

Part E: CCN Obtain or Amend Criteria Considerations

16. Describe, in detail, the anticipated impact or changes in the quality of retail public utility service in the requested area as a result of the proposed transaction:

Undine Texas Environmental, LLC intends to raise the standards of quality for: 1) customer service, 2) customer and regulatory communications, 3) all regulatory compliance issues.

17. Describe the transferee's experience and qualifications in providing continuous and adequate service. This should include, but is not limited to: other CCN numbers, water and wastewater systems details, and any corresponding compliance history for all operations.

Please see Attachment 'I'

18. Has the transferee been under an enforcement action by the Commission, TCEQ, Texas Department of Health (TDH), the Office of the Attorney General (OAG), or the Environmental Protection Agency (EPA) in the past five (5) years for non-compliance with rules, orders, or state statutes? Attach copies of any correspondence with the applicable regulatory agency(ies)

No Yes

19. Explain how the environmental integrity or the land will be impacted or disrupted as a result of the proposed transaction:

The quality of drinking water is extremely important to us. We believe in investment in procedure and treatment to ensure that the water supplied to our customers is safe to drink. This begins with the protection of our water sources and continues with the quality control in the water treatment process and the maintenance of the distribution system. Our commitment to maintaining regulatory standards in all of our systems means a safe, clean water supply and a healthy living environment.

20. How will the proposed transaction serve the public interest?

The public will be better served through Undine Texas Environmental, LLC ownership of water and/or wastewater utilities due to the improvements to utility customer service and the improvements to operations and maintenance. The EPA reports to Congress state that the best possible future for small to midsize privately owned utilities is to be acquired by a larger more responsible provider that possesses the financial, managerial and technical experience to insure the system meets regulatory requirements.

21. List all neighboring water or sewer utilities, cities, districts (including ground water conservation districts), counties, or other political subdivisions (including river authorities) providing the same service within two (2) miles from the outer boundary of the requested area affected by the proposed transaction:

Please See Attachment 'J'

Part F: TCEQ Public Water System or Sewer (Wastewater) Information

Complete Part F for EACH Public Water or Sewer system to be transferred subject to approval of the transaction. Attach a separate sheet with this information if you need more space for additional systems being transferred.

22. A. For Public Water System (PWS):

TCEQ PWS Identification Number: Please See Attachment 'K' (7 digit ID)

Name of PWS: _____

Date of last TCEQ compliance inspection: _____ (attach TCEQ letter)

Subdivisions served: _____

B. For Sewer service:

TCEQ Water Quality (WQ) Discharge Permit Number: WQ - (8 digit ID)

Name of Wastewater Facility: _____

Name of Permittee: _____

Date of last TCEQ compliance inspection: _____ (attach TCEQ letter)

Subdivisions served: _____

Date of application to transfer permit *submitted* to TCEQ: _____

23. List the number of *existing* connections, by meter/connection type, to be affected by the proposed transaction:

Water			Sewer		
	Non-metered		2"		Residential
	5/8" or 3/4"		3"		Commercial
	1"		4"		Industrial
	1 1/2"		Other		Other
Total Water Connections:				Total Sewer Connections:	

24. A. Are any improvements required to meet TCEQ or Commission standards?

No Yes

B. Provide details on each required major capital improvement necessary to correct deficiencies to meet the TCEQ or Commission standards (attach any engineering reports or TCEQ approval letters):

Description of the Capital Improvement:	Estimated Completion Date:	Estimated Cost:
Please see Attachment O		

C. Is there a moratorium on new connections?

No Yes:

25. Does the system being transferred operate within the corporate boundaries of a municipality?

No Yes: _____ (name of municipality)

If yes, indicate the number of customers within the municipal boundary.

Water: _____ Sewer: _____

26. A. Does the system being transferred purchase water or sewer treatment capacity from another source?

No Yes: If yes, attach a copy of purchase agreement or contract.

Capacity is purchased from: _____

Water: _____

Sewer: _____

B. Is the PWS required to purchase water to meet capacity requirements or drinking water standards?

No Yes

C. What is the amount of water supply or sewer treatment purchased, per the agreement or contract? What is the percent of overall demand supplied by purchased water or sewer treatment (if any)?

	Amount in Gallons	Percent of demand
Water:		0.00%
Sewer:		0.00%

D. Will the purchase agreement or contract be transferred to the Transferee?

No Yes:

27. Does the PWS or sewer treatment plant have adequate capacity to meet the current and projected demands in the requested area?

No Yes:

28. List the name, class, and TCEQ license number of the operator that will be responsible for the operations of the water or sewer utility service:

Name (as it appears on license)	Class	License No.	Water or Sewer
Attachment 'L'			

Part G: Mapping & Affidavits

ALL applications require mapping information to be filed in conjunction with the STM application. Read question 29 A and B to determine what information is required for your application.

29. A. For applications requesting to transfer an entire CCN, without a CCN boundary adjustment, provide the following mapping information with each of the seven (7) copies of the application:

1. A general location (small scale) map identifying the requested area in reference to the nearest county boundary, city, or town. The following guidance should be adhered to:
 - i. If the application requests to transfer certificated service areas for both water and sewer, separate maps must be provided for each.
 - ii. A hand drawn map, graphic, or diagram of the requested area is not considered an acceptable mapping document.

- iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.

- 2. A detailed (large scale) map identifying the requested area in reference to verifiable man-made and natural landmarks such as roads, rivers, and railroads. The Applicant should adhere to the following guidance:
 - i. The map must be clearly labeled and the outer boundary of the requested area should be marked in reference to the verifiable man-made or natural landmarks. These verifiable man-made or natural landmarks must be labeled and marked on the map as well.
 - ii. If the application requests an amendment for both water and sewer certificated service area, separate maps need to be provided for each.
 - iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.
 - iv. The outer boundary of the requested area should not be covered by any labels, roads, city limits or extraterritorial jurisdiction (ETJ) boundaries.

B. For applications that are requesting to include area not currently within a CCN, or for applications that require a CCN amendment (any change in a CCN boundary), such as the transfer of only a portion of a certificated service area, provide the following mapping information with each of the seven (7) copies of the application:

- 1. A general location (small scale) map identifying the requested area with enough detail to locate the requested area in reference to the nearest county boundary, city, or town. Please refer to the mapping guidance in part A 1 (above).
- 2. A detailed (large scale) map identifying the requested area with enough detail to accurately locate the requested area in reference to verifiable man-made or natural landmarks such as roads, rivers, or railroads. Please refer to the mapping guidance in part A 2 (above).
- 3. One of the following identifying the requested area:
 - i. A metes and bounds survey sealed or embossed by either a licensed state land surveyor or a registered professional land surveyor. Please refer to the mapping guidance in part A 2 (above);
 - ii. A recorded plat. If the plat does not provide sufficient detail, Staff may request additional mapping information. Please refer to the mapping guidance in part A 2 (above); or
 - iii. Digital mapping data in a shapefile (SHP) format georeferenced in either NAD 83 Texas State Plane Coordinate System (US Feet) or in NAD 83 Texas Statewide Mapping System (Meters). The digital mapping data shall include a single, continuous polygon record. The following guidance should be adhered to:
 - a. The digital mapping data must correspond to the same requested area as shown on the general location and detailed maps. The requested area must be clearly labeled as either the water or sewer requested area.
 - b. A shapefile should include six files (.dbf, .shp, .shx, .sbx, .sbn, and the projection (.prj) file).
 - c. The digital mapping data shall be filed on a data disk (CD or USB drive), clearly labeled, and filed with Central Records. Seven (7) copies of the digital mapping data is also required.

Part H: Notice Information

The following information will be used to generate the proposed notice for the application.
DO NOT provide notice of the application until it is found sufficient and the Applicants are ordered to provide notice.

30. Complete the following using verifiable man-made or natural landmarks such as roads, rivers, or railroads to describe the requested area (to be stated in the notice documents). Measurements should be approximated from the outermost boundary of the requested area:

The total acreage of the requested area is approximately: _____

Number of customer connections in the requested area: _____

Affected subdivision : Please See Attachment 'N'

The closest city or town: _____

Approximate mileage to closest city or town center: _____

Direction to closest city or town: _____

The requested area is generally bounded on the North by: _____

on the East by: _____

on the South by: _____

on the West by: _____

31. A copy of the proposed map will be available at: 17681 Telge Road, Cypress, Texas 77429

32. What effect will the proposed transaction have on an average bill to be charged to the affected customers? Take into consideration the average consumption of the requested area, as well as any other factors that would increase or decrease a customer's monthly bill.

All of the customers will be charged the same rates they were charged before the transaction.

All of the customers will be charged different rates than they were charged before the transaction.

higher monthly bill lower monthly bill

Some customers will be charged different rates than they were charged before (i.e. inside city limit customers)

higher monthly bill lower monthly bill

Oath for Transferor (Transferring Entity)

STATE OF Georgia

COUNTY OF Gwinnet

I, Todd W. Nocerini being duly sworn, file this application for sale, transfer, merger, consolidation, acquisition, lease, or rental, as Vice President, FQB GP, LLC

(owner, member of partnership, title as officer of corporation, or authorized representative)

I attest that, in such capacity, I am qualified and authorized to file and verify such application, am personally familiar with the documents filed with this application, and have complied with all the requirements contained in the application; and, that all such statements made and matters set forth therein with respect to Applicant are true and correct. Statements about other parties are made on information and belief. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Commission.

I further state that I have provided to the purchaser or transferee a written disclosure statement about any contributed property as required under Texas Water Code § 13.301(j) and copies of any outstanding enforcement Orders of the Texas Commission on Environmental Quality, the Public Utility Commission of Texas, or Attorney General and have also complied with the notice requirements in Texas Water Code § 13.301(k).

[Handwritten signature]

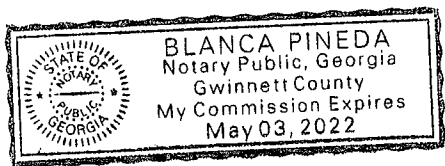
AFFIANT

(Utility's Authorized Representative)

If the Affiant to this form is any person other than the sole owner, partner, officer of the Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas this day the 5 of November, 20 21

SEAL



[Handwritten signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Georgia

Blanca Pineda

PRINT OR TYPE NAME OF NOTARY

My commission expires: 05-03-2022

Oath for Transferee (Acquiring Entity)

STATE OF Texas

COUNTY OF Harris

I, Carey A. Thomas being duly sworn, file this application for sale, transfer, merger, consolidation, acquisition, lease, or rental, as Senior Vice President
(owner, member of partnership, title as officer of corporation, or authorized representative)

I attest that, in such capacity, I am qualified and authorized to file and verify such application, am personally familiar with the documents filed with this application, and have complied with all the requirements contained in the application; and, that all such statements made and matters set forth therein with respect to Applicant are true and correct. Statements about other parties are made on information and belief. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Commission.

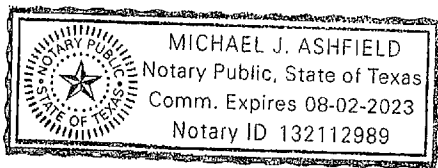
I further state that I have been provided with a copy of the 16 TAC § 24.109 Commission rules. I am also authorized to agree and do agree to be bound by and comply with any outstanding enforcement orders of the Texas Commission on Environmental Quality, the Public Utility Commission of Texas or the Attorney General which have been issued to the system or facilities being acquired and recognize that I will be subject to administrative penalties or other enforcement actions if I do not comply.

Carey A. Thomas
AFFIANT
(Utility's Authorized Representative)

If the Affiant to this form is any person other than the sole owner, partner, officer of the Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas
this day the 4th of November, 2021

SEAL



Michael J. Ashfield
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
Michael J Ashfield
PRINT OR TYPE NAME OF NOTARY

My commission expires: 8-02-2023

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Attachment 'A'

CCN Number, Subdivision Name, RN Number

ATTACHMENT "A"

STM FILING UNDINE TEXAS ENVIRONMENTAL, LLC AND CONROE RESORT UTILITIES, LLC

Del Lago WWTP

CN	603244377
CCN	20638
RN	101608396
EPA ID	TX0089630
Discharge Permit	WQ0012493-001
Subdivision	Margaritaville Lake Resort, Inverness at Del Lago
County	Montgomery
Connections	289

Attachment 'B'

Part A: Question 1

Confidential

Letter of Intent

CONFIDENTIAL

DOCKET NO.: 52797

STYLE: Application of Conroe Resort Utilities, LLC, and Undine Texas Environmental, LLC for Sale, Transfer, or Merger of Facilities and Certificate Rights in Montgomery County, Texas

SUBMITTING PARTY: Undine Texas Environmental, LLC

BRIEF DESCRIPTION OF CONTENTS: Attachment B – Letter of Intent

BATE STAMP OR SEQUENTIAL PAGE NUMBER RANGE: 20 to 23

ENVELOPE #: 1 OF 1

ADDITIONAL INFORMATION REQUIRED BY PROTECTIVE ORDER:

DATE SUBMITTED TO COMMISSION: August 30, 2022

Attachment 'C'

Part B: Question 4

Current Tariff

A copy of the water tariff for Undine Texas Environmental, LLC (Docket No. 50018) can be viewed through our website:

<https://www.undinellc.com/wp-content/uploads/Undine-Texas-Environmental-LLC-Sewer-Tariff.pdf>

Or requested through this email address:

info@undinellc.com

Or we can be contacted at 713-574-5953.



**SEWER UTILITY TARIFF
Docket No. 50018**

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:

20557, 20816, 20832, 21019, 21026

This tariff is effective in the following counties:

Brazoria, Chambers, Galveston, Harris, Johnson, Parker, Tarrant, Walker, & Polk

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

Beach City (Bayridge Subdivision, Oaks at Houston Point, and Sunflower Subdivision), 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
Cold River Ranch	WQ 0012780-001	Brazoria
Southwood Estates	WQ 0012780-001	Brazoria
Spring Crossing/288 Business Park*	WQ 0012780-001	Brazoria
Mayfair	WQ 0013518-001	Tarrant
Mayfair South	WQ 0013518-001	Tarrant
Mayfair West	WQ 0013518-001	Tarrant
Sugartree**	WQ 0014163-001	Parker
Country Vista WWTP	WQ 0013769-001	Johnson
Grand Ranch	WQ 0013846-001	Johnson
Laguna WWTP	WQ 0014452-001	Galveston
Crystal Palace WWTP	WQ 0012936-001	Galveston
Angle Acres WWTP	WQ 0012420-001	Brazoria
Beechwood WWTP	WQ 0012113-001	Brazoria

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

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 ASSESSMENT1.0%

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.

SECTION 1.0 - RATE SCHEDULE

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonge Charge</u>
All Connections	<u>\$2,012</u> (Includes 0 gallons)	<u>\$0.00</u> per 1,000 gallons Same for all meter sizes

FORM OF PAYMENT: The utility will accept the following forms of payment:
Cash X, Check X, Money Order X, Credit Card___, Other (specify)_____

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.

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 Actual Cost
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.

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

TRANSFER FEE \$50.00
THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED.

SECTION 1.0 - RATE SCHEDULE (Continued)

LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL).....	<u>10%</u>
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	<u>\$50.00</u>
RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.	
CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50).....	<u>\$50.00</u>
COMMERCIAL & NON-RESIDENTIAL DEPOSIT	<u>1/6TH OF ESTIMATED ANNUAL BILL</u>
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.	

SECTION 1.0 - RATE SCHEDULE

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonage Charge</u>
5/8" or 3/4"	<u>\$25.00</u> (Includes 10,000 gallons)	<u>\$2.00</u> per 1,000 gallons
1"	<u>\$25.00</u>	Same for all meter sizes

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

Cash X, Check X, Money Order X, Credit Card , Other (specify)

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.

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 \$750.00

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.

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) Non payment of bill (Maximum \$25.00) \$25.00
- b) Customer's request that service be disconnected \$10.00

TRANSFER FEE \$10.00

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

SECTION 1.0 -- RATE SCHEDULE (Continued)

LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL) \$5.00
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 \$25.00
RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50) \$25.00

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.

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonge Charge</u>
5/8" or 3/4"	\$42.49 (Includes 5,000 gallons)	\$2.00 per 1000 gallons over the minimum

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

Cash X, Check X, Money Order X, Credit Card , Other (specify)

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.

REGULATORY ASSESSMENT 1.0%

TCEQ RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL.

Section 1.02 - Miscellaneous Fees

TAP FEE \$1,100.00

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.

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 \$25.00

TRANSFER FEE \$35.00

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

TCEQ 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 \$25.00

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

SECTION 1.0 -- RATE SCHEDULE (Continued)

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50).....N/A

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

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:

WHEN AUTHORIZED IN WRITING BY TCEQ AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [30 TAC 291.21(K)(2)]

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.

SECTION 1.0 -- RATE SCHEDULE

Residential Monthly Flat Rate: \$30.00 flat fee per month

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

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

Cash X, Check X, Money Order X, Credit Card _____, Other (specify) _____

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.

REGULATORY ASSESSMENT 1.0%

TCEQ RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL.

Section 1.02 - Miscellaneous Fees

TAP FEE \$1,000.00

TAP FEE IS BASED ON THE AVERAGE OF THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR STANDARD RESIDENTIAL CONNECTION.

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 \$250.00

TRANSFER FEE \$25.00

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) 10%

TCEQ 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 \$20.00

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



**SEWER UTILITY TARIFF
Docket No.: 45477**

Conroe Resort Utilities, LLC
(Utility Name)

P.O. Box 690269
(Business Address)

Houston, TX 77269
(City, State, Zip Code)

(281)897-8800
(Area Code/Telephone)

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

20638

This tariff is effective in the following counties:

Montgomery

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

N/A

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

Conroe Resort (WQ0012493001); Del Lago Subdivision, LaTorretta Resort, West Palm Villas and Lakeview Marina

TABLE OF CONTENTS

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

SECTION 1.0 -- RATE SCHEDULE	2
SECTION 2.0 -- SERVICE RULES AND POLICIES	4
SECTION 3.0 -- EXTENSION POLICY	10
SECTION A -- SAMPLE SERVICE AGREEMENT	15

**PUBLIC UTILITY COMMISSION OF TEXAS
APPROVED**

FEB 24 '16
DOCKET
45477
CONTROL # _____

SECTION 1.0 - RATE SCHEDULE

Section 1.01--Rates

<u>Meter Size:</u>	<u>Monthly Minimum Charge</u>	<u>Gallage Charge</u>
5/8" x 3/4"	\$23.48 (Includes 0 gallons)	\$3.51 per 1,000 gallons over the minimum
3/4"	\$35.22	
1"	\$58.71	
1½"	\$117.41	
2"	\$187.86	
3"	\$370.53	
8"	\$1,408.98	

Volume charges are determined based on average consumption for winter period which includes the following months: December, January and February for meters under 1½-inch. Gallage Charge for meters over 1½-inch are determined based on actual month water consumption.

FORM OF PAYMENT: The utility will accept the following forms of payment:
Cash X, Check X, Money Order X, Credit Card , Other (specify)

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.

REGULATORY ASSESSMENT1.0%
PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL AND TO REMIT THE FEE TO THE TCEQ.

Section 1.02 - Miscellaneous Fees

TAP FEE\$450.00
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.

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

Docket No. 45477

PUBLIC UTILITY COMMISSION OF TEXAS
APPROVED

FEB 24 '16 DOCKET 45477

CONTROL # _____

SECTION 1.0 - RATE SCHEDULE (CONT.)

RECONNECTION FEE

THE RECONNECT FEE WILL BE CHARGED BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS:

- a) Non payment of bill (Maximum \$25.00) \$25.00
- b) Customer's request that service be disconnected \$30.00

TRANSFER FEE \$50.00

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) 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 THE COMMISSION AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC 24.21(k)(2)]

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.

Docket No. 45477

PUBLIC UTILITY COMMISSION OF TEXAS
APPROVED

FEB 24 '16 45477

DOCKET

CONTROL # _____

Attachment 'D'

Part B: Question 5

Confidential

Customer Name, Address and Deposit Information

CONFIDENTIAL

DOCKET NO.: 52797

STYLE: Application of Conroe Resort Utilities, LLC, and Undine Texas Environmental, LLC for Sale, Transfer, or Merger of Facilities and Certificate Rights in Montgomery County, Texas

SUBMITTING PARTY: Undine Texas Environmental, LLC

BRIEF DESCRIPTION OF CONTENTS: Attachment D –Customer Name, Address, and Deposit Information

BATE STAMP OR SEQUENTIAL PAGE NUMBER RANGE: 41 to 44

ENVELOPE #: 1 OF 1

ADDITIONAL INFORMATION REQUIRED BY PROTECTIVE ORDER:

DATE SUBMITTED TO COMMISSION: August 30, 2022

Attachment 'E'

Part C: Question 7

Confidential

Limited Liability Company Agreement Undine Texas, LLC and
Organizational Chart

CONFIDENTIAL

DOCKET NO.: 52797

STYLE: Application of Conroe Resort Utilities, LLC, and Undine Texas Environmental, LLC for Sale, Transfer, or Merger of Facilities and Certificate Rights in Montgomery County, Texas

SUBMITTING PARTY: Undine Texas Environmental, LLC

BRIEF DESCRIPTION OF CONTENTS: Attachment E – Limited Liability Company Agreement Undine Texas, LLC and Organizational Chart

BATE STAMP OR SEQUENTIAL PAGE NUMBER RANGE: 46 to 53

ENVELOPE #: 1 OF 1

ADDITIONAL INFORMATION REQUIRED BY PROTECTIVE ORDER:

DATE SUBMITTED TO COMMISSION: August 30, 2022

Attachment 'F'

Part C: Question 7

Certificates of Account Status

Party Information

The legal name of the seller party is Conroe Resort Utilities, LLC. It does not conduct business under an assumed name.

The legal name of the CCN owner party is Undine Texas Environmental, LLC. It does not conduct business under an assumed name.

The seller party, Conroe Resort Utilities, LLC, operates as a Delaware, USA, foreign limited liability company. The business was formed on May 10, 2007.

The CCN owner party, Undine Texas Environmental, LLC, operates as a domestic limited liability company. The business was formed on April 15, 2013.

FQB GP, LLC, the general partner of FQB Master, LLLP, is the Sole Member of Conroe Resort Utilities, LLC. The primary business of FQB Master, LLLP is owning and operating a management and water and wastewater system.

Undine, LLC is the Sole Member of Undine Texas, LLC which is the Sole Member of buyer Undine Texas Environmental, LLC which was registered on November 25, 2015. The Primary business of Undine, LLC is owning and operating water and wastewater utilities.

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "CONROE RESORT UTILITIES, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE THIRTIETH DAY OF SEPTEMBER, A.D. 2021.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "CONROE RESORT UTILITIES, LLC" WAS FORMED ON THE TENTH DAY OF MAY, A.D. 2007.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.




Jeffrey W. Bullock, Secretary of State

4349801 8300

SR# 20213387103

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 204291086

Date: 09-30-21



Office of the Secretary of State

Certificate of Fact

The undersigned, as Deputy Secretary of State of Texas, does hereby certify that the document, Application for Registration for Conroe Resort Utilities, LLC (file number 800827099), a DELAWARE, USA, Foreign Limited Liability Company (LLC), was filed in this office on June 08, 2007.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on September 30, 2021.



A handwritten signature in black ink, appearing to read "Jose A. Esparza".

Jose A. Esparza
Deputy Secretary of State



Franchise Tax Account Status

As of : 09/30/2021 09:37:57

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

CONROE RESORT UTILITIES, LLC

Texas Taxpayer Number 32033102131

Mailing Address 11605 HAYNES BRIDGE RD STE 125 ALPHARETTA, GA
30009-8666

Right to Transact Business in Texas ACTIVE

State of Formation DE

Effective SOS Registration Date 06/08/2007

Texas SOS File Number 0800827099

Registered Agent Name C T CORPORATION SYSTEM

Registered Office Street Address 1999 BRYAN ST. SUITE 900 DALLAS, TX 75201

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "UNDINE, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SEVENTH DAY OF MARCH, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "UNDINE, LLC" WAS FORMED ON THE TWENTY-THIRD DAY OF OCTOBER, A.D. 2015.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.




Jeffrey W. Bullock, Secretary of State

5831919 8300

SR# 20220908091

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 202845383

Date: 03-07-22



Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Application for Registration for Undine, LLC (file number 802339315), a DELAWARE, USA, Foreign Limited Liability Company (LLC), was filed in this office on November 25, 2015.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on March 09, 2022.



A handwritten signature in black ink, appearing to read "John B. Scott".

John B. Scott
Secretary of State

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "UNDINE TEXAS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SEVENTH DAY OF MARCH, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "UNDINE TEXAS, LLC" WAS FORMED ON THE TWENTY-THIRD DAY OF OCTOBER, A.D. 2015.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.




Jeffrey W. Bullock, Secretary of State

5860781 8300

SR# 20220908090

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 202845382

Date: 03-07-22

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "UNDINE TEXAS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE THIRTEENTH DAY OF DECEMBER, A.D. 2021.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "UNDINE TEXAS, LLC" WAS FORMED ON THE TWENTY-THIRD DAY OF OCTOBER, A.D. 2015.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.




Jeffrey W. Bullock, Secretary of State

5860781 8300

SR# 20214075340

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 204961815

Date: 12-13-21



Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Application for Registration for Undine Texas, LLC (file number 802339329), a DELAWARE, USA, Foreign Limited Liability Company (LLC), was filed in this office on November 25, 2015.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on December 13, 2021.



A handwritten signature in black ink, appearing to read "John B. Scott".

John B. Scott
Secretary of State



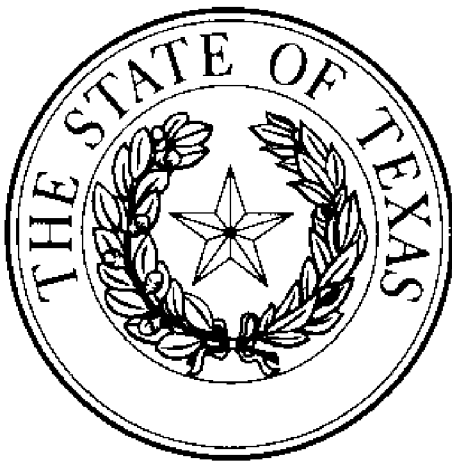
Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Certificate of Formation for Undine Texas Environmental, LLC (file number 801768069), a Domestic Limited Liability Company (LLC), was filed in this office on April 15, 2013.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on December 13, 2021.



A handwritten signature in black ink, appearing to read "John B. Scott".

John B. Scott
Secretary of State

Attachment 'G'

Part C: Question 9

Confidential

List of the Officers of Undine Texas Environmental, LLC

CONFIDENTIAL

DOCKET NO.: 52797

STYLE: Application of Conroe Resort Utilities, LLC, and Undine Texas Environmental, LLC for Sale, Transfer, or Merger of Facilities and Certificate Rights in Montgomery County, Texas

SUBMITTING PARTY: Undine Texas Environmental, LLC

BRIEF DESCRIPTION OF CONTENTS: Attachment G – List of the Officers of Undine Texas, LLC

BATE STAMP OR SEQUENTIAL PAGE NUMBER RANGE: 66

ENVELOPE #: 1 OF 1

ADDITIONAL INFORMATION REQUIRED BY PROTECTIVE ORDER:

DATE SUBMITTED TO COMMISSION: August 30, 2022

Attachment 'H'

Part D

Confidential

Financial Information

CONFIDENTIAL

DOCKET NO.: 52797

STYLE: Application of Conroe Resort Utilities, LLC, and Undine Texas Environmental, LLC for Sale, Transfer, or Merger of Facilities and Certificate Rights in Montgomery County, Texas

SUBMITTING PARTY: Undine Texas Environmental, LLC

BRIEF DESCRIPTION OF CONTENTS: Attachment H – Financial Information

BATE STAMP OR SEQUENTIAL PAGE NUMBER RANGE: 68 to 80

ENVELOPE #: 1 OF 1

ADDITIONAL INFORMATION REQUIRED BY PROTECTIVE ORDER:

DATE SUBMITTED TO COMMISSION: August 30, 2022

Attachment 'I'

Part E: Question 17

Evidence of Financial, Managerial and Technical Capabilities

List of Currently Held Utilities

Who We Are – Proven Expertise

<u>Name and Title</u>	<u>W&WW Industry Exp.</u>	<u>Summary</u>
Ed Wallace President	<ul style="list-style-type: none"> 35 years of total experience 	<ul style="list-style-type: none"> Founded AquaSource in 1996 Founded Ni America in 2007 Eight year career with Coopers and Lybrand Director at Credit Suisse First Boston
Carey Thomas Sr. Vice President	<ul style="list-style-type: none"> 25 years of total experience 	<ul style="list-style-type: none"> One of 16 Original Investors at AquaSource One of 10 Original Investors at Ni America Former Sr. VP of Administration and HR for AquaSource and Ni America Overall responsibility for Transition and Administration
Andy Thomas Sr. Vice President	<ul style="list-style-type: none"> 30 years of total experience 	<ul style="list-style-type: none"> One of 16 Original Investors at AquaSource One of 10 Original Investors at Ni America Former Sr. VP of Capital Projects and Due Diligence for AquaSource and Ni America
Vance Tillman Chief Financial Officer	<ul style="list-style-type: none"> 33 years of total experience 	<ul style="list-style-type: none"> Former CFO of Big City Access Holdings, LLC Former CFO of Tideland Signal Corporation Twenty year progressively responsible career with Gulf States Toyota automotive conglomerate culminating as CFO of financial services business unit
Mike Ashfield Sr. Vice President Acquisitions	<ul style="list-style-type: none"> 19 years of total experience 	<ul style="list-style-type: none"> VP Transactions at Ni America Former Sr. VP of Transactions at AquaSource Nine year career with Coopers and Lybrand Coordinated due diligence protocol and administered definitive document negotiations at AquaSource and Ni America
Rick Melcher Manager of Public Relations	<ul style="list-style-type: none"> 22 years of total experience 	<ul style="list-style-type: none"> Former Public Relations Manager and Spokesperson for AquaSource and Ni America
Jeff Goebel Manager Business Development	<ul style="list-style-type: none"> 23 years of total experience 	<ul style="list-style-type: none"> Project Coordinator for AquaSource Business Development for Quadvest for 10 years

List of Utilities Served By Undine Texas Environmental, LLC

TCEQ EPA ID	Name of PWS	Discharge Permit Number	Date of TCEQ Inspection	Subdivisions Served
0088366	Angle Acres Mobile Home Park	WQ0012420-001	1/31/2020	Angle Acres
42081	Bayridge Sewer Treatment Plant	WQ0013643-001	7/20/2021	Bayridge
0079260	Beechwood WWTP	WQ0012113-001	3/31/2021	Beechwood
0113573	Country Vista Plant	WQ0013769-001	9/30/2021	Country Vista
0095923	Crystal Palace WWTP	WQ0012936-001	6/1/2018	
0115991	Grand Ranch Phase 2	WQ0013846-001	3/31/2021	Grand Ranch
100935	Greens Bayou Fabrication Yard	WQ0003792-000	6/30/2021	Greens Bayou Fabrication Yard
122181	HUI Enterprises/Wildwood Shores WWTP	WQ0014154-001	4/30/2021	Wildwood Shores
0067415	Kalita Point Utilities Kalita Point Sewer Plant	WQ0011465-001	8/30/2019	Kalita Point
0057657	Kalita Point Utilities Indian Hills Harbor Plant	WQ0011621-001	1/31/2019	Indian Hills Harbor
0125776	Laguna Harbor WWTP	WQ0014452-001	9/30/2021	
0063509	Lakeside Village Sewer Plant	WQ0014014-001	5/31/2021	Lakeside Village
0105872	Mayfair Addition	WQ0013518-001	9/21/2021	Mayfair
n/a	Reserve at Angleton WWTP		status pending	The Reserve at Angleton
0093823	Southwood Estates WWTP	WQ0012780-001	8/31/2021	Southwood Estates & Cold River Ranch
0122271	Sugartree WWTF	WQ0014163-001	9/30/2021	Sugartree
n/a	Westlake Townhomes	WQ0015473001	3/17/2020	Westlake Townhomes & The Addie Development

Attachment 'J'

Part E: Question 21

Utilities Within 2 Miles

Conroe Resort Water & Sewer STM

Utility Name- 2 mile Notice

Attorney

Street

City

State Zip

City of Conroe		300 W Davis	Conroe	TX	77301
City of Montgomery		101 Plantersville Rd	Montgomery	TX	77316
Aqua Texas Inc.		1106 Clayton Ln Ste 400W	Austin	TX	78723
Del Lago Estates WSC		PO Box 1860	Conroe	TX	77305
Havenshire Subdivision Water		25132 Oakhurst Dr Ste 220	Spring	TX	77386
Pine Lake WSC Inc.		19909 Big Oak Dr	Montgomery	TX	77356
Simply Aquatics Inc.		PO Box 849	Kirbyville	TX	75956
Stanley Lake MUD		875 Lake View Dr	Montgomery	TX	77356
T&W Water Service Co.		PO Box 2927	Conroe	TX	77305
UA Holding 1994-5 LP aka SC Utilities		8765 Spring Cypress Rd Ste L #173	Spring	TX	77379
Martin Creek MUD	Smith Murdaugh Little & Bonham LLP	2727 Allen Pkwy Ste 1100	Houston	TX	77019
Montgomery County MUD 138		3200 Southwest Fwy Ste 2600	Houston	TX	77027
Montgomery County MUD 166		3200 Southwest Fwy Ste 2600	Houston	TX	77027
Montgomery County MUD 179	Inactive, no address				
Montgomery County MUD 18	Young & Brooks	10000 Memorial Dr Ste 260	Houston	TX	77024
Montgomery County MUD 8	Radcliffe Bobbitt Adams Polley PLLC	2929 Allen Pkwy Ste 3450	Houston	TX	77019
Montgomery County MUD 9	Bracewell & Giuliana LLP	711 Louisiana St Ste 2300	Houston	TX	77002
Montgomery County UD 3		1301 McKinney St Ste 5100	Houston	TX	77010
Montgomery County UD 4	Coats Rose Yale Ryman & Lee PC	9 Greenway Plz Ste 1100	Houston	TX	77046
San Jacinto River Authority		PO Box 329	Conroe	TX	77305
Smith Ridge MUD		1100 Louisiana St Ste 400	Houston	TX	77002
Lone Star GCD		655 Conroe Park North Dr	Conroe	TX	77303
Montgomery County Judge Mark J. Keough		501 North Thompson	Conroe	TX	77301

Attachment 'K'

Part F: Question 22

Inspection Reports for Each System

Part F: TCEQ Public Water System or Sewer (Wastewater) Information

Complete Part F for EACH Public Water or Sewer system to be transferred subject to approval of the transaction. Attach a separate sheet with this information if you need more space for additional systems being transferred.

22. A. For Public Water System (PWS):

TCEQ PWS Identification Number: TX1700416 (7 digit ID)

Name of PWS: Conroe Resort Utilities, LLC

Date of last TCEQ compliance inspection: 6/8/2021 (attach TCEQ letter)

Subdivisions served: Margaritaville Lake Resort, Inverness at Del Lago

B. For Sewer service:

TCEQ Water Quality (WQ) Discharge Permit Number: WQ - (8 digit ID)

Name of Wastewater Facility: _____

Name of Permittee: _____

Date of last TCEQ compliance inspection: _____ (attach TCEQ letter)

Subdivisions served: _____

Date of application to transfer permit *submitted* to TCEQ: _____

23. List the number of *existing* connections, by meter/connection type, to be affected by the proposed transaction:

Water				Sewer	
	Non-metered	8	2"		Residential
270	5/8" or 3/4"		3"		Commercial
8	1"		4"		Industrial
5	1 1/2"	3	Other		Other
Total Water Connections:			294	Total Sewer Connections:	

24. A. Are any improvements required to meet TCEQ or Commission standards?

No Yes

B. Provide details on each required major capital improvement necessary to correct deficiencies to meet the TCEQ or Commission standards (attach any engineering reports or TCEQ approval letters):

Description of the Capital Improvement:	Estimated Completion Date:	Estimated Cost:
Please See Attachment 'O'		

C. Is there a moratorium on new connections?

No Yes:

25. Does the system being transferred operate within the corporate boundaries of a municipality?

No Yes: _____ (name of municipality)

If yes, indicate the number of customers within the municipal boundary.

Water: _____ Sewer: _____

26. A. Does the system being transferred purchase water or sewer treatment capacity from another source?

No Yes: If yes, attach a copy of purchase agreement or contract.

Capacity is purchased from: _____

Water: _____

Sewer: _____

B. Is the PWS required to purchase water to meet capacity requirements or drinking water standards?

No Yes

C. What is the amount of water supply or sewer treatment purchased, per the agreement or contract? What is the percent of overall demand supplied by purchased water or sewer treatment (if any)?

	Amount in Gallons	Percent of demand
Water:		0.00%
Sewer:		0.00%

D. Will the purchase agreement or contract be transferred to the Transferee?

No Yes:

27. Does the PWS or sewer treatment plant have adequate capacity to meet the current and projected demands in the requested area?

No Yes:

28. List the name, class, and TCEQ license number of the operator that will be responsible for the operations of the water or sewer utility service:

Name (as it appears on license)	Class	License No.	Water or Sewer

Part G: Mapping & Affidavits

ALL applications require mapping information to be filed in conjunction with the STM application.
Read question 29 A and B to determine what information is required for your application.

29. A. For applications requesting to transfer an entire CCN, without a CCN boundary adjustment, provide the following mapping information with each of the seven (7) copies of the application:

1. A general location (small scale) map identifying the requested area in reference to the nearest county boundary, city, or town. The following guidance should be adhered to:
 - i. If the application requests to transfer certificated service areas for both water and sewer, separate maps must be provided for each.
 - ii. A hand drawn map, graphic, or diagram of the requested area is not considered an acceptable mapping document.

Texas Commission on Environmental Quality Investigation Report

The TCEQ is committed to accessibility. If you need assistance in accessing this document, please contact oce@tceq.texas.gov

Customer: Conroe Resort Utilities, LLC
Customer Number: CN603244377

Regulated Entity Name: DEL LAGO WWTP
Regulated Entity Number: RN101608396

Investigation # 1526804

Investigator: DUSTIN ROBERTS

Conducted: 11/08/2018 -- 11/08/2018

Program(s): WASTEWATER

Investigation Type: Compliance Investigation

Additional ID(s): TX0089630
WQ0012493001

Address: ,
, ,

Incident Numbers

Site Classification DOMESTIC MINOR

NAIC Code: 221320

SIC Code: 4952

Location: LOCATED APPROX 3.5 MI E OF THE
INTERSECTION OF FM 149 AND 1097 IN
MONTGOMERY COUNTY

Local Unit: REGION 12 - HOUSTON

Activity Type(s): WWCCIMNMOD - A modified
investigation of a TPDES minor
WWTF to determine compliance with
applicable regulations and is based on
CMS requirements, historical
information, compliance history, and
other factors. This activity code should
only be used at management direct

Principal(s):

Role
RESPONDENT

Name
CONROE RESORT UTILITIES LLC

Contact(s):

DEL LAGO WWTP - MONTGOMERY

11/8/2018 Inv. # - 1526804

Page 2 of 5

Role	Title	Name	Phone	
PARTICIPATED IN	OPERATOR	MR CASEY R CONATSER	Cell	(936) 242-7332
PARTICIPATED IN	OPERATIONS MANAGER	MR BRIAN LUCAS	Work	(936) 588-1166
REGULATED ENTITY CONTACT	OPERATIONS MANAGER	MR BRIAN LUCAS	Work	(936) 588-1166
REGULATED ENTITY MAIL CONTACT	OWNER	MR RONNIE BEN-ZUR	Work	(404) 343-2034
PARTICIPATED IN	OPERATOR	MR CHARLES KARTZSCHMAR	Cell	(832) 317-0765

Other Staff Member(s):

Role	Name
Investigator	BERNARD GARRETT
QA Reviewer	WHITNEY LINDER
Supervisor	WESTIN MASSEY
Investigator	ROSS EGLAND

Associated Check List

<u>Checklist Name</u>	<u>Unit Name</u>
WQ GENERIC VIOLATIONS	GEN
WQ INVESTIGATION - EQUIPMENT MONITORING AND SAMPLING revised 06/2013	EQUIP
WQ DOMESTIC FOCUSED CCI	FCCI

Investigation Comments:

INTRODUCTION

The Conroe Resort Utilities, LLC – Del Lago Wastewater Treatment Plant (WWTP) was investigated by Mr. Dustin Roberts, Mr. Ross Eglan, and Mr. Bernard Garrett, Environmental Investigators with the Texas Commission on Environmental Quality (TCEQ) Houston Region Office, on November 8, 2018 to determine compliance with applicable wastewater treatment regulations. This investigation is considered a mandatory minor, focused Comprehensive Compliance Investigation (CCI).

The regulated entity compliance history was verified prior to the investigation. Notification of the investigation was given upon arrival to Hays Utility North (the contracted operations company). A verbal exit interview, explaining the results of the investigation, was conducted on the same day of the investigation with Hays Utility North personnel Mr. Brian Lucas, Operations Manager, and Mr. Charlie Kartzschmar, Operator. A copy of the TCEQ Exit Interview Form, explaining the results of the investigation, was received by Mr. Kartzschmar (Attachment 1). Based on the findings of this investigation, a Notice of Violation letter was issued to facilitate compliance.

BACKGROUND

There have been no unauthorized discharges reported in the 18 months preceding this investigation.

There have been two effluent violations reported in the 12 months preceding this investigation. See the attached effluent violations table (Attachment 2). This is further addressed in the Summary of Investigation Findings section of this report.

The previous compliance investigation was conducted on September 25, 2013. The following two alleged

violations were noted and subsequently resolved: (1) total chlorine residual grab sample exceedance (5.5 mg/L); and (2) failure to collect effluent samples at the minimum frequency specified in the permit. Sampling was not conducted for E. coli from October 2012 through March 2013.

There have been no complaints against this facility in the previous five years.

There are no active enforcement cases associated to this facility.

GENERAL FACILITY AND PROCESS INFORMATION

The WWTP is permitted to discharge 0.22 million gallons per day (MGD). The water quality permit for this facility is in the interim phase of the permit. Under the final phase, the facility will be permitted to discharge 0.50 MGD. This is a Category C WWTP. The major treatment units consist of: an on-site lift station, a manual barscreen, an aeration basin, a clarifier, two digesters, and a chlorine contact chamber. The WWTP is operated in the single stage nitrification mode. An aerial map and plant flow schematic are attached to this report (Attachment 3). The WWTP serves a residential area and a recreational resort with two hotels. The WWTP is enclosed in a metal dome. The collection system consists of one off-site and one on-site lift station. The facility has had no significant plant modifications and/or collection system upgrades since the last compliance investigation.

Operator Status

The Operator for this facility and collection system is Mr. Charles (Charlie) Kartzschmar, and he currently holds a "B" level of certification, which is appropriate for this Category "C" plant and collection system.

Disinfection and Process Control

During the investigation, process control tests were performed. The thirty minute settleable solids concentration (SV30) in the aeration basin was 95%. The mixed liquor total suspended solids (MLTSS) concentration from the aeration basin was 5,126.7 mg/L (Attachment 4). Compliance documentation was received on November 20, 2018 (Attachment 5). This is further addressed in the Summary of Investigation Findings section of this report. The dissolved oxygen concentration in the aeration basin ranged from 3.36 mg/L at the head, 3.41 mg/L in the middle, and 5.40 mg/L at the end of the basin. The sludge blanket in the clarifier was 12 inches, in a 10-foot water depth. The chlorine contact basin contained no sludge in a 10-foot water depth. The facility utilizes gaseous chlorine to disinfect the effluent prior to discharge.

Flow Measuring Device

The primary effluent flow measuring devices for the outfall include a 60-degree v-notch weir and staff gauge. A secondary flow measuring device is not required in the facility's current Interim permit phase.

Backflow Prevention Device

There is no potable water line installed at this facility.

Investigator Sampling/Testing

Due to low flow conditions, the facility was not discharging at the time of the investigation.

The receiving stream is Lake Conroe in Segment No. 1012 of the San Jacinto River Basin. At the time of the investigation, the receiving stream appeared naturally turbid green. There was no sewage debris or sludge noted. Aquatic life was not observed (Photograph 1 of Attachment 6).

Publicly Owned Treatment Works Only

The facility is not required to have an approved pretreatment program.

ADDITIONAL INFORMATION

At the time of the investigation, the audible alarm at the on-site lift station was non-functional. Compliance documentation was received on December 11, 2018 (Attachment 5). This is further addressed in the Summary of Investigation Findings section of this report. The mixed liquor in the aeration basin was dark brown with tan and dark brown foam, and a surface accumulation of solids near the end of the basin was present (Photographs 2 - 4 of Attachment 6). This is further discussed in the Summary of Investigation Findings section of this report. Aeration to one digester was turned off for decanting purposes. The mixed liquor in the other digester was dark brown with a minimal amount of brown foam (Photographs 5 - 6 of Attachment 6). There was adequate freeboard present in both the aeration and digester basins (Photographs 2 - 6 of Attachment 6). The clarifier had minimal rising solids, a clean weir trough, and a functional rake and skimmer. There was no flow over the weir teeth at the

time of the investigation (Photographs 5 & 7 of Attachment 6). The required number of standby and backup units (lift station pumps and blowers for aeration) were provided and operational.

Emergency Power Requirements

The facility is compliant with the emergency power requirements. Standby generators are available for use at the facility, and they have the capacity to power the entire plant.

CONCLUSION

Alleged violations of the wastewater treatment regulations were observed during this investigation and are addressed in the Summary of Investigation Findings section of this report. A Notice of Violation letter was issued to facilitate compliance.

SUMMARY OF INVESTIGATION FINDINGS

OUTSTANDING ALLEGED VIOLATION(S)

Track Number: 700143

Compliance Due Date: To Be Determined

Violation Start Date: Unknown

30 TAC Chapter 305.125(1)

30 TAC Chapter 305.125(5)

PERMIT WQ0012493001, Operational Requirements No. 1

Operational Requirements No. 1

Alleged Violation:

Investigation: 1526804

Comment Date: 12/11/2018

The permittee shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) installed or used by the permittee to achieve compliance with the permit conditions.

The facility failed to properly operate and maintain the facility. Specifically, the thirty minute settleable solids concentration in the aeration basin was 95%. A mixed liquor total suspended solids (MLTSS) sample was collected from the aeration basin, yielding a laboratory result of 5,126.7 mg/L. The MLTSS should be maintained according to the facility's sludge management plan. Additionally, there was a surface accumulation of solids near the end of the aeration basin.

Recommended Corrective Action: The wastewater treatment plant must be operated in a manner which minimizes the risk of untreated or inadequately treated wastewater from being discharged to the receiving stream. Submit documentation to the Houston Region Office indicating the actions taken to properly maintain the solids level in the wastewater treatment plant and that the surface accumulation of solids has been removed from the aeration basin.

ALLEGED VIOLATION(S) NOTED AND RESOLVED

Track Number: 700146

Resolution Status Date: 12/11/2018

Violation Start Date: Unknown

Violation End Date: 12/11/2018

30 TAC Chapter 305.125(5)

Alleged Violation:

Investigation: 1526804

Comment Date: 12/11/2018

An audiovisual alarm system (red flashing light and horn) shall be provided for all lift stations. The alarm

system shall be activated in case of power outage, pump failure, or a specified high-water level.

The facility failed to maintain the audiovisual alarm system (red flashing light and horn) at the on-site lift station. Specifically, the horn was non-functional.

Recommended Corrective Action: Submit documentation to the TCEQ Houston Region Office indicating that the audiovisual alarm horn at the on-site lift station has been repaired or replaced.

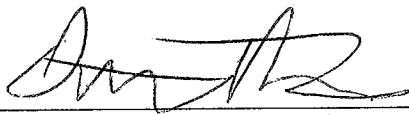
Resolution: This alleged violation was resolved on December 11, 2018 based on documentation submitted to the TCEQ Houston Region Office which indicated that the audiovisual alarm horn at the on-site lift station has been installed.

Additional Issues


Description Was the permittee compliant with the self-monitored effluent limits?

Additional Comments

Two effluent violations were reported during the record review period of November 2017 to October 2018. Self-reported effluent violations may be subject to enforcement, including penalties, upon review by the Enforcement Division. Steps should be taken to ensure compliance with the permitted effluent limitations.

Signed 
Environmental Investigator

Date 12/13/18

Signed 
Supervisor

Date 12/13/18

Attachments: (in order of final report submittal)

- Enforcement Action Request (EAR)
- Letter to Facility (specify type) : NOV
- Investigation Report
- Sample Analysis Results
- Manifests
- Notice of Registration

- Maps, Plans, Sketches
- Photographs
- Correspondence from the facility
- Other (specify) :

Summary of Investigation Findings

DEL LAGO WWTP

Investigation #

1526804

Investigation Date: 11/08/2018

, MONTGOMERY COUNTY,

Additional ID(s): TX0089630
WQ0012493001

OUTSTANDING ALLEGED VIOLATION(S)

Track No: 700143 Compliance Due Date: To Be Determined

30 TAC Chapter 305.125(1)

30 TAC Chapter 305.125(5)

PERMIT WQ0012493001, Operational Requirements No. 1

Operational Requirements No. 1

Alleged Violation:

Investigation: 1526804

Comment Date: 12/11/2018

The permittee shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) installed or used by the permittee to achieve compliance with the permit conditions.

The facility failed to properly operate and maintain the facility. Specifically, the thirty minute settleable solids concentration in the aeration basin was 95%. A mixed liquor total suspended solids (MLTSS) sample was collected from the aeration basin, yielding a laboratory result of 5,126.7 mg/L. The MLTSS should be maintained according to the facility's sludge management plan. Additionally, there was a surface accumulation of solids near the end of the aeration basin.

Recommended Corrective Action: The wastewater treatment plant must be operated in a manner which minimizes the risk of untreated or inadequately treated wastewater from being discharged to the receiving stream. Submit documentation to the Houston Region Office indicating the actions taken to properly maintain the solids level in the wastewater treatment plant and that the surface accumulation of solids has been removed from the aeration basin.

ALLEGED VIOLATION(S) NOTED AND RESOLVED

Track No: 700146

30 TAC Chapter 305.125(5)

Alleged Violation:

Investigation: 1526804

Comment Date: 12/11/2018

An audiovisual alarm system (red flashing light and horn) shall be provided for all lift stations. The alarm system shall be activated in case of power outage, pump failure, or a specified high-water level.

The facility failed to maintain the audiovisual alarm system (red flashing light and horn) at the on-site lift station. Specifically, the horn was non-functional.

Recommended Corrective Action: Submit documentation to the TCEQ Houston Region Office indicating that the audiovisual alarm horn at the on-site lift station has been repaired or replaced.

Resolution: This alleged violation was resolved on December 11, 2018 based on documentation submitted to the TCEQ Houston Region Office which indicated that the audiovisual alarm horn at the on-site lift station has been installed.

ADDITIONAL ISSUES

Description

Was the permittee compliant with the self-monitored effluent limits?

Additional Comments

Two effluent violations were reported during the record review period of November 2017 to October 2018. Self-reported effluent violations may be subject to enforcement, including penalties, upon review by the Enforcement Division. Steps should be taken to ensure compliance with the permitted effluent limitations.

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

December 14, 2018

CERTIFIED MAIL # 91 7199 9991 7038 7273 4317
RETURN RECEIPT REQUESTED

Mr. Ronnie Ben-Zur
Owner
3443 Kingsboro Road North East., Suite 2104
Atlanta, Georgia 30326-3323

Re: Notice of Violation for Compliance Investigation at:
Conroe Resort Utilities, LLC
Del Lago Wastewater Treatment Facility
Montgomery, Montgomery County, Texas 77356
Regulated Entity No.: RN101608396, TCEQ ID No.: WQ0012493001, EPA ID No.:
TX0089630, Investigation No.: 1526804

Dear Mr. Ben-Zur:

On November 8, 2018, Mr. Dustin Roberts, Mr. Ross Eglund, and Mr. Bernard Garrett, Environmental Investigators of the Texas Commission on Environmental Quality (TCEQ) Houston Region Office conducted an investigation of the above-referenced regulated entity to evaluate compliance with applicable requirements for wastewater treatment. During the investigation, a concern was noted which was an alleged noncompliance that has been resolved based on subsequent corrective action. In addition, a certain outstanding alleged violation was identified for which compliance documentation is required. Please submit to this office within 30 days of receipt of this letter a written description of corrective action taken and the required documentation demonstrating that compliance has been achieved for the outstanding alleged violation. Also, please see the Additional Issue.

In the listing of the alleged violation, we have cited applicable requirements, including TCEQ rules. Please note that both the rules themselves and the agency brochure entitled Obtaining TCEQ Rules (GI 032) are located on our agency website at <http://www.tceq.state.tx.us> for your reference. If you would like a hard copy of this brochure mailed to you, you may call and request one from either the Houston Region Office at 713-767-3500 or the Central Office Publications Ordering Team at 512-239-0028.

The TCEQ appreciates your assistance in this matter. Please note that the Legislature has granted TCEQ enforcement powers which we may exercise to ensure compliance with environmental regulatory requirements. We anticipate that you will resolve the alleged violations as required in order to protect the State's environment. If you have additional information that we are unaware of, you have the opportunity to contest the violations documented in this notice. Should you choose to do so, you must notify the Houston Region Office within 10 days from the date of this letter. At that time, Mr. Westin Massey will schedule

Mr. Ronnie Ben-Zur, Owner

Page 2

December 14, 2018

a violation review meeting to be conducted within 21 days from the date of this letter. However, please be advised that if you decide to participate in the violation review process, the TCEQ may still require you to adhere to the compliance schedule included in the enclosed Summary of Investigation Findings until an official decision is made regarding the status of any or all of the contested violations.

If you or members of your staff have any questions, please feel free to contact Mr. Dustin Roberts in the Houston Region Office at (713) 767-3631.

Sincerely,



Westin Massey
Water Section Manager
Houston Region Office
Texas Commission on Environmental Quality

WM/DAR/tj

cc: Mr. Brian Lucas, Operations Manager, Hays Utility North, P.O. Box 1268, Montgomery, Texas 77356

Enclosure: Summary of Investigation Findings

**Texas Commission on Environmental Quality
Investigation Report
Conroe Resort Utilities, LLC - Del Lago WWTP
Water Quality Permit No. WQ0012493001
Focused CCI
Investigation No.: 1526804
Conducted November 8, 2018**

LIST OF ATTACHMENTS

1. Exit Interview Form
2. Effluent Violations Table
3. Aerial Map and Schematic
4. Laboratory Results
5. Facility Correspondence
6. Photographs

Attachment 1

TCEQ EXIT INTERVIEW FORM: Potential Violations and/or Records Requested

Regulated Entity/Site Name	Comroe Resort Utilities - Del Lago WWTP			TCEQ Add. ID No. RN No. (optional)	WQ0012493001
Investigation Type	FCCI	Contact Made In-House (Y/N)		Purpose of Investigation	Focused Comprehensive Compliance Investigation
Regulated Entity Contact	Charlie Kartzschmar			Telephone No.	832-317-0765
Title	Operator			Date Contacted	
				Fax No.	
				Date Faxed	

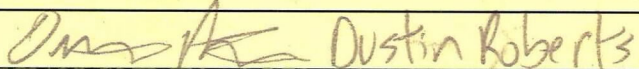
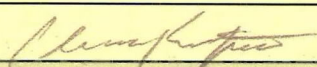
NOTICE: The information provided in this form is intended to provide clarity to issues that have arisen during the investigation process between the TCEQ and the regulated entity named above and *does not represent final TCEQ findings related to violations*. Any potential or alleged violations discovered after the date on this form will be communicated by telephone to the regulated entity representative prior to the issuance of a notice of violation or enforcement. Conclusions drawn from this investigation, including additional violations or potential violations discovered (if any) during the course of this investigation, will be documented in a final investigation report.

Issue		For Records Request: identify the necessary records, the company contact and date due to the agency. For Alleged and Potential Violation issues: include the rule in question with the clearly described potential problem. Other type of issues: fully describe.	
No.	Type ¹	Rule Citation (if known)	Description of Issue
1	AV		Audible high level alarm at on-site lift station non-functioning
2	PV		High SV30 (95+) and accumulation of solids on top of aeration basin.

¹Issue Type Can Be One or More of: AV (Alleged Violation), PV (Potential Violation), O (Other), or RR (Records Request)

Did the TCEQ document the regulated entity named above operating without proper authorization?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Did the investigator advise the regulated entity representative that continued operation is not authorized?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Document Acknowledgment. Signature on this document establishes only that the regulated entity (company) representative received a copy of this document and associated continuation pages on the date noted. If contact was made by telephone, document will be faxed to regulated entity; therefore, signature not required.

 Dustin Roberts	11/8/18	 Charles Kretschmar	11/8/18
Investigator Name (Signed & Printed)	Date	Regulated Entity Representative Name (Signed & Printed)	Date

If you have questions about any information on this form, please contact your local TCEQ Regional Office.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, call 512-239-3282.

Attachment 2

Effluent Violations for Select Facility
11/01/2017 through 11/07/2018

*** NOT ICIS CERTIFIED ***

TPDES ID	NPDES ID	Facility Name	CMC Name	Enf. Auth Major/Minor	92-500	TCEQ Region	Issue Date	Expiration Date	Primary SIC
WQ0012493001TX0089630		DEL LAGO WWTF	GARZA	STATE Minor		SEG 1012	9/26/2017	6/1/2022	4952

Outfall No.	Limit Set Name	Limit Start Date	Limit End Date
001B	DOMESTIC FACILITY - 001	10/1/17	6/1/22

Monitoring Period	Pram_Cd	Parameter	MLOC	Limit (%Vio)	RNC Vio	Received Date
				.22 DAILY AV (MGD)		
3/31/2018	50050	Flow, in conduit or thru treatment plant	1	.2374 (8%)		4/18/18



Monitoring Period	Pram_Cd	Parameter	MLOC	Limit (%Vio)	RNC Vio	Received Date
				15 DAILY AV (mg/L)		
9/30/2018	00530	Solids, total suspended	1	16.63 (11%)		10/16/18

Attachment 3

Conroe Resort Utilities, LLC – Del Lago WWTP

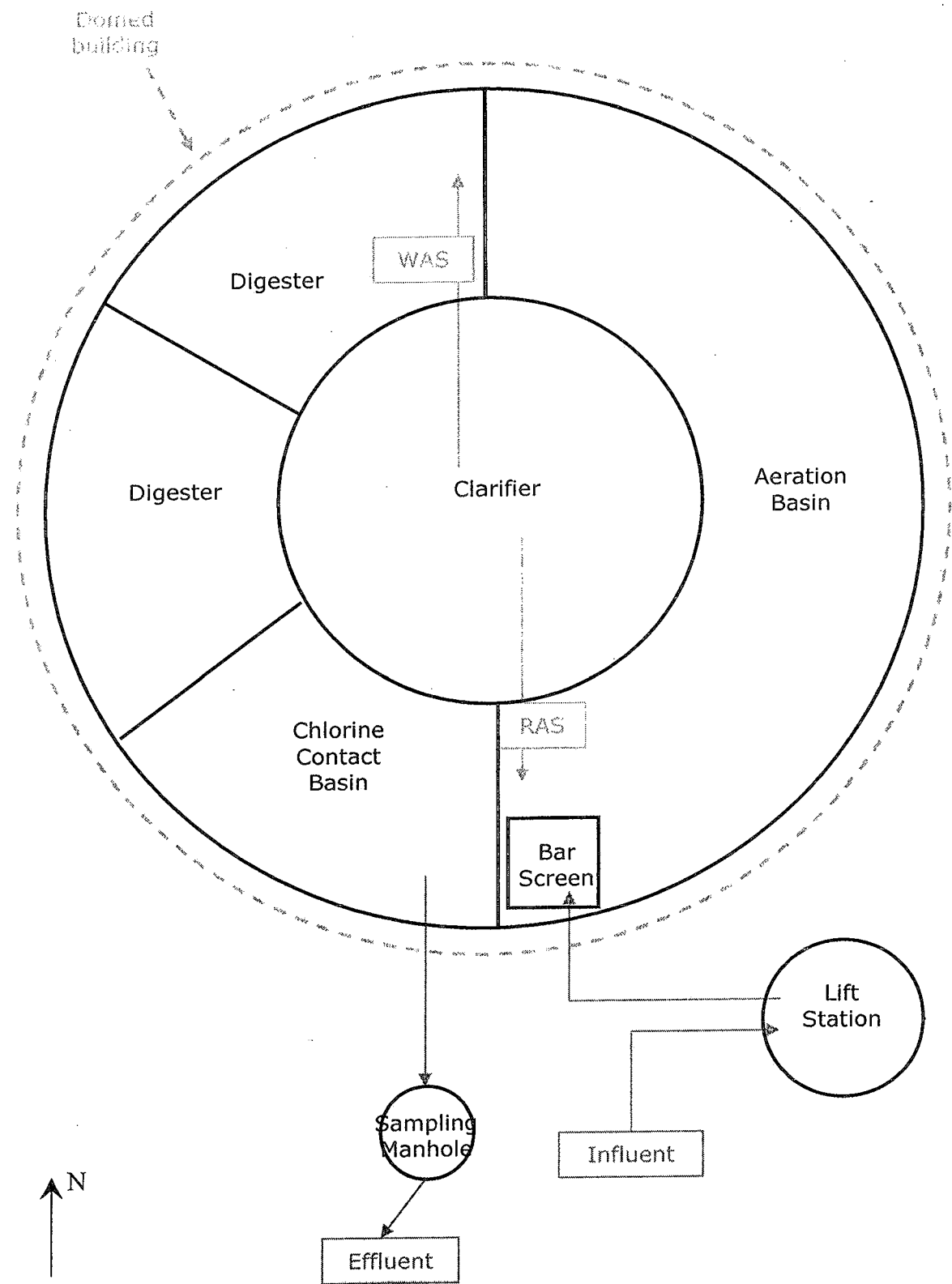
Water Quality Permit No. WQ0012493001
Focused CCI
Investigation No.: 1526804
Conducted November 8, 2018

Legend

-  Basin
-  Feature 1



PLANT SCHEMATIC



N
↑
Not to scale

Attachment 4

Laboratory Analysis Report

Total Number of Pages: 7

Job ID : 18110541



10100 East Freeway, Suite 100, Houston, TX 77029 tel: 713-453-6060, fax: 713-453-6091, http://www.ablabs.com

Client Project Name :

W008762 / Reg. 12, Org. #06312, Program: WQ

Report To :	Client Name: TCEQ	P.O.#.:
	Attn: Dustin Roberts	Sample Collected By: Dustin Roberts
	Client Address: 5425 Polk Ave Suite H	Date Collected: 11/08/18
	City, State, Zip: Houston, Texas, 77023-1483	

A&B Labs has analyzed the following samples...

Client Sample ID	Matrix	A&B Sample ID
W008762-01	Liquid	18110541.01

A handwritten signature in black ink, appearing to read 'Senthilkumar Sevukan'.

Released By: Senthilkumar Sevukan
Title: Assistant Lab Manager
Date: 11/14/2018



This Laboratory is NELAP (T104704213-18-17) accredited. Effective: 4/1/2018; Expires: 3/31/2019

Scope: Non-Potable Water, Drinking Water, Air, Solid, Biological Tissue, Hazardous Waste

I am the laboratory manager, or his/her designee, and I am responsible for the release of this data package. This laboratory data package has been reviewed and is complete and technically compliant with the requirements of the methods used, except where noted in the attached exception reports. I affirm, to the best of my knowledge that all problems/anomalies observed by this laboratory (and if applicable, any and all laboratories subcontracted through this laboratory) that might affect the quality of the data, have been identified in the Laboratory Review Checklist, and that no information or data have been knowingly withheld that would affect the quality of the data.

This report cannot be reproduced, except in full, without prior written permission of A&B Labs. Results shown relate only to the items tested. Samples are assumed to be in acceptable condition unless otherwise noted. Blank correction is not made unless otherwise noted. Air concentrations reported are based on field sampling information provided by client. Soil samples are reported on a wet weight basis unless otherwise noted. Uncertainty estimates are available on request.

Date Received : 11/08/2018 15:56

LABORATORY TERM AND QUALIFIER DEFINITION REPORT



Job ID : 18110541

Date: 11/14/2018

General Term Definition

Back-Wt	Back Weight	Post-Wt	Post Weight
BRL	Below Reporting Limit	ppm	parts per million
cfu	colony-forming units	Pre-Wt	Previous Weight
Conc.	Concentration	Q	Qualifier
D.F.	Dilution Factor	RegLimit	Regulatory Limit
Front-Wt	Front Weight	RPD	Relative Percent Difference
LCS	Laboratory Check Standard	RptLimit	Reporting Limit
LCSD	Laboratory Check Standard Duplicate	SDL	Sample Detection Limit
MS	Matrix Spike	surr	Surrogate
MSD	Matrix Spike Duplicate	T	Time
MW	Molecular Weight	TNTC	Too numerous to count
J	Estimation. Below calibration range but above MDL		

Qualifier Definition



LABORATORY TEST RESULTS

Job ID : 18110541

Date 11/14/2018

Client Name: TCEQ Attn: Dustin Roberts
Project Name: W008762 / Reg. 12, Org. #06312, Program: WQ

Client Sample ID: W008762-01 Job Sample ID: 18110541.01
Date Collected: 11/08/18 Sample Matrix: Liquid
Time Collected: 14:00
Other Information:

Test Method	Parameter/Test Description	Result	Units	DF	Rpt Limit	Reg Limit	Q	Date Time	Analyst
SM 2540D	Total suspended solids								
	TSS	5126.7	mg/L	33.3	83.3			11/09/18 11:00	CO
SM 2540E	Volatile Suspended Solids								
	VSS	3846.7	mg/L	1	2.5			11/12/18 11:00	CO

QUALITY CONTROL CERTIFICATE



Job ID : 18110541

Date : 11/14/2018

Analysis : Total suspended solids Method : SM 2540D Reporting Units : mg/L

QC Batch ID : Qb18110925 Created Date : 11/09/18 Created By : CObuekwe

Samples in This QC Batch : 18110541.01

Sample Preparation : PB18110925 Prep Method : SM 2540D Prep Date : 11/09/18 10:22 Prep By : CObuekwe

QC Type: Method Blank

Parameter	CAS #	Result	Units	D.F.	RptLimit	Qual
TSS		BRL	mg/L	1	2.50	

QC Type: Duplicate

QC Sample ID: 18110502.02

Parameter	QCSample Result	Sample Result	Units	RPD	RPD CtrLimit	Qual
TSS	9.1	7.6	mg/L	18	20	

QC Type: LCS and LCSD

Parameter	LCS Spk Added	LCS Result	LCS % Rec	LCSD Spk Added	LCSD Result	LCSD % Rec	RPD	RPD CtrLimit	%Recovery CtrLimit	Qual
TSS	500	374.6	74.9						72-108	

Refer to the Definition page for terms.

QUALITY CONTROL CERTIFICATE



Job ID : 18110541

Date : 11/14/2018

Analysis : Volatile Suspended Solids Method : SM 2540E Reporting Units : mg/L

QC Batch ID : Qb18111218 Created Date : 11/12/18 Created By : CObuekwe

Samples in This QC Batch : 18110541.01

Sample Preparation : PB18111215 Prep Method : SM 2540E Prep Date : 11/12/18 08:00 Prep By : CObuekwe

QC Type: Method Blank

Parameter	CAS #	Result	Units	D.F.	RptLimit	Qual
VSS		BRL	mg/L	1	2.5	

QC Type: Duplicate

QC Sample ID: 18110427.01

Parameter	QCSample Result	Sample Result	Units	RPD	RPD CtrlLimit	Qual
VSS	177	179.0	mg/L	1.1	20	

Refer to the Definition page for terms.

Chain of Custody Record

W 008762



Send to:
 Houston Laboratory
 Phone: 281-457-5229

Region: D Organization #: 06312 PCA Code: _____ Program: WQ
 Sampler Name: Dustin Roberts Sampler Signature: [Signature]
(print)
 Sampler phone number: 713-767-3631 E-Mail ID: dustin.roberts@tceq.texas.gov

LAB USE ONLY	Sample ID	Sampling		Comp	Grab	Matrix L = Liquid S = Solid	No. of Containers	Containers*		Preservatives**						Remarks				
		Date	Time					Analyses Requested	BOD	CBOD	TSS+VSS	NH ₃ -N	E. Coli							
	18110541.01 -01	11/8/18	1400	X	L	1					X									
	-02																			
	-03																			
	-04																			
	-05																			
	-06																			
	-07																			
	-08																			

RELINQUISHED BY	DATE	TIME	RECEIVED BY	DATE	TIME
<u>[Signature]</u>	<u>11/8/18</u>	<u>1550</u>	<u>[Signature]</u>	<u>11/8/18</u>	<u>1550</u>

FOR LAB USE ONLY

Received on Ice: Y N

Temperature: 4.2-4.1 °C 1707629

Preserved: Y N

COC Seal: Y N

Seals Intact: Y N

Shipper Name: _____ Shipper Number: _____

*Containers: P = Plastic G = Clear Glass A = Amber Glass V = VOA Vials O = Other _____

**Preservatives: 1 = Ice 2 = H₂SO₄ 3 = HCl 4 = HNO₃ 5 = Na₂S₂O₃ 6 = Other _____

Page 6 of 7



Sample Condition Checklist

A&B JobID : 18110541	Date Received : 11/08/2018	Time Received : 3:56PM	
Client Name : TCEQ			
Temperature : 4.2-0.1cf=4.1°C	Sample pH : N/A		
Thermometer ID : 1707629	pH Paper ID : N/A		
Check Points			
	Yes	No	N/A
1. Cooler seal present and signed.		X	
2. Sample(s) in a cooler.	X		
3. If yes, ice in cooler.	X		
4. Sample(s) received with chain-of-custody.	X		
5. C-O-C signed and dated.	X		
6. Sample(s) received with signed sample custody seal.		X	
7. Sample containers arrived intact. (If no comment).	X		
8. Matrix	Water	Soil	Liquid
	Sludge	Solid	Cassette
	Tube	Bulk	Badge
	Food	Other	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Sample(s) were received in appropriate container(s).	X		
10. Sample(s) were received with proper preservative			X
11. All samples were logged or labeled.	X		
12. Sample ID labels match C-O-C ID's	X		
13. Bottle count on C-O-C matches bottles found.	X		
14. Sample volume is sufficient for analyses requested.	X		
15. Samples were received within the hold time.	X		
16. VOA vials completely filled.			X
17. Sample accepted.	X		
18. Has client been contacted about sub-out			X
Comments : Include actions taken to resolve discrepancies/problem:			

Received by : ABarrera

Check in by/date : JMontemayor / 11/08/2018

Chain of Custody Record

W 008762



Send to:

Houston Laboratory
Phone: 281-457-5229

Region: D Organization #: 26312 PCA Code: _____ Program: WQ
 Sampler Name: Dustin Roberts (print) Sampler Signature: _____
 Sampler phone number: 713-767-3631 E-Mail ID: dustin.roberts@tceq.texas.gov

LAB USE ONLY	Sample ID	Sampling		Comp	Grab	Matrix <small>L = Liquid S = Solid</small>	No. of Containers	Containers*		Preservatives**		Remarks		
		Date	Time					Analytes Requested	BOD	CBOD	TSS + VSS		NH ₃ -N	E. Coli
-01		<u>11/8/18</u>	<u>1400</u>		<u>X</u>	<u>L</u>	<u>1</u>				<u>X</u>			
-02														
-03														
-04														
-05														
-06														
-07														
-08														

RELINQUISHED BY	DATE	TIME	RECEIVED BY	DATE	TIME
<u>[Signature]</u>	<u>11/8/18</u>	<u>1556</u>	<u>[Signature]</u>	<u>11/8/18</u>	<u>1554</u>

Shipper Name: _____ Shipper Number: _____

Containers: P = Plastic G = Clear Glass A = Amber Glass V = VOA Vials O = Other _____
 **Preservatives: 1 = Ice 2 = H₂SO₄ 3 = HCl 4 = HNO₃ 5 = Na₂S₂O₃ 6 = Other _____

FOR LAB USE ONLY

Received on Ice: Y N

Temperature: 42.1-41 °C 1727629

Preserved: Y N

COC Seal: Y N

Seals Intact: Y N

Attachment 5

Dustin Roberts

Subject: FW: Conroe Resort Utilities
Attachments: IMG_0416.JPG; IMG_0417.JPG; SKM_C454e18112011420.pdf; Hays North Del lago WWTP top clean aeration basin..doc

From: B Lucas <[REDACTED]>
Sent: Tuesday, November 20, 2018 11:32 AM
To: Dustin Roberts <Dustin.Roberts@tceq.texas.gov>
Cc: John David Wright <[REDACTED]>; Charles Kretzschmar <[REDACTED]>
Subject: Conroe Resort Utilities

Dustin, here is a copy of work order, pictures and a quote for the debris removal (not yet approved)
We have the solids down to 600 in the 1000mL SV30 and the blanket down to around 16"
I also have the electricians coming to install the audible alarm either tomorrow or early next week (due to holiday)
I have also attached the quote for the removal but have not got an approval from owner yet it is a little expensive for us to just authorize without an approval

Hope this resolves all the issues from the inspection

Brian Lucas

Operations Manager

Office: [REDACTED]

Fax: [REDACTED]

Cell: [REDACTED]







Dist: 0450 CONROE RESORT UTILITIES

Work Order: JOB000060826

Name: BRIAN LUCAS

Address: 100 LA COSTA (WWTP)

SERVICE DETAILS INSTALL ALARM BUZZER PER TCEQ

FLAGGING:

Transmit #

Transmit Date / /

EMP #:	HRS WORKED	EMP #:	HRS WORKED	EQUIPMENT	QTY	HOURS
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

-----MATERIAL-----

MISC. MATERIALS

QTY

P.O. #: PO021077 VENDOR ELECTRICAL FIELD SERVICES, INC

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

DESCRIPTION OF WORK PERFORMED _____

COMPLETED BY:

DATE COMPLETED

JOB MANAGER:

Work Order: JOB000060826



November 19, 2018

Hays Utility North
P.O. Box 1268
Montgomery, TX. 77356
Attention: Brian Lucas

RE: Top Clean Aeration Basin.

Dear Mr. Lucas,

Magna-Flow Environmental is pleased to submit our proposal for Top cleaning the Aeration Basin at Del Lago WWTP.

This price for this venture is estimated at \$6,600.00

Please note; all debris removed will be manifested and taken to a TCEQ approved disposal site.

We appreciate the opportunity that you have extended to us in this matter. If we may offer further assistance please feel free to call. 281 448-8585

Sincerely,

Victor Sanchez JR
Sales Manager
281)212-4039
Magna Flow Environmental
[REDACTED]



Dustin Roberts

Subject: FW: Conroe Resort Utilities
Attachments: IMG_0004.jpg; IMG_0005.jpg

From: B Lucas <[REDACTED]>
Sent: Tuesday, December 11, 2018 2:46 PM
To: Dustin Roberts <Dustin.Roberts@tceq.texas.gov>
Cc: John David Wright <[REDACTED]>; Charles Kretzschmar <[REDACTED]>; FileCopy <filecopy@hayswater.com>
Subject: RE: Conroe Resort Utilities

Here are the pics of the alarm buzzer installed on panel at the lift station

Brian Lucas

Operations Manager

[REDACTED]
Fax: 936-588-1191
[REDACTED]



From: Dustin Roberts <Dustin.Roberts@tceq.texas.gov>
Sent: Tuesday, December 11, 2018 9:31 AM
To: B Lucas <[REDACTED]>
Subject: RE: Conroe Resort Utilities

Hey Brian,

One last thing. I noticed that there was an ultrasonic flow meter at the plant, and one is not technically required under your current permit phase. If it's being utilized for reporting flows, please send a calibration certificate.

Thanks,



Dustin Roberts

Environmental Investigator V
Region 12 • Water Section
5425 Polk Ave • Suite H • Houston TX 77023
Phone: 713-767-3631 Fax: 713-767-3691

From: Dustin Roberts
Sent: Monday, December 10, 2018 5:22 PM
To: 'B Lucas' <[REDACTED]>
Subject: RE: Conroe Resort Utilities

Hey Brian,

Sorry I'm just now getting back to you. If you can verify that the audible alarm was installed, I can resolve that violation in my report. I won't be able to resolve the violation for the accumulation of solids in the aeration basin until completed.

Thanks,



Dustin Roberts

Environmental Investigator V
Region 12 • Water Section
5425 Polk Ave • Suite H • Houston TX 77023
Phone: 713-767-3631 Fax: 713-767-3691

From: B Lucas <[REDACTED]>
Sent: Tuesday, November 20, 2018 11:32 AM
To: Dustin Roberts <Dustin.Roberts@tceq.texas.gov>
Cc: John David Wright <[REDACTED]>; Charles Kretzschmar <[REDACTED]>; FileCopy <filecopy@hayswater.com>
Subject: Conroe Resort Utilities

Dustin, here is a copy of work order, pictures and a quote for the debris removal (not yet approved)
We have the solids down to 600 in the 1000mL SV30 and the blanket down to around 16"
I also have the electricians coming to install the audible alarm either tomorrow or early next week (due to holiday)
I have also attached the quote for the removal but have not got an approval from owner yet it is a little expensive for us to just authorize without an approval

Hope this resolves all the issues from the inspection

Brian Lucas

Operations Manager

Office: [REDACTED]
Fax: 936-588-1191
Cell: [REDACTED]



Attachment 'L'

Part F: Question 28

Confidential

Operators Information

CONFIDENTIAL

DOCKET NO.: 52797

STYLE: Application of Conroe Resort Utilities, LLC, and Undine Texas Environmental, LLC for Sale, Transfer, or Merger of Facilities and Certificate Rights in Montgomery County, Texas

SUBMITTING PARTY: Undine Texas Environmental, LLC

BRIEF DESCRIPTION OF CONTENTS: Attachment L – Operators Information

BATE STAMP OR SEQUENTIAL PAGE NUMBER RANGE: 125 to 126

ENVELOPE #: 1 OF 1

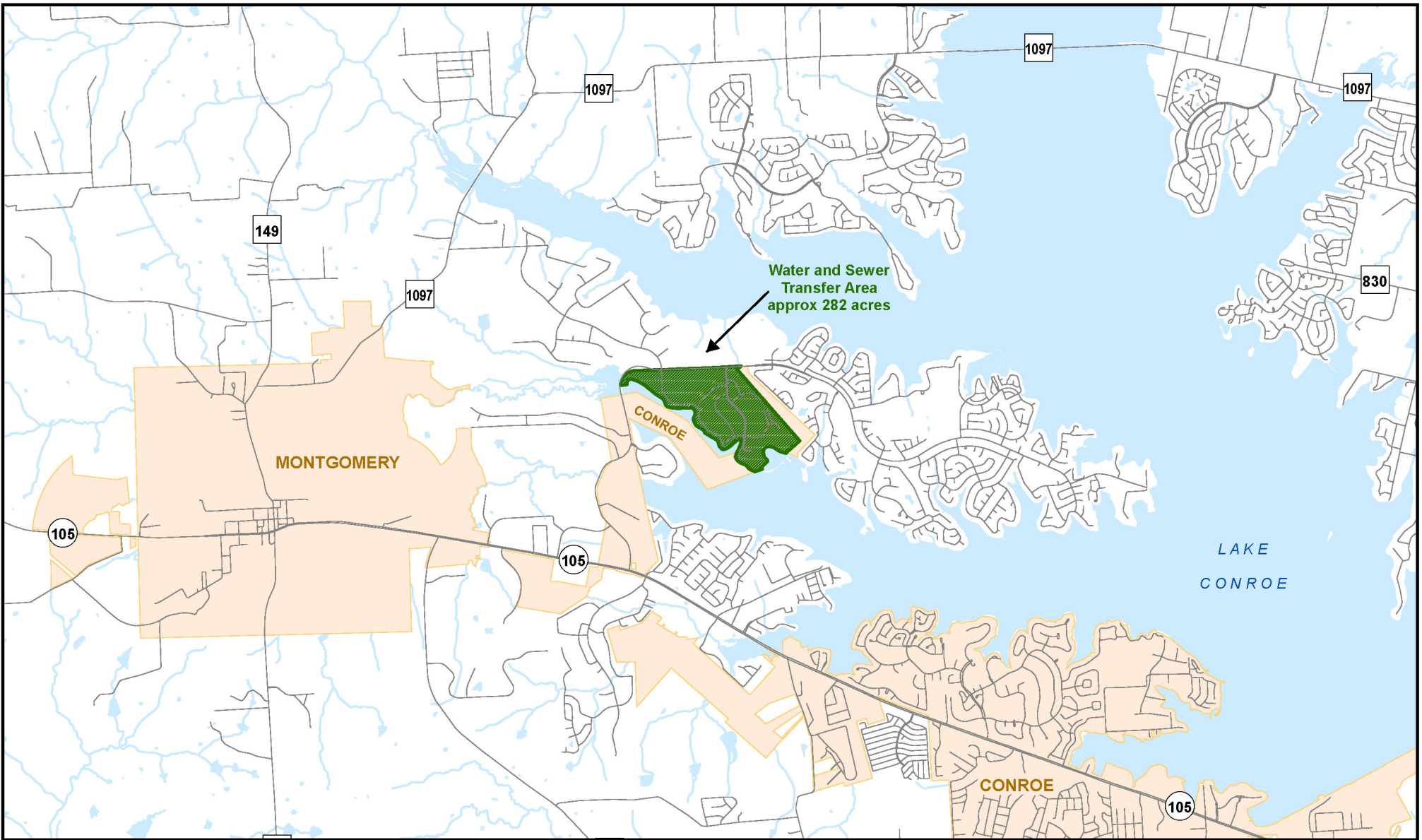
ADDITIONAL INFORMATION REQUIRED BY PROTECTIVE ORDER:

DATE SUBMITTED TO COMMISSION: August 30, 2022

Attachment 'M'

Part G

CCN Maps to be Transferred with this Application

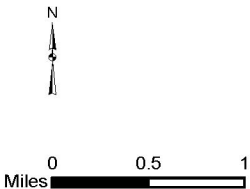


General Location

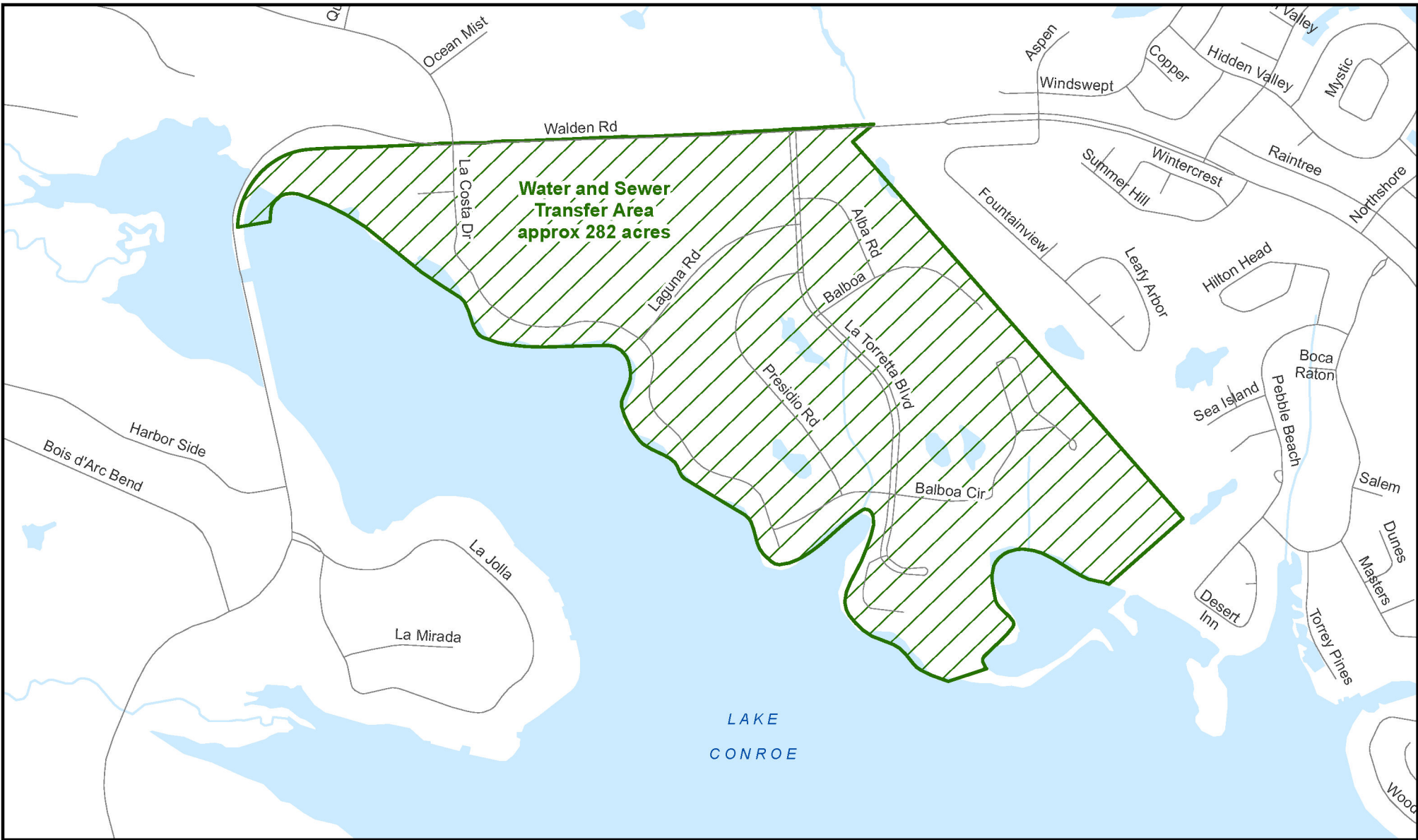
Undine Texas Environmental, LLC
 Application to Transfer Conroe Resort Utilities, LLC, CCN No. 20638 to Undine Texas Environmental, LLC,
 CCN No. 20816 in Montgomery County

Requested Water and Sewer Transfer Area

 CCN 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

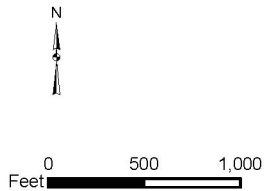


Detail Map

Undine Texas Environmental, LLC
 Application to Transfer Conroe Resort Utilities, LLC, CCN No. 20638 to Undine Texas Environmental, LLC,
 CCN No. 20816 in Montgomery County

Requested Water and Sewer Transfer Area

 CCN 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

Attachment 'N'

Part H

CCN Descriptions

Undine Texas Environmental, LLC, CCN 20816

Application to Transfer Conroe Resort Utilities, LLC, CCN 20638

In Montgomery County

Transfer Area – approx. 282 acres (water and sewer service areas are the same)

Proposed Water and Sewer CCN area for transfer is **within**:

County – Montgomery

City Limits – Conroe

ETJ - Conroe

CCN – None

Districts –Smith Ridge MUD

San Jacinto River Authority

GCD – Lone Star GCD

Entities within 2 Miles/Notice list:

City of Conroe

City of Montgomery

Aqua Texas, Inc. (CCN 13203, 21065)

Del Lago Estates WSC (CCN 12103, 20691)

Havenshire Subdivision Water (CCN 12769)

Lake Lorraine Civic Organization (CCN 11357)

Pine Lake WSC Inc. (CCN 12941)

Simply Aquatics Inc. (CCN 13259)

Stanley Lake MUD (CCN 11222, 20483)

T&W Water Service Co. (CCN 12892)

UA Holding 1994-5 LP aka SC Utilities (CCN 20586)

Martin Creek MUD

Montgomery County MUD 138

Montgomery County MUD 166

Montgomery County MUD 179 – Inactive/no address in TCEQ's iWUD

Montgomery County MUD 18

Montgomery County MUD 8

Montgomery County MUD 9

Montgomery County UD 3

Montgomery County UD 4

San Jacinto River Authority

Smith Ridge MUD

Lone Star GCD

Montgomery County Judge Mark J. Keough

Written Description

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 and west by Lake Conroe.

Total area being requested includes approximately 282 acres and serves 583 current customers.

Attachment 'O'

Wastewater Permits and Transfer Applications