



Control Number: 52797



Item Number: 27

February 5, 2022

2022 FEB -5 AM 8:53

Public Utility Commission
Customer Protection Division
P.O. Box 13326
Austin, TX 78711-3326

This letter will serve as our desire to protest the purchase of all 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, Texas from Conroe Resort Utilities, LLC by Undine Development, LLC.

Undine's letter (attached) does not make it clear that our subdivision of Del Lago will be affected by the sale; however the supplied map appears to encompass all of the Del Lago subdivision along with Margaritaville Lake Resort and Inverness at Del Lago.



Our current water/sewer company is: Conroe Resort Utilities. The current rates are as follows:

Water: \$27.42 base rate plus \$2.28 per 1,000 gallons

Sewer: \$36.91 base rate and \$3.68 per 1,000 gallons.

Please let us know what we can do to protest this sale.

Sincerely,

Wayne Blonn and Bibi Blonn
29 Laguna Rd.
Montgomery, TX 77356

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
Notice Form Updated: April 8, 2021

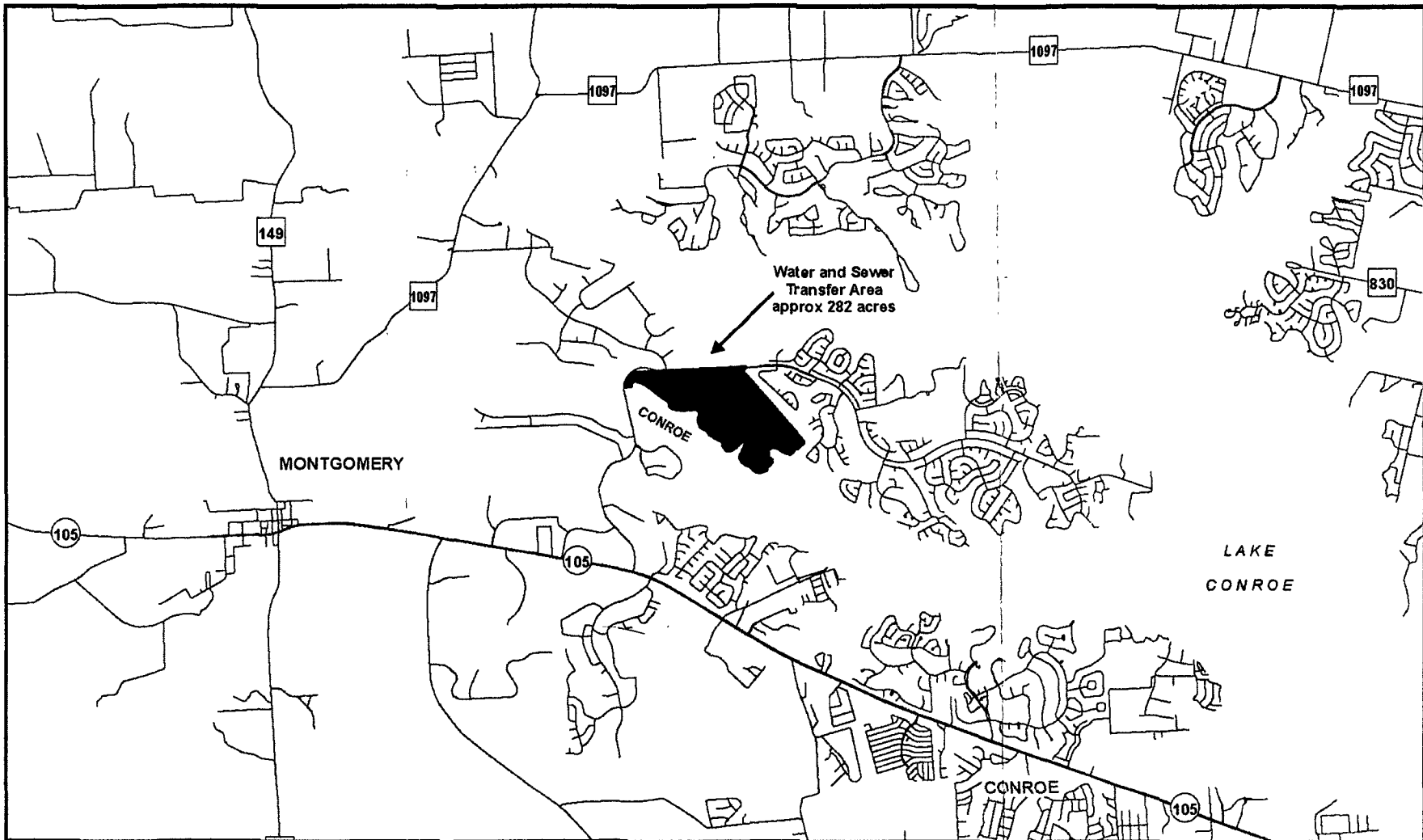
individuals with text telephones (TTY) may contact the commission at (512) 936-7136. The deadline for intervention in the proceeding is (30 days from the mailing or publication of notice, whichever occurs later, unless otherwise provided by the presiding officer). You must send a letter requesting intervention to the commission which is received by that date. The letter must include the person's name, address, email address and fax number if applicable.

If a valid public hearing is requested, the Commission will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, SOAH will submit a recommendation to the Commission for final decision. An evidentiary hearing is a legal proceeding similar to a civil trial in state district court.

Si desea información en español, puede llamar al 1-888-782-8477.

Carey A. Thomas
Utility Representative

Undine Development, LLC
Utility Name



General Location

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

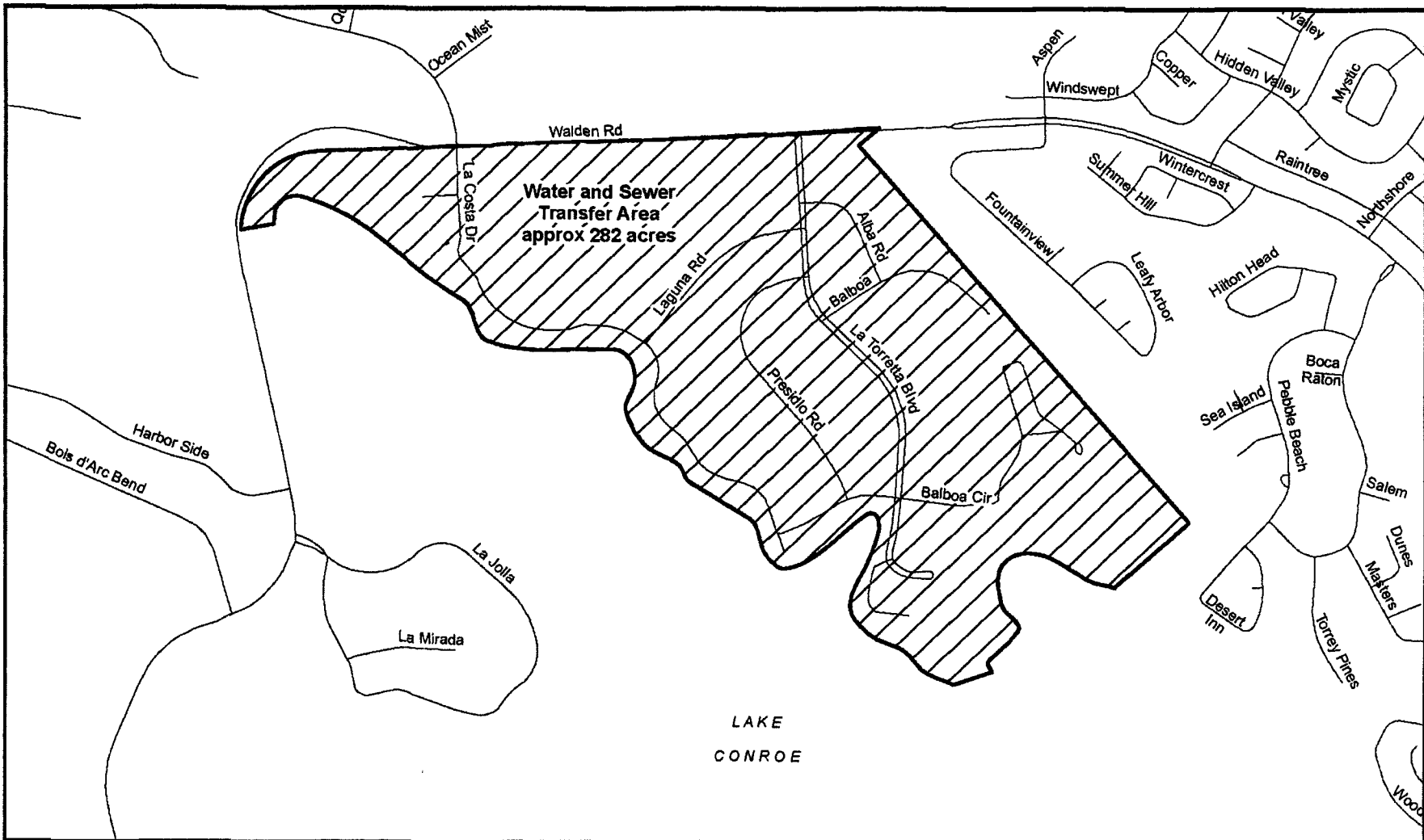
Requested Water and Sewer Transfer Area

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

Map by: S. Burt, ASBGI
 Date: October 27, 2021
 Base: StratMapTransv2

Project: Conroe Resort General Location.mxd





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, ASBG1
 Date: October 27, 2021
 Base: StratMapTransv2
 Project: Conroe Resort Detail Map.mxd