



Control Number: 52883



Item Number: 1



2021 NOV 23 AM 8:55

FILED

# Appeal of the Cost of Obtaining Service from a Water Supply Corporation (WSC) 52883

Docket No. \_\_\_\_\_

(this number will be assigned by the Public Utility Commission after your appeal is filed)

This appeal is pursuant to Texas Water Code §13.043(g) and Public Utility Commission's (PUC or commission) Substantive Rule §24.101(g)

### Water Service Provider

Name: Agua Water Supply Corporation Water Supply Corporation  
415 Old Austin Hwy Drawer P Bastrop, TX 78602 512-303-3943  
(Address) City, State, Zip Code (Area Code/Number)

### Applicant

Name: RICHARD T. Lee  
489 Agnes St Ste 112-118 Bastrop, TX 78602 512-354-5207  
(Address) City, State, Zip Code (Area Code/Number)

### Cost of Obtaining Service

If a breakdown of the cost is available:

Membership Fee \$	<u>100.-</u>	see attached cost summary
Tap Fee \$	<u>21,670.-</u>	
Extension Charges \$	_____	
Capital Contribution \$	_____	
Other Charges \$	<u>1,200.-</u>	Feasibility Study
Total Cost of Obtaining Service \$	<u>0.00</u>	

### Additional Information

Date application for service submitted to WSC: 8/16/21  
Date written estimate of charges received: 11/17/21

Richard T. Lee  
Signature of Applicant

**Richard T Lee**

489 Agnes St

Ste 112-118

Bastrop TX 78602

512-354-5207

[vaquerohomes@yahoo.com](mailto:vaquerohomes@yahoo.com)

Dear PUC,

I subdivided the 1.08 acre track into approximately 2 - ½ acre as records show. The survey was completed in June 2021. I sold 291A to Ryan Hromadka in July 2021. LBA BLK 11, Lot 4A

I began improvements to 291B soon after the sale of 291A. Bluebonnet Electric had the meter and new transformers installed in 2 weeks. Here we are 3 months later with an outrageous estimate for water service in a depressed rural area.

Their preliminary cost summary for \$21,670 is for a hot water tap at the back of the property into the 12' water main on the utility easement. There is an existing 4" water line on the opposite side of Shadow Oak. I was told on 8/16/21 the meter will be \$4500.00 and there will be a road bore at an additional cost, under Shadow Oak like the neighbors on both sides have. They all have meters near the road...not on the 12" line on the back of their lots.

My plan was to build a home on the property. I am not starting any projects until this matter is appealed. I hope we can resolve this and come to a more realistic cost for the water service. Any help will be greatly appreciated. Please contact me if I can be of help.

Respectfully, Richard T Lee

4" Water Line

Road Surface

### SHADOW OAK DRIVE (60' ROW - PUBLIC STREET)

(N 05°48'10" E 384.47')  
N 05°48'10" E 384.47'

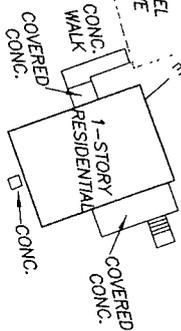
TELE. PED.

15' P.U.E.

15' P.U.E. 141.73'

20' B.L.

**LOT 4-A**  
0.566 ACRE  
BLOCK 11



WATER METER

GRAVEL DRIVE

PROANE TANK

SEPTIC TANK

**LOT 4-B**  
0.500 ACRE  
BLOCK 11

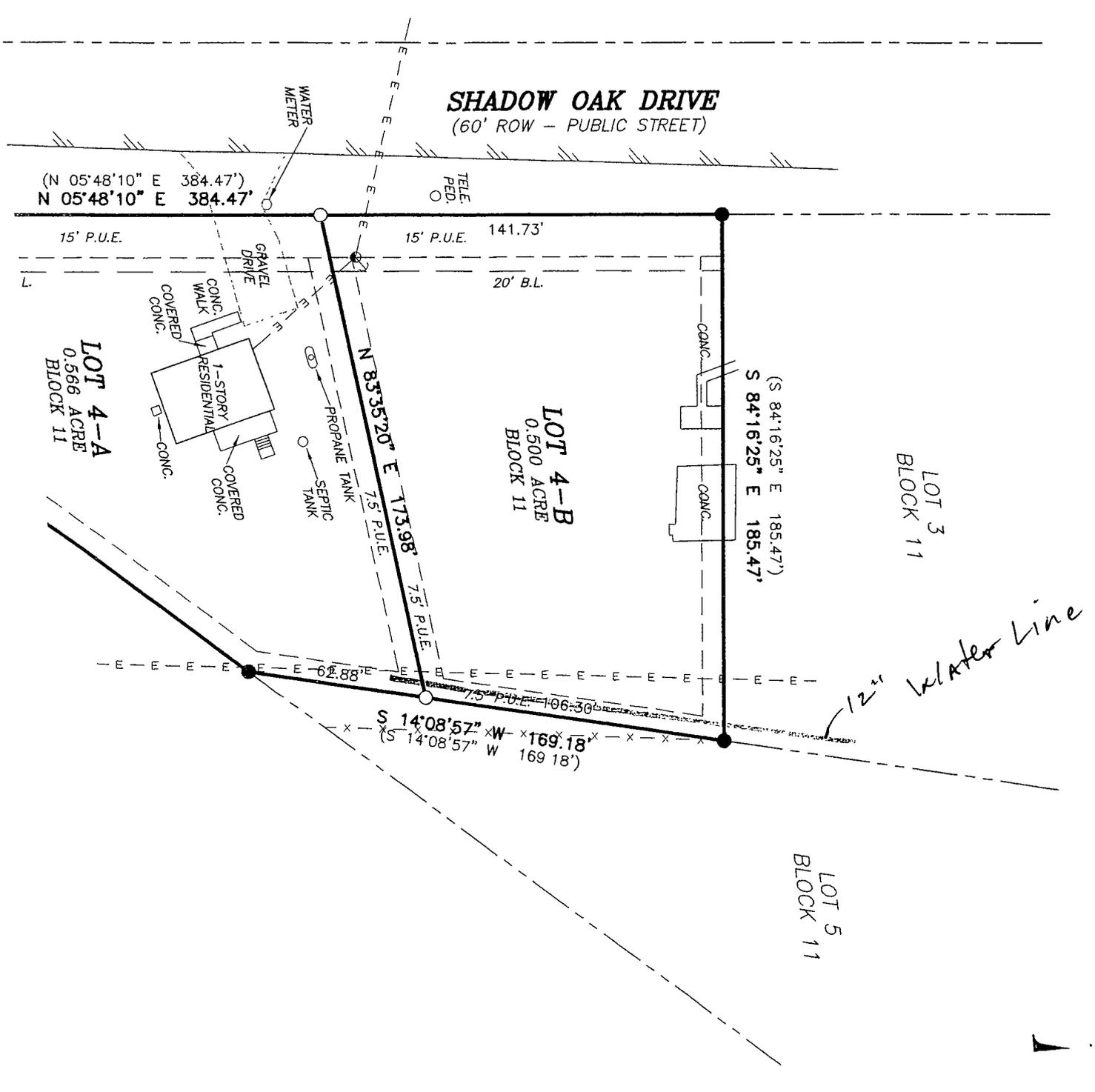
(S 84°16'25" E 185.47')  
S 84°16'25" E 185.47'

**LOT 3**  
BLOCK 11

12" Water Line

S 14°08'57" W 169.18'  
(S 14°08'57" W 169.18')

**LOT 5**  
BLOCK 11



# AQUA

WATER SUPPLY CORPORATION  
Safe • Reliable • Sustainable

November 8, 2021

Richard Lee  
489 Agnes St, Ste 112  
Bastrop, Texas 78602

RE: LBA, Sec 1, Revised  
Amending Plat of Lot 4, Blk 11

Dear Mr. Lee,

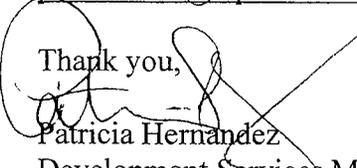
At your request, Aqua has conducted a water feasibility study to determine if adequate water supply capacity is available to serve the above referenced subdivision. Attached, please find a copy of our engineer's written recommendation along with a Preliminary Cost Summary showing the estimated costs.

If you would like to proceed, this project must be approved by Aqua's Board of Directors. The next regularly scheduled meeting that we would be able to add you to the agenda is Monday, December 6<sup>th</sup>, 2021. If you would like this project posted on the December board agenda, please notify me no later than **noon on November 19th**, as this agenda has posting requirements.

Once board approval has been obtained, you will be asked to submit a legal fee deposit to cover costs associated with drafting an agreement. All estimated fees listed on the enclosed Preliminary Cost Summary, minus the legal deposit fee, will be due at the time the agreement is executed.

***Due to the uncertainties of easement acquisition, design requirements, construction contractors' availability, construction materials and equipment availability, inclement weather, etc., Aqua Water Supply Corporation is unable to predict or guarantee the timing of the provision of water services to developments. If the developer chooses to sell lots in a subdivision prior to the provision of water services, the developer does so at their own risk and is solely liable for such action.***

If you have any questions, please do not hesitate to contact me at (512) 581-3253 or via email at [pfernandez@aquawsc.com](mailto:pfernandez@aquawsc.com).

Thank you,  
  
Patricia Hernandez  
Development Services Manager

Enclosure



October 27, 2021

Ms. Patricia Hernandez  
Development Services Manager  
Aqua Water Supply Corporation  
Post Office Drawer "P"  
Bastrop, Texas 78602

Re: Request for Water Feasibility Study  
LBA, Section 1, Revised Amended Plat of Lot 4 Block 11

Dear Ms. Hernandez:

Per your email on August 12, 2021, we have conducted an engineering review and feasibility study of the applicable sector of the Aqua WSC system to determine if sufficient facilities and capacity exist to appropriately serve the referenced proposed development without adversely impacting Aqua's system or if additional infrastructure improvements are required. The review/study is based on a simulated hydraulic analysis with parameters in compliance with TCEQ rules and regulations and AWWA standards. It also addresses city limits, ETJs, CCN, endangered species habitat, 100-year flood plain, etc., as per Aqua WSC's policies.

The property consists of 1.066 acres located at 291 Shadow Oak Drive in Bastrop, Texas in central Bastrop County. The property is within Aqua Zone 4 and can be found on map page C-18R of the current Aqua system maps. Bastrop County Central Appraisal District refers to the property as Parcel ID 46608 and 8722139 owned by Ryan Hromadka and Richard Lee. The property does not appear to be within a defined extraterritorial jurisdiction (ETJ) or City Limits. The property is completely within the Aqua WSC certificated service area as per CCN No. 10294 on file with Public Utility Commission of Texas.

FEMA Flood Insurance Rate Map # 48021C0215E, dated January 19, 2006, depicts no portion of the property to be in a special flood hazard area. Therefore, Aqua would not be in violation of federal funding restrictions regarding 100-year flood plain.

The property falls within the limits of a defined habitat of an endangered species known to exist in Bastrop County or Aqua's service area, specifically that of the Houston Toad, according to U.S. Fish and Wildlife Service publications. Development of these lots should be in conformance with the U.S. Fish and Wildlife Rules and the construction of any infrastructure by Aqua shall be in conformance with Aqua's Habitat Conservation Plan and Incidental Take Permit.

*We recommend the developer contact the Texas Army National Guard at Camp Swift for more information regarding hazardous material, unexploded ordinance, etc.*

The feasibility request indicates that the property will be developed into 1 residential lot. Demand is calculated as 1 Living Unit Equivalent (LUE), assuming 1 LUE per additional meter. No request has been made for fire flow.

**ADDRESS**

1978 S AUSTIN AVENUE | GEORGETOWN, TX 78628

**PHONE**

512 930 9412

**FAX**

512 930 9416

**WEB**

STEGEPBIZZELL.COM

TEXAS REGISTERED ENGINEERING FIRM F-181

**SERVICES**

>> ENGINEERS

>> PLANNERS

>> SURVEYORS

October 27, 2021  
Aqua Water Supply Corporation  
Request for Water Feasibility Study  
LBA, Section 1, Revised Amended Plat of Lot 4 Block 11  
Page 2

Aqua has an existing 12" water line on the east side of the property. Due to the location of the existing 12" water line, only a 12" hot tap will be required. The costs associated with the hot tap and Aqua required fees are included in the enclosed Preliminary Cost Summary.

Based on USGS datum, the property's natural ground elevations vary from approximately 462 to 474 feet above MSL. Based on Aqua's applicable pressure plane for this area (625' "Camp Swift" Pressure Plane), static pressure for this area will comply with TCEQ requirements. The existing 12" water line will have sufficient capacity to serve the additional connections and dynamic residual pressures at peak demand will comply with TCEQ rules and regulations. Existing Aqua customers in the area will not have a decrease in pressures that would cause non-compliance with TCEQ standards.

We recommend a 90-day limit apply for this review from the date of this letter. It should be noted that Aqua's providing service to this subdivision shall be contingent upon the developer's compliance with all relevant Federal, State and County rules and regulations as per Aqua's tariff.

This Feasibility Study and subsequent Preliminary Cost Summary assumes no additional county R.O.W. dedication. If R.O.W. dedication is required that affects Aqua's existing water lines, the Preliminary Cost Estimate will be revised based on the relocation of those lines out of the dedicated R.O.W.

Due to the uncertainties of easement acquisition, design requirements, construction contractors' availability, construction materials and equipment availability, inclement weather, etc., Aqua Water Supply Corporation is unable to predict or guarantee the timing of the provision of water services to developments. If the developer chooses to sell lots in a subdivision prior to the provision of water services, the developer does so at their own risk and is solely liable for such action.

Feel free to contact our office if there are any questions and please advise if we may be of further assistance.

Respectfully,



Curtis R. Steger P.E.

Attachments: Preliminary Cost Summary  
Preliminary Service Map

Cc: David Fleming, P.E.  
Aqua Mgr. of Engineering

# 19970.581 LBA, Section 1 Revised Amended Plat of Lot 4 Block 11

Preliminary Service Map



700 ft



PROPOSED  
DEVELOPMENT

CONNECT SERVICES TO  
EXISTING 12" WATER LINE  
(APPROXIMATE LOCATION  
SHOWN)

Google Earth



Proposed Water System Improvements  
 AQUA WATER SUPPLY CORPORATION  
 Bastrop, Texas

**Richard Lee Development**  
 Bastrop County, Texas

**PRELIMINARY COST SUMMARY**  
 (November 8, 2021)

Item/Description	Quantity	Unit Price	Estimated Cost
12" Hot Tap	1 Ea	\$13,500	\$13,500.00

<b>Construction Total:</b>	<b>\$13,500.00</b>
Contingencies (approx. 10% of const.)	\$1,350
Engineering (approx. 12% of const.)	N/A
Capacity Reservation Fee (\$600 x 2 LUE)	\$1,200
Meter Setting Fee	\$4,450
Membership Fee (\$100 per connection)	\$100
Customer Service Inspeicotr Fee (\$70 per connection)	\$70
Surveying & Staking	N/A
Legal	\$1,000
Easements & Right-of-Way	By Developer

<b>Grand Total:</b>	<b>\$21,670.00</b>
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*Feasibility study - paid 8/16 # Debit \$1,200.-*

*total*      \$22,870.-

NOTE: This is a preliminary cost summary and not an actual contractual construction cost quote. It is not based on any prepared plans or on-site inspections by this office. After surveying and plans are prepared and reviewed, a more accurate estimate can then be provided. This preliminary cost summary shall be valid for 90-days from the date listed above.