



Control Number: 52797



Item Number: 28

Montgomery 4/2/2022

2022 FEB -5 AM 8:34
Sidsel Massa
56 La Costa Dr.
Montgomery, TX 77356

Public Utility Commission
P.O. Box 13326
Austin, Texas 78711-3326

Subject: Undine Development LLC / Conroe Resort Utilities LLC

Dear Utility Commission.

It is with great concern I am writing you.

Undine Development LLC intend to acquire Conroe Resort Utilities. (Please find attached letter that was sent to the resident of Del Lago).

The consequences of this will greatly affect the residents of Del Lago subdivision, Montgomery Texas. Undine's rates are significantly higher than Conroe Resort Utilities.

Conroe Resort Utilities are as follow:

Base rate: \$27.42
\$2.28 per 1000 gallons

Undine Development rates are as follow

Base rate: \$40.00
\$5.00 per 1000 gallons.

I am respectfully asking you to intervene in this transaction and protect the resident of Del Lago. The economic consequences are going to be a big burden for most and might force people to move. Personally I have lived in Del Lago 22 years. A lot of the residents are older, retired people on a fixed income. We simply can not afford such a rate increase.

I thank you for your prompt attention to this matter.

Respectfully yours.

Sidsel Massa

Sidsel Massa.

Attachments 9

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

Undine Development, LLC 17681-Telge Road Cypress, TX 77429
(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:

Conroe Resort Utilities, LLC 600 Margaritaville Parkway Montgomery, TX 77356
(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