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DOCKET NO. 53765

APPLICATION OF CRYSTAL	§	PUBLIC UTILITY COMMISSION
SYSTEMS TEXAS, LLC AND UNDINE	§	
TEXAS, LLC FOR SALE, TRANSFER,	§	OF TEXAS
OR MERGER OF FACILITIES AND	§	
CERTIFICATE RIGHTS IN SMITH	§	
COUNTY		

**APPLICANT’S RESPONSE TO ORDER NO. 14 MAKING A DETERMINATION TO
HOLD A HEARING, REQUIRING SUPPLEMENTAL INFORMATION AND
RECOMMENDATIONS FROM COMMISSION STAFF, AND ESTABLISHING
DEADLINES**

TO THE HONORABLE ADMINISTRATIVE LAW JUDGE:

COME NOW Crystal Systems Texas, LLC and Undine Texas, LLC (collectively, the Applicants), and file their response to Order No. 14 Making a Determination to Hold a Hearing, Requiring Supplemental Information and Recommendations from Commission Staff, and Establishing Deadlines at Docket Id. No. 53765-414 in the above-referenced matter. In support thereof the Applicants show the following:

I.

BACKGROUND

On June 12, 2023, the administrative law judge (ALJ) issued Order No. 14, addressing the need for Crystal Systems Texas, LLC and Undine Texas, LLC to supplement the application, for Commission Staff to file a recommendation, and for the parties to move to admit the additional information into the record. The order also requires Applicants to file additional evidence regarding the firm capital commitment, capital improvement plan, notice, and mapping, among other issues. Specifically, the Applicants were ordered to:

- file an appropriate capital improvements plan conforming with the Commission's discussions in Docket Nos. 51646 and 52391 and the requirements in TWC §

13.244(d)(3) and 16 TAC § 24.233(a)(6); and

- file an affidavit that notice has been mailed by first-class mail to each owner of a tract of land that is at least 25 acres and is wholly or partially included in the area proposed to be certified conforming with the Commission's discussions in Docket Nos. 51646 and 52391 and the requirements in 16 TAC § 24.235(b)(2).

II.

CAPITAL IMPROVEMENTS PLAN

Applicants, as their Response to Order No. 14, hereby provide, as Confidential Exhibit “A”, Capital Improvement Plan with map. Confidential Exhibit “A” is **submitted as highly sensitive subject to the protective order issued in this matter pursuant to Order No. 1.**

Undine asserts that the information contained in Exhibit “A” is exempt from disclosure pursuant to the Public Information Act based on Section 552.110(c) of the Act because disclosure of the information, comprising sensitive commercial and financial information, would cause substantial competitive harm to Undine. The attorneys for Undine Texas, LLC have reviewed the information sufficiently to state in good faith that the information is exempt from public disclosure under the Public Information Act and merits the Protected Materials designation under the Protective Order issued in Docket No. 53765. Undine further asserts that this material is of such a highly sensitive nature that making copies of such documents or information or providing access to such documents to employees of the Reviewing Party (as defined in the Protective Order) would expose a producing party to unreasonable risk of harm.

III.

NOTICE

Undine also notifies the ALJ that, pursuant to the affidavit of Vance Tillman, attached

hereto as Exhibit “B,” are the notice documents for Crystal Systems Texas to clarify maps to those customers that were not included in the maps in the last round of notices.

IV.

CONCLUSION

Applicants hereby request the ALJ consider this supplemental information in satisfaction of Order No. 14.

Respectfully submitted,

Gregg Law PC



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Attorneys for Applicant

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CERTIFICATE OF SERVICE

The undersigned hereby certifies that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail on June 26, 2023 in accordance with the Order Suspending Rules issued in Project No. 50664.



Peter T. Gregg

EXHIBIT B

PUBLIC UTILITY COMMISSION OF TEXAS



AFFIDAVIT OF NOTICE TO LANDOWNERS DOCKET NO. 53765

STATE OF TEXAS
COUNTY OF Harris

Undine Texas, LLC has

- ☐ Determined that there are no landowners owning tracts of land over 25 acres wholly or partly inside the requested CCN area.
- ☒ Provided individual notice to the following landowners owning tracts of land over 25 acres wholly or partly inside the requested CCN area:

Please see Attached Landowner List

DATE OF NOTICE
June 16, 2023

OATH

I, Vance Tillman, being duly sworn, file this form as Chief Financial Officer (indicate relationship to applicant, that is, owner, member of partnership, title of officer of corporation, or other authorized representative of applicant); that in such capacity, I am qualified and authorized to file and verify such form, am personally familiar with the notices given with this application, and have complied with all notice requirements in the application and application acceptance letter; and that all such statements made and matters set forth therein are true and correct.

Vance Tillman
Applicant's Authorized Representative

If the applicant 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 to before me this 19 day of June, 2023
to certify which witness my hand and seal of office.

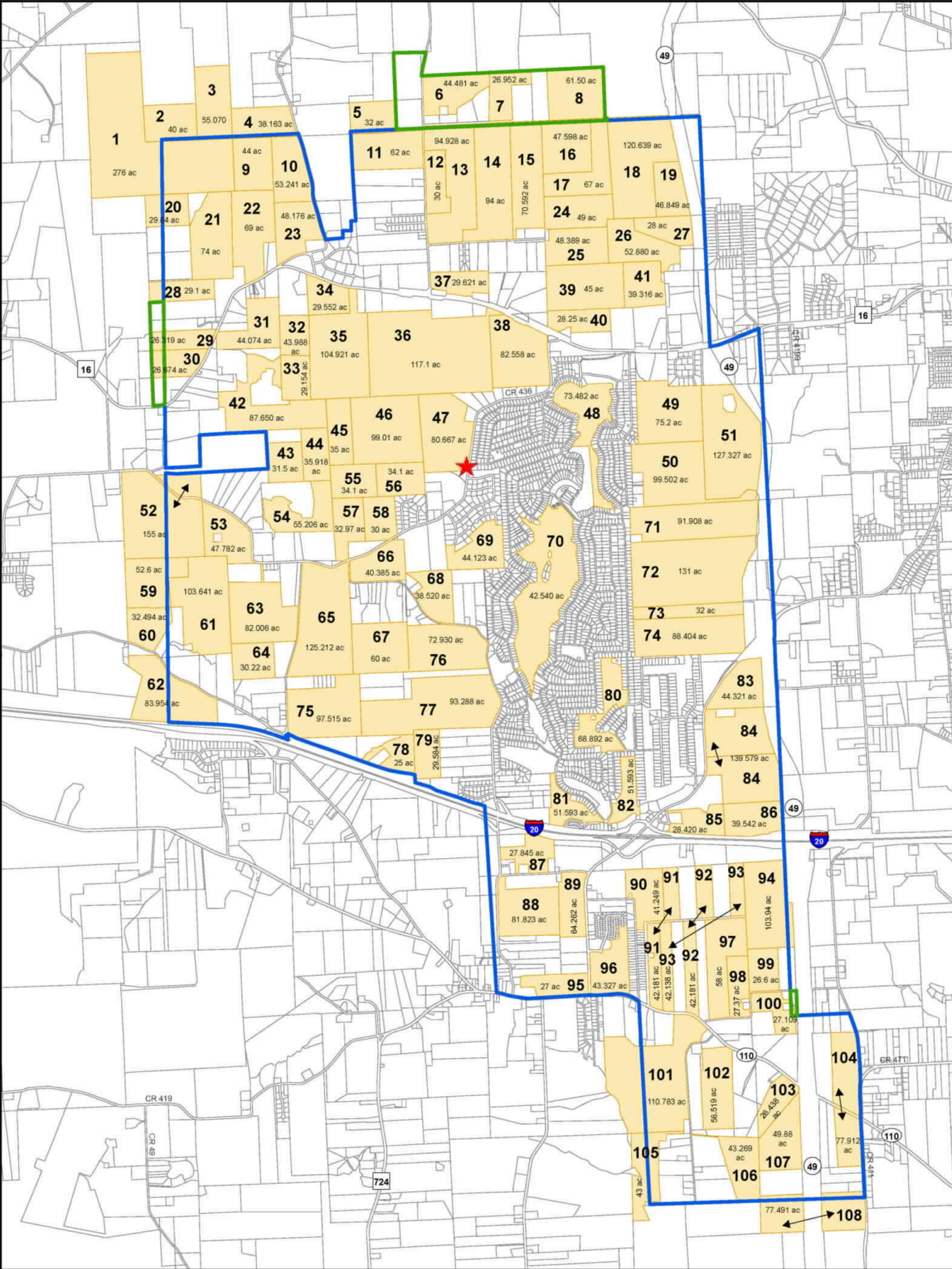
Nicia Rotermund
Notary Public in and for the State of Texas

Nicia Rotermund
Print or Type Name of Notary Public

Commission Expires January 20, 2025

Notice Form Updated: May 22, 2023






Landowners with 25+ Acres, Wholly or Partially within Requested Amendment and Transfer Areas

Requested Water Area

Requested Transfer Area

Landowners with 25+ acres

Parcels

 Location of well in capital improvement plan

All Landowners with 25+ Acres

Parcel No. on Map		PIN No.	Landowner w/ 25+ ac	In Care Of	Street	City	State	ZIP
1	Undeveloped Ag Land	R031590	H60 Royal Hills LLC		P0 Box 8300	Tyler	TX	75711-8300
2	Undeveloped Ag Land	R029987	860 Royal Hills LLC		P0 Box 8300	Tyler	TX	75711-8300
3	Undeveloped Ag Land	R029990	Fletcher Benny R Irrev Tr		18793 County Rd 481	Lindale	TX	75771-5613
4	Undeveloped Ag Land	R028236	860 Royal Hills LLC		P0 Box 8300	Tyler	TX	75711-8300
5	Customer - Notified on 12/2/22	R028258	5-J Shenddhrift Trust	% Paul W Johnson Trustee	44971 Hwy 643	Tyler	TX	75707-0600
6	Customer - Notified on 12/2/22	R029448	Galland Devere & Sylvia		P0 Box 1950	Lindale	TX	75771-1915
7	Customer - Notified on 12/2/22	R118715	Whippin Larry A & Cynthia A		18050 County Road 479	Lindale	TX	75771-5914
8	Customer - Notified on 12/2/22	R029457	Davis Myrna Life Estate		18070 County Rd 479	Lindale	TX	75771-5914
9	Undeveloped Ag Land	R031591	H60 Royal Hills LLC		P0 Box 8300	Tyler	TX	75711-8300
10	Undeveloped Ag Land	R028990	860 Royal Hills LLC		P0 Box 8300	Tyler	TX	75711-8300
11	Customer - Notified on 12/2/22	R028992	5-J Shenddhrift Trust	% Paul W Johnson Trustee	44971 Hwy 643	Tyler	TX	75707-0600
12	Customer - Notified on 12/2/22	R029039	Kennedy Wanda Lee Ivey Estate		P0 Box 978	Lindale	TX	75771-0978
13	Customer - Notified on 12/2/22	R029041	Kennedy Wanda Lee Ivey Estate		P0 Box 978	Lindale	TX	75771-0978
14	Customer - Notified on 12/2/22	R029042	Copeland Billy & Barbara Irrev Tr John A Copeland	% John A Copeland	3116 Runabout Ct	Plano	TX	75023-5647
15	Customer - Notified on 12/2/22	R029045	Thompson Gary Wayne		P0 Box 896	Lindale	TX	75771-0896
16	Customer - Notified on 12/2/22	R029199	Thompson Sarah		P0 Box 896	Lindale	TX	75771-0896
17	Customer - Notified on 12/2/22	R030463	Whiddon Jerry Don & Tina		17802 County Road 480	Lindale	TX	75771
18	Undeveloped	R030220	Freudiger Kevin Andrew & Kelyn Lea Frediger		440 Poindexter	Murphy	TX	75094-3518
19	Undeveloped	R030467	Freudiger Kevin Andrew & Kelyn Lea Frediger		440 Poindexter	Murphy	TX	75094
20	Undeveloped Ag Land	R027759	Marlin Tommy A & Zoe Ann		391 VZ County Rd 4930	Van	TX	75790
21	Undeveloped Ag Land	R027758	Garrett John Robert & Deborah Butler Garrett		H23 Colonial Dr	Tyler	TX	75701
22	Undeveloped Ag Land	R030586	860 Royal Hills LLC		P0 Box 8300	Tyler	TX	75711-8300
23	Customer - Notified on 12/2/22	R029033	Watson Malcolm Sr		17401 County Road 480	Lindale	TX	75771
24	Customer - Notified on 12/2/22	R030464	Whiddon Jerry Don & Tina		17062 County Rd 480	Lindale	TX	75771-4200
25	Customer - Notified on 12/2/22	R148774	Whiddon Jerry		17802 County Rd 480	Lindale	TX	75771
26	Customer - Notified on 12/2/22	R030466	Loftin Francis Lee & Betsy LeFolpe		17187 CR 476	Lindale	TX	75771
27	Customer - Notified on 12/2/22	R200595	Hawthaker Kevin L & Janice		P0 Box 2195	Lindale	TX	75771-2195
28	Undeveloped Ag Land	R028403	Marlin Tommy A & Zoe Ann		391 VZ County Rd 4930	Van	TX	75790
29	Customer - Notified on 12/2/22	R028392	Bradford Bryan & Misty		49520 FM 16 W	Lindale	TX	75771-5804
30	Customer - Notified on 12/2/22	R175220	Bradford Bryan & Misty		19520 FM 16 W	Lindale	TX	75771
31	Customer - Notified on 12/2/22	R030591	Gaston Cysowski Logan & Christie Walker		19427 FM 16	Lindale	TX	75771
32	Customer - Notified on 12/2/22	R029004	Goodson Land and Gattle Co LLC Sonja Goodson		420 Hidesway Ln	Lindale	TX	75771
33	Customer - Notified on 12/2/22	R029010	Brookshire Kirk & Gay		551 Contenders Way	Tyler	TX	75703
34	Undeveloped Ag Land	R029003	Liebbe Donna Inman		15191 FM 849	Lindale	TX	75771
35	Customer - Notified on 12/2/22	R029011	Miles Larry		P0 Box 1106	Lindale	TX	75771-1106
36	Undeveloped Ag Land	R029012	Oak Creek Ranch Holdings LLC		P0 Box 1835	Waco	TX	76703-1835
37	Undeveloped Ag Land	R029024	QJM Ranch Ltd		3389 County Rd 2546	Quinlan	TX	75474
38	Customer - Notified on 12/2/22	R029019	Lake Hidesway Inc		P0 Box 3084	Tyler	TX	75710-1084
39	Customer - Notified on 12/2/22	R030514	Copeland A C Inc	% Sarah Copeland	P0 Box 896	Lindale	TX	75771
40	Customer - Notified on 12/2/22	R030520	Thompson Sarah		P0 Box 896	Lindale	TX	75771-0896
41	Customer - Notified on 12/2/22	R030515	Lindale City of		P0 Box 310	Lindale	TX	75771-0130
42	Customer - Notified on 12/2/22	R030554	Brookshire Kirk & Gay		551 Contenders Way	Tyler	TX	75703
43	Undeveloped Ag Land	R030552	Ricketts Edmund Randall Life Est		16194 County Rd 434	Lindale	TX	75771-2414
44	Undeveloped	R030555	Ricketts Edmund Randall Life Est		16198 County Rd 434	Lindale	TX	75771-2414
45	Customer - Notified on 12/2/22	R030573	Brookshire Kirk & Gay		551 Contenders Way	Tyler	TX	75703
46	Undeveloped Ag Land	R030574	Oak Creek Ranch Holdings LLC		3900 Balcones S 100	Austin	TX	78731
47	Customer - Notified on 12/2/22	R030871	Lake Hidesway Inc		P0 Box 3084	Tyler	TX	75710
48	Customer - Notified on 12/2/22	R030881	Lake Hidesway Club Inc		101 Hide-A-Way Lane Central	Hidewayway	TX	75771-5202
49	Customer - Notified on 12/2/22	R028039	Wahh QV Estate		3201 Lakeside Dr	Austin	TX	78723-2745
50	Undeveloped Ag Land	R028042	Guy David F		P0 Box 2078	Lindale	TX	75771-2078
51	Not Customer - On Well	R028041	Boggs Dale Trustee		16539 FM 16 W	Lindale	TX	75771-5905
52	Undeveloped Ag Land	R030558	Saleh Daniel Charles Etal		1520 Clubview Dr	Tyler	TX	75701-4734
53	Undeveloped Ag Land	R030568	Roberts Paul E & Melanie		19854 County Rd 437	Lindale	TX	75771-5939
54	Undeveloped Ag Land	R118110	McGhee Geraldene R		P0 Box 1141	Lindale	TX	75771-1141
55	Customer - Notified on 12/2/22	R131489	Miles Larry Lee		P0 Box 1106	Lindale	TX	75771-1106
56	Undeveloped Ag Land	R131492	Forsythe Charles Etal		13560 County Rd 468	Tyler	TX	75704
57	Customer - Notified on 12/2/22	R030580	Miles Larry Lee		P0 Box 1106	Lindale	TX	75771-1106
58	Undeveloped Ag Land	R030582	Nolte Betty Bishop & Beverly Olena McBeath		9 Country Ridge	Melissa	TX	75454
59	Customer - Notified on 12/2/22	R027754	King Susie Hathcox & Paton Hathcox & Alan Kyle Hathcox		1005 Murray Court	Alcoa	SC	29803
60	Customer - Notified on 12/2/22	R030761	King Susie Hathcox & Paton Hathcox & Alan Kyle Hathcox		1005 Murray Court	Alcoa	SC	29803
61	Undeveloped Ag Land	R027755	Roberts Paul E & Melanie		19854 County Rd 437	Lindale	TX	75771-5939
62	Undeveloped Ag Land	R028270	Morrison Clarence Randall & Jackie Jamar		3312 Pine Creek Dr	Tyler	TX	75707-1738
63	Customer - Notified on 12/2/22	R029486	Rayne Frank D		15021 County Rd 438	Lindale	TX	75771-2402

64	Customer - Noticed on 12/2/22	R029496	Payne Frank D.		15021 County Rd 43H	Lindale	TX	75771-2402
65	Undeveloped Ag Land	R029489	Proctor Shirley June		15639 County Rd 434	Lindale	TX	75771-2411
66	Undeveloped Ag Land		Nolte Betty Bishop & Beverly Olena McNeath		9 Country Ridge	Mcissa	TX	75454
67	Customer - Noticed on 12/2/22	R028136	Shirnerman William J II		15439 County Rd 434	Lindale	TX	75771-2405
68	Customer - Noticed on 12/2/22	R030715	Loaring Clark III		48266 La Gross	Dallas	TX	75211
69	Undeveloped Ag Land	R030875	J & M Lindale Realty LP		4301 Saturn Rd Ste 201	Garland	TX	75041
70	Customer - Noticed on 12/2/22	R030867	Hide-A-Way Lake Club Inc		101 Hide-A-Way Lane Central	Hideaway	TX	75771-5202
71	Undeveloped Ag Land	R029334	Guy David F		PO Box 2078	Lindale	TX	75771-2078
72	Undeveloped Ag Land	R029332	Mallory Peggy Joyce		PO Box 316	Lindale	TX	75771
73	Undeveloped Ag Land	R031418	Mallory Peggy Joyce		PO Box 336	Lindale	TX	75771
74	Undeveloped Ag Land	R031422	Lichbe Donna Inman		15191 FM 849	Lindale	TX	75771-2404
75	Customer - Noticed on 12/2/22	R030163	Bland Richard K & Brenda S		14720 County Rd 438	Lindale	TX	75771-2435
76	Customer - Noticed on 12/2/22	R030728	Kair Nancy Wood		PO Box 649	Tyler	TX	75700
77	Customer - Noticed on 12/2/22	R027765	Hulthines Phillip Allen		PO Box 12393	Dallas	TX	75225
78	Undeveloped Ag Land	R030159	Morgan Thomas G & Sharon V		4114 Sagemont Ln	Tyler	TX	75707
79	Customer - Noticed on 12/2/22	R027654	Reue Nancy Jane Marshall	Garyan Reue	19679 County Rd 431	Lindale	TX	75771-1504
80	Customer - Noticed on 12/2/22	R027240	Hide-A-Way Lake Club Inc		101 Hide-A-Way Lane Central	Hideaway	TX	75771-5202
81	Customer - Noticed on 12/2/22	R030706	Hide-A-Way Lake Club Inc		101 Hide-A-Way Lane Central	Hideaway	TX	75771-5202
82	Customer - Noticed on 12/2/22	R030706	Hide-A-Way Lake Club Inc		101 Hide-A-Way Lane Central	Hideaway	TX	75771-5202
83	Undeveloped Ag Land	R027968	Elberidge James E		PO Box 2572	Frisco	TX	75034
84	Customer - Noticed on 12/2/22	R027989	TEMA Inc	USA, TRIGGS	PO Box 1140	Lindale	TX	75771-1840
85	Customer - Noticed on 12/2/22	R116565	Fair Investments LTD		PO Box 689	Tyler	TX	75700-0689
86	Customer - Noticed on 12/2/22	R027996	Fairway Ranches LTD		PO Box 649	Tyler	TX	75700-0649
87	Undeveloped Ag Land	R027234	Hicks Linda		13229 Country Rd 434	Lindale	TX	75771-2406
88	Undeveloped Ag Land	R029709	Daniel Susan Smith & Josiah M III		2904 Rosedale Ave	Dallas	TX	75204
89	Customer - Noticed on 12/2/22	R029711	Fairway Ranches LTD		PO Box 689	Tyler	TX	75700
90	Customer - Noticed on 12/2/22	R029755	Fairway Ranches LTD		PO Box 649	Tyler	TX	75700
91	Undeveloped Ag Land	R029768	MZLS Enterprises LP		PO Box 793923	Dallas	TX	75379-3923
92	Undeveloped	R029765	Castle Terry I		10494 County Road 1292	Flint	TX	75762-6501
93	Undeveloped	R029767	MZLS Enterprises LP		PO Box 793923	Dallas	TX	75379
94	Customer - Noticed on 12/2/22	R030262	Wilder John Kingsy		13419 County Rd 411	Tyler	TX	75706-4016
95	Undeveloped Ag Land	R029779	Corn Carolyn Joyce Life Estate		13044 State Hwy 110 N	Tyler	TX	75704
96	Customer - Noticed on 12/2/22	R116471	Kingsham Buildings Dev LLC		13416 FM 849	Lindale	TX	75771
97	Customer - Noticed on 12/2/22	R029774	Blacklock Larry & Betty Revocable Trust		12848 County Rd 412	Tyler	TX	75704-2613
98	Customer - Noticed on 12/2/22	R207474	Blacklock Larry		12843 County Rd 412	Tyler	TX	75704-2613
99	Customer - Noticed on 12/2/22	R114879	Greer Lorie L & Michael D		13019 County Rd 412	Tyler	TX	75706-4027
100	Customer - Noticed on 12/2/22	R115064	Johnson G Kent		13024 County Road 412	Tyler	TX	75706-4026
101	Customer - Noticed on 12/2/22	R029790	Craze Barbara Jean		12775 County Rd 412	Tyler	TX	75704-2611
102	Customer - Noticed on 12/2/22	R029778	Hale Jeff TC LP		14411 Sorano Creek	Humble	TX	77036
103	Customer - Noticed on 12/2/22	R112649	JNCW Enterprises LP	James Michael & Norma Loraine Holcomb Trustees	1950 Hughes Landing Blvd #103	The Woodlands	TX	77380
104	Undeveloped Ag Land	R047009	Covington Mary K Etal		38 Woodland Creek Circle	Wichita Falls	TX	76302
105	Customer - Noticed on 12/2/22	R029297	Craze Barbara Jean		12775 County Rd 412	Tyler	TX	75704-2611
106	Customer - Noticed on 12/2/22	R115005	Holcomb Family Revocable Trust	James Michael & Norma Loraine Holcomb Trustees	1950 Hughes Landing Blvd #102	The Woodlands	TX	77380
107	Customer - Noticed on 12/2/22	R146517	JNCW Enterprises LP	James Michael & Norma Loraine Holcomb Trustees	1950 Hughes Landing Blvd #103	The Woodlands	TX	77380
108	Undeveloped Ag Land	R047010	Covington Mary K & Charles W Treadway		38 Woodland Creek Circle	Wichita Falls	TX	76302

Landowners Noticed on 6/16/23

Parcel		PIN No.	Landowner	In Care Of	Street	City	State	ZIP
1	Undeveloped Ag Land	R031590	860 Royal Hills LLC		PO Box 8300	Tyler	TX	75711-8300
3	Undeveloped Ag Land	R029990	Fletcher Benny R Irrev Tr		18793 County Rd 481	Lindale	TX	75771-5613
18	Undeveloped	R030220	Freudiger Kevin Andrew & Kelyn Lea Frediger		440 Poindexter	Murphy	TX	75094-3518
21	Undeveloped Ag Land	R027758	Garrett John Robert & Deborah Butler Garrett		823 Colonial Dr	Tyler	TX	75701
28	Undeveloped Ag Land	R028403	Martin Tommy A & Zoe Ann		591 VZ County Rd 4930	Van	TX	75790
34	Undeveloped Ag Land	R029003	Liebe Donna Inman		15191 FM 849	Lindale	TX	75771
36	Undeveloped Ag Land	R029012	Oak Creek Ranch Holdings LLC		PO Box 1855	Waco	TX	76703-1855
37	Undeveloped Ag Land	R029024	3J2M Ranch Ltd		3389 County Rd 2546	Quinlan	TX	75474
43	Undeveloped Ag Land	R030552	Ricketts Edmund Randall Life Est		16198 County Rd 434	Lindale	TX	75771-2414
50	Undeveloped Ag Land	R028042	Guy David F		PO Box 2078	Lindale	TX	75771-2078
51	Not Customer - On Well	R028041	Beggs H Dale Trustee		16539 FM 16 W	Lindale	TX	75771-5905
52	Undeveloped Ag Land	R030558	Saleh Daniel Charles Etal		1520 Clubview Dr	Tyler	TX	75701-4734
54	Undeveloped Ag Land	R118110	McGhee Geraldene R		PO box 1141	Lindale	TX	75771-1141
56	Undeveloped Ag Land	R131492	Forsythe Charles Etal		13560 County Rd 468	Tyler	TX	75704
61	Undeveloped Ag Land	R027755	Roberts Paul E & Melanie		19858 County Rd 437	Lindale	TX	75771-5939
62	Undeveloped Ag Land	R028270	Morrison Clarence Randell & Jackie Jamar		3312 Pine Creek Dr	Tyler	TX	75707-1738
65	Undeveloped Ag Land	R029489	Proctor Shirley June		15639 County Rd 434	Lindale	TX	75771-2411
66	Undeveloped Ag Land	R028131	Nolte Betty Bishop & Beverly Olena McBeath		9 Country Ridge	Melissa	TX	75454
69	Undeveloped Ag Land	R030875	J & M Lindale Realty LP		4301 Saturn Rd Ste 201	Garland	TX	75041
73	Undeveloped Ag Land	R031418	Mallory Peggy Joyce		PO Box 336	Lindale	TX	75771
78	Undeveloped Ag Land	R030159	Morgan Thomas G & Sharon V		4114 Sagemont Ln	Tyler	TX	75707
83	Undeveloped Ag Land	R027988	Etheridge James E		PO box 2572	Frisco	TX	75034
87	Undeveloped Ag Land	R027234	Hicks Linda		13229 Country Rd 434	Lindale	TX	75771-2406
88	Undeveloped Ag Land	R029709	Daniel Susan Smith & Josiah M III		2904 Rosedale Ave	Dallas	TX	75204
92	Undeveloped	R029765	Castle Terry I		10494 County Road 1292	Flint	TX	75762-6501
93	Undeveloped	R029767	MZLS Enterprises LP		PO Box 793923	Dallas	TX	75379
95	Undeveloped Ag Land	R029779	Corn Carolyn Joyce Life Estate		13044 State Hwy 110 N	Tyler	TX	75704
104	Undeveloped Ag Land	R047009	Covington Mary K Etal		38 Woodland Creek Circle	Wichita F	TX	76302

Notice to Current Customers, Landowners, Neighboring Systems, and Cities
UNDINE TEXAS, LLC, CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO.
13260, NOTICE OF INTENT TO AMEND UNCERTIFICATED AREA AND PURCHASE
WATER FACILITIES AND TO TRANSFER WATER SERVICE AREA UNDER CCN NO.
10804 FROM CRYSTAL SYSTEMS TEXAS, INC. IN SMITH COUNTY, TEXAS

To: ***Notice to Current Customers, Landowners, Neighboring Systems, and Cities***

Date Notice Mailed: June 16, 2023

<u>Undine Texas, LLC</u>	<u>17681 Telge Road</u>	<u>Cypress, TX</u>	<u>77429</u>
(Purchaser's Name)	(Address)	(City), (State)	(Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to amend uncertificated area to CCN No. 13260 and to purchase all of the water facilities and to transfer water certificated service area under CCN No. 10804, in Smith County, TX from:

<u>Crystal Systems Texas, Inc.</u>	<u>P.O. Box 1084</u>	<u>Tyler, TX</u>	<u>75710</u>
(Seller's Name)	(Address)	(City), (State)	(Zip Code)

The requested area overlaps the district boundaries of Sabine River Authority and Upper Sabine Valley SWMD. If these districts do not request a public hearing, the Commission shall determine that the district is consenting to the Undine Texas, LLC's request to provide retail water utility service in the requested area.

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following:

The requested area includes 2,234 customer connections, is located within and surrounding downtown City of Hideaway, Texas, and is generally bounded on the north by County Road 477 (John R. Bowdoin Road); on the east by County Road 411; on the south by County Road 46 (Old New Harmony Road); and on the west by County Road 411.

The requested area includes approximately 10,528 acres, comprised of:

288 acres of uncertificated area;
10,240 acres of transferred area from CCN No. 10804.

The application proposes the subtraction of approximately 10,240 acres from CCN No. 10804 and the addition of approximately 10,528 acres to CCN No. 13260.

See enclosed maps showing the requested area.

The proposed transaction may change the current customers' rates and services to the current approved rates and services of Undine Texas, LLC, which are higher than the current rate for a 5/8" meter for Crystal Systems Texas, Inc. To view a copy of the current approved tariff, go to: <https://undinellc.com/wp-content/uploads/Undine-Texas-LLC-Water-Tariff.pdf>

OR email info@undinellc.com or call (713) 574-5953 to request a copy.

Persons who wish to intervene in the proceeding or comment upon action sought should contact the Public Utility Commission, P.O. Box 13326, Austin, Texas 78711-3326, or call the Public Utility Commission at (512) 936-7120 or (888) 782-8477. Hearing- and speech-impaired individuals with text telephones (TTY) may contact the commission at (512) 936-7136. The deadline for intervention in the proceeding is (30 days from the mailing or publication of notice, whichever occurs later, unless otherwise provided by the presiding officer). You must send a letter requesting intervention to the commission which is received by that date. The letter must include the person's name, address, email address and fax number if applicable.

If a valid public hearing is requested, the Commission will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, SOAH will submit a recommendation to the Commission for final decision. An evidentiary hearing is a legal proceeding similar to a civil trial in state district court.

A landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the uncertificated requested area, may file a written request with the Commission to be excluded from the requested area ("opt out") within (30) days from the date that notice was provided by the Utility. All opt out requests must include a large-scale map, a metes and bounds description of the landowner's tract of land, landowner's name, address, email address and fax number, if applicable.

Persons who wish to request this option should file the required documents with the:

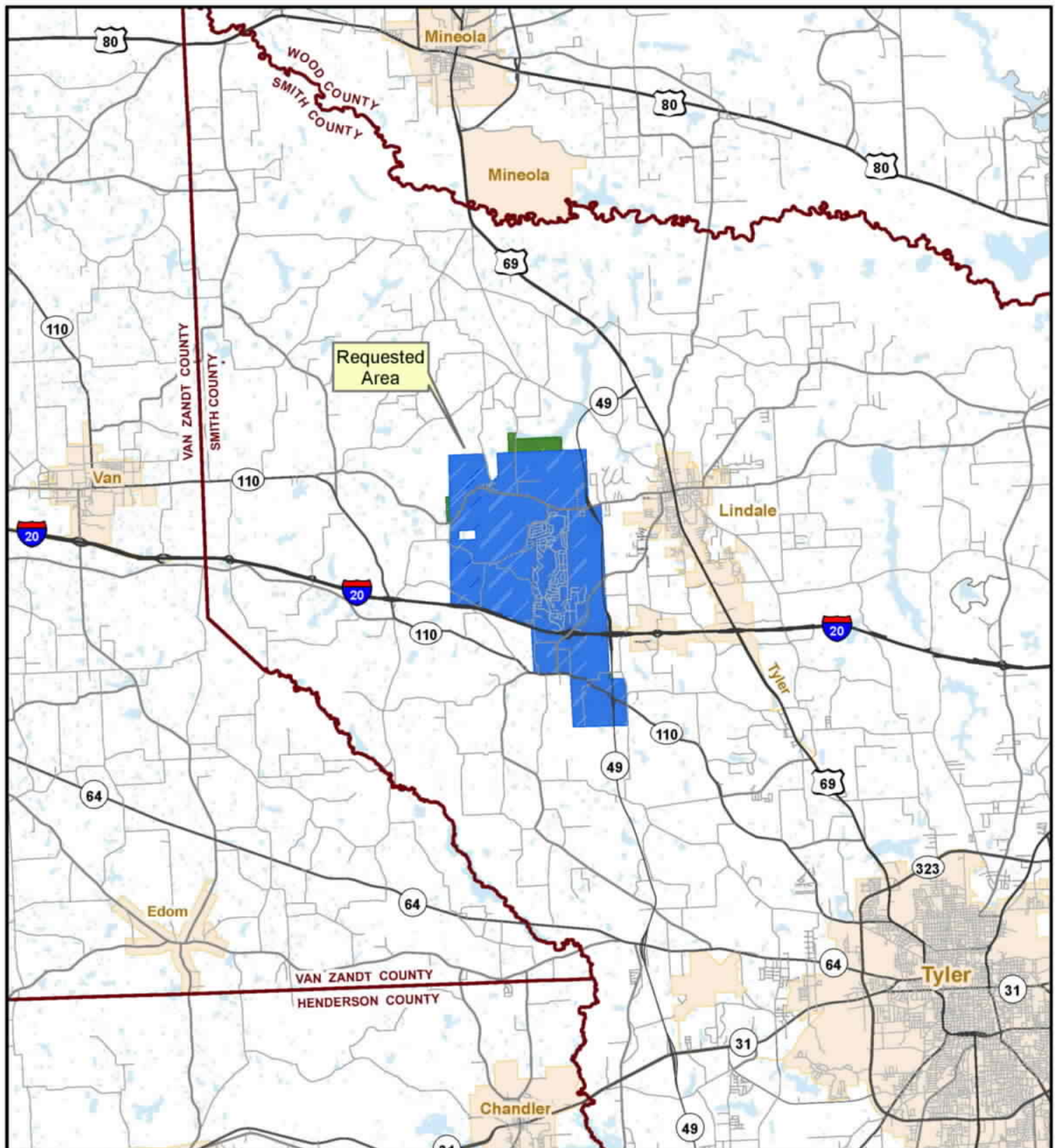
Public Utility Commission of Texas
Central Records
1701 N. Congress, P. O. Box 13326
Austin, TX 78711-3326

In addition, the landowner must also send a copy of the opt out request to the Utility. Staff may request additional information regarding your request.

Si desea información en español, puede llamar al 1-888-782-8477.

Carey Thomas
Utility Representative

Undine Texas, LLC
Utility Name

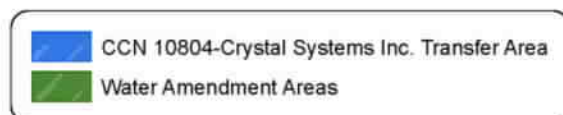


GENERAL LOCATION

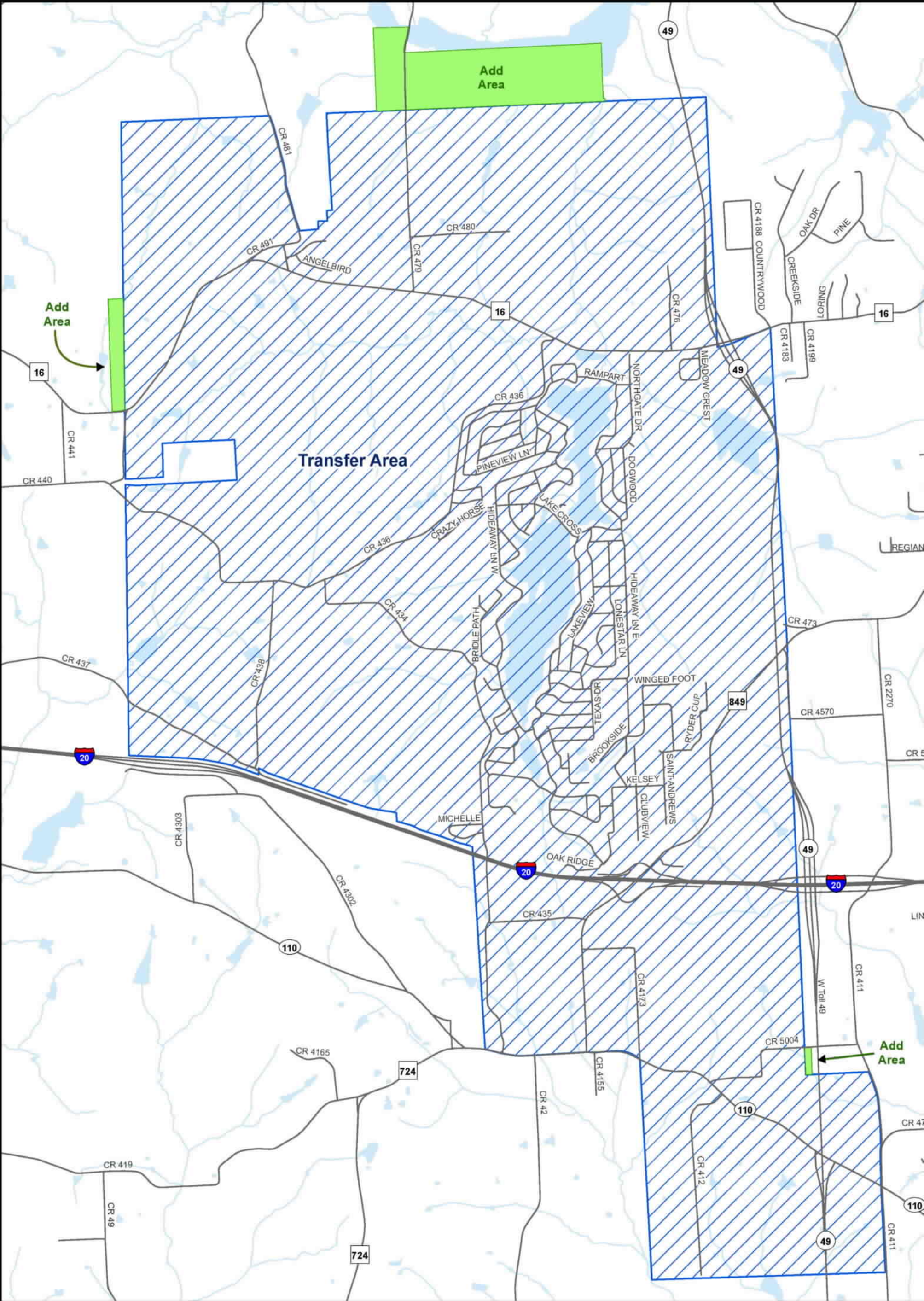
Undine Texas, LLC
 Application to Transfer Crystal Systems Texas, Inc., CCN No. 10804 to Undine Texas, LLC, CCN No. 13260
 and to Amend CCN in Smith County



0 1.5 3
 Miles



Map by: S. Burl, ASBGI
 Date: October 5, 2022
 Base: TxDOT Roadways 2019
 Project: General Location Crystal Systems STM.mxd



DETAIL MAP

Undine Texas, LLC

Application to Transfer Crystal Systems Texas, Inc., CCN No. 10804 to Undine Texas, LLC, CCN No. 13260 and to Amend CCN in Smith County

- CCN 10804-Crystal Systems Inc. Transfer Area
- Water Amendment Areas -approx 288 acres

Map by: S. Burt, ASBGI

Date: October 5, 2022

Base: TxDOT Roadways 2019

Project: Detail Map Crystal Systems STM.mxd