



Control Number: 52797



Item Number: 40

**Leonard Bench**

52797

**To:** customer@puc.texas.gov  
**Cc:** Linda Bench; Leonard Bench  
**Subject:** Undine Development LLC  
**Attachments:** Scan0038.pdf

10/27/2016 10:16

I am writing as regards the fact I just learned that Undine Development LLC is proposing to acquire Conroe Resort Utilities. (Please find attached letter that was sent to the residents of Del Lago)

If this is allowed to happen it will significantly affect the residents of Del Lago subdivision, Montgomery Texas. Undine's rates are significantly higher than Conroe Resort Utilities & will be a financial burden to all the residents, most of which are retired and have lived here for many years.

Conroe Utility Rates are as follows:


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

Undine Development proposed rates are:

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

I am asking you to intervene in this transaction & protect the residents of Del Lago. My wife Linda & I have owned this property since 2013 and have moved here permanently since June 2019. This is our last home; we are retired and want to stay here the rest of our lives. With these proposed increases in Undine's rates, it makes difficult financial sense to pay these huge increased charges.

Sincerely,



Leonard & Linda Bench  
55 La Costa Drive  
Montgomery, Texas 77356  
832-274-6255

Permanently

***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> or <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