

Filing Receipt

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Water & Wastewater Treatment Consultants 17230 Huffmeister Road, Suite A~Cypress, Texas 77429-1643

TEL: 281-373-0500 FAX: 281-373-1113

April 12, 2022

Public Utility Commission of Texas Central Records 1701 N. Congress, Suite 8-100 Austin, TX 78701

Re: Application from Gideon Water, LLC for a new Water Certificate of Convenience and Necessity in Montgomery County, TX

Dear Public Utility Commission of Texas:

Please find attached an Application for a new Water Certificate of Convenience and Necessity for Gideon Water, LLC. This application is to provide retail water utility service in Montgomery County.

All of the mapping files, including pdf, dwg and shp files will be uploaded as well.

We appreciate your earliest review and issuance of a letter indicating administrative completeness. Please feel free to email me at syoung@waterengineers.com or call at 281-373-0500 if you have any questions regarding the information contained in this submittal.

Thank you for your assistance in this review process.

Sincerely,

WATERENGINEERS, INC.

Shelley Young, P.E.

Project Engineer

APPLICATION FOR A NEW WATER CERTIFICATE OF CONVENIENCE AND NECESSITY

FOR

GIDEON WATER LLC P. O. BOX 1230 PINEHURST, TEXAS 77362-1230

PREPARED BY:

WATERENGINEERS, INC.

WATER & WASTEWATER TREATMENT CONSULTANTS 17230 HUFFMEISTER ROAD CYPRESS, TEXAS 77429 TEL: 281-373-0500 FAX: 281-373-1113

APRIL 2022

APPLICATION FOR A NEW WATER CCN

GIDEON WATER LLC

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Application for a New Water Certificate of Convenience & Necessity

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Attachment "I"- General Location Map

Attachment "J"- Requested Service Area Map

Applicat	ion Summary
Applicant: Gideon Water LLC	
CCN No. to be amended:	
or Obtain NEW CCN Water	Constraint
County(ies) affected by this application: Montgome	ery
Dual CCN requested with:	
CCN No.:	(name of retail public utility) Portion or All of requested area
Decertification of CCN for:	
CCN No.:	(name of retail public utility) Portion or All of requested area
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Please mark the items included in this filing	
Partnership Agreement	Part A: Question 4
Articles of Incorporation and By-Laws (WSC)	Part A: Question 4
Certificate of Account Status Franchise, Permit, or Consent letter	Part A: Question 4 Part B: Question 7
Existing Infrastructure Map	Part B: Question 8
Customer Requests For Service in requested area	Part B: Question 9
Population Growth Report or Market Study	Part B: Question 10
TCEQ Engineering Approvals Requests & Responses For Service to ½ mile utility providers	Part B: Question 11 Part B: Question 12.B
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Alternative Provider Analysis	Part B: Question 12.D
Enforcement Action Correspondence TCEQ Compliance Correspondence	Part C: Question 16 Part D: Question 20
Purchased Water Supply or Treatment Agreement	Part D: Question 23
Rate Study (new market entrant)	Part E: Question 28
☐ X Tariff/Rate Schedule	Part E: Question 29
Financial Audit Application Attachment A & B	Part E: Question 30 Part E: Question 30
Capital Improvement Plan	Part E: Question 30
	Part E: Question 31
Detailed (large scale) Map	Part F: Question 32
 X Disclosure of Affiliated Interests X Detailed (large scale) Map X General Location (small scale) Map X Digital Mapping Data 	Part F: Question 32 Part F: Question 32
Signed & Notarized Affidavit	Page 12

	Part A: Applicant Information
1.	A. Name: Gideon Water LLC
	(individual, corporation, or other legal entity) Individual Corporation WSC Other: Imited liability company B. Mailing Address: P.O. Box 1230
	Pinehurst, Texas 77362
	Phone No.: (281) 351-4921 Email: david@hmdctx.com
	C. <u>Contact Person</u> . Please provide information about the person to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney, accountant, or other title.
	Name: Shelley Young, P.E. Title: Engineer
	Mailing Address: 17230 Huffmeister Road, Suite A, Cypress, Texas 77429
	Phone No.: (281) 373-0500 Email: syoung@waterengineers.com
2.	If the Applicant is someone other than a municipality, is the Applicant currently paid in full on the Regulatory Assessment Fees (RAF) remitted to the TCEQ?
	Yes No N/A
3.	If the Applicant is an Investor Owned Utility (IOU), is the Applicant current on Annual Report filings with the Commission? N/A - new market entrant
	Yes No If no, please state the last date an Annual Report was filed:
4.	The legal status of the Applicant is:
	Individual or sole proprietorship
	Partnership or limited partnership (attach Partnership agreement)
	Corporation: Charter number (recorded with the Texas Secretary of State):
	Non-profit, member-owned, member controlled Cooperative Corporation [Article 1434(a) Water Supply or
	Sewer Service Corporation, incorporated under TWC Chapter 67] Charter number (as recorded with the Texas Secretary of State):
	Articles of Incorporation and By-Laws established (attach)
	Municipally-owned utility
	District (MUD, SUD, WCID, FWSD, PUD, etc.)
	County
	Affected County (a county to which Subchapter B, Chapter 232, Local Government Code, applies)
	Other (please explain): LLC - charter number - 0804431999 See Attachment A - Secretary of State Tax Account Status
5.	If the Applicant operates under an assumed name (i.e., any d/b/a), provide the name below:
	Name: N/A

M	Part B: Requested Area Information
6.	Provide details on the existing or expected land use in the requested area, including details on requested actions such as dual certification or decertification of service area.
	The Preserve is currently being developed into a residential subdivision with 50 lots and 3 restricted reserves. There are currently no other water systems willing or able to serve the planned development. The land is not in any other water CCN.
7.	The requested area (check all applicable):
	Currently receives service from the Applicant X Is being developed with no current customers
	Overlaps or is within municipal boundaries Overlaps or is within district boundaries
	Municipality: District:
	Provide a copy of any franchise, permit, or consent granted by the city or district. If not available please explain:
	N/A
8.	Describe the circumstances (economic, environmental, etc.) driving the need for service in the requested area:
	The development of single family lots requires water service.
0	Has the Applicant received any requests for service within the requested area?
9.	
	Yes* No. *Attach copies of all applicable requests for service and show locations on a map The applicant and developer have common ownership.
10.	Is there existing or anticipated growth in the requested area?
	Yes* No *Attach copies of any reports and market studies supporting growth The developer of The Preserve residential area is developing 50 residential lots
11.	A. Will construction of any facilities be necessary to provide service to the requested area?
	Yes* No *Attach copies of TCEQ approval letters
	B. Date Plans & Specifications or Discharge Permit App. submitted to TCEQ: 4/12/2022
	See Attachment B-TCEQ Submittal Letter

	C.	Summarize an estimated timeline for construction for any required facilities to serve the requested area:
		ans and specifications will be submitted on April 12, 2022. As soon as approval to construct is ceived, construction on the well and water plant will begin.
	D.	Describe the source and availability of funds for any required facilities to serve the requested area:
	Co	onstruction will be funded by Frey Inc., an affiliated company to Gideon Water LLC. Financials for Frey Inc.
	Fre wil	ey Inc. is also filing with this application a notarized guarantee affidavit indicating capability, availability and lingness to cover any temporary cash shortages during the start-up of the utility.
		Note: Failure to provide applicable TCEQ construction or permit approvals, or evidence showing that the construction or permit approval has been filed with the TCEQ may result in the delay or possible dismissal of the application.
2.	A.	If construction of a physically separate water or sewer system is necessary, provide a list of all retail public water and/or sewer utilities within one half mile from the outer boundary of the requested area below:
	Clov	odland Lakes Water Supply Corp. CCN 12529 vercreek MUD dvest CCN 11612
	la el	
	В .	Did the Applicant request service from each of the above water or sewer utilities? See Attachment C - Request for Service Letters No *Attach copies of written requests and copies of the written response
	C.	Attach a statement or provide documentation explaining why it is not economically feasible to obtain retail service from the water or sewer retail public utilities listed above.
	D.	If a neighboring retail public utility agreed to provide service to the requested area, attach documentation addressing the following information: No positive response for service requests was received.
		 (A) A description of the type of service that the neighboring retail public utility is willing to provide and comparison with service the applicant is proposing; (B) An analysis of all necessary costs for constructing, operating, and maintaining the new facilities for at least the first five years of operations, including such items as taxes and insurance; and (C) An analysis of all necessary costs for acquiring and continuing to receive service
13.	Exn	from the neighboring retail public utility for at least the first five years of operations. Slain the effect of granting the CCN request on the Applicant, any retail public utility of the same kind serving in the
,	prox	ximate area, and any landowners in the requested area. The statement should address, but is not limited to, onalization, compliance, and economic effects.

	The effect of granting the CCN request on the applicant would be to allow the development of The Preserve residential subdivision. As there were no positive responses for service requests, there would be no negative effect on other utilities.
	Part C: CCN Obtain or Amend Criteria Considerations
14.	Describe the anticipated impact and changes in the quality of retail utility service for the requested area:
	There will be no changes in the quality of retail utility service since this will be a new utility.
15.	Describe the experience and qualifications of the Applicant in providing continuous and adequate retail service:
	The applicant is a new entrant to the utility service industry. However, the applicant will hire utility professionals to help operate the system and to assist in regulatory compliance.
16.	Has the Applicant 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? Yes* No *Attach copies of any correspondence with the applicable regulatory agency concerning any enforcement actions, and attach a description of any actions or efforts the Applicant has taken to comply with these requirements.
17.	Explain how the environmental integrity of the land will or will not be impacted or disrupted as a result of granting the CCN as requested:
	The Preserve residential subdivision encompasses 80.008 acres and will consist of 50 lots and 3 restricted reserves. The land will be partially cleared for roads, homes and water plant construction.
18.	Has the Applicant made efforts to extend retail water or sewer utility service to any economically distressed area located within the requested area?
	N/A

19. List all neighboring water or sewer retail public utilities, cities, districts (including ground water conservation districts), counties, or other political subdivisions (including river authorities) providing the same service located within <a href="two:uto:two:uto

City of Magnolia CCN 11466

Clovercreek MUD

G & W Water Supply Corp. CCN 12391

Quadvest CCN 11612

Utilities Investment Co., Inc. CCN 12932 and 12671

Undine CCN 13260

Woodland Lakes Water Supply Corp. CCN 12529

Montgomery County Judge

Lone Star Groundwater Conservation District

San Jacinto River Authority

Paint D: TCEQ Public Water System or Sewer (Wastewater) Information

20. A. Complete the following for <u>all</u> Public Water Systems (PWS) associated with the Applicant's CCN:

TCEQ PWS ID:	Name of PWS:	Date of TCEQ inspection*:	Subdivisions served:		
None					
*	-				

*Attach evidence of compliance with TCEQ for each PWS

B. Complete the following for <u>all</u> TCEQ Water Quality (WQ) discharge permits associated with the Applicant's CCN:

TCEQ Discharge Permit No:	Date Permit expires:	Date of TCEQ inspection*:	Subdivisions served:
WQ- None			
WQ-			
WQ-			
WQ-	v		

*Attach evidence of compliance with TCEQ for each Discharge Permit

C. The requested CCN service area will be served via:

PWS ID: to be determined

WQ - N/A

21. List the number of *existing* connections for the PWS & Discharge Permit indicated above (Question 20. C.):

Wa	Water			Sewer			
	Non-metered	2"		Residential			
	5/8" or 3/4"	3"	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Commercial			
	1"	4"		Industrial			
	1 ½"	Other		Other			
	Total Water Connection	ons: 0	Γ	Total Sewer Connections: N/A			

22. List the number of <u>additional</u> connections projected for the requested CCN area:

Water			Sewer			
20	Non-metered	2"	Residential			
50 5/8" or 3/4" 3"		3"	Commercial			
	1"	4"	Industrial			
	1 1/2"	Other	Other			
	Total Water Connections:	50	Total Sewer Connections: N/A			

23.	A. Will the sys	stem servin	g the requested area purchase w	ater or sewer treatme	nt capacity fro	om another source?
	Yes*	X No	*Attach a copy of purcha	se agreement or cont	ract.	
		Capacity	y is purchased from:			
			Water:		·	
			Sewer:			
			ints PWS's required to purchase ater standards?	e water to meet the To	CEQ's minimu	ım capacity requirements
	Yes	☐ No	N/A			
			supply or treatment purchased, archased water or sewer treatme		contract? Wha	at is the percent of overall
		77.4	Amount in Gallons	Percent of d	emand	
	_	Water:		0%		
		DOWOI.		076		
24.	Does the PWS o requested area?	or sewer tre	eatment plant have adequate ca	apacity to meet the o	current and pro	ojected demands in the
	Yes	No '	The newly constructed facilities	will have adequate of	capacity to mee	et projected demands
25.			EQ license number of the opera d to the requested area:	tors that will be respondent	onsible for the	operations of the water or
	Nam	ne (as it ap	pears on license)	Class	License No.	. Water/Sewer
		To be	determined	19	,	
		<u> </u>				
	5 g s 0					
26.	A. Are any important standards?	~ 	required for the existing PWS /A - not existing	or sewer treatment pl	ant to meet TO	CEQ or Commission
						TODO
	B. Provide det or Commiss	tails on eac sion standa	h required major capital improverds (attach any engineering repo	orts or TCEQ approve	correct deficies al letters):	
	Descriptio	n of the Ca	pital Improvement:	Estimated Compl	letion Date:	Estimated Cost:
-						
<u> </u>			 			
		£1				
27.	or proposed custo	omer conne r other larg	owing all facilities for productio ctions, in the requested area. Fa e scale maps. Color coding can ilities Map	cilities should be ide	ntified on subc	livision plats, engineering

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28.	If the Applicant seeking to obtain a CCN for the first time is an Investor Owned Utility (IOU) and under the original
	rate jurisdiction of the Commission, a proposed tariff must be attached to the application. The proposed rates must be
	supported by a rate study, which provides all calculations and assumptions made. Once a CCN is granted, the Applicant
	must submit a rate filing package with the Commission within 18 months from the date service begins. The purpose of
	this rate filing package is to revise a utility's tariff to adjust the rates to a historic test year and to true up the new tariff
	rates to the historic test year. It is the Applicant's responsibility in any future rate proceeding to provide written evidence
	and support for the original cost and installation date of all facilities used and useful for providing utility service. Any
	dollar amount collected under the rates charged during the test year in excess of the revenue requirement established by
	the Commission during the rate change proceeding shall be reflected as customer contributed capital going forward as
	an offset to rate base for ratemaking purposes. See Attachment E - New Water Tariff See Attachment F - Pro Forma/Rate Study
29.	If the Applicant is an existing IOU, please attach a copy of the current tariff and indicate: N/A-not existing IOU
	A. Effective date for most recent rates:

A.	Effective d	ate for most red	cent rates:	
В.	Was notice	of this increas	e provided to t	the Commission or a predecessor regulatory authority?
	No	Yes		Application or Docket Number:
C.	If notice w	as not provided	to the Commi	ission, please explain why (ex: rates are under the jurisdiction of a
C.	If notice w municipali		to the Comm	ission, please explain why (ex: rates are under the jurisdiction of a
C.			I to the Comm	ission, please explain why (ex: rates are under the jurisdiction of a

If the Applicant is a Water Supply or Sewer Service Corporation (WSC/SSC) and seeking to obtain a CCN, attach a copy of the current tariff.

30. Financial Information
Applicants must provide accounting information typically included within a balance sheet, income statement, and statement of cash flows. If the Applicant is an existing retail public utility, this must include historical financial information and projected financial information. However, projected financial information is only required if the Applicant proposes new service connections and new investment in plant, or if requested by Commission Staff. If the Applicant is a new market entrant and does not have its own historical balance sheet, income statement, and statement of cash flows information, then the Applicant should establish a five-year projection.

<u>Historical Financial Information</u> may be shown by providing any combination of the following that includes necessary information found in a balance sheet, income statement, and statement of cash flows:

- 1. Completed Appendix A;
- 2. Documentation that includes all of the information required in Appendix A in a concise format; or
- 3. Audited financial statements issued within 18 months of the application filing date. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.

Projected Financial Information may be shown by providing any of the following:

- 1. Completed Appendix B; See Attachment F 5 Year Pro Forma
- 2. Documentation that includes all of the information required in Appendix B in a concise format;
- 3. A detailed budget or capital improvement plan, which indicates sources and uses of funds required, including improvements to the system being transferred; or
- 4. A recent budget and capital improvements plan that includes information needed for analysis of the operations test for the system being transferred and any operations combined with the system. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.
- 31. Attach a disclosure of any affiliated interest or affiliate. Include a description of the business relationship between all affiliated interests and the Applicant. See Attachment H Affiliated Interests

DO NOT INCLUDE ATTACHMENTS A OR B IF LEFT BLANK

Part F: Mapping & Affidavits

- 32. 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 Applicant should adhere to the following guidance:

See Attachment I - General Location Map

- i. If the application includes an amendment for both water and sewer certificated service areas, 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.
- 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.
- A detailed (large scale) map identifying the requested area in reference to verifiable man-made or natural landmarks such as roads, rivers, and railroads. The Applicant should adhere to the following guidance:

See Attachment J - Requested Service Area Map

- i. The map should 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 and/or natural landmarks must be labeled and marked on the map as well.
- ii. If the application includes an amendment for both water and sewer certificated service area, separate maps need to be provided for each.
- 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.
- 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 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 2 (above); or
- 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:

 Digital Mapping Data will be filed in the e-filer with the application
 - 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 drives), clearly labeled, and filed with Central Records. Seven (7) copies of the digital mapping data is also required.

WaterEngineers, Inc., 17230 Huffmeister Road, Suite A, Cypress, Texas 77429

Part G: Notice Information

The following information will be used to generate the proposed notice for the application.

DO NOT provide notice until the application is deemed sufficient for filing and the Applicant is ordered to provide notice.

33.	Complete the following using verifiable man-made and/or nat the requested area (to be stated in the notice documents). It boundary of the requested area:	
	The total acreage of the requested area is approximately:	80
	Number of customer connections in the requested area:	0
	The closest city or town:	Magnolia
	Approximate mileage to closest city or town center:	
	Direction to closest city or town:	
	The requested area is generally bounded on the North by:	Whispering Pine Road
	on the East by:	Alford Road
	on the <u>South</u> by:	- line 4 000 fact could of and parallel to Whicharing Dina Boad
	on the West by:	Park Loop

34.

A copy of the proposed map will be available at

Applicant's Oath STATE OF TEXAS COUNTY OF MONTGOMERY DAVID FREY being duly sworn, file this application to obtain or amend a water or sewer CCN, as 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 represent that the application form has not been changed, altered, or amended from its original form. I further represent that the Applicant will provide continuous and adequate service to all customers and qualified applicants within its certificated service area should its request to obtain or amend its CCN be granted. 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 12 of April , 20 22 **SEAL** KALEY JONES Notary ID #132332457 My Commission Expires OTARY PUBLIC (N'AND FOR THE January 28, 2024 STATE OF TEXAS January 28, 2024 My commission expires:

ATTACHMENT "A" CERTIFICATE OF ACCOUNT STATUS

GIDEON WATER LLC



Office of the Secretary of State

CERTIFICATE OF FILING OF

Gideon Water Limited Liability Company File Number: 804431999

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 02/14/2022

Effective: 02/14/2022



John B. Scott Secretary of State

Dial: 7-1-1 for Relay Services Document: 1120340430005



Office of the Secretary of State

February 23, 2022

Attn: Frey, Inc.

Frey, Inc. 29925 Tudor Way Magnolia, TX 77355 USA

RE: Gideon Water Limited Liability Company

File Number: 804431999

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at https://window.state.tx.us/taxinfo/franchise/index.html.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section Business & Public Filings Division (512) 463-5555

Enclosure

Phone: (512) 463-5555

Prepared by: Angie Hurtado

Fax: (512) 463-5709 TID: 10285

Dial: 7-1-1 for Relay Services Document: 1120340430005





Franchise Tax Account Status

As of: 03/11/2022 10:02:36

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

GIDEON WATER LIMITED LIABILITY COMPANY		
Texas Taxpayer Number 32083186885		
Mailing Address	PO BOX 1230 PINEHURST, TX 77362-1230	
Right to Transact Business in Texas	ACTIVE	
State of Formation TX		
Effective SOS Registration Date	02/14/2022	
Texas SOS File Number	0804431999	
Registered Agent Name DAVID R. FREY		
Registered Office Street Address	29925 TUDOR WAY MAGNOLIA, TX 77355	

ATTACHMENT "B"

TCEQ WATER PLANT SUBMITTAL CONFIRMATION

GIDEON WATER LLC

Water & Wastewater Treatment Consultants

Texas Board of Professional Engineers Firm No. 2066 17230 HUFFMEISTER RD. SUITE A CYPRESS, TEXAS 77429

TEL: 281-373-0500 FAX: 281-373-1113

April 12, 2022

Ms. Vera Poe, P.E. TCEQ Water Supply Division Utilities Tech Review Section, MC 153 12100 Park 35 Circle, Building F Austin, Texas 78753

Re:

Gideon Water, LLC - The Preserve Water System CN: Proposed; RN: Proposed; PWS ID: Proposed

Montgomery County, Texas

Dear Ms. Poe:

Please find herewith the engineering plans, specifications, and design report for the proposed The Preserve Water System to be located at 19556 Alford Road, Magnolia, Montgomery County, Texas 77355.

- 1. Plan Review Submittal Form & Core Data Form
- 2. Engineering Design Report
- 3. Well Pollution Hazard Survey Checklist & Maps
- 4. Service Area Map & Request for Service Correspondence
- 5. Well Search
- 6. Well Hydraulic Calculations
- 7. Well Chlorination Calculations
- 8. Water System Capacity Rating Calculations
- 9. Property Deed & Recorded Sanitary Control Easements
- 10. Business Plan, Financial Ability Form & Financial Documents & Cost Estimate
- 11. Equipment Specifications
- 12. Engineering Design Drawings

If you have any questions or would like further information, please contact us by telephone at 281-373-0500 or by email at madison@waterengineers.com or d.ray@waterengineers.com.

Sincerely,

WATERENGINEERS, INC.

D. Ray Young, P.E. Principal Engineer

Enclosures:

As Noted Above

cc:

David Frey via email to david@hmdctx.com

TCEQ Region 12 via email to R12PWS@tceq.texas.gov

WaterEngineers, Inc.

TBPE FIRM No. 2066

ATTACHMENT "C" REQUEST FOR SERVICE LETTERS

GIDEON WATER LLC

WATERENGINEERS, INC.

WATER & WASTEWATER TREATMENT CONSULTANTS
17230 HUFFMEISTER ROAD, SUITE A ~ CYPRESS, TEXAS 77429-1643
TEL: 281-373-0500 FAX: 281-373-1113

December 22, 2021

Certified Mail Tracking: 7020 2450 0000 8585 2908

Clovercreek MUD c/o Coats Rose 9 Greenway Plaza, Suite 1000 Houston, Texas 77046

Re:

Request for Utility Service - The Preserve

To Whom it May Concern:

We are in the process of determining if water and/or sewer service is available to serve the proposed The Preserve subdivision that will be located at 19556 Alford Road in Magnolia, Montgomery County, Texas 77355 as shown in the attached Service Area Map. The proposed development will ultimately consist of 50 residential lots.

We request your response regarding the possibility of your utility providing retail water and/or sewer service to the development. Please indicate whether or not your utility is willing to provide service and return a copy of this letter indicating if service is available; and if so, please indicate what is required to consider an application for service, including line extension charges, tap fees, etc. In addition, please include a copy of your utility tariff.

Please email your response to engineer madison@waterengineers.com, mail it to WaterEngineers, Inc., 17230 Huffmeister Road, Suite A, Cypress, Texas 77429-1643, or fax it to 281-373-1113. Please feel free to call me 281-373-0500 if you would like to discuss this request or have any questions. Thank you for your assistance.

Sincerely,
WaterEngineers, Inc.

MadISON, Bucknel

Madison Buckner, E.I.T.

Attachment: Service Area Map

	REPLY	/		
Date of Reply: 12-28-2021		gnature:		 -
Name of Utility: Clovercreek MUD		inted Name:		on PE
Will You Provide Retail Water and Sewer Service?	Tit	tle: <u>Sr.\</u>	roject Manga	05
(Yes/No) No	Or	ganization:	ogler and Spene	cer Engineering, Inc.
(If Yes, please indicate the terms required).	Ad	idress: 77	7. N. Eldridge	Pkwy, Ste 500
Terms:	The state of the s		J	
	Te	lephone: 71	3-782-004	-2
the same of the sa		nail: per	1	



WATER & WASTEWATER TREATMENT CONSULTANTS

17230 HUFFMEISTER ROAD, SUITE A ~ CYPRESS, TEXAS 77429-1643 Tel: 281-373-0500 Fax: 281-373-1113

December 22, 2021

Certified Mail Tracking: 7020 2450 0000 8281 8553

Quadvest LP 26926 FM 2978 Road Magnolia, Texas 77354

Re:

Sincerely,

WaterEngineers, Inc.

ladison Buckner

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Madison Buckner, E.I.T. Attachment: Service Area Map	
REI	PLY
Date of Reply:	Signature: This lad
Name of Utility: Quadvest LP	Printed Name: Drillacet
Will You Provide Retail Water and Sewer Service?	Title: Changernat Construction Calabrater
(Yes(No))	Organization: Washes IP
(If Yes, please indicate the terms required).	Address: 20926 FN 2978
Terms:	Magnelia TX 7735
	Telephone:
	Email: Atrader Equad vest con



WATER & WASTEWATER TREATMENT CONSULTANTS 17230 HUFFMEISTER ROAD, SUITE A ~ CYPRESS, TEXAS 77429-1643 TEL: 281-373-0500 FAX: 281-373-1113

December 22, 2021

Certified Mail Tracking: 7020 2450 0000 8585 2885

Woodland Lakes Water Supply Corporation P.O. Box 1102 Magnolia, Texas 77353

Re:

Sincerely,

WaterEngineers, Inc.

Madison Buckner

Request for Utility Service - The Preserve

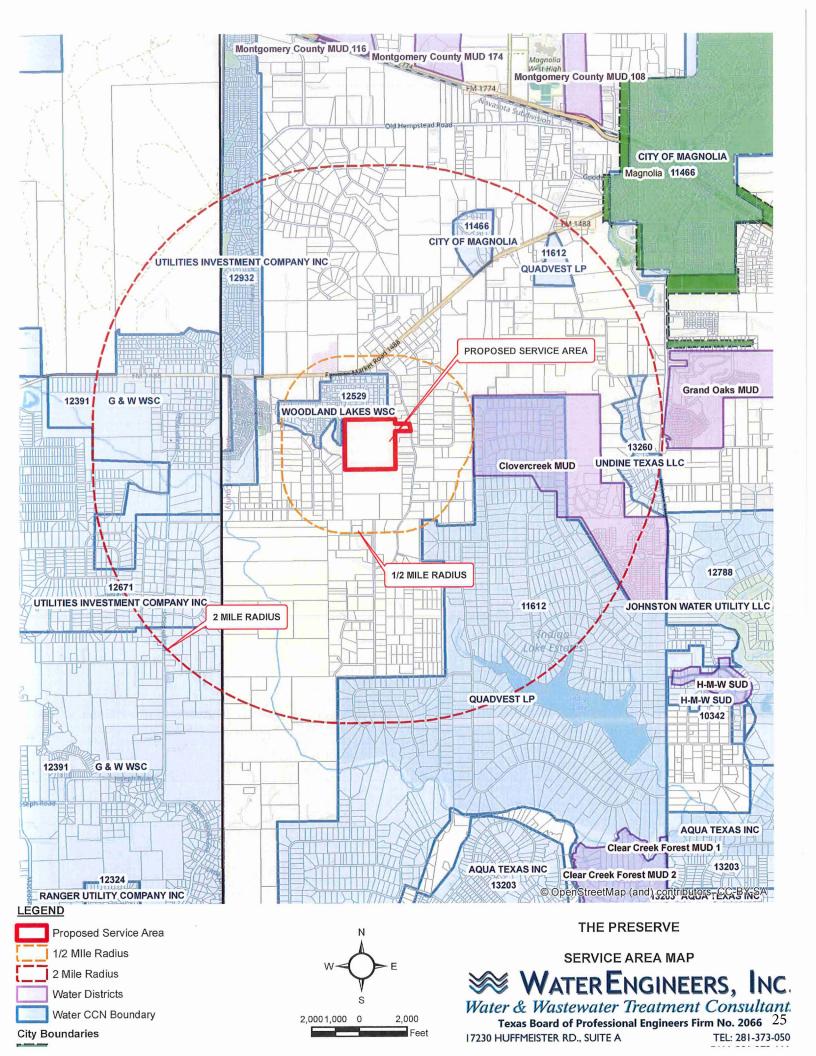
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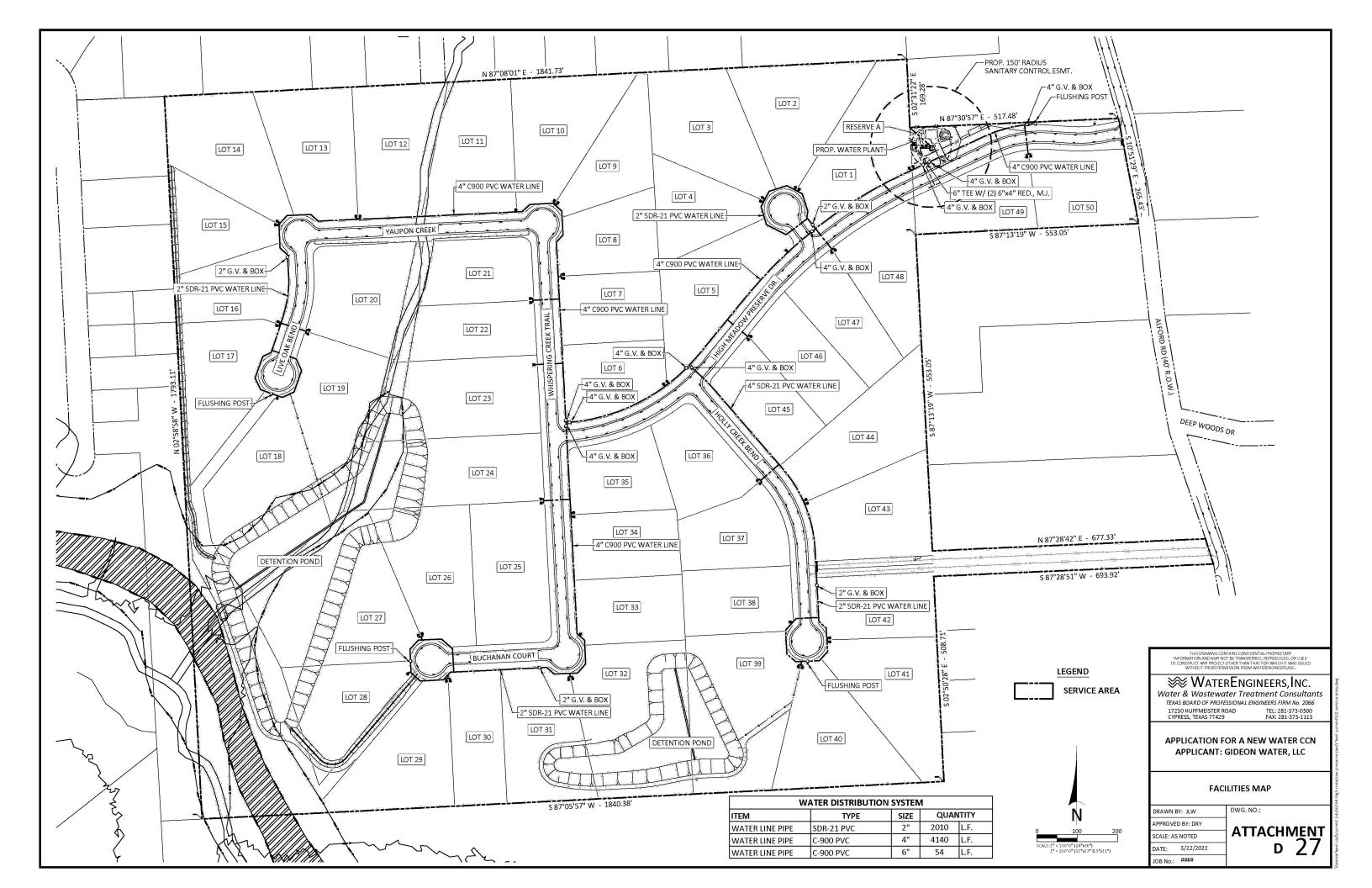
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Madison Buckner, E.I.T. Attachment: Service Area Map	
	PLY
Date of Reply:	Signature:
Name of Utility: Woodland Lakes WSC	Printed Name:
Will You Provide Retail Water and Sewer Service?	Title:
(Yes/No)	Organization:
(If Yes, please indicate the terms required).	Address:
Terms:	
	Telephone:
	Email:



ATTACHMENT "D" FACILITIES MAP

GIDEON WATER LLC



ATTACHMENT "E" WATER TARIFF

GIDEON WATER LLC



WATER UTILITY TARIFF

Docket Number:

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

Gideon Water LLC (Utility Name)	P.O. Box 1230 (Business Address)
Pinehurst, Texas 77362-1230 (City, State, Zip Code)	281-351-4921 (Area Code/Telephone)
This tariff is effective for utility operations un Convenience and Necessity:	under the following Certificate of
This tariff is effective in the following counting Montgomery	ies:
This tariff is effective in the following cities N/A	or unincorporated towns (if any):
This tariff is effective in the following subdiv	visions or public water systems:

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):

TABLE OF CONTENTS

SECTION 1.0-RATE SCHEDULE	2
SECTION 2.0- SERVICE RULES AND POLICIES	4
SECTION 3.0- EXTENSION POLICY	13
APPENDIX A - DROUGHT CONTINGENCY PLAN	18
APPENDIX B- APPLICATION FOR SERVICE	19

Note: Appendix A – Drought Contingency Plan (DCP) is approved by the Texas Commission on Environmental Quality; however, the DCP is included as part of your approved utility tariff pursuant to PUC rules. If you are establishing a tariff for the first time, please contact the TCEQ to complete and submit a DCP for approval.

Gideon	Water LLC	
	(Utility Name)	

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

Meter Size	Monthly Minimum Charge	Gallonage Charge		
5/8" or 3/4"	AMERICAN SECTION OF THE SECTION OF T	\$ 3,50 per 1000 gallons, 1 st 10,000 gallons		
1"	\$ 125.00	\$ 5.00 per 1000 gallons, next >10,000 gallons		
11/2 "	\$ 200.00	\$ per 1000 gallons thereafter		
2"	\$ 400.00			
311	\$ 750.00			
4"	\$ 1,500.00			

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

Cash__ 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%

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

Section 1.02 - Miscellaneous Fee

TAP FEE

\$ 1,200.00

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

TAP FEE (Unique Costs)

Actual Cost

FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS.

TAP FEE (Large Meter)

Actual Cost

TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

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

METER TEST FEE

\$ 25.00

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

PUCT 9/1/2014 Water Tariff (Previous TCEQ Form 10330) Page 2 of 19

Gideon	Water LLC
	(Utility Name)

SECTION 1.0 - RATE SCHEDULE (Continued)

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):

- \$ 25.00 a) Nonpayment of bill (Maximum \$25.00) \$ 40.00 b) Customer's request that service be disconnected
- \$ 40.00 TRANSER FEE

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

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

\$ 35.00

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

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)

\$ 50.00

COMMERCIAL & NON-RESIDENTIAL DEPOSIT

1/6TH OF ESTIMATED ANNUAL BILL

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE

\$

WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [P.U.C. SUBST. R. 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.

SECTION 2.0 -- SERVICE RULES AND POLICIES

The utility will have the most current Public Utility Commission of Texas (PUC or commission rules relating to Water and Wastewater Utility regulations, available at its office for reference purposes. The Rules and this tariff shall be available for public inspection and reproduction at a reasonable cost. The latest Rules or commission approved changes to the Rules supersede any rules or requirements in this tariff.

Section 2.01 - Application for Water Service

All applications for service will be made on the utility's standard application or contract form (attached in the Appendix to this tariff), will be signed by the applicant, any required fees (deposits, reconnect, tap, extension fees, etc. as applicable) will be paid and easements, if required, will be granted before service is provided by the utility. A separate application or contract will be made for each service location.

Section 2.02 - Refusal of Service

The utility may decline to serve an applicant until the applicant has complied with the regulations of the regulatory agencies (state and municipal regulations) and for the reasons outlined in the PUC Rules. In the event that the utility refuses to serve an applicant, the utility will inform the applicant in writing of the basis of its refusal. The utility is also required to inform the applicant that a complaint may be filed with the commission.

<u>Section 2.03 - Fees and Charges & Easements Required Before Service Can Be Connected</u>

(A) Customer Deposits

If a residential applicant cannot establish credit to the satisfaction of the utility, the applicant may be required to pay a deposit as provided for in Section 1.02 - Miscellaneous Fees of this tariff. The utility will keep records of the deposit and credit interest in accordance with PUC Rules.

Residential applicants 65 years of age or older may not be required to pay deposits unless the applicant has an outstanding account balance with the utility or another water or sewer utility which accrued within the last two years.

Nonresidential applicants who cannot establish credit to the satisfaction of the utility may be required to make a deposit that does not exceed an amount equivalent to one-sixth of the estimated annual billings.

Water Tariff Page No. 5

SECTION 2.0 - SERVICE RULES AND POLICIES (Continued)

Refund of deposit - If service is not connected, or after disconnection of service, the utility will promptly refund the customer's deposit plus accrued interest or the balance, if any, in excess of the unpaid bills for service furnished. The utility may refund the deposit at any time prior to termination of utility service but must refund the deposit plus interest for any residential customer who has paid 18 consecutive billings without being delinquent.

(B) Tap or Reconnect Fees

A new customer requesting service at a location where service has not previously been provided must pay a tap fee as provided in Section 1. A customer requesting service where service has previously been provided must pay a reconnect fee as provided in Section 1. Any applicant or existing customer required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be given a written explanation of such costs prior to request for payment and/or commencement of construction. If the applicant or existing customer does not believe that these costs are reasonable or necessary, the applicant or existing customer shall be informed of their right to appeal such costs to the PUC or such other regulatory authority having jurisdiction over the utility's rates in that portion of the utility's service area in which the applicant's or existing customer's property(ies) is located.

Fees in addition to the regular tap fee may be charged if listed specifically in Section 1 to cover unique costs not normally incurred as permitted by P.U.C. SUBST. R. 24.86(a)(1)(C). For example, a road bore for customers outside a subdivision or residential area could be considered a unique cost.

(C) Easement Requirement

Where recorded public utility easements on the service applicant's property do not exist or public road right-of-way easements are not available to access the applicant's property, the utility may require the applicant to provide it with a permanent recorded public utility easement on and across the applicant's real property sufficient to provide service to that applicant. Such easement(s) shall not be used for the construction of production, storage, transmission or pressure facilities unless they are needed for adequate service to that applicant.

SECTION 2.0 - SERVICE RULES AND POLICIES (Continued)

Section 2.04 - Utility Response to Applications for Service

After the applicant has met all the requirements, conditions and regulations for service, the utility will install tap, meter and utility cut-off valve and/or take all necessary actions to initiate service. The utility will serve each qualified applicant for service within 5 working days unless line extensions or new facilities are required. If construction is required to fill the order and if it cannot be completed within 30 days, the utility will provide the applicant with a written explanation of the construction required and an expected date of service.

Except for good cause where service has previously been provided, service will be reconnected within one working day after the applicant has met the requirements for reconnection.

Section 2.05 - Customer Responsibility

The customer will be responsible for furnishing and laying the necessary customer service pipe from the meter location to the place of consumption. Customers will not be allowed to use the utility's cutoff valve on the utility's side of the meter. Existing customers may install cutoff valves on their side of the meter and are encouraged to do so. All new customers may be required to install and maintain a cutoff valve on their side of the meter.

No direct connection between a public water supply system and any potential source of contamination or between a public water supply system and a private water source (ex. private well) will be allowed. A customer shall not connect, or allow any other person or party to connect, onto any water lines on his premises.

Section 2.06 - Customer Service Inspections

Applicants for new service connections or facilities which have undergone extensive plumbing modifications are required to furnish the utility a completed customer service inspection certificate. The inspection certificate shall certify that the establishment is in compliance with the Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems, Section 290.46(j). The utility is not required to perform these inspections for the applicant/customer, but will assist the applicant/customer in locating and obtaining the services of a certified inspector.

(Utility Name)

SECTION 2.0 - SERVICE RULES AND POLICIES (Continued)

Section 2.07 - Back Flow Prevention Devices

No water connection shall be allowed to any residence or establishment where an actual or potential contamination hazard exists unless the public water facilities are protected from contamination by either an approved air gap, backflow prevention assembly, or other approved device. The type of device or backflow prevention assembly required shall be determined by the specific potential hazard identified in Title 30 Texas Administrative Code (TAC) §290.47(i) Appendix I, Assessment of Hazards and Selection of Assemblies of the TCEQ Rules and Regulations for Public Water Systems.

The use of a backflow prevention assembly at the service connection shall be considered as additional backflow protection and shall not negate the use of backflow protection on internal hazards as outlined and enforced by local plumbing codes. When a customer service inspection certificate indicates that an adequate internal cross-connection control program is in effect, backflow protection at the water service entrance or meter is not required.

At any residence or establishment where it has been determined by a customer service inspection, that there is no actual or potential contamination hazard, as referenced in 30 TAC §290.47(i) Appendix I, Assessment of Hazards and Selection of Assemblies of the TCEQ Rules and Regulations for Public Water Systems, then a backflow prevention assembly or device is not required. Outside hose bibs do require, at a minimum, the installation and maintenance of a working atmospheric vacuum breaker.

All backflow prevention assemblies or devices shall be tested upon installation by a TCEQ certified backflow prevention assembly tester and certified to be operating within specifications. Backflow prevention assemblies which are installed to provide protection against health hazards must also be tested and certified to be operating within specifications at least annually by a certified backflow prevention assembly tester.

If the utility determines that a backflow prevention assembly or device is required, the utility will provide the customer or applicant with a list of TCEQ certified backflow prevention assembly testers. The customer will be responsible for the cost of installation and testing, if any, of backflow prevention assembly or device. The customer should contact several qualified installers to compare prices before installation. The customer must pay for any required maintenance and annual testing and must furnish a copy of the test results demonstrating that the assembly is functioning properly to the utility within 30 days after the anniversary date of the installation unless a different date is agreed upon.

(Utility Name)

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

Section 2.08 - Access to Customer's Premises

The utility will have the right of access to the customer's premises at all reasonable times for the purpose of installing, testing, inspecting or repairing water mains or other equipment used in connection with its provision of water service, or for the purpose of removing its property and disconnecting lines, and for all other purposes necessary to the operation of the utility system including inspecting the customer's plumbing for code, plumbing or tariff violations. The customer shall allow the utility and its personnel access to the customer's property to conduct any water quality tests or inspections required by law. Unless necessary to respond to equipment failure, leak or other condition creating an immediate threat to public health and safety or the continued provision of adequate utility service to others, such entry upon the customer's property shall be during normal business hours and the utility personnel will attempt to notify the customer that they will be working on the customer's property. The customer may require any utility representative, employee, contractor, or agent seeking to make such entry identify themselves, their affiliation with the utility, and the purpose of their entry.

All customers or service applicants shall provide access to meters and utility cutoff valves at all times reasonably necessary to conduct ordinary utility business and after normal business hours as needed to protect and preserve the integrity of the public drinking water supply.

Section 2.09 - Meter Requirements, Readings, and Testing

One meter is required for each residential, commercial, or industrial connection. All water sold by the utility will be billed based on meter measurements. The utility will provide, install, own and maintain meters to measure amounts of water consumed by its customers.

Meters will be read at monthly intervals and as nearly as possible on the corresponding day of each monthly meter reading period unless otherwise authorized by the Commission.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

Meter tests. The utility will, upon the request of a customer, and, if the customer so desires, in his or her presence or in that of his or her authorized representative, make without charge a test of the accuracy of the customer's meter. If the customer asks to observe the test, the test will be made during the utility's normal working hours at a time convenient to the customer. Whenever possible, the test will be made on the customer's premises, but may, at the utility's discretion, be made at the utility's testing facility. If within a period of two years the customer requests a new test, the utility will make the test, but if the meter is found to be within the accuracy standards established by the American Water Works Association, the utility will charge the customer a fee which reflects the cost to test the meter up to a maximum \$25 for a residential customer. Following the completion of any requested test, the utility will promptly advise the customer of the date of removal of the meter, the date of the test, the result of the test, and who made the test.

Section 2.10 - Billing

(A) Regular Billing

Bills from the utility will be mailed monthly unless otherwise authorized by the Commission. The due date of bills for utility service will be at least sixteen (16) days from the date of issuance. The postmark on the bill or, if there is no postmark on the bill, the recorded date of mailing by the utility will constitute proof of the date of issuance. Payment for utility service is delinquent if full payment, including late fees and the regulatory assessment, is not received at the utility or the utility's authorized payment agency by 5:00 p.m. on the due date. If the due date falls on a holiday or weekend, the due date for payment purposes will be the next workday after the due date.

(B) Late Fees

A late penalty of either \$5.00 or 10.0% will be charged on bills received after the due date. The penalty on delinquent bills will not be applied to any balance to which the penalty was applied in a previous billing. The utility must maintain a record of the date of mailing to charge the late penalty.

(C) Information on Bill

Each bill will provide all information required by the PUC Rules. For each of the systems it operates, the utility will maintain and note on the monthly bill a local or toll-free telephone number (or numbers) to which customers can direct questions about their utility service.

(Utility Name)

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

(D) Prorated Bills

If service is interrupted or seriously impaired for 24 consecutive hours or more, the utility will prorate the monthly base bill in proportion to the time service was not available to reflect this loss of service.

Section 2.11 - Payments

All payments for utility service shall be delivered or mailed to the utility's business office. If the business office fails to receive payment prior to the time of noticed disconnection for non-payment of a delinquent account, service will be terminated as scheduled. Utility service crews shall not be allowed to collect payments on customer accounts in the field.

Payment of an account by any means that has been dishonored and returned by the payor or payee's bank, shall be deemed to be delinquent. All returned payments must be redeemed with cash or valid money order. If a customer has two returned payments within a twelve month period, the customer shall be required to pay a deposit if one has not already been paid.

Section 2.12 - Service Disconnection

(A) With Notice

Utility service may be disconnected if the bill has not been paid in full by the date listed on the termination notice. The termination date must be at least 10 days after the notice is mailed or hand delivered.

The utility is encouraged to offer a deferred payment plan to a customer who cannot pay an outstanding bill in full and is willing to pay the balance in reasonable installments. However, a customer's utility service may be disconnected if a bill has not been paid or a deferred payment agreement entered into within 26 days from the date of issuance of a bill and if proper notice of termination has been given.

Notice of termination must be a separate mailing or hand delivery in accordance with the PUC Rules.

B) Without Notice

Utility service may also be disconnected without notice for reasons as described in the PUC Rules.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

Section 2.13 - Reconnection of Service

Utility personnel must be available during normal business hours to accept payments on the day service is disconnected and the following day unless service was disconnected at the customer's request or due to a hazardous condition.

Service will be reconnected within 36 hours after the past due bill, reconnect fees and any other outstanding charges are paid or the conditions which caused service to be disconnected are corrected.

Section 2.14 - Service Interruptions

The utility will make all reasonable efforts to prevent interruptions of service. If interruptions occur, the utility will re-establish service within the shortest possible time. Except for momentary interruptions due to automatic equipment operations, the utility will keep a complete record of all interruptions, both emergency and scheduled and will notify the commission in writing of any service interruptions affecting the entire system or any major division of the system lasting more than four hours. The notice will explain the cause of the interruptions.

Section 2.15 - Quality of Service

The utility will plan, furnish, and maintain production, treatment, storage, transmission, and distribution facilities of sufficient size and capacity to provide a continuous and adequate supply of water for all reasonable consumer uses. Unless otherwise authorized by the TCEQ, the utility will maintain facilities as described in the TCEQ Rules and Regulations for Public Water Systems.

Section 2.16 - Customer Complaints and Disputes

If a customer or applicant for service lodges a complaint, the utility will promptly make a suitable investigation and advise the complainant of the results. Service will not be disconnected pending completion of the investigation. If the complainant is dissatisfied with the utility's response, the utility must advise the complainant that he has recourse through either the TCEQ or PUC complaint process, depending on the nature of the complaint. Pending resolution of a complaint, the commission may require continuation or restoration of service.

(Utility Name)

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

The utility will maintain a record of all complaints which shows the name and address of the complainant, the date and nature of the complaint and the adjustment or disposition thereof, for a period of two years after the final settlement of the complaint.

In the event of a dispute between a customer and a utility regarding any bill for utility service, the utility will conduct an investigation and report the results to the customer. If the dispute is not resolved, the utility will inform the customer that a complaint may be filed with the commission.

Section 2.17 - Customer Liability

Customer shall be liable for any damage or injury to utility-owned property shown to be caused by the customer.

SECTION 3.0--EXTENSION POLICY

Section 3.01 - Standard Extension Requirements

LINE EXTENSION AND CONSTRUCTION CHARGES: NO CONTRIBUTION IN AID OF CONSTRUCTION MAY BE REQUIRED OF ANY CUSTOMER EXCEPT AS PROVIDED FOR IN THIS APPROVED EXTENSION POLICY.

The utility is not required to extend service to any applicant outside of its certified service area and will only do so under terms and conditions mutually agreeable to the utility and the applicant, in compliance with PUC rules and policies, and upon extension of the utility's certified service area boundaries by the PUC.

The applicant for service will be given an itemized statement of the costs, options such as rebates to the customer, sharing of construction costs between the utility and the customer, or sharing of costs between the customer and other applicants prior to beginning construction.

The utility is not required to extend service to any applicant outside of its certificated service area and will only do so under terms and conditions mutually agreeable to the utility and the applicant, in compliance with PUC rules and policies, and upon extension of the utility's certificated service area boundaries by the PUC.

Section 3.02 - Costs Utilities and Service Applicants Shall Bear

Within its certified area, the utility will pay the cost of the first 200 feet of any water main or distribution line necessary to extend service to an individual residential customer within a platted subdivision.

However, if the residential customer requesting service purchased the property after the developer was notified in writing of the need to provide facilities to the utility, the utility may charge for the first 200 feet. The utility must also be able to document that the developer of the subdivision refused to provide facilities compatible with the utility's facilities in accordance with the utility's approved extension policy after receiving a written request from the utility.

SECTION 3.0 -- EXTENSION POLICY (Continued)

Residential customers will be charged the equivalent of the costs of extending service to their property from the nearest transmission or distribution line even if that line does not have adequate capacity to serve the customer. However, if the customer places unique, non-standard service demands upon the system, the customer may be charged the additional cost of extending service to and throughout their property, including the cost of all necessary transmission and storage facilities necessary to meet the service demands anticipated to be created by that property.

Unless an exception is granted by the TCEQ, the residential service applicant shall not be required to pay for costs of main extensions greater than 2" in diameter for water distribution and pressure wastewater collection lines and 6" in diameter for gravity wastewater lines.

Exceptions may be granted by the TCEQ if:

- adequate service cannot be provided to the applicant using the maximum line sizes listed due to distance or elevation, in which case, it shall be the utility's burden to justify that a larger diameter pipe is required for adequate service;
- or larger minimum line sizes are required under subdivision platting requirements or building codes of municipalities within whose corporate limits or extraterritorial jurisdiction the point of use is located; or the residential service applicant is located outside the CCN service area.

If an exception is granted by the TCEQ, the utility shall establish a proportional cost plan for the specific extension or a rebate plan which may be limited to seven years to return the portion of the applicant's costs for oversizing as new customers are added to ensure that future applicants for service on the line pay at least as much as the initial service applicant.

For purposes of determining the costs that service applicants shall pay, commercial customers with service demands greater than residential customer demands in the certified area, industrial, and wholesale customers shall be treated as developers. A service applicant requesting a one inch meter for a lawn sprinkler system to service a residential lot is not considered nonstandard service.

If an applicant requires service other than the standard service provided by the utility, such applicant will be required to pay all expenses incurred by the utility in excess of the expenses that would be incurred in providing the standard service and connection beyond 200 feet and throughout his property including the cost of all necessary transmission facilities.

SECTION 3.0 -- EXTENSION POLICY (Continued)

The utility will bear the full cost of any over-sizing of water mains necessary to serve other customers in the immediate area. The individual residential customer shall not be charged for any additional production, storage, or treatment facilities. Contributions in aid of construction <u>may not be required</u> of individual residential customers for production, storage, treatment or transmission facilities unless otherwise approved by the Commission under this specific extension policy.

Section 3.03 - Contributions in Aid of Construction

Developers may be required to provide contributions in aid of construction in amounts sufficient to furnish the development with all facilities necessary to provide for reasonable local demand requirements and to comply with TCEQ minimum design criteria for facilities used in the production, transmission, pumping, or treatment of water or TCEQ minimum requirements. For purposes of this subsection, a developer is one who subdivides or requests more than two meters on a piece of property. Commercial, industrial, and wholesale customers will be treated as developers.

Any applicant who places unique or non-standard service demands on the system may be required to provide contributions in aid of construction for the actual costs of any additional facilities required to maintain compliance with the TCEQ minimum design criteria for water production, treatment, pumping, storage and transmission.

Any service extension to a subdivision (recorded or unrecorded) may be subject to the provisions and restrictions of P.U.C. SUBST. R. 24.86(d). When a developer wishes to extend the system to prepare to service multiple new connections, the charge shall be the cost of such extension, plus a pro-rata charge for facilities which must be committed to such extension compliant with the TCEQ minimum design criteria. As provided by P.U.C. SUBST. R. 24.85(e)(3), for purposes of this section, commercial, industrial, and wholesale customers shall be treated as developers.

A utility may only charge a developer standby fees for unrecovered costs of facilities committed to a developer's property under the following circumstances:

- Under a contract and only in accordance with the terms of the contract; or
- if service is not being provided to a lot or lots within two years after installation of facilities necessary to provide service to the lots has been completed and if the standby fees are included on the utilities approved tariff after a rate change application has been filed. The fees cannot be billed to the developer or collected until the standby fees have been approved by the commission or executive director.

for purposes of this section, a manufactured housing rental community can only be charged standby fees under a contract or if the utility installs the facilities necessary to provide individually metered service to each of the rental lots or spaces in the community.

SECTION 3.0 -- EXTENSION POLICY (Continued)

Section 3.04 - Appealing Connection Costs

The imposition of additional extension costs or charges as provided by Sections 3.0 - Extension Policy of this tariff shall be subject to appeal as provided in this tariff, PUC rules, or the rules of such other regulatory authority as may have jurisdiction over the utility's rates and services. Any applicant required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be given a written explanation of such costs prior to payment and/or commencement of construction. If the applicant does not believe that these costs are reasonable or necessary, the applicant shall be informed of the right to appeal such costs to the PUC or such other regulatory authority having jurisdiction over the utility's rates in that portion of the utility's service area in which the applicant's property(ies) is located.

Section 3.05 - Applying for Service

The utility will provide a written service application form to the applicant for each request for service received by the utility's business offices. A separate application shall be required for each potential service location if more than one service connection is desired by any individual applicant. Service application forms will be available at the utility's business office during normal weekday business hours. Service applications will be sent by prepaid first class United States mail to the address provided by the applicant upon request. Completed applications should be returned by hand delivery in case there are questions which might delay fulfilling the service request. Completed service applications may be submitted by mail if hand delivery is not possible.

Where a new tap or service connection is required, the service applicant shall be required to submit a written service application and request that a tap be made. A diagram, map, plat, or written metes and bounds description of precisely where the applicant desires each tap or service connection is to be made and, if necessary, where the meter is to be installed, along the applicant's property line may also be required with the tap request. The actual point of connection and meter installation must be readily accessible to utility personnel for inspection, servicing, and meter reading while being reasonably secure from damage by vehicles and mowers. If the utility has more than one main adjacent to the service applicant's property, the tap or service connection will be made to the utility's nearest service main with adequate capacity to service the applicant's full potential service demand. Beyond the initial 200 feet, the customer shall bear only the equivalent cost of extending from the nearest main. If the tap or service connection cannot be made at the applicant's desired location, it will be made at another location mutually acceptable to the applicant and the utility. If no agreement on location can be made, the applicant may refer the matter to the PUC for resolution.

(Utility Name)

SECTION 3.0 -- EXTENSION POLICY (Continued)

Section 3.06 - Qualified Service Applicant

A "qualified service applicant" is an applicant who has: (1) met all of the utility's requirements for service contained in this tariff, PUC rules and/or PUC order, (2) has made payment or made arrangement for payment of tap fees, (3) has provided all easements and rights-of-way required to provide service to the requested location, (4) delivered an executed customer service inspection certificate to the utility, if applicable, and (5) has executed a customer service application for each location to which service is being requested.

The utility shall serve each qualified service applicant within its certified service area as soon as practical after receiving a completed service application. All service requests will be fulfilled within the time limits prescribed by PUC rules once the applicant has met all conditions precedent to achieving "qualified service applicant" status. If a service request cannot be fulfilled within the required period, the applicant shall be notified in writing of the delay, its cause and the anticipated date that service will be available. The PUC service dates shall not become applicable until the service applicant has met all conditions precedent to becoming a qualified service applicant as defined by PUC rules.

Section 3.07 - Developer Requirements

As a condition of service to a new subdivision, the utility shall require a developer (as defined by PUC rule) to provide permanent recorded public utility easements as a condition of service to any location within the developer's property.

ATTACHMENT "F" PRO FORMA/RATE STUDY

GIDEON WATER LLC

FINANCIAL ASSUMPTIONS AND DATA FOR CCN APPLICATION FOR THE PRESERVE WATER SYSTEM BY GIDEON WATER LLC

INCOME AND EXPENSE

Existing connections = Development Rate, New Connections/Month = Maximum Number of Connections = AVERAGE ANNUAL WATER USE/EQUIV. CONN. = AVERAGE ANNUAL WATER USE/EQUIV. CONN. = BASE WATER RATE = WATER CONSERVATION RATE = Cost of Water in the Base Rate = Cost of Water in the Base Rate = AVERAGE MONTHLY WATER BILL/CONN. = Water Tap Fee = BAD DEBTS =	15,000 \$50.00	GAL/DAY GAL/MONTH Gal Included Gai In Excess of OF SALES		Plus 10,000	\$3.50 Gal/Month	/1000 GAL
CAPITAL INVESTMENT SCHEDULE (CUMMULATIVE)	FY0	FY1	FY2	FY3		FY5
WATER PLANT CONSTRUCTION COST =		\$300,000	\$300,000	\$550,000	\$550,000	\$550,000
WATER DISTRIBUTION SYSTEM CONSTRUCTION COST =		\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
TOTAL SYSTEM CONSTRUCTION COST =		\$480,000	\$480,000	\$730,000 \$0	\$730,000 \$0	\$730,000 \$0
CONTRIBUTIONS IN AID OF CONSTRUCTION =		\$0	\$0 \$480,000	\$730,000	\$730,000	\$730,000
NET SYSTEM CAPITAL COST TO UTILITY = SALVAGE VALUE =		\$480,000 \$0	ф460,000 \$0	\$0	\$0	\$0
AVG LIFE, YEARS =		48	48	48	48	48
DEPRECIATION/MONTH =		\$833	\$833	\$1,267	\$1,267	\$1,267

VARIABLE OPERATING COSTS

		**************************************		•
EMPLOYEE SALARIES =	\$500	/Mo. Plus	\$3.00	/CONNECTION
OFFICE EXPENSE COST =	\$50	/Mo. Plus	\$1.00	/CONNECTION
CUSTOMER BILLING/COLLECTION COST =	\$100	/Mo. Plus	\$3.00	/CONNECTION
OPERATOR COST =	\$350	/Mo. Plus	\$2.00	/CONNECTION
VEHICLE & EQUIPMENT COST =	\$100	/Mo. Plus	\$1.00	/CONNECTION
ELEC. COST =	\$100	/Mo, Plus	\$3.00	/CONNECTION
CHEMICAL COST =	\$25	/Mo. Plus	\$2.00	/CONNECTION
TCEQ PERMIT & LAB FEES =	\$50	/Mo. Plus	\$1.00	/CONNECTION
REPAIR COST/MO., % CAP =	0.05%	Of Invested Capital		
RESERVE ACCT DEPOSIT/MO., % CAP =	0.05%	Of Invested Capital		

FIXED OPERATING COSTS

LABORATORY COST =	\$25	/Mo. Plus	\$1.00	/CONNECTION
PROFESSIONAL FEES =	\$50	/Mo. Plus	\$0.00	/CONNECTION
EFFECTIVE LOCAL TAX RATE =	\$0.05	/\$100		
LIAB/PROP INSURANCE =	\$0.05	/\$100		

Fisca	al Year	Seasonal Use	Projected Use	M	Projected onthly Cost	Projected Monthly
Month		Multiplier	Gal/Day		for Water	Bill (*)
1	JAN	0.65	325	\$	85.38	\$86.23
2	FEB	0.65	325	\$	81.85	\$82.67
3	MAR	0,75	375	\$	93.13	\$94.06
4	APR	1.00	500	\$	110.00	\$111.10
5	MAY	1.20	600	\$	128,00	\$129.28
6	JUN	1,35	675	\$	136.25	\$137.61
7	JUL	1.35	675	\$	139.63	\$141.02
8	AUG	1.35	675	\$	139,63	\$141.02
9	SEP	1.20	600	\$	125,00	\$126.25
10	OCT	1.10	550	\$	120.25	\$121.45
11	NOV	0.75	375	\$	91.25	\$92.16
12	DEC	0.65	325	\$	85.38	\$86.23
	SUMMATION	12.00	500.00	-	\$1,335,73	\$1,349.08

SUMMATION 12.00 500.00 \$1,335.
(*) Including 1% TCEQ Regulatory Assessment (Sales Tax)

FISCAL YEAR 1 -2023

	JAN		MAR	APR	MAY	NUC	JUL	AUG	SEP	OCT	VON	DEC	TOTAL
TOTAL ON-LINE CONNECTIONS.	2.0		6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0	22.0	24.0	156
Seasonal Multiplier, mo, avo/ annual avo	0,65		0.75	1.00	1.20	1.35	1.35	1.35	1.20	1.10	0.75	0.65	12.00
Monthly Water Use/Customer, Gal	10.075		11,625	15,000	18,600	20,250	20,925	20,925	18,000	17,050	11,250	10,075	
Monthly Water Use in Base Rate Gal	10.000		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Monthly Water ilse Charged at Rase Rate S	10.000		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Monthly Water Use Subject to Conservation Charge, Gal	32		1,625	5,000	8,600	10,250	10,925	10,925	8,000	7,050	1,250	75	
Monthly Customer Water Bill. \$	\$ 85.38	S	\$ 93.13	110.00	\$ 128.00	5 136.25	139.63	\$ 139.63	5 125.00 \$	120.25	\$ 91.25	\$ 85.38 \$	1,335.73
Total Monthly Water Pumped, Gal	20.150		69,750	120,000	186,000	243,000	292,950	334,800	324,000	341,000	247,500	241,800	2,457,350
TOTAL MONTHLY WATER INCOME	\$170.75	\$327.40	\$558.75	\$880.00	\$1,280.00	\$1,635.00	\$1,954.75	\$2,234.00	\$2,250.00	\$2,405.00	\$2,007.50	\$2,049.00	\$17,752
RESERVE FOR BAD DEBTS	3		88	83	\$13	\$16	\$20	\$22	\$23	\$24	S20	\$20	\$178
WATER INCOME (ADJUSTED)	\$169		\$553	\$871	\$1,267	\$1,619	\$1,935	\$2,212	\$2,228	\$2,381	\$1,987	\$2,029	\$17,575
TAP FEE INCOME	\$2,400		\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$28,800
TOTAL MONTHLY INCOME	\$2,569		\$2,953	\$3,271	\$3,667	\$4,019	\$4,335	\$4,612	\$4,628	\$4,781	\$4,387	\$4,429	\$46,375
in and an													
TANTA OTSINIAROA PAGRICO													
	452		SFR	858	098	262	S64	\$66	Sea	\$70	\$72	\$74	8756
	8506	\$512	\$518	\$524	\$530	\$536	\$542	\$548	\$554	\$560	\$566	\$572	\$6,468
	U5#		CES	\$50	\$50	850	\$50	\$50	\$50	\$50	\$50	\$50	\$600
INCITED DANCE	003		\$20	\$20	\$20	000	820	820	820	\$20	\$20	\$20	\$240
STATE OF THE STATE	420		025	\$20	\$20	820	\$20	\$20	820	\$20	\$20	\$20	\$240
ADVALOREM PORC	67.9 67.3		8.55	\$58	\$60	2867	\$64	866	868	870	\$72	\$74	\$756
MONTH CEES	200		622	0223	\$740	\$750	8780	0225	5780	\$790	\$800	\$810	\$9.060
MONTHLY G&A	D/A		9/50	9/30	9/40	9130	00/6	9	00/9	06 19	0000	2	000'60
OPERATIONS OPERATIONS	425		6362	8368	\$370	2374	8378	\$382	\$386	\$390	\$394	\$398	\$4.512
TOO LIBMENT OF & FIGURE VENT	\$102		\$106	\$108	\$110	\$112	\$114	\$116	\$118	\$120	\$122	\$124	\$1,356
CHATOMER BILLING COST	\$106		\$118	\$124	\$130	\$136	\$142	\$148	\$154	\$160	\$166	\$172	\$1,668
FI FCTRICITY	\$106		\$118	\$124	\$130	\$136	\$142	\$148	\$154	\$160	\$166	\$172	\$1,668
CHEMICAL COST	828		\$37	\$41	845	\$49	\$53	\$57	\$61	\$65	\$69	\$73	\$612
TAP MAT'L & FIELD LABOR COST	\$2,400		\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$28,800
REPAIR COSTS	\$240		\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880
CONTRIBUTION TO RESERVE ACCT	\$240		\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880
MONTHLY O & M COST	\$3,577	\$3,599	\$3,621	\$3,643	\$3,665	\$3,687	\$3,709	\$3,731	\$3,753	\$3,775	\$3,797	\$3,819	\$44,376
TOTAL MONTHLY EXPENSE	\$4,277	\$4,309	\$4,341	\$4,373	\$4,405	\$4,437	\$4,469	\$4,501	\$4,533	\$4,565	\$4,597	\$4,629	\$53,436
NET INCOME OR EXPENSE/MONTH	(\$1,708)	3) (\$1,585)	(\$1,388)	(\$1,102)	(\$738)	(\$418)	(\$134)	\$111	\$6\$	\$216	(\$210)	(\$200)	(\$7,061)

FISCAL YEAR 2 - 2024

	JAN	FEB	MAR	APR	MAY	NOS	Jul	AUG	SEP	OCT	NOV	DEC	TOTAL
TOTAL ON-LINE EQUIVALENT CONN.	26	28	30	32	34	36	38	4	42	44	46	48	444
Seasonal Multiplier mo avg/ annual avg	0.65	0.65	0.75	1.00	1.20	1.35	1.35	1.35	1.20	1.10	0.75	0.65	12.00
Monthly Water Use/Customer, Gal	10,075	9,100	11,625	15,000	18,600	20,250	20,925	20,925	18,000	17,050	11,250	10,075	
Monthly Water Use in Base Rate. Gal	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Monthly Water Use Charged at Base Rate. \$	10,000	9,100	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Monthly Water Use Subject to Conservation Charge, Gal	75	(006)	1,625	5,000	8,600	10,250	10,925	10,925	8,000	7,050	1,250	75	
Monthly Customer Water Bill. \$		\$ 77.35	\$ 93.13	\$ 110.00	\$ 128.00	\$ 136.25	\$ 139.63	\$ 139.63	\$ 125.00	\$ 120.25	\$ 91.25	\$ 85.38	1,331.23
Total Monthly Water Pumped, Gal	261,950	3	348,750	480,000	632,400	729,000	795,150	837,000	756,000	750,200	517,500	483,600	6,846,350
TOTAL MONTHLY WATER INCOME	\$2,220	\$2,166	\$2,794	\$3,520	\$4,352	\$4,905	\$5,306	\$5,585	\$5,250	\$5,291	\$4,198	\$4,098	\$49,684
RESERVE FOR BAD DEBTS	\$22	\$22	\$28	\$35	\$44	\$49	\$53	\$56	\$53	\$53	\$42	\$41	\$497
WATER INCOME (ADJUSTED)	\$2.198	\$2.144	\$2,766	\$3,485	\$4,308	\$4,856	\$5,253	\$5,529	\$5,198	\$5,238	\$4,156	\$4,057	\$49,187
	\$2.400	\$2,400	\$2.400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$28,800
TOTAL MONTHLY INCOME	\$4,598	\$4,544	\$5,166	\$5,885	\$6,708	\$7,256	\$7,653	\$7,929	\$7,598	\$7,638	\$6,556	\$6,457	\$77,987
GENERAL & ADMINISTRATIVE													
!	\$76	\$78	\$80	\$82	\$84	\$86	\$88	06\$	\$92	\$94	\$96	\$6\$	\$1,044
EMPLOYEE SALARIES	\$578	\$584	\$590	\$596	\$602	\$608	\$614	\$620	\$626	\$632	\$638	\$644	\$7,332
	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$240
	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$240
	\$76	\$78	\$80	\$82	\$84	\$86	\$88	06\$	\$92	\$84	\$36	\$6\$	\$1,044
	\$820	\$830	\$840	\$850	\$860	\$870	\$880	068\$	006\$	\$910	\$920	\$930	\$10,500
	\$402	\$406	\$410	\$414	\$418	\$422	\$426	\$430	\$434	\$438	\$442	\$446	\$5,088
VEHICLE & EQUIPMENT COST	\$126	\$128	\$130	\$132	\$134	\$136	\$138	\$140	\$142	\$144	\$146	\$148	\$1,644
CUSTOMER BILLING COST	\$178	\$184	\$190	\$196	\$202	\$208	\$214	\$220	\$226	\$232	\$238	\$244	\$2,532
	\$178	\$184	\$190	\$196	\$202	\$208	\$214	\$220	\$226	\$232	\$238	\$244	\$2,532
	277	\$81	\$85	\$89	\$93	\$97	\$101	\$105	\$109	\$113	\$117	\$121	\$1,188
TAP MAT'I. & FIELD LABOR COST	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$28,800
	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880
CONTRIBUTION TO RESERVE ACCT	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880
	\$3,841	\$3,863	\$3,885	\$3,907	\$3,929	\$3,951	\$3,973	\$3,995	\$4,017	\$4,039	\$4,061	\$4,083	\$47,544
TOTAL MONTHLY EXPENSE	\$4,661	\$4,693	\$4,725	\$4,757	\$4,789	\$4,821	\$4,853	\$4,885	\$4,917	\$4,949	\$4,981	\$5,013	\$58,044
	(404)	107.64	4	6	070	40 435	¢2 800	£3 044	\$2 681	\$2 689	\$1.575	\$1 444	\$19 943
NET INCOME OR EXPENSE/MONTH	(\$0\$)	(\$143)	444	\$1,140	91,010	42,400	44,600	1000	42,00	200,13	0,0))

FISCAL YEAR 3 - 2025

APR 50
9, 5, 9,
5,000 \$ 110.00 \$
455,000 581,250 750,000
\$3,868 \$4,656 \$5,500
\$39 \$4/ \$55
\$5,445
\$0
\$5,445
\$100
\$650
\$50 \$50 \$50
\$30 \$30
\$30 \$30 \$30
\$100 \$100 \$100
\$450
\$150 \$150
\$250
\$250
\$125
80
\$365 \$365 \$365
\$365
\$4,355 \$1,955 \$1,955 \$1,955
\$5,316 \$2,916 \$2,916 \$2,916
\$1,310 \$913 \$1,694 \$2,529 \$3,420

FISCAL YEAR 4 - 2026

	JAN	FEB	MAR	APR	MAY	NOS	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
TOTAL ON-LINE EQUIVALENT CONN.	20	20	20	20	20	20	20	20	20	20	20	20	009
Seasonal Multiplier, mo, avo/ annual avo	0.65	0.65	0.75	1.00	1.20	1.35	1.35	1.35	1.20	1.10	0.75	0.65	12.00
Monthly Water Use/Customer, Gal	10,075	9,100	11,625	15,000	18,600	20,250	20,925	20,925	18,000	17,050	11,250	10,075	
Monthly Water Use in Base Rate, Gal	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Monthly Water Use Charged at Base Rate, \$	10,000	9,100	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Monthly Water Use Subject to Conservation Charge, Gal	75	(006)	1,625	5,000	8,600	10,250	10,925	10,925	8,000	7,050	1,250	75	
Monthly Customer Water Bill, \$	\$ 85.38	\$ 77.35	8 93.13	\$ 110.00 \$	128.00	\$ 136.25	\$ 139.63	139.63 \$	125.00	\$ 120.25	\$ 91.25	\$ 85.38 \$	1,331.23
Total Monthly Water Pumped, Gal	503.750	455,000	581,250	750,000	930,000	1,012,500	1,046,250	1,046,250	900,000	852,500	562,500	503,750	9,143,750
TOTAL MONTHLY WATER INCOME	\$4,269	\$3,868	\$4,656	\$5,500	\$6,400	\$6,813	\$6,981	\$6,981	\$6,250	\$6,013	\$4,563	\$4,269	\$66,561
RESERVE FOR BAD DEBTS	\$43	\$39	\$47	\$55	\$64	\$68	\$70	\$70	\$63	\$60	\$46	\$43	\$666
WATER INCOME (ADJUSTED)	\$4,226	\$3,829	\$4,610	\$5,445	\$6,336	\$6,744	\$6,911	\$6,911	\$6,188	\$5,952	\$4,517	\$4,226	\$65,896
TAP FEE INCOME	\$0	\$0	\$0	80	\$0	\$0	80	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL MONTHLY INCOME	\$4,226	\$3,829	\$4,610	\$5,445	\$6,336	\$6,744	\$6,911	\$6,911	\$6,188	\$5,952	\$4,517	\$4,226	\$65,896
TATA CHOUNTED A LACTION OF													
	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
EMPLOYEE SALARIES	\$650	\$650	\$650	\$650	\$650	8650	\$650	\$650	\$650	\$650	\$650	\$650	\$7,800
PROFESSIONAL FEES	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$20	\$50	\$50	\$600
INSURANCE	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$365
ADVALOREM TAXES	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$365
TOEO PERMIT FEES	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
TOTAL G&A	\$961	\$961	\$961	\$961	\$961	\$961	\$961	\$961	\$961	\$961	\$961	\$961	\$11,530
OPERATIONS													
OPERATOR COST	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$5,400
VEHICLE & EQUIPMENT COST	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
CUSTOMER BILLING COST	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
ELECTRICITY	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
CHEMICAL COST	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
TAP MAT'L & FIELD LABOR COST	80	\$0	\$0	20	\$0	\$0	\$0	\$0	\$0	80	\$0	\$0	\$0
REPAIR COSTS	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$4,380
CONTRIBUTION TO RESERVE ACCT	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$4,380
MONTHLY O & M COST	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$23,460
SNEGYE VITTOR INTOL	\$2.916	\$2.916	\$2.916	\$2.916	\$2.916	\$2.916	\$2.916	\$2,916	\$2,916	\$2,916	\$2,916	\$2,916	\$34,990
	212/24		Ī										
NET INCOME OR EXPENSE/MONTH	\$1,310	\$913	\$1,694	\$2,529	\$3,420	\$3,829	\$3,996	\$3,996	\$3,272	\$3,037	\$1,601	\$1,310	\$30,906

FISCAL YEAR 5 - 2027

	JAN	FEB	MAR	APR	MAY	NUS	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
TOTA! ON! INF EQUIVALENT CONN.	20	20	20	50	20	50	20	90	20	20	50	20	900
Seasonal Multiplier mo avol annual avo	0.65	0.65	0.75	1.00	1.20	1.35	1.35	1.35	1.20	1.10	0.75	0.65	12.00
Monthly Water Use/Customer. Gal	10,075	9,100	11,625	15,000	18,600	20,250	20,925	20,925	18,000	17,050	11,250	10,075	
Monthly Water Hee in Rese Rate Cal	10.000	10.000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Monthly Water Use Charged at Base Rate &	10,000	9,100	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Monthly Water Use Subject to Conservation Charge, Gal	75	(006)	1,625	5,000	8,600	10,250	10,925	10,925	8,000	7,050	1,250	75	
	\$ 85.38 \$	7	\$ 93.13	\$ 110.00	\$ 128.00	\$ 136.25	\$ 139.63	\$ 139.63	\$ 125.00	\$ 120.25	\$ 91.25	\$ 85.38	1,331.23
	2	455,000	581,250	750,000	930,000	1,012,500	1,046,250	1,046,250	900,000	852,500	562,500	503,750	9,143,750
COTAL MONTHLY WATER INCOME	\$4,269	\$3,868	\$4,656	\$5,500	\$6,400	\$6,813	\$6,981	\$6,981	\$6,250	\$6,013	\$4,563	\$4,269	\$66,561
RESERVE FOR BAD DEBTS	\$43	\$39	\$47	\$55	\$64	\$68	\$70	\$70	\$63	\$60	\$46	\$43	\$99\$
MATER INCOME (ADJUSTED)	\$4.226	\$3,829	\$4,610	\$5,445	\$6,336	\$6,744	\$6,911	\$6,911	\$6,188	\$5,952	\$4,517	\$4,226	\$65,896
	C#	\$0	\$0	80	90	\$0	0\$	80	\$0	\$0	\$0	0\$	0\$
TOTAL MONTHLY INCOME	\$4,226	\$3,829	\$4,610	\$5,445	\$6,336	\$6,744	\$6,911	\$6,911	\$6,188	\$5,952	\$4,517	\$4,226	\$65,896
GENERAL & ADMINISTRATIVE													
OFFICE EXPENSE	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
FMPI OYEE SALARIES	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$7,800
PROFESSIONAL FEES	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$365
ADVALOREM TAXES	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$365
TOEO PERMIT FEES	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
	\$961	\$961	\$961	\$961	\$961	\$961	\$961	\$961	\$961	\$961	\$961	\$961	\$11,530
													\$0
OPERATOR COST	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$5,400
WEHIOLE & FOURMENT COST	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
CLISTOMER BILLING COST	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
CHEMICAL COST	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
TAP MATT & FIELD LABOR COST	80	\$0	80	\$0	80	\$0	\$0	\$0	\$0	80	\$0	0\$	\$0
	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$4,380
CONTRIBUTION TO RESERVE ACCT	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$4,380
MONTHLY O & M COST	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$23,460
TOTAL MONTHLY EXPENSE	\$2,916	\$2,916	\$2,916	\$2,916	\$2,916	\$2,916	\$2,916	\$2,916	\$2,916	\$2,916	\$2,916	\$2,916	\$34,990
	2	500	200	000	43 430	63 636	43 006	42 006	64 272	43 037	\$1 601	\$1.340	830 906
NET INCOME OR EXPENSE/MONTH	\$1,310	\$813	\$1,634	\$7,578	\$3,440	\$2,028	45,330	90,330	43,212	30,00	100,14	25:4	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

SUMMARY OF INCOME & EXPENSE FOR CCN APPLICATION FOR THE PRESERVE WATER SYSTEM BY GIDEON WATER LLC

PROJECTED INCOME & EXPENSE PROJECTIONS

			DECEMB	ER 31		
-	FY 0	FY 1	FY 2	FY 3	FY 4	FY 5
AVERAGE NUMBER OF CUSTOMERS	0	13	37	50	50	50
TOTAL ANNUAL WATER USE	0	2,457,350	6,846,350	9,143,750	9,143,750	9,143,750
WATER/SEWER USE INCOME (ADJUSTED)	\$0	\$17,575	\$49,187	\$65,896	\$65,896	\$65,896
TAP FEE INCOME	\$0	\$28,800	\$28,800	\$2,400	\$0	\$0
TOTAL ANNUAL INCOME	\$0	\$46,375	\$77,987	\$68,296	\$65,896	\$65,896
EXPENSE						
GENERAL & ADMINISTRATIVE						
OFFICE EXPENSE	\$0	\$756	\$1,044	\$1,200	\$1,200	\$1,200
EMPLOYEE SALARIES	\$0	\$6,468	\$7,332	\$7,800	\$7,800	\$7,800
PROFESSIONAL FEES	\$0	\$600	\$600	\$600	\$600	\$600
INSURANCE	\$0	\$240	\$240	\$365	\$365	\$365
ADVALOREM TAXES	\$0	\$240	\$240	\$365	\$365	\$365
TCEQ PERMIT FEES	\$0	\$756	\$1,044	\$1,200	\$1,200	\$1,200
TOTAL G&A	\$0	\$9,060	\$10,500	\$11,530	\$11,530	\$11,530
OPERATIONS						
OPERATOR COST	\$0	\$4,512	\$5,088	\$5,400	\$5,400	\$5,400
VEHICLE & EQUIPMENT COST	\$0	\$1,356	\$1,644	\$1,800	\$1,800	\$1,800
CUSTOMER BILLING COST	\$0	\$1,668	\$2,532	\$3,000	\$3,000	\$3,000
ELECTRICITY	\$0	\$1,668	\$2,532	\$3,000	\$3,000	\$3,000
CHEMICAL COST	\$0	\$612	\$1,188	\$1,500	\$1,500	\$1,500
TAP MAT'L & FIELD LABOR COST	\$0	\$28,800	\$28,800	\$2,400	\$0	\$0
REPAIR COSTS	\$0	\$2,880	\$2,880	\$4,380	\$4,380	\$4,380
CONTRIBUTION TO RESERVE ACCT	\$0	\$2,880	\$2,880	\$4,380	\$4,380	\$4,380
TOTAL OPERATING COST	\$0	\$44,376	\$47,544	\$25,860	\$23,460	\$23,460
TOTAL MONTHLY EXPENSE	\$0	\$53,436	\$58,044	\$37,390	\$34,990	\$34,990
INCOME (LOSS) BEFORE DEPRECIATION	\$0	(\$7,061)	\$19,943	\$30,906	\$30,906	\$30,906
DEPRECIATION	\$0	\$10,000	\$10,000	\$15,208	\$15,208	\$15,208
NET INCOME (LOSS)	\$0	(\$17,061)	\$9,943	\$15,697	\$15,697	\$15,697

PROJECTED BALANCE SHEET

	FY 0	FY 1	FY 2	FY 3	FY 4	FY 5
ASSETS						
CASH (CHECKING)	\$25,000	\$17,939	\$32,881	\$58,787	\$89,693	\$120,598
RESERVE ACCOUNT	\$0	\$2,880	\$5,760	\$10,140	\$14,520	\$18,900
ACCOUNTS RECEIVABLE	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL CURRENT ASSETS	\$25,000	\$20,819	\$38,641	\$68,927	\$104,213	\$139,498
PROPERTY AND EQUIPMENT						
WATER PLANT	\$0	\$300,000	\$300,000	\$550,000	\$550,000	\$550,000
WATER DISTRIBUTION LINES	\$0	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
TOTAL PROPERTY AND EQUIPMENT	\$0	\$480,000	\$480,000	\$730,000	\$730,000	\$730,000
LESS ACCUMULATED DEPRECIATION	\$0	\$10,000	\$20,000	\$35,208	\$50,417	\$65,625
TOTAL PROPERTY & EQUIPMENT, NET	\$0	\$470,000	\$460,000	\$694,792	\$679,583	\$664,375
TOTAL ASSETS	\$25,000	\$490,819	\$498,641	\$763,719	\$783,796	\$803,873
RETURN ON INVESTED CAPITAL ASSETS, %		-3.63%	2.16%	2.26%	2.31%	2.36%
LIABILITIES AND CAPITAL						
LIABILITIES						
ACCOUNTS PAYABLE	\$0	\$0	\$0	\$0	\$0	\$0
SHORT TERM DEBT	\$25,000	\$10,000	\$5,000	\$0	\$0	\$0
ACCRUED RESERVES	\$0	\$2,880	\$5,760	\$10,140	\$14,520	\$18,900
LONG TERM DEBT	\$0	\$0	\$0	\$0	\$0	\$0_
TOTAL LIABILITIES	\$25,000	\$12,880	\$10,760	\$10,140	\$14,520	\$18,900
OWNER/STOCKHOLDER EQUITY						
COMMON STOCK	\$0	\$480,000	\$480,000	\$730,000	\$730,000	\$730,000
RETAINED EARNINGS (CUMMULATIVE)	\$0	\$0	(\$17,061)	(\$7,119)	\$8,579	\$24,276
NET INCOME	\$0	(\$17,061)	\$9,943	\$15,697	\$15,697	\$15,697
TOTAL CAPITAL	\$0	\$462,939	\$472,881	\$738,579	\$754,276	\$769,973
TOTAL LIABILITIES + CAPITAL	\$25,000	\$475,819	\$483,641	\$748,719	\$768,796	\$788,873

ATTACHMENT "G"

FINANCIAL INFORMATION (SUBMITTED CONFIDENTIALLY)

GIDEON WATER LLC

ATTACHMENT "H" AFFILIATED INTERESTS

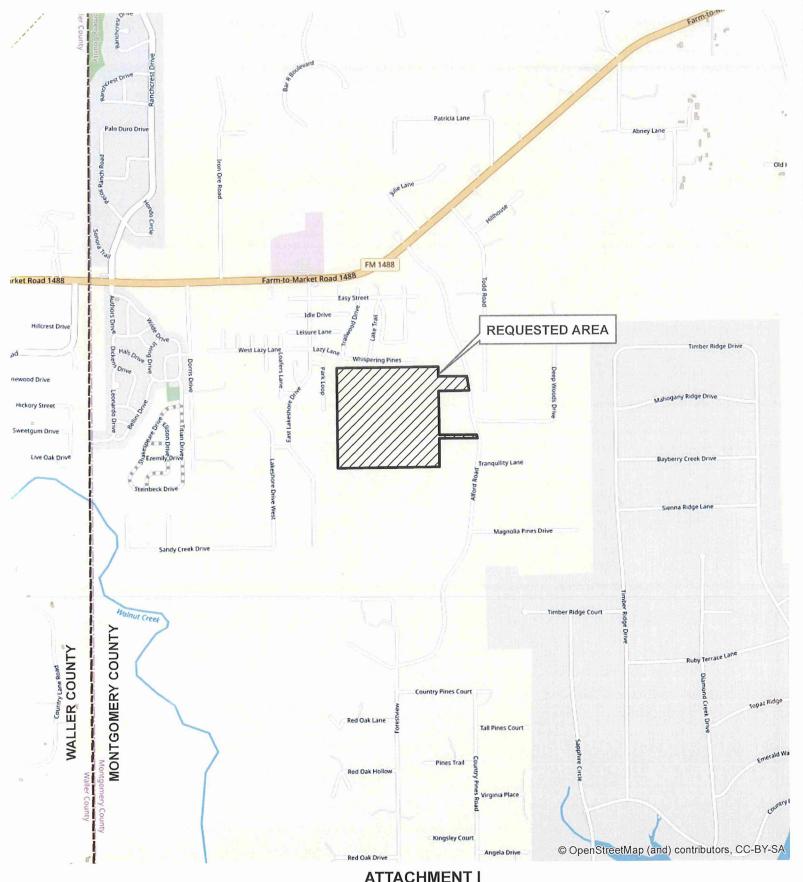
GIDEON WATER LLC

AFFILIATED INTERESTS

Gideon Water LLC (Applicant) and Frey, Inc. (Developer) have common ownership

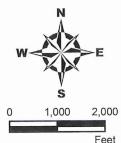
ATTACHMENT "I" GENERAL LOCATION MAP

GIDEON WATER LLC

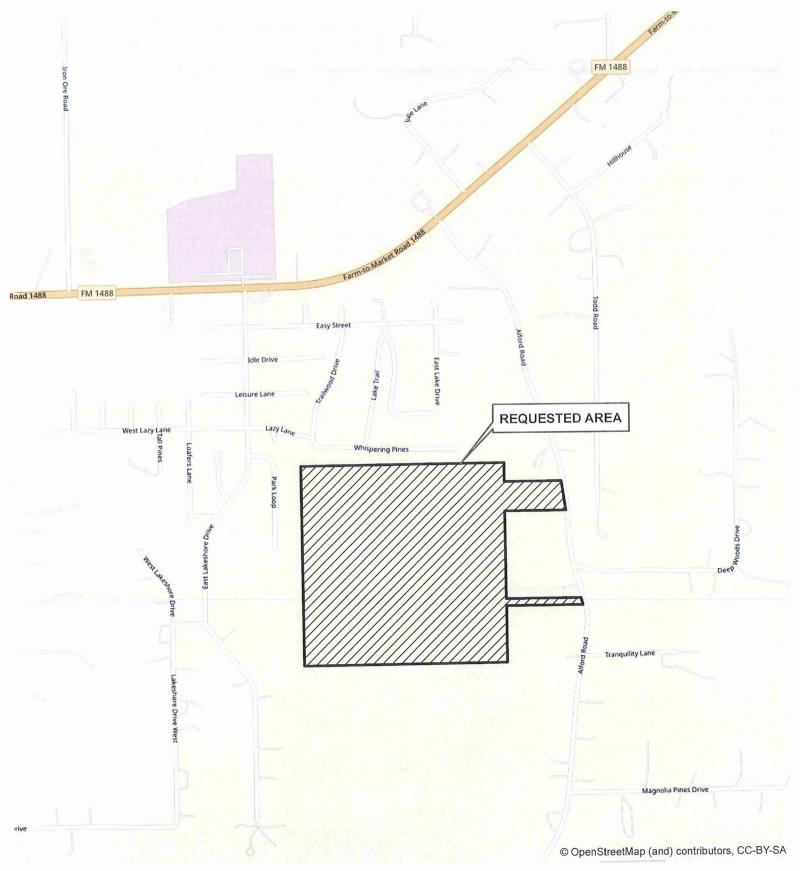


ATTACHMENT I GENERAL LOCATION MAP

APPLICATION FOR A NEW WATER CCN APPLICANT: GIDEON WATER, LLC

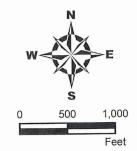


ATTACHMENT "J" REQUESTED SERVICE AREA MAP



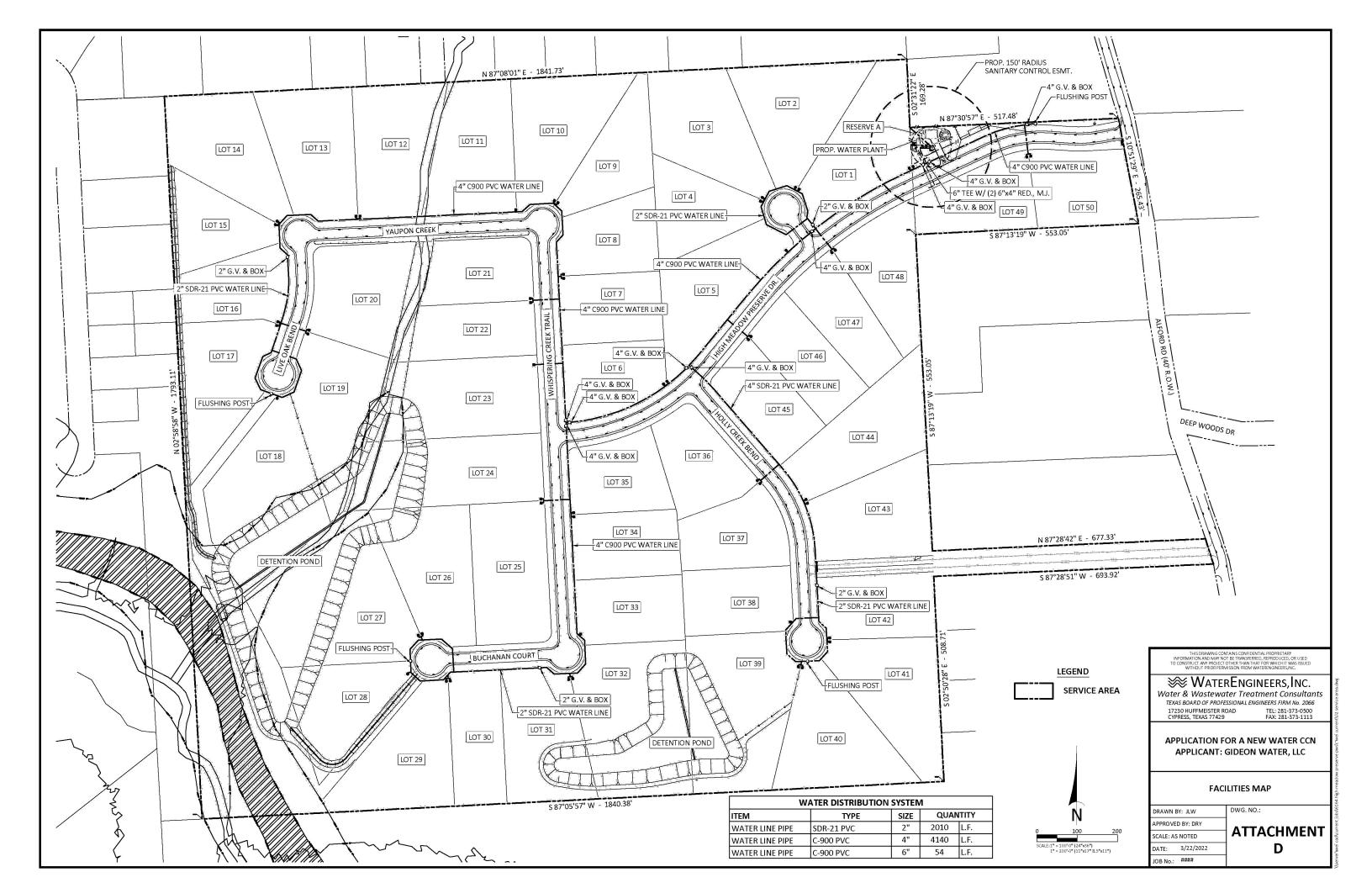
ATTACHMENT J REQUESTED SERVICE AREA MAP

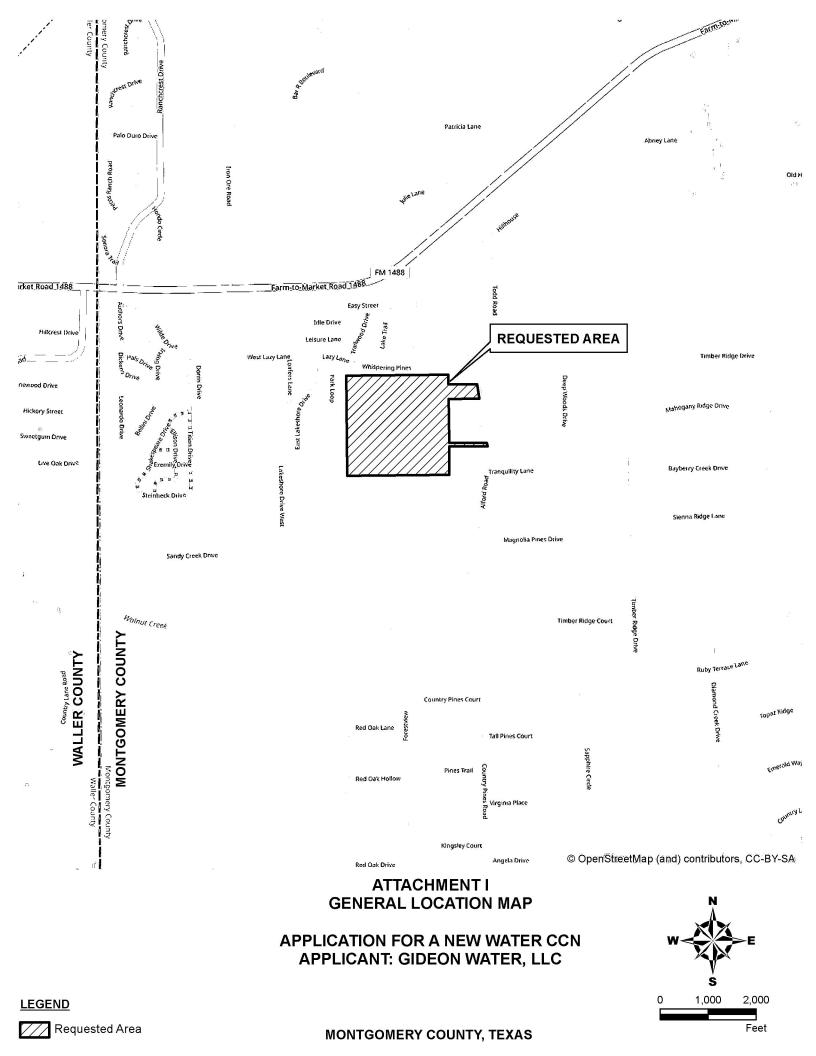
APPLICATION FOR A NEW WATER CCN APPLICANT: GIDEON WATER, LLC

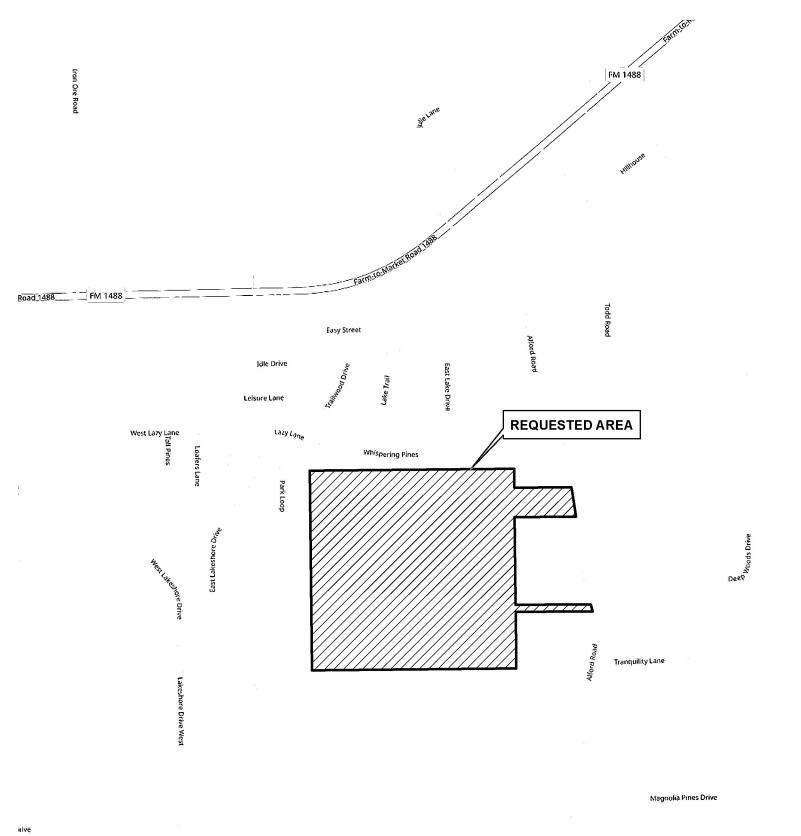


Service Area.dwg

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.



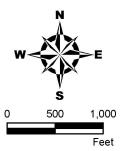




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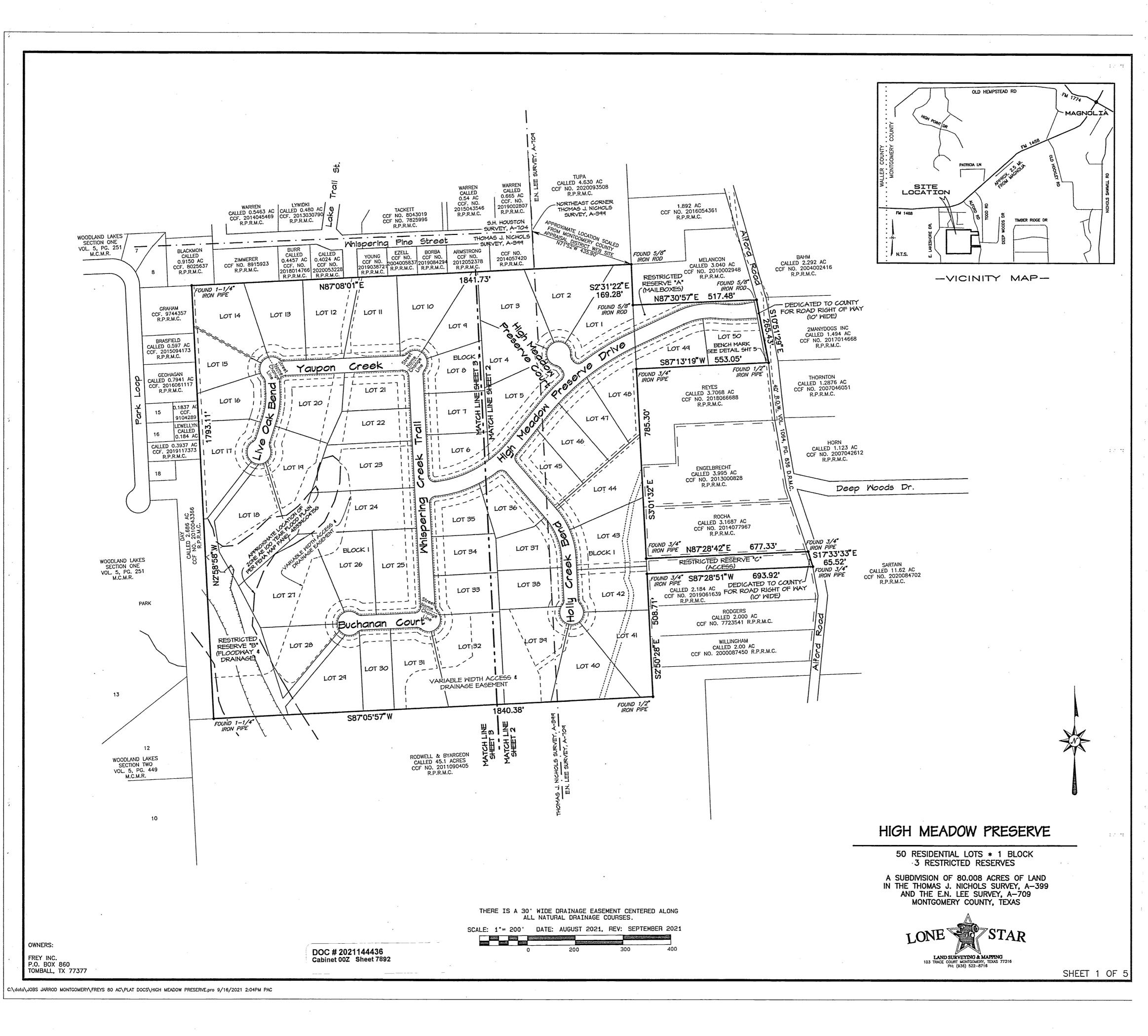
ATTACHMENT J REQUESTED SERVICE AREA MAP

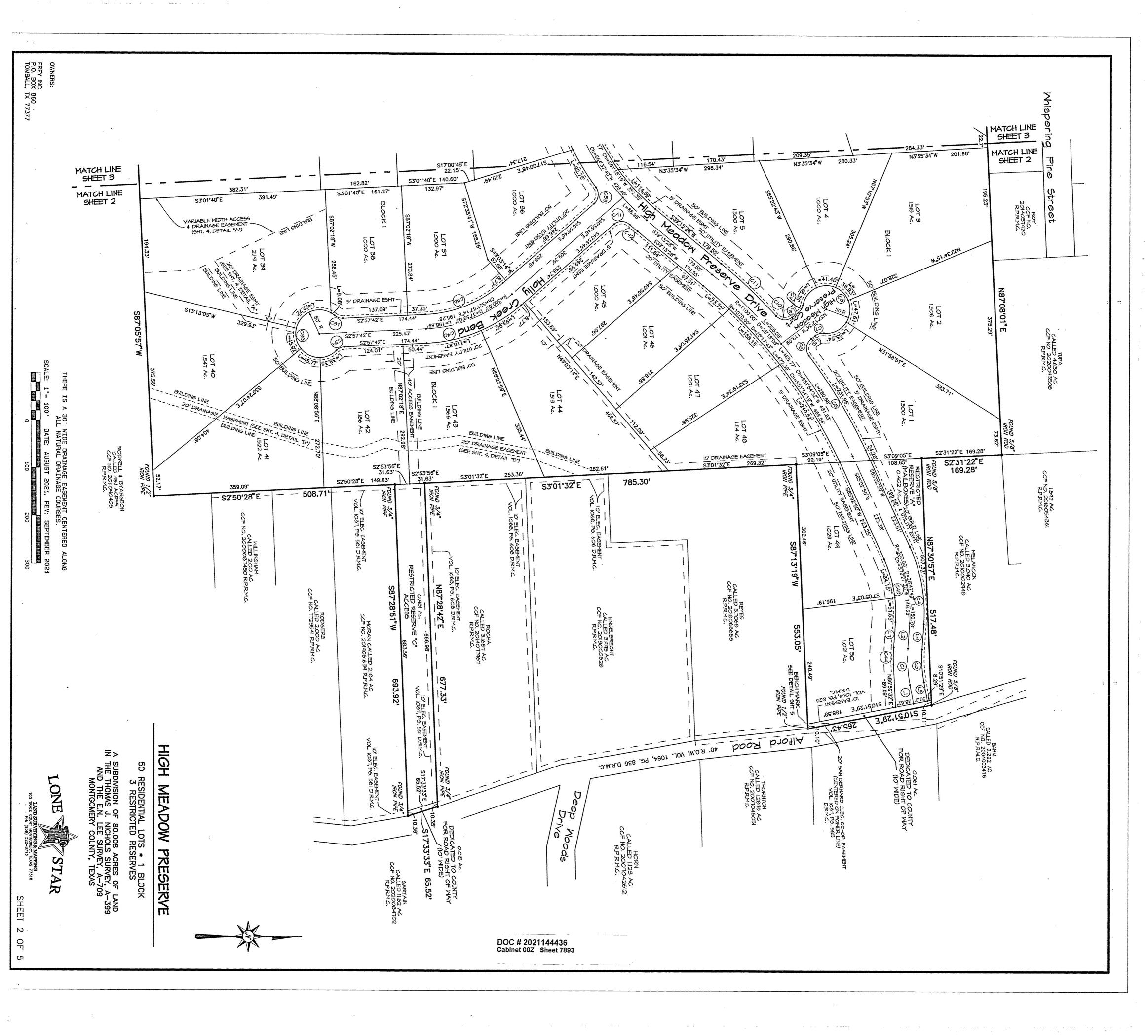
APPLICATION FOR A NEW WATER CCN APPLICANT: GIDEON WATER, LLC

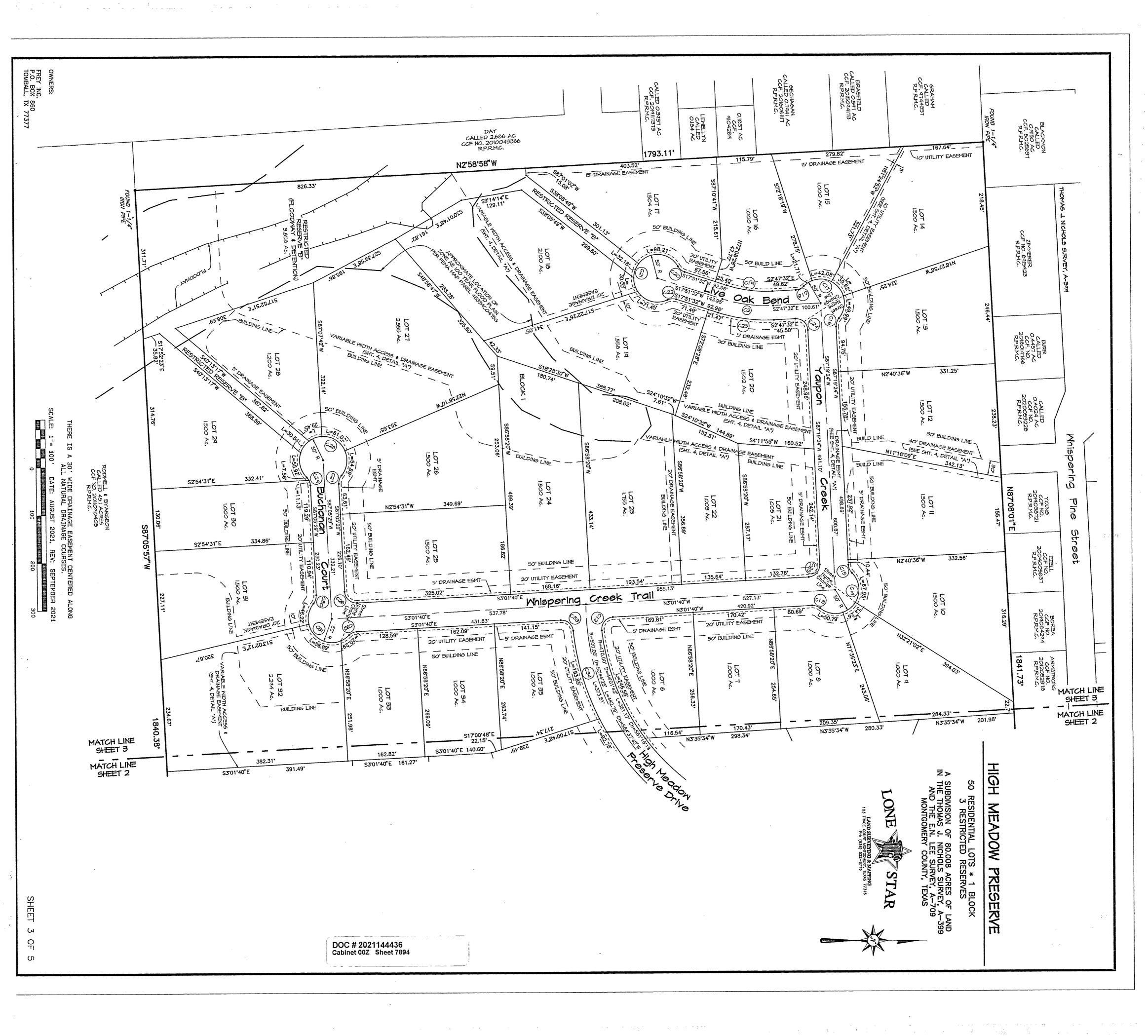


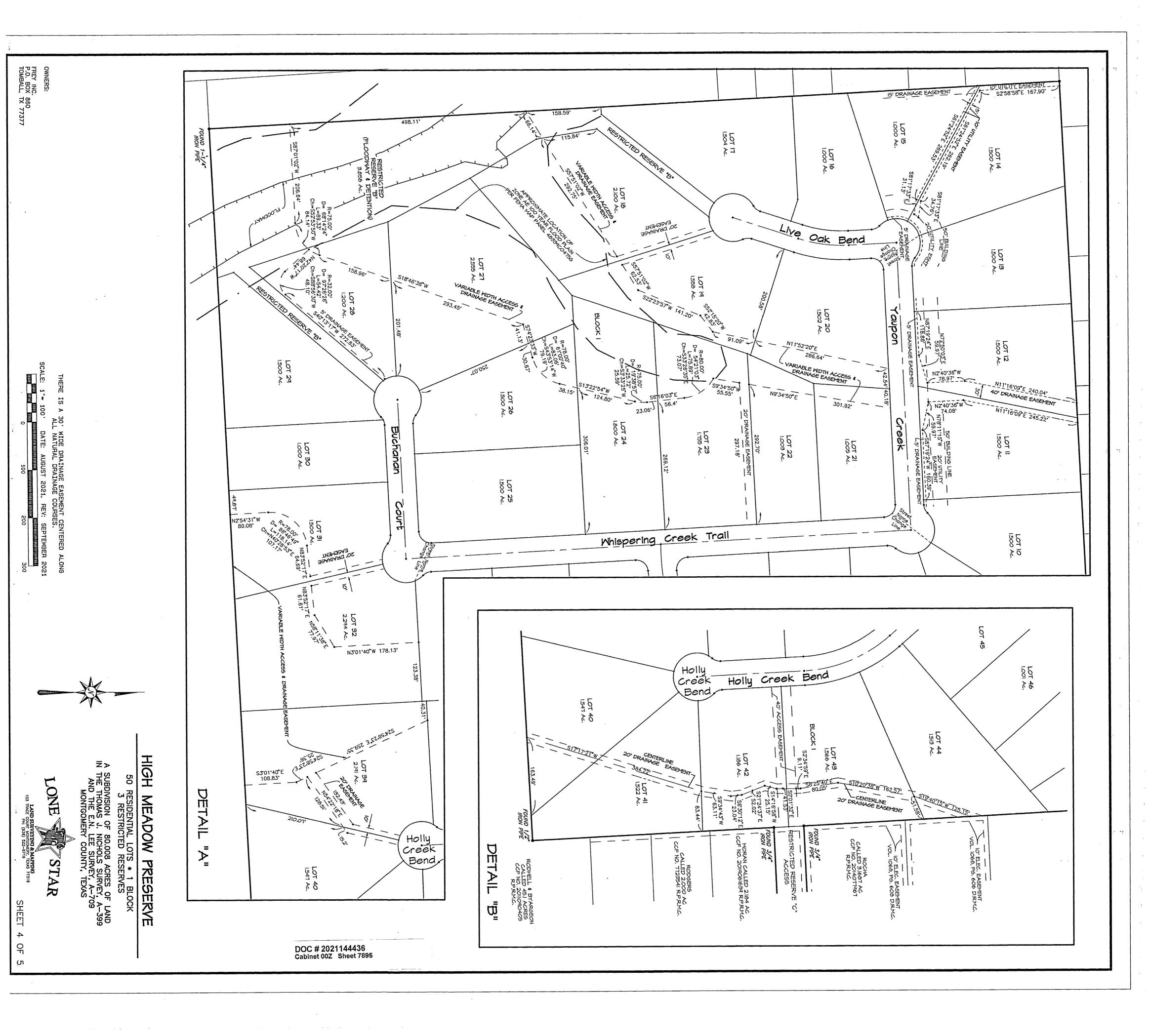
LEGEND

Requested Area









THE STATE OF TEXAS: COUNTY OF MONTGOMERY:

I, Paul T. Frey, President of Frey Inc., owner of the property subdivided in the above and foregoing map of High Meadow Estates Preserve, do hereby make subdivision of said property for and on behalf of said Frey Inc., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as High Meadow Preserve located in the Thomas J. Nichols Survey, A—399 and the E.N. Lee Survey, A—709, Montgomery County, Texas, and on behalf of said Frey Inc.; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, Paul T. Frey, President of Frey Inc., owner of the property subdivided in the above and foregoing map of High Meadow Preserve, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County, Texas.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all utility easements shown hereon.

FURTHER, Frey Inc., does hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

- 1. That drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
- Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three-quarters (1-3/4) square feet (18"diameter pipe culvert).

FURTHER, I do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, Frey Inc., has caused these presents to be signed by Paul T. Frey, its President, thereunto authorized and its common seal hereunto affixed this

le day of september, 20

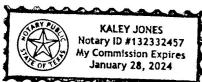
Paul T. Frey, President

THE STATE OF TEXAS: COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Paul T. Frey, President, of Frey Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of September, 2021.

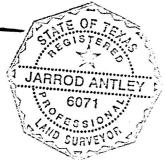
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATION

I, Jarrod Antley, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') and that the plat boundary corners have been tied to the nearest survey

Jarrod Antley, R.P.L.S. Texas Registration No. 6071



COUNTY ENGINEER CERTIFICATION

I, Jeff Johnson, P.E., County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Montgomery County Commissioners' Court.

I further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.

Jeff Johnson, P.E. County Engineer

COMMISSIONERS' COURT:

APPROVED by the Commissioners' Court of Montgomery County, Texas, this

day of DUIDICE , :

Robert Walker
Commissioner Precinct 1

Charlie Riley
Commissioner Precinct 2

Mark J. Keough, County Judge

James Noack

Commissioner Precinct 3

James Metts Commissioner Precinct 4

COUNTY CLERK:

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was

filed for registration in my office on OCHODER 12, 2021, at 930 o'clock, A.M., and duly recorded

Sheet 1892, of record of map5 for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

SSIONER'S COMERY COMERY

RECORDS OF MONTGOMERY COUNTY, TEXAS.

Mark Turnbull, Clerk, County Court
Montgomery County, Texas

NOTES:

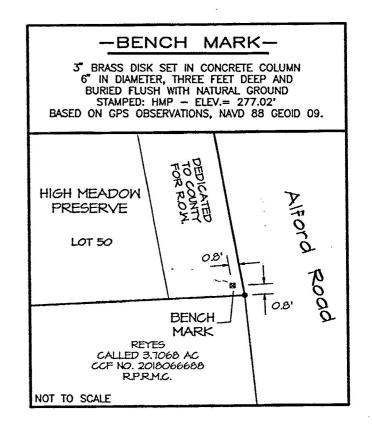
- 1. ALL CORNERS ARE A SET 5/8" IRON ROD W/CAP UNLESS OTHERWISE SHOWN OR NOTED.
- 2. THERE IS HEREBY DEDICATED A TEN-FOOT (10') UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
- 3. THERE IS HEREBY DEDICATED A TEN-FOOT (10') BUILDING LINE ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
- 4. THERE IS HEREBY DEDICATED A TWENTY-FOOT (20') UTILITY EASEMENT AND A FIVE-FOOT (5') DRAINAGE EASEMENT ALONG BOTH SIDES OF ALL STREETS UNLESS OTHERWISE SHOWN OR NOTED.
- 5. BASIS OF BEARINGS IS TEXAS CENTRAL STATE PLANE SURFACE COORDINATES AND MAY BE BROUGHT TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99997275.
- 6. M.R.M.C. DENOTES MAP RECORDS MONTGOMERY COUNTY, R.P.R.M.C. DENOTES REAL PROPERTY RECORDS MONTGOMERY COUNTY, D.R.M.C. DENOTES DEED RECORDS MONTGOMERY COUNTY, CCF NO. DENOTES COUNTY CLERKS FILE NUMBER.
- 7. THIS PROPERTY IS LOCATED IN ZONES "X" AND "AE" AND IS PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 48339C0475 G, EFFECTIVE DATE 08/18/2014.
- 8. ABSTRACT LINE LOCATIONS ARE PER THE MONTGOMERY COUNTY APPRAISAL DISTRICT WEB SITE.9. SUBJECT TO LAND RESTRICTIONS PER VOLUME 1014, PAGE 223 (CCF NO. 77031078) OF THE DEED
- 10. ALL ROADS ARE 60' WIDE RIGHT OF WAYS, WITH HIGH MEADOW PRESERVE DRIVE BEING A 60' RIGHT OF WAY AND WIDENS ONLY AT THE ENTRANCE OF THE SUBDIVISION TO 68.62',

CURVE CHART

LINE	RADIUS	DELTA	DIST./ARC	BEARING/CHORD	CHORD DIST.
C1	300.00'	14*42'44"	77.03'	S86°29'53" W	76.82
C2	300.00'	20"39'05"	108.13'	S7'31'59"W	107.55
C3	270.00'	14*42'44"	69.33'	S86°29'53" W	69.14
C4	330.00	28'47'50"	165.86*	S79"27'19"W	164.12
C5	1130.00'	11'45'40"	231.96'	S58'41'09"W	231.55
C6	25.00'	89'59'07"	39.26'	N82"12'08"W	35.35
C7	25.00'	42°50'00"	18.69'	N15°47'34"W	18.26
C8	50.00'	265'40'01"	231.84'	S52°47'26"W	73.33
C9	25.00'	42'50'01"	18.69'	S58'37'35"E	18.26
C10	25.00'	84'32'59"	36.89'	S5'03'55"W	33.63
C11	1130.00	8'04'57"	159.40*	S43"17'56"W	159.27
C12	25.001	93'41'09"	40.88'	N49°52'15"W	36.47
C13	25.00'	42'50'00"	18.69*	N18'23'20"E	18.26
C14	50.00	175'18'56"	152.99*	N47°51'08"W	99.92
C15	25.00'	42"50'00"	18.69*	S65'54'24" W	18.26
C16	25.00'	42.50,00,	18.69*	N71°15'36"W	18.26
C17	50.00	175'46'57"	153.40'	S42'15'56"W	99.93
C18	25.00'	42'50'00"	18.69*	S24"12'32"E	18.26
C19	270.00	20"39'06"	97.32'	S7"31'59"W	96.79
C20	25.00'	42'50'00"	18.69*	S39"16'32"W	18.26
C21	50.00	265'40'01"	231.84'	S72'08'28" E	73.33
C22	25.00'	42"50'00"	18.69'	N3°33'28"W	18.26
C23	330.00	20'39'05"	118.94	N7'31'59" E	118.30
C24	25.00'	90'06'56"	39.32	N42"15'56"E	35.39
C25	25.00'	89"38"55"	39.12'	S47'51'08"E	35.25
C26	25.001	90'07'09"	39.32'	S42'01'54"W	35.39
C27	25.00'	42'50'00"	18.69*	N71°29'31"W	18.26
C28	50.00	265'40'01"	231.84'	S2'54'31"E	73.33
C29	25.00	42"50'00"	18.69	N65'40'28"E	18.20
C30	25.00'	42'50'00"	18.69'	S71°29'31"E	18.26
C31	50.00	175'47'10"	153.40'	N42'01'54"E	99.93
C32	25.00'	42.50,00	18.69'	N24"26'41"W	18.26
C33	25.00'	87'02'44"	37.98'	N40'29'41"E	34.43
C34	530.00'	30'59'11"	286.63'	N68'31'28"E	283.15
C35	25.00'	86'01'22"	37.53'	S83'57'27"E	34.11
C36	270.00'	37'59'03"	179.00'	S21'57'14"E	175.74
C37	25.00'	42*50'00"	18.69'	S18'27'18"W	18.20
C38	50.00	265*40'01"	231.84'	N87'02'18"E	73.33
C39	25.00'	42'50'00"	18.69'	N24'22'43"W	18.26
C40	330.00'	37'59'03"	218.77	N21'57'14"W	214.79
C41	25.00'	82'35'51"	36.04	NO'21'10"E	33.00
C42	530.00'	2'23'38"	22.14	N40'27'17"E	22.14
C43	270.00	28'47'47"	135.70	N79'27'21"E	134.28
C44	330.00'	6'18'14"	36.31	S89'17'52"E	36.29

LINE CHART

LINE	BEARING	DISTANCE
L1	S79'08'31"W	40.00
L2	N86'08'45"W	52.30
L3	S79"08'31"W	40.00
L4	N86'08'45"W	52.30
L5	N37"12'34"W	11.74
L6	S37"12'34" E	16.96
L7	N86'08'45"W	52.30



HIGH MEADOW PRESERVE

50 RESIDENTIAL LOTS * 1 BLOCK 3 RESTRICTED RESERVES

A SUBDIVISION OF 80.008 ACRES OF LAND IN THE THOMAS J. NICHOLS SURVEY, A-399 AND THE E.N. LEE SURVEY, A-709 MONTGOMERY COUNTY, TEXAS



OWNERS:

FREY INC. P.O. BOX 860 TOMBALL, TX 77377 DOC # 2021144436 Cabinet 00Z Sheet 7896

Requested Area.cpg Requested Area.dbf Requested Area.prj Requested Area.sbn Requested Area.sbx Requested Area.shp

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Requested Area.shp.xml

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Requested Area.shx

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