



Filing Receipt

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DOCKET NO. 52502

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

UNDINE DEVELOPMENT, LLC’S RESPONSE TO
ORDER NO. 3

TO THE HONORABLE ADMINISTRATIVE LAW JUDGE:

Undine Development, LLC (“Undine”) and with permission of Texas Water Systems, Inc. (“Texas Water”) (collectively, “Applicants”) files this Response to Order No. 3. In support, Undine states the following:

On September 2, 2021, Applicants filed an application for Sale, Transfer, or Merger of facilities and certificate rights in Gregg, Henderson, Limestone, Smith and Upshur Counties, Texas.

On November 8, 2021, Commission Staff filed its Recommendation on Administrative Completeness and Proposed Procedural Schedule. On November 9, 2021, the Administrative Law Judge issued Order No. 3 finding the Application incomplete and deficient for the reasons specified in the memorandum of Jenna Keller, an attorney in the Legal Division, and establishing an opportunity to cure.

Undine responds as follows:

1. Responses to Questions Nos. 24-27 for the following public water systems (PWS):

PWS Name	PWS ID
Cape Tranquility	1070176
Country Club Estates	2300021
Friendship	2300020
Garden Acres	920031
Garden Valley	3120081
Mount Sylvan	2120034
Rosewood Water	2300026
Stallion Lake	2120104

RESPONSE: *Please see Attachment A for Undine response.*

2. Proof that the Texas Commission on Environmental Quality (TCEQ) violations have been resolved or that TWS is working towards resolution of the violations for the following public water systems:

PWS Name	PWS ID
Brookshires Camp Joy Water System	2300015
Country Club Estates	2300021
Rosewood Water System	2300026
Stallion Lake Ranch	2120104

RESPONSE: *Please See Attachment B for TWS response.*

3. Any approval letters from the TCEQ for plans for facilities needed to provide service to the areas that are proposed to be added to Undine's CCN area.

RESPONSE: *There are no additional facilities required to provide service to the areas proposed to be added to Undine's CCN area.*

4. Revised general location maps identifying only the requested areas, in reference to the nearest county boundary, city, or town.

RESPONSE: *Please see Attachment C for Undine response. PDFs also uploaded to the PUC site electronically.*

5. Revised detailed maps identifying only the requested areas, in reference to verifiable man-made and natural landmarks, such as roads, rivers, and railroads.

RESPONSE: *Please see Attachment D for Undine response. PDFs also uploaded to the PUC site electronically.*

6. Digital Mapping Data for the requested areas, provided as a single polygon record, in a shapefile (SHP) format, georeferenced in either NAD83 Texas Statewide Mapping System (Meters) or NAD83 Texas State Plane Coordinate System (US Feet).

RESPONSE: *Please see digital data uploaded to the PUC site electronically.*

7. If seeking dual certification with Crystal System Texas, CCN No 10804, then submit a revised need for service map identifying the requested area and dual certification with CCN No 10804.

RESPONSE: *Please see Attachment E. PDFs also uploaded to the PUC site electronically.*

Additional Information

8. A copy of executed developer agreements to serve the requested area, along with the date development is expected to begin.

RESPONSE: *There are no new developments requesting service at this time.*

9. Detailed maps identifying the location of each of the following items and the acreage, current customer count, and potential customer count for items a and b:

- a. Boundary of existing water CCN;
- b. Boundary of the requested areas in the current docket;
- c. Potential customers requesting service within the requested areas; and
- d. Existing customers within the requested area.

RESPONSE: *Please See Attachment D. PDFs also uploaded to the PUC site electronically.*

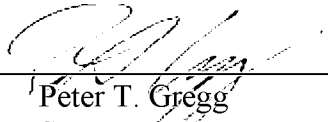
10. Detailed maps identifying the location of the following items within the boundaries of the existing CCN and requested areas:

- a. Existing water facilities for production, transmission, distribution, collection, and treatment, and
- b. Proposed water facilities for production, distribution, collection, and treatment.

RESPONSE: *An adequate facilities map has not been received by Undine. Disbursement of existing customers confirms that infrastructure is in place to provide water service. Intent is to transfer and amend to include all existing customers and infrastructure. There are no new requests for service at this time.*

Respectfully submitted,

DuBois, Bryant & Campbell, LLP

By: 
Peter T. Gregg
State Bar No. 00784174
303 Colorado, Suite 2300
Austin, Texas 78701
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 7th day of December 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

ATTACHMENT A

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: TX1070176 (7 digit ID)Name of PWS: Camp Tranquility SystemDate of last TCEQ compliance inspection: 2/14/2018 (attach TCEQ letter)Subdivisions served: Camp Tranquility**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
72	5/8" or 3/4"		3"		Commercial
	1"		4"		Industrial
	1 1/2"		Other		Other
Total Water Connections:			72	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:

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

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.

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: TX2300021 (7 digit ID)Name of PWS: Country Club EstatesDate of last TCEQ compliance inspection: 4/14/2016 (attach TCEQ letter)Subdivisions served: Country Club**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
33	5/8" or 3/4"		3"		Commercial
1	1"		4"		Industrial
	1 1/2"		Other		Other
Total Water Connections:			34	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:

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

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.

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: TX2300020 (7 digit ID)Name of PWS: Friendship Water SystemDate of last TCEQ compliance inspection: 08/15/2018 (attach TCEQ letter)Subdivisions served: Friendship**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
92	5/8" or 3/4"		3"		Commercial
	1"		4"		Industrial
1	1 1/2"		Other		Other
Total Water Connections:			93	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:

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

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.

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.
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22. A. For Public Water System (PWS):TCEQ PWS Identification Number: TX0920031 (7 digit ID)Name of PWS: Garden Acres SystemDate of last TCEQ compliance inspection: 6/10/2016 (attach TCEQ letter)Subdivisions served: Garden Acres**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
83	5/8" or 3/4"		3"		Commercial
	1"		4"		Industrial
	1 1/2"		Other		Other
Total Water Connections:			83	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:

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

Part G: Mapping & Affidavits

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 - i. If the application requests to transfer certificated service areas for both water and sewer, separate maps must be provided for each.
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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: TX2120081 (7 digit ID)Name of PWS: Garden Valley ResortDate of last TCEQ compliance inspection: 2/28/2018 (attach TCEQ letter)Subdivisions served: Garden Valley**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	1	2"		Residential
144	5/8" or 3/4"		3"		Commercial
2	1"		4"		Industrial
1	1 1/2"		Other		Other
Total Water Connections:			147	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:

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

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.

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 - 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.

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: TX2120034 (7 digit ID)Name of PWS: Mount Sylvan Water SystemDate of last TCEQ compliance inspection: 2/21/2018 (attach TCEQ letter)Subdivisions served: Mount Sylvan**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
304	5/8" or 3/4"		3"		Commercial
3	1"		4"		Industrial
1	1 1/2"		Other		Other
Total Water Connections:			308	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:

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

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.

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: TX2300026 (7 digit ID)Name of PWS: Rosewood Water SystemDate of last TCEQ compliance inspection: 10/14/2016 (attach TCEQ letter)Subdivisions served: Rosewood/Harmony**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
209	5/8" or 3/4"	1	3"		Commercial
	1"		4"		Industrial
	1 1/2"		Other		Other
Total Water Connections:			210	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:

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

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.

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: TX2120104 (7 digit ID)Name of PWS: Stallion Lake RanchDate of last TCEQ compliance inspection: 03/09/2107 (attach TCEQ letter)Subdivisions served: Stallion Lake**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
138	5/8" or 3/4"		3"		Commercial
	1"		4"		Industrial
	1 1/2"		Other		Other
Total Water Connections:			138	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:

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

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:
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 - ii. A hand drawn map, graphic, or diagram of the requested area is not considered an acceptable mapping document.

ATTACHMENT B

Texas Water Systems Violation Resolutions

Brookshires Camp Joy Water System: PWSID 2300015

Violation:

Failure to maintain ground storage tanks in strict accordance with AWWA standards.

Resolution:

Plans in place to raise and repair tank in Q1 2022

Violation:

Failure to conduct annual tank inspections.

Resolution:

Both tanks inspected in 2020 and in 2021.

Violation:

Failure to have Self-Contained Breathing Apparatus (SCBA) readily accessible outside the chlorinator room and immediately available to the operator.

Resolution:

SCBA in vehicle with operator when checked.

Violation:

Failure to conduct and maintain customer service inspections (CSIs).

Resolution:

All CSIs up to date.

Violation:

Failure to calibrate the well meter at least every 3 years.

Resolution:

Well meter calibrated.

Violation:

Failure to house gas chlorine stored in a separate room away from the electrical and mechanical equipment.

Resolution:

Chlorine moved to another building.

Violation:

Failure to have liquid level indicators on the ground storage tanks.

Resolution:

Electronic Visi-probes installed to check levels.

Violation:

Failure to have a flow measuring device on each well.

Resolution:

Each well now has individual meter.

Country Club Estates: PWSID 2300021

Violation:

Failure to cover and design, fabricate, erect, test, and disinfect in strict accordance with current SWWS standards all facilities for potable water storage.

Resolution:

The alleged violation has been reviewed. TWS submitted a compliance plan on 7/19/2019, with a completion date of 11/15/2019 which was accepted and completed. Tank was replaced.

Violation:

Failure to collect and document daily disinfectant residual tests representative of the distribution system at least once every 7 days.

Resolution:

TWS submitted a compliance plan on 7/19/2019, with a completion date of 11/15/2019 which was accepted. Plant check minimum of 1 time per week. Records up to date.

Violation:

Failure to calibrate the well meter at least every 3 years.

Resolution:

Well meter calibrated.

Violation:

Failure to install all electrical wiring in a securely mounted conduit in compliance with a local or national electric code.

Resolution:

All electrical components now in conduit.

Violation:

Failure to calibrate the well meter at least every 3 years.

Resolution:

Well meter calibrated.

Violation:

Failure to post a legible sign at each production, treatment, and storage facilities.

Resolution:

Sign is now up at the plant.

Violation:

Failure to have backflow prevention assembly tested annually.

Resolution:

All backflows have been tested and are up to date.

Violation:

Failure to equip the pressure tank with an easily readable gauge.

Resolution:

Gauges have been replaced.

Violation:

Failure to equip the pressure tank with and air-water-volume ratio device.

Resolution:

Visi-probe gauge has been added.

Violation:

Failure to house gas chlorination cylinders in a separate, above ground level room or building with adequate floor level and high-level ventilation to prevent damage to electrical and mechanical equipment as a measure of safety in the event of a gas leakage.

Resolution:

Chlorine room purchased with installation scheduled for Q1 2022.

Violation:

Failure to disinfect all groundwater prior to distribution

Resolution:

All groundwater is chlorinated.

Violation:

Failure to document tank repairs, line repairs, and other system maintenance.

Resolution:

All repairs now documented.

Violation:

Failure to locate the system's well at least 150 feet from an on-site sewage facility.

Resolution:

Exemption request submitted to TCEQ, awaiting response letter.

Rosewood Water System: PWSID 2300026

Violation:

Failure to maintain the ground storage tank in strict accordance with AWWA standards.

Resolution:

Tank has been inspected and repairs scheduled for Q1 2022.

Violation:

Failure to have a well enclosed with an intruder resistant fence equipped with a lockable gate.

Resolution:

New gate and lock have been purchased and installed.

Violation:

Failure to conduct annual tank inspections.

Resolution:

Both tanks inspected in 2020 and in 2021.

Violation:

Failure to provide a minimum total storage to 200 gallons per connection.

Resolution:

Additional storage tank has been ordered.

Violation:

Failure to have an operable gas chlorine scale.

Resolution:

Scale was changed 9/1/21.

Violation:

Failure to house gas chlorine stored in a separate room away from the electrical and mechanical equipment.

Resolution:

New chlorine building purchase and onsite, to be installed early Q1 2022.

Stallion Lake Ranch: PWSID 2120104

Violation:

Failure to house gas chlorination cylinders in a separate, above ground level room or building with adequate floor level and high-level ventilation to prevent damage to electrical and mechanical equipment as a measure of safety in the event of a gas leakage.

Resolution:

Chlorine room purchased with installation scheduled for early Q1 2022. New scales installed now. Tank also scheduled for recoating in 2022.

Violation:

Failure to meet the maximum secondary constituent level for color.

Resolution:

Violation has been corrected as recommended.

Violation:

Failure to ensure that all hatches remain locked except during inspections and maintenance.

Resolution:

All hatches have exterior locks installed.

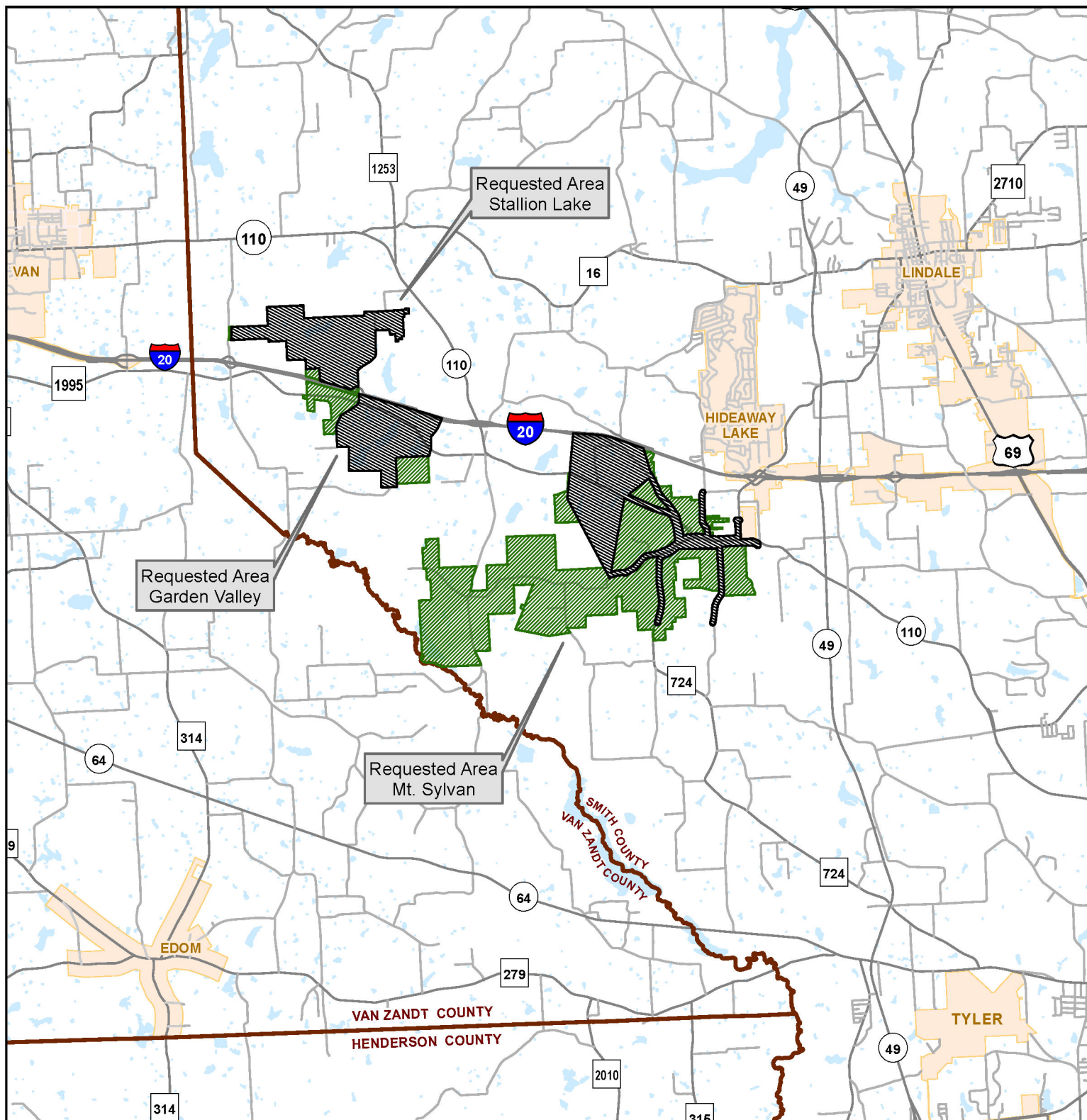
Violation:

Failure to consistently flush dead-end mains.

Resolution:

Flushing occurs 2 times a month now.



ATTACHMENT C

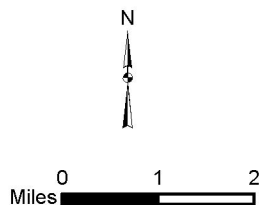


General Location in Smith County - REVISED

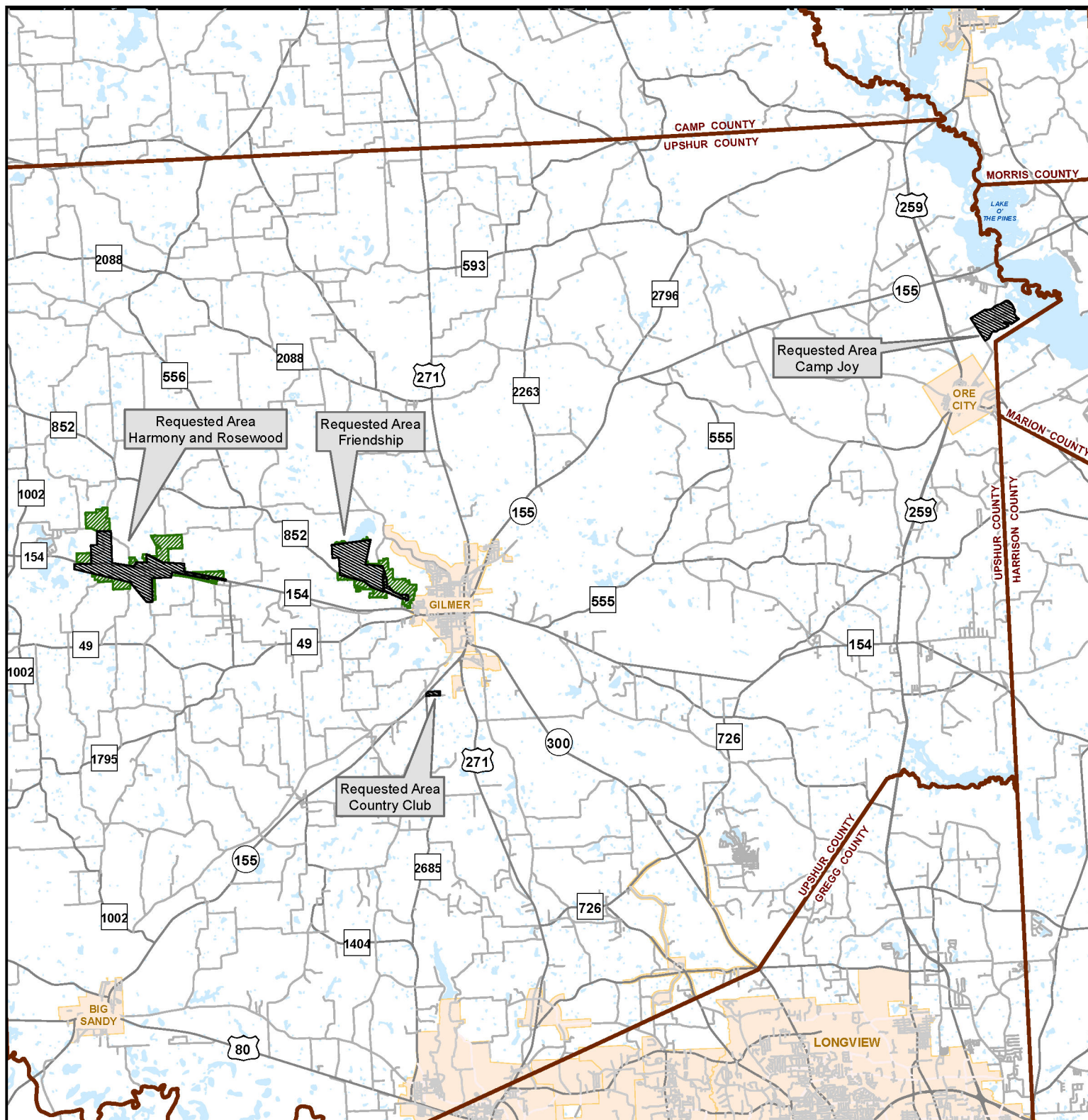
Undine Development, LLC
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407
 and to Amend Portions of CCN 12473 to be Transferred
 in Gregg, Henderson, Smith and Upshur Counties

Requested Water Service Area to Transfer and Amend

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



Map by: S. Burt, ASBGI
 Date: Dec. 6, 2021
 Base: TxDOT 2015 Roadways, TxDOT Cities 2021
 TxDOT County Boundary Line 2021
 Project: General Location Smith.mxd





General Location in Upshur County - REVISED

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

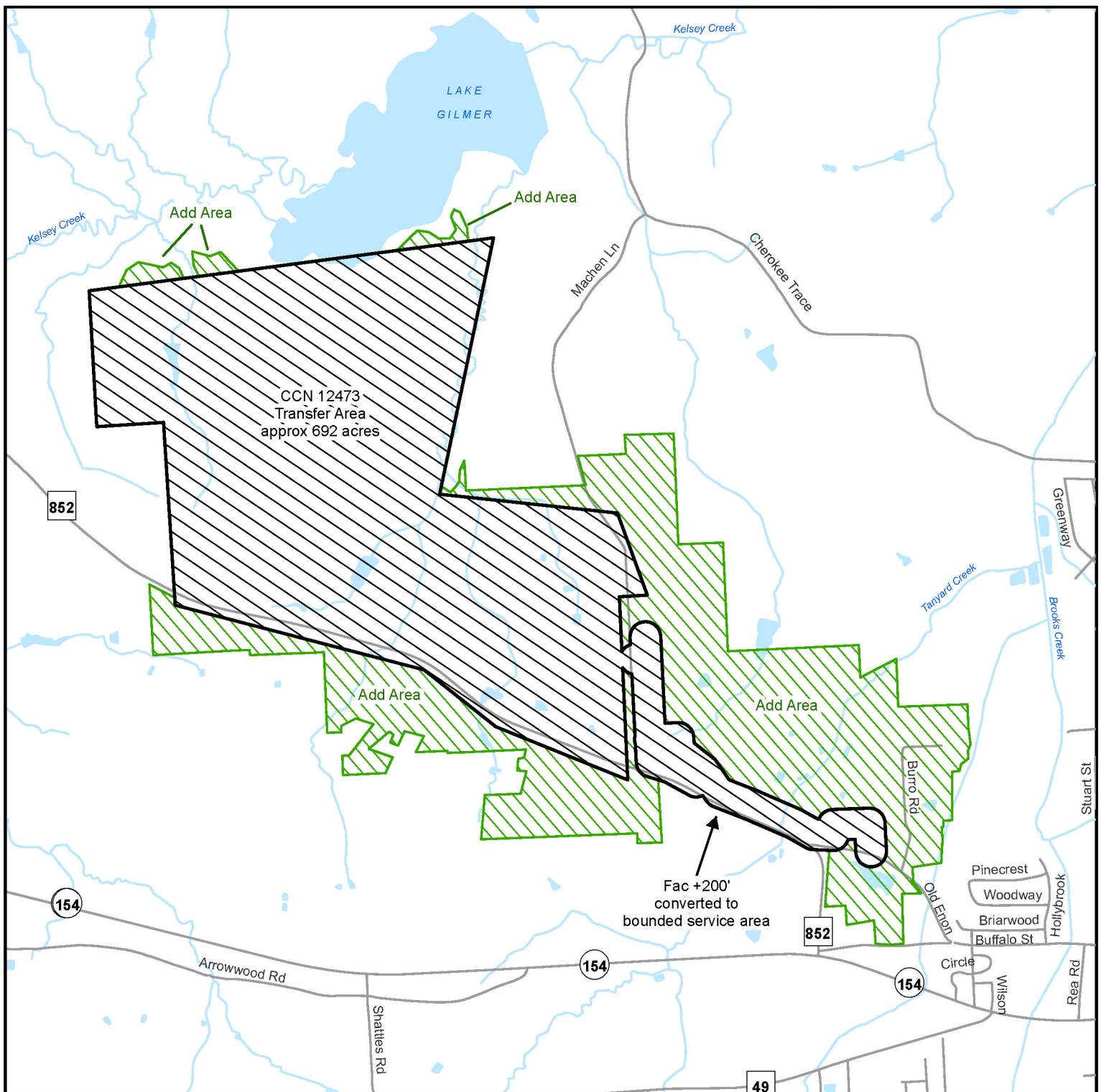


0 3.5
 Miles

Requested Water Service Areas to Transfer and Amend

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

Map by: S. Burt, ASBGI
 Date: Dec. 2, 2021
 Base: TxDOT 2015 Roadways, TxDOT Cities 2021
 Project: General Location Upshur.mxd





Friendship in Upshur County - REVISED

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

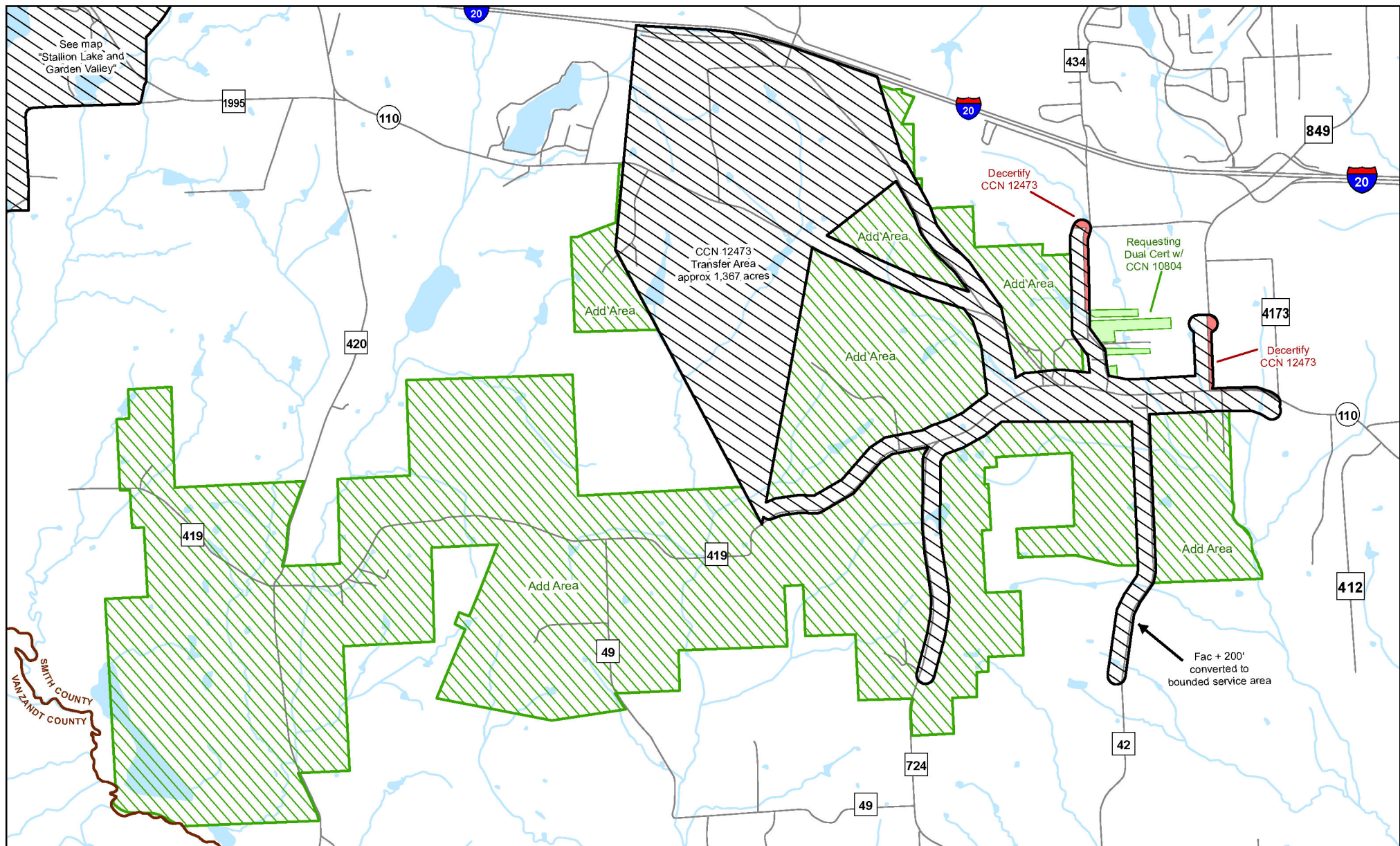


0 900 1,800
 Feet

Water CCN Area to Transfer and Amend

-  CCN 12473 - Texas Water Systems, Inc.
-  Water Amendment Areas - approx 396 acres

Map by: S. Burt, ASBGI
 Date: Dec. 2, 2021
 Base: TxDOT Roadways
 Project: Friendship_UpshurCounty.mxd





Mt. Sylvan in Smith County - REVISED

0 1,500 3,000
Feet





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 3,476 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

Map by: S. Burt, ASBGI
Date: Dec. 5, 2021
Base: StratMapTransv2, TxDOT County 2021
Project: Mt Sylvan_SmithCounty.mxd

ATTACHMENT D

Need For Service Detail Map
Friendship in Upshur County

Legend

- Requested CCN Service Area
- Existing CCN 12473 Transfer Area
- Land Parcels - Upshur County
- Current Customer
- Portion Inside Existing CCN
- Existing Facilities
- Intermediate Parcel

An adequate facilities map has not been received by Undine. Disbursement of existing customers confirms that infrastructure is in place to provide water service. Intent is to transfer and amend to include all existing customers and infrastructure.

Map by: S. Burt, ASBGI
Date: Dec. 6, 2021
Base: Upshur CAD Parcels
Project: Friendship Need For Service Map.mxd

CCN 12473
Transfer Area
approx 692 acres

Meachen Ln

John Dean Rd

Burro Rd

Stuart St

Pinecrest

Woodway

Briarwood

Buffalo St

Hollybrook

Old Enon

852

154

852

N

0 470 940
Feet

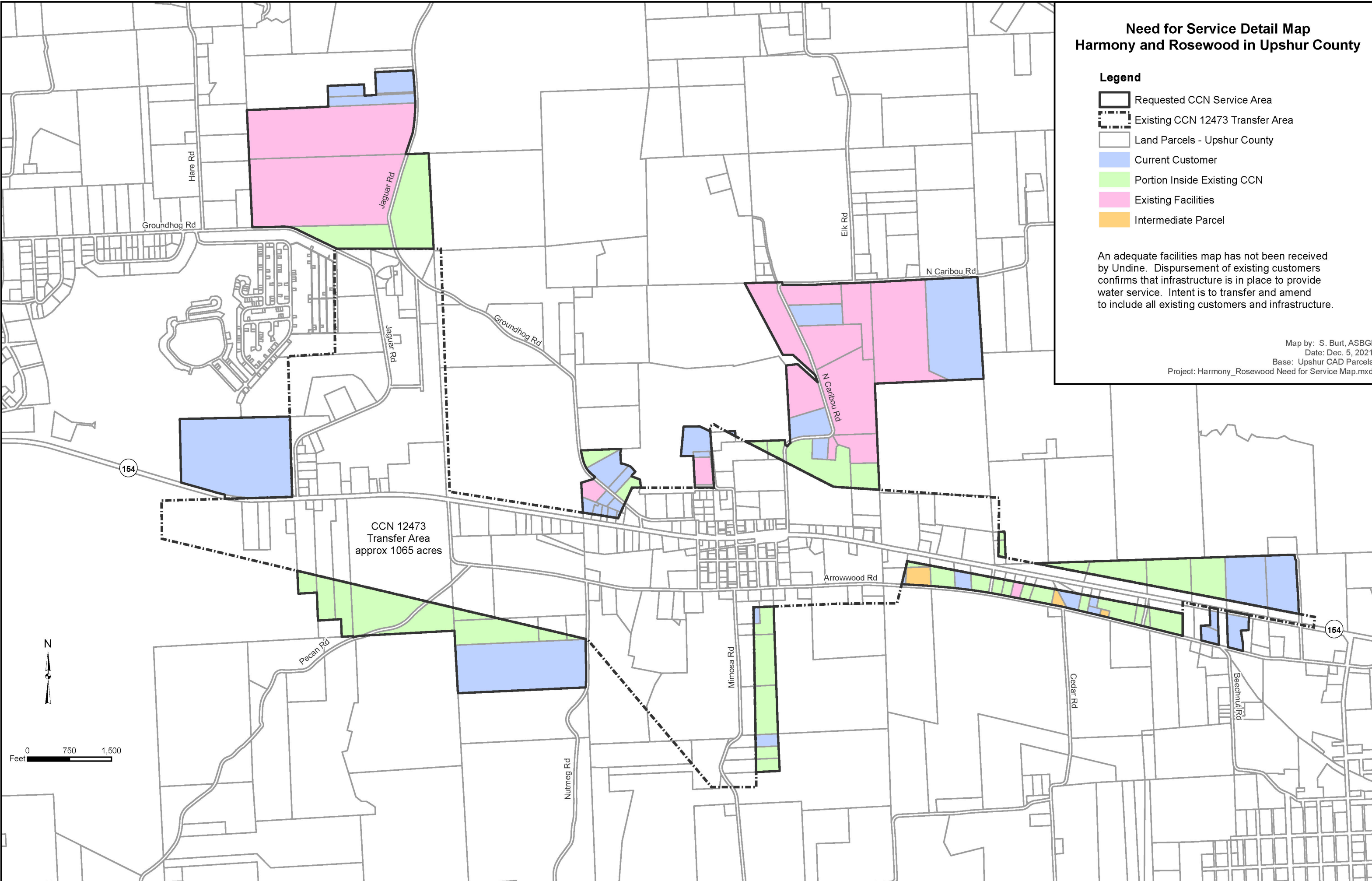
**Need for Service Detail Map
Harmony and Rosewood in Upshur County**

Legend

-  Requested CCN Service Area
-  Existing CCN 12473 Transfer Area
-  Land Parcels - Upshur County
-  Current Customer
-  Portion Inside Existing CCN
-  Existing Facilities
-  Intermediate Parcel

An adequate facilities map has not been received by Undine. Disbursement of existing customers confirms that infrastructure is in place to provide water service. Intent is to transfer and amend to include all existing customers and infrastructure.

Map by: S. Burt, ASBGI
Date: Dec. 5, 2021
Base: Upshur CAD Parcels
Project: Harmony_Rosewood Need for Service Map.mxd



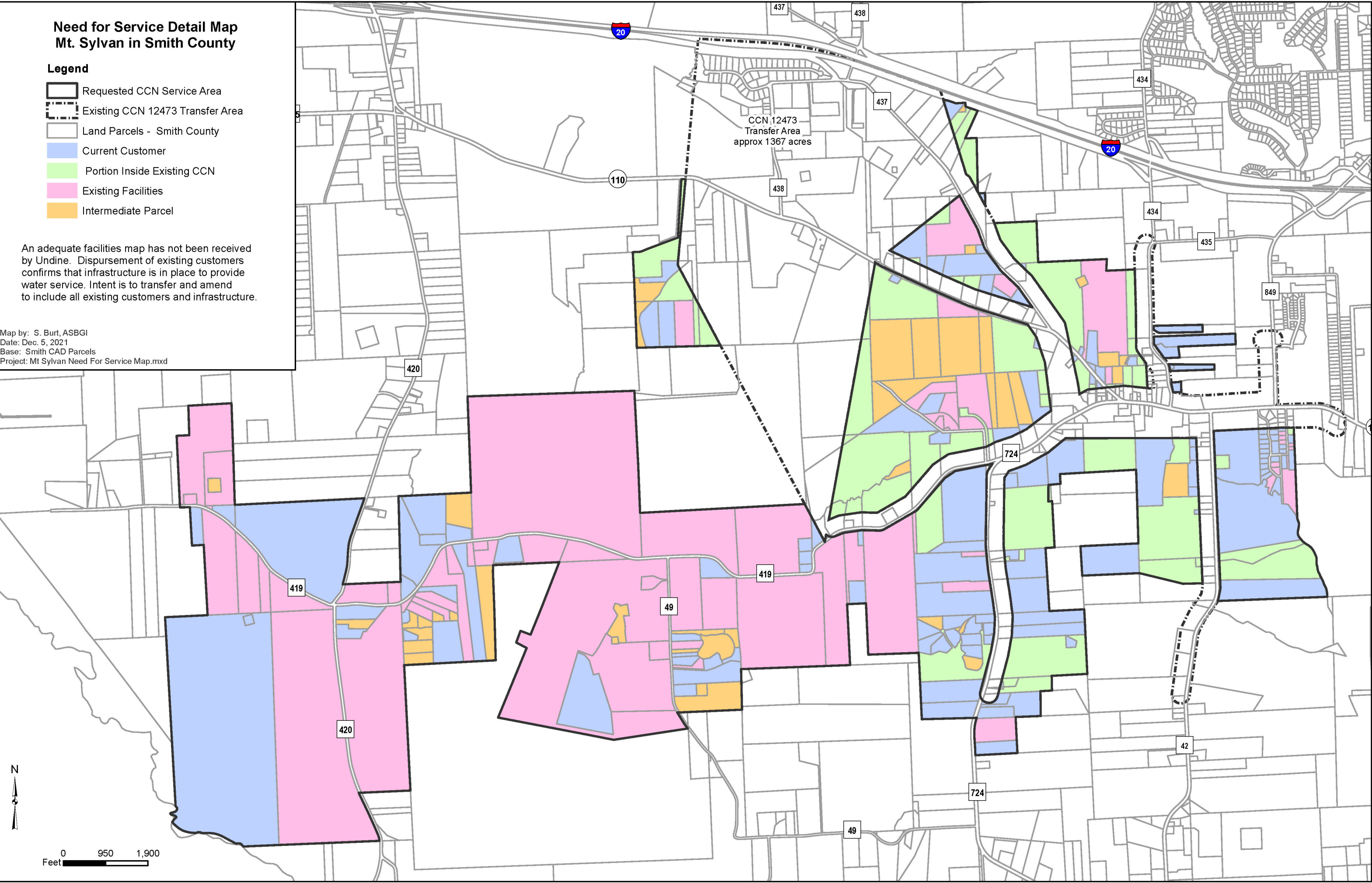
**Need for Service Detail Map
Mt. Sylvan in Smith County**

Legend

- Requested CCN Service Area
- Existing CCN 12473 Transfer Area
- Land Parcels - Smith County
- Current Customer
- Portion Inside Existing CCN
- Existing Facilities
- Intermediate Parcel

An adequate facilities map has not been received by Undine. Dispursement of existing customers confirms that infrastructure is in place to provide water service. Intent is to transfer and amend to include all existing customers and infrastructure.

Map by: S. Burt, ASBGI
Date: Dec. 5, 2021
Base: Smith CAD Parcels
Project: Mt Sylvan Need For Service Map.mxd



**Need For Service Detail Map
Stallion Lake and Garden Valley
in Smith County**

Legend

-  Requested CCN Service Area
-  Existing CCN 12473 Transfer Area
-  Land Parcels - Smith County
-  Current Customer
-  Portion Inside Existing CCN
-  Existing Facilities

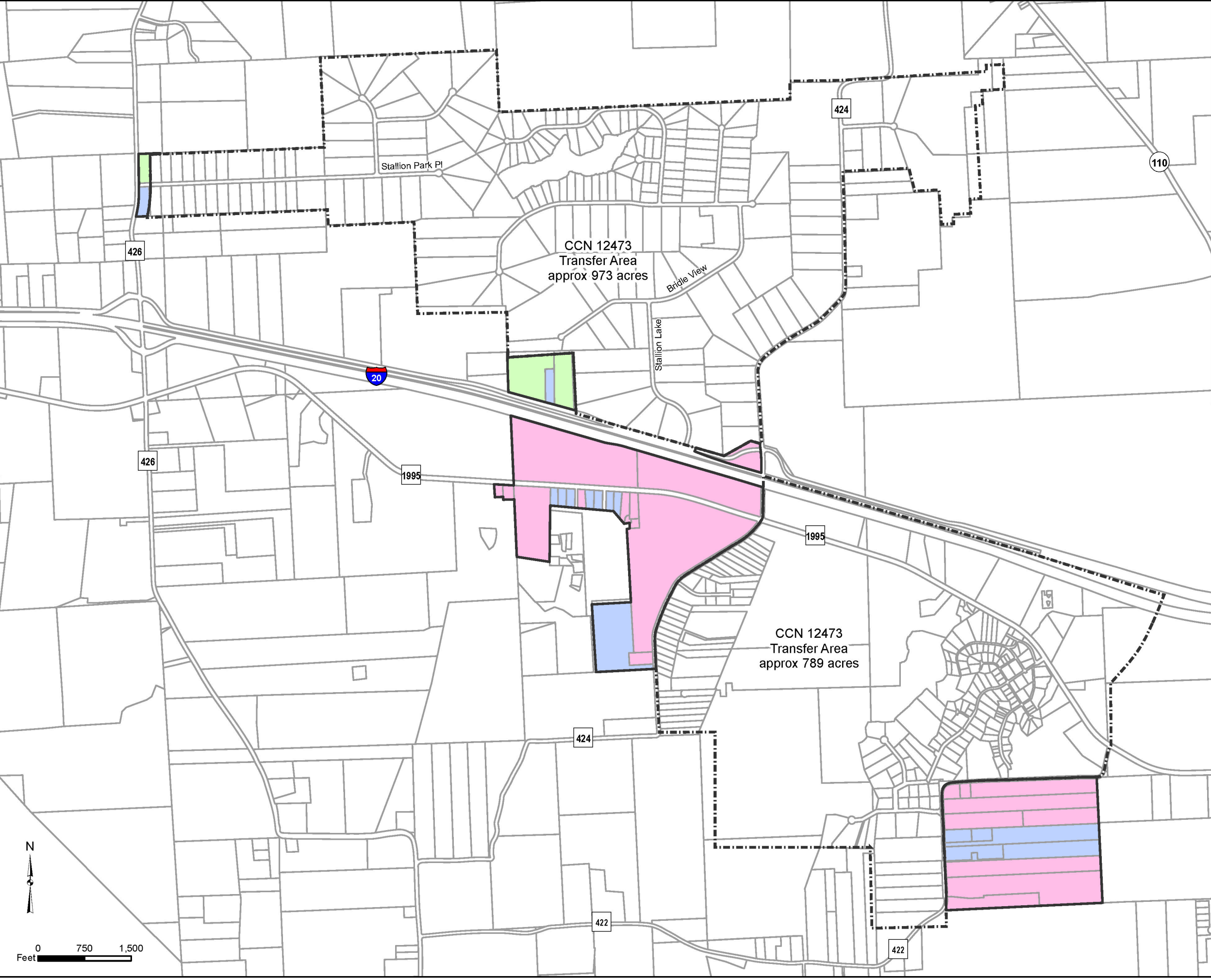
An adequate facilities map has not been received by Undine. Disbursement of existing customers confirms that infrastructure is in place to provide water service. Intent is to transfer and amend to include all existing customers and infrastructure.

Map by: S. Burt, ASBGI

Date: Dec. 6, 2021

Base: Smith CAD Parcels

Project: Stallion Lake and Garden Valley Need For Service Map.mxd



ATTACHMENT E

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

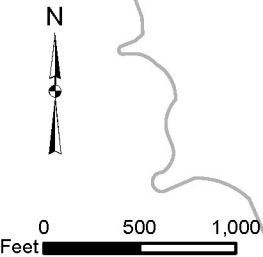
The requested water amendment areas were generated using Upshur County parcel data. Those areas include:

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.

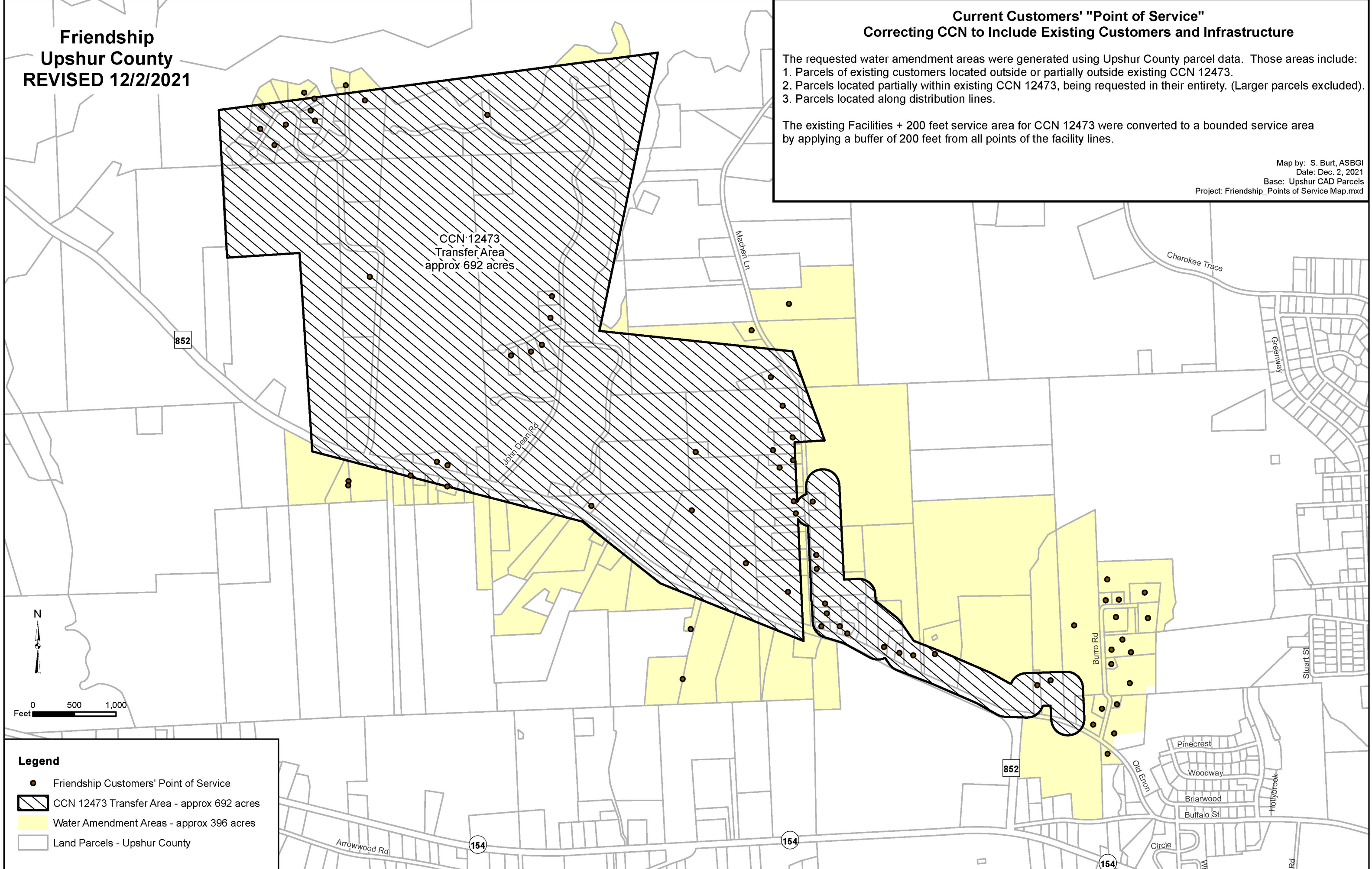
The existing Facilities + 200 feet service area for CCN 12473 were converted to a bounded service area by applying a buffer of 200 feet from all points of the facility lines.

Map by: S. Burt, ASBGI
Date: Dec. 2, 2021
Base: Upshur CAD Parcels
Project: Friendship_Points of Service Map.mxd

CCN 12473
Transfer Area
approx 692 acres



- Legend**
- Friendship Customers' Point of Service
 - ▨ CCN 12473 Transfer Area - approx 692 acres
 - Water Amendment Areas - approx 396 acres
 - 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 existng 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 dual certification 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
REVISED 12/6/2021

