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DOCKET NO. 52797

APPLICATION OF CONROE RESORT UTILITIES, LLC, UNDINE TEXAS, LLC, AND UNDINE TEXAS ENVIRONMENTAL, LLC FOR SALE, TRANSFER, OR MERGER OF FACILITIES AND CERTIFICATE RIGHTS IN MONTGOMERY COUNTY	§ § § § § §	PUBLIC UTILITY COMMISSION OF TEXAS
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**FOURTH JOINT MOTION TO ADMIT SUPPLEMENTAL EVIDENCE
AND PROPOSED NOTICE OF APPROVAL**

COME NOW Undine Texas, LLC, and Undine Texas Environmental, LLC (collectively, Undine), and Conroe Resort Utilities, LLC (Conroe Resort) (collectively, the Applicants), together with the staff (Staff) of the Public Utility Commission of Texas (Commission) (collectively, the Parties), and file this Fourth Joint Motion to Admit Supplemental Evidence and Proposed Notice of Approval. In support thereof, the Parties show the following:

I.

BACKGROUND

On August 19, 2024, Applicants filed closing documents reflecting the consummation of Undine’s acquisition of Conroe Resort’s facilities and certificated service areas. Staff filed its recommendation on August 19, 2024, recommending that the Applicants’ closing documentation be found sufficient. On August 20, 2024, the administrative law judge (ALJ) issued Order No. 38, establishing a deadline of September 10, 2024, for the Parties to file a Proposed Notice of Approval. Therefore, this pleading is timely filed.

II.

JOINT MOTION TO ADMIT EVIDENCE

The Parties respectfully request that the following documents be admitted into evidence in this proceeding:

- A. Undine Development’s supplemental information and confidential attachment, filed on June 14, 2022 (AIS Item Nos. 67-68);
- B. Commission Staff’s confidential attachment to its final recommendation, filed on October 24, 2022 (AIS Item No. 125);
- C. Undine Texas Environmental’s financial assurance supplement, filed on February 21, 2023 (AIS Item No. 142);

- D. Undine Texas's financial assurance supplement, filed on February 21, 2023 (AIS Item No. 143);
- E. Commission Staff's clarification, filed on February 21, 2023 (AIS Item No. 144);
- F. Applicant's clarification, including confidential Exhibit A, filed on February 22, 2023 (AIS Item Nos. 145-146);
- G. Commission Staff's recommendation on revised notice, filed on April 14, 2023 (AIS Item No. 159);
- H. Commission Staff's final recommendation, including Confidential Attachments, filed on May 12, 2023 (AIS Item Nos. 242-244);
- I. Applicants' application supplement, filed August 19, 2024 (AIS Item No. 309);
- J. Conroe Resort's consent form, filed on August 27, 2024 (AIS Item No. 312);
- K. Undine's consent form, filed on September 6, 2024 (AIS Item No. 313); and
- L. The attached maps, certificates, and tariffs.

III.

PROPOSED NOTICE OF APPROVAL

The parties move for adoption of the attached Proposed Notice of Approval. The undersigned counsel for Undine represents that Conroe Resort has authorized them to file this Response on Conroe Resort's behalf.

IV.

CONCLUSION

The Parties respectfully request that the items listed above be admitted into the record of this proceeding as evidence and that the attached Proposed Notice of Approval be adopted.

Dated: September 11, 2024.

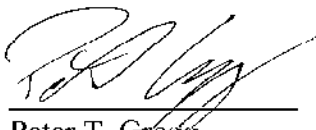
Respectfully submitted,

**PUBLIC UTILITY COMMISSION OF TEXAS
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**Attorneys for Undine Texas, LLC and
Undine Texas Environmental, LLC**

DOCKET NO. 52797

CERTIFICATE OF SERVICE

As indicated by my signature above, I, Peter Gregg, certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail on September 11, 2024 in accordance with the Second Order Suspending Rules, issued in Project No. 50664.

DOCKET NO. 52797

APPLICATION OF CONROE RESORT UTILITIES, LLC, UNDINE TEXAS, LLC, AND UNDINE TEXAS ENVIRONMENTAL, LLC FOR SALE, TRANSFER, OR MERGER OF FACILITIES AND CERTIFICATE RIGHTS IN MONTGOMERY COUNTY	§ § § § § §	PUBLIC UTILITY COMMISSION OF TEXAS
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JOINT PROPOSED NOTICE OF APPROVAL

This Order addresses the application of and Conroe Resort Utilities, LLC (Conroe Resort), Undine Texas, LLC, and Undine Texas Environmental, LLC (collectively, the Applicants), for the sale, transfer, or merger of facilities and certificate rights in Montgomery County. Applicants seek approval of the following: (1) the sale and transfer of Conroe Resort’s water facilities and service area held under its certificate of convenience and necessity (CCN) number 11942 to Undine Texas, LLC (Undine Texas), (2) the amendment of Undine Texas’ CCN number 13260 to include the facilities and certificated area from Conroe Resort’s water CCN number 11942; (3) the sale and transfer of Conroe Resort’s sewer facilities and service area under its CCN number 20638 to Undine Texas Environmental, LLC (Undine Texas Environmental); (4) the amendment of Undine Texas Environmental’s CCN number 20816 to include the facilities and certificated area from Conroe Resort’s sewer CCN number 20638; and (5) the cancellation of Conroe Resort’s water CCN No. 11942 and sewer CCN No. 20638.

I. Findings of Fact

The Commission makes the following findings of fact.

Applicants

1. Conroe Resort is a for-profit corporation registered with the Texas secretary of state under file number 800827099.
2. Conroe Resort provides water service in Montgomery County under CCN No. 11942 and sewer service in Montgomery County under CCN No. 20638.
3. Conroe Resort operates a public water system registered with the Texas Commission on Environmental Quality (TCEQ) under public water system number 1700416 and a public sewer system registered with TCEQ under registration number WQ0012439001.

4. Undine Texas is a for-profit corporation registered with the Texas secretary of state under file number 802339329.
5. Undine Texas Environmental is a for-profit corporation registered with the Texas secretary of state under file number 801768069.
6. Undine Texas operates, maintains, and controls facilities for providing water service under CCN No. 13260 in several counties, including Montgomery County.
7. Undine Texas Environmental operates, maintains, and controls facilities for providing sewer service under CCN No. 20816 in several counties, including Montgomery County.
8. Undine Texas owns and operates multiple water systems permitted with the TCEQ.
9. Undine Texas Environmental owns and operates multiple sewer systems permitted with the TCEQ.

Application

10. On November 8, 2021, Conroe Resort and Undine Development, LLC (Undine Development), filed an application for the approval of the sale, transfer or merger of facilities and certificate rights in Montgomery County.
11. On August 25, 2022, the application was amended to replace Undine Development with Undine Texas and Undine Texas Environmental (jointly, Undine) as the applicants.
12. The applicants filed supplemental information on August 26 and 30, and October 19, 2022; and February 21 and 22, March 3, April 12, and June 8, 13, 15, and 21, 2023.
13. In the application Applicants seek approval of the following: (a) the sale and transfer of facilities and service area held under Conroe Resort's water CCN No. 11942 to Undine Texas; (b) the amendment of Undine Texas's CCN No. 13260 to include facilities and certificated area from Conroe Resort's CCN No. 11942; (c) the sale and transfer of facilities and service area held under Conroe Resort's sewer CCN No. 20638 to Undine Texas Environmental; (d) the amendment of Undine Texas Environmental's CCN No. 20816 to include facilities and certificated area from Conroe Resort's CCN No. 20638; and (e) the cancellation of Conroe Resort's water CCN No. 11942 and sewer CCN No. 20638.
14. The total requested area includes 282 acres and 294 current water customers and 289 current sewer customers in Montgomery County, Texas.
15. The area subject to this transaction is located approximately 2.7 miles northeast of downtown Montgomery, TX, and is generally bounded on the north by Walden Road; on

the east by Fountainview Drive; and on the south by Lake Conroe; and on the west by Walden Road and Lake Conroe.

16. In Order No. 11 issued on September 27, 2022, the administrative law judge (ALJ) found the application and amended application, as supplemented, administratively complete.

Notice

17. On January 31, 2022, Carey A. Thomas, Senior Vice President, filed an affidavit on behalf of Undine Development attesting that notice was provided to all current customers, neighboring systems, and cities on January 28, 2022.
18. In Order No. 3, issued on February 23, 2022, the ALJ found the notice of the application sufficient.
19. On August 16, 2022, Carey A. Thomas, Senior Vice President, filed an affidavit on behalf of Undine Texas and Undine Texas Environmental (collectively, Undine), attesting that notice was provided to all current customers, neighboring systems, and cities on August 15, 2022.
20. On April 12, 2023, Undine filed the affidavit of Carey A. Thomas, attesting that notice was provided to all current customers, landowners, neighboring utilities, and affected parties on April 6, 2023.
21. In Order No. 22, issued on April 20, 2024, the ALJ found the revised notice of the application sufficient.

Interventions

22. On April 1, 2022, the Office of Public Utility Counsel (OPUC) moved to intervene in this proceeding.
23. In Order No. 7, filed on April 13, 2022, the ALJ granted OPUC's motion to intervene. In Order No. 22, filed on April 20, 2023, the ALJ granted Richard Poole's motion to intervene. In Order No. 26, filed on May 11, 2023, the ALJ granted the motions to intervene of Eugene Barrington, Jean Niland-McGrath, J.K. Harvill, Kyle Pryor, and Deborah Grazian.

Evidentiary Record

24. On October 28, 2022, the parties filed a joint motion to admit evidence.
25. On November 29, 2022, Commission Staff filed a motion to admit evidence.

26. On December 1, 2022, the ALJ issued Order No. 13 admitting the following evidence into the record:
- a. the application and all attachments filed on November 8, 2021;
 - b. confidential attachments to the application filed on November 9, 2021;
 - c. Commission Staff's recommendation on administrative completeness and notice and proposed procedural schedule filed on December 8, 2021;
 - d. Affidavits regarding notice filed on February 1, 2022;
 - e. Commission Staff's recommendation on sufficiency of notice filed on February 18, 2022;
 - f. Undine Development's response to Commission Staff's first requests for information filed on March 11, 12, and 14, 2022;
 - g. Undine Development's response to the Office of Public Utility Counsel's first request for information, filed on June 28 and 29, 2022;
 - h. Applicants' supplement to the application filed on July 22, 2022;
 - i. Applicants' supplemental mapping filed on August 11, 2022;
 - j. Applicants' supplemental mapping filed on August 15, 2022;
 - k. Undine Development's confirmation of notice filed on August 16, 2022;
 - l. Applicants' amendment to the application, and all attachments, filed on August 25, 2022;
 - m. Applicants' mapping correction filed on August 26, 2022;
 - n. Applicants' correction to application amendment, and all attachments, filed on August 30, 2022;
 - o. Undine Texas' confirmation of supplemental notice, and attachment, filed on September 14, 2022;
 - p. Commission Staff's recommendation on administrative completeness and notice, and motion for a determination of applicable rates filed on September 20, 2022;
 - q. Undine Texas' brief regarding Texas Water Code § 13.3011 filed on October 7, 2022;
 - r. Office of Public Utility Counsel's brief in response to Order No. 11 filed on October 14, 2022;
 - s. Applicants' supplement to application filed on October 19, 2022; and
 - t. Commission Staff's final recommendation filed on October 21, 2022.

27. On July 14, 2023, the parties filed a joint motion to admit supplemental evidence.
28. On July 19, 2023, the ALJ issued Order No. 32 admitting the following additional evidence:
 - a. Undine's supplemental information, filed June 8, 13, 15, and 21, 2023; and
 - b. Commission Staff's response to Order No. 27 including confidential attachments, filed on June 28, 2023.
29. On April 9, 2024, the parties filed a second joint motion to admit supplemental evidence.
30. On April 18, 2024, the SOAH ALJ issued SOAH Order No. 7 admitting the following additional evidence:
 - a. Joint request for certification, filed on September 18, 2023;
 - b. Joint request for referral to mediation, filed on January 25, 2024; and
 - c. SOAH mediation report, filed on March 7, 2024.
31. On June 13, 2024, Commission Staff filed a response to Order No. 33, including a motion to admit supplemental evidence.
32. On June 20, 2024, the ALJ filed Order No. 34, admitting Commission Staff's June 13, 2024 response to Order No. 33 into the record.
33. On August 5, 2024, the parties filed a third joint motion to admit supplemental evidence.
34. On August 19, 2024, Commission Staff moved to admit supplemental evidence.
35. On August 20, 2024, the ALJ issued Order No. 38 admitting the following additional evidence:
 - a. Joint clarification in response to Order No. 36, filed on July 30, 2024; and
 - b. Commission Staff's recommendation on closing documents and proposed procedural schedule, filed on August 19, 2024.
36. On September 11, 2024, the parties filed a fourth joint motion to admit supplemental evidence.
37. In Order No. ____, issued on September ____, 2024 the ALJ admitted the following evidence into the record:
 - a. Undine Development's supplemental information and confidential attachment, filed on June 14, 2022;

- b. Commission Staff's confidential attachment to its final recommendation, filed on October 24, 2022;
- c. Undine Texas Environmental's financial assurance supplement, filed on February 21, 2023;
- d. Undine Texas's financial assurance supplement, filed on February 21, 2023;
- e. Commission Staff's clarification, filed on February 21, 2023;
- f. Applicant's clarification, including Confidential Exhibit A, filed on February 22, 2023;
- g. Commission Staff's recommendation on revised notice, filed on April 14, 2023;
- h. Commission Staff's final recommendation, including confidential attachments, filed on May 12, 2023;
- i. Applicants' application supplement, filed August 19, 2024;
- j. Conroe Resort's consent form, filed on August 27, 2024;
- k. Undine's consent form, filed on September 6, 2024; and
- l. The attached maps, certificates, and tariffs.

Sale

- 22. Applicants filed closing documentation on February 1, 2023 and July 30 and August 19, 2024, and confirmed that there were no outstanding customer deposits that needed to be addressed.
- 23. In Order No. 38 filed on August 20, 2024, the ALJ found the closing documents sufficient.

Purchaser's Compliance History

- 24. The Commission's complaint records, which date back five years, show 133 informal complaints against Undine. The Commission's Customer Protection Division has evaluated and closed 130 complaints at this time. The three open complaints were received in April 2023.
- 38. Undine has been subject to enforcement actions by the Commission and the TCEQ for non-compliance with rules, orders, or statutes.
- 39. Undine is actively working on resolving the violations that have been identified by the TCEQ at each of their water and sewer systems.
- 40. Undine does not have a history of continuing mismanagement or misuse of revenues as a utility service provider.

41. Undine has demonstrated a compliance status that is adequate for approval of the transaction to proceed.

Adequacy of Existing Service

42. Conroe Resort holds TCEQ approved public water system (PWS) ID No. 1700416.
43. Conroe Resort holds TCEQ approved Wastewater Discharge Permit No. WQ 0012493-001.
44. The Commission's complaint records, which date back five years, show no complaints against Conroe Resort.
45. Conroe Resort has no existing violations listed in the TCEQ database.
46. There is no evidence in the record that Conroe Resort has failed to comply with any Commission or TCEQ order.
47. Undine is proposing improvements to better serve the requested water and sewer service areas.

Need for Service

48. There are approximately 294 water customer connections and approximately 289 sewer customer connections in the requested areas that are receiving service from Conroe Resort and have an ongoing need for service.
49. There is no need for additional service, as the existing customers are currently receiving water and sewer treatment service from the Conroe Resort water and wastewater systems.
50. The Conroe Resort water and wastewater systems are currently in operation.
51. There is no evidence in the record indicating a need for additional service in the requested area.

Effect of Approving the Transaction and Granting the Amendment

25. Approving the sale and transfer to proceed and granting the CCN amendments will obligate Undine to provide continuous and adequate water and sewer service to current and future customers in the requested areas.
52. There will be no effect on any other retail public utility servicing the proximate area as there are no other water or sewer providers in the area.

53. All retail public utilities in the proximate area were provided notice of the transaction proposed in this application, and no protests, adverse comments, or motions to intervene were filed by any adjacent retail public utility.
54. The quality of service is expected to improve, because Undine has experience as a retail public utility and because Undine will be able to make various upgrades and improvements to the water and sewer systems, as needed.

Ability to Serve: Managerial and Technical

26. Undine owns and operates numerous TCEQ-registered public water systems in Texas.
27. Undine employs TCEQ-licensed operators who will be responsible for operation of the public water systems being transferred.
28. Undine has the technical and managerial capability to provide continuous and adequate service to the requested area.

Ability to Serve: Financial Ability and Stability

29. Undine Group, LLC, an affiliate of Undine Texas and Undine Texas Environmental, is capable, available, and willing to cover temporary cash shortages and has a debt-to-equity ratio that is less than one. Therefore, Undine has satisfied the leverage test.
30. Undine Group, LLC provided a written guarantee of coverage of temporary cash shortages and has sufficient cash available to cover any projected operations and maintenance shortages in the first five years of operations after completion of the transaction. Therefore, Undine has satisfied the operations test.
31. Undine is proposing to make capital improvements in excess of \$100,000 to the Conroe Resort's water and wastewater systems.
32. Undine submitted documents indicating funds are available for the purchase of the public water systems plus planned capital improvements.
33. Undine has demonstrated the financial capability and stability to provide continuous and adequate service to the requested area.

Financial Assurance

34. There is no need to require Undine to provide a bond or other financial assurance to ensure continuous and adequate service.

Feasibility of Obtaining Service from Adjacent Retail Public Utility

35. The feasibility of obtaining service from an adjacent retail public utility was not considered because Conroe Resort was adequately serving the existing customers and its facilities offer sufficient capacity.
36. Obtaining service from an adjacent retail public utility would likely increase costs to customers because new facilities would need to be constructed; at a minimum, an interconnect would need to be installed to connect to a neighboring retail public utility.
37. It is not feasible to obtain service from an adjacent retail public utility.

Regionalization or Consolidation

38. The construction of a physically separate water system is not necessary for Undine to serve the requested area. Therefore, concerns of regionalization or consolidation do not apply.

Environmental Integrity and Effect on the Land

39. The effects on environmental integrity and the land will be temporary as capital improvements are made for Undine to continue providing service to the requested area.

Improvement of Service or Lowering Cost to Consumers

40. Undine Texas, using the water system already in place, will continue to provide water service to the existing customers in the area.
41. Undine Texas Environmental, using the wastewater system already in place, will continue to provide sewer service to the existing customers in the area.
42. Undine Texas will continue to provide water service to Conroe Resort's existing customers in the requested area.
43. Undine Texas Environmental will continue to provide sewer service to Conroe Resort's existing customers in the requested area.
44. Reliability and quality of water and sewer service is expected to improve under Undine's management.
45. Undine requested authorization to charge the customers served by the public water systems being acquired its rates that are currently in force, which were approved in Docket No. 50200.¹

¹ *Application of Undine Texas, LLC and Undine Texas Environmental, LLC for Authority to Change Rates*, Docket No. 50200, Order (Nov. 5, 2020).

46. If authorization is granted, rates for customers in the requested area will be higher than the rates currently charged by Conroe Resort because Undine Texas will charge its current water and sewer utility tariff rates.

Initial Rates

47. Undine requested approval to charge acquired water customers initial rates and service charges that are shown in the water tariff issued to Undine Texas at the time the application was filed.
48. On the date this application was filed and supplemented, Undine Texas's tariff in force for its water system was approved in Docket No. 50017.²
49. Undine Texas's water tariff rates, as shown in the tariff filed in Docket No. 50017, are just and reasonable initial rates for Undine Texas to charge to water customers served by Conroe Resort's water system PWS ID No. 1700416.
50. Undine Texas's water tariff rates, as shown in the tariff filed in Docket No. 50017, are phased in over five years. Undine Texas's initial water rates for Conroe Resort customers transferred in this transaction will begin with Phase 1 of 3.
51. Undine requested approval to charge acquired sewer customers initial rates and service charges that are shown in the sewer tariff issued to Undine Texas Environmental at the time the application was filed.
52. On the date this application was filed and supplemented, Undine Texas Environmental's tariff in force for the sewer system was approved in Docket No. 50018.³
53. Undine Texas Environmental's sewer tariff rates, as shown in the tariff filed in Docket No. 50018, are just and reasonable initial rates for Undine Texas Environmental to charge to sewer customers served by Conroe Resort's sewer system, permit number WQ 0012493-001.

² *Application of Pure Utilities, I.C. and Undine Texas, LLC for Sale, Transfer, or Merger of Water Facilities and Certificate Rights in Liberty, Polk, San Jacinto, and Tyler Counties, and to Decertify a Port of Pure Utilities, I.C.'s Certificated Area and to Amend Uncertificated Water Service Area in Liberty and Polk Counties*, Docket No. 50017, Notice of Approval (Mar. 4, 2021).

³ *Application of Pure Utilities, I.C. and Undine Texas Environmental, LLC for Sale, Transfer, or Merger of Sewer Facilities and Certificate Rights and to Decertify a Portion of Pure Utilities, I.C.'s Certificated Area and to Amend Uncertificated Sewer Service Area in Polk County*, Docket No. 50018, Notice of Approval (Mar. 12, 2021).

54. Undine Texas Environmental's sewer tariff rates, as shown in the tariff filed in Docket No. 50018, are phased in over five years. Undine Texas Environmental's initial sewer rates for Conroe Resort customers transferred in this transaction will begin with Phase 1 of 3.

Tariffs, Maps, and Certificates

55. On August 26, 2024, Commission Staff emailed to the applicants the final proposed maps, certificates, and tariffs related to this docket.
56. On August 27, 2024, Conroe Resort filed its consent form concurring with the proposed final maps.
57. On September 6, 2024, Undine Texas and Undine Texas Environmental filed their consent form concurring with the proposed final maps, certificates, and tariffs.
58. On September 11, 2024, the final maps, certificates, and tariffs were included as attachments to the fourth joint supplemental motion to admit evidence and proposed notice of approval.

Informal Disposition

59. More than 15 days have passed since the completion of notice provided in this docket.
60. There were protests filed by customers of Conroe Resort protesting the Application.
61. Conroe Resort, Undine Texas, Undine Texas Environmental, and Commission Staff are the only parties to this proceeding.
62. The Office of Public Utility Counsel (OPUC) requested a hearing, and the docket was referred to the State Office of Administrative Hearings (SOAH). After mediation the docket was remanded to the Commission for continued processing.
63. Commission Staff recommended approval of the application.
64. The decision is not adverse to any party.

II. Conclusions of Law

The Commission makes the following conclusions of law.

1. The Commission has authority over this proceeding under Texas Water Code (TWC) §§ 13.041, 13.241, 13.244, 13.246, 13.251, 13.301, and 13.3011.
2. Conroe Resort, Undine Texas, and Undine Texas Environmental are retail public utilities as defined by TWC § 13.002(19) and 16 TAC § 24.3(31).

3. Notice of the application was provided in compliance with TWC §§ 13.246 and 13.301(a)(2) and 16 Texas Administrative Code (TAC) § 24.239(c).⁴
4. The application meets the requirements of TWC § 13.244 and 16 TAC §§ 24.227 and 24.233.
5. The Commission processed the application as required by the TWC, the Administrative Procedure Act,⁵ and Commission Rules.
6. Conroe Resort and Undine have complied with the requirements of 16 TAC § 24.239(k) and (l) with respect to customer deposits.
7. Conroe Resort and Undine completed the sale within the time frame required by 16 TAC § 24.239(m).
8. After consideration of the factors in TWC § 13.246(c), Undine has demonstrated adequate financial, managerial, and technical capability for providing continuous and adequate service to the requested area as required by TWC §§ 13.241(a) and 13.301(b).
9. Regionalization or consolidation concerns under TWC § 13.241(d) do not apply in this proceeding because construction of physically separate water or sewer systems are not required.
10. The extension of Undine Texas's water utility rates and tariff to customers served by Conroe Resorts' water system complies with TWC §§ 13.182 and 13.3011.
11. The extension of Undine Texas Environmental's sewer utility rates and tariff to customers served by Conroe Resorts' sewer system complies with TWC §§ 13.182 and 13.3011.
12. Conroe Resort and Undine demonstrated that the sale of Conroe Resort's water facilities and the amendment of Undine Texas' water CCN No. 13260 and Undine Texas Environmental's sewer CCN No. 20816 to include the areas formerly served by Conroe Resort will serve the public interest and is necessary for the for the service, accommodation, convenience, and safety of the public as required by TWC § 13.301(d) and (e).

⁴ After this application was filed, 16 Texas Administrative Code (TAC) § 24.239 was amended, effective March 29, 2023. Accordingly, all references and citations to 16 TAC § 24.239 in this Order are made to the version in effect at the time the application was filed.

⁵ Tex. Gov't Code §§ 2001.001-.903.

13. Undine demonstrated adequate financial, managerial, and technical capability for providing continuous and adequate water and sewer service in the requested area as required by TWC §§ 13.241(a) and 13.301(b).
14. It is not necessary for Undine to provide bond or other financial assurance under TWC §§ 13.246(d) and 13.301(c).
15. Undine must record a certified copy of its certificates granted and maps approved by this Notice of Approval, along with a boundary description of the service area, in the real property records of Montgomery County within 31 days of receiving this Notice of Approval and submit to the Commission evidence of the recording. TWC § 13.257(r), (s).
16. The requirements for informal disposition under 16 TAC § 22.35 have been met in this proceeding.

III. Ordering Paragraphs

In accordance with these findings of fact and conclusions of law, the Commission issues the following orders:

1. The Commission approves the sale and transfer of all of Conroe Resort's water facilities and service area held under water CCN number 11942 to Undine Texas, and the amendment of Undine Texas' water CCN number 13260 to include the area previously included in Conroe Resort's water CCN number 11942 and remove the area from CCN number 11942, to the extent provided in this Notice of Approval.
2. The Commission approves the sale and transfer of all of Conroe Resort's sewer facilities and service area held under sewer CCN number 20638 to Undine Texas Environmental, and the amendment of Undine Texas Environmental's sewer CCN number 20816 to include the area previously included in Conroe Resort's sewer CCN number 20638 and remove the area from CCN number 20638, to the extent provided in this Notice of Approval.
3. The Commission cancels Conroe Resort's CCN numbers 11942 and 20638.
4. The Commission approves the maps attached to the Notice of Approval.
5. The Commission issues the certificates attached to this Notice of Approval.

6. The Commission approved the tariffs attached to this Notice of Approval, effective for usage on and after the date of this Notice of Approval and beginning in Phase 1 of 3 of both tariffs.
7. Undine Texas must provide service to every customer or applicant for service within the approved area under water CCN 13260 that requests service and meets the terms of Undine Texas' water service, and such service must be continuous and adequate.
8. Undine Texas Environmental must provide service to every customer or applicant for service within the approved area under sewer CCN 20816 that requests service and meets the terms of Undine Texas Environmental's sewer service, and such service must be continuous and adequate.
9. Undine must comply with the recording requirements in TWC § 13.257(r) and (s) for the area in Montgomery County affected by the application and must submit to the Commission evidence of the recording no later than 31 days after receipt of the Notice of Approval.
10. Within ten days of the date of the Notice of Approval, Commission Staff must provide a clean copy of the tariffs approved by this Notice of Approval to central records to be marked Approved and filed in the Commission's tariff books.
11. The Commission denies all other motions and any other requests for general or specific relief, if not expressly granted.

Signed at Austin, Texas the _____ day of _____ 2024.

PUBLIC UTILITY COMMISSION OF TEXAS

KATIE MOORE MARX
ADMINISTRATIVE LAW JUDGE



Public Utility Commission of Texas

By These Presents Be It Known To All That

Undine Texas, LLC

having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Undine Texas, LLC is entitled to this

Certificate of Convenience and Necessity No. 13260

to provide continuous and adequate water utility service to that service area or those service areas in Brazoria, Brazos, Burleson, Chambers, Denton, Fort Bend, Gregg, Harris, Jackson, Jasper, Johnson, Liberty, Matagorda, Montgomery, Polk, Robertson, San Jacinto, Smith, Tarrant, Tyler, and Walker counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 52797 are on file at the Commission offices in Austin, Texas; and are a matter of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of Undine Texas, LLC to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.



Public Utility Commission of Texas

By These Presents Be It Known To All That

Undine Texas Environmental, LLC

having obtained certification to provide sewer utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Undine Texas Environmental, LLC is entitled to this

Certificate of Convenience and Necessity No. 20816

to provide continuous and adequate water or sewer utility service to that service area or those service areas in Brazoria, Chambers, Gregg, Harris, Montgomery, Parker, Polk, Smith, Tarrant, and Walker counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 52797 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the Undine Texas Environmental, LLC to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

PUCT Docket No. 52797
 Undine Texas, LLC
 Portion of Water CCN No. 13260
 Transfer all of Conroe Resort Utilities, LLC, CCN No. 11942 in Montgomery County



Water CCN


-  13260 - Undine Texas LLC
-  12892 - T & W Water Service Company
-  12103 - Del Lago Estates WSC
-  11222 - Stanley Lake MUD



PUCT Docket No. 52797
Undine Texas Environmental, LLC
Portion of Sewer CCN No. 20816
Transfer all of Conroe Resort Utilities, LLC, CCN No. 20638 in Montgomery County



Sewer CCN

-  20816 - Undine Texas Environmental LLC
-  20586 - UA Holdings 1994-5 LP
-  20691 - Del Lago Estates WSC
-  20483 - Stanley Lake MUD





WATER UTILITY TARIFF Docket No. 52797

Undine Texas, LLC
(Utility Name)

17681 Telge Rd.
(Business Address)

Cypress, Texas 77429
(City, State, Zip Code)

(713) 574-5953
(Area Code/Telephone)

This tariff is effective for utility operations under the following Certificate of Convenience and Necessity:

13260

This tariff is effective in the following counties:

Brazoria, Brazos, Burleson, Chambers, Denton, Fort Bend, Gregg, Harris, Henderson, Jackson, Johnson, Liberty, Matagorda, Montgomery, Polk, Robertson, San Jacinto, Smith, Tarrant, Tyler, Upshur, and Walker

This utility provides service in the following cities or unincorporated towns (if any):

City of Manvel (Brandi Estates),
City of Iowa Colony (Magnolia Bend formerly Kucera Farms, Spring Crossing, and
288 Business Park)
City of Beach City
Kenefick (Pure Utilities Riverboat Bend Subdivision)

“The rates set or approved by the cities for the systems within its corporate boundary are not presented in this tariff. Those rates are not under the original jurisdiction of the Public Utility Commission of Texas and will have to be obtained from the city or utility.”

This tariff is effective in the following subdivisions and public water systems:

See attached lists

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The above utility lists the following sections of its tariff (if additional pages are needed for a section, all pages should be numbered consecutively):

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APPENDIX A – DROUGHT CONTINGENCY PLAN	
APPENDIX B – SAMPLE SERVICE AGREEMENT	
APPENDIX C – APPLICATION FOR SERVICE	

LIST OF SUBDIVISIONS AND SYSTEMS
(Formerly Orbit Systems Inc.)

System Name	PWS ID No.	County
723 Utility/Riverside Ranch Subdivision	0790425	Fort Bend
Angle Acres Water System	0200244	Brazoria
Bayou Colony Subdivision	0200358	Brazoria
Beechwood Subdivision	0200245	Brazoria
Bernard Oaks Subdivision	0200338	Brazoria
Blue Sage Gardens Subdivision	0200323	Brazoria
Brandi Estates *	0200325	Brazoria
Briar Meadows	0200410	Brazoria
Colony Cove	0200324	Brazoria
Colony Trails	0200604	Brazoria
Coronado Country	0200275	Brazoria
Country Acres Estates	0200274	Brazoria
Country Meadows	0200273	Brazoria
Crystal Lake Estates	0790510	Fort Bend
Demi-John Place Water System	0200185	Brazoria
Demi-John Island Water System	0200234	Brazoria
Larkspur Subdivision	0200339	Brazoria
Lee Ridge	0200506	Brazoria
Los Robles Subdivision, formerly Brazos Oaks Subdivision	0200639	Brazoria
Mark V Estates	0200432	Brazoria
Mooreland	0200094	Brazoria
Quail Valley Ranches Sec. IV	0200592	Brazoria
Riverside Estates	0200058	Brazoria
Rosharon Road Estates	0200346	Brazoria
Ryan Long I	0200110	Brazoria
Ryan Long II	0200108	Brazoria
San Bernard River Estates	0200460	Brazoria
Sandy Meadows Estates	0200335	Brazoria
Snug Harbor	0200053	Brazoria
Spanish Bit Plantation	1610102	Matagorda
Village Lakes	0200638	Brazoria
Wilco Water/Holiday Beach	0200083	Brazoria
Wolf Glen	0200370	Brazoria

*Brandi Estates subject to City of Manvel's jurisdiction

LIST OF SUBDIVISIONS AND SYSTEMS
(Formerly Community Utility Company)

System Name	PWS ID No.	County
Forest Manor Subdivision	1010264	Harris
Heathergate Estates	1011302	Harris
Sweetgum Estates	1700113	Montgomery

LIST OF SUBDIVISIONS AND SYSTEMS
(Formerly Consumers Water, Inc.)

System Name	PWS ID No.	County
Greengate Acres	1010132	Harris
Huffman Heights	1010700	Harris
Highland Mobile Home Subdivision	1010285	Harris
Highland Ridge	1010157	Harris
Joy Village	1700021	Montgomery
Lakewood Colony	1700029	Montgomery
Meadowlake Estates	1010287	Harris
Pioneer Trails	1700114	Montgomery
Peach Creek Oaks	1700051	Montgomery
Porter Terrace	1700161	Montgomery
Spring Forest	1700033	Montgomery
Springmont	1010255	Harris
Tall Cedars Mobile Home Subdivision	1010219	Harris
Urban Acres Subdivision	1010252	Harris

LIST OF SUBDIVISIONS AND SYSTEMS
(Formerly Suburban Utility Company)

System Name	PWS ID No.	County
Beaumont Place	1010098	Harris
Castlewood Subdivision	1010111	Harris
Cypress Bend Subdivision	1010119	Harris
Reservoir Acres Subdivision	1010197	Harris

LIST OF SUBDIVISIONS AND SYSTEMS
(Formerly Gulf Coast Utility Company, Inc.)

Subdivision Name	PWS ID No.	County
Cold River Ranch Subdivision, Southwood Estates*	0200403	Brazoria
Magnolia Bend (formerly Kucera Farms) Subdivision*	0200665	Brazoria
Spring Crossing Subdivision / 288 Business Park*	0200666	Brazoria

* Magnolia Bend Rates subject to City of Iowa Colony's jurisdiction

LIST OF SUBDIVISIONS AND SYSTEMS
(Formerly Chuck Bell dba Chuck Bell Water Systems, LLC)

Subdivision Name	PWS ID No.	County
Bear Creek Estates	2200336	Tarrant
Bell Manor Subdivision	1260080	Johnson
Buffalo Creek	1260084	Johnson
Crowley II Acre Subdivision, Stonefield Subdivision	1260012	Johnson
John Dame	1260090	Johnson
Martin Creek Estates	1260122	Johnson
Rock Creek Estates	1260082	Johnson
Sanders View Subdivision	1260086	Johnson

LIST OF SUBDIVISIONS AND SYSTEMS

System Name	PWS ID No.	County
Cape Shores Subdivision	1200044	Jackson
Grunwald 109	0790636	Fort Bend
Tejas Lakes Subdivision, Tejas Landing	0790504	Fort Bend
The Reserve at Angleton	0200807	Brazoria

LIST OF SUBDIVISIONS AND SYSTEMS
(Formerly Terra Southwest)

System Name	PWS ID No.	County
East Ponder Estates	0610061	Denton
Hilltown Addition	0610112	Denton

LIST OF SUBDIVISIONS AND SYSTEMS
(Formerly Texas Water Systems, Inc.)

System Name	PWS ID No.	County
Brookshires Camp Joy Water System	2300015	Upshur
Cape Tranquility System	1070176	Henderson
Country Club Estates	2300021	Upshur
Friendship Water System	2300020	Upshur
Garden Acres System	0920031	Gregg
Garden Valley Resort	2120081	Smith
Mount Sylvan Water System	2120034	Smith
Rosewood Water System	2300026	Upshur
Stallion Lake Ranch	2120104	Smith

LIST OF SUBDIVISIONS AND SYSTEMS
(Formerly Nerro Supply, LLC)

Subdivision Name	PWS ID No.	County
Allendale Water System	1700187	Montgomery
*Bayridge Water System	0360028	Chambers
Hillgreen Water Company	1700539	Montgomery
Loch Ness Cove Water System	1700148	Montgomery
Lost Lake	0360108	Chambers
*Oaks at Houston Point	0360126	Chambers
River Club Water Company	1700185	Montgomery
Woodhaven Estates	1700481	Montgomery
Wildwood Shores, Sam Houston Forest Subdivision	2360078	Walker

*Bayridge Water system and Oaks at Houston Point are within the city limits of the City of Beach City.

LIST OF SUBDIVISIONS AND SYSTEMS
(Formerly Nerro Supply Investors, LLC)

Subdivision Name	PWS ID No.	County
Hazy Hollow East Estates	1700013	Montgomery
High Meadows Industrial Park		
Shady Brook Acres	1700031	Montgomery
Spring Creek Valley Estates	1010213	Harris

LIST OF SUBDIVISIONS AND SYSTEMS
(Formerly Brazos Valley Septic & Water, Inc.)

Subdivision Name	PWS ID No.	County
Apache Hills	0260019	Burleson
Benchley Oaks	0210039	Brazos
Lakeview North	0260010	Burleson
Lakeway Manor	1980017	Robertson
Lakewood Estates	0210042	Brazos
Little Oak Forest	0260037	Burleson
Marshal Oaks	0260010	Burleson
Oak Forest	1980017	Robertson
Smetana Forest	0210010	Brazos
Somerville Place	0260010, 0260021	Burleson
Whispering Woods	0260032	Burleson

LIST OF SUBDIVISIONS AND SYSTEMS
(Formerly Pure Utilities, L.C.)

System Name	PWS ID No.	County
Bar D	1460076	Liberty
Barlow Lakes	2290015	Tyler
BE&O (Texas Water Supply)	1870131	Polk
Bentwood Bend	1870154	Polk
Commodore Cape	1870026	Polk
Forest Springs	1870059	Polk
Lakeside Village	1870095	Polk
Mont Neches	2290027	Tyler
Riverboat Bend Subdivision	1460088	Liberty
Six Lakes	1460015	Liberty
Spring Creek	1870149	Polk
Tanglewood Forest	2040054	San Jacinto
Taylor Lake Estates	1870064	Polk
Town Bluff	2290043	Tyler
West Leggett Development	1870131	Polk
Westwood Estates (Texas Water Supply)	1870131	Polk
Whitetail Ridge	2290012	Tyler

LIST OF SUBDIVISIONS AND SYSTEMS
(Formerly Crystal Systems Texas, Inc)

System Name	PWS ID No.	County
Crystal Systems	2120015	Smith

*Within the City of Lindale and Hideaway city limits

LIST OF SUBDIVISIONS AND SYSTEMS
(Formerly Conroe Resort Utilities, LLC)

System Name	Subdivision Name	PWS ID No.	County
Conroe Resort	Del Lago Subdivision La Toretta Resort West Palm Villas Lakeview Marina	1700416	Montgomery

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 – Rates

Rate Year 1

Effective Date: August 1, 2020

<u>Meter Size</u>	<u>Monthly Base Rate</u>	<u>Gallonage Charge</u>
5/8"	<u>\$37.81</u> (Includes 0 gallons)	<u>\$2.02</u> per 1000 gallons from 0 to 6,000 gallons
3/4"	<u>\$56.72</u>	<u>\$2.94</u> per 1,000 gallons from 6,001 to 15,000 gallons
1"	<u>\$94.53</u>	<u>\$5.25</u> per 1,000 gallons from 15,001 gallons to 25,000 gallons
1 1/2"	<u>\$189.05</u>	<u>\$7.79</u> per 1,000 gallons from 25,001+ gallons
2"	<u>\$302.48</u>	
3"	<u>\$567.15</u>	
4"	<u>\$983.06</u>	
Other (Unmetered)	<u>\$60.50</u>	

Rate Year 2

Effective Date: August 1, 2021

<u>Meter Size</u>	<u>Monthly Base Rate</u>	<u>Gallonage Charge</u>
5/8"	<u>\$44.37</u> (Includes 0 gallons)	<u>\$2.21</u> per 1000 gallons from 0 to 6,000 gallons
3/4"	<u>\$66.56</u>	<u>\$3.13</u> per 1,000 gallons from 6,001 to 15,000 gallons
1"	<u>\$110.93</u>	<u>\$5.44</u> per 1,000 gallons from 15,001 gallons to 25,000 gallons
1 1/2"	<u>\$221.85</u>	<u>\$7.98</u> per 1,000 gallons from 25,001+ gallons
2"	<u>\$354.96</u>	
3"	<u>\$665.55</u>	
4"	<u>\$1,153.62</u>	
Other (Unmetered)	<u>\$70.99</u>	

Rate Year 3

Effective Date: August 1, 2022

<u>Meter Size</u>	<u>Monthly Base Rate</u>	<u>Gallonage Charge</u>
5/8"	<u>\$50.93</u> (Includes 0 gallons)	<u>\$2.41</u> per 1000 gallons from 0 to 6,000 gallons
3/4"	<u>\$76.40</u>	<u>\$3.33</u> per 1,000 gallons from 6,001 to 15,000 gallons
1"	<u>\$127.33</u>	<u>\$5.64</u> per 1,000 gallons from 15,001 gallons to 25,000 gallons
1 1/2"	<u>\$254.65</u>	<u>\$8.18</u> per 1,000 gallons from 25,001+ gallons
2"	<u>\$407.44</u>	
3"	<u>\$763.95</u>	
4"	<u>\$1,324.18</u>	
Other (Unmetered)	<u>\$81.49</u>	

Rate Case Expenses

Monthly Rate Case Expense Surcharge \$1.12 per month
 Effective Date: August 1, 2020. The rate case expense surcharge will be collected for 36 months or until the full \$244,178.13 of rate case expenses related to Docket No. 50200 is collected, whichever occurs first.

SECTION 1.0 -- RATE SCHEDULE (Continued)

Additional Pass Through Charges

All Former Orbit Systems, Inc. Customers (see list on pages 1-4)

Brazoria County Groundwater Conservation District Production Fee \$0.03 per 1,000 gallons of water usage

723 Utility/Riverside Ranch Subdivision Only

North Fort Bend Water Authority Production Fee..... \$4.57 per 1,000 gallons of water usage
 $\$4.25 / (1 - 0.07) = \4.57
(Tariff Control No. 51828)

Forest Manor Subdivision Only

City of Houston Groundwater Reduction Plan (GRP) Fee \$3.82 per 1,000 gallons of water usage
 $\$2.51 / (1 - 0.3434) = \3.82
(Tariff Control No. 55325)

Heathergate Subdivision Only

City of Houston Groundwater Reduction Plan (GRP) Fee \$3.82 per 1,000 gallons of water usage
 $\$2.51 / (1 - 0.3434) = \3.82
(Tariff Control No. 55325)

Sweetgum Forest, Sweetgum Estates Customers Only

Aqua Texas, Inc. Regional Pass Through Gallonage Charge \$7.66 per 1,000 gallons of water usage
 $\$5.01 / (1 - 0.345546) = \7.66
(Tariff Control No. 50072)

Porter Terrace Customers Only

San Jacinto River Authority (SJRA)..... \$4.15 per 1,000 gallons of water usage
 $\$2.99 / (1 - 0.2801) = \4.15
(Tariff Control No. 55047)

Spring Forest Customers Only

San Jacinto River Authority (SJRA)..... \$4.09 per 1,000 gallons of water usage
 $\$2.99 / (1 - 0.2695) = \4.09
(Tariff Control No. 55047)

Greengate Acres Customers Only

North Harris County Regional Water Authority (NHCRWA)..... \$6.66 per 1,000 gallons of water usage
 $\$4.60 / (1 - 0.3094) = \6.66
(Tariff Control No. 51788)

Springmont Customers Only

North Harris County Regional Water Authority (NHCRWA)..... \$5.98 per 1,000 gallons of water usage
 $\$4.60 / (1 - 0.2308) = \5.980
(Tariff Control No. 51788)

SECTION 1.0 -- RATE SCHEDULE (Continued)

Huffman Heights Customers OnlyCity of Houston Groundwater Reduction Plan (GRP) Fee \$2.08 per 1,000 gallons of water usage $\$2.51 / (1 + 0.2067) = \2.08 *(Tariff Control No. 55325)*Urban Acres Customers OnlyCity of Houston Groundwater Reduction Plan (GRP) Fee \$3.82 per 1,000 gallons of water usage $\$2.51 / (1 - 0.3434) = \3.82 *(Tariff Control No. 55325)*Meadowlake Estates Subdivision Customers OnlyCity of Houston Groundwater Reduction Plan (GRP) Fee \$5.23 per 1,000 gallons of water usage $\$3.43 / (1 - 0.3434) = \5.23 *(Tariff Control No. 55325)*Pioneer Trails Subdivision Customers Only:Crystal Springs Wholesale Purchase Water Fee \$23.95 per connection *(Tariff Control No. 46849)* plus\$8.59 per 1,000 gallons of water usage $\$5.999 / (1 - 0.3013) = \8.59 *(Tariff Control No. 51788)*Cypress Bend Subdivision Customers Only:North Harris County Regional Water Authority (NHCRWA)..... \$5.47 per 1,000 gallons of water usage $\$3.85 / (1 - 0.296) = \5.47 *(Tariff Control No. 49346)*Castlewood Subdivision Customers Only:City of Houston Groundwater Reduction Plan (GRP) Fee \$2.91 per 1,000 gallons of water usage $\$2.51 / (1 - 0.1377) = \2.91 *(Tariff Control No. 55325)*Beaumont Place Subdivision Customers Only:Harris County MUD No. 421 \$4.75 per 1,000 gallons of water usage

During the time of the emergency interconnect with Harris County MUD No. 421, Undine's current gallonage charge will not apply.

*(Tariff Control No. 47883)*Bell Manor Subdivision Customers Only:Purchased Water Fees for Johnson County Special Utility District... \$2.51 per 1,000 gallons of water usageBear Creek Estates Subdivision Customers OnlyNorthern Trinity Groundwater Conservation District Water Production Fee... \$0.15 per 1,000 gallons of water usage $\$0.125 / (1 - 0.15) = \0.15 *(Tariff Control No. 48031)*All former Chuck Bell Water Systems, LLC Customers only except Bear Creek Estates in Tarrant CountyPrairielands Groundwater Conservation District Water Production Fee... \$0.24 per 1,000 gallons of water usage

SECTION 1.0 -- RATE SCHEDULE (Continued)

FORM OF PAYMENT: The utility will accept the following forms of payment:

Cash X, Check X, Money Order X, Credit Card X, Other (specify) Online Payment or Automatic Bank Draft

THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTS.

UNAFFILIATED THIRD PARTIES WHO ACCEPT AND PROCESS CREDIT CARD, AND ELECTRONIC PAYMENTS FOR UTILITY BILLS MAY REQUIRE PAYMENT OF AN ADDITIONAL CONVENIENCE CHARGE FOR THIS SERVICE.

REGULATORY ASSESSMENT 1.0%
 PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL AND TO REMIT FEE TO THE TCEQ.

Section 1.02 - Miscellaneous Fees

TAP FEE \$1,200.00
 TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL 5/8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Unique costs) Actual Cost
 FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS.

TAP FEE (Large meter) Actual Cost
 TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

METER RELOCATION FEE Actual Relocation Cost, Not to Exceed Tap Fee
 THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS THAT AN EXISTING METER BE RELOCATED.

METER TEST FEE

THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF A CUSTOMER REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS RECORDING ACCURATELY. THE FEE MAY NOT EXCEED \$25.

- a) Residential \$25.00
- b) Commercial \$50.00

RECONNECTION FEE

THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):

- a) Non-payment of bill (Maximum \$25.00) \$25.00
- b) Customer's request that service be disconnected \$50.00
- c) After hours reconnection \$50.00

SECTION 1.0 -- RATE SCHEDULE (Continued)

TRANSFER FEE \$65.00
THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED.

LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL) \$5.00 or 10%
PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE..... \$30.00
RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50) \$50.00

COMMERCIAL & NON-RESIDENTIAL DEPOSIT 1/6TH OF ESTIMATED ANNUAL BILL

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:
WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC § 24.25(b)(2)(G)]

LINE EXTENSION AND CONSTRUCTION CHARGES:
REFER TO SECTION 3.0--EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

PASS THROUGH ADJUSTMENT CLAUSE:
The utility may pass on only to those customers served by a system subject to the jurisdiction of any Regional Water Authority and/or any Groundwater Reduction Plan, any increase or decrease in its Underground Water District Pumpage Fee or Purchased Water Fee, thirty (30) days after noticing of any change to all affected customers and filing notice with the PUC as required by 16 TAC § 24.25(b)(2)(F). The charge shall be calculated as follows:

$R = G / (1 - L)$, Where:

R = proposed pass-through rate;

G = new gallonage charge from source (per 1000 gallons);

L = system average line loss for preceding 12 months, not to exceed 0.15



**SEWER UTILITY TARIFF
Docket No. 52797**

Undine Texas Environmental, LLC
(Utility Name)

17681 Telge Road
(Business Address)

Cypress, TX 77429
(City, State, Zip Code)

(713) 574-5953
(Area Code/Telephone)

This tariff is effective for utility operations under the following Certificates of Convenience and Necessity:

20816, 20832, 21029, 21026

This tariff is effective in the following counties:

Brazoria, Chambers, Fort Bend, Galveston, Harris, Johnson, Montgomery, Parker, Polk, Tarrant, & Walker

This tariff is effective in the following cities or unincorporated towns (if any):

Beach City (Bayridge Subdivision, Oaks at Houston Point, and Sunflower Subdivision), Houston (Bellmar Terrace, Meadowland, and part of Assumption Heights), Iowa Colony (Spring Crossing and 288 Business Park), Town of Dennis (Sugartree)

THE RATES SET OR APPROVED BY THE CITY FOR THE SYSTEMS ENTIRELY WITHIN ITS CORPORATE BOUNDARY ARE NOT PRESENTED IN THIS TARIFF. THOSE RATES ARE NOT UNDER THE ORIGINAL JURISDICTION OF THE PUBLIC UTILITY COMMISSION OF TEXAS AND WILL HAVE TO BE OBTAINED FROM THE CITY OR UTILITY

This tariff is effective in the following subdivisions and public sewer systems:

See attached list

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The above utility lists the following sections of its tariff (if additional pages are needed for a section, all pages should be numbered consecutively):

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APPENDIX A – SAMPLE SERVICE AGREEMENT	

LIST OF SUBDIVISIONS AND SYSTEMS

System Name	WQ Number	County
Angle Acres WWTP	WQ 0012420-001	Brazoria
1484 Wastewater Treatment Plant	WQ 0016318-001	Montgomery
Beechwood WWTP	WQ 0012113-001	Brazoria
Cold River Ranch	WQ 0012780-001	Brazoria
Country Vista WWTP	WQ 0013769-001	Johnson
Crystal Palace WWTP	WQ 0012936-001	Galveston
Grand Ranch	WQ 0013846-001	Johnson
Grasslands WWTP	WQ 0012672-001	Brazoria
Grunwald WWTP	WQ 0016195-001	Fort Bend
Laguna WWTP	WQ 0014452-001	Galveston
Mayfair	WQ 0013518-001	Tarrant
Mayfair South	WQ 0013518-001	Tarrant
Mayfair West	WQ 0013518-001	Tarrant
Reserve at Angleton WWTP	WQ 0016046-001	Brazoria
Spring Crossing/288 Business Park*	WQ 0012780-001	Brazoria
Southwood Estates	WQ 0012780-001	Brazoria
Sugartree**	WQ 0014163-001	Parker
Tiemann WWTP	WQ 0016197-001	Fort Bend

* Spring Crossing/288 Business Park subject to City of Iowa Colony’s jurisdiction

**Sugartree subject to the Town of Dennis’s jurisdiction

Formerly Nerro Supply, LLC		
*Bayridge Subdivision	WQ 0013643-001	Chambers
Greens Bayou Fabrication Yard	WQ 0003792-000	Harris
*Oaks at Houston Point	WQ 0013643-001	Chambers
*Sunflower Subdivision	WQ 0013643-001	Chambers
Wildwood Shores	WQ 0014154-001	Walker

* Entirely within the City of Beach City

Formerly Pure Utilities, L.C.		
Lakeside Village	WQ 0014014-001	Polk
Kalita Point Utilities, Kalita Point	WQ 0011465-001	Polk
Kalita Point Utilities, Indian Hill	WQ 0011621-001	Polk

Formerly Nitsch & Son Utility Company, Inc.		
System Name	WQ Number	County
Durkee Manor WWTP	WQ0010419001	Harris

Subdivisions: Airline Village, Assumption Heights*, Bellmar, Bellmar Estates, Bellmar Terrace*, Durkee Manor, Meadowland*

*Within the City of Houston city limits

Formerly Conroe Resort Utilities, LLC		
System Name	WQ Number	County
Conroe Resort	WQ0012493001	Montgomery

Subdivisions: Del Lago Subdivision, LaToretta Resort, West Pam Villas, and Lakeview Marina

SECTION 1.0 - RATE SCHEDULE

Section 1.01 – Rates

Rate Year 1

Effective Date: August 1, 2020

Meter Size:

Monthly Minimum Charge

All Meters

\$75.00 Flat Rate

Rate Year 2

Effective Date: August 1, 2021

Meter Size:

Monthly Minimum Charge

All Meters

\$92.50 Flat Rate

Rate Year 3

Effective Date: August 1, 2022

Meter Size:

Monthly Minimum Charge

All Meters

\$110.00 Flat Rate

Volume charges are determined based on average consumption for winter period which includes the following months: N.A.

RATE CASE EXPENSES \$1.12 per month

Effective Date: August 1, 2020. The rate case expense surcharge will be collected for 36 months or until the full \$85,289.03 of rate case expenses related to Docket No. 50200 is collected, whichever occurs first.

FORM OF PAYMENT: The utility will accept the following forms of payment:

Cash X , Check X , Money Order X , Credit Card X , Other (specify Online Payment or Automatic Bank Draft)

THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTS.

UNAFFILIATED THIRD PARTIES WHO ACCEPT AND PROCESS CREDIT CARD AND ELECTRONIC PAYMENTS FOR UTILITY BILLS MAY REQUIRE PAYMENT OF AN ADDITIONAL CONVENIENCE CHARGE FOR THIS SERVICE.

REGULATORY ASSESSMENT 1.0%

PUBLIC UTILITY COMMISSION (COMMISSION) RULES REQUIRE THE UTILITY TO COLLECT AND REMIT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL.

Section 1.02 - Miscellaneous Fees

TAP FEE \$865.00

TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL CONNECTION. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF, INCLUDING COSTS RELATED TO ROAD BORES, ROCK CUTS, AND UNUSUALLY LONG TAPS.

SECTION 1.0 – RATE SCHEDULE (Continued)

TAP FEE (Large Connection Tap)..... Actual Cost
TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

RECONNECTION FEE

THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):

- a) Nonpayment of bill (Maximum \$25.00)..... \$25.00
- b) Customer's request that service be disconnected \$50.00
- c) After hours reconnection \$50.00

TRANSFER FEE \$65.00

THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED.

LATE CHARGE (HIGHER OF \$5.00 OR 10% OF THE BILL) \$5.00 or 10 %

COMMISSION RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE \$30.00

RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)..... \$50.00

COMMERCIAL & NON-RESIDENTIAL DEPOSIT..... 1/6TH OF ESTIMATED ANNUAL BILL

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:

WHEN AUTHORIZED IN WRITING BY THE COMMISSION AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC § 24.25(b)(2)(G)]

LINE EXTENSION AND CONSTRUCTION CHARGES:

REFER TO SECTION 3.0--EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.