



Control Number: 52797



Item Number: 24

February 3, 2022

Dear Texas Public Utilities Commission,

2022 FEB -3 PM 12:15

I am a resident in the Del Lago Subdivision of Montgomery on Lake Conroe. I am 67 years old, retired with social security as my only income. I received a letter this week stating that Undine Development, LLC was purchasing Conroe Resort Utilities and our water/sewer bill would be going up with this purchase. Upon some research, it is actually more than doubling each month. This appears to be in this neighborhood only as surrounding areas were not on the inclusion map.

I beg of you to intervene and request that this unrealistic increase not be allowed. Most residents are retirees like me and plan to live out the rest of our lives right here..

Respectfully,

Tom Bledsoe

66 La Costa Dr.

Montgomery, TX 77356

409-656-5044



***Notice to Current Customers, Neighboring Systems, and Cities***

UNDINE DEVELOPMENT, LLC, CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 12407, 20948, NOTICE OF INTENT TO PURCHASE WATER AND SEWER FACILITIES AND TO TRANSFER WATER AND SEWER SERVICE AREA UNDER CCN NO. 11942,20638 FROM CONROE RESORT UTILITIES, LLC IN MONTGOMERY COUNTY, TEXAS

To: Current Customers, Neighboring Systems, and Cities Notice Mailed: January 28, 2022

<u>Undine Development, LLC</u>	<u>17681 Telge Road</u>	<u>Cypress, TX</u>	<u>77429</u>
(Purchaser's Name)	(Address)	(City), (State)	(Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to purchase all of the water facilities and to transfer water certificated service area under CCN No. 11942 and all of the sewer facilities and to transfer sewer certificated service area under CCN No. 20638, in Montgomery County, TX from:

<u>Conroe Resort Utilities, LLC</u>	<u>600 Margaritaville Parkway</u>	<u>Montgomery, TX</u>	<u>77356</u>
(Seller's Name)	(Address)	(City), (State)	(Zip Code)

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivision:  
Margaritaville Lake Resort, Inverness at Del Lago.

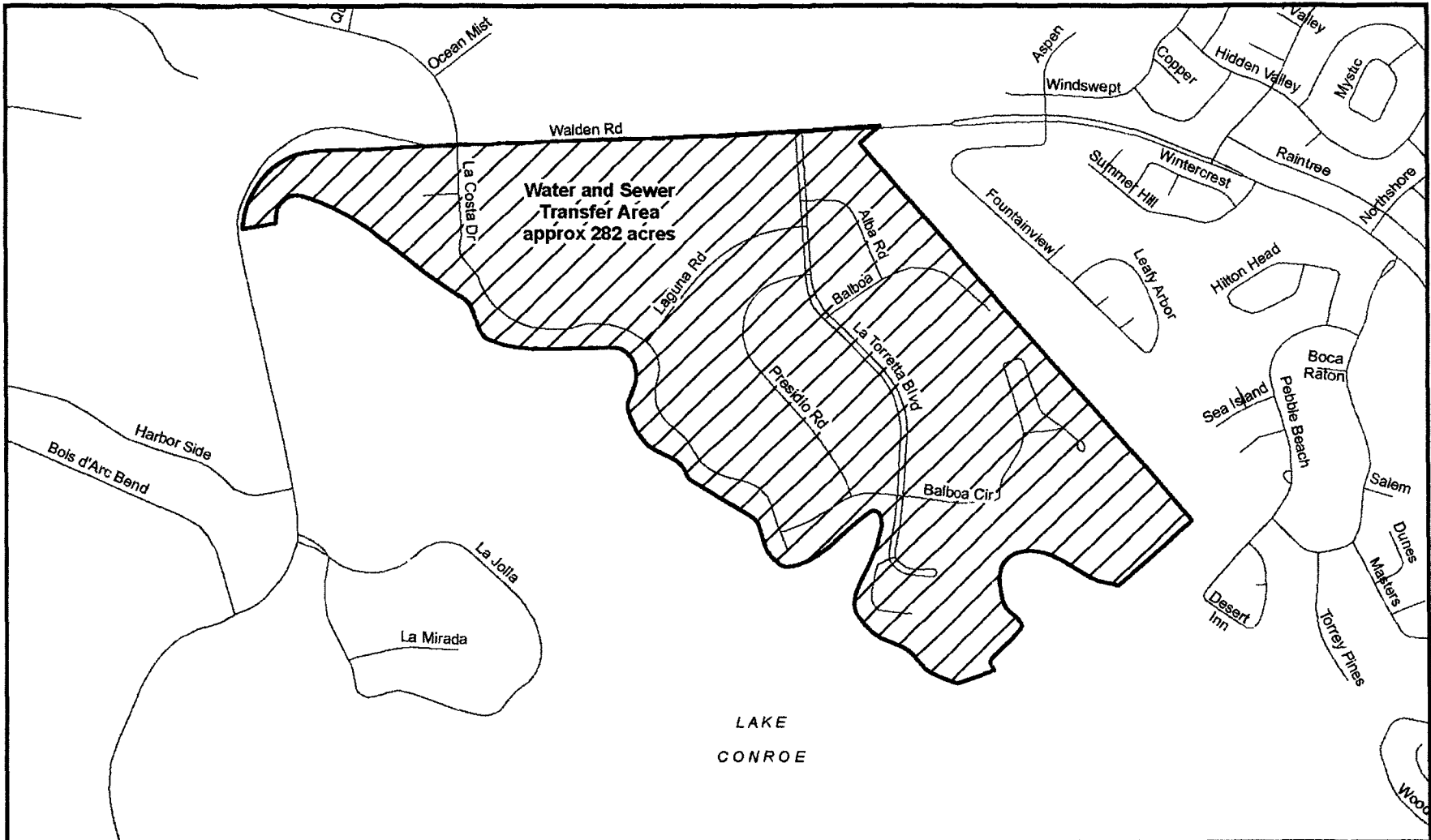
The requested area is located approximately 2.7 miles northeast of downtown Montgomery, Texas, and is generally bounded on the north by Walden Road; on the east by Fountainview Drive; on the south by Lake Conroe; and on the west by Walden Road and Lake Conroe.

The requested area includes 294 water customer connections, 289 sewer customer connections, and includes approximately 282 acres of transferred area from Conroe Resort Utilities, LLC (CCN Nos. 11942 and 20638) to Undine Development, LLC (CCN Nos. 12407 and 20948).

**See enclosed map showing the requested area.**

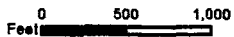
This transaction will change a customer's rates and services to the current approved rates and services of Undine Development, LLC, which are higher than the current approved rate for Conroe Resort Utilities, LLC for a 5/8" meter. A copy of the water and sewer tariffs for Undine Development, LLC (Docket No. 46150) can be viewed through our website: <https://undinellc.com/Tariff/Undine%20Development%20Water%20Tariff.pdf> <https://undinellc.com/Tariff/Undine%20Development%20Sewer%20Tariff.pdf> or call: 713-574-5953 to request a copy. The new rates are found on Water and Sewer Tariff page 2.

*Persons who wish to intervene in the proceeding or comment upon action sought should contact the Public Utility Commission, P.O. Box 13326, Austin, Texas 78711-3326, or call the Public Utility Commission at (512) 936-7120 or (888) 782-8477. Hearing- and speech-impaired*



**Detail Map**

Undine Development, LLC  
 Application to Transfer Conroe Resort Utilities, LLC, CCN Nos. 11942 and 20638 to Undine Development, LLC, CCN Nos. 12407 and 20948  
 in Montgomery County



**Requested Water and Sewer Transfer Area**

 CCNs 11942, 20638 - Conroe Resort Utilities, LLC - approx 282 acres

Map by: S. Burt, ASBGI  
 Date: October 27, 2021  
 Base: StratMapTransv2  
 Project: Conroe Resort Detail Map.mxd