



## Filing Receipt

**Received - 2021-09-27 04:38:40 PM**

**Control Number - 52502**

**ItemNumber - 10**

**DOCKET NO. 52502**

<b>APPLICATION OF TEXAS WATER</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>SYSTEMS, INC. AND UNDINE</b>	<b>§</b>	
<b>DEVELOPMENT, LLC FOR SALE,</b>	<b>§</b>	<b>OF TEXAS</b>
<b>TRANSFER, OR MERGER OF</b>	<b>§</b>	
<b>FACILITIES AND CERTIFICATE</b>	<b>§</b>	
<b>RIGHTS IN GREGG, HENDERSON,</b>	<b>§</b>	
<b>SMITH, AND UPSHUR COUNTIES</b>	<b>§</b>	

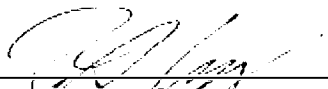
**UNDINE DEVELOPMENT, LLC’S FIRST SUPPLEMENT TO APPLICATION**

COMES NOW, Undine Development, LLC (“Undine”) and files this First Supplement to Application, and in support thereof, respectfully shows the following:

On September 2, 2021, Undine filed its Application for Sale, Transfer or Merger of Facilities and Certificate Rights in Gregg, Henderson, Smith and Upshur counties (Docket Item 52502-1). According to Commission Staff, the maps that were included in the application were not in the proper form. Attached as Exhibit 1 are revised maps intending to address Commission Staff’s comments.

Respectfully submitted,

**DuBois, Bryant & Campbell, LLP**

By:   
\_\_\_\_\_  
Peter T. Gregg  
State Bar No. 00784174  
303 Colorado, Suite 2300  
Austin, Texas 78701  
[pgregg@dbcllp.com](mailto:pgregg@dbcllp.com)  
(512) 457-8000  
(512) 457-8008 (fax)

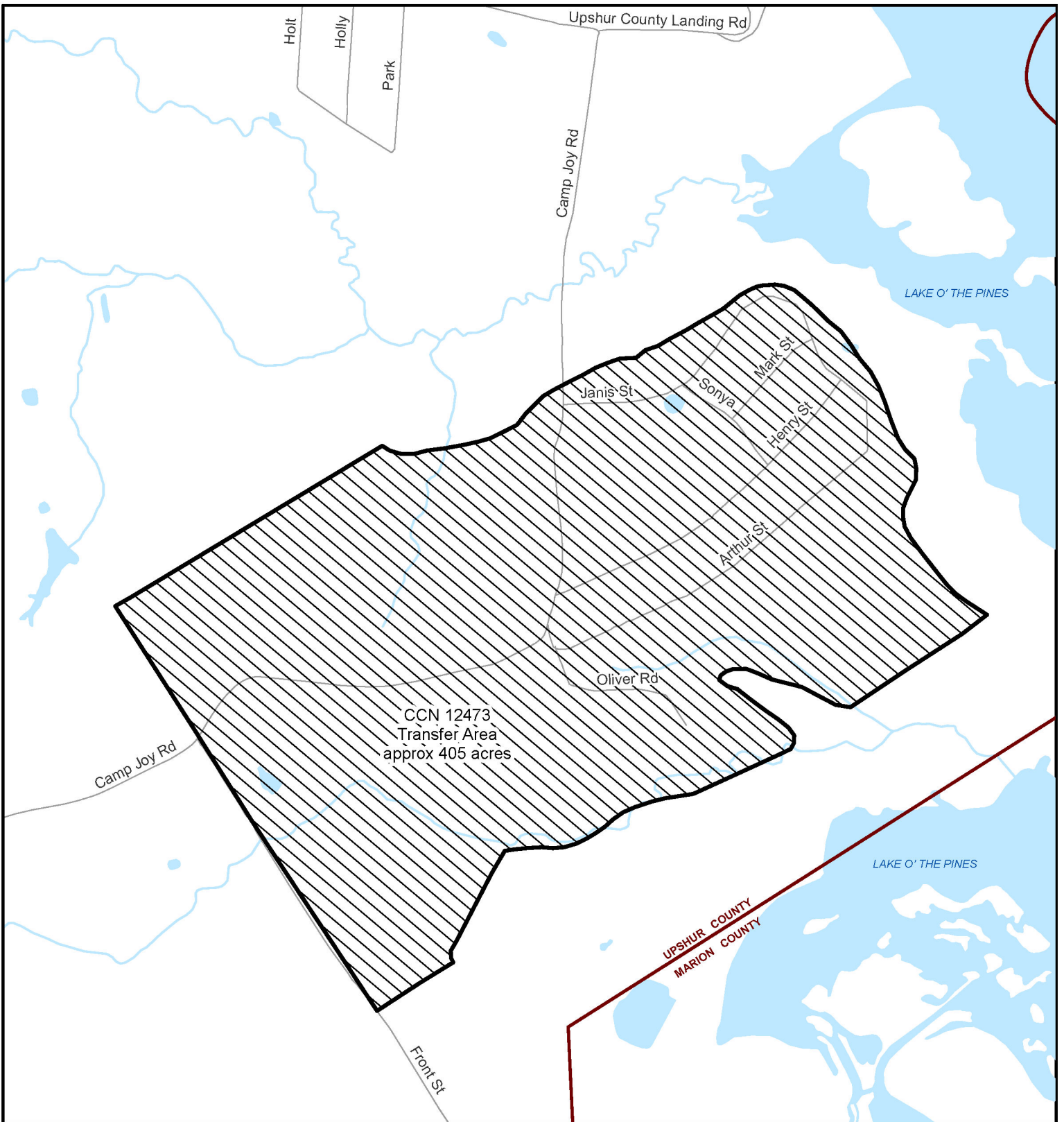
**Attorneys for Undine Development, LLC**

**CERTIFICATE OF SERVICE**

I certify by my signature above that a true and correct copy of the foregoing document was served on the persons as indicated below on this the 27th day of September 2021:

Jenna Keller  
Public Utility Commission of Texas  
Legal Division  
1701 N. Congress Avenue  
P. O. Box 13326  
Austin, Texas 78711-3326  
[jenna.keller@puc.texas.gov](mailto:jenna.keller@puc.texas.gov)

**EXHIBIT 1**  
**UPDATED MAPS**



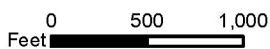
**Camp Joy in Upshur County**

Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties

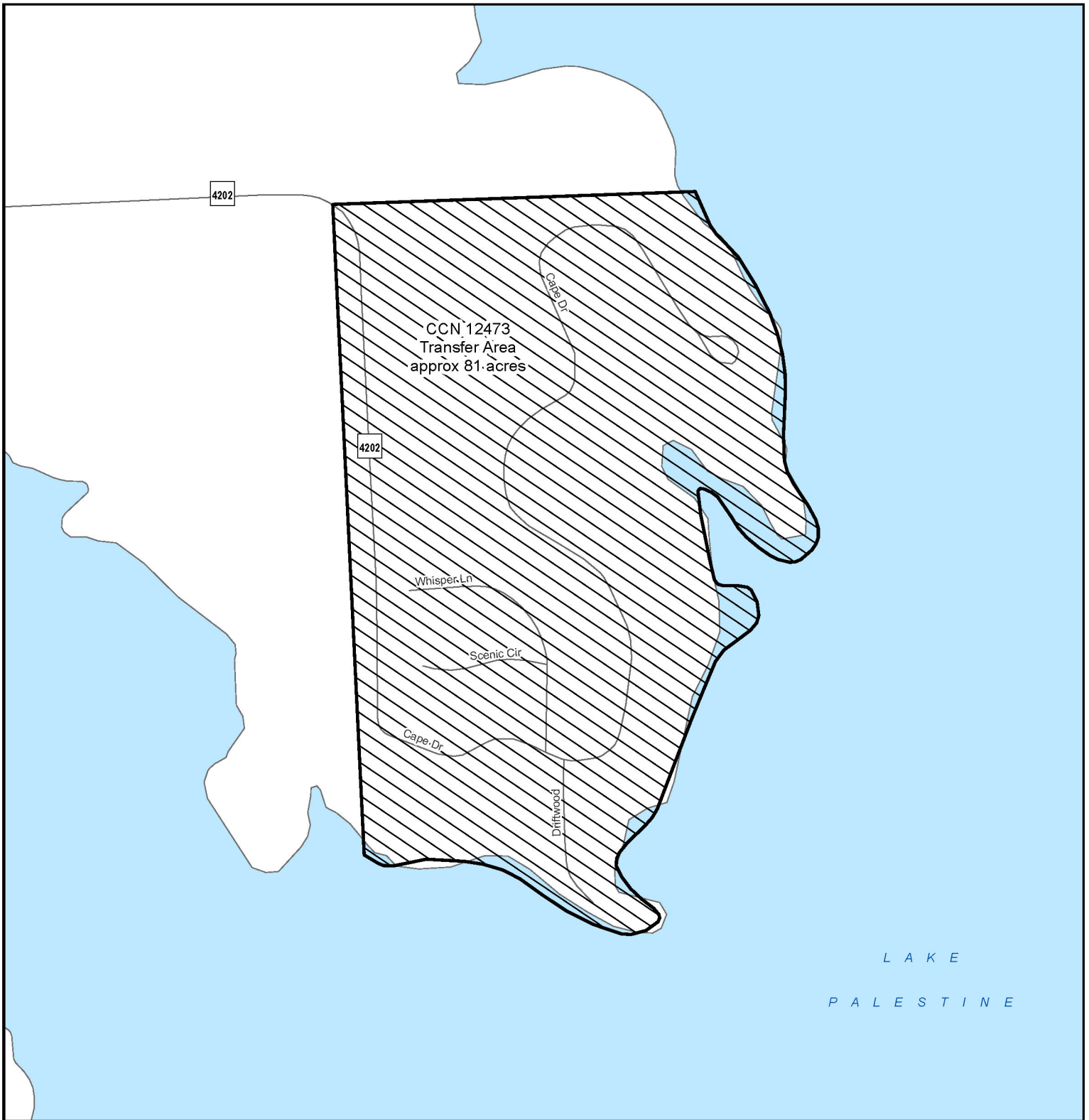


**Water CCN Area to Transfer**

 CCN 12473 - Texas Water Systems, Inc.




Map by: S. Burt, ASBGI  
 Date: Nov. 20, 2019  
 Base: TxDOT 2015 Roadways  
 Project: CampJoy\_UpshurCounty.mxd

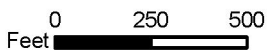


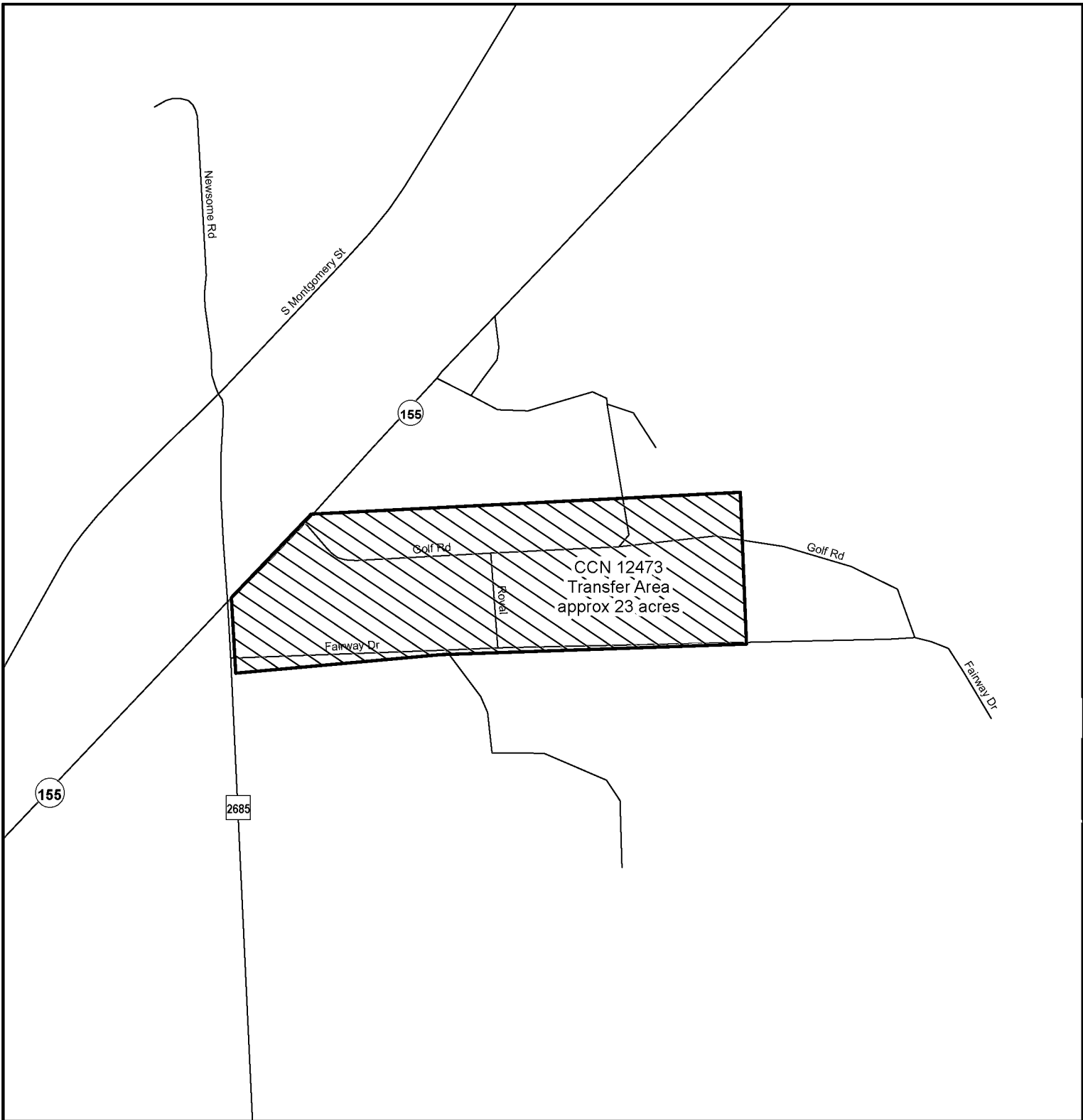
### Cape Tranquility in Henderson County

Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
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Water CCN Area to Transfer	
	CCN 12473 - Texas Water Systems, Inc.






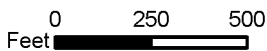
**Country Club in Upshur County**

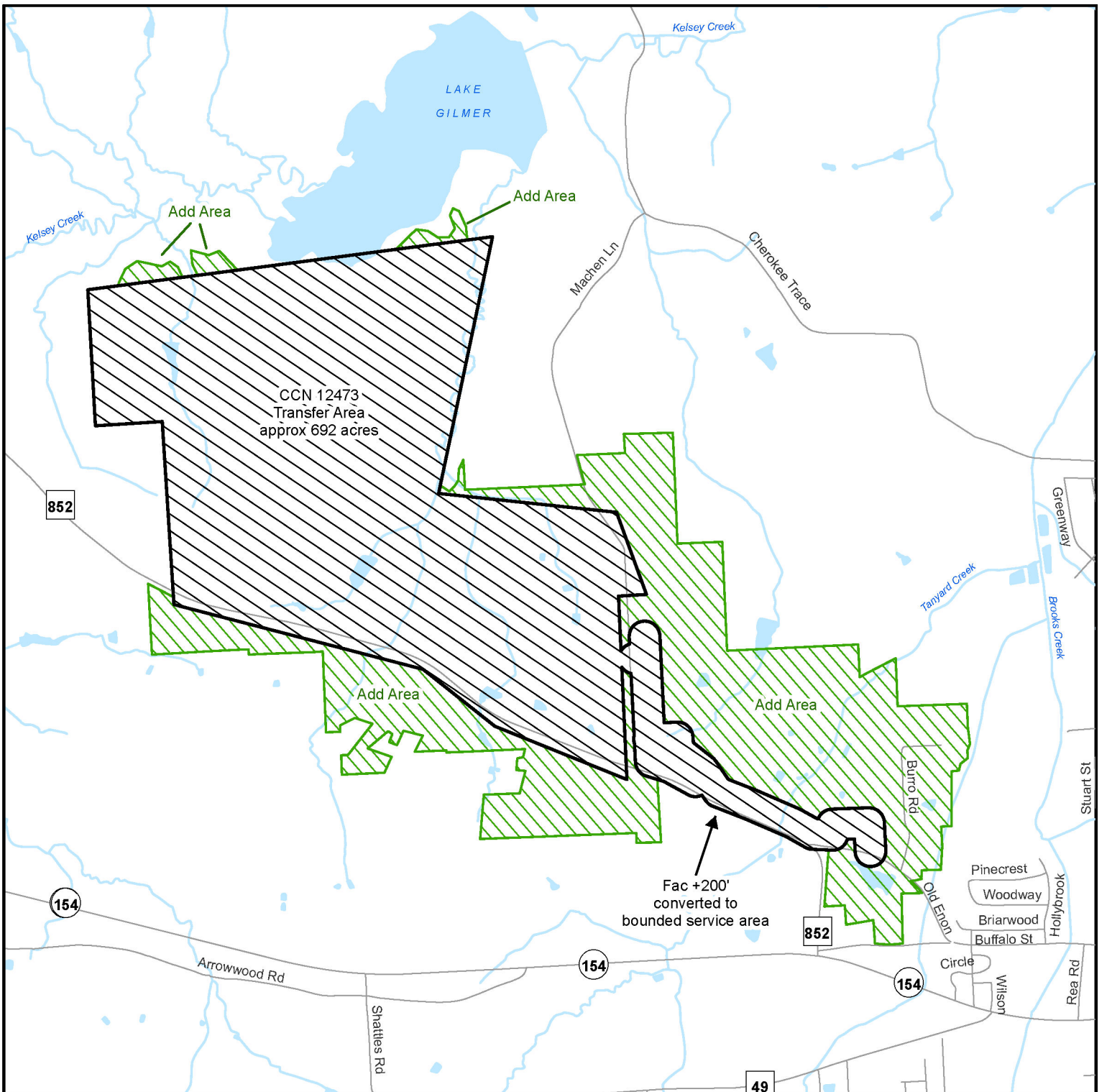
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 in Gregg, Henderson, Smith and Upshur Counties



**Water CCN Area to Transfer**

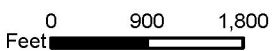
 CCN 12473 - Texas Water Systems, Inc.







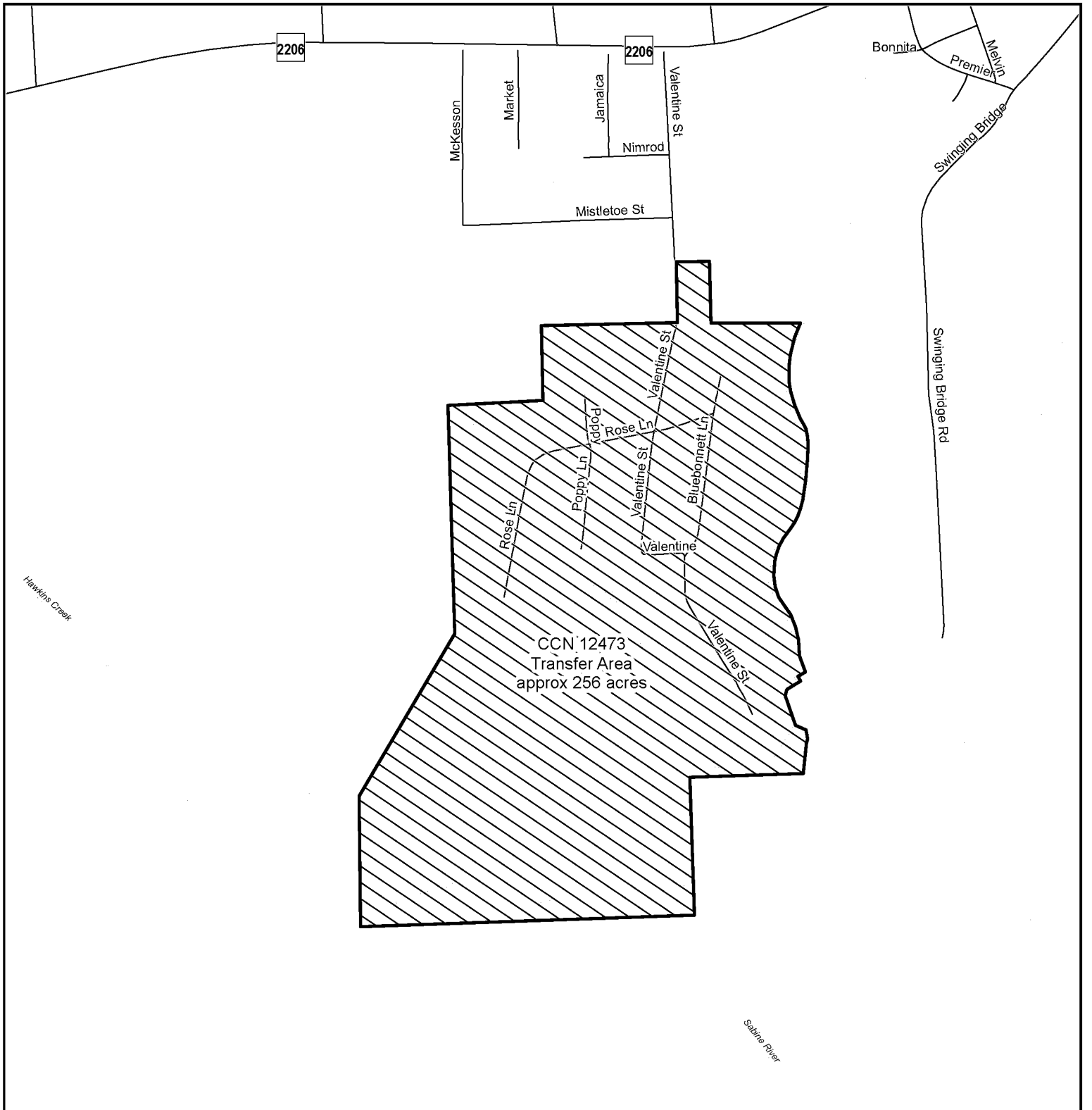
### Friendship in Upshur County

Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties



Water CCN Area to Transfer and Amend	
	CCN 12473 - Texas Water Systems, Inc.
	Water Amendment Areas - approx 397 acres






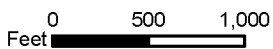
**Garden Acres in Gregg County**

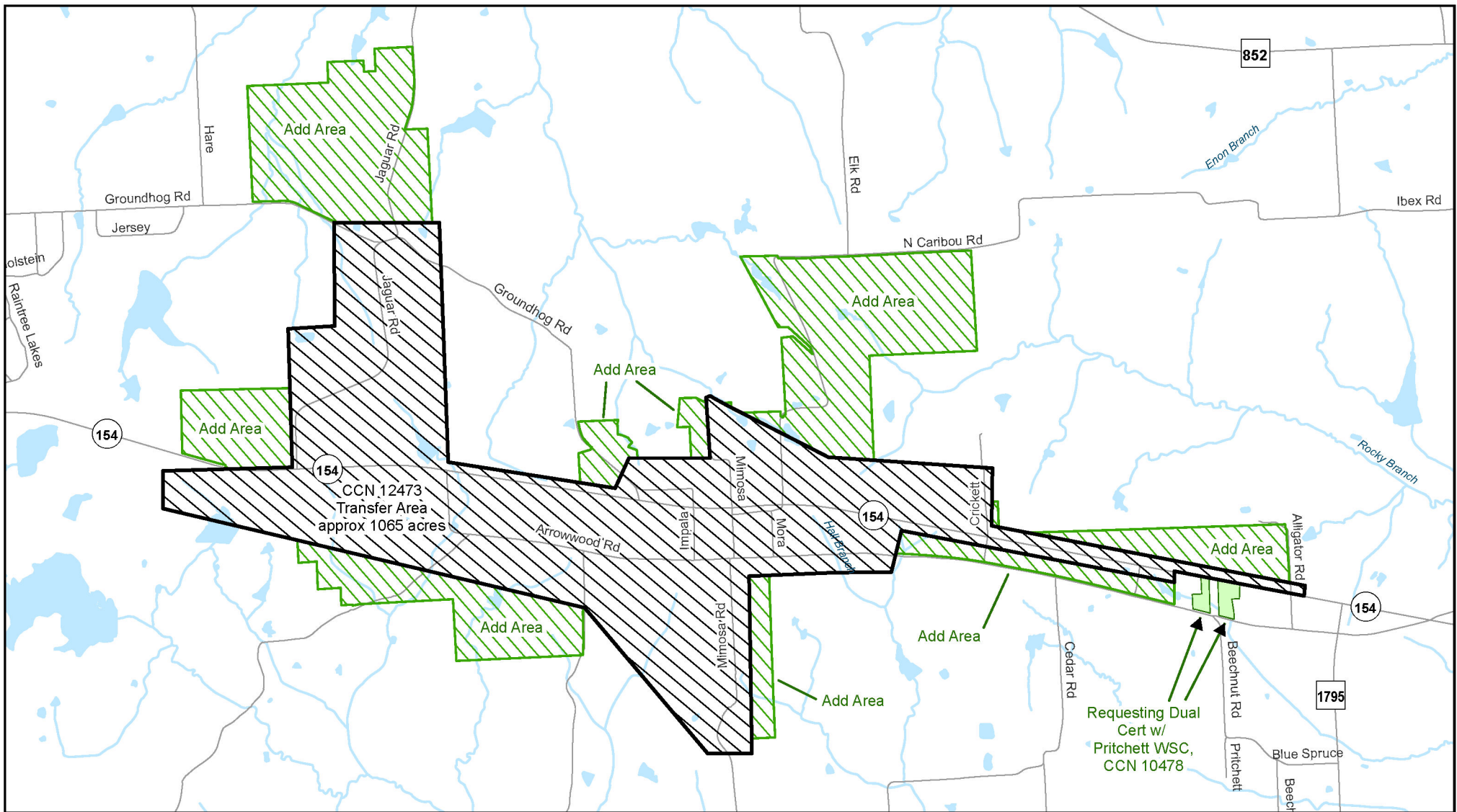
Undine Development, LLC  
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 in Gregg, Henderson, Smith and Upshur Counties



Water CCN Area to Transfer

 CCN 12473 - Texas Water Systems, Inc.





### Harmony and Rosewood in Upshur County

Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties

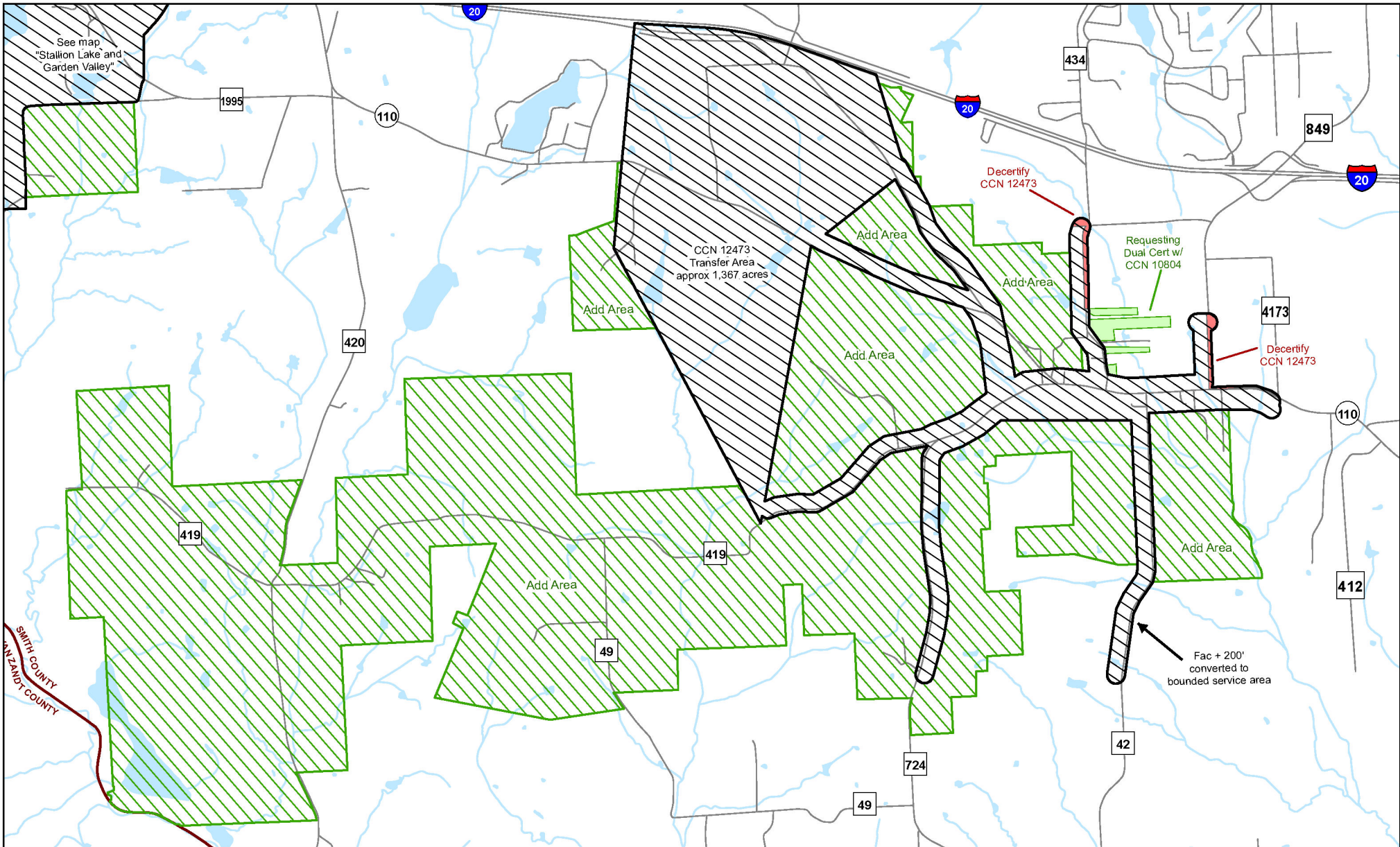


0 1,250 2,500  
 Feet

Water CCN Area to Transfer and Amend	
	CCN 12473 - Texas Water Systems, Inc.
	Water Amendment Areas (Uncertificated)- approx 731 acres
	Requesting Dual Certification w/ Pritchett WSC, CCN 10478 - approx 8 acres

Map by: S. Burt, ASBGI  
 Date: July 8, 2019  
 Base: StratMapTransv2

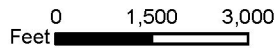
Project: Harmony\_Rosewood\_UpshurCounty.mxd



**Mt. Sylvan in Smith County**

Undine Development, LLC

Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties

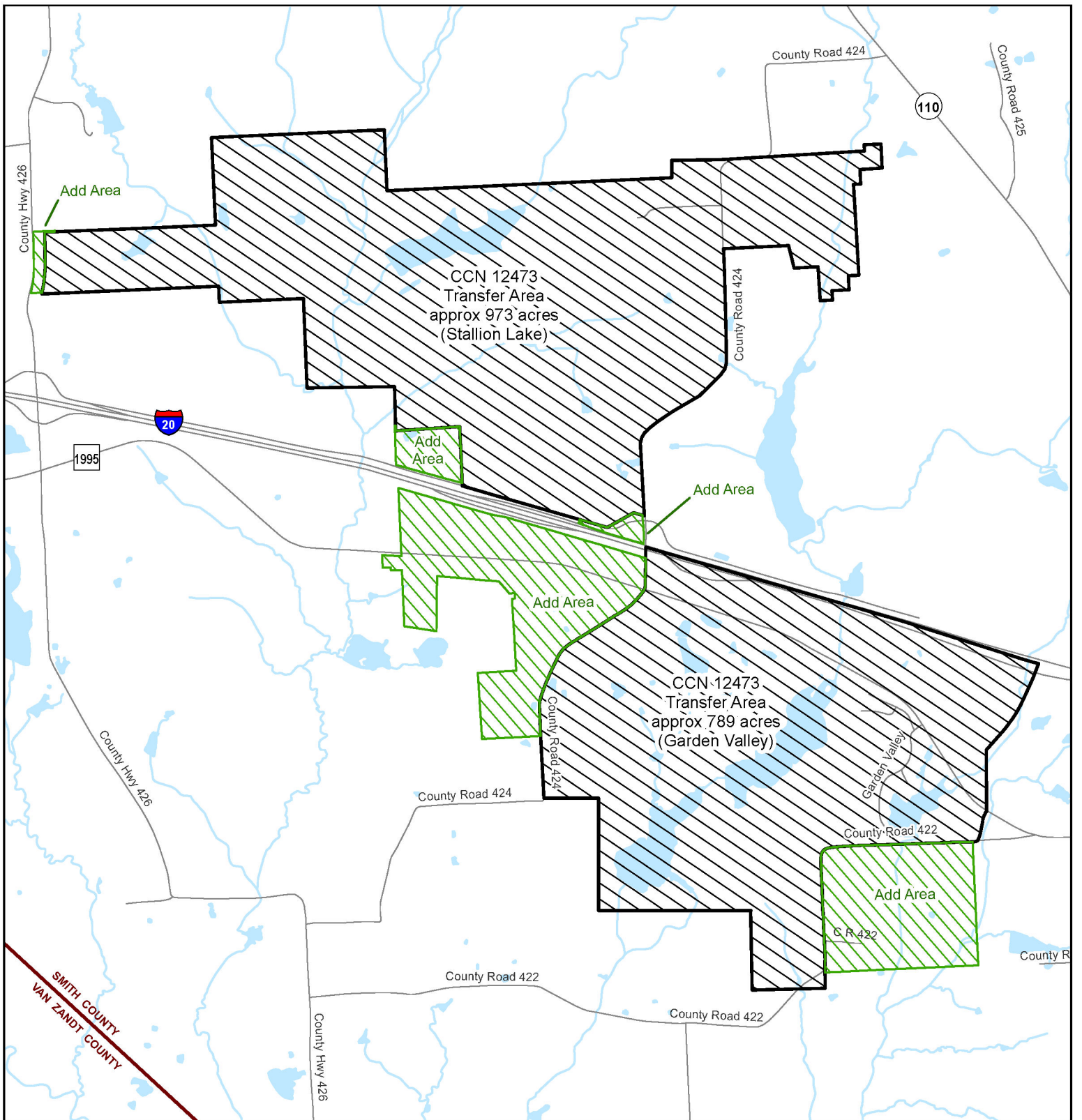


**Water CCN Area to Amend**

- Water Amendment Areas (Uncertificated)- approx 3,619 acres
- Requesting Dual Certification w/ Crystal Systems, CCN 10804 - approx 21 acres

**Water CCN Area to Transfer**

- CCN 12473 - Texas Water Systems, Inc.
- Decertify Texas Water Systems, CCN 12473 - approx 12 acres





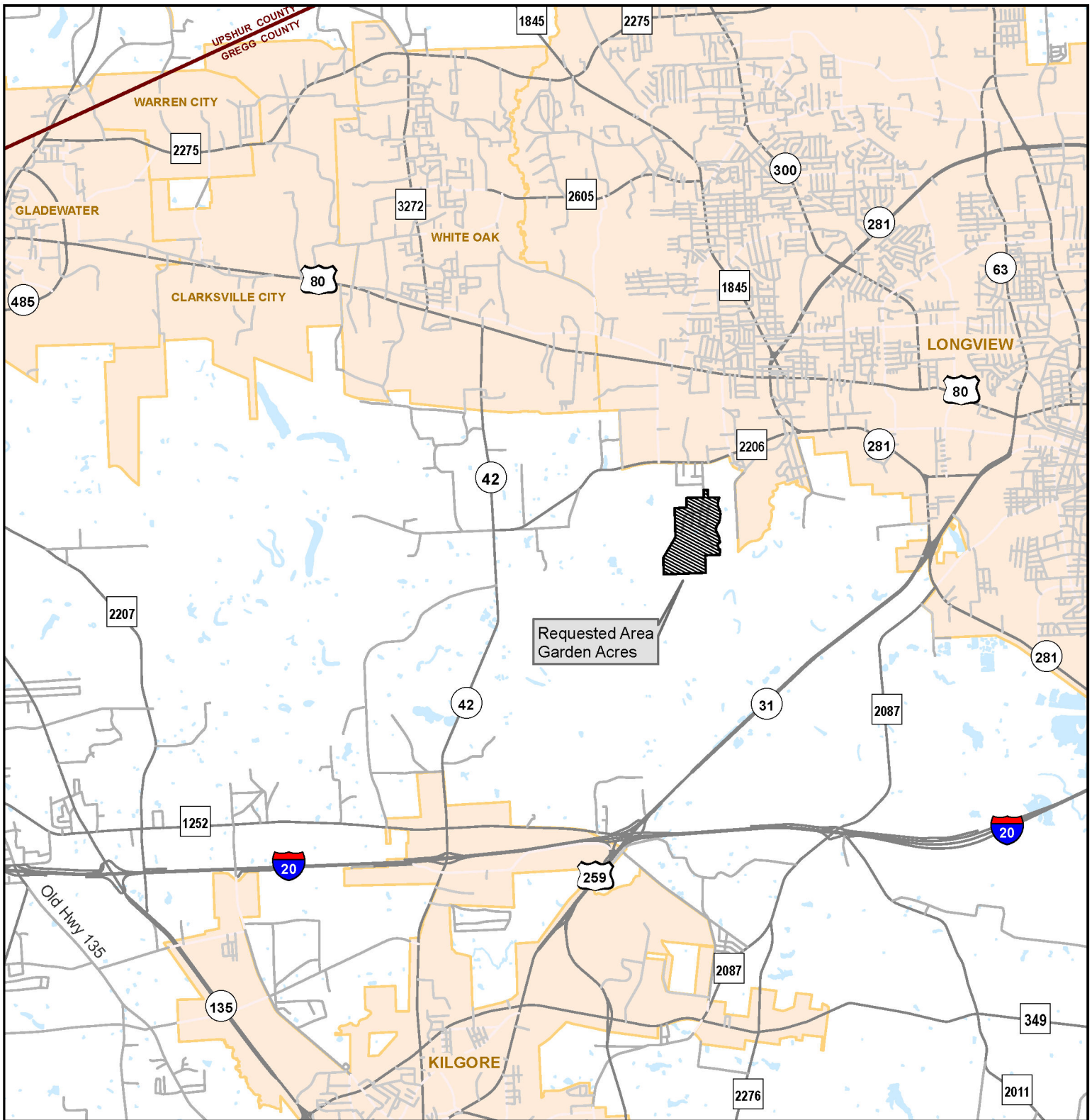
### Stallion Lake and Garden Valley in Smith County

Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties



0 1,100 2,200  
 Feet

Water CCN Areas to Transfer and Amend	
	CCN 12473 - Texas Water Systems, Inc.
	Water Amendment Areas - approx 319 acres




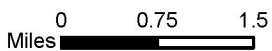
**General Location in Gregg County**

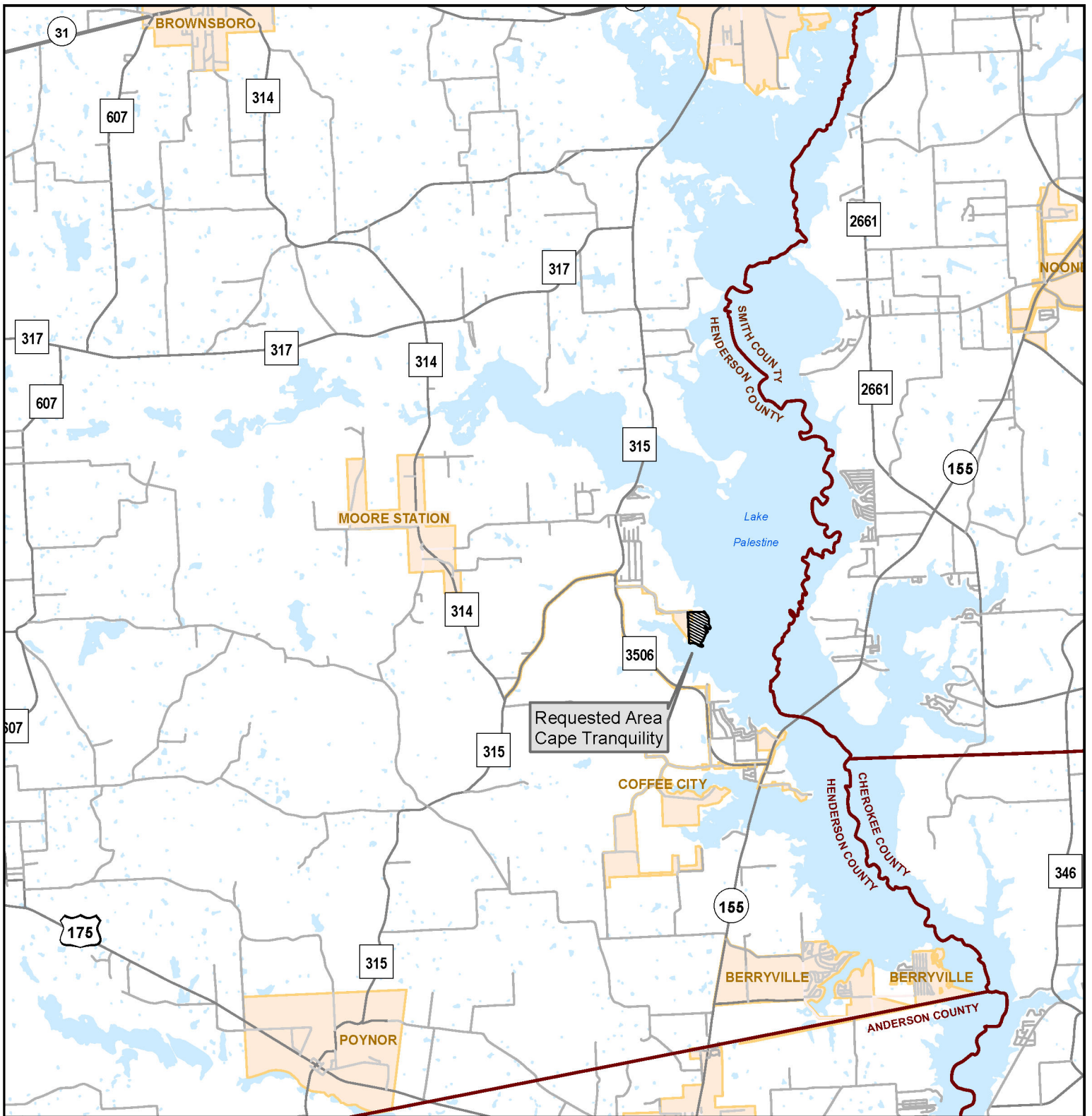
Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties



**Requested Water Service Area to Transfer**

 CCN 12473 - Texas Water Systems, Inc.






**General Location in Henderson County**

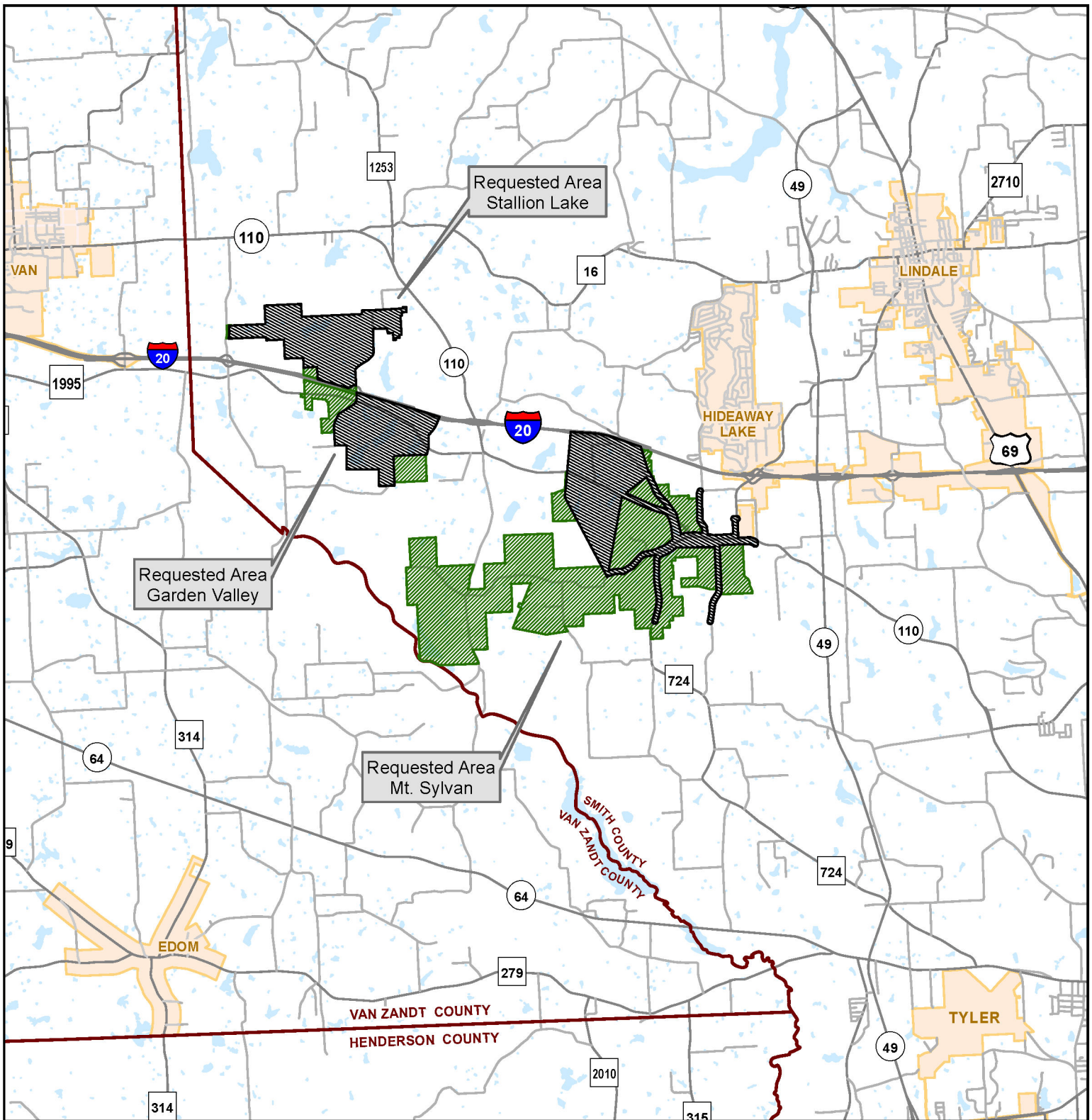
Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties



**Requested Water Service Area to Transfer**

 CCN 12473 - Texas Water Systems, Inc.







**General Location in Smith County**

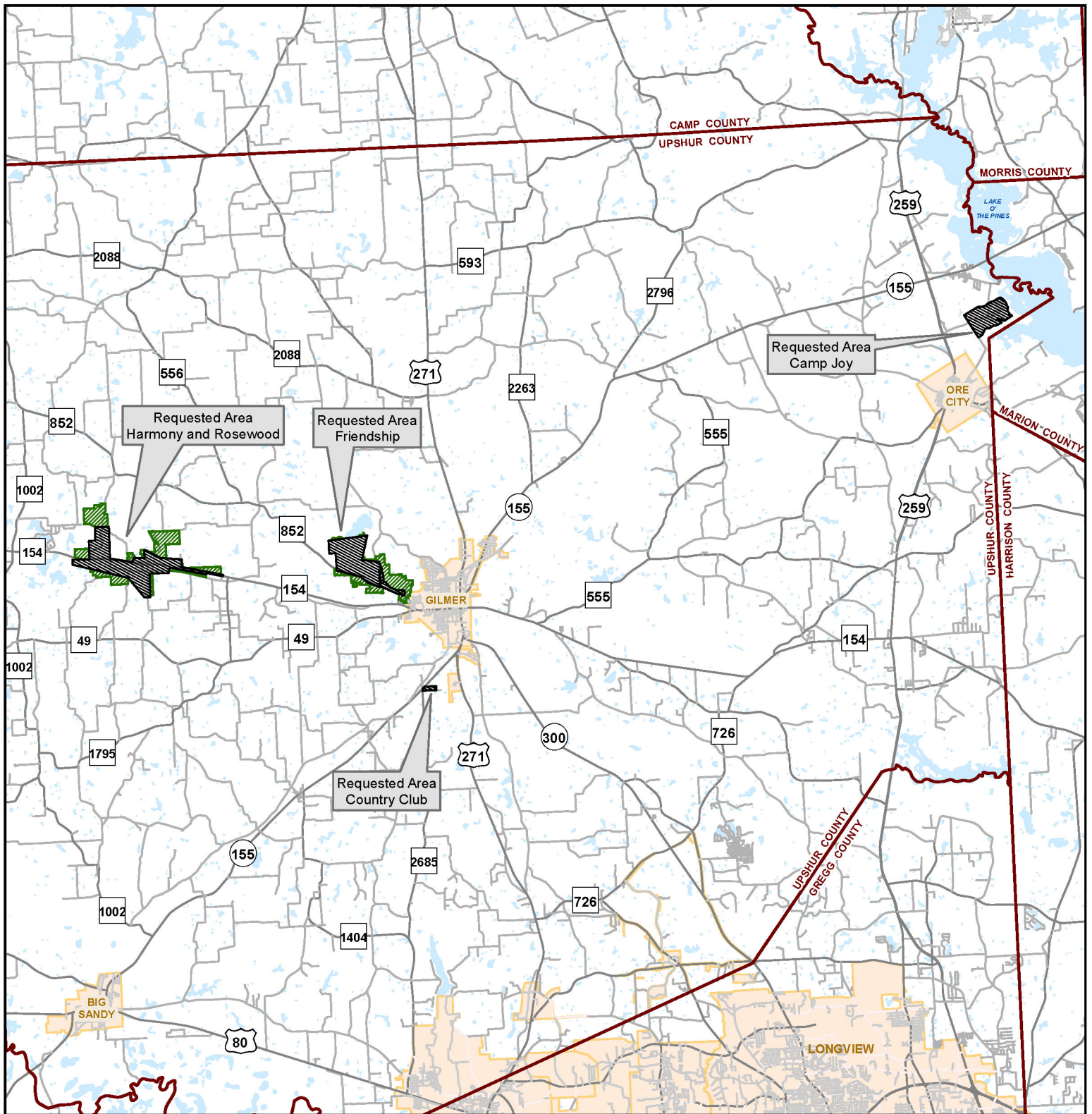
Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties



**Requested Water Service Area to Transfer and Amend**

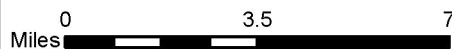
-  CCN 12473 - Texas Water Systems, Inc.
-  Water Amendment Areas





**General Location in Upshur County**

Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties



Requested Water Service Areas to Transfer and Amend	
	CCN 12473 - Texas Water Systems, Inc.
	Water Amendment Areas

Map by: S. Burt, ASBGI  
 Date: Nov. 19, 2019  
 Base: TxDOT 2015 Roadways  
 Project: General Location Upshur.mxd



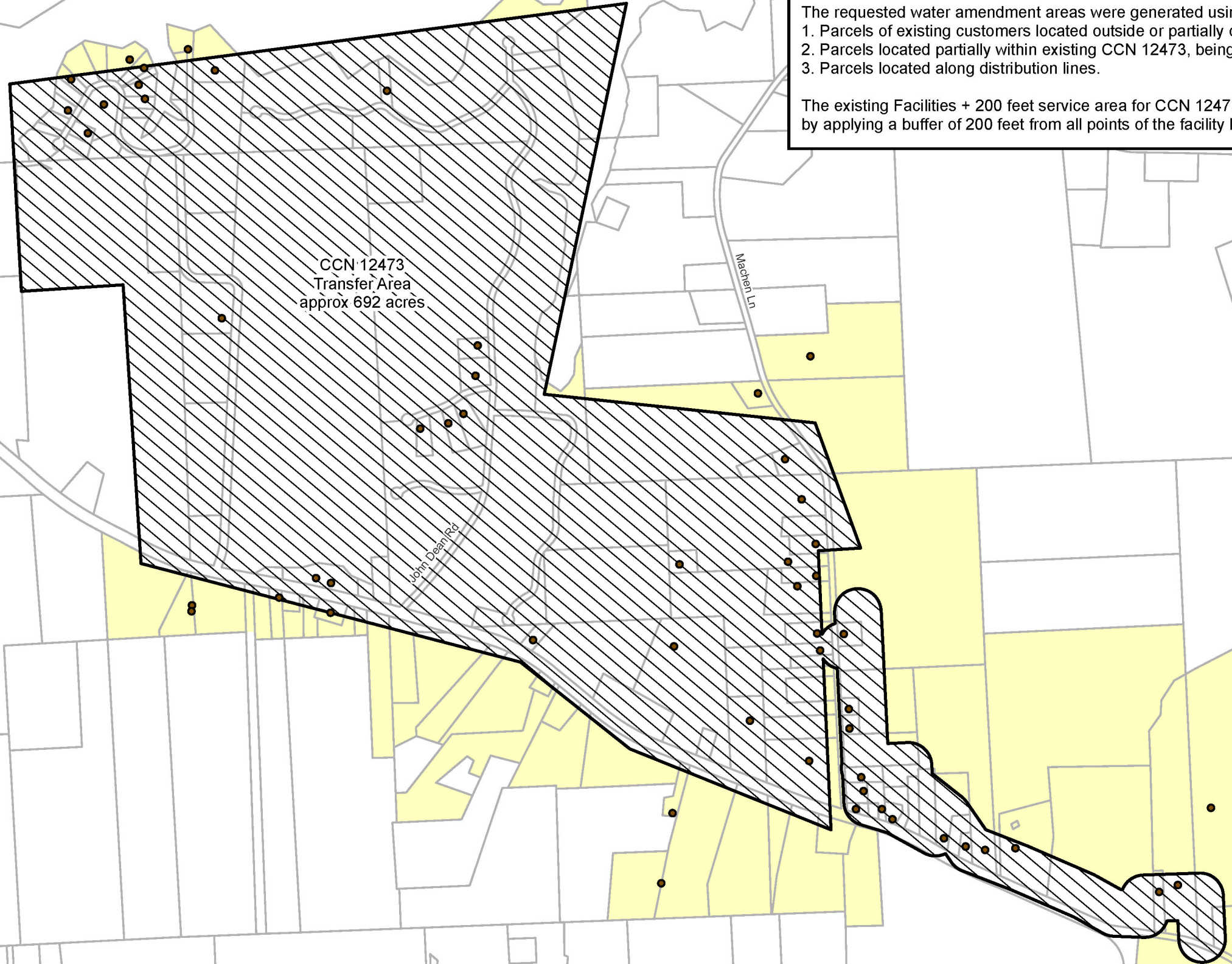
**Friendship  
Upshur County**

**Current Customers' "Point of Service"  
Correcting CCN to Include Existing Customers and Infrastructure**

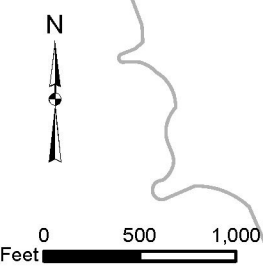
The requested water amendment areas were generated using Upshur County parcel data. Those areas include:

1. Parcels of existing customers located outside or partially outside existing CCN 12473.
2. Parcels located partially within existing CCN 12473, being requested in their entirety. (Larger parcels excluded).
3. Parcels located along distribution lines.

The existing Facilities + 200 feet service area for CCN 12473 were converted to a bounded service area by applying a buffer of 200 feet from all points of the facility lines.



CCN 12473  
Transfer Area  
approx 692 acres



**Legend**

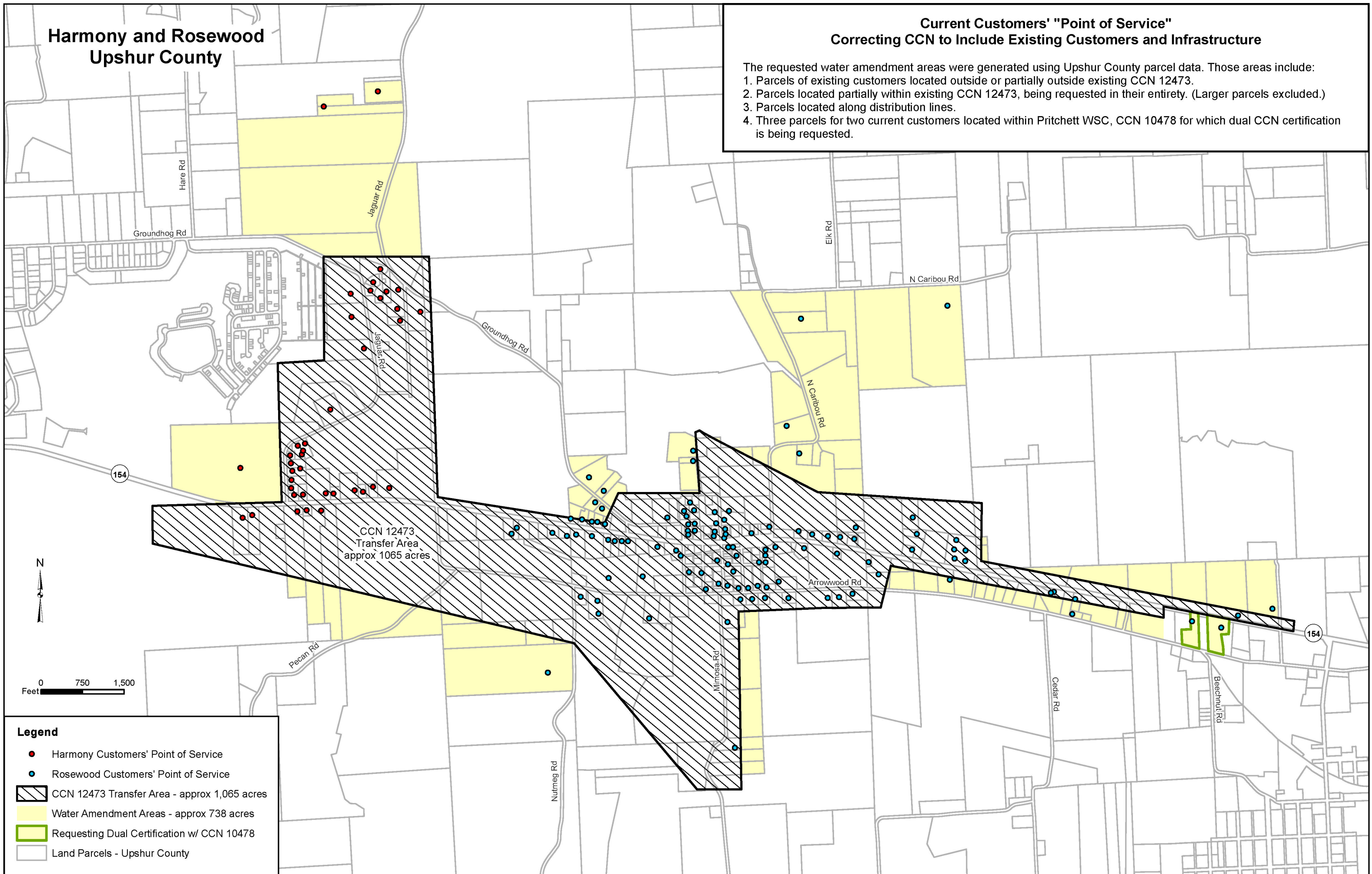
- Friendship Customers' Point of Service
- ▨ CCN 12473 Transfer Area - approx 692 acres
- Water Amendment Areas - approx 397 acres
- Land Parcels - Upshur County

# Harmony and Rosewood Upshur County

## Current Customers' "Point of Service" Correcting CCN to Include Existing Customers and Infrastructure

The requested water amendment areas were generated using Upshur County parcel data. Those areas include:

1. Parcels of existing customers located outside or partially outside existing CCN 12473.
2. Parcels located partially within existing CCN 12473, being requested in their entirety. (Larger parcels excluded.)
3. Parcels located along distribution lines.
4. Three parcels for two current customers located within Pritchett WSC, CCN 10478 for which dual CCN certification is being requested.



CCN 12473  
Transfer Area  
approx 1065 acres

- Legend**
- Harmony Customers' Point of Service
  - Rosewood Customers' Point of Service
  - ▨ CCN 12473 Transfer Area - approx 1,065 acres
  - Water Amendment Areas - approx 738 acres
  - Requesting Dual Certification w/ CCN 10478
  - Land Parcels - Upshur County

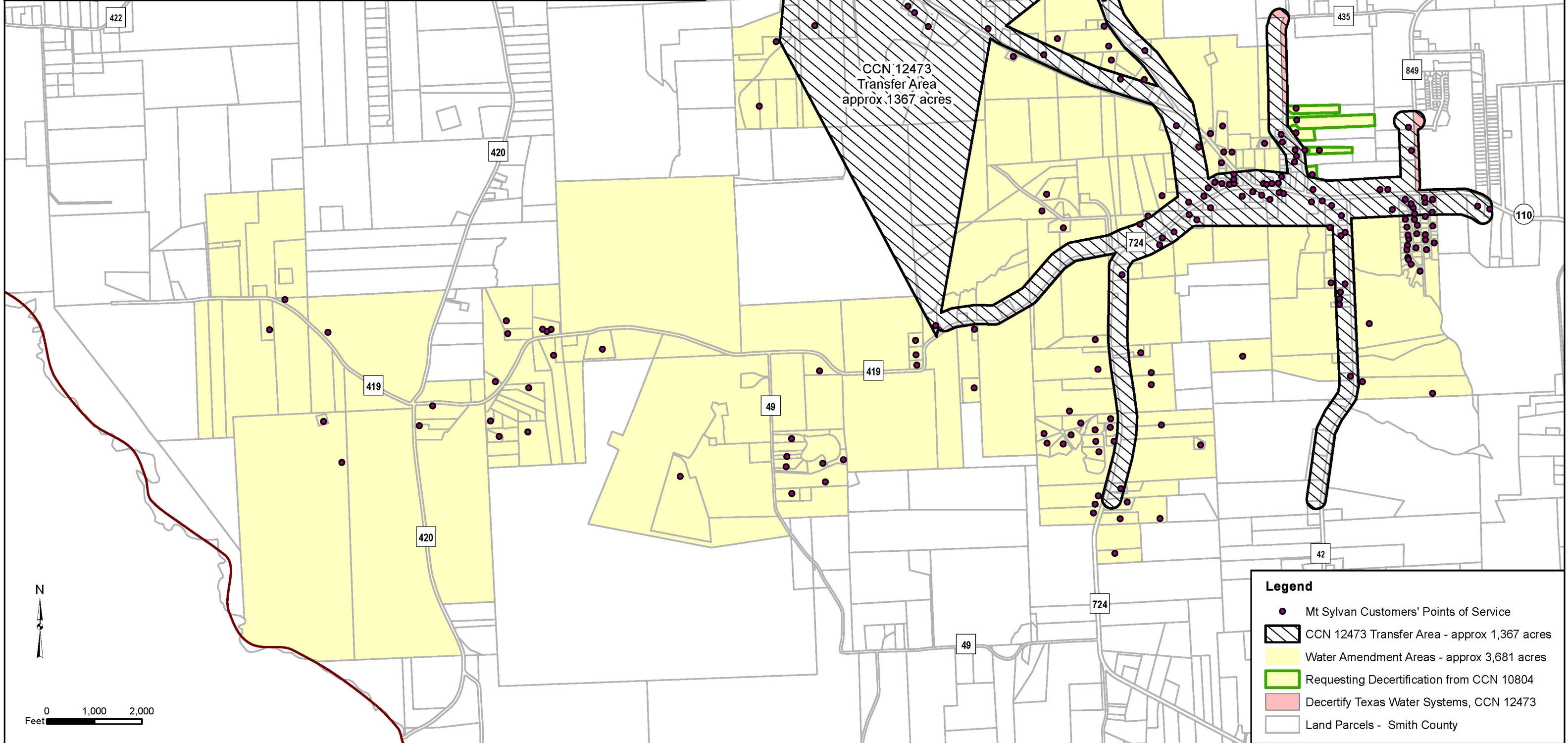
## Current Customers' "Point of Service" Correcting CCN to Include Existing Customers and Infrastructure

The requested water amendment areas were generated using Smith County parcel data. Those areas include:

1. Parcels of existing customers located outside or partially outside existing CCN 12473.
2. Parcels located partially within existing CCN 12473, being requested in their entirety. (Larger parcels excluded).
3. Parcels located along distribution lines.
4. Portions of 7 parcels for six customers located within Crystal Systems Texas, Inc., CCN 10804, for which decertification is being requested.
5. Portions of existing CCN 12473 are being decertified. These areas are currently dually certified with Crystal Systems and there are no customers.

The existing Facilities + 200 feet service areas for CCN 12473 were converted to a bounded service area by applying a buffer of 200 feet from all points of the facility lines.

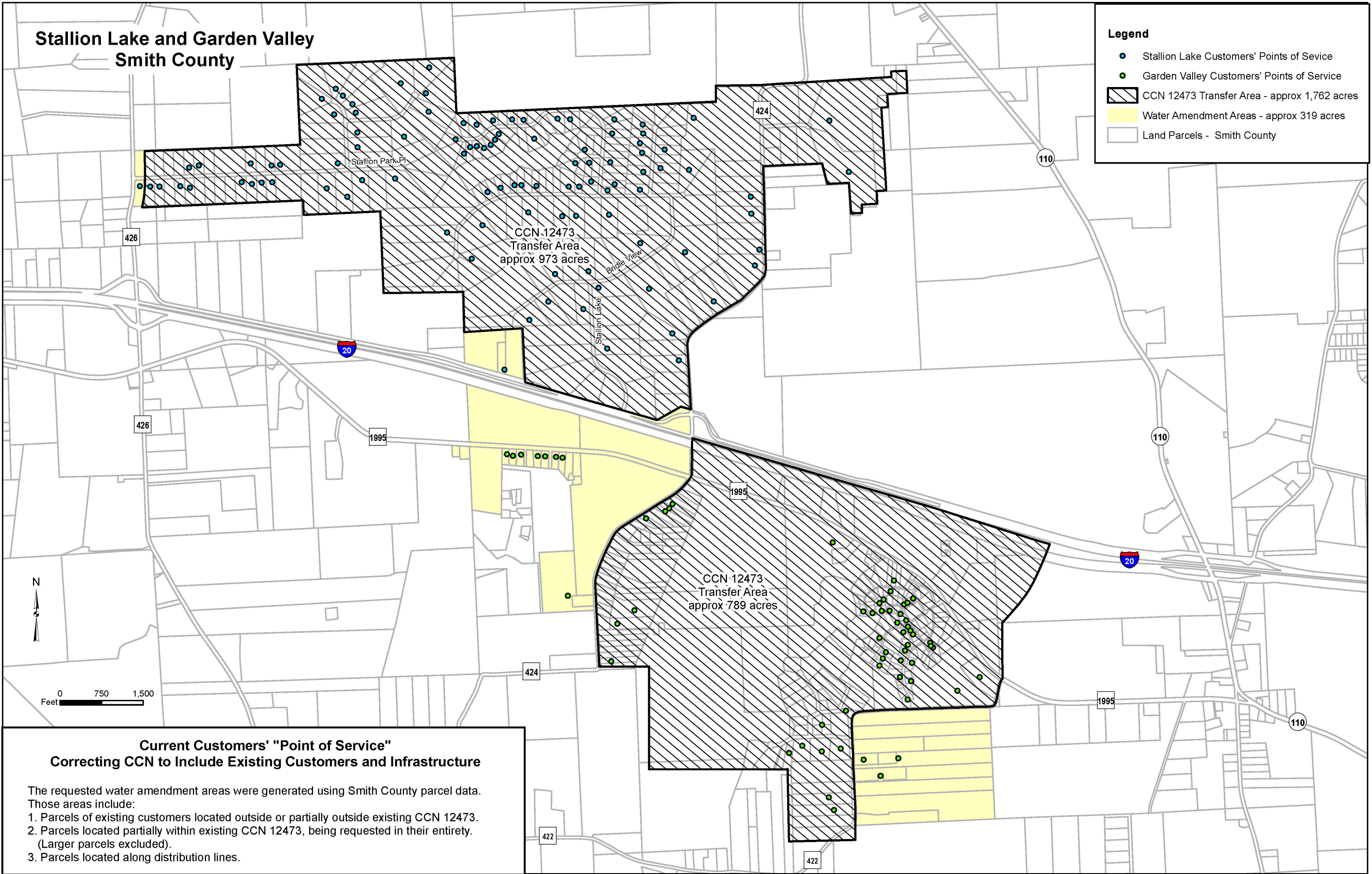
**Mt. Sylvan  
Smith County**



# Stallion Lake and Garden Valley Smith County

**Legend**

- Stallion Lake Customers' Points of Service
- Garden Valley Customers' Points of Service
- CCN 12473 Transfer Area - approx 1,762 acres
- Water Amendment Areas - approx 319 acres
- Land Parcels - Smith County



## Current Customers' "Point of Service" Correcting CCN to Include Existing Customers and Infrastructure

- The requested water amendment areas were generated using Smith County parcel data. Those areas include:
1. Parcels of existing customers located outside or partially outside existing CCN 12473.
  2. Parcels located partially within existing CCN 12473, being requested in their entirety. (Larger parcels excluded).
  3. Parcels located along distribution lines.

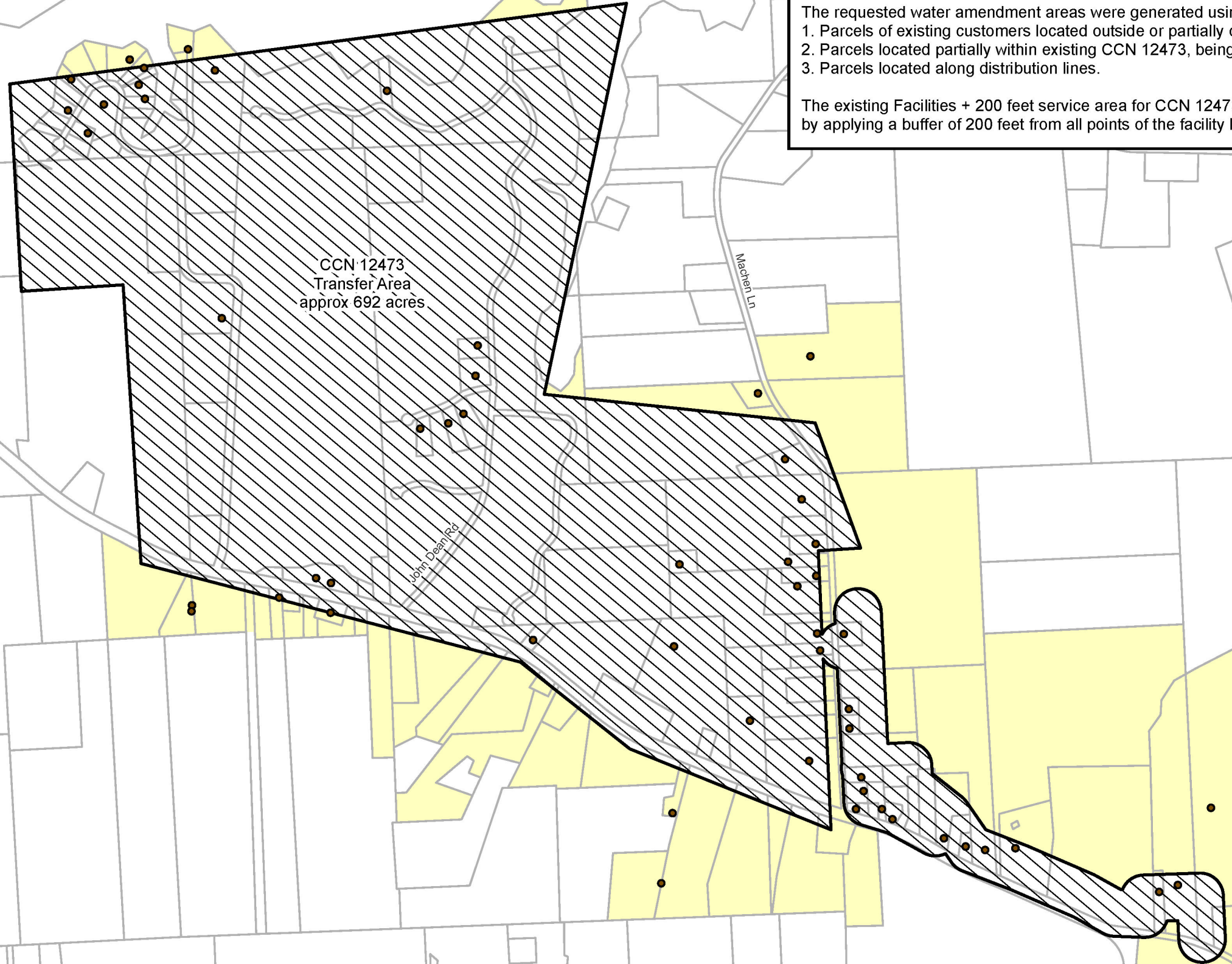
**Friendship  
Upshur County**

**Current Customers' "Point of Service"  
Correcting CCN to Include Existing Customers and Infrastructure**

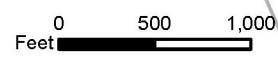
The requested water amendment areas were generated using Upshur County parcel data. Those areas include:

1. Parcels of existing customers located outside or partially outside existing CCN 12473.
2. Parcels located partially within existing CCN 12473, being requested in their entirety. (Larger parcels excluded).
3. Parcels located along distribution lines.

The existing Facilities + 200 feet service area for CCN 12473 were converted to a bounded service area by applying a buffer of 200 feet from all points of the facility lines.



CCN 12473  
Transfer Area  
approx 692 acres



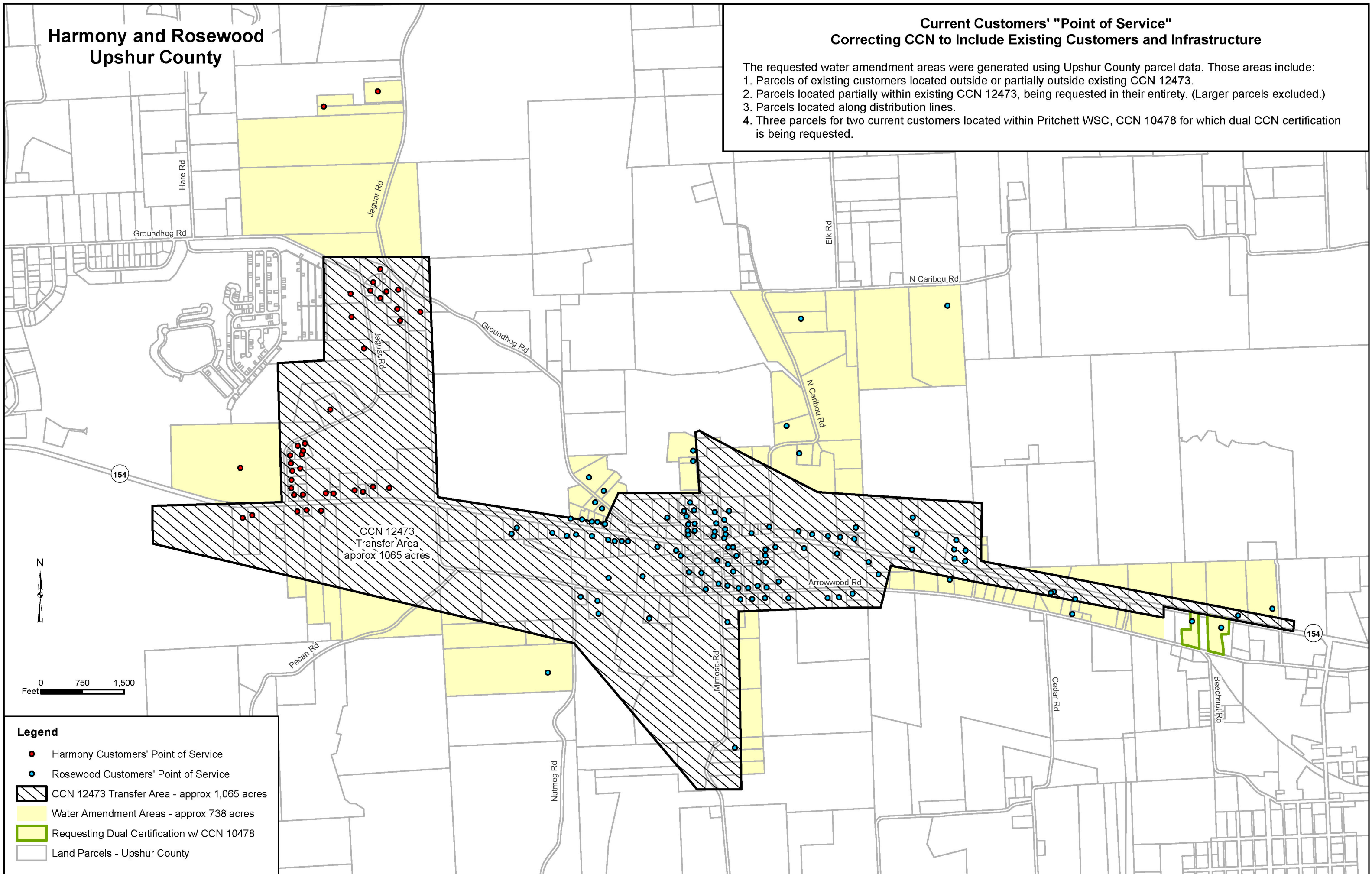
- Legend**
- Friendship Customers' Point of Service
  - ▨ CCN 12473 Transfer Area - approx 692 acres
  - Water Amendment Areas - approx 397 acres
  - Land Parcels - Upshur County

# Harmony and Rosewood Upshur County

## Current Customers' "Point of Service" Correcting CCN to Include Existing Customers and Infrastructure

The requested water amendment areas were generated using Upshur County parcel data. Those areas include:

1. Parcels of existing customers located outside or partially outside existing CCN 12473.
2. Parcels located partially within existing CCN 12473, being requested in their entirety. (Larger parcels excluded.)
3. Parcels located along distribution lines.
4. Three parcels for two current customers located within Pritchett WSC, CCN 10478 for which dual CCN certification is being requested.



CCN 12473  
Transfer Area  
approx 1065 acres

- Legend**
- Harmony Customers' Point of Service
  - Rosewood Customers' Point of Service
  - ▨ CCN 12473 Transfer Area - approx 1,065 acres
  - Water Amendment Areas - approx 738 acres
  - Requesting Dual Certification w/ CCN 10478
  - Land Parcels - Upshur County

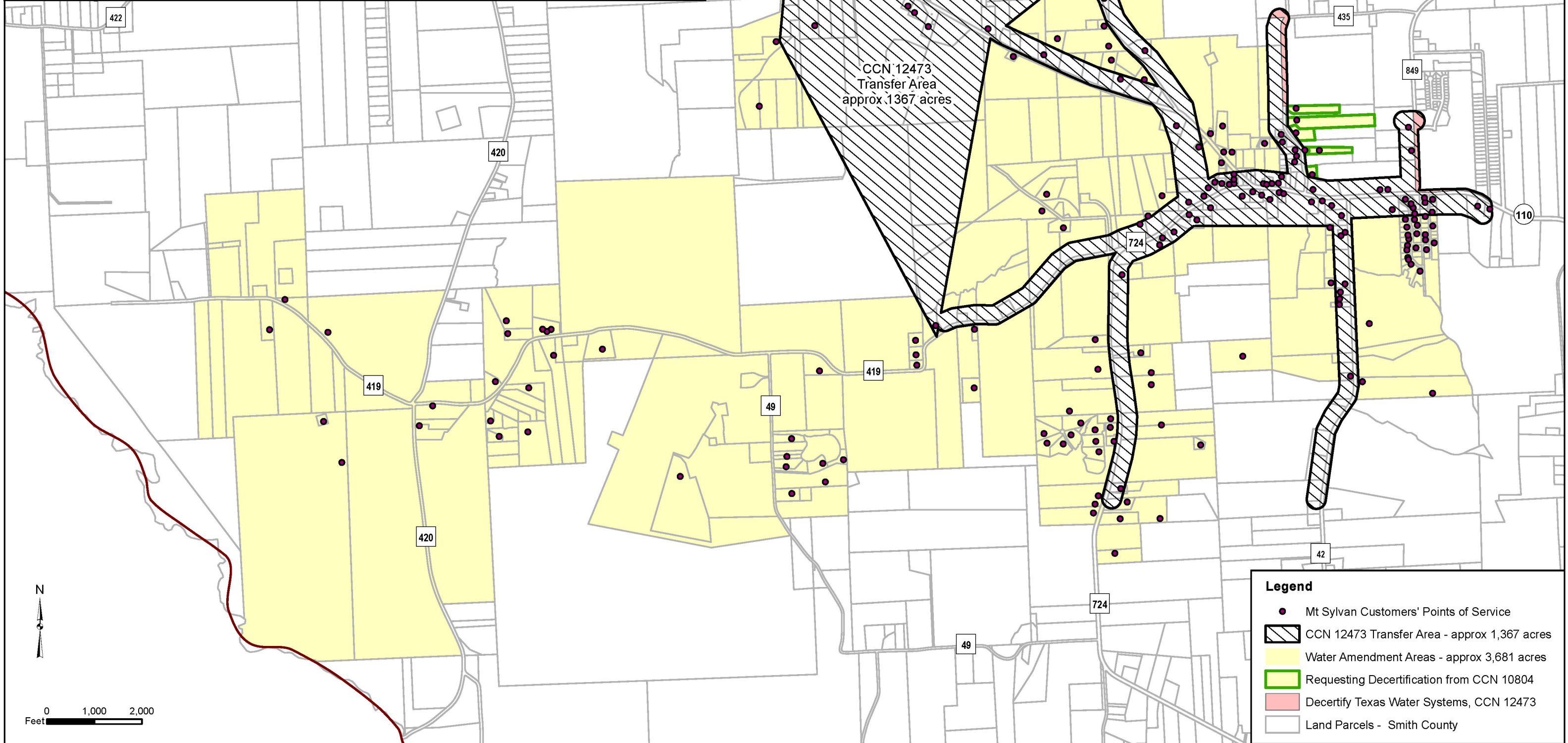
## Current Customers' "Point of Service" Correcting CCN to Include Existing Customers and Infrastructure

The requested water amendment areas were generated using Smith County parcel data. Those areas include:

1. Parcels of existing customers located outside or partially outside existing CCN 12473.
2. Parcels located partially within existing CCN 12473, being requested in their entirety. (Larger parcels excluded).
3. Parcels located along distribution lines.
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**Mt. Sylvan  
Smith County**



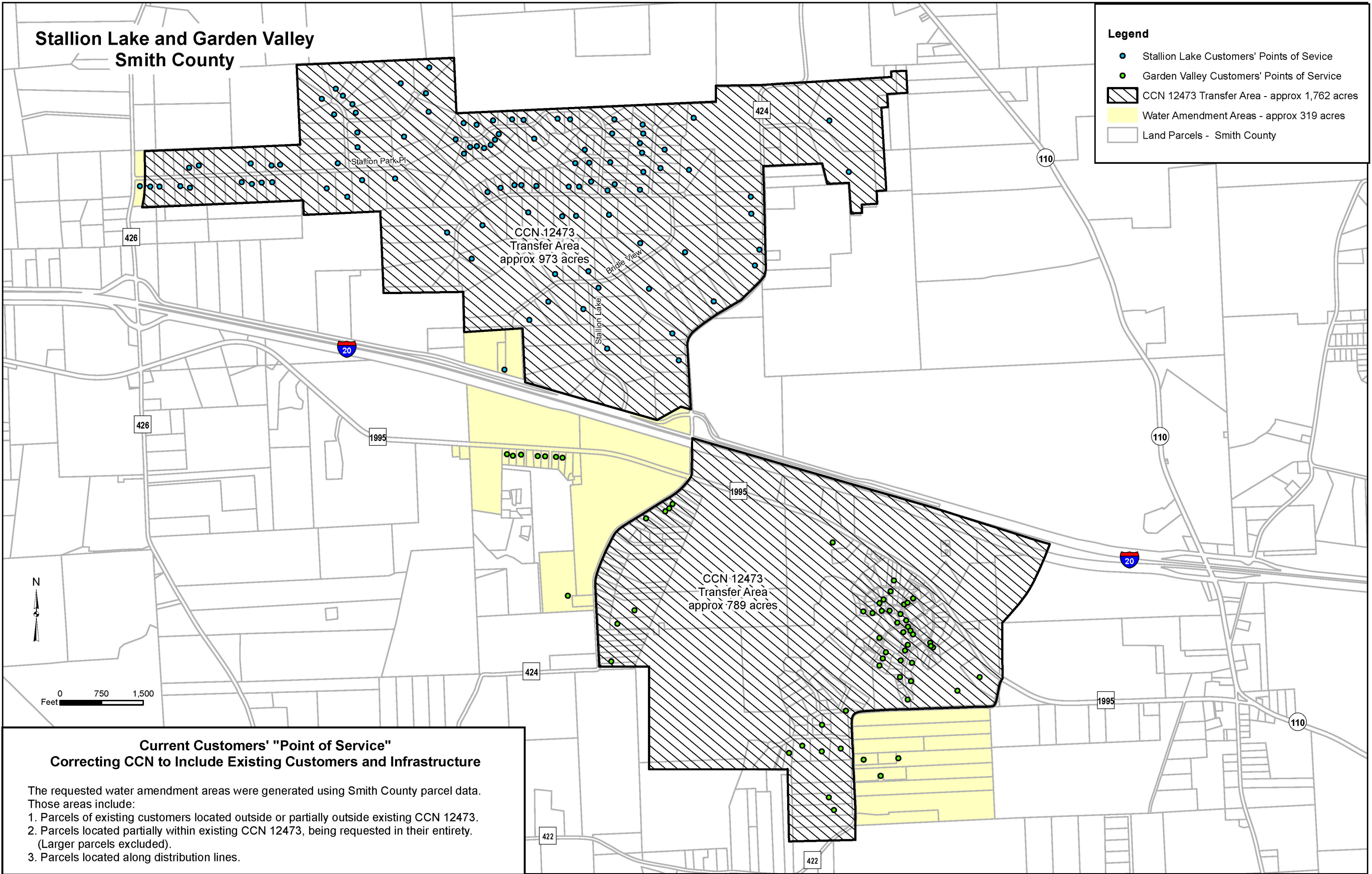
**Legend**

- Mt Sylvan Customers' Points of Service
- CCN 12473 Transfer Area - approx 1,367 acres
- Water Amendment Areas - approx 3,681 acres
- Requesting Decertification from CCN 10804
- Decertify Texas Water Systems, CCN 12473
- Land Parcels - Smith County

# Stallion Lake and Garden Valley Smith County

**Legend**

- Stallion Lake Customers' Points of Service
- Garden Valley Customers' Points of Service
- CCN 12473 Transfer Area - approx 1,762 acres
- Water Amendment Areas - approx 319 acres
- Land Parcels - Smith County

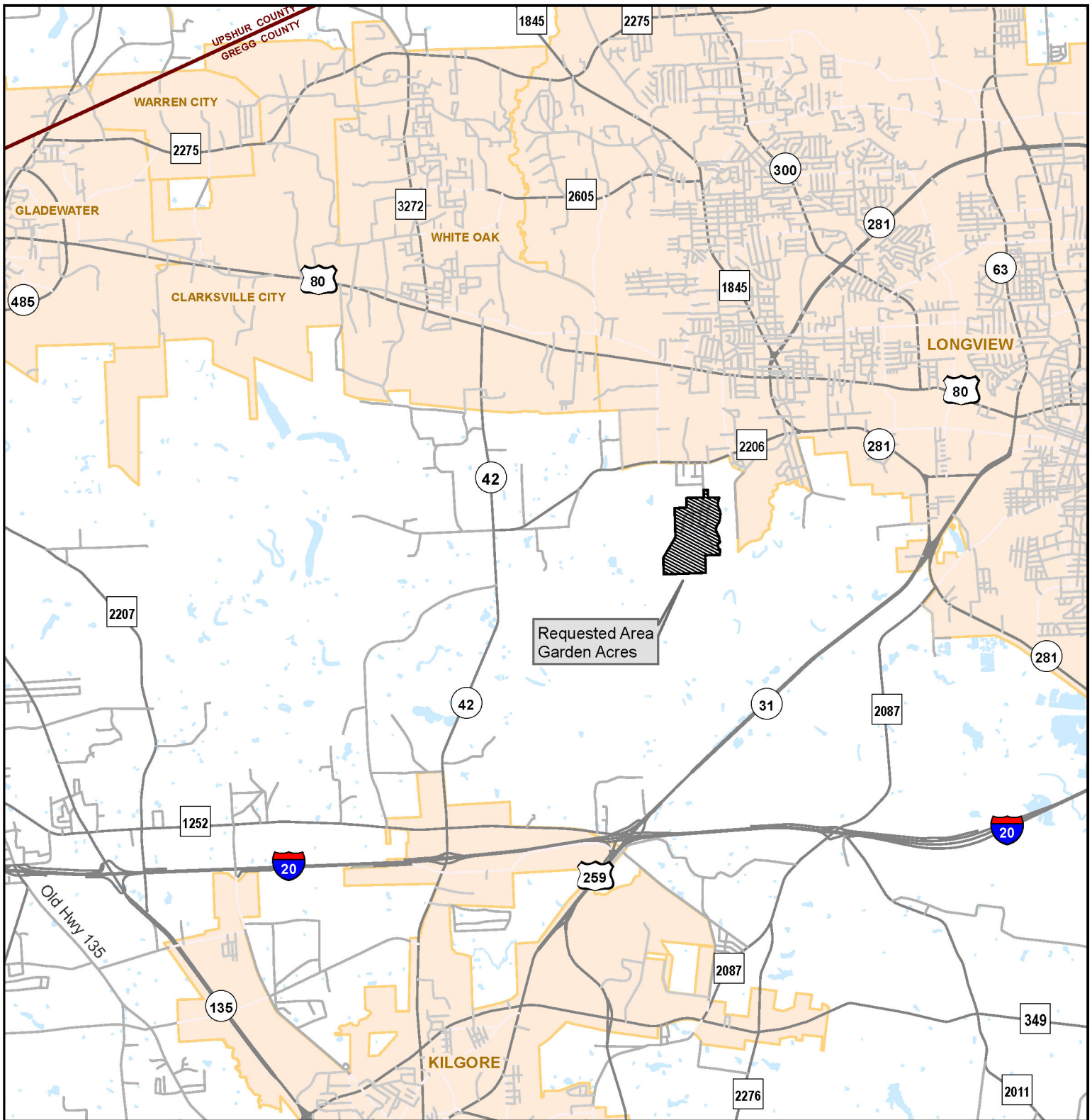


## Current Customers' "Point of Service" Correcting CCN to Include Existing Customers and Infrastructure

The requested water amendment areas were generated using Smith County parcel data. Those areas include:

1. Parcels of existing customers located outside or partially outside existing CCN 12473.
2. Parcels located partially within existing CCN 12473, being requested in their entirety. (Larger parcels excluded).
3. Parcels located along distribution lines.






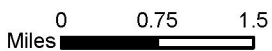
**General Location in Gregg County**

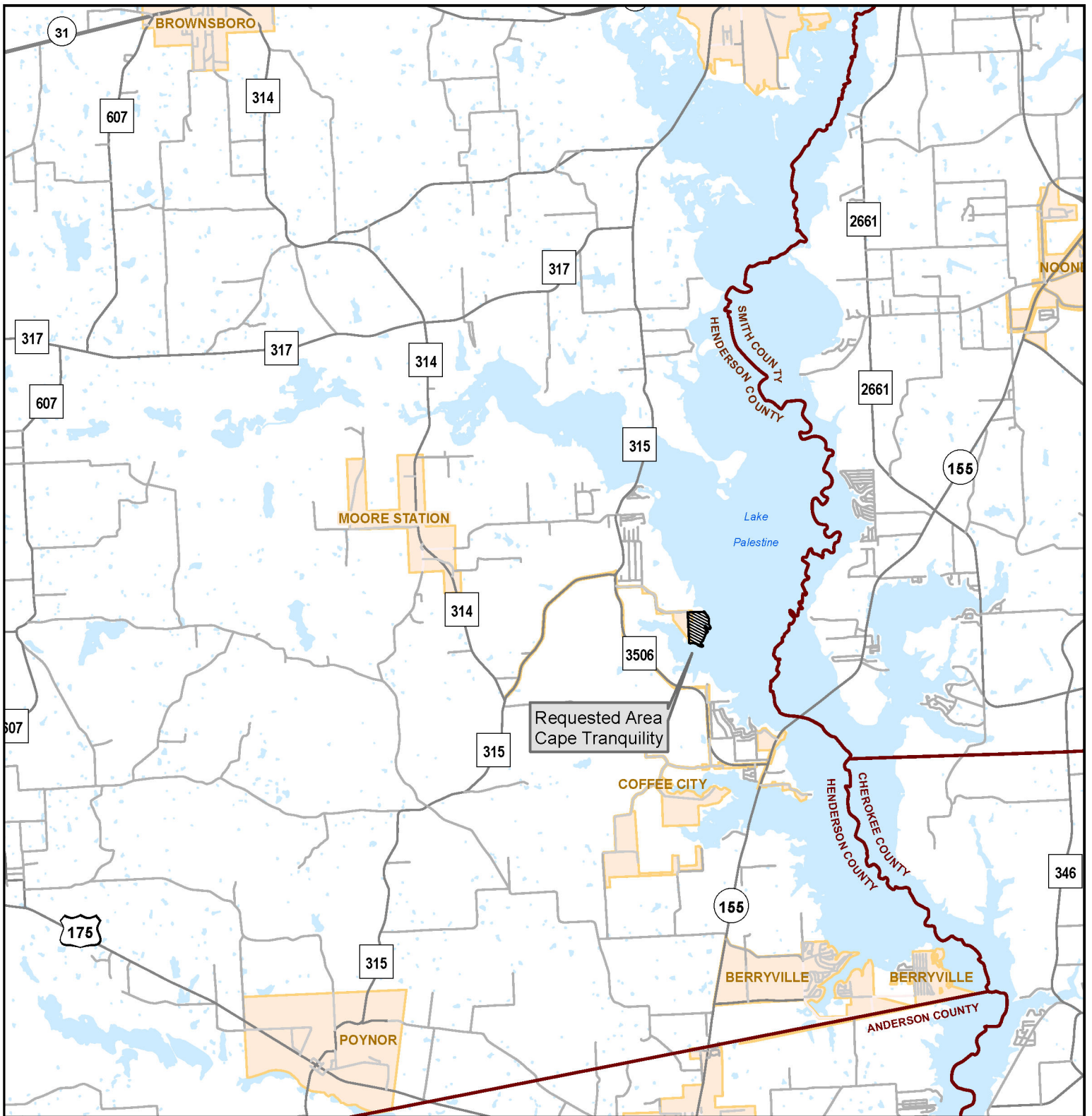
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 in Gregg, Henderson, Smith and Upshur Counties



**Requested Water Service Area to Transfer**

 CCN 12473 - Texas Water Systems, Inc.






**General Location in Henderson County**

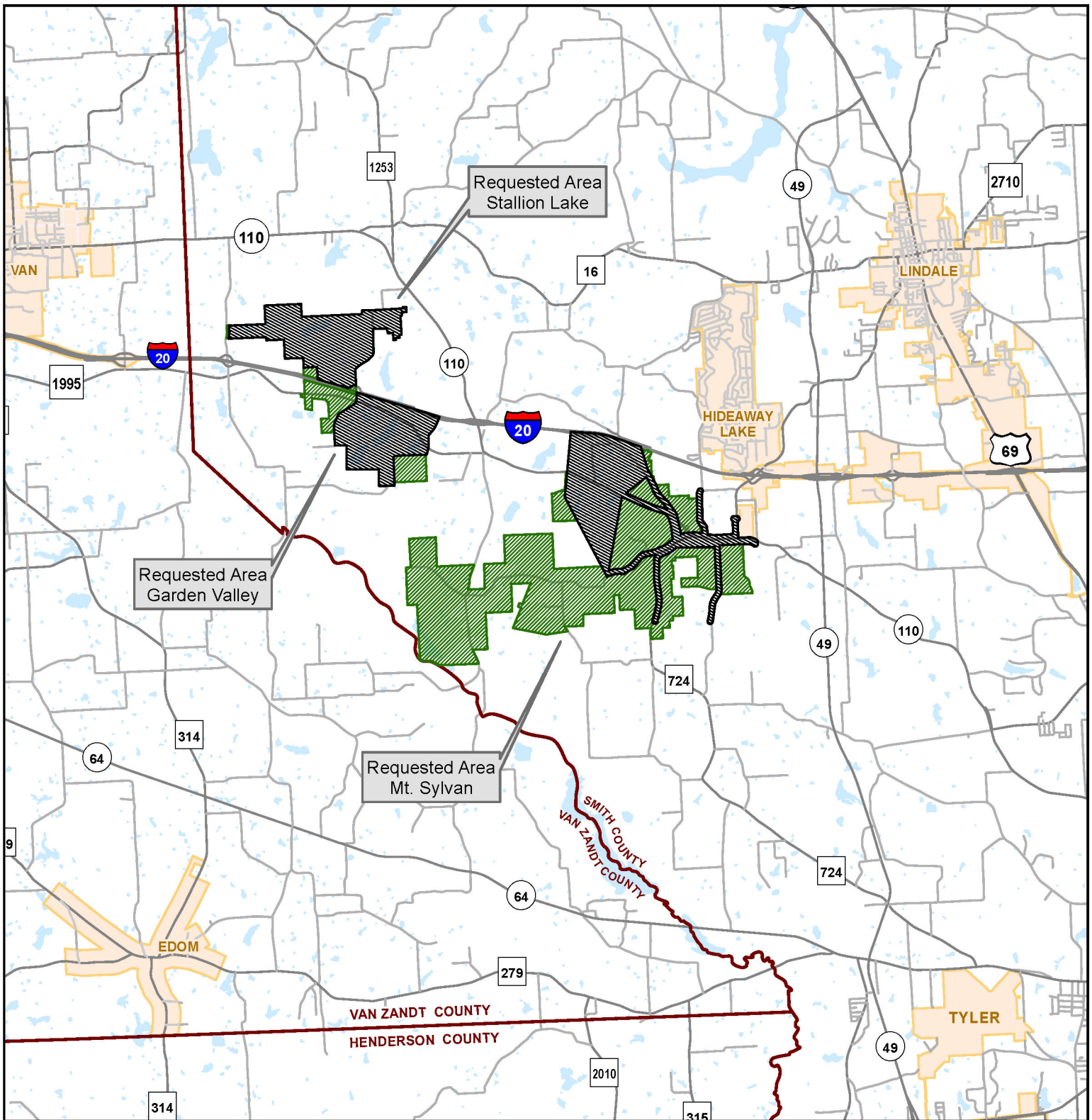
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**Requested Water Service Area to Transfer**

 CCN 12473 - Texas Water Systems, Inc.





**General Location in Smith County**

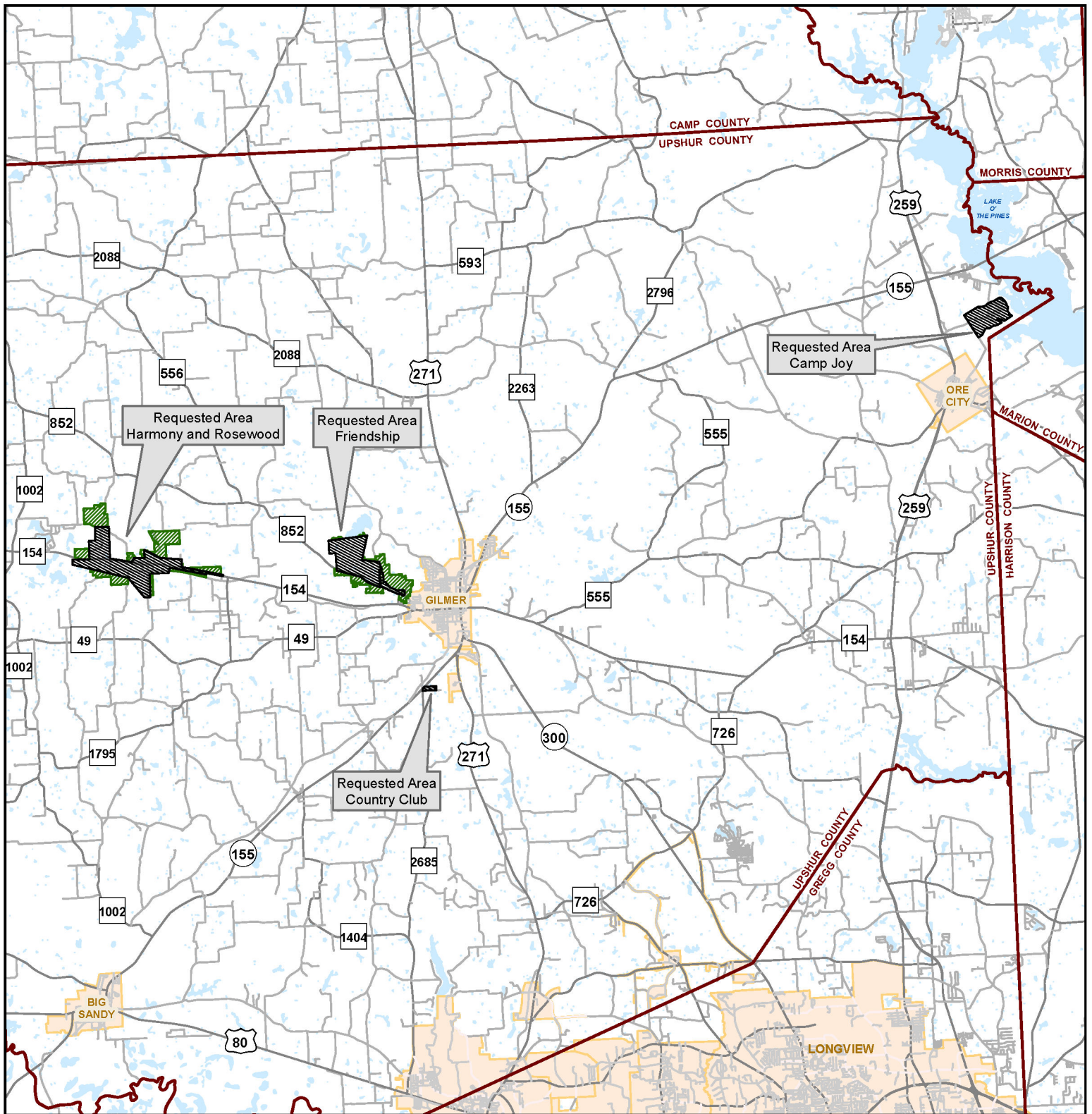
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**Requested Water Service Area to Transfer and Amend**

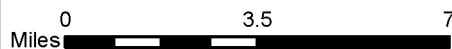
- CCN 12473 - Texas Water Systems, Inc.
- Water Amendment Areas







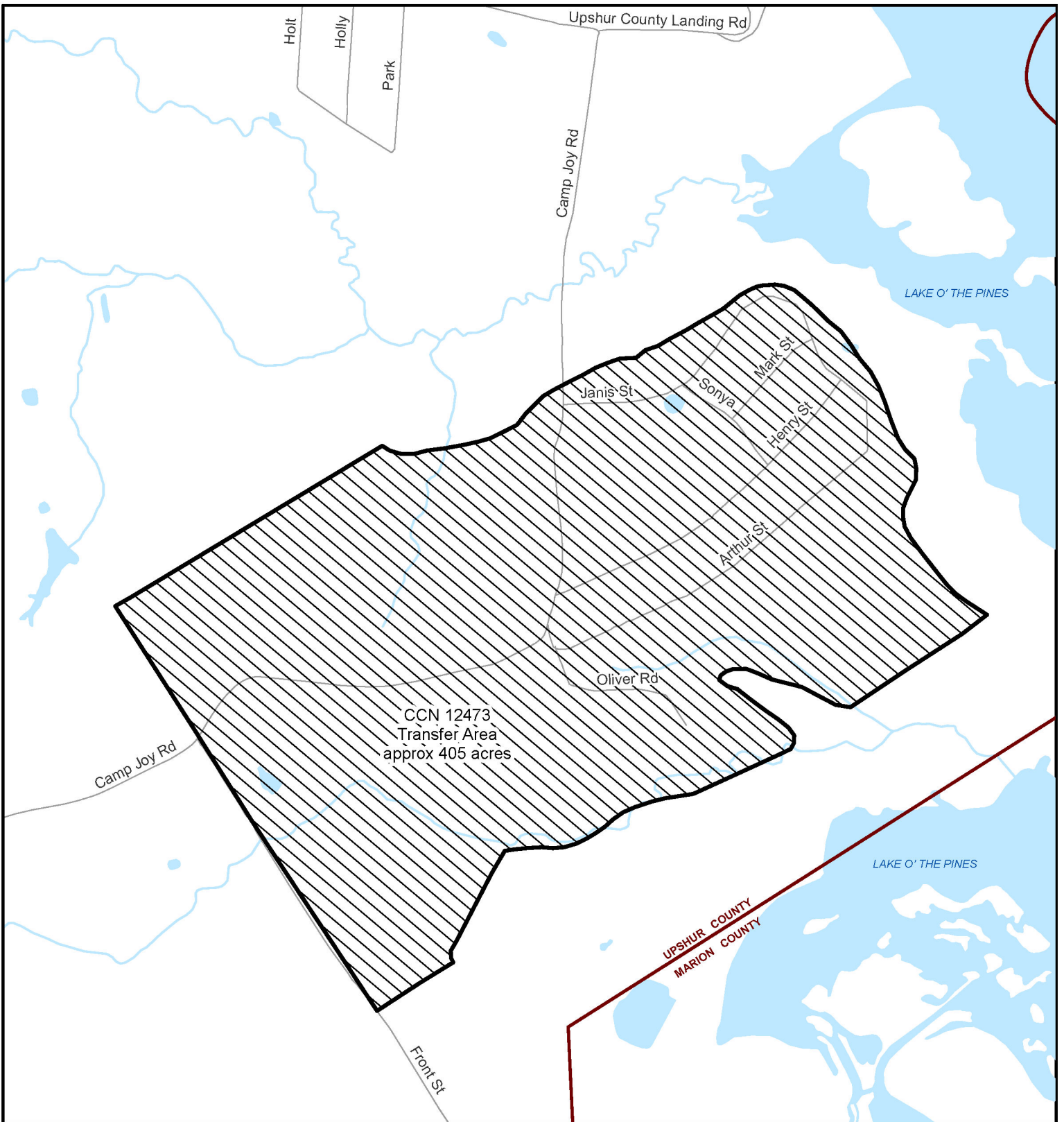
**General Location in Upshur County**

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Requested Water Service Areas to Transfer and Amend	
	CCN 12473 - Texas Water Systems, Inc.
	Water Amendment Areas

Map by: S. Burt, ASBGI  
 Date: Nov. 19, 2019  
 Base: TxDOT 2015 Roadways  
 Project: General Location Upshur.mxd



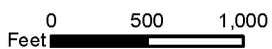
**Camp Joy in Upshur County**

Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties

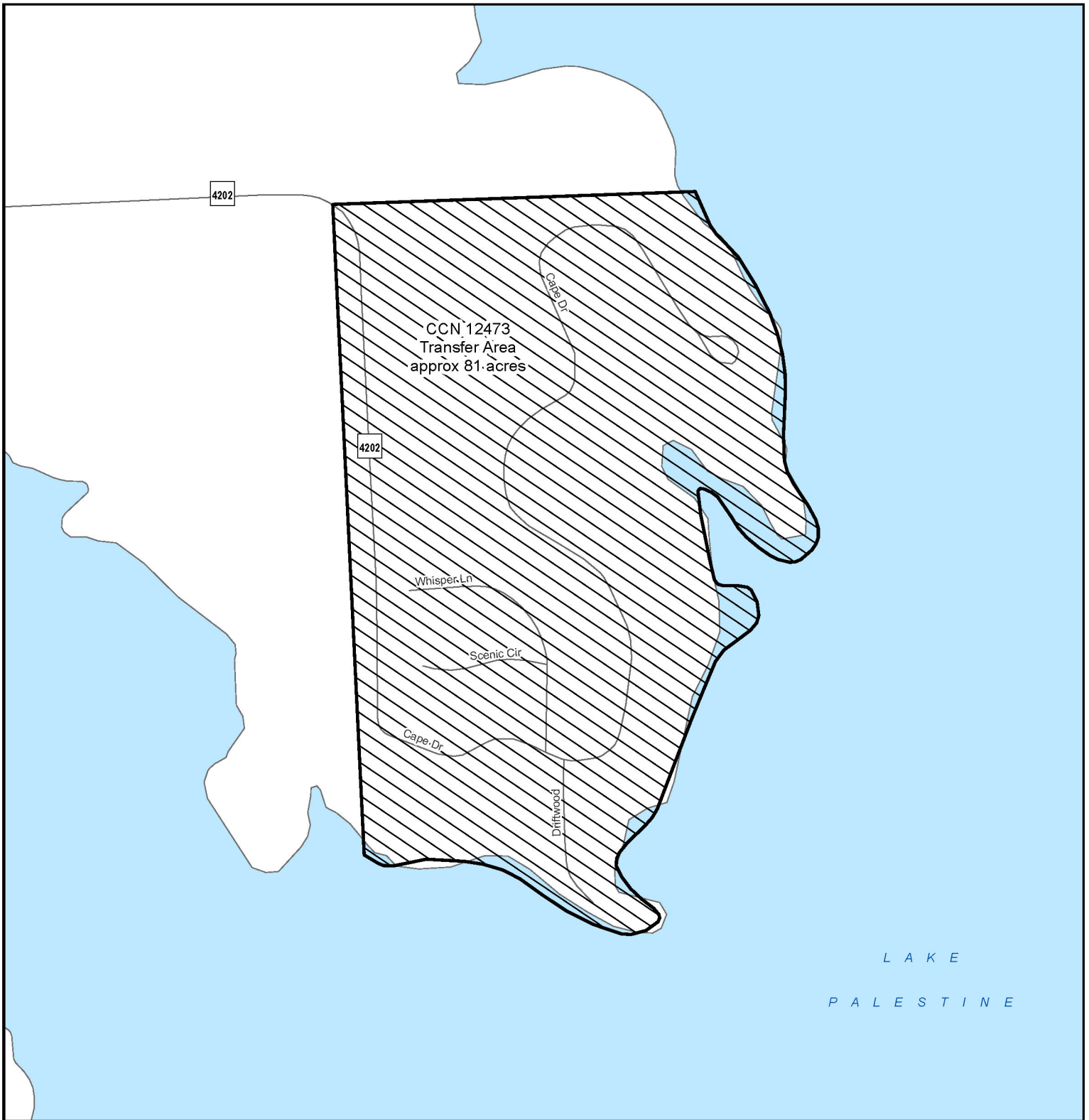


**Water CCN Area to Transfer**

 CCN 12473 - Texas Water Systems, Inc.



Map by: S. Burt, ASBGI  
 Date: Nov. 20, 2019  
 Base: TxDOT 2015 Roadways  
 Project: CampJoy\_UpshurCounty.mxd




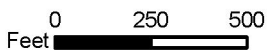
**Cape Tranquility in Henderson County**

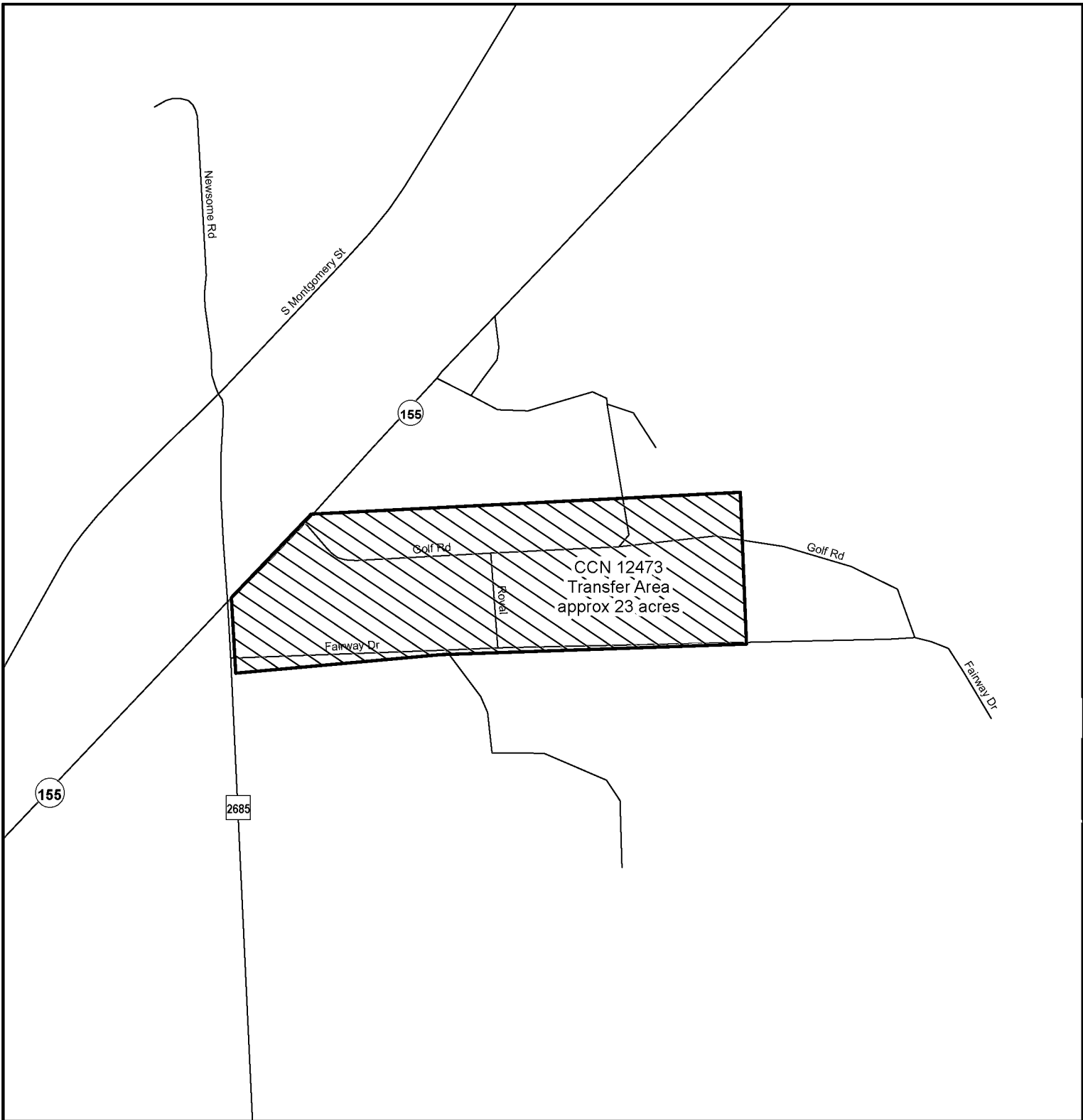
Undine Development, LLC  
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**Water CCN Area to Transfer**

 CCN 12473 - Texas Water Systems, Inc.






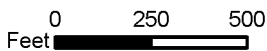
**Country Club in Upshur County**

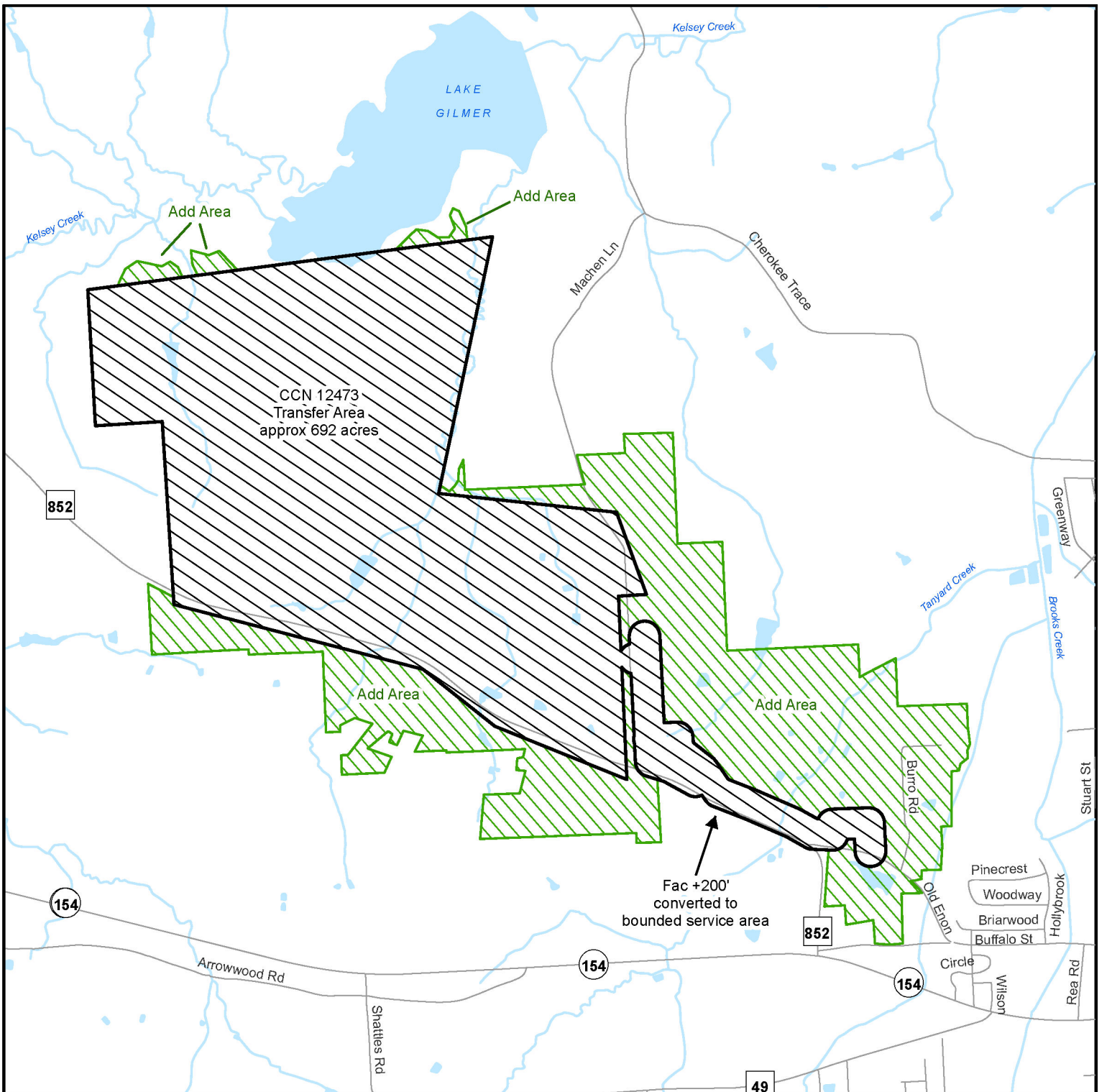
Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties



**Water CCN Area to Transfer**

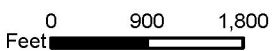
 CCN 12473 - Texas Water Systems, Inc.







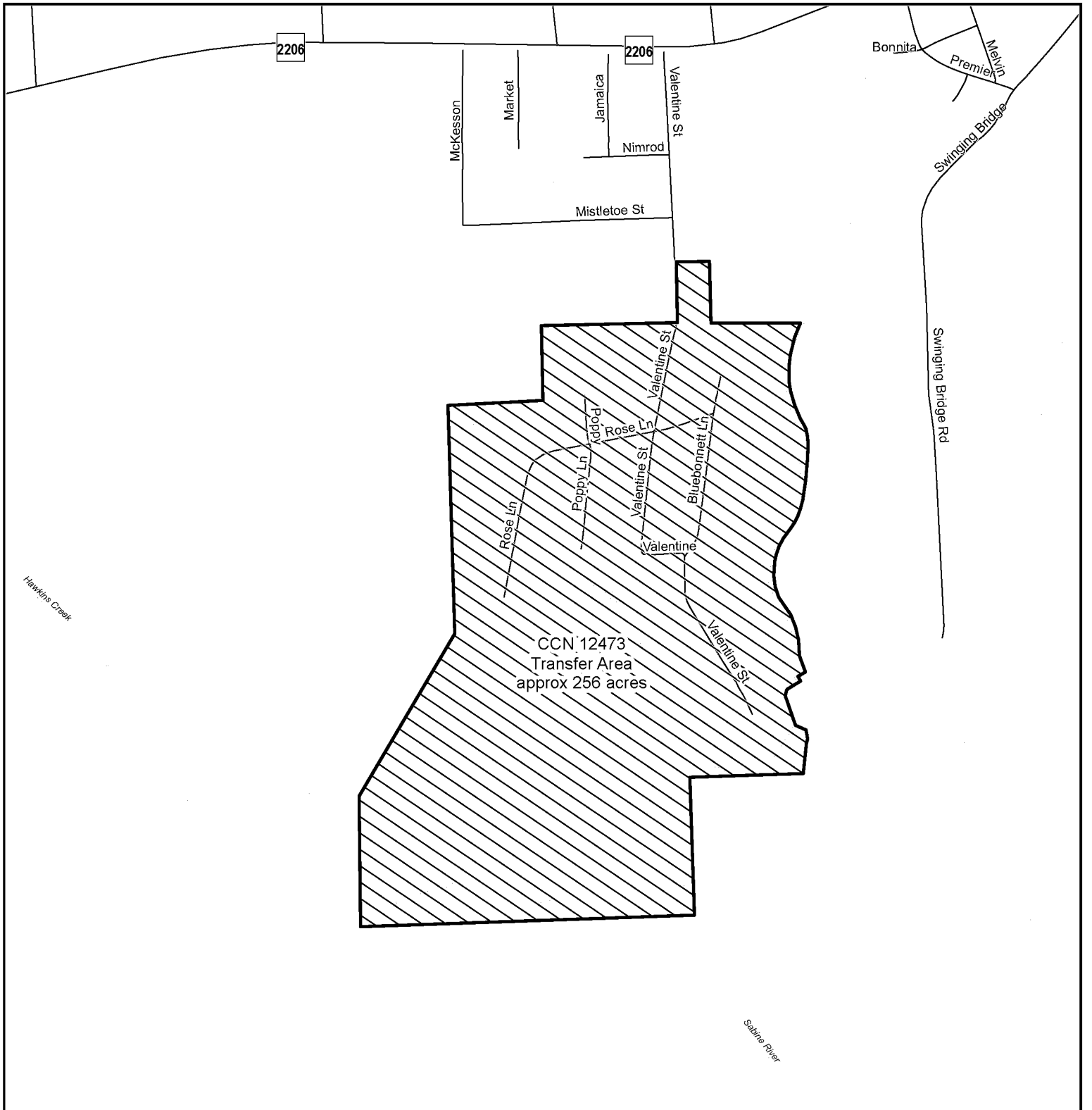
### Friendship in Upshur County

Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
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 in Gregg, Henderson, Smith and Upshur Counties



Water CCN Area to Transfer and Amend	
	CCN 12473 - Texas Water Systems, Inc.
	Water Amendment Areas - approx 397 acres






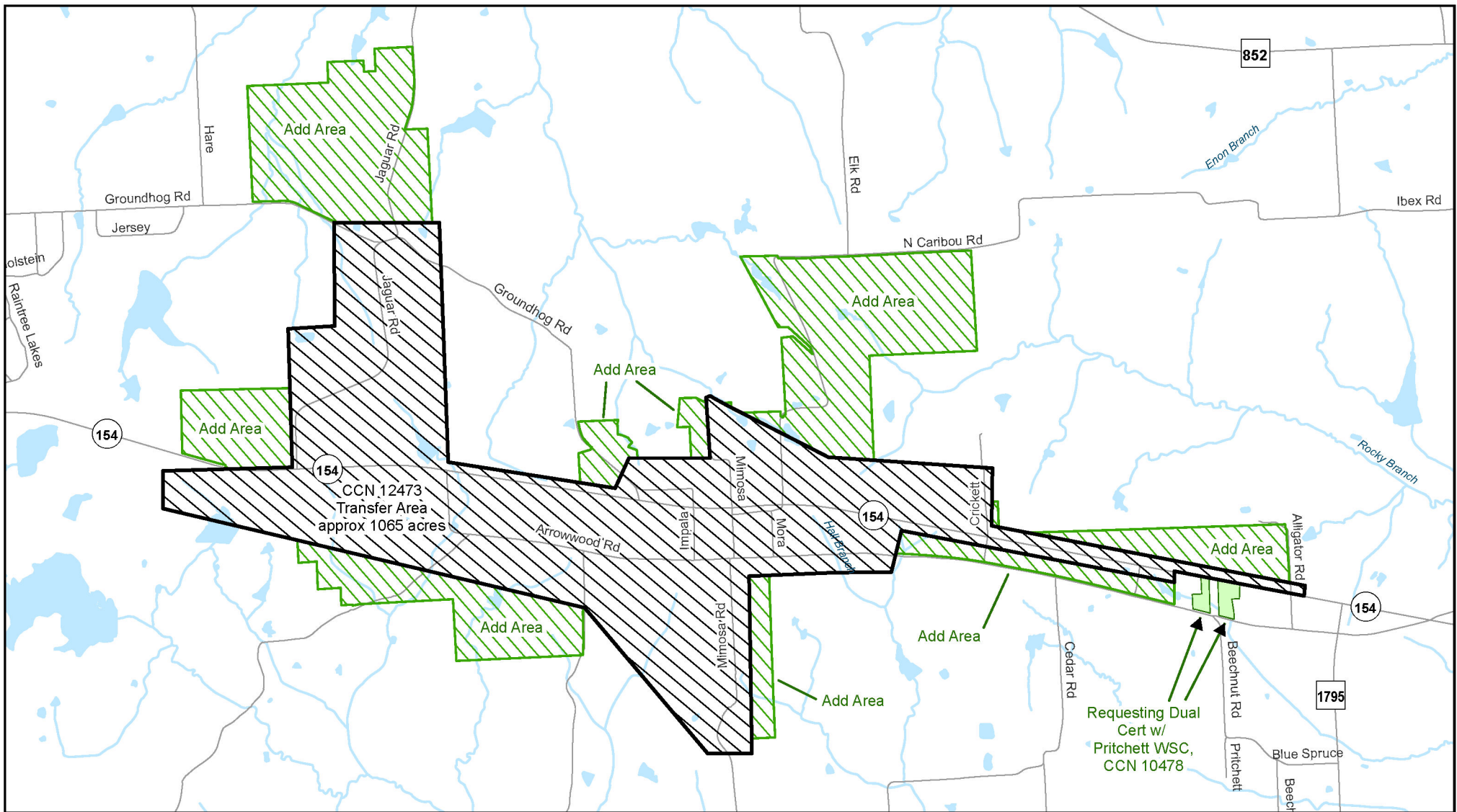
### Garden Acres in Gregg County

Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties

Water CCN Area to Transfer

 CCN 12473 - Texas Water Systems, Inc.

Map by: S. Burt, ASBGI  
 Date: Feb. 4, 2019  
 Base: TxDOT 2015 Roadways  
 Project: GardenAcres\_GreggCounty.mxd






### Harmony and Rosewood in Upshur County

Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties

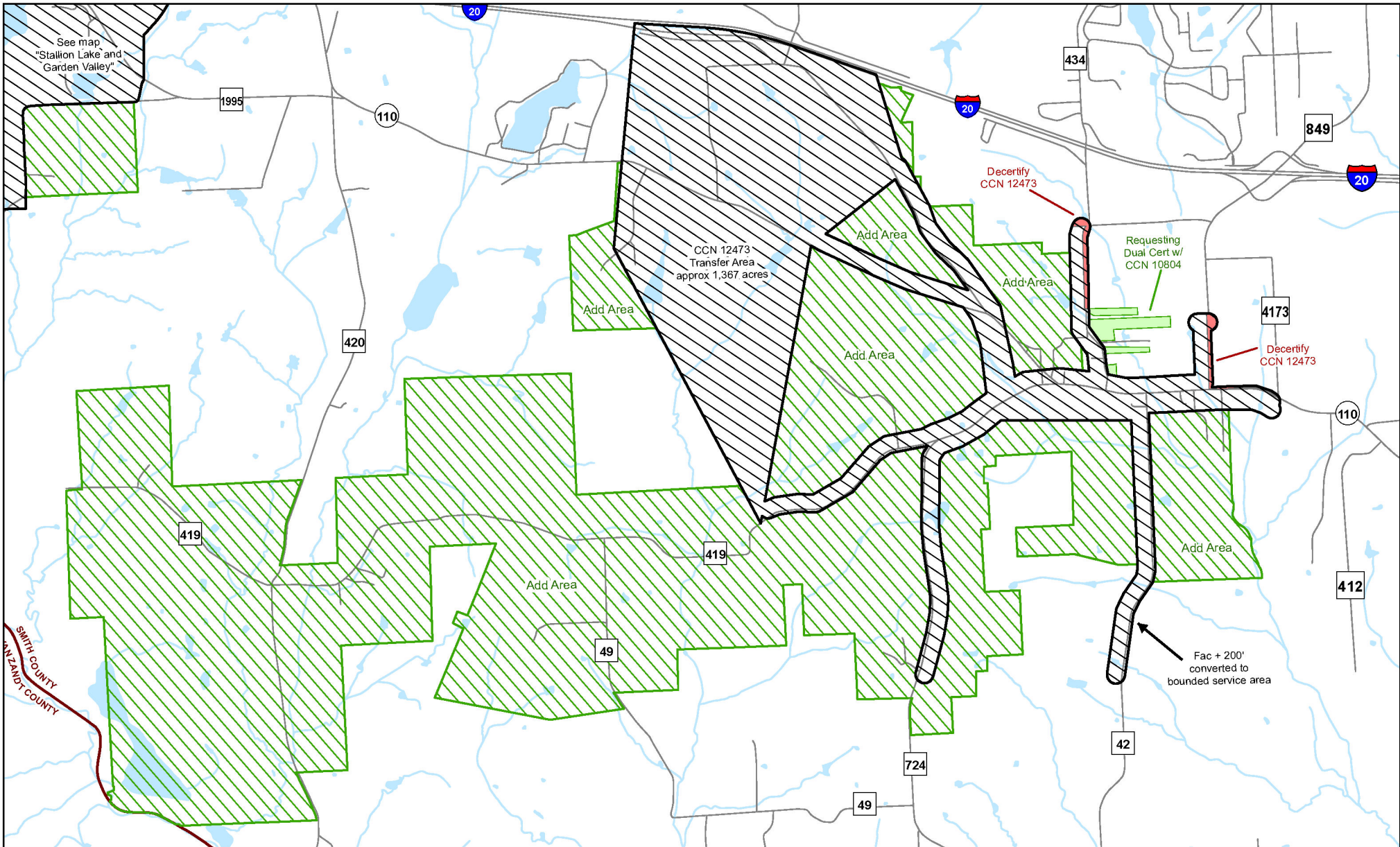


0 1,250 2,500  
 Feet

Water CCN Area to Transfer and Amend	
	CCN 12473 - Texas Water Systems, Inc.
	Water Amendment Areas (Uncertificated)- approx 731 acres
	Requesting Dual Certification w/ Pritchett WSC, CCN 10478 - approx 8 acres

Map by: S. Burt, ASBGI  
 Date: July 8, 2019  
 Base: StratMapTransv2

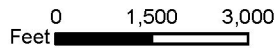
Project: Harmony\_Rosewood\_UpshurCounty.mxd



**Mt. Sylvan in Smith County**

Undine Development, LLC

Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties

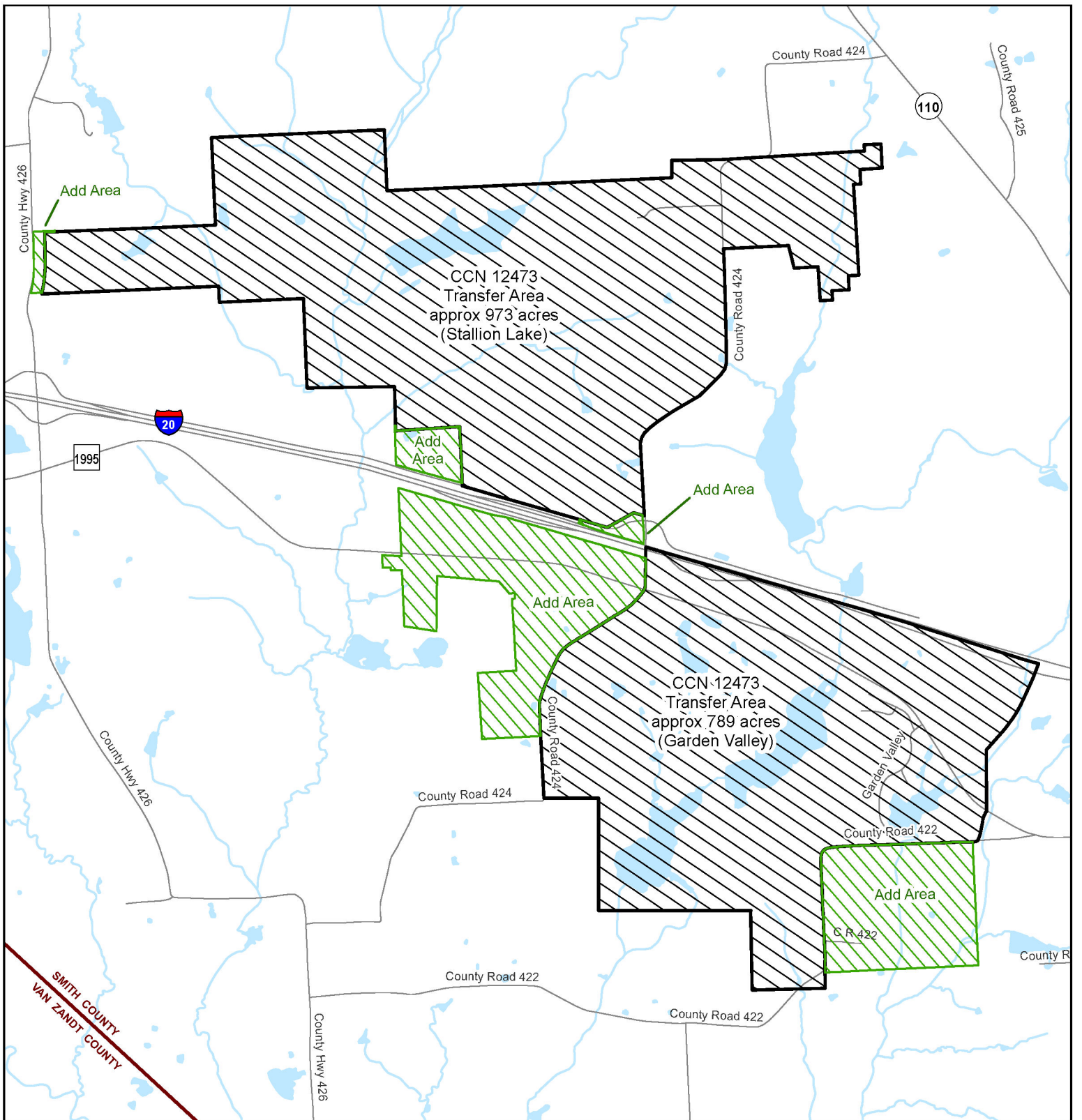


**Water CCN Area to Amend**

- Water Amendment Areas (Uncertificated)- approx 3,619 acres
- Requesting Dual Certification w/ Crystal Systems, CCN 10804 - approx 21 acres

**Water CCN Area to Transfer**

- CCN 12473 - Texas Water Systems, Inc.
- Decertify Texas Water Systems, CCN 12473 - approx 12 acres



### Stallion Lake and Garden Valley in Smith County

Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties

**Water CCN Areas to Transfer and Amend**

-  CCN 12473 - Texas Water Systems, Inc.
-  Water Amendment Areas - approx 319 acres