319**

Monarch Utilities I L.P.  
(Utility Name)

12535 Reed Road  
(Business Address)

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

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

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

12983

This tariff is effective in the following counties:

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

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

This tariff is only effective in the portions of the subdivisions and public water systems in the environs, except for the cities of Aurora and Coffee City 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):

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APPENDIX A – DROUGHT CONTINGENCY PLAN

APPENDIX B – APPLICATION FOR SERVICE

APPENDIX C – AGREEMENT FOR TEMPORARY WATER SERVICE

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

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

County	TCEQ Water Systems	PWS ID Number	Subdivisions
	<b>Oak Trail Shores</b>	<b>1110004</b>	Lake Granbury Estates, Oak Trail Plaza, Oak Trail Shores, Arrowhead Shores, Lake Granbury Harbor
	<b>Rancho Brazos Subdivision</b>	<b>1110036</b>	Rancho Brazos
	<b>Western Hills Harbor</b>	<b>1110005</b>	Western Hills Harbor, Whisperview Village, Kings Plaza
Johnson	<b>Crowley 1 Acre Sky Corp Water</b>	<b>1260011</b>	Blue Grass Estates, Crowley One Acre, Highcrest Estates, Skyline Ranch, Lakeside Estates, Lakeview Ranchettes
	<b>Falcon Crest Addition</b>	<b>1260076</b>	Falcon Crest Addition
	<b>Metroplex Homesteads Water Supply</b>	<b>1260074</b>	Metroplex Homesteads, The Homesteads
	<b>Nolan River Estates</b>	<b>1260099</b>	Nolan River Estates
	<b>Ridge Crest Addition &amp; Misty Hollow</b>	<b>1260035</b>	Misty Hollow, Ridgecrest Addition Estates
	<b>Shaded Lane Estates</b>	<b>1260103</b>	Shaded Lane Estates
	<b>Southern Acres Water System</b>	<b>1260094</b>	Southern Acres
	<b>Sundance Addition</b>	<b>1260025</b>	Space Acres North, Space Acres, X-Cell Ranch Estates, Sundance
	<b>Tex-Rides Subdivision</b>	<b>1260037</b>	Tex-Rides Fifth
	<b>Triple H Estates</b>	<b>1260116</b>	Triple H Estates
	<b>Twin Creek Subdivision</b>	<b>1260038</b>	Rolling Acres, North Hills Estates, Twin Creeks Addition
	<b>West Meadow Subdivision</b>	<b>1260063</b>	West Meadows
	<b>West Park Village</b>	<b>1260077</b>	West Park Village
Kendall	<b>Cascade Mobile Home Park</b>	<b>1300005</b>	Cascade Mobile Home Park
	<b>Platten Creek Water System</b>	<b>1300035</b>	Platten Creek
Kerr	<b>Cedar Springs MHP</b>	<b>1330019</b>	Cedar Springs MHP
	<b>Center Point</b>	<b>1330007</b>	Center Point
	<b>Heritage Park Water System</b>	<b>1330080</b>	Heritage Park
	<b>Hills &amp; Dales</b>	<b>1330030</b>	Hills & Dales
	<b>Oak Ridge Estates Water System</b>	<b>1330134</b>	Oak Ridge Estates
	<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>Raywood Water System</b>	<b>1460041</b>	Raywood
Marion	<b>Indian Hills Harbor</b>	<b>1580063</b>	Indian Hills Harbor



County	TCEQ Water Systems	PWS ID Number	Subdivisions
	<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>Chesswood Water System</b>	<b>1870088</b>	Chesswood
	<b>Country Wood Water System</b>	<b>1870138</b>	Country Wood
	<b>Garden Acres Subdivision Water System</b>	<b>1870160</b>	Garden Acres
	<b>Longhorn Valley</b>	<b>1870152</b>	Longhorn Valley
	<b>Oak Terrace Estates Water System</b>	<b>1870055</b>	Oak Terrace Estates, Livingston Air Park
	<b>Phillips Acres</b>	<b>1870146</b>	Phillips Acres
	<b>Pinwah Pines Estates</b>	<b>1870130</b>	Pinwah Pines
San Jacinto	<b>Blue Water Cove</b>	<b>2040059</b>	Blue Water Cove, Livingston Lakeside RV Park
	<b>Cedar Valley Subdivision</b>	<b>2040045</b>	Cedar Valley
	<b>Coldspring Terrace Water System</b>	<b>2040031</b>	Coldspring Terrace
	<b>Governors Point</b>	<b>2040008</b>	Governors Point
	<b>Holiday Villages of Livingston</b>	<b>2040067</b>	Hidden Coves, Holiday Village of Livingston, Palmetto Point
	<b>Shepherd Hill Estates</b>	<b>2040061</b>	Shepherd Hills Estates, Shepherd Ranch Estates
Smith	<b>Lakeway Harbor Subdivision</b>	<b>2120064</b>	Lakeway Harbor
	<b>Pine Trail Shores</b>	<b>2120035</b>	Pine Trail Shores
Tarrant	<b>Benbrook Hills</b>	<b>2200313</b>	Benbrook Hills
	<b>Markum Ranch Estates</b>	<b>2200281</b>	Markum Ranch Estates
	<b>Silver Saddle Acres</b>	<b>2200299</b>	Silver Saddle Acres, W. 20 Business Park

County	TCEQ Water Systems	PWS ID Number	Subdivisions
	<b>Westside Rural WSC</b>	<b>2200079</b>	Gun Club, Cabot Estates, Willow Creek Additions, Westside Addition
Travis	<b>Inverness Point Water System</b>	<b>2270102</b>	Crosswind, Hidden Hills, Inverness Point, Lakehurst, The Summit at Lake Travis
Trinity	<b>Harbor Point</b>	<b>2280035</b>	Harbor Point
Tyler	<b>Ivanhoe Land of Lakes***</b>	<b>2290010</b>	Ivanhoe Land of Lakes
Van Zandt	<b>Callender Lake</b>	<b>2340007</b>	Callender Lake, Hickory Hills
Wise	<b>Aurora Vista</b>	<b>2490051</b>	Aurora Vista**
	<b>Chisholm Hills Estates</b>	<b>2490044</b>	Chisholm Hills
	<b>Coyote Ridge Addition</b>	<b>2490053</b>	Coyote Ridge
	<b>Hills of Oliver Creek</b>	<b>2490046</b>	Hills of Oliver Creek
	<b>Las Brisas</b>	<b>n/a</b>	Las Brisas Estates
	<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 Monarch tariffs approved by respective city.

SECTION 1.0 - RATE SCHEDULE

Section 1.01 – Rates

**Monarch – RATES effective 02-01-2021**

METER SIZE	MONTHLY MINIMUM CHARGE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50	Purchased Water Passthrough – all usage	\$0.00
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$ 11,642.25		

Income Qualified Elderly Customers 65 years of age or older  
Effective Date: 02-01-2021

Meter Size	Monthly Minimum Charge (Includes 0 gallons)	Gallonage Charge
5/8"	\$34.15	\$7.25 per 1,000 gallons from 0 to 2,000 gallons \$8.93 per 1,000 gallons from 2,001 to 10,000 gallons \$10.12 per 1,000 gallons from 10,001 to 20,000 gallons \$10.78 per 1,000 from 20,001 and thereafter

## SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Villas of Willowbrook) – RATES effective 02-01-2021 (Phase 1 of 8)**

<b>METER SIZE</b>	<b>MONTHLY BASE RATE (includes 0 gallons)</b>	<b>GALLONAGE TIER</b>	<b>CHARGE PER 1,000 GALLONS</b>
5/8"	\$13.98	0 to 2,000	\$0.91
5/8"x3/4"	\$13.98		
3/4"	\$20.97	2,001 to 10,000	\$4.72
1"	\$34.95		
1½"	\$69.89	10,001 to 20,000	\$4.87
2"	\$111.83		
3"	\$209.68	over 20,000	\$4.95
4"	\$349.47		
6"	\$698.94	Purchased Water Passthrough – all usage	\$0.00
8"	\$1,118.30		
10"	\$1,607.56		
12"	\$3,005.43		

**Monarch (Villas of Willowbrook) - RATES effective 08-19-2021 (Phase 2 of 8)**

<b>METER SIZE</b>	<b>MONTHLY BASE RATE (includes 0 gallons)</b>	<b>GALLONAGE TIER</b>	<b>CHARGE PER 1,000 GALLONS</b>
5/8"	\$19.72	0 to 2,000	\$1.81
5/8"x3/4"	\$19.72		
3/4"	\$29.58	2,001 to 10,000	\$5.32
1"	\$49.29		
1½"	\$98.59	10,001 to 20,000	\$5.62
2"	\$157.74		
3"	\$295.76	over 20,000	\$5.79
4"	\$492.94		
6"	\$985.88	Purchased Water Passthrough – all usage	\$0.00
8"	\$1,577.40		
10"	\$2,267.51		
12"	\$4,239.26		

## SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Villas of Willowbrook) - RATES effective 08-19-2022 (Phase 3 of 8)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$25.46	0 to 2,000	\$2.72
5/8"x3/4"	\$25.46		
3/4"	\$38.18	2,001 to 10,000	\$5.92
1"	\$63.64		
1½"	\$127.28	10,001 to 20,000	\$6.37
2"	\$203.65		
3"	\$381.84	over 20,000	\$6.62
4"	\$636.41		
6"	\$1,272.81	Purchased Water Passthrough – all usage	\$0.00
8"	\$2,036.50		
10"	\$2,927.47		
12"	\$5,473.09		

**Monarch (Villas of Willowbrook) - RATES effective 08-19-2023 (Phase 4 of 8)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$31.20	0 to 2,000	\$3.63
5/8"x3/4"	\$31.20		
3/4"	\$46.79	2,001 to 10,000	\$6.53
1"	\$77.99		
1½"	\$155.98	10,001 to 20,000	\$7.12
2"	\$249.56		
3"	\$467.93	over 20,000	\$7.45
4"	\$779.88		
6"	\$1,559.75	Purchased Water Passthrough – all usage	\$0.00
8"	\$2,495.60		
10"	\$3,587.43		
12"	\$6,706.93		

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Villas of Willowbrook) - RATES effective 08-19-2024 (Phase 5 of 8)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$36.93	0 to 2,000	\$4.53
5/8"x3/4"	\$36.93		
3/4"	\$55.40	2,001 to 10,000	\$7.13
1"	\$92.33		
1½"	\$184.67	10,001 to 20,000	\$7.87
2"	\$295.47		
3"	\$554.01	over 20,000	\$8.28
4"	\$923.34		
6"	\$1,846.69	Purchased Water Passthrough – all usage	\$0.00
8"	\$2,954.70		
10"	\$4,247.38		
12"	\$7,940.76		

**Monarch (Villas of Willowbrook) - RATES effective 08-19-2025 (Phase 6 of 8)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$42.67	0 to 2,000	\$5.44
5/8"x3/4"	\$42.67		
3/4"	\$64.01	2,001 to 10,000	\$7.73
1"	\$106.68		
1½"	\$213.36	10,001 to 20,000	\$8.62
2"	\$341.38		
3"	\$640.09	over 20,000	\$9.12
4"	\$1,066.81		
6"	\$2,133.63	Purchased Water Passthrough – all usage	\$0.00
8"	\$3,413.80		
10"	\$4,907.34		
12"	\$9,174.59		

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Villas of Willowbrook) - RATES effective 08-19-2026 (Phase 7 of 8)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.41	0 to 2,000	\$6.34
5/8"x3/4"	\$48.41		
3/4"	\$72.62	2,001 to 10,000	\$8.33
1"	\$121.03		
1½"	\$242.06	10,001 to 20,000	\$9.37
2"	\$387.29		
3"	\$726.17	over 20,000	\$9.95
4"	\$1,210.28		
6"	\$2,420.56	Purchased Water Passthrough – all usage	\$0.00
8"	\$3,872.90		
10"	\$5,567.29		
12"	\$10,408.42		

**Monarch (Villas of Willowbrook) - RATES effective 08-19-2027 (Phase 8 of 8)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50	Purchased Water Passthrough – all usage	\$0.00
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Inverness Point Water System) - RATES effective 02-01-2021**

<b>METER SIZE</b>	<b>MONTHLY BASE RATE (includes 0 gallons)</b>	<b>GALLONAGE TIER</b>	<b>CHARGE PER 1,000 GALLONS</b>
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50		
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		



SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, , Stage Coach Hills) - RATES Effective 02-01-2021 (Phase 1 of 5)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.12	0 to 2,000	\$3.31
5/8"x3/4"			
3/4"	\$81.18	2,001 to 10,000	\$4.82
1"	\$135.30		
1½"	\$270.60	10,001 to 20,000	\$6.62
2"	\$432.96		
3"	\$811.80	over 20,000	\$10.57
4"	\$1,353.00		
6"	\$2,706.00	Purchased Water Passthrough*	
8"	\$4,329.60		
10"			
12"			

\*Pass-Through Rates Effective January 24, 2019  
(Docket No. 47736)

Passthrough for Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, 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 charges must be trued up every 12 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 12 months, with a maximum line loss of 0.15.

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SECTION 1.0 RATE SCHEDULE (continued)

Passthrough for Cascade Mobile Home Park:

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

$$M = Y/C$$

Where:

M = pass-through monthly base charge

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

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

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

Passthrough for Coolcrest Water System:

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

$$M = F/C$$

Where:

M = pass-through monthly charge

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

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

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

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

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

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

Where:

G = gallonage charge

B = per thousand gallon charge from Trinity Glen Rose GCD

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

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

**Monarch (Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, Stage Coach Hills) - RATES Effective 09-24-2021 (Phase 2 of 5)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$57.54	0 to 2,000	\$3.51
5/8"x3/4"			

SECTION 1.0 RATE SCHEDULE (continued)

3/4"	\$86.32	2,001 to 10,000	\$5.13
1"	\$143.86		
1 1/2"	\$287.72	10,001 to 20,000	\$7.03
2"	\$460.35		
3"	\$863.15	over 20,000	\$11.24
4"	\$1,438.58		
6"	\$2,877.16	Purchased Water Passthrough*	
8"	\$4,603.45		
10"			
12"			

\*Pass-Through Rates Effective January 24, 2019  
(Docket No. 47736)

Passthrough for Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, 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 charges must be trued up every 12 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 12 months, with a maximum line loss of 0.15.

Passthrough for Cascade Mobile Home Park:

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

$$M = Y/C$$

Where:

M = pass-through monthly base charge

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

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SECTION 1.0 RATE SCHEDULE (continued)

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

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

Passthrough for Coolcrest Water System:

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

$$M = F/C$$

Where:

M = pass-through monthly charge

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

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

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

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

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

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

Where:

G = gallonage charge

B = per thousand gallon charge from Trinity Glen Rose GCD

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

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

**Monarch (Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, Stage Coach Hills) - RATES Effective 08-19-2022 (Phase 3 of 5)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$56.41	0 to 2,000	\$4.76
5/8"x3/4"	\$56.41		
3/4"	\$84.62	2,001 to 10,000	\$6.40
1"	\$141.03		
1½"	\$282.05	10,001 to 20,000	\$8.06
2"	\$451.28		
3"	\$846.15	over 20,000	\$11.09
4"	\$1,410.25		
6"	\$2,820.50		

SECTION 1.0 RATE SCHEDULE (continued)

8"	\$4,512.80	Purchased Water Passthrough	
10"	\$6,487.15		
12"	\$12,128.15		

**Monarch (Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, Stage Coach Hills) - RATES Effective 08-19-2023 (Phase 4 of 5)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$55.28	0 to 2,000	\$6.00
5/8"x3/4"	\$55.28		
3/4"	\$82.92	2,001 to 10,000	\$7.66
1"	\$138.20		
1½"	\$276.40	10,001 to 20,000	\$9.09
2"	\$442.24		
3"	\$829.20	over 20,000	\$10.93
4"	\$1,382.00		
6"	\$2,764.00	Purchased Water Passthrough	
8"	\$4,422.40		
10"	\$6,357.20		
12"	\$11,885.20		

**Monarch (Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, Stage Coach Hills) - RATES Effective 08-19-2024 (Phase 5 of 5)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50	Purchased Water Passthrough	
8"	\$4,332.00		
10"	\$6,227.25		

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SECTION 1.0 RATE SCHEDULE (continued)

12"	\$11,642.25		
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SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Enchanted River Estates, Oakview Water System, Rim Rock Ranch, River Bend Estates, Windmill Ranch Subdivision (Kestrel Air Park only)) - RATES Effective 02-01-2021 (Phase 1 of 3) per Docket No. 47736**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.12	0 to 2,000	\$5.03
5/8"x3/4"			
3/4"	\$81.18	2,001 to 10,000	\$8.35
1"	\$135.30		
1½"	\$270.60	10,001 to 20,000	\$10.05
2"	\$432.96		
3"	\$811.80	over 20,000	\$13.43
4"	\$1,353.00		
6"	\$2,706.00	Purchased Water Passthrough*	
8"	\$4,329.60		
10"			
12"			

\*Pass-Through Rates Effective January 24, 2019  
(Docket No. 47736)

Passthrough for Enchanted River Estates, Oakview Water System, Rim Rock Ranch, River Bend, Windmill Ranch Subdivision (Kestrel Air Park only):

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

$$B = Y/C$$

Where:

B = monthly base charge

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

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

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

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

Passthrough for Rim Rock Ranch, Windmill Ranch Subdivision (Kestrel Air Park only):

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

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SECTION 1.0 RATE SCHEDULE (continued)

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.

**Monarch (Enchanted River Estates, Oakview Water System, Rim Rock Ranch, River Bend Estates, Windmill Ranch Subdivision (Kestrel Air Park only)) - RATES Effective 09-24-2021 (Phase 2 of 3) per Docket No. 47736**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$57.54	0 to 2,000	\$5.53
5/8"x3/4"			
3/4"	\$86.32	2,001 to 10,000	\$9.19
1"	\$143.86		
1½"	\$287.72	10,001 to 20,000	\$11.06
2"	\$460.35		
3"	\$863.15	over 20,000	\$14.78
4"	\$1,438.58		
6"	\$2,877.16	Purchased Water Passthrough*	
8"	\$4,603.45		
10"			
12"			

\*Pass-Through Rates Effective January 24, 2019  
(Docket No. 47736)

Passthrough for Enchanted River Estates, Oakview Water System, Rim Rock Ranch, River Bend, Windmill Ranch Subdivision (Kestrel Air Park only):

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 (Kestrel Air Park only):

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

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SECTION 1.0 RATE SCHEDULE (continued)

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

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.

**Monarch (Enchanted River Estates, Oakview Water System, Rim Rock Ranch, River Bend Estates, Windmill Ranch Subdivision (Kestrel Air Park only)) - RATES Effective 08-19-2022 (Phase 3 of 3)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50	Purchased Water Passthrough	
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

## SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park) - RATES effective 02-01-2021 (Phase 1 of 5)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$35.93	0 to 2,000	\$3.96
5/8"x3/4"	\$35.93		
3/4"	\$53.89	2,001 to 10,000	\$4.83
1"	\$89.82		
1½"	\$179.63	10,001 to 20,000	\$5.43
2"	\$287.41		
3"	\$538.89	over 20,000	\$5.88
4"	\$898.15		
6"	\$1,796.30	Purchased Water Passthrough	
8"	\$2,874.08		
10"	\$4,131.49		
12"	\$7,724.09		

**Monarch (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park) - RATES effective 08-19-2021 (Phase 2 of 5)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$40.48	0 to 2,000	\$4.78
5/8"x3/4"	\$40.48		
3/4"	\$60.72	2,001 to 10,000	\$5.86
1"	\$101.21		
1½"	\$202.41	10,001 to 20,000	\$6.60
2"	\$323.86		
3"	\$607.23	over 20,000	\$7.11
4"	\$1,012.05		
6"	\$2,024.10	Purchased Water Passthrough	
8"	\$3,238.56		
10"	\$4,655.43		
12"	\$8,703.63		

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park) - RATES effective 08-19-2022 (Phase 3 of 5)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$45.04	0 to 2,000	\$5.61
5/8"x3/4"	\$45.04		
3/4"	\$67.56	2,001 to 10,000	\$6.88
1"	\$112.60		
1½"	\$225.19	10,001 to 20,000	\$7.78
2"	\$360.30		
3"	\$675.57	over 20,000	\$8.33
4"	\$1,125.95		
6"	\$2,251.90		
8"	\$3,603.04	Purchased Water Passthrough	
10"	\$5,179.37		
12"	\$9,683.17		

**Monarch (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park) - RATES effective 08-19-2023 (Phase 4 of 5)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$49.59	0 to 2,000	\$6.43
5/8"x3/4"	\$49.59		
3/4"	\$74.39	2,001 to 10,000	\$7.91
1"	\$123.99		
1½"	\$247.97	10,001 to 20,000	\$8.95
2"	\$396.75		
3"	\$743.91	over 20,000	\$9.56
4"	\$1,239.85		
6"	\$2,479.70		
8"	\$3,967.52	Purchased Water Passthrough	
10"	\$5,703.31		
12"	\$10,662.71		

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park) - RATES effective 08-19-2024 (Phase 5 of 5)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50		
8"	\$4,332.00		
10"	\$6,227.25	Purchased Water Passthrough	
12"	\$11,642.25		

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Westwood Water System) - RATES effective 02-01-2021 (Phase 1 of 7)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$33.71	0 to 2,000	\$1.21
5/8"x3/4"			
3/4"	\$50.57	2,001 to 10,000	\$1.76
1"	\$84.28		
1½"	\$168.55	10,001 to 20,000	\$2.41
2"	\$269.68		
3"	\$505.65	over 20,000	\$3.81
4"	\$842.75		
6"	\$1,685.60	Purchased Water Passthrough*	
8"	\$2,696.80		
10"			
12"			

\*Pass-Through Rates Effective January 24, 2019  
(Docket No. 47736)

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 12 months, with a maximum line loss of 0.15.

**Monarch (Westwood Water System) - RATES effective 08-19-2021 (Phase 2 of 7)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$37.12	0 to 2,000	\$2.22
5/8"x3/4"	\$37.12		
3/4"	\$55.68	2,001 to 10,000	\$2.96
1"	\$92.79		
1½"	\$185.58	10,001 to 20,000	\$3.70

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SECTION 1.0 RATE SCHEDULE (continued)

2"	\$296.93		
3"	\$556.75	over 20,000	\$4.97
4"	\$927.92		
6"	\$1,855.83	Purchased Water Passthrough	
8"	\$2,969.33		
10"	\$4,268.42		
12"	\$7980.08		

**Monarch (Westwood Water System) - RATES effective 08-19-2022 (Phase 3 of 7)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$40.52	0 to 2,000	\$3.22
5/8"x3/4"	\$40.52		
3/4"	\$60.79	2,001 to 10,000	\$4.15
1"	\$101.31		
1½"	\$202.62	10,001 to 20,000	\$4.98
2"	\$324.19		
3"	\$607.85	over 20,000	\$6.13
4"	\$1,013.08		
6"	\$2,026.17	Purchased Water Passthrough	
8"	\$3,241.87		
10"	\$4,660.18		
12"	\$8,712.52		

**Monarch (Westwood Water System) - RATES effective 08-19-2023 (Phase 4 of 7)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$43.93	0 to 2,000	\$4.23
5/8"x3/4"	\$43.93		
3/4"	\$65.90	2,001 to 10,000	\$5.35
1"	\$109.83		
1½"	\$219.65	10,001 to 20,000	\$6.27
2"	\$351.44		
3"	\$658.95	over 20,000	\$7.30
4"	\$1,098.25		
6"	\$2,196.50	Purchased Water Passthrough	
8"	\$3,514.40		

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SECTION 1.0 RATE SCHEDULE (continued)

10"	\$5,051.95	
12"	\$9,444.95	

**Monarch (Westwood Water System) - RATES effective 08-19-2024 (Phase 5 of 7)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$47.34	0 to 2,000	\$5.24
5/8"x3/4"	\$47.34		
3/4"	\$71.01	2,001 to 10,000	\$6.54
1"	\$118.34		
1½"	\$236.68	10,001 to 20,000	\$7.55
2"	\$378.69		
3"	\$710.05	over 20,000	\$8.46
4"	\$1,183.42		
6"	\$2,366.83	Purchased Water Passthrough	
8"	\$3,786.93		
10"	\$5,443.72		
12"	\$10,177.38		

**Monarch (Westwood Water System) - RATES effective 08-19-2025 (Phase 6 of 7)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$50.74	0 to 2,000	\$6.24
5/8"x3/4"	\$50.74		
3/4"	\$76.12	2,001 to 10,000	\$7.74
1"	\$126.86		
1½"	\$253.72	10,001 to 20,000	\$8.84
2"	\$405.95		
3"	\$761.15	over 20,000	\$9.62
4"	\$1,268.58		
6"	\$2,537.17	Purchased Water Passthrough	
8"	\$4,059.47		
10"	\$5,835.48		
12"	\$10,909.82		

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Westwood Water System) - RATES effective 08-19-2026 (Phase 7 of 7)**

<b>METER SIZE</b>	<b>MONTHLY BASE RATE (includes 0 gallons)</b>	<b>GALLONAGE TIER</b>	<b>CHARGE PER 1,000 GALLONS</b>
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50	Purchased Water Passthrough	
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		



## SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Western Trails Subdivision) - RATES effective 02-01-2021 (Phase 1 of 6)**

<b>METER SIZE</b>	<b>MONTHLY BASE RATE (includes 0 gallons)</b>	<b>GALLONAGE TIER</b>	<b>CHARGE PER 1,000 GALLONS</b>
5/8"	\$29.54	0 to 2,000	\$3.59
5/8"x3/4"	\$29.54		
3/4"	\$44.31	2,001 to 10,000	\$3.87
1"	\$73.85		
1½"	\$147.71	10,001 to 20,000	\$4.07
2"	\$236.33		
3"	\$443.13	over 20,000	\$4.18
4"	\$738.54		
6"	\$1,477.08		
8"	\$2,363.33		
10"	\$3,397.29		
12"	\$6,351.46		

**Monarch (Western Trails Subdivision) - RATES effective 08-19-2021 (Phase 2 of 6)**

<b>METER SIZE</b>	<b>MONTHLY BASE RATE (includes 0 gallons)</b>	<b>GALLONAGE TIER</b>	<b>CHARGE PER 1,000 GALLONS</b>
5/8"	\$34.46	0 to 2,000	\$4.32
5/8"x3/4"	\$34.46		
3/4"	\$51.70	2,001 to 10,000	\$4.88
1"	\$86.16		
1½"	\$172.32	10,001 to 20,000	\$5.28
2"	\$275.71		
3"	\$516.95	over 20,000	\$5.50
4"	\$861.58		
6"	\$1,723.17		
8"	\$2,757.07		
10"	\$3,963.28		
12"	\$7,409.62		

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Western Trails Subdivision) - RATES effective 08-19-2022 (Phase 3 of 6)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$39.39	0 to 2,000	\$5.06
5/8"x3/4"	\$39.39		
3/4"	\$59.08	2,001 to 10,000	\$5.90
1"	\$98.46		
1½"	\$196.93	10,001 to 20,000	\$6.49
2"	\$315.08		
3"	\$590.78	over 20,000	\$6.82
4"	\$984.63		
6"	\$1,969.25		
8"	\$3,150.80		
10"	\$4,529.28		
12"	\$8,467.78		

**Monarch (Western Trails Subdivision) - RATES effective 08-19-2023 (Phase 4 of 6)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$44.31	0 to 2,000	\$5.79
5/8"x3/4"	\$44.31		
3/4"	\$66.46	2,001 to 10,000	\$6.91
1"	\$110.77		
1½"	\$221.53	10,001 to 20,000	\$7.70
2"	\$354.45		
3"	\$664.60	over 20,000	\$8.14
4"	\$1,107.67		
6"	\$2,215.33		
8"	\$3,544.53		
10"	\$5,095.27		
12"	\$9,525.93		

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Western Trails Subdivision) - RATES effective 08-19-2024 (Phase 5 of 6)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$49.23	0 to 2,000	\$6.52
5/8"x3/4"	\$49.23		
3/4"	\$73.84	2,001 to 10,000	\$7.92
1"	\$123.07		
1½"	\$246.14	10,001 to 20,000	\$8.91
2"	\$393.83		
3"	\$738.43	over 20,000	\$9.46
4"	\$1,230.71		
6"	\$2,461.42		
8"	\$3,938.27		
10"	\$5,661.26		
12"	\$10,584.09		

**Monarch (Western Trails Subdivision) - RATES effective 08-19-2025 (Phase 6 of 6)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50		
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Dal-High Water System) - RATES effective 02-01-2021 (Phase 1 of 8)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$20.77	0 to 2,000	\$0.91
5/8"x3/4"	\$20.77		
3/4"	\$31.15	2,001 to 10,000	\$2.43
1"	\$51.92		
1½"	\$103.84	10,001 to 20,000	\$2.58
2"	\$166.15		
3"	\$311.53	over 20,000	\$2.66
4"	\$519.22		
6"	\$1,038.44	Purchased Water Passthrough	
8"	\$1,661.50		
10"	\$2,388.41		
12"	\$4,465.28		

**Monarch (Dal-High Water System) - RATES effective 08-19-2021 (Phase 2 of 8)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$25.54	0 to 2,000	\$1.81
5/8"x3/4"	\$25.54		
3/4"	\$38.31	2,001 to 10,000	\$3.36
1"	\$63.84		
1½"	\$127.69	10,001 to 20,000	\$3.66
2"	\$204.30		
3"	\$383.06	over 20,000	\$3.82
4"	\$638.44		
6"	\$1,276.88	Purchased Water Passthrough	
8"	\$2,043.00		
10"	\$2,936.81		
12"	\$5,490.56		

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Dal-High Water System) - RATES effective 08-19-2022 (Phase 3 of 8)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$30.31	0 to 2,000	\$2.72
5/8"x3/4"	\$30.31		
3/4"	\$45.46	2,001 to 10,000	\$4.29
1"	\$75.77		
1½"	\$151.53	10,001 to 20,000	\$4.73
2"	\$242.45		
3"	\$454.59	over 20,000	\$4.98
4"	\$757.66		
6"	\$1,515.31	Purchased Water Passthrough	
8"	\$2,424.50		
10"	\$3,485.22		
12"	\$6,515.84		

**Monarch (Dal-High Water System) - RATES effective 08-19-2023 (Phase 4 of 8)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$35.08	0 to 2,000	\$3.63
5/8"x3/4"	\$35.08		
3/4"	\$52.61	2,001 to 10,000	\$5.22
1"	\$87.69		
1½"	\$175.38	10,001 to 20,000	\$5.81
2"	\$280.60		
3"	\$526.13	over 20,000	\$6.14
4"	\$876.88		
6"	\$1,753.75	Purchased Water Passthrough	
8"	\$2,806.00		
10"	\$4,033.63		
12"	\$7,541.13		

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Dal-High Water System) - RATES effective 08-19-2024 (Phase 5 of 8)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$39.84	0 to 2,000	\$4.53
5/8"x3/4"	\$39.84		
3/4"	\$59.77	2,001 to 10,000	\$6.14
1"	\$99.61		
1½"	\$199.22	10,001 to 20,000	\$6.89
2"	\$318.75		
3"	\$597.66	over 20,000	\$7.30
4"	\$996.09		
6"	\$1,992.19	Purchased Water Passthrough	
8"	\$3,187.50		
10"	\$4,582.03		
12"	\$8,566.41		

**Monarch (Dal-High Water System) - RATES effective 08-19-2025 (Phase 6 of 8)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$44.61	0 to 2,000	\$5.44
5/8"x3/4"	\$44.61		
3/4"	\$66.92	2,001 to 10,000	\$7.07
1"	\$111.53		
1½"	\$223.06	10,001 to 20,000	\$7.97
2"	\$356.90		
3"	\$669.19	over 20,000	\$8.46
4"	\$1,115.31		
6"	\$2,230.63	Purchased Water Passthrough	
8"	\$3,569.00		
10"	\$5,130.44		
12"	\$9,591.69		

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Dal-High Water System) - RATES effective 08-19-2026 (Phase 7 of 8)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$49.38	0 to 2,000	\$6.34
5/8"x3/4"	\$49.38		
3/4"	\$74.07	2,001 to 10,000	\$8.00
1"	\$123.45		
1½"	\$246.91	10,001 to 20,000	\$9.04
2"	\$395.05		
3"	\$740.72	over 20,000	\$9.62
4"	\$1,234.53		
6"	\$2,469.06	Purchased Water Passthrough	
8"	\$3,950.50		
10"	\$5,678.84		
12"	\$10,616.97		

**Monarch (Dal-High Water System) - RATES effective 08-19-2027 (Phase 8 of 8)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50	Purchased Water Passthrough	
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Oak Terrace Estates Water System) - RATES effective 02-01-2021 (Phase 1 of 4)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$46.16	0 to 2,000	\$4.06
5/8"x3/4"	\$46.16		
3/4"	\$69.24	2,001 to 10,000	\$4.48
1"	\$115.41		
1½"	\$230.81	10,001 to 20,000	\$4.78
2"	\$369.30		
3"	\$692.44	over 20,000	\$4.95
4"	\$1,154.06		
6"	\$2,308.13	Purchased Water Passthrough – all usage	
8"	\$3,693.00		
10"	\$5,308.69		
12"	\$9,924.94		

**Monarch (Oak Terrace Estates Water System) - RATES effective 08-19-2021 (Phase 2 of 4)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.83	0 to 2,000	\$5.13
5/8"x3/4"	\$48.83		
3/4"	\$73.24	2,001 to 10,000	\$5.97
1"	\$122.06		
1½"	\$244.13	10,001 to 20,000	\$6.56
2"	\$390.60		
3"	\$732.38	over 20,000	\$6.89
4"	\$1,220.63		
6"	\$2,441.25	Purchased Water Passthrough – all usage	
8"	\$3,906.00		
10"	\$5,614.88		
12"	\$10,497.38		



SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Oak Terrace Estates Water System) - RATES effective 08-19-2022 (Phase 3 of 4)**

<b>METER SIZE</b>	<b>MONTHLY BASE RATE (includes 0 gallons)</b>	<b>GALLONAGE TIER</b>	<b>CHARGE PER 1,000 GALLONS</b>
5/8"	\$51.49	0 to 2,000	\$6.19
5/8"x3/4"	\$51.49		
3/4"	\$77.23	2,001 to 10,000	\$7.45
1"	\$128.72		
1½"	\$257.44	10,001 to 20,000	\$8.34
2"	\$411.90		
3"	\$772.31	over 20,000	\$8.84
4"	\$1,287.19		
6"	\$2,574.38	Purchased Water Passthrough – all usage	
8"	\$4,119.00		
10"	\$5,921.06		
12"	\$11,069.81		

**Monarch (Oak Terrace Estates Water System) - RATES effective 08-19-2023 (Phase 4 of 4)**

<b>METER SIZE</b>	<b>MONTHLY BASE RATE (includes 0 gallons)</b>	<b>GALLONAGE TIER</b>	<b>CHARGE PER 1,000 GALLONS</b>
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50	Purchased Water Passthrough – all usage	
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

## SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Huntington Estates) - RATES effective 02-01-2021 (Phase 1 of 4)**

<b>METER SIZE</b>	<b>MONTHLY BASE RATE (includes 0 gallons)</b>	<b>GALLONAGE TIER</b>	<b>CHARGE PER 1,000 GALLONS</b>
5/8"	\$46.88	0 to 2,000	\$4.18
5/8"x3/4"	\$46.88		
3/4"	\$70.31	2,001 to 10,000	\$5.68
1"	\$117.19		
1½"	\$234.38	10,001 to 20,000	\$7.26
2"	\$375.00		
3"	\$703.13	over 20,000	\$10.25
4"	\$1,171.88		
6"	\$2,343.75	Purchased Water Passthrough	
8"	\$3,750.00		
10"	\$5,390.63		
12"	\$10,078.13		

**Monarch (Huntington Estates) - RATES effective 08-19-2021 (Phase 2 of 4)**

<b>METER SIZE</b>	<b>MONTHLY BASE RATE (includes 0 gallons)</b>	<b>GALLONAGE TIER</b>	<b>CHARGE PER 1,000 GALLONS</b>
5/8"	\$49.30	0 to 2,000	\$5.20
5/8"x3/4"	\$49.30		
3/4"	\$73.95	2,001 to 10,000	\$6.77
1"	\$123.25		
1½"	\$246.50	10,001 to 20,000	\$8.21
2"	\$394.40		
3"	\$739.50	over 20,000	\$10.43
4"	\$1,232.50		
6"	\$2,465.00	Purchased Water Passthrough	
8"	\$3,944.00		
10"	\$5,669.50		
12"	\$10,599.50		

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Huntington Estates) - RATES effective 08-19-2022 (Phase 3 of 4)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$51.73	0 to 2,000	\$6.23
5/8"x3/4"	\$51.73		
3/4"	\$77.59	2,001 to 10,000	\$7.85
1"	\$129.31		
1½"	\$258.63		
2"	\$413.80	10,001 to 20,000	\$9.17
3"	\$775.88		
4"	\$1,293.13	over 20,000	\$10.60
6"	\$2,586.25		
8"	\$4,138.00		
10"	\$5,948.38		
12"	\$11,120.88		
		Purchased Water Passthrough	

**Monarch (Huntington Estates) - RATES effective 08-19-2023 (Phase 4 of 4)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75		
2"	\$433.20	10,001 to 20,000	\$10.12
3"	\$812.25		
4"	\$1,353.75	over 20,000	\$10.78
6"	\$2,707.50		
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		
		Purchased Water Passthrough	

SECTION 1.0 RATE SCHEDULE (continued)

**Monarch (Shaded Lane Estates, Chisholm Hills Estates, Coyote Ridge Addition, Hills of Oliver Creek, Acton Water Royal Oaks, Sage Brush Estates, Sky View Ranch Estates, Windmill Trail) - RATES effective 02-01-2021 (Phase 1 of 2)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$57.08	0 to 2,000	\$5.63
5/8"x3/4"	\$57.08		
3/4"	\$85.61	2,001 to 10,000	\$6.47
1"	\$142.69		
1½"	\$285.38	10,001 to 20,000	\$8.81
2"	\$456.60		
3"	\$856.13	over 20,000	\$9.14
4"	\$1,426.88		
6"	\$2,853.75		
8"	\$4,566.00		
10"	\$6,563.63		
12"	\$12,271.13		

**Monarch (Shaded Lane Estates, Chisholm Hills Estates, Coyote Ridge Addition, Hills of Oliver Creek, Acton Water Royal Oaks, Sage Brush Estates, Sky View Ranch Estates, Windmill Trail) - RATES effective 08-19-2021 (Phase 2 of 2)**

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$54.15	0 to 2,000	\$7.25
5/8"x3/4"	\$54.15		
3/4"	\$81.23	2,001 to 10,000	\$8.93
1"	\$135.38		
1½"	\$270.75	10,001 to 20,000	\$10.12
2"	\$433.20		
3"	\$812.25	over 20,000	\$10.78
4"	\$1,353.75		
6"	\$2,707.50		
8"	\$4,332.00		
10"	\$6,227.25		
12"	\$11,642.25		

SECTION 1.0 RATE SCHEDULE (continued)

Income Qualified Elderly Customers 65 years of age or older

Effective Date: 02-01-2021

Meter Size	Monthly Minimum Charge (includes 0 gallons)	Gallage Charge
5/8"	\$34.15	\$7.25 per 1,000 gallons from 0 to 2,000 gallons \$8.93 per 1,000 gallons from 2,001 to 10,000 gallons \$10.12 per 1,000 gallons from 10,001 to 20,000 gallons \$10.78 per 1,000 from 20,001 and thereafter

SECTION 1.0 RATE SCHEDULE (continued)

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

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

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

Section 1.02 - Miscellaneous Fees

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

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

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

RECONNECTION FEE  
 THE RECONNECT FEE WILL BE CHARGED BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS:  
 a) Non-payment of bill ..... \$25.00  
 b) Customer's request ..... \$50.00  
 Or other reasons listed under section 2.0 of this tariff

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

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

RETURNED CHECK CHARGE..... \$25.00

CUSTOMER DEPOSIT – RESIDENTIAL ..... \$50.00

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

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

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

SECTION 1.0 RATE SCHEDULE (continued)

METER RELOCATION 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 TIER.

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).

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

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

Where:

## SECTION 1.0 RATE SCHEDULE (continued)

TGC = temporary gallonage charge

cgc = current gallonage charge

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

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

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

**METER TAMPERING, DAMAGE OR SERVICE DIVERSION PENALTY:**

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

**FRANCHISE FEE PASS-THROUGH CLAUSE:**

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

$$AG = G + B,$$

Where:

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

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

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

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

To be collected from all ratepayers subject to Commission Docket No. 47736, in the following systems: Enchanted River Estates, Oakview Water System, Rim Rock, River Bend, Windmill Ranch Subdivision (Kestrel Air Park only), Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Park, Stage Coach Hills, Huntington Estates, Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dale, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park, Vista Hills, Woodhaven Mobile Home Park, Windwood Oaks Water System. It will be collected through a monthly surcharge of \$4.56 per connection. The monthly surcharge shall cease when \$330,000 has been recovered. If the full amount of \$330,000 has not been recovered by May 31, 2022, bills rendered after June 1, 2022, shall continue to contain a surcharge not to exceed \$4.56 until the remaining balance per connection is collected.



## SECTION 2.0 - SERVICE RULES AND REGULATIONS

### Section 2.01 – Rules

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

### Section 2.02 - Application for and Provision of Water Service

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

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

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

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

### Section 2.03 - Refusal of Service

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

### Section 2.04 - Customer Deposits

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

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

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

## SECTION 2.0 - SERVICE RULES AND REGULATIONS (continued)

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

### Section 2.05 - Meter Requirements, Readings, and Testing

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

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

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

### Section 2.06 - Billing

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

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

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

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

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## SECTION 2.0 – SERVICE RULES AND REGULATIONS (continued)

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

### Section 2.07 - Service Disconnection

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

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

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

### Section 2.08 - Reconnection of Service

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

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

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

### Section 2.09 - Service Interruptions

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

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

### Section 2.10 - Quality of Service

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

### Section 2.11 - Customer Complaints and Disputes

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

## SECTION 2.0 – SERVICE RULES AND REGULATIONS (continued)

must advise the complainant that he has recourse through the PUC complaint process. Pending resolution of a complaint, the Commission may require continuation or restoration of service.

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

## SECTION 2.20 – SPECIFIC UTILITY SERVICE RULES AND REGULATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



## SECTION 3.0 STANDARD EXTENSION POLICY

Section 3.01 - Standard Extension 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) must be individually metered.

## SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

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

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

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

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

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

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

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

## SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

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

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

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

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

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

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

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

## SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

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

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

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

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

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

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

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

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

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

## SECTION 3.20 SPECIFIC UTILITY EXTENSION POLICY (continued)

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

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

- (1) The residential service applicant shall not be required to pay for costs of main extensions greater than 2" 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.

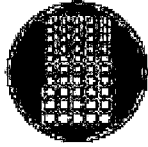
A service applicant requesting a one-inch meter for a lawn sprinkler system to service a residential lot is not considered nonstandard service.

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.

APPENDIX B – APPLICATION FOR SERVICE





# Monarch Utilities | L.P.

A SouthWest Water Company

Return Signed Application to:  
Mail: 12535 Reed Rd, Sugar Land, TX 77478  
Fax: (832) 209-3395 Phone: (866) 654-7992  
Email: [armon@swwc.com](mailto:armon@swwc.com)  
(We must receive second page with signature)

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

## MONARCH UTILITIES I L.P.

<b>CONTRACT/APPLICATION FOR UTILITY SERVICE</b>			
Name of Applicant*: _____		Authorized User: _____	
<small>*This is the person or other entity in whose name service will be rendered and who will responsible of all service and other bills.</small>			
Are you <input type="checkbox"/> Buying or <input type="checkbox"/> Renting? (provide valid Lease Agreement) Purchase Settlement/ Lease Date: ____/____/____			
SSN Last 4 Digits: _____		Driver's License: _____	
Date of Birth: ____/____/____			
Date to Begin Service (MM/DD/YY): ____/____/____ Is the water currently on? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Type of service Water <input type="checkbox"/> , Sewer <input type="checkbox"/> , or Both <input type="checkbox"/> Residential <input type="checkbox"/> , Commercial <input type="checkbox"/> , Industrial <input type="checkbox"/> , or Developer <input type="checkbox"/>			
Service Address:			
City: _____		State: _____	Zip Code: _____
Lot: _____		Block: _____	Section: _____
Mailing Address if different then above:			
City: _____		State: _____	Zip Code: _____
Water Emergency Contact Preference (please check one): Home Phone: <input type="checkbox"/> Cell Phone: <input type="checkbox"/> Text: <input type="checkbox"/> E-mail: <input type="checkbox"/>			
Telephone(s) Home: (____) _____ Day: (____) _____ Cell: (____) _____			
Email address: _____			
Have you ever been a SouthWest Water Company customer? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Previous Address: _____			
(Street, City, State, Zip)			

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

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

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

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

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

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

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

A. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public drinking water system by an air-gap only.

B. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply shall be eliminated at the service connection by the installation of an air-gap only.

C. No connection that allows water to return to the public drinking water supply is permitted.

D. No pipe or pipe fitting which contains more than 0.25% lead may be used for the installation or repair of plumbing at any connection that provides water for human use.

E. No solder or flux that contains more than 0.2% lead can be used for the installation or repair of plumbing of any connection that provides water for human use.

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

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

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

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

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

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

**Signature:** \_\_\_\_\_ **Date:** \_\_\_/\_\_\_/\_\_\_ **Reference Number:** \_\_\_\_\_

APPENDIX C – AGREEMENT FOR TEMPORARY WATER SERVICE

AGREEMENT FOR TEMPORARY WATER SERVICE

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

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

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

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

1. Customer name: \_\_\_\_\_
2. Customer’s billing address: \_\_\_\_\_
3. Customer’s phone number: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_
4. Service location: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Entered into in \_\_\_\_\_ County, Texas on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Customer:  
By: \_\_\_\_\_

Utility:  
By: \_\_\_\_\_



**WATER UTILITY TARIFF**  
**Docket Number: 50994**

Karen Reeves dba R&N Enterprises  
(Utility Name)

P.O. Box 514  
(Business Address)

Gordonville, TX 76245  
(City, State, Zip Code)

(903) 651-9457  
(Area Code/Telephone)

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

11644

This tariff is effective in the following counties:

Cooke

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

None

This tariff is effective in the following subdivisions or systems:

Pleasant Ridge Addition; PWS No. 0490041  
Timber Creek Addition; PWS No. 0490030

**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):

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SECTION 2.0 -- SERVICE RULES AND POLICIES .....	5
SECTION 3.0 -- EXTENSION POLICY .....	11

APPENDIX A -- DROUGHT CONTINGENCY PLAN  
APPENDIX B -- SAMPLE SERVICE AGREEMENT  
APPENDIX C -- APPLICATION FOR SERVICE

SECTION 1.0 - RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Rate</u>	<u>Gallonage Charge</u>
All Meter Sizes	<u>\$32.51</u> (Includes -0- gallons)	<u>\$5.42</u> (per 1,000 gallons)

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

Cash X, 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 REMIT TO THE FEE TO THE TCEQ.

Section 1.02 - Miscellaneous Fees

TAP FEE ..... \$500.00  
TAP FEE IS BASED ON THE AVERAGE OF THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR STANDARD RESIDENTIAL 5/8" or 3/4" METER PLUS UNIQUE COSTS, INCLUDING ALL ROAD BORES WHERE REQUIRED BY TEXDOT OR COUNTY.

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

METER TEST FEE ..... \$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.

METER CONVERSION FEE ..... Actual cost to relocate that 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 CUSTOMERS SERVICE DEMAND.

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 .....\$25.00

**TRANSFER FEE**.....\$10.00

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**.....\$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 TCEQ AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING [16 TAC § 24.25(b)(2)(G)].

**LINE EXTENSION AND CONSTRUCTION CHARGES:**

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

## SECTION 2.0 -- SERVICE RULES AND POLICIES

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

### Section 2.01 - Application for 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), will be signed by the applicant, any required fees (deposits, reconnect, tap, extension fees, etc. as applicable) will be paid and easements, if required, will be granted before service is provided by the utility. A separate application or contract will be made for each service location.

### Section 2.02 - Refusal of Service

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

#### (A) Customer Deposits

If a residential applicant cannot establish credit to the satisfaction of the utility, the applicant may be required to pay a deposit as provided for in Section 1.02 - Miscellaneous Fees of this tariff. The utility will keep records of the deposit and credit interest in accordance with 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 which accrued within the last two years.

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

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.

## SECTION 2.0 – SERVICE RULES AND POLICIES (Continued)

### (B) Tap or Reconnect Fees

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

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

### (C) Easement Requirement

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

### Section 2.04 - Utility Response to Applications for Service

After the applicant has met all the requirements, conditions and regulations for service, the utility will install tap, 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.

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

### Section 2.05 - Customer Responsibility

The customer will be responsible for furnishing and laying the necessary customer service pipe from the meter location to the place of consumption. Customers will 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 may be required to install and maintain a cutoff valve on their side of the meter.



## SECTION 2.0 – SERVICE RULES AND POLICIES (Continued)

No direct connection between a public water supply system and any potential source of contamination or between a public water supply system and a private water source (ex. private well) will be allowed. A customer shall not connect, or allow any other person or party to connect, onto any water lines on his premises.

### Section 2.06 - Customer Service Inspections

Applicants for new service connections or facilities which have undergone extensive plumbing modifications are required to furnish the utility a completed customer service inspection certificate. The inspection certificate shall certify that the establishment is in compliance with the Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems, 30 TAC § 290.46(j). The Utility is not required to perform these inspections for the applicant/customer, but will assist the applicant/customer in locating and obtaining the services of a certified inspector.

### Section 2.07 - Back Flow Prevention Devices

No water connection shall be allowed to any residence or establishment where an actual or potential contamination hazard exists unless the public water facilities are protected from contamination by either an approved air gap, backflow prevention assembly, or other approved device. The type of device or backflow prevention assembly required shall be determined by the specific potential hazard identified in 30 TAC § 290.47(i) Appendix I, Assessment of Hazards and Selection of Assemblies of the TCEQ Rules and Regulations for Public Water Systems.

The use of a backflow prevention assembly at the service connection shall be considered as additional backflow protection and shall not negate the use of backflow protection on internal hazards as outlined and enforced by local plumbing codes. When a customer service inspection certificate indicates that an adequate internal cross-connection control program is in effect, backflow protection at the water service entrance or meter is not required.

At any residence or establishment where it has been determined by a customer service inspection, that there is no actual or potential contamination hazard, as referenced in 30 TAC § 290.47(i) Appendix I, Assessment of Hazards and Selection of Assemblies of the TCEQ Rules and Regulations for Public Water Systems, then a backflow prevention assembly or device is not required. Outside hose bibs do require, at a minimum, the installation and maintenance of a working atmospheric vacuum breaker.

All backflow prevention assemblies or devices shall be tested upon installation by a TCEQ certified backflow prevention assembly tester and certified to be operating within specifications. Backflow prevention assemblies which are installed to provide protection against health hazards must also be tested and certified to be operating within specifications at least annually by a certified backflow prevention assembly tester.

## SECTION 2.0 – SERVICE RULES AND POLICIES (Continued)

If the utility determines that a backflow prevention assembly or device is required, the utility will provide the customer or applicant with a list of TCEQ certified backflow prevention assembly testers. The customer will be responsible for the cost of installation and testing, if any, of backflow prevention assembly or device. The customer should contact several qualified installers to compare prices before installation. The customer must pay for any required maintenance and annual testing and must furnish a copy of the test results demonstrating that the assembly is functioning properly to the utility within 30 days after the anniversary date of the installation unless a different date is agreed upon.

### Section 2.08 - Access to Customer's Premises

The utility will have the right of access to the customer's premises at all reasonable times 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 and the utility personnel will attempt to notify the customer that they will be working on the customer's property. 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.

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.

### Section 2.09 - Meter Requirements, Readings, and Testing

One meter is required for each residential, commercial, or industrial connection. 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.

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.

SECTION 2.0 – SERVICE RULES AND POLICIES (Continued)

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 which 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 2.10 - Billing

(A) Regular Billing

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

(B) Late Fees

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

(C) Information on Bill

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

(D) Prorated Bills

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

Section 2.11- Payments

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

SECTION 2.0 – SERVICE RULES AND POLICIES (Continued)

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

Section 2.12 - Service Disconnection

(A) With Notice

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

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

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

B) Without Notice

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

Section 2.13 - Reconnection of Service

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

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

Section 2.14 - Service Interruptions

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

SECTION 2.0 – SERVICE RULES AND POLICIES (Continued)

Section 2.15 - Quality of Service

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

Section 2.16 - Customer Complaints and Disputes

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

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

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

Section 2.17 - Customer Liability

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

## SECTION 3.0 -- EXTENSION POLICY

### Section 3.01 - Standard Extension Requirements

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

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

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

### Section 3.02 - Costs Utilities and Service Applicants Shall Bear

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

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

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

Unless an exception is granted by the PUC, the residential service applicant shall not be required to pay for costs of main extensions greater than 2" in diameter for water distribution and pressure wastewater collection lines and 6" in diameter for gravity wastewater lines.

SECTION 3.0 -- EXTENSION POLICY (Continued)

Exceptions may be granted by the PUC if:

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

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

For purposes of determining the costs that service applicants shall pay, commercial customers with service demands greater than residential customer demands in the certified area, industrial, and wholesale customers shall be treated as developers. A service applicant requesting a one inch meter for a lawn sprinkler system to service a residential lot is not considered nonstandard service.

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

The utility will bear the full cost of any over-sizing of 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.

Section 3.03 - Contributions in Aid of Construction

Developers may be required to provide contributions in aid of construction in amounts sufficient to furnish the development with all facilities necessary to provide for reasonable local demand requirements and to comply with 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.

### SECTION 3.0 -- EXTENSION POLICY (Continued)

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

Any service extension to a subdivision (recorded or unrecorded) may be subject to the provisions and restrictions of 16 TAC § 24.163(c). When a developer wishes to extend the system to prepare to service multiple new connections, the charge shall be the cost of such extension, plus a pro-rata charge for facilities which must be committed to such extension compliant with the TCEQ minimum design criteria. As provided by 16 TAC § 24.163(c)(3), for purposes of this section, commercial, industrial, and wholesale customers shall be treated as developers.

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

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

#### Section 3.04 - Appealing Connection Costs

The imposition of additional extension costs or charges as provided by Sections 3.0 - Extension Policy of this tariff shall be subject to appeal as provided in this tariff, 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 given a written explanation of such costs prior to payment and/or commencement of construction. If the applicant does not believe that these costs are reasonable or necessary, the applicant shall be informed of the right to appeal such costs to the 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.

#### Section 3.05 - Applying for Service

The Utility will provide a written service application form to the applicant for each request for service received by the Utility's business offices. A separate application shall be required for each potential service location if more than one service connection is desired by any individual applicant.



### SECTION 3.0 -- EXTENSION POLICY (Continued)

Service application forms will be available at the Utility's business office during normal weekday business hours. Service applications will be sent by prepaid first class United States mail to the address provided by the applicant upon request. Completed applications should be returned by hand delivery in case there are questions which might delay fulfilling the service request. Completed service applications may be submitted by mail if hand delivery is not possible.

Where a new tap or service connection is required, the service applicant shall be required to submit a written service application and request that a tap be made. A diagram, map, plat, or written metes and bounds description of precisely where the applicant desires each tap or service connection is to be made and, if necessary, where the meter is to be installed, along the applicant's property line may also be required with the tap request. The actual point of connection and meter installation must be readily accessible to Utility personnel for inspection, servicing, and meter reading while being reasonably secure from damage by vehicles and mowers. If the Utility has more than one main adjacent to the service applicant's property, the tap or service connection will be made to the Utility's nearest service main with adequate capacity to service the applicant's full potential service demand. Beyond the initial 200 feet, the customer shall bear only the equivalent cost of extending from the nearest main. If the tap or service connection cannot be made at the applicant's desired location, it will be made at another location mutually acceptable to the applicant and the Utility. If no agreement on location can be made, the applicant may refer the matter to the PUC for resolution.

#### Section 3.06 - Qualified Service Applicant

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

The Utility shall serve each qualified service applicant within its certified service area as soon as practical after receiving a completed service application. All service requests will be fulfilled within the time limits prescribed by 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 by PUC rules.

#### Section 3.07 - Developer Requirements

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

**APPENDIX A – DROUGHT CONTINGENCY PLAN**  
(Utility must attach a copy of TCEQ approved Drought Contingency Plan)

APPENDIX B -- SAMPLE SERVICE AGREEMENT

From 30 TAC Chapter 290.47(b), Appendix B  
SERVICE AGREEMENT

I. PURPOSE. The LIBERTY UTILITIES (SILVERLEAF WATER) LLC is responsible for protecting the drinking water supply from contamination or pollution which could result from improper private water distribution system construction or configuration. The purpose of this service agreement is to notify each customer of the restrictions which are in place to provide this protection. The utility enforces these restrictions to ensure the public health and welfare. Each customer must sign this agreement before the LIBERTY UTILITIES (SILVERLEAF WATER) LLC will begin service. In addition, when service to an existing connection has been suspended or terminated, the water system will not re-establish service unless it has a signed copy of this agreement.

II. RESTRICTIONS. The following unacceptable practices are prohibited by State regulations.

A. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public water system by an air-gap or an appropriate backflow prevention device.

B. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply shall be eliminated at the service connection by the installation of an air-gap or a reduced pressure-zone backflow prevention device.

C. No connection which allows water to be returned to the public drinking water supply is permitted.

D. No pipe or pipe fitting which contains more than 8.0% lead may be used for the installation or repair of plumbing at any connection which provides water for human use.

E. No solder or flux which contains more than 0.2% lead can be used for the installation or repair of plumbing at any connection which provides water for human use.

III. SERVICE AGREEMENT. The following are the terms of the service agreement between the LIBERTY UTILITIES (SILVERLEAF WATER) LLC (the Water System) and NAME OF CUSTOMER (the Customer).

A. The Water System will maintain a copy of this agreement as long as the Customer and/or the premises is connected to the Water System.

B. The Customer shall allow his property to be inspected for possible cross-connections and other potential contamination hazards. These inspections shall be conducted by the Water System or its designated agent prior to initiating new water service; when there is reason to believe that cross-connections or other potential contamination hazards exist; or after any major changes to the private water distribution facilities. The inspections shall be conducted during the Water System's normal business hours.

C. The Water System shall notify the Customer in writing of any cross-connection or other potential contamination hazard which has been identified during the initial inspection or the periodic reinspection.

D. The Customer shall immediately remove or adequately isolate any potential cross-connections or other potential contamination hazards on his premises.

E. The Customer shall, at his expense, properly install, test, and maintain any backflow prevention device required by the Water System. Copies of all testing and maintenance records shall be provided to the Water System.

IV. ENFORCEMENT. If the Customer fails to comply with the terms of the Service Agreement, the Water System shall, at its option, terminate service or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this agreement shall be billed to the Customer.

CUSTOMER'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

APPENDIX C -- APPLICATION FOR SERVICE  
(Utility Must Attach Blank Copy)