



Filing Receipt

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PUBLIC UTILITY COMMISSION OF TEXAS



AFFIDAVIT OF NOTICE TO LANDOWNERS DOCKET NO. 58098

STATE OF TEXAS

COUNTY OF MONTGOMERY

T&W Water Service Company dba Blue Topaz Utilities has

- ☐ Determined that there are no landowners owning tracts of land at least 25 acres or more wholly or partly inside the requested area to be added:
- ☒ Provided individual notice via first-class mail to the following landowners owning tracts of land at least 25 acres or more wholly or partly inside the requested area to be added:

On July 9, 2025, notice was provided to the landowners below:

JC Panchasarp LP
4020 N Macarthur Blvd STE 122 278
Irving, TX 75038-6422

Russell C Klein
10222 Boudreaux Rd
Tomball, TX 77375-7407

Sugarberry 35 LP
Kingsley Management Corp
PO Box 1848
Provo, UT 84603-1848

Harris County MUD 401
11111 Katy Fwy STE 725
Houston, TX 77079-2175

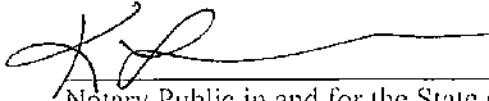
OATH

I, Deanna Degayter, being duly sworn, file this form as General Manager (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.

D. Degayter
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.

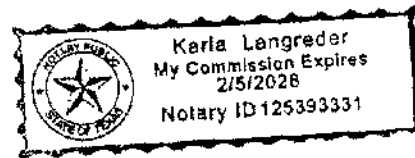
Subscribed and sworn to before me this 9th day of July, 2025
to certify which witness my hand and seal of office.



Notary Public in and for the State of Texas

KARLA LANGREDER

Print or Type Name of Notary Public



Commission Expires 2/5/2028

Notice to Landowners

T & W WATER SERVICE COMPANY DBA BLUE TOPAZ UTILITIES CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NOS. 12892 AND 21127, NOTICE OF INTENT TO PURCHASE WATER AND SEWER FACILITIES AND TO TRANSFER WATER AND SEWER SERVICE AREA UNDER CCN NO. 13313 AND 21142 FROM INLINE UTILITIES, LLC IN HARRIS COUNTY, TEXAS

To: JC Panchasarp LP Date Notice Mailed: 7-7-2025
 (Name of Customer, Neighboring System, or City)
4020 N Macarthur Blvd STE 122 278
 (Address)
IRVING, TX 75039-6422
 (City State Zip)

T & W Water Service Company dba Blue Topaz Utilities 15285 FM 1485
 (Purchaser's Name) (Address)

Conroe, TX 77306
 (City), (State) (Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to purchase all of the water facilities and to transfer water certificated service area under CCN No. 13313 and all of the sewer facilities and to transfer sewer certificated service area under CCN No. 21142 in Harris County, TX from:

Inline Utilities, LLC 10100 Boudreaux Road
 (Seller's Name) (Address)

Tomball, TX 77375
 (City), (State) (Zip Code)

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: Sugarberry Place, Cottage Gardens.

Requested Water Area:

The **requested water area** is located approximately 3 miles southeast of downtown Tomball, Texas, and is generally bounded on the north by Spell Road; on the east by the intersection of Glen Willow and State Highway 99; on the south by Boudreaux Road; and on the west by Huffsmiester Road and Willow Creek.

The **requested water area** includes 557 customer connections and approximately 372 acres to transfer from CCN No. 13313 to CCN No. 12892. The application proposes the subtraction of approximately 372 acres from CCN No. 13313 and the addition of approximately 372 acres to CCN No. 12892.

Requested Sewer Area:

The **requested sewer area** is located approximately 3 miles southeast of downtown Tomball, Texas, and is generally bounded on the north by Spell Road; on the east by the intersection of Glen Willow and State Highway 99; on the south by Boudreaux Road; and on the west by Huffsmiester Road and Willow Creek.

The **requested sewer area** includes 956 customer connections and approximately 372.8 acres to transfer from CCN No. 21142 to CCN No. 21127. The application proposes the subtraction of approximately 372.8 acres from CCN No. 21127 and the addition of approximately 372.8 acres to CCN No. 21127.

See enclosed maps showing the requested area.

This transaction will not have an effect on the current customer's rates and services.

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 may contact the commission through Relay Texas at 1-800-735-2989. 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.

**Hearing- and speech-impaired individuals with text telephones (TTY) may alternatively contact the commission directly at (512) 936-7136.*

If a valid public hearing is requested, the Commission will refer 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 a 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 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.

A landowner that opts out from the requested area releases the applicant's obligation to provide retail water or sewer utility service to the removed land for any reason.

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

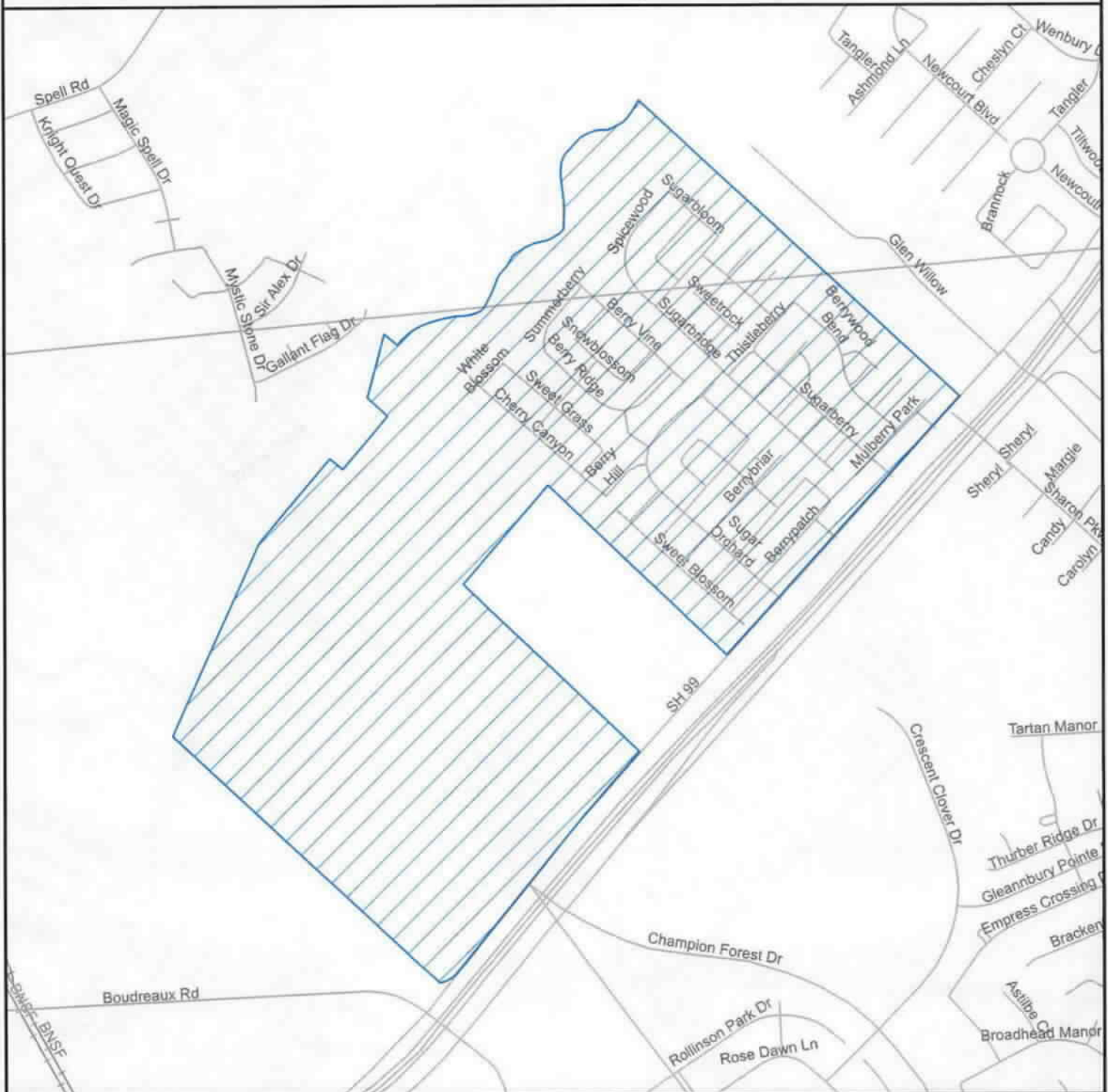
Public Utility Commission of Texas
Central Records
1701 N. Congress, P. O. Box 13326
Austin, TX 78711-3326

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.


Deanna Degetyer
General Manager
T & W Water Service Company dba Blue Topaz Utilities

**Transfer Inline Utilities, LLC (CCN No. 21142) to
T & W Water Service Company dba Blue Topaz Utilities (CCN No. 21127)
in Harris County**

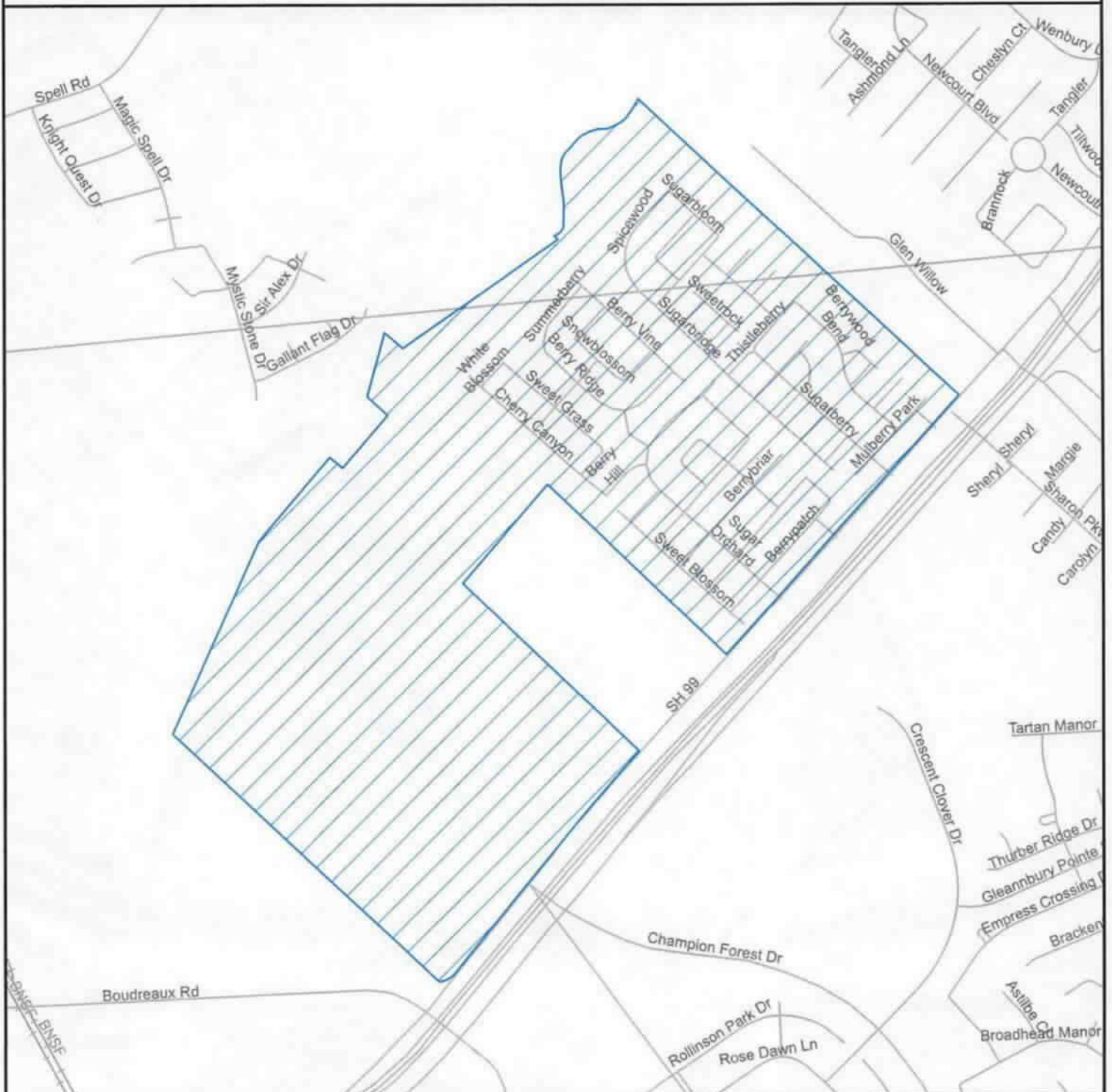


Detailed Map

Legend


 Requested Area to Transfer

**Transfer Inline Utilities, LLC (CCN No. 13313) to
T & W Water Service Company dba Blue Topaz Utilities (CCN No. 12892)
in Harris County**



Detailed Map

Legend

 Requested Area to Transfer

**Transfer Inline Utilities, LLC (CCN No. 21142) to
T & W Water Service Company dba Blue Topaz Utilities (CCN No. 21127)
in Harris County**



0 1,500 3,000
Feet

General Location Map



Legend

 Requested Area to Transfer

**Transfer Inline Utilities, LLC (CCN No. 13313) to
T & W Water Service Company dba Blue Topaz Utilities (CCN No. 12892)
in Harris County**



0 1,500 3,000
Feet

General Location Map

Legend

 Requested Area to Transfer

Created by: Suzanne Burt
Date Created: February 20, 2025
Base Map: TXDOT Roads

T&W 001925