



## **Filing Receipt**

**Filing Date - 2024-03-08 10:15:23 AM**

**Control Number - 54393**

**Item Number - 78**

**DOCKET NO. 54393**

<b>APPLICATION OF CSWR-TEXAS</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>UTILITY OPERATING COMPANY,</b>	<b>§</b>	
<b>LLC AND INTERMEDIARY</b>	<b>§</b>	<b>OF TEXAS</b>
<b>SOLUTIONS HOLDING LLC FOR</b>	<b>§</b>	
<b>SALE, TRANSFER, OR MERGER OF</b>	<b>§</b>	
<b>FACILITIES AND CERTIFICATE</b>	<b>§</b>	
<b>RIGHTS IN LUBBOCK COUNTY</b>	<b>§</b>	

**NOTICE OF APPROVAL**

This Notice of Approval addresses the application of CSWR-Texas Utility Operating Company, LLC and Intermediary Solutions Holding LLC for approval of the sale, transfer, or merger of facilities and certificate rights in Lubbock County. The Commission approves the following: (1) the sale and transfer to CSWR-Texas of all facilities held by Intermediary Solutions' Solutions within the service area of Intermediary Solutions' certificate of convenience and necessity (CCN) number 12179 and within the 8.5 uncertificated acres; (2) the sale and transfer of all service area within Intermediary Solutions' CCN number 12179; (3) the cancellation of Intermediary Solutions' CCN number 12179; (4) the amendment of CSWR-Texas' CCN number 13290 to include all facilities and service area previously held under Intermediary Solutions' CCN number 12179; and (5) the amendment of CSWR-Texas' CCN number 13290 to add 8.5 acres of uncertificated area, to the extent provided in this Notice of Approval.

**I. Findings of Fact**

The Commission makes the following findings of fact.

**Applicants**

1. Intermediary Solutions is a Texas limited liability company registered with the Texas secretary of state under file number 703025822.
2. Intermediary Solutions holds CCN number 12179 which obligates it to provide retail water service in its certificated service area in Lubbock County.
3. Intermediary Solutions owns a public water system registered with the Texas Commission on Environmental Quality (TCEQ) as North University Estates under identification number 1520159.

4. CSWR-Texas is a Texas limited liability company registered with the Texas secretary of state under file number 803367893.
5. CSWR-Texas holds CCN number 13290 which obligates it to provide retail water service in its certificated service areas in multiple counties, including Lubbock County.
6. CSWR-Texas owns multiple public water systems registered with the TCEQ.

**Application**

7. On November 30, 2022, the applicants filed the application at issue in this proceeding.
8. In the application, the applicants seek approval of the following:
  - a. the sale and transfer to CSWR-Texas of all facilities held by Intermediary Solutions located within the service area of Intermediary Solutions' CCN number 12179 and within 8.5 acres of uncertificated service area;
  - b. the sale and transfer of all service area within Intermediary Solutions' CCN number 12179 to CSWR-Texas;
  - c. the cancellation of Intermediary Solutions' CCN number 12179;
  - d. the amendment of CSWR-Texas' CCN number 13290 to include all facilities and service area previously held by Intermediary Solutions' CCN number 12179; and
  - e. the addition of 8.5 acres of uncertificated area currently served by Intermediary Solutions to CSWR-Texas' CCN number 13290.
9. CSWR-Texas filed supplemental information on February 27, March 28, May 31, and June 7, 2023.
10. The requested area includes the following:
  - a. 140.7 acres singly certificated under Intermediary Solutions' CCN number 12179;
  - b. 8.5 acres of uncertificated area immediately adjacent to Intermediary Solutions' existing certificated service area; and
  - c. 194 customer connections.
11. The requested area is located approximately 3.7 miles southwest of downtown New Deal, Texas, and is generally bounded on the north by Farm-to-Market Road 1294; on the east

by North University Avenue (Farm-to-Market Road 1264); on the south by a parallel line approximately 800 feet south of Victoria Street; and on the west by North Elgin Avenue (County Road 9152).

12. In Order No. 3 filed on January 13, 2023, the administrative law judge (ALJ) found the application administratively complete.

**Notice**

13. On February 10, 2023, CSWR-Texas filed the affidavit of Aaron Silas, director of regulatory operations of CSWR-Texas, attesting that notice was provided to current customers, neighboring utilities, and affected parties on January 24, 2023.
14. On February 10, 2023, CSWR-Texas filed a publisher's affidavit attesting to publication of notice in the *Lubbock Avalanche-Journal*, a newspaper of general circulation in Lubbock County, on January 26 and February 2, 2023.
15. In Order No. 4 filed on March 14, 2023, the ALJ found the notice sufficient.
16. On May 31, 2023, CSWR-Texas filed the supplemental affidavit of Mr. Silas attesting that notice was provided to each owner of a tract of land that is at least 25 acres and is wholly or partially located within the requested area. CSWR-Texas also provided copies of the notices mailed to each owner of a tract of land that is at least 25 acres and is wholly or partially included in the requested area and a map of the landowners' locations.
17. In Order No. 9 filed on July 12, 2023, the ALJ found the notice, as supplemented, sufficient.

**Evidentiary Record**

18. In Order No. 8 filed on June 29, 2023, the ALJ admitted the following evidence into the record of this proceeding:
  - a. The application, including all attachments and confidential attachments, filed on November 30, 2022;
  - b. CSWR-Texas' supplements to the application filed on February 27 and March 28, 2023;
  - c. Commission Staff's recommendation on administrative completeness filed on January 12, 2023;

- d. CSWR-Texas' affidavit of notice to current customers, neighboring utilities, and affected parties, including confidential exhibit B, filed on February 10, 2023;
  - e. Commission Staff's recommendation on sufficiency of notice filed on March 13, 2023;
  - f. Commission Staff's recommendation on the transaction, including all attachments and confidential attachments, filed on April 5, 2023;
  - g. CSWR-Texas' response to Order No. 6 and all attachments filed on May 31, 2023;
  - h. CSWR-Texas' supplement to the application and all attachments filed on June 7, 2023; and
  - i. Commission Staff's response to Order No. 6 and confidential attachment FB-1 filed on June 14, 2023.
19. In Order No. 19 filed on February 20, 2024, the ALJ admitted the following additional evidence into the record:
- a. CSWR-Texas' capital improvement plan documents and all attachments and confidential attachments filed on October 18, 2023;
  - b. CSWR-Texas' notice of completed transaction and highly sensitive attachment filed on October 23, 2023;
  - c. Commission Staff's recommendation on sufficiency of closing documents filed on November 27, 2023;
  - d. Intermediary Solutions' consent form filed on January 3, 2024;
  - e. CSWR-Texas' consent forms filed on January 24 and 29, 2024; and
  - f. the maps, certificate, and tariff pages attached to the joint supplemental motion to admit evidence and joint proposed notice of approval filed on February 6, 2024.
20. In Order No. 21 filed on March 8, 2024, the ALJ admitted the corrected tariff pages attached to the joint supplemental motion to admit evidence filed on March 4, 2024.

**Sale**

21. On September 14, 2023, the Commission issued an interim order approving the sale and transfer to proceed and required the applicants to file proof that the transaction had closed and the customer deposits had been addressed.
22. On October 23, 2023, CSWR-Texas filed notice that the sale had closed on October 18, 2023, and confirmed that there were no outstanding customer deposits that needed to be addressed.
23. In Order No. 15 filed on November 29, 2023 the ALJ found the closing documents sufficient.

**Purchaser's Compliance History**

24. CSWR-Texas has not been under enforcement action by the Commission, TCEQ, Texas Health and Human Services, the Office of the Texas Attorney General, or the United States Environmental Protection Agency in the past five years for non-compliance with rules, orders, or state statutes.
25. The Commission's complaint records, which date back to 2017, show 12 complaints against CSWR-Texas.
26. CSWR-Texas does not have a history of continuing mismanagement or misuse or revenues as a utility service provider.
27. CSWR-Texas demonstrated a compliance history that is adequate for approval of the sale to proceed.

**Adequacy of Existing Service**

28. There are currently 194 connections in the requested area that are being served by Intermediary Solutions through public water system number 1520159 and such service has been continuous and adequate.
29. The last TCEQ compliance investigation of the Intermediary Solutions' public water system was on March 1, 2022.
30. Intermediary Solutions has unresolved violations listed in the TCEQ database.

31. The Commission's complaint records, which date back to 2017, show no complaints against Intermediary Solutions.
32. Capital improvements are necessary for CSWR-Texas to provide continuous and adequate service to the requested area.
33. CSWR-Texas plans to make upgrades, renovations, and repairs to the system to return the system to compliance and to ensure that customers receive safe and reliable service.
34. The requested area includes uncertificated area with existing facilities owned by Intermediary Solutions and existing customers served by Intermediary Solutions.

**Need for Additional Service**

35. There is a continuing need for service because Intermediary Solutions is currently serving 194 customer connections in the requested area.
36. The requested area includes uncertificated area with existing facilities owned by Intermediary Solutions and existing customers served by Intermediary Solutions.
37. This is an application to transfer only existing facilities, service area, and customers.
38. There have been no specific requests for additional service within the requested area.

**Effect of Approving the Transaction and Granting the Amendment**

39. CSWR-Texas will be the sole certificated water utility for the requested area.
40. CSWR-Texas will be required to provide continuous and adequate water service to current and future customers in the requested area.
41. All retail public utilities in the proximate area were provided notice of the application, and no protests or adverse comments were filed.
42. Landowners in the requested area will be able to obtain water service from CSWR-Texas.
43. There will be no effect on any retail public utility providing service in the proximate area.
44. There will be no effect on landowners as the area is currently certificated.

**Ability to Serve: Managerial and Technical**

45. CSWR-Texas owns and operates numerous public water systems registered with TCEQ and does not have any active violations listed in the TCEQ database.
46. CSWR-Texas employs or contracts with TCEQ-licensed water operators who will operate the public water system being transferred.
47. CSWR-Texas has the technical and managerial capability to provide adequate and continuous service to the requested area.

**Ability to Serve: Financial Ability and Stability**

48. CSWR, LLC, the immediate parent company of CSWR-Texas, is capable, available, and willing to cover temporary cash shortages, and has a debt-to-equity ratio that is less than one, satisfying the leverage test.
49. CSWR, LLC provided a written guarantee of coverage of temporary cash shortages, demonstrated that it has sufficient cash available to cover any projected operations and maintenance shortages in the first year five years of operations after completion of the transaction, and possesses the cash and leverage ability to pay for capital improvements and necessary equity investments, satisfying the operations test.
50. The cost of CSWR-Texas' proposed capital improvements for the water system being transferred is estimated at \$100,000. However, with a cumulative review of CSWR-Texas' other purchased systems, CSWR-Texas' capital improvements are expected to exceed \$100,000.
51. CSWR-Texas requested a good-cause exception to the requirement that it provide loan documentation for the amount it will need to make capital improvements to the system because CSWR-Texas does not obtain loans or purchasing for repairing systems. Additionally, CSWR-Texas states that it is already required to maintain a sufficient cash balance to purchase Intermediary Solutions' water system and make capital improvements.
52. CSWR-Texas submitted documents demonstrating funds are available for the purchase of Intermediary Solutions' water system and the purchase of other systems and for the construction of capital improvements necessary for CSWR-Texas to provide continuous and adequate service to existing customers for each system.



53. CSWR-Texas filed a capital improvements plan that included a budget and an estimated timeline for construction of all facilities necessary to provide service to the requested areas, keyed to a map showing where such facilities will be located.
54. CSWR-Texas demonstrated the financial and managerial capability and stability to pay for the facilities necessary to provide continuous and adequate service to the requested area.

**Financial Assurance**

55. There is no need to require CSWR-Texas to provide a bond or other financial assurance to ensure continuous and adequate service to the requested area.

**Feasibility of Obtaining Service From Adjacent Retail Public Utility**

56. Intermediary Solutions is currently serving customers and such service has been continuous.
57. 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 in order to connect a neighboring retail public utility.
58. It is not feasible to obtain service from an adjacent retail public utility.

**Environmental Integrity and Effect on the Land**

59. The effect on environmental integrity and the land will be temporary as capital improvements are made to enable CSWR-Texas to provide continuous and adequate service to the requested area.

**Improvement in Service or Lowering Cost to Consumers**

60. Water service to the requested area will improve because CSWR-Texas intends to make upgrades, renovations, and repairs necessary to improve the safety and reliability of service.
61. The rates charged to customers in the requested area will not change as a result of the proposed transaction because CSWR-Texas will adopt Intermediary Solutions' current tariff for public water system number 1520159 upon approval of the transaction.

**Regionalization or Consolidation**

62. It will not be necessary for CSWR-Texas to construct a physically separate water system to serve the requested area.
63. Because the requested area will not require construction of a physically separate water system, consideration of regionalization or consolidation with another retail public utility is not required.

**Map, Tariff Pages, and Certificate**

64. On January 3, 2024, Commission Staff emailed to Intermediary Solutions proposed final map related to this docket.
65. On January 3, 2023, Intermediary Solutions filed its consent form concurring with the proposed final map.
66. On January 3, 2024, Commission Staff emailed to CSWR-Texas the proposed final map and certificate related to this docket.
67. On January 23, 2024, Commission Staff emailed to CSWR-Texas the tariff pages relevant to this docket.
68. On January 24, 2024, CSWR-Texas filed its consent form concurring with the tariff pages.
69. On January 29, 2024, CSWR-Texas filed its consent form concurring with the proposed final map and certificate.
70. The proposed final map, relevant tariff pages, and certificate were included as attachments to the joint supplemental joint motion to admit evidence and proposed notice of approval filed on February 6, 2024.

**Informal Disposition**

71. More than 15 days have passed since the completion of notice provided in this docket.
72. Intermediary Solutions, CSWR-Texas, and Commission Staff are the only parties to this proceeding.
73. No person filed a protest or motion to intervene.
74. No party requested a hearing and no hearing is needed.
75. Commission Staff recommended approval of the application.

76. The 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, 13.244, 13.246, 13.251, and 13.301.
2. Intermediary Solutions and CSWR-Texas are retail public utilities as defined by TWC § 13.002(19) and 16 Texas Administrative Code (TAC) § 24.3(31).
3. The Commission processed the application as required by the TWC, the Administrative Procedure Act,<sup>1</sup> and Commission rules.
4. The application meets the requirements of TWC § 13.244 and 16 TAC § 24.233.
5. CSWR-Texas and Intermediary Solutions provided notice of the application that complies with TWC §§ 13.246 and 13.301(a)(2) and 16 TAC §§ 24.235 and 24.239.<sup>2</sup>
6. Intermediary Solutions and CSWR-Texas have complied with the requirements of 16 TAC § 24.239(k) and (l) with respect to customer deposits.
7. Intermediary Solutions and CSWR-Texas completed the sale within the time required by 16 TAC § 24.239(m), as extended.
8. After consideration of the factors in TWC § 13.246(c), CSWR-Texas demonstrated that it is capable of rendering continuous and adequate service to every customer in the requested area, as required by TWC § 13.251.
9. Consistent with the Commission's determinations in Docket No. 54393,<sup>3</sup> there is good cause under 16 TAC § 24.2(b) to allow CSWR-Texas to demonstrate compliance with 16 TAC § 24.11(e)(5)(A) by submitting documents indicating it has funds immediately available

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<sup>1</sup> Tex. Gov't Code §§ 2001.001-.903.

<sup>2</sup> 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.

<sup>3</sup> *Application of CSWR-Texas Utility Operating Company, LLC and Intermediary Solutions Holding LLC for Sale, Transfer, or Merger of Facilities and Certificate Rights in Lubbock County*, Docket No. 54393, Order (Sept. 14, 2023).

- for the purchase of the water system being transferred plus the capital improvements necessary to provide continuous and adequate service to existing customers.
10. CSWR-Texas demonstrated adequate financial, managerial, and technical capability for providing adequate and continuous service to the requested area as required by TWC §§ 13.241(a) and 13.301(b).
  11. It is not necessary for CSWR-Texas to provide bond or other financial assurance under TWC §§ 13.246(d) and 13.301(c).
  12. CSWR-Texas provided a capital improvements plan under TWC § 13.244(d)(3) and 16 TAC § 24.233(a)(6).
  13. Regionalization and consolidation concerns under TWC § 13.241(d) do not apply in this proceeding because construction of a physically separate water system is not required.
  14. The applicants demonstrated that the sale of Intermediary Solutions' facilities and service area to CSWR-Texas and the amendment of CSWR-Texas' CCN number 13290 to add uncertificated area will serve the public interest and is necessary for the service, accommodation, convenience, and safety of the public under TWC §§ 13.301(d) and (e).
  15. Under TWC § 13.257(r) and (s), CSWR-Texas must record a certified copy of the certificate and the map approved by this Notice of Approval, along with a boundary description of its service area, in the real property records of Lubbock County within 31 days of receiving this Notice of Approval and submit to the Commission evidence of the recording.
  16. 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 facilities, customers, and service area held under Intermediary Solutions' CCN number 12179 and adds 8.5 acres of uncertificated area served by Intermediary Solutions to CSWR-Texas' CCN

- number 13290, to the extent provided in this Notice of Approval, and as shown on the attached map.
2. The Commission cancels Intermediary Solutions' CCN number 12179.
  3. The Commission amends CSWR-Texas' CCN number 13290 to include the facilities, customers, and service area previously included in Intermediary Solutions' CCN number 12179 and adds 8.5 acres of uncertificated area previously served by Intermediary Solutions, as shown on the attached map.
  4. The Commission approves the map and tariff pages attached to the Notice of Approval.
  5. The Commission issues the certificate attached to this Notice of Approval.
  6. Under 16 TAC § 24.2(b), the Commission grants CSWR-Texas a good-cause exception to the requirements of 16 TAC § 24.11(e)(5)(A).
  7. CSWR-Texas must provide service to every customer or applicant for service within the approved area under CCN number 13290 that requests service and meets the terms of CSWR-Texas' water service policies, and such service must be continuous and adequate.
  8. CSWR-Texas must comply with the recording requirements in TWC § 13.257(r) and (s) for the area in Lubbock County affected by the application and must submit to the Commission evidence of the recording no later than 45 days after receipt of this Notice of Approval.
  9. Within ten days of the date this Notice of Approval is filed, Commission Staff must provide the Commission with a clean copy of the most current comprehensive tariff, including the tariff pages approved by this Notice of Approval, to be stamped *Approved* and retained by Central Records.
  10. The Commission denies all other motions and any other requests for general or specific relief, if not expressly granted.

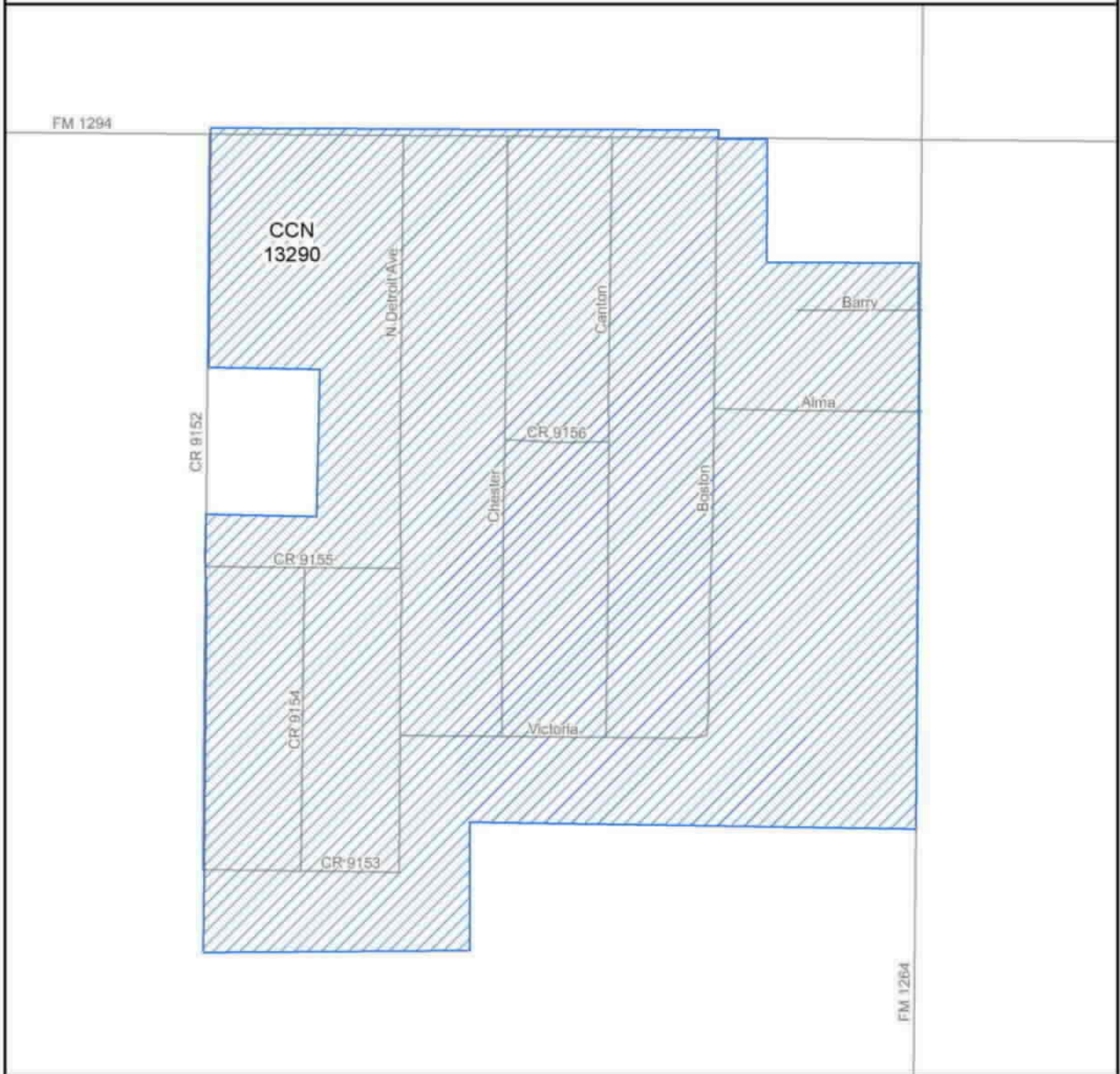
Signed at Austin, Texas on the 8<sup>th</sup> day of March 2024.

**PUBLIC UTILITY COMMISSION OF TEXAS**

A handwritten signature in black ink, appearing to read "Rebecca Bromley-Williams". The signature is written in a cursive, flowing style.

**REBECCA BROMLEY-WILLIAMS**  
**ADMINISTRATIVE LAW JUDGE**

PUCT Docket No. 54393  
CSWR-Texas Utility Operating Company, LLC  
Portion of Water CCN No. 13290  
Transfer all of Intermediary Solutions Holding, LLC, CCN No. 12179 in Lubbock County



**Water CCN**

 13290 - CSWR-Texas Utility Operating Company LLC





## **WATER UTILITY TARIFF**

### **Docket Number: 54393**

CSWR – Texas Utility Operating Company, LLC  
(Utility Name)

1630 Des Peres Rd Suite 140  
(Business Address)

St. Louis, MO 63131  
(City, State, Zip Code)

(314) 380-8595  
(Area Code/Telephone)

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

13290

This tariff is effective in the following counties:

Angelina, Aransas, Austin, Burleson, Burnet, Calhoun, Camp, Denton, Ellis, Erath, Gillespie, Guadalupe, Harris, Hays, Hidalgo, Hood, Jackson, Kerr, Limestone, Llano, Lubbock, McCulloch, Medina, Montague, Montgomery, Navarro, Orange, Parker, Polk, Robertson, Sabine, San Augustine, Victoria, Wilson, and Wood

The following is a list of cities where CSWR-Texas Utility Operating Company, LLC provides service:

#### City of Red Oak

Rates for the Red Oak Community Water Service subdivision (PWS #0700056), which is located within the City of Red Oak, are not included in this tariff and should be obtained from the City of Red Oak. (Docket No. 43175)

#### City of Granbury

Rates for customers in the Laguna Tres subdivision (PWS #1110019) and Laguna Vista subdivision (PWS #1110095), who are located within the City of Granbury, are not included in this tariff and should be obtained from the City of Granbury.

#### City of Lubbock

Rates for customers in the Franklin Water Systems 1 subdivision (PWS #1520224) and Franklin Water Systems 3 subdivision (PWS #1520080), who are located within the City of Lubbock, are not included in this tariff and should be obtained from the City of Lubbock.

#### City of Rockport

Rates for customers if the Copano Cove subdivision (PWS #0040003), the Copano Heights subdivision (PWS #0040017), the Copano Ridge subdivision (PWS #0040029) and the Aransas Bay subdivision (PWS #0040018), who are located within the City of Rockport, are not included in this tariff and should be obtained from the City of Rockport.



This tariff is effective in the following subdivisions or public water systems:

See List

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):

SECTION 1.0 -- RATE SCHEDULE .....	2
SECTION 2.0 -- SERVICE RULES AND REGULATIONS .....	XX
SECTION 3.0 -- EXTENSION POLICY .....	XX
APPENDIX A -- DROUGHT CONTINGENCY PLAN	
APPENDIX B -- SERVICE AGREEMENT	

## LIST OF SUBDIVISIONS AND SYSTEMS

SUBDIVISION	PWS	COUNTY	PAGE No.
Aero Valley Water Service	0610243	Denton	2
Amberwood Subdivision	1011920	Harris	2
Aransas Bay	0040018	Aransas	2
Arrowhead Water System	2470025	Wilson	2
Big Wood Springs Subdivision	2500019	Wood	2
Bois D'Arc	0040018	Aransas	2
Chaparral Water System Gillespie	0860010	Gillispie	2
Coletto Water Company	2350036	Victoria	2
Copano Cove Subdivision	0040003	Aransas	2
Copano Heights Unit 1 & 2, Water System	0040017	Aransas	2
Copano Ridge Subdivision	0040029	Aransas	2
Council Creek Village	0270014	Burnet	2
Country Squire Water & Sewer	1810060	Orange	2
Crystal Land Water System	1330153	Kerr	2
El Pinon Estates Water System	2030013	San Augustine	2
Emerald Forest	0700058	Ellis	2
Flag Creek Ranch	1500112	Llano	2
Forest Oak Unit 1 and 2	0940085	Guadalupe	2
Franklin Water Systems 1	1520224	Lubbock	2
Franklin Water Systems 3	1520080	Lubbock	2
Goose Island State Park	0040018	Aransas	2
Grande Casa Ranchitos	0700063	Ellis	2
Hickory Hill Water	2470018	Victoria	2
Hillside Estates Water System	0080049	Austin	2
Hilltop Home Addition	1840034	Parker	2
Hilltop Estates	1840034	Parker	2
Homestead @ Turtle Creek	1330153	Kerr	2
Indian Cove	0040018	Aransas	2
Laguna Tres	1110019	Hood	2

**LIST OF SUBDIVISIONS AND SYSTEMS**

SUBDIVISION	PWS	COUNTY	PAGE No.
Laguna Vista	1110095	Hood	2
Lake Limestone Coves	1980020	Limestone & Robertson	2
Lakeview Ranchettes Estates	0700057	Ellis	2
La Playa Subdivision Water System	2030015	San Augustine	2
Live Oak Hills	1540012	McCulloch	2
Longford Place Water System	1810015	Orange	2
Meadowview Estates	0080051	Austin	2
Meadowview Estates II	0080059	Austin	2
Neptune Harbor	0040018	Aransas	2
North Victoria Utilities	2350049	Victoria	2
North University Estates*	1520159	Lubbock	XX
Oak Hill Estates*	1013045	Harris	3
Oak Hill Ranch Estates, Oak Hill Ranchettes	0940085	Guadalupe	2
Oak Hollow Estates, Oak Hollow Park	2470019	Wilson	2
Palmetto Park Estates	0040018	Aransas	2
Pelican Isle Water System	1750036	Navarro	2
Quiet Village II Subdivision, Quiet Village II	1080221	Hidalgo	2
Settlers Crossing Water System	0080058	Austin	2
Settlers Crossing Water System 2	0080060	Austin	2
Settlers Estates Sec II	0080056	Austin	2
Settlers Meadows Water System	0080055	Austin	2
Shady Oaks Subdivision	2350036	Victoria	2
Shady Oaks Water Company	2470017	Wilson	2
South Council Creek 1	0270079	Burnet	2
South Council Creek 2	0270080	Burnet	2
South Silver Creek I, II, III	0270041	Burnet	2
Spanish Grant	0700064	Ellis	2
Tall Pines Utility	1010220	Harris	2
Texas Landing Utilities Deerwood	1700798	Montgomery	2

**LIST OF SUBDIVISIONS AND SYSTEMS**

SUBDIVISION	PWS	COUNTY	PAGE No.
Texas Landing Utilities Goode City	1700744	Montgomery	2
Texas Landing Utilities	1870151	Polk	2
Thousand Oaks	0720054	Erath	2
Timberlane Water	2020054	Sabine	2
Treetops Phase 1	1840134	Parker	2
Tri County Point Water System 2	1200027	Jackson	2
Tri County Point Water System 3	1200028	Jackson	2
Tri County Point Water System 4	1200029	Jackson	2
Ville d'Alsace Water Supply*	1630037	Medina	4
Vista Verde Water Systems	1700694	Montgomery	2
Walnut Bend Water Supply	0030037	Angelina	2
WaterCo	1690028	Montague	2
The Woodlands Water System	1050139	Hays	2
Woodland Harbor	0320014	Camp	2
Woodlands West	0260043	Burleson	2

\* Denotes systems with separate rate schedules. The rate schedules designated as “applicable to all water service areas reflected on list of subdivisions and systems unless otherwise specified” do not apply to these systems.

**SECTION 1.0 -- RATE SCHEDULE**

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonage Charge</u>
5/8" or 3/4"	<u>\$26.13</u> (Includes 2,000 gallons)	<u>\$2.29</u> per 1000 gallons (2,001 - 10,000 gallons)
1"	<u>\$57.72</u>	<u>\$2.74</u> per 1000 gallons (10,001 - up gallons)
1½"	<u>\$110.36</u>	
2"	<u>\$173.52</u>	
3"	<u>\$320.91</u>	
4"	<u>\$531.47</u>	
6"	<u>\$1057.85</u>	

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

Cash X, 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 TO REMIT THE FEE TO THE TCEQ.

Section 1.02 - Miscellaneous Fees

**TAP FEE** ..... \$500.00  
 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.

SECTION 1.0 – RATE SCHEDULE (Continued)

**METER TEST FEE** ..... \$25.00  
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.

**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..... \$50.00

**TRANSFER FEE** ..... \$25.00  
THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED

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

## **CSWR-Texas Utility Operating Company, LLC**

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, CSWR-Texas Utility Operating Company, LLC is entitled to this

### **Certificate of Convenience and Necessity No. 13290**

to provide continuous and adequate water utility service to that service area or those service areas in Angelina, Aransas, Austin, Burleson, Burnet, Calhoun, Camp, Denton, Ellis, Erath, Gillespie, Guadalupe, Harris, Hays, Hidalgo, Hood, Jackson, Kerr, Limestone, Llano, Lubbock, McCulloch, Medina, Montague, Montgomery, Navarro, Orange, Parker, Polk, Robertson, Sabine, San Augustine, Victoria, Wilson, and Wood Counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 54393 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 CSWR-Texas Utility Operating Company, LLC 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.