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Control Number - 54546

Item Number - 78

Thomas J. Gleeson
Chairman

Lori Cobos
Commissioner

Jimmy Glotfelty
Commissioner

Kathleen Jackson
Commissioner



Greg Abbott
Governor

Connie Corona
Interim Executive Director

Public Utility Commission of Texas

TO: Shelah Cisneros
Commission Counsel

All Parties of Record

FROM: Katie Moore Marx *KMM*
Administrative Law Judge

RE: **Docket No. 54546** – *Application of Texas Water Utilities, LP and Woodland Oaks Utility LP for Sale, Transfer, or Merger of Facilities and Certificate Rights and for a Name Change to Certificates of Convenience and Necessity in Montgomery County*

DATE: March 5, 2024

Enclosed is the Proposed Order in the above-referenced case. By copy of this memo, the parties to this proceeding are being served with the Proposed Order.

Please place this docket on an open meeting agenda for the Commissioners' consideration. Please notify me and the parties of the open meeting date. The parties must file corrections or exceptions to the Proposed Order by March 19, 2024.

If a party proposes a correction or exception, the party must fully explain the correction or exception and must provide a citation to the record to support the correction or exception.

If there are no corrections or exceptions, no response is necessary.

/tha
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DOCKET NO. 54546

APPLICATION OF TEXAS WATER UTILITIES, LP AND WOODLAND OAKS UTILITY LP FOR SALE, TRANSFER, OR MERGER OF FACILITIES AND CERTIFICATE RIGHTS AND FOR A NAME CHANGE TO CERTIFICATES OF CONVENIENCE AND NECESSITY IN MONTGOMERY COUNTY	§ § § § § § § §	PUBLIC UTILITY COMMISSION OF TEXAS
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PROPOSED ORDER

This Order addresses the application of Texas Water Utilities, LP and Woodland Oaks Utility LP for approval of the sale, transfer, or merger of facilities and certificate rights in Montgomery County and to amend Woodland Oaks' certificates of convenience and necessity (CCNs) to reflect a name change. The Commission approves the following: (1) the sale and transfer to Texas Water Utilities of a portion of the facilities and service areas held by Woodland Oaks under CCN numbers 12947 and 20880; (2) the amendment of Texas Water Utilities' CCN numbers 12983 and 20899 to include the facilities and certificated service areas being sold and transferred; (3) the amendment of Woodland Oaks' CCN numbers 12947 and 20880 to remove the facilities and certificated service areas being sold and transferred; and (4) the amendment of Woodland Oaks' CCN numbers 12947 and 20880 to reflect its name change from Woodland Oaks Utility Company, Inc. to Woodland Oaks Utility, LP. Additionally, the Commission determines the ratemaking rate base for the facilities being sold and transferred to be the amount specified in Commission Staff's confidential attachment FB-1 filed on June 6, 2023.

I. Findings of Fact

The Commission makes the following findings of fact.

Applicants

1. Woodland Oaks is a Texas limited partnership registered with the Texas secretary of state under file number 801175870.

2. On September 28, 2009, Woodland Oaks filed a certificate of conversion with the Texas secretary of state resulting in its name changing from Woodland Oaks Utility Company, Inc. to Woodland Oaks Utility, LP.
3. Woodland Oaks holds CCN numbers 12947 and 20880 which obligates it to provide retail water and sewer service in its certificated service areas in Montgomery County.
4. Woodland Oaks owns a public water system registered with the Texas Commission on Environmental Quality (TCEQ) under identification number 1700648.
5. Woodland Oaks owns a sewer system permitted by the TCEQ under Texas Pollutant Discharge Elimination System permit number WQ0014166001.
6. Texas Water Utilities is a Texas limited partnership registered with the Texas secretary of state under file number 800034797.
7. Texas Water Utilities holds CCN numbers 12983 and 20899 which obligates it to provide retail water and sewer service in its certificated service areas in multiple counties, including Montgomery County.

Application

8. On July 15, 2022, prior to filing the application, Woodland Oaks and Texas Water Utilities filed their notice of intent to determine the fair market value of a water system and sewer system in Project No. 49859,¹ to initiate the Commission's fair market value process for the proposed sale and transfer of water and sewer facilities to Texas Water Utilities.
9. On January 4, 2023, the applicants filed the application at issue in this proceeding.
10. The applicants filed supplemental information on January 9, February 8, and May 2, 2023, and January 19, 2024.
11. In the application, as supplemented, the applicants seek approval of the following transaction:
 - a. the sale and transfer to Texas Water Utilities of a portion of the facilities and service areas held by Woodland Oaks under CCN numbers 12947 and 20880;

¹ *Notice of Intent to Determine Fair Market Value*, Project No. 49859, Texas Water Utilities, L.P.'s and Woodland Oaks Utility, L.P.'s Notice of Intent to Determine Fair Market Value of Water (July 15, 2022).

- b. the amendment of Texas Water Utilities' CCN numbers 12983 and 20899 to include the facilities and certificated service areas being sold and transferred; and
 - c. the amendment of Woodland Oaks' CCN numbers 12947 and 20880 to remove the facilities and certificated service areas being sold and transferred.
12. Additionally, in the application, the applicants seek the following:
 - a. an order confirming the ratemaking rate base for the public water system and sewer system at issue in this proceeding; and
 - b. authorization for Texas Water Utilities to charge the customers served by the public water system and sewer system being acquired its most-recently approved water and sewer rates.
13. The requested areas include the following:
 - a. 884 acres of water service area certificated under CCN number 12947;
 - b. 1,251 water customer connections;
 - c. 737.6 acres of sewer service area certificated under CCN number 20880; and
 - d. 1,291 sewer customer connections.
14. The requested water service area is located approximately 8.4 miles southwest of downtown Conroe, Texas, and is generally bounded on the north by Honea Egypt Road; on the east by Honea Egypt Road; on the south by Farm-to-Market Road 1488; and on the west by Pipestone Road.
15. The requested sewer service area is located approximately 8.4 miles southwest of downtown Conroe, Texas, and is generally bounded on the north by County Road 2629; on the east by Westwood Drive; on the south by the intersection of Tamina Road and Revelwood Drive; and on the west by Corporate Woods Drive.
16. In Order No. 5 filed on March 13, 2023, the administrative law judge (ALJ) found the application, as supplemented, administratively complete.

Notice

17. On March 31, 2023, the applicants filed the affidavit of Brian Bahr, director of rates and regulatory affairs for Texas Water Utilities, attesting that notice was provided to all current customers neighboring utilities, and affected parties on March 21, 2023.
18. In Order No. 6 filed on April 17, 2023, the ALJ found the notice sufficient.
19. On June 15, 2023, Texas Water Utilities filed the affidavit of Mr. Bahr attesting that there are no tracts of land that are least 25 acres that are wholly or partially included in the requested areas.

Interventions

20. In Order No. 2 filed on February 1, 2023, the ALJ granted the Office of Public Utility Counsel's (OPUC) motion to intervene.

Evidentiary Record

21. In Order No. 11 filed on July 19, 2023, the ALJ admitted the following evidence into the record:
 - a. the application, including all attachments and confidential attachments, filed on January 4, 2023;
 - b. the supplements to the application filed on January 9, February 8, and May 2, 2023;
 - c. Commission Staff's recommendation on administrative completeness and proposed notice and proposed procedural schedule filed on March 10, 2023;
 - d. Texas Water Utilities' response to Commission Staff's first request for information filed on March 16, 2023;
 - e. Texas Water Utilities' proof of notice and confidential mailing list filed on March 31, 2023;
 - f. Commission Staff's recommendation on the sufficiency of notices and name change request filed on April 14, 2023;
 - g. stipulation between OPUC, Texas Water Utilities, and Woodland Oaks regarding rates to be charged to the acquired Woodland Oaks customers filed on June 2, 2023;

- h. Commission Staff's recommendation on final disposition and name change request filed on June 6, 2023;
 - i. Texas Water Utilities' supplemental proof of notice filed on June 15, 2023;
 - j. copies of agreed orders resolving TCEQ enforcement actions opened against Texas Water Utilities in the past five years, as provided as attachment 2 to the motion to admit evidence;
 - k. Commission Staff's supplemental recommendation on final disposition and name change request filed on July 6, 2023; and
 - l. Texas Water Utilities' response to Order No. 12 filed on July 18, 2023.
22. In Order No. 18 filed on March 4, 2024, the ALJ admitted the following additional evidence into the record:
- a. the closing documents and proof of customer deposits filed on December 8, 2023;
 - b. Commission Staff's recommendation on sufficiency of closing documents and proposed procedural schedule filed on December 22, 2023;
 - c. Texas Water Utilities' capital improvement plan filed on January 19, 2024;
 - d. Commission Staff's recommendation on Texas Water Utilities' capital improvement plan filed on February 5, 2024;
 - e. Texas Water Utilities' consent form filed on February 12, 2024;
 - f. Woodland Oaks' consent form filed on February 16, 2024; and
 - g. the final maps, certificates, and tariff pages attached to the supplemental joint motion to admit evidence and proposed notice of approval filed on February 20, 2024.

Agreement

23. On June 2, 2023, Woodland Oaks, Texas Water Utilities, and OPUC (collectively, the signatories) entered into a stipulation and agreement in which the signatories agreed to the following:

- a. that Texas Water Utilities should be authorized to charge the customers served by the public water system being acquired the rates that are in force for Texas Water Utilities' Cedar Springs MHP public water system, identification number 1330019;² and
 - b. that Texas Water Utilities should continue charging the customers served by the sewer system being acquired the rates under Woodland Oaks' current sewer utility tariff.
24. Commission Staff did not oppose the stipulation and agreement.

Sale

25. In Order No. 12 filed on July 19, 2023, as revised by Order No. 15 filed on November 10, 2023, the ALJ approved the sale and transfer to proceed and required the applicants to file proof that the transaction had closed and that customer deposits had been addressed.
26. On December 8, 2023, the applicants filed proof that the sale had closed and customer deposits had been refunded to customers as part of their final bill from Woodland Oaks.
27. In Order No. 16 filed on December 27, 2024, the ALJ found the closing documentation sufficient.

Texas Water Utilities' Compliance History

28. Texas Water Utilities has been subject to enforcement actions by the TCEQ in the past five years for non-compliance with rules, orders, or state statutes.
29. Texas Water Utilities has either resolved or is in the process of resolving the outstanding violations related to the TCEQ enforcement actions.
30. Texas Water Utilities does not have a history of continuing mismanagement or misuse of revenues as a utility service provider.

² Stipulation between Office of Public Utility Counsel, Texas Water Utilities, L.P., and Woodland Oaks Utility, LP Regarding Rates to Be Charged to the Acquired Woodland Oaks Customers at 12, 25–27. *See also Application of Monarch Utilities I L.P. For a Certificate of Convenience and Necessity Name Change*, Docket No. 53636 (approving Texas Water Utilities' water and sewer tariffs in force at the time the application was filed in this proceeding).

31. Texas Water Utilities demonstrated a compliance history that is adequate for approval of the transaction to proceed.

Adequacy of Existing Service

32. There are 1,251 water connections in the requested areas that are being served by Woodland Oaks through public water system number 1700648 and such service has been continuous and adequate.
33. The last TCEQ compliance investigation of Woodland Oaks' water system was on November 18, 2021.
34. There are 1,291 sewer connections in the requested areas that are being served by Woodland Oaks through its sewer system, permit number WQ0014166001, and such service has been continuous and adequate.
35. The last TCEQ compliance investigation of Woodland Oaks' sewer system was on July 7, 2021.
36. The Commission's complaint records, which date back five years, show 22 complaints against Woodland Oaks. All complaints have been reviewed and closed by the Commission's Customer Protection Division.
37. Woodland Oaks has violations listed in the TCEQ database that have since been resolved.
38. Texas Water Utilities has planned capital improvements to improve the safety and reliability of water and sewer service.
39. There is no evidence in the record that Woodland Oaks has failed to comply with any Commission or TCEQ order.

Need for Additional Service

40. There are 1,251 existing water connections and 1,291 existing sewer connections in the requested areas that are currently receiving service from Woodland Oaks and have an ongoing need for service.
41. This is an application to transfer only existing facilities, customers, and service areas.
42. There is no evidence in the record indicating a need for additional service.

Effect of Approving the Transaction and Granting the Amendment

43. Texas Water Utilities will be the sole certificated water and sewer utility for the requested areas.
44. Texas Water Utilities will be required to provide continuous and adequate water and sewer service to current and future customers in the requested areas.
45. Landowners in the requested areas will be able to obtain water and sewer service from Texas Water Utilities.
46. All retail public utilities in the proximate area were provided notice of the application and no protests or adverse comments were filed by any adjacent retail public utility.
47. There will be no adverse effect on landowners in the requested areas because the areas are currently certificated and served by Woodland Oaks.

Initial Rates

48. Texas Water Utilities requested approval to charge acquired customers initial rates and service charges that are shown in the water and sewer tariffs issued to Texas Water Utilities at the time the application was filed.
49. This application was considered filed on March 13, 2023, when it was deemed administratively complete.
50. On the date the application was filed, Texas Water Utilities' tariff in force for its other water systems was the tariff approved in Docket No. 54051.³
51. On the date the application was filed, Texas Water Utilities' tariff in force for its other sewer systems was the tariff approved in Docket No. 53636.⁴
52. Under the June 2, 2023 agreement, Texas Water Utilities agreed to the following:
 - a. it will charge the customers served by the public water system being acquired the phase 3 water rates approved for its Cedar Springs MHP public water system;

³ *Application of Texas Water Utilities, LP for a Pass Through Rate Change*, Docket No. 54051, Order (May 3, 2023).

⁴ *Application of Monarch Utilities LLP for a Certificate of Convenience and Necessity Name Change*, Docket No. 53636, Notice of Approval (Nov. 15, 2022).

- b. beginning on June 1, 2024, it will charge customers served by the public water system being acquired the phase 4 water rates approved for its Cedar Springs MHP public water system; and
 - c. it will continue to charge the customers served by the sewer system being acquired the rates in Woodland Oak's existing sewer tariff until Texas Water Utilities files its next base rate case.
53. The water tariff pages attached to the June 2, 2023 agreement do not include the pass-through rates that are applicable to Texas Water Utilities' Cedar Springs MHP public water system and were in effect on the date the application was filed.
54. The rates agreed to by the signatories, excluding the pass-through rates applicable to Texas Water Utilities' Cedar Springs MHP public water system, identification number 1330019, are just and reasonable initial rates for Texas Water Utilities to charge to customers served by the public water system and sewer system being acquired.

Ability to Serve: Managerial and Technical

55. Texas Water Utilities owns and operates numerous TCEQ-registered public water systems and TCEQ-permitted sewer systems.
56. Texas Water Utilities employs or contracts with TCEQ-licensed operators who will be responsible for the operation of the public water system and sewer system being transferred.
57. Texas Water Utilities has the technical and managerial capability to provide continuous and adequate service to the requested areas.

Feasibility of Obtaining Service from an Adjacent Retail Public Utility

58. Woodland Oaks is currently serving customers throughout the requested areas and such service has been continuous and adequate.
59. Obtaining service from an adjacent retail public utility would likely increase costs to customers because new facilities would need to be constructed; at a minimum, an interconnect would need to be installed to connect to a neighboring retail public utility.
60. It is not feasible to obtain service from an adjacent retail public utility.

Regionalization or Consolidation

61. It will not be necessary for Texas Water Utilities to construct a physically separate public water system or sewer system to serve the requested areas.
62. Because the requested areas will not require construction of a physically separate public water system or sewer system, consideration of regionalization or consolidation with another retail public utility is not required.

Ability to Serve: Financial Ability

63. Texas Water Utilities' affiliate, SouthWest Water Company, is capable, available, and willing to cover temporary cash shortages, and has a debt-service coverage ratio that is greater than 1.25. Therefore, Texas Water Utilities satisfies the leverage test.
64. SouthWest Water Company provided a written guarantee of coverage of temporary cash shortages and demonstrated that it has sufficient cash available to cover any projected operations and maintenance shortages in the first five years of operations after completion of the transaction. Therefore, Texas Water Utilities satisfies the operations test.
65. Texas Water Utilities submitted documents indicating it possesses the funds necessary for the purchase of Woodland Oaks' public water system and sewer system and for the construction of Texas Water Utilities' planned capital improvements.
66. Texas Water Utilities demonstrated the financial capability and stability to pay for the facilities necessary to provide continuous and adequate service to the requested areas.

Financial Assurance

67. There is no need to require Texas Water Utilities to provide a bond or other financial assurance to ensure continuous and adequate service.

Environmental Integrity and Effect on the Land

68. The environmental integrity and effect on the land will be temporary as the planned upgrades and improvements are made.

Improvement of Service or Lowering Cost to Consumers

69. Texas Water Utilities will continue to provide water and sewer service to Woodland Oaks' existing customers in the requested areas.

70. Reliability and quality of water and sewer service is expected to improve under Texas Water Utilities' management.
71. Texas Water Utilities requested authorization to charge the customers served by the public water system being acquired the rates that are in force for Texas Water Utilities' Cedar Ridge MHP public water system.
72. Water rates for customers in the requested areas will be higher than the rates currently charged by Woodland Oaks because Texas Water Utilities will charge its Cedar Ridge MHP water utility tariff's rates.

Voluntary Valuation of Acquired Facilities

73. On July 15, 2022, which was before filing the application at issue in the present docket, Texas Water Utilities and Woodland Oaks filed a notice to the Commission in Project No. 49859 of their intent to use the Commission's fair-market-value process to determine the ratemaking rate base of Woodland Oaks' water and sewer system assets to be acquired by Texas Water Utilities.
74. Texas Water Utilities included in the application copies of the three appraisal reports required by the fair-market-value process and evidence of the purchase price agreed upon between Texas Water Utilities and Woodland Oaks.
75. The appraisal reports submitted with the application were filed under confidential seal.
76. The average of the three appraisals yields the fair market value for Woodland Oaks' public water system and sewer system facilities is listed in confidential attachment FB-1 filed by Commission Staff on June 6, 2023.
77. The purchase price for Woodland Oaks' public water system and sewer system facilities were filed under confidential seal.
78. The fair market value for Woodland Oaks' public water system and sewer system facilities is less than the purchase price; therefore, the ratemaking rate base for Woodland Oaks' public water system and sewer system facilities is the fair market value.
79. The application included the amount of fees paid to the three utility valuation experts and known transaction and closing costs that will be reviewed for inclusion in Texas Water Utilities' rate base and recovery in a future Texas Water Utilities rate case.

80. No additional conditions for the acquisition based on the fair-market-value process are needed.

CCN Name Change

81. On September 28, 2009, Woodland Oaks Utility Company, Inc. filed a certificate of amendment with the Texas secretary of state to change its name to Woodland Oaks Utility, LP, and the name change became effective on that date.

Maps, Certificates, and Tariffs

82. On February 7, 2024, Commission Staff emailed Texas Water Utilities and Woodland Oaks the final proposed maps, certificates, and tariffs related to this docket.
83. On February 12, 2024, Texas Water Utilities filed a consent form concurring with the proposed final map and certificate and the proposed tariff with modifications agreed to by Texas Water Utilities and Commission Staff.
84. On February 16, 2024, Woodland Oaks filed a consent form concurring with the proposed final map and certificate and the proposed tariff with modifications agreed to by Woodland Oaks and Commission Staff.
85. On February 20, 2024, the final maps, certificates, and applicable tariff pages were provided as attachment 2 to the joint supplement motion to admit evidence filed by the parties.

Informal Disposition

86. More than 15 days have passed since the completion of notice provided in this docket.
87. No person filed a protest. No person other than OPUC filed a motion to intervene.
88. Texas Water Utilities, Woodland Oaks, OPUC, and Commission Staff are the only parties to this proceeding.
89. Commission Staff recommended approval of the application.
90. All parties are either signatories to or unopposed to the agreement on initial rates.
91. No party requested a hearing, and no hearing is needed.
92. This decision is not adverse to any party.

II. Conclusions of Law

The Commission makes the following conclusions of law.

1. The Commission has authority over this proceeding under Texas Water Code (TWC) §§ 13.041, 13.241, 13.242, 13.244, 13.246, 13.251, 13.301.
2. Texas Water Utilities and Woodland Oaks are retail public utilities as defined by TWC § 13.002(19) and 16 Texas Administrative Code (TAC) § 24.3(31).
3. Notice of the application was provided in compliance with TWC §§ 13.246(a) and 13.301(a)(2) and 16 TAC § 24.239(a) through (c).⁵
4. The application meets the requirements of TWC § 13.244 and 16 TAC § 24.233.
5. The Commission processed this application as required by the TWC, Administrative Procedure Act,⁶ and Commission rules.
6. Texas Water Utilities and Woodland Oaks have complied with the requirements of 16 TAC § 24.239(k) and (l) with respect to customer deposits.
7. Texas Water Utilities and Woodland Oaks completed the sale and transfer within the time required by 16 TAC § 24.239(m).
8. After consideration of the factors in TWC § 13.246(c), Texas Water Utilities demonstrated that it is capable of rendering continuous and adequate service to every water and sewer customer within the requested areas, as required by TWC § 13.251.
9. Texas Water Utilities demonstrated adequate financial, managerial, and technical capability for providing continuous and adequate service in the requested areas as required by TWC §§ 13.241(a) and 13.301(b).
10. Regionalization and consolidation concerns under TWC § 13.241(d) do not apply in this proceeding because construction of a physically separate water system or sewer system is not required.

⁵ After this application was filed, 16 TAC § 24.239 was amended, effective March 29, 2023. Accordingly, all references and citations to 16 TAC § 24.239 in this Notice of Approval are made to the version in effect at the time the application was filed.

⁶ Tex. Gov't Code §§ 2001.001–.903.

11. It is not necessary for Texas Water Utilities to provide a bond or other financial assurance under TWC §§ 13.246(d) and 13.301(c).
12. Texas Water Utilities provided a capital improvements plan under TWC § 13.244(d)(3) and 16 TAC § 24.233(a)(6).
13. Texas Water Utilities and Woodland Oaks filed their notice of intent to use the Commission's fair-market-valuation process in compliance with TWC § 13.305(c)(1) and 16 TAC § 24.238(d).
14. The Commission's executive director selected three utility valuation experts to perform appraisals of the Woodland Oaks public water system and sewer system in compliance with TWC § 13.305(c)(2) and 16 TAC § 24.238(e).
15. The application included copies of the three appraisal reports completed by the utility valuation experts as required by TWC § 13.305(h)(1) and 16 TAC § 24.239(d)(1)(A).
16. The application included the purchase price agreed to by Texas Water Utilities and Woodland Oaks as required by TWC § 13.305(h)(2) and 16 TAC § 24.239(d)(1)(B).
17. The application included the ratemaking rate base determined under TWC § 13.305(g) and 16 TAC § 24.238 as required by TWC § 13.305(h)(3).
18. The application included the known transaction and closing costs incurred by Texas Water Utilities to be requested for review for inclusion in Texas Water Utilities' rate base and recovery in a future rate case as permitted by TWC § 13.305(e) and 16 TAC §§ 24.238(k), 24.239(d)(1)(C), and 24.239(d)(2).
19. The calculation of the fair market valuation for Woodland Oaks' water and sewer systems complies with TWC § 13.305(f) and 16 TAC § 24.238(f) through (j).
20. The calculation of the ratemaking rate base for the Woodland Oaks public water system and sewer system complies with TWC § 13.305(g) and 16 TAC § 24.238(b)(3) and (4).
21. The extension of Texas Water Utilities' water utility rates and tariff approved for Texas Water Utilities' Cedar Springs MHP public water system, as modified by the June 2, 2023 agreement, to customers served by the public water system being acquired complies with TWC §§ 13.182 and 13.3011.

22. Texas Water Utilities and Woodland Oaks demonstrated that the sale and transfer of Woodland Oaks' facilities and service areas to Texas Water Utilities will serve the public interest and is necessary for the service, accommodation, convenience, or safety of the public under TWC §§ 13.246(b) and 13.301(d) and (e).
23. Approval of the name changes to Woodland Oaks CCN numbers 12947 and 20880 is necessary for the service, accommodation, convenience, or safety of the public.
24. Under TWC § 13.257(r) and (s), Texas Water Utilities must record a certified copy of the certificate and the map approved by this Order, along with a boundary description of the service areas, in the real property records of Montgomery County within 31 days of receiving this Order and submit to the Commission evidence of the recording.
25. The requirements for informal disposition under 16 TAC § 22.35 have been met in this proceeding.

III. Ordering Paragraphs

In accordance with these findings of fact and conclusions of law, the Commission issues the following orders.

1. The Commission approves the sale and transfer of 884 acres of water service area within Woodland Oaks' CCN number 12947 to Texas Water Utilities.
2. The Commission approves the sale and transfer of 737.6 acres of sewer service area within Woodland Oaks' CCN number 20880 to Texas Water Utilities.
3. The Commission approves the sale and transfer to Texas Water Utilities of all water and sewer facilities held by Woodland Oaks located within the requested areas.
4. The Commission amends Texas Water Utilities' CCN number 12983 to include all water facilities previously held by Woodland Oaks in the requested areas and the 884 acres of water service area previously included in Woodland Oaks' CCN number 12947.
5. The Commission amends Texas Water Utilities' CCN number 20899 to include all sewer facilities previously held by Woodland Oaks in the requested areas and the 737.6 acres of sewer service area previously included in Woodland Oaks' CCN number 20880.

6. The Commission amends Woodland Oaks' CCN number 12947 to remove 884 acres of water service area transferred to Texas Water Utilities and to reflect the name change Woodland Oaks Utility Company, Inc. to Woodland Oaks Utility, LP.
7. The Commission amends Woodland Oaks' CCN number 20880 to remove 737.6 acres of sewer service area transferred to Texas Water Utilities and to reflect the name change Woodland Oaks Utility Company, Inc. to Woodland Oaks Utility, LP.
8. The Commission approves the maps and tariff pages attached to this Order.
9. The Commission issues the certificates attached to this Order.
10. The Commission determines the ratemaking rates base for the Woodland Oaks' public water system and sewer system to be the fair market value stated in Commission Staff's confidential attachment FB-1 filed on June 6, 2023.
11. Texas Water Utilities may seek to include its transaction and closing costs for its acquisition of the Woodland Oaks public water system and sewer system in Texas Water Utilities' rate base for recovery in a future rate case.
12. Texas Water Utilities must provide service to every customer or qualified applicant for service within the approved area under CCN number 12983 that requests water service and meets the terms of Texas Water Utilities' water service policies, and such service must be continuous and adequate.
13. Texas Water Utilities must provide service to every customer or qualified applicant for service within the approved area under CCN number 20899 that requests sewer service and meets the terms of Texas Water Utilities' sewer service policies, and such service must be continuous and adequate.
14. Within ten days of this Order, Texas Water Utilities and Commission Staff must provide to the Commission a clean copy of Texas Water Utilities' most current comprehensive water and sewer tariffs, including the tariff pages approved by this Order, to be stamped *Approved* and retained by Central Records.
15. Within ten days of this Order, Woodland Oaks and Commission Staff must provide to the Commission a clean copy of Woodland Oaks' most current comprehensive water and

sewer tariffs, including the tariff pages approved by this Order, to be stamped *Approved* and retained by Central Records.

16. Texas Water Utilities must comply with the recording requirements in TWC § 13.257(r) and (s) for the area in Montgomery County affected by the application and file in this docket proof of the recording no later than 45 days after receipt of this Order.
17. Entry of this Order does not indicate the Commission's endorsement or approval of any principle or methodology that may underlie the agreement and must not be regarded as precedential as to the appropriateness of any principle or methodology underlying the agreement.
18. The Commission denies all other motions and any other requests for general or specific relief that have been expressly granted.

Signed at Austin, Texas on the _____ day of _____ 2024.

PUBLIC UTILITY COMMISSION OF TEXAS

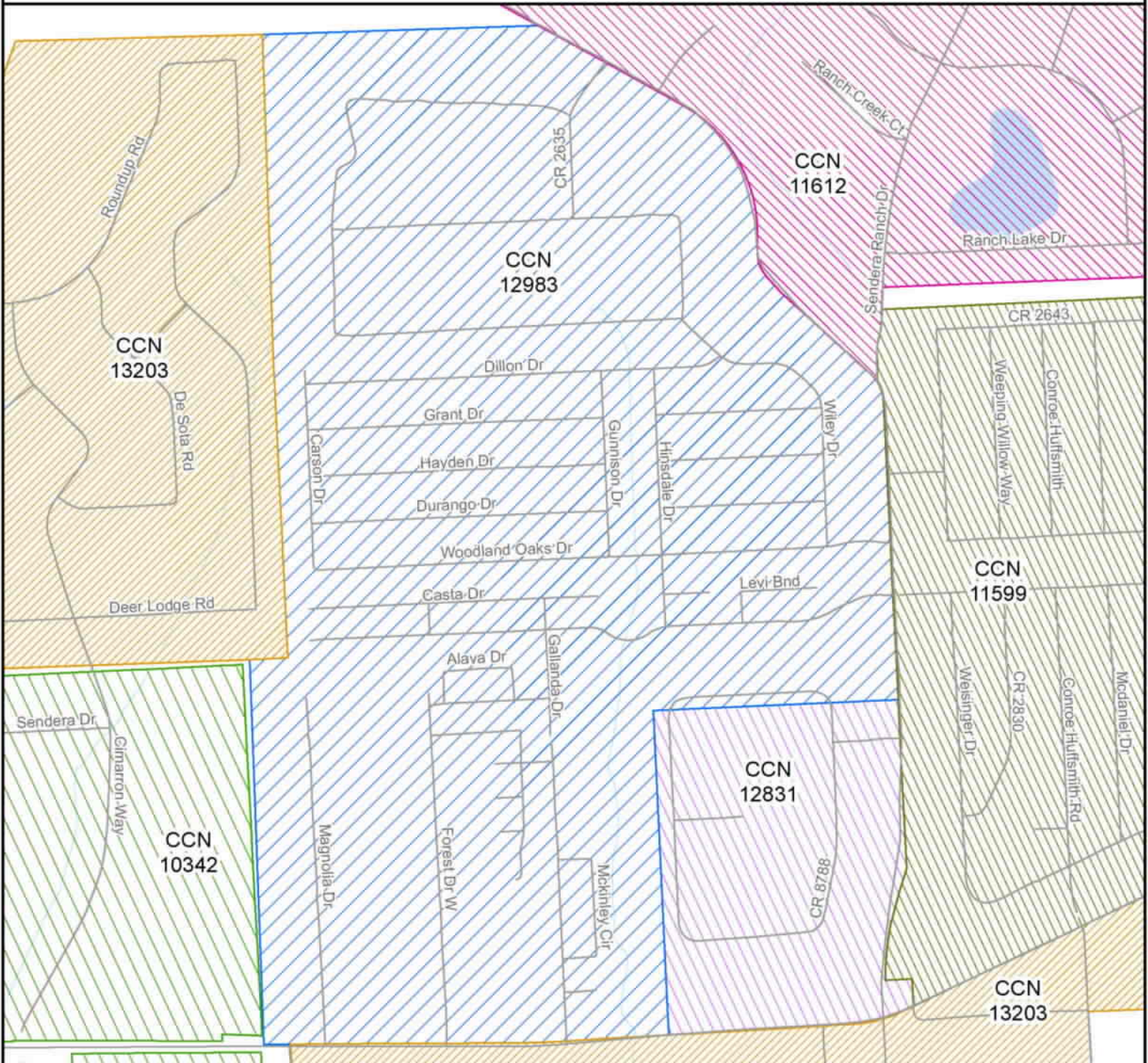
THOMAS J. GLEESON, CHAIRMAN

LORI COBOS, COMMISSIONER

JIMMY GLOTFELTY, COMMISSIONER

KATHLEEN JACKSON, COMMISSIONER

PUCT Docket No. 54546
 Texas Water Utilities, LP
 Portion of Water CCN No. 12983
 Transfer a Portion of Woodland Oaks Utility, LP, CCN No. 12947 in Montgomery County



Water CCN

- 12983 - Texas Water Utilities LP
- 10342 - H-M-W SUD
- 13203 - Aqua Texas Inc
- 11612 - Quadvest LP
- 12831 - Everett Square Inc
- 11599 - Westwood North WSC

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PUCT Docket No. 54546
Texas Water Utilities, LP
Portion of Water CCN No. 20899
Transfer a Portion of Woodland Oaks Utility, LP, CCN No. 20880 in Montgomery County



Public Utility Commission of Texas
1701 N. Congress Ave
Austin, TX 78701

Sewer CCN

-  20899 - Texas Water Utilities LP
-  21065 - Aqua Texas Inc

0 1,200 2,400
Feet



Map by: Komal Patel
Date: January 24, 2024
Project: 54546TexasWU.mxd
Sewer Map



Public Utility Commission of Texas

**By These Presents Be It Known To All That
Texas Water Utilities, L.P.**

having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Texas Water Utilities, L.P. is entitled to this

Certificate of Convenience and Necessity No. 12983

to provide continuous and adequate water utility service to that service area or those service areas in Bandera, Bexar, Brazoria, Chambers, Comal, Cooke, Denton, Freestone, Gillespie, Grayson, Guadalupe, Harris, Hays, Henderson, Hood, Johnson, Kendall, Kerr, Liberty, Marion, Matagorda, Medina, Montgomery, Parker, Polk, San Jacinto, Smith, Tarrant, Travis, Trinity, Tyler, Van Zandt, Wise, and Wood counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 54546 are on file at the Commission offices in Austin, Texas; and are a matter of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of Texas Water Utilities, L.P. to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

County	TCEQ Water Systems	PWS ID Number	Subdivisions
	Center Point	1330007	Center Point
	Heritage Park Water System	1330080	Heritage Park
	Hills & Dales	1330030	Hills & Dales
	Oak Ridge Estates Water System	1330134	Oak Ridge Estates
	Southern Hills	1330128	Southern Hills, Montebello Estates, Silver Creek
	Verde Park Estates	1330027	Verde Park Estates
	Vista Hills	1330169	Vista Hills
	Westwood Water System	1330015	Westwood Park, Monarch Hills
	Windwood Oaks Water System	1330141	Windwood Oaks
	Woodhaven Mobile Home Park	1330024	Woodhaven MHP
Liberty	Los Pinos Water System	1013733	Los Pinos Subdivision
	Peterson Place	1460086	Stilson-Hill
	Raywood Water System	1460041	Raywood
	The Trails Subdivision	1460199	The Trails Subdivision
Marion	Indian Hills Harbor	1580063	Indian Hills Harbor
	Pine Harbor Subdivision	1580023	Pine Harbor
	Creek Water Utility	1580020	Crystal Cove & Copeland Creek
Matagorda	Camelot Forest Water System	1610058	Camelot Forest
Medina	Rocky Creek Subdivision Water System	1630038	Rocky Creek
Montgomery	Crystal Springs Subdivision	1700331	Crystal Springs
	Decker Hills	1700386	Champions Glen, Decker Hills, Hidden Lake Estates, Inverness Crossing, Park Place, Dry Creek Business Center, Harden Store Marketplace
	Hulon Lakes Subdivision	1700014	Hilltop Village, Woodcreek Valley, Hulon Lakes
	Oakwood Water System	1700454	Oak Woods, North Forest
	Serenity Woods Subdivision	1700483	Pine Loch, Serenity Woods
	William Trails	1700966	William Trails
	Woodland Oaks	1700648	Woodland Oaks, Durango Creek, Forest Crossing, Forest West, Ridgewood

SECTION 1.0 RATE SCHEDULE (Continued)

SYSTEM IMPROVEMENT CHARGE – Effective July 1, 2023

Effective for all customers of all systems except Athens Water System, Ivanhoe Land of Lakes, Moody Water System, Creek Water Utility, Oak Village North, Windmill Ranch (portions within city jurisdiction), Plum Creek (portions within city jurisdiction), and Woodland Oaks
(Docket No. 54201)

METER SIZE	MONTHLY CHARGE PER CONNECTION
5/8"	\$8.48 per month
5/8"x3/4"	\$8.48 per month
3/4"	\$12.72 per month
1"	\$21.20 per month
1½"	\$42.40 per month
2"	\$67.84 per month
3"	\$127.20 per month
4"	\$212.00 per month
6"	\$424.00 per month
8"	\$678.40 per month
10"	\$975.20 per month
12"	\$1,823.20 per month

Docket No. 50944 Interim Rates Reconciliation (effective for 18 months beginning 03-01-2024)

Not applicable to customers of systems acquired after February 23, 2022.

(Tariff Control No. 53061)

METER SIZE	MONTHLY CHARGE/(CREDIT) per CONNECTION
5/8"	(\$6.51)
5/8"x3/4"	(\$6.51)
3/4"	(\$9.77)
1"	(\$16.28)
1½"	(\$32.55)
2"	(\$52.08)
3"	(\$97.65)
4"	(\$162.75)
6"	(\$325.50)
8"	(\$520.80)
10"	(\$748.65)
12"	(\$1,399.65)

SECTION 1.0 RATE SCHEDULE

PURCHASED WATER AND OTHER PASS THROUGH RATES

All systems not otherwise specified	Passthrough Rate: \$2.34 per 1,000 gallons
Western Trails Subdivision, Shaded Lane Estates, Chisholm Hills Estates, Coyote Ridge Addition, Hills of Oliver Creek, Sage Brush Estates, Sky View Ranch Estates, Windmill Trail	Passthrough Rate: \$0.00 per 1,000 gallons
Bavarian Hills, Cascade Mobile Home Park, Coolcrest Water System, Country Springs Water Company, Garden Oaks, Oaks North Mobile Home Estates, Oak Village North, Stagecoach Hills	See Below
Cascade Mobile Home Park	See Below
Coolcrest Water System	See Below
Bavarian Hills, Country Springs Water Company, Oaks North Mobile Home Estates, Stagecoach Hills	See Below
Oak Village North	See Below
Enchanted River Estates, Oakview Water System, Rim Rock Ranch, River Bend, Windmill Ranch Subdivision	See Below
Rim Rock Ranch, Windmill Ranch Subdivision	See Below
Cedar Springs MHP, Center Point, Heritage Park Water System, Hills and Dales, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Woodhaven Mobile Home Park, Oak Ridge Estates Water System, Windwood Oaks Water System	See Below
Platten Creek Water System	See Below
Rocky Creek Subdivision Water System	See Below
Westwood Water System	See Below
Huntington Estates	See Below
Spring-Cypress Shopping Center, Target Center	See Below
Cedar Bayou Park	See Below
Cedar Bayou Park, Fairview Acres Subdivision, Glenwood Subdivision, Cedar Bayou Estates Homeowners Association Inc., Peterson Place Subdivision, Rollan Heights Subdivision	See Below
Aldine Village - PWS #1010931 Subdivision Only	See Below
Cypress Hill - PWS #1011792 Subdivision Only	See Below
Woodland Oaks – PWS #1700648 Subdivisions Only	See Below
Inverness Point Water System, Dal-High, Oak Terrace Estates Water System, Beacon Bay Marina and RV Park, Orchard Crossing, McGee Place, Greenbriar Estates, Cedar Oaks Mobile Home Community, Homestead Oaks Mobile Home Community, Azalea Village, Cottonwood Park, Athens Water Systems Coop, Moody Water System	No Passthrough Rate Currently Approved

SECTION 1.0 RATE SCHEDULE (Continued)

Passthrough for Cedar Bayou Park, Fairview Acres Subdivision, Glenwood Subdivision, Cedar Bayou Estates Homeowners Association Inc., Peterson Place Subdivision, and Rollan Heights Subdivision
 Baytown Area Water Authority fee.....\$0.32 per 1,000 gallons
 (Tariff Control No. 54051) (included in base gallonage charge)

The utility's cost attributable to annual fee, pumpage fee and/or consumption-based fee from the Baytown Area Water Authority and/or other such governmental authority shall be passed through to all customers affected by such fee using the following calculations:

Annual Fee:

Monthly minimum charge + (Annual Fee / Number of Customers affected) / 12 months

Volume Charge:

Monthly gallonage charge per 1,000 gallons + (Increase or decrease in pumpage fee X 1.15)

To implement or modify the Pass Through Adjustment Clause, the utility must comply with all notice requirements of 16 TAC § 24.25(b)(2)(F)(ii).

Example of a Pass Through Provision:

Adjusted Gallonage Rate (AG) = $G + [B/(1 - L)]$, Where:

AG = adjusted gallonage charge, rounded to nearest one cent;

G = approved gallonage charge, per 1,000 gallons;

B = change in fee (per 1,000 gallons);

L = water or sewer line loss for preceding 12 months, not to exceed 0.15 (15%)

Passthrough for Aldine Village - PWS #1010931 Subdivision Only

City of Houston Groundwater Reduction Plan Fee.....\$1.38 per 1,000 gallons
 (Tariff Control No. 54051)

Passthrough for Cypress Hill - PWS #1011792 Subdivision Only

North Harris County Regional Water Authority Groundwater Reduction Plan Fee.....\$4.60 per 1,000 gallons
 (Tariff Control No. 54051)

Passthrough for Woodland Oaks – PWS #1700648 Subdivisions Only

Lone Star Groundwater Conservation District Pumpage Fee.....\$0.12 per 1,000 gallons
 (Tariff Control No. 47774)

San Jacinto River Authority Groundwater Reduction Plan Fee.....\$3.52 per 1,000 gallons
 (Tariff Control No. 53857)

SECTION 1.0 RATE SCHEDULE

Texas Water Utilities (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park, Woodland Oaks) - RATES effective 06-01-2021 (Phase 1 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$35.62	0 to 2,000	\$3.98
5/8"x3/4"	\$35.62		
3/4"	\$53.43	2,001 to 10,000	\$4.85
1"	\$89.05		
1½"	\$178.10	10,001 to 20,000	\$5.46
2"	\$284.96		
3"	\$534.30	over 20,000	\$5.91
4"	\$890.50		
6"	\$1,781.00		
8"	\$2,849.60		
10"	\$4,096.30	Purchased Water Passthrough	see Passthrough Rates section
12"	\$7,658.30		

Texas Water Utilities (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park, Woodland Oaks) - RATES effective 06-01-2022 (Phase 2 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$39.87	0 to 2,000	\$4.81
5/8"x3/4"	\$39.87		
3/4"	\$59.81	2,001 to 10,000	\$5.90
1"	\$99.68		
1½"	\$199.35	10,001 to 20,000	\$6.66
2"	\$318.96		
3"	\$598.05	over 20,000	\$7.15
4"	\$996.75		
6"	\$1,993.50		
8"	\$3,189.60	Purchased Water Passthrough	see Passthrough Rates section
10"	\$4,585.05		
12"	\$8,572.05		

SECTION 1.0 RATE SCHEDULE (Continued)

Texas Water Utilities (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park, Woodland Oaks) - RATES effective 06-01-2023 (Phase 3 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$44.12	0 to 2,000	\$5.65
5/8"x3/4"	\$44.12		
3/4"	\$66.18	2,001 to 10,000	\$6.94
1"	\$110.30		
1½"	\$220.60	10,001 to 20,000	\$7.85
2"	\$352.96		
3"	\$661.80	over 20,000	\$8.40
4"	\$1,103.00		
6"	\$2,206.00		
8"	\$3,529.60		
10"	\$5,073.80	Purchased Water Passthrough	see Passthrough Rates section
12"	\$9,485.80		

Texas Water Utilities (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park, Woodland Oaks) - RATES effective 06-01-2024 (Phase 4 of 4)

METER SIZE	MONTHLY BASE RATE (includes 0 gallons)	GALLONAGE TIER	CHARGE PER 1,000 GALLONS
5/8"	\$48.37	0 to 2,000	\$6.48
5/8"x3/4"	\$48.37		
3/4"	\$72.56	2,001 to 10,000	\$7.98
1"	\$120.93		
1½"	\$241.85	10,001 to 20,000	\$9.05
2"	\$386.96		
3"	\$725.55	over 20,000	\$9.64
4"	\$1,209.25		
6"	\$2,418.50		
8"	\$3,869.60		
10"	\$5,562.55	Purchased Water Passthrough	see Passthrough Rates section
12"	\$10,399.55		

SECTION 1.0 RATE SCHEDULE (Continued)

Texas Water Utilities (Cedar Springs MHP, Center Point, Heritage Park Water System, Hills & Dales, Oak Ridge Estates Water System, Platten Creek Water System, Rocky Creek Subdivision Water System, Southern Hills, Verde Park Estates, Vista Hills, Windwood Oaks Water System, Woodhaven Mobile Home Park, Woodland Oaks) - Docket No. 50944 Interim Rates Reconciliation (effective for all systems, except Woodland Oaks, and for 18 months beginning 03-01-2024)

(Tariff Control No. 53061)

METER SIZE	MONTHLY CHARGE/(CREDIT) per CONNECTION
5/8"	\$5.26
5/8"x3/4"	\$5.26
3/4"	\$7.89
1"	\$13.15
1½"	\$26.30
2"	\$42.08
3"	\$78.90
4"	\$131.50
6"	\$263.00
8"	\$420.80
10"	\$604.90
12"	\$1,130.90



Public Utility Commission of Texas

By These Presents Be It Known To All That

Texas Water Utilities, L.P.

having obtained certification to provide sewer utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Texas Water Utilities, L.P. is entitled to this

Certificate of Convenience and Necessity No. 20899

to provide continuous and adequate sewer utility service to that service area or those service areas in Chambers, Grayson, Harris, Henderson, Liberty, Medina, Montgomery, Polk, San Jacinto, Trinity, and Wood counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 54546 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the Texas Water Utilities, L.P. to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

COUNTY	UTILITY SYSTEM	TCEQ WQ NO.	SUBDIVISIONS
	Woodland Oaks	WQ 0014-166001	Woodland Oaks, Durango Creek, Forest Crossing, Forest West, Ridgewood, Cimmaron Creek
Polk	Beacon Bay Marina Wastewater Treatment Facility	WQ 13637-001	Beacon Bay Marina and RV Park, Beacon Bay Subdivision
San Jacinto	Blue Water Cove	WQ 14179-001	Blue Water Cove, Livingston Lakeside RV Park
	Holiday Villages of Lake Livingston	WQ 14056-001	Holiday Villages of Livingston, Somerset Shores
Trinity	Harbor Point	WQ 13547-001	Harbor Point
Wood	Lake Fork Estates	WQ 14055-001	Holiday Villages of Fork

SECTION 1.0 RATES (Continued)

Section 1.01 - Rates

Residential

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonage Charge</u>
5/8" x 3/4"	\$35.53 (Includes 0 gallons)	<u>\$3.00</u> per 1000 gallons
3/4"	\$53.30	
1"	\$88.83	
1 1/2"	\$177.65	
2"	\$284.24	
3"	\$532.95	
4"	\$1,065.90	

Commercial

Domestic

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonage Charge</u>
1"	\$88.83 (Includes 0 gallons)	<u>\$3.75</u> per 1000 gallons
1 1/2"	\$177.65	
2"	\$284.24	
3"	\$532.95	
4"	\$1,065.90	

Commercial

Non-Domestic

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonage Charge</u>
1"	\$138.83 (Includes 0 gallons)	<u>\$4.50</u> per 1000 gallons
1 1/2"	\$227.65	
2"	\$324.24	
3"	\$582.95	
4"	\$1,115.90	

Small-Use Commercial Domestic - Commercial domestic customers with no more than one sink and one toilet.

\$35.00 per month per connection including 0 gallons and
\$3.75 per 1,000 gallons

Volume charges are determined based on average consumption for winter period which includes the following months: December, January, and February (residential customers only).

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

Cash X, Check X, Money Order X, Credit Card X, 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.

SECTION 1.0 RATES (Continued)

REGULATORY ASSESSMENT 1.0%
PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL.

Section 1.02 - Miscellaneous Fees

TAP FEE (Residential) \$800.00
TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL CONNECTION. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Commercial) \$1,500.00
TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL CONNECTION. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

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

RECONNECTION FEE

THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):

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

SERVICE INITIATION FEE \$40.00
THE SERVICE INITIATION FEE WILL BE CHARGED FOR INITIATING AN ACCOUNT AT THE SERVICE LOCATION.

LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL) 10%
PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE \$30.00
RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50) \$50.00

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

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:

WHEN AUTHORIZED IN WRITING BY THE COMMISSION AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC § 24.25(b)(2)(G)]

LINE EXTENSION AND CONSTRUCTION CHARGES:

REFER TO SECTION 3.0--EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.



Public Utility Commission of Texas

By These Presents Be It Known To All That

Woodland Oaks Utility, LP

having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Woodland Oaks Utility, LP is entitled to this

Certificate of Convenience and Necessity No. 12947

to provide continuous and adequate water utility service to that service area or those service areas in Montgomery County as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 54546 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the Woodland Oaks Utility, LP to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.



WATER UTILITY TARIFF
Docket Number: 54546

Woodland Oaks Utility, LP
(Utility Name)

P.O. Box 952
(Business Address)

Conroe, Texas 77305
(City, State, Zip Code)

(936) 539-1232
(Area Code/Telephone)

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

12947

This tariff is effective in the following county:

Montgomery

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

None

This tariff is effective in the following subdivisions or systems:

None

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

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APPENDIX B -- SAMPLE SERVICE AGREEMENT	
APPENDIX C -- APPLICATION FOR SERVICE	



Public Utility Commission of Texas

By These Presents Be It Known To All That

Woodland Oaks Utility, LP

having obtained certification to provide water or sewer utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Woodland Oaks Utility, LP is entitled to this

Certificate of Convenience and Necessity No. 20880

to provide continuous and adequate sewer utility service to that service area or those service areas in Montgomery County as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 54546 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the Woodland Oaks Utility, LP to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.



SEWER UTILITY TARIFF
Docket Number: 54546

Woodland Oaks Utility, LP
(Utility Name)

P.O. Box 592
(Business Address)

Conroe, Texas 77305
(City, State, Zip Code)

(936) 539-1232
(Area Code/Telephone)

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

20880

This tariff is effective in the following county(ies):

Montgomery

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

None

This tariff is effective in the following subdivisions or systems:

None

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):

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