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DOCKET NO. 54543

APPLICATION OF CSWR-TEXAS	§	PUBLIC UTILITY COMMISSION
UTILITY OPERATING COMPANY,	§	
LLC, TB GP, LLC DBA VALLEY VISTA	§	OF TEXAS
WATER COMPANY AND VALLEY	§	
VISTA HOMEOWNERS	§	
ASSOCIATION, INC. DBA VALLEY	§	
VISTA WATER COMPANY FOR SALE,	§	
TRANSFER, OR MERGER OF	§	
FACILITIES AND CERTIFICATE	§	
RIGHTS IN UVALDE COUNTY	§	

NOTICE OF APPROVAL

This Notice of Approval addresses the application of TB GP, LLC dba Valley Vista Water Company, Valley Vista Homeowners Association, Inc. dba Valley Vista Water Company (collectively, Valley Vista Water), and CSWR-Texas Utility Operating Company, LLC for approval of the sale, transfer, or merger of facilities and certificate rights in Uvalde County. The Commission approves the following: (1) the sale and transfer of all facilities and service area held under certificate of convenience and necessity (CCN) number 13147 to CSWR-Texas; (2) the cancellation of CCN number 13147; and (3) the amendment of CSWR-Texas’s CCN number 13290 to include the facilities and service area previously included in CCN number 13147.

I. Findings of Fact

The Commission makes the following findings of fact.

Applicants

1. Valley Vista Homeowners Association is a Texas nonprofit corporation registered with the Texas secretary of state under file number 802571129.
2. Valley Vista Homeowners Association operates, maintains, and controls facilities for providing retail water service in Uvalde County.
3. Valley Vista Homeowners Association does not hold a CCN.
4. TB GP was a Texas limited liability company registered with the Texas secretary of state under file number 800689608.
5. TB GP forfeited its existence as a limited liability company on February 28, 2020.

6. TB GP used to operate, maintain, and control facilities for providing water service in Uvalde County under the name Valley Vista Water under CCN number 13147.
7. Valley Vista Water owns a public water system that is not registered with the Texas Commission on Environmental Quality (TCEQ).
8. CSWR-Texas is a Texas limited liability company registered with the Texas secretary of state under file number 803367893.
9. CSWR-Texas holds CCN number 13290 which obligates it to provide retail water service in its certificated service areas in multiple counties in Texas.
10. CSWR-Texas owns multiple public water systems registered with the TCEQ.

Application

11. On January 4, 2023, the applicants filed the application at issue in this proceeding.
12. The applicants filed supplemental information on February 21 and 27, and April 4, 2023.
13. In the application, as supplemented, the applicants seek approval of the following:
 - a. the sale and transfer of all facilities and service area held under CCN number 13147 to CSWR-Texas;
 - b. the cancellation of CCN number 13147; and
 - c. the amendment of CSWR-Texas's CCN number 13290 to include all facilities and service area previously held under CCN number 13147.
14. The requested area includes approximately 245 acres and 13 current customer connections.
15. The requested area is located approximately 11.4 miles south of downtown Leakey, Texas, and is generally bounded on the north by Big Shades Road; on the east by North U.S. Highway 83; on the south by intersection of U.S. Highway 83 and River Road (County Road 348); and on the west by County Road 421.
16. In Order No. 5 filed on April 11, 2023, the administrative law judge (ALJ) found the application, as supplemented, administratively complete.

Notice

17. On April 21, 2023, CSWR-Texas filed the affidavit of Aaron Silas, director of regulatory operations of CSWR-Texas, attesting that notice was provided to all current customers of Valley Vista Water, neighboring utilities, and affected parties on April 20, 2023.
18. On June 23, 2023, CSWR-Texas filed the affidavit of Mr. Silas attesting that each owner of a tract of land that is at least 25 acres and is wholly or partially located in the requested area received individual notice of the application. CSWR-Texas also included a list of the landowners that received notice, copies of the notices that were provided to each landowner, and maps of the landowners' locations.
19. On July 28, 2023, CSWR-Texas filed a supplemental affidavit of Mr. Silas attesting that notice was mailed via first-class mail to landowners. CSWR-Texas also included a list of customers and provided clarification regarding the persons and entities who received notice.
20. In Order No. 9 filed on August 10, 2023, the ALJ found the notice, as supplemented, sufficient.

Evidentiary Record

21. In Order No. 13 filed on November 21, 2023, the ALJ admitted the following evidence into the record:
 - a. The application, including confidential attachments, filed on January 4, 2023;
 - b. CSWR-Texas's first supplement to the application filed on February 21, 2023;
 - c. CSWR-Texas's second supplement to the application, including confidential attachments, filed on February 27, 2023;
 - d. CSWR Texas's third supplement to the application filed on April 4, 2023;
 - e. Commission Staff's recommendation on administrative completeness filed on April 10, 2023;
 - f. CSWR-Texas's proof of notice, including confidential exhibit B, filed on April 21, 2023;

- g. Commission Staff's recommendation on sufficiency of notice filed on May 19, 2023;
 - h. CSWR-Texas's response to Order No. 6, including confidential attachments, filed on June 23, 2023;
 - i. CSWR-Texas's supplemental response to Order No. 6, including confidential attachments, filed on July 28, 2023;
 - j. Commission Staff's recommendation on supplemental notice filed on July 28, 2023;
 - k. CSWR-Texas's response to Order No. 9 filed on August 30, 2023;
 - l. Commission Staff's response to Order No. 9 and recommendation on the transaction, including confidential attachment, filed on October 6, 2023; and
 - m. CSWR-Texas's response to Commission Staff's recommendation filed on October 16, 2023.
22. In Order No. 20 filed on April 4, 2024, the ALJ admitted the following supplemental evidence into the record:
- a. The applicants' closing documents filed on December 4, 2023;
 - b. CSWR-Texas's supplemental closing documentation filed on December 20, 2023;
 - c. Commission Staff's revised recommendation on sufficiency of closing documents filed on January 16, 2024;
 - d. CSWR-Texas's capital improvements plan, including confidential attachments, filed on February 1, 2024;
 - e. Commission Staff's revised recommendation on CSWR-Texas's capital improvements plan filed on February 16, 2024;
 - f. CSWR-Texas's consent form filed on February 23, 2024;
 - g. CSWR-Texas and Commission Staff's joint response to Order No. 17, including Valley Vista Homeowners Association's signed consent form, filed on March 11, 2024; and

- h. The map, certificate, and tariff pages attached to the supplemental joint motion to admit evidence and proposed notice of approval filed on March 11, 2024.

Sale

23. In Order No. 14 filed on November 21, 2023, the ALJ approved the sale and transaction to proceed and required the applicants to file a complete capital improvements plan and proof that the transaction had closed and customer deposits, if any, had been addressed.
24. On December 4, 2023, the applicants filed notice that the sale had closed on November 29, 2023, and confirmed that there were no outstanding customer deposits that needed to be addressed.
25. On December 20, 2023, the applicants filed supplemental closing documentation.
26. In Order No. 16 filed on January 17, 2024, the ALJ found the closing documentation, as supplemented, sufficient.

Purchaser's Compliance History

27. 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.
28. The Commission's complaint records, which date back to 2017, show 12 complaints against CSWR-Texas.
29. CSWR-Texas does not have a history of continuing mismanagement or misuse or revenues as a utility service provider.
30. CSWR-Texas demonstrated a compliance history that is adequate for approval of the transaction.

Adequacy of Existing Service

31. There are currently 13 water connections in the requested area that are being served by Valley Vista Water's water system and have an ongoing need for service.

32. The Commission's complaint records, which date back to 2017, show two complaints against Valley Vista Water that have been reviewed and closed by the Commission's Customer Protection Division.
33. Capital improvements are necessary for CSWR-Texas to provide continuous and adequate service to the requested area.

Need for Additional Service

34. There are 13 existing customer connections in the requested area that are receiving service from Valley Vista Water and have an ongoing need for service.
35. This is an application to transfer only existing facilities, customers, and service area.
36. There have been no specific requests for additional service within the requested area.

Effect of Approving the Transaction and Granting the Amendment

37. CSWR-Texas will be the sole certificated water utility for the requested area.
38. CSWR-Texas will be required to provide continuous and adequate water service to current and future customers in the requested area.
39. There will be no effect on landowners because the area is currently certificated.
40. Any landowners in the requested area who do not currently receive service from Valley Vista Water will be able to obtain water service from CSWR-Texas after the transaction has been completed.
41. All retail public utilities in the proximate area of the requested areas were provided notice of the transaction and none filed protests, adverse comments, or sought to intervene in this proceeding.
42. There will be no effect on any retail public utility providing service in the proximate area.

Ability to Serve: Managerial and Technical

43. CSWR-Texas owns and operates numerous public water systems registered with TCEQ and does not have any active violations listed in the TCEQ database.
44. CSWR-Texas employs or contracts with TCEQ-licensed water operators who will operate the public water system being transferred.

45. CSWR-Texas has the technical and managerial capability to provide adequate and continuous service to the requested area.

Feasibility of Obtaining Service from Adjacent Retail Public Utility

46. Valley Vista Water is currently serving customers and has sufficient capacity.
47. 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.
48. It is not feasible to obtain service from an adjacent retail public utility.

Regionalization or Consolidation

49. It will not be necessary for CSWR-Texas to construct a physically separate water system to serve the requested area.
50. 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.

Ability to Serve: Financial Ability

51. 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. Therefore, CSWR-Texas satisfies the leverage test.
52. CSWR, LLC 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 and possesses the cash and leverage ability to pay for capital improvements and necessary equity investments. Therefore, CSWR-Texas satisfies the operations test.
53. The cost of CSWR-Texas's proposed capital improvements for the water system being transferred exceeds \$100,000.
54. 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 Valley Vista Water's water system and bring it into compliance.

55. CSWR-Texas submitted documents demonstrating funds are available for the purchase of Valley Vista Water's water system and for the construction of capital improvements necessary for CSWR-Texas to provide continuous and adequate service to existing customers.
56. CSWR-Texas demonstrated the financial capability and stability to pay for the facilities necessary to provide continuous and adequate service to the requested area.
57. CSWR-Texas has filed a capital improvements plan that includes a budget, an estimated timeline for construction, and a keyed map showing where additional facilities will be located.

Financial Assurance

58. 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.

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 of Service or Lowering Cost to Consumers

60. CSWR-Texas will continue to provide water service to Valley Vista Water's existing customers in the requested area.
61. Reliability and quality of water service is expected to improve under CSWR-Texas's management.
62. The rates charged to customers in the requested area will not change as a result of the proposed transaction because CSWR-Texas will adopt Valley Vista Water's rates currently in effect upon approval of the transaction.

Map, Certificate, and Tariff

63. On February 16, 2024, Commission Staff emailed to CSWR-Texas the final proposed map, tariff, and certificate related to this docket.

64. On February 23, 2024, CSWR-Texas filed its consent form concurring with the proposed final map, tariff, and certificate.
65. On March 11, 2024, Valley Vista Water filed its consent form concurring with the proposed final map.
66. The proposed final map, certificate, and tariff were included as attachments to the supplemental joint motion to admit evidence and proposed notice of approval filed on March 11, 2024.

Informal Disposition

67. More than 15 days have passed since the completion of notice provided in this docket.
68. Valley Vista Water, CSWR-Texas, and Commission Staff are the only parties to this proceeding.
69. No person filed a protest and the only motion to intervene was denied.
70. No party requested a hearing, and no hearing is needed.
71. Commission Staff recommended approval of the application.
72. 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, and 13.301.
2. Valley Vista Water 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 application meets the requirements of TWC § 13.244 and 16 TAC §§ 24.227 and 24.233.

4. CSWR-Texas and Valley Vista Water provided notice of the application that complies with TWC §§ 13.246 and 13.301(a)(2) and 16 TAC §§ 24.235 and 24.239(c).¹
5. The Commission processed the application as required by the TWC, the Administrative Procedure Act,² and Commission rules.
6. Valley Vista Water and CSWR-Texas have complied with the requirements of 16 TAC § 24.239(k) and (l) with respect to customer deposits.
7. Valley Vista Water and CSWR-Texas completed the sale within the time required by 16 TAC § 24.239(m), as extended in writing by the ALJ.
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. 54393,³ 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 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).

¹ 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.

² Tex. Gov't Code §§ 2001.001-.903.

³ *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).

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. CSWR-Texas and Valley Vista Water demonstrated that the sale and transfer of the facilities and service area held under CCN number 13147 to CSWR-Texas under CCN number 13290 will serve the public interest and is necessary for the service, accommodation, convenience, or 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 map and certificate approved by this Notice of Approval, along with a boundary description of the service area, in the real property records of Uvalde 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 CCN number 13147 to CSWR-Texas, to the extent provided in this Notice of Approval and as shown on the attached map.
2. The Commission cancels CCN number 13147.
3. The Commission amends CSWR-Texas's CCN number 13290 to include the facilities, customers, and service area previously included in CCN number 13147, 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's 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 Uvalde County affected by the application and must submit to the Commission evidence of the recording no later than 45 days after receipt of the 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 CSWR-Texas's 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.

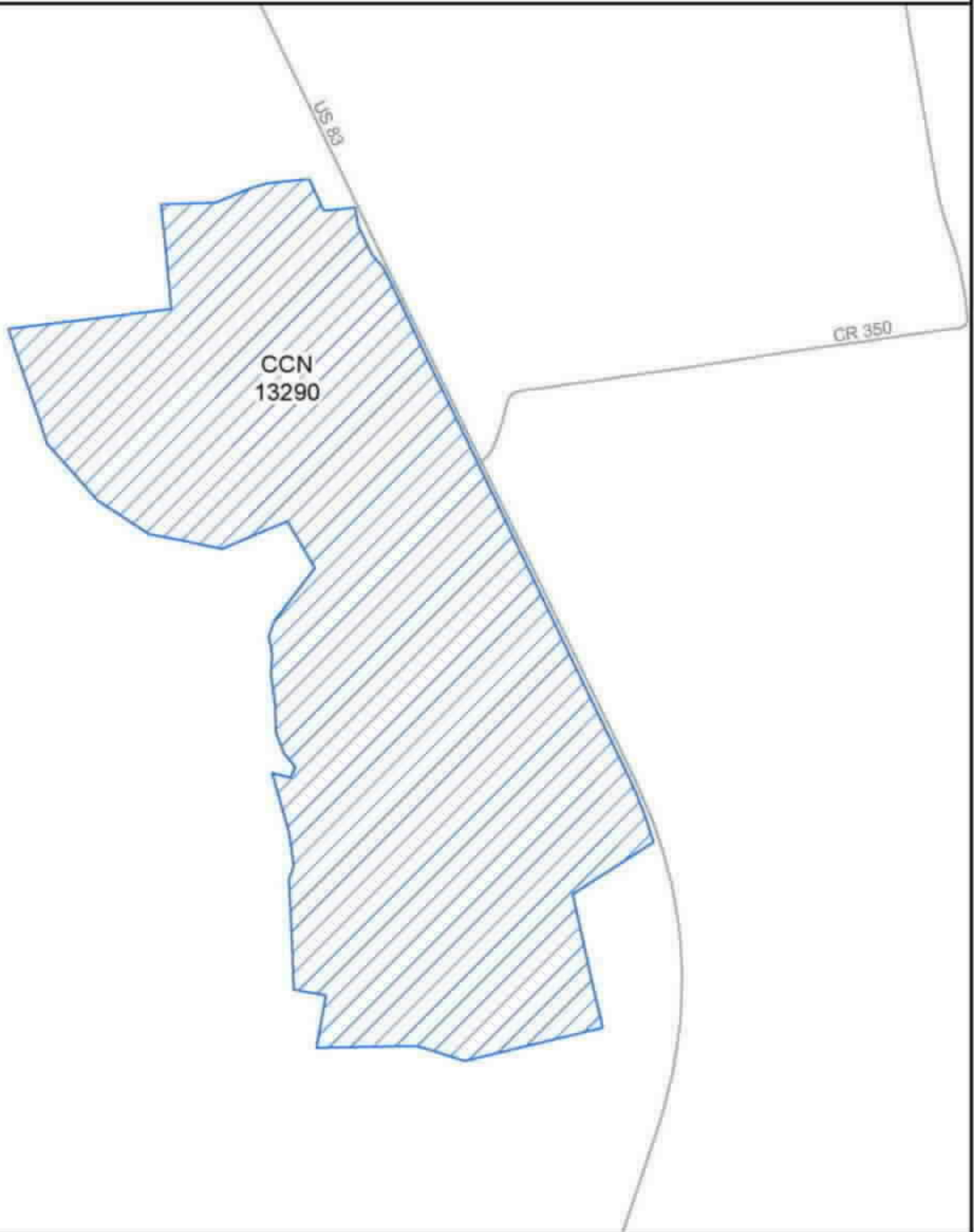
Signed at Austin, Texas the 4th day of April 2024.

PUBLIC UTILITY COMMISSION OF TEXAS



**KATIE MOORE MARX
ADMINISTRATIVE LAW JUDGE**

PUCT Docket No. 54543
CSWR-Texas Utility Operating Company, LLC
Portion of Water CCN No. 13290
Transfer all of TB GP, LLC dba Valley Vista Water Company, CCN No. 13147 in Uvalde County



Water CCN

 13290 - CSWR-Texas Utility Operating Company LLC





WATER UTILITY TARIFF

Docket Number: 54543

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, Uvalde, Victoria, Wilson, and Wood

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

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, City of Lubbock, and City of Rockport

The rates set or approved by a city for the systems entirely within its corporate boundary are not presented in this tariff. Those rates are not under the original jurisdiction of the PUC and will have to be obtained from the city or utility. This tariff applies to outside city customers of systems that provide service inside and outside of a city's corporate boundary.

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

See List

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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):

SECTION 1.0 -- RATE SCHEDULE	2
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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	Gillespie	2
Coleta 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
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
Texas Landing Utilities Goode City	1700744	Montgomery	2

LIST OF SUBDIVISIONS AND SYSTEMS

SUBDIVISION	PWS	COUNTY	PAGE No.
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
Valley Vista Subdivision	Pending	Uvalde	XX
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>Gallonge Charge</u>
5/8" or 3/4"	<u>\$25.00</u> (Includes <u>2,000</u> gallons)	<u>\$2.00</u> per 1,000 gallons

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

Cash , Check , Money Order , Credit Card , Other (specify)
 THE UTILITY SHALL REQUIRE EXACT CHANGE FOR PAYMENTS AND SHALL 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 THOSE FEES 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 SHALL BE CHARGED IF A CUSTOMER REQUESTS THAT AN EXISTING METER BE RELOCATED.

METER TEST FEE \$25.00
 THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST SHALL BE CHARGED IF A CUSTOMER REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS RECORDING ACCURATELY. THE FEE SHALL 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

Valley Vista Subdivision

(Formerly TB GP, LLC dba Valley Vista Water Company)

(Utility Name)

SECTION 1.0 -- RATE SCHEDULE (Continued)

TRANSFER FEE \$50.00
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)..... 10%
PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE SHALL NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE \$15.00
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..... \$50.00
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, Burlison, 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, Uvalde, Victoria, Wilson, and Wood counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 54543 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.