



## **Filing Receipt**

**Filing Date - 2024-03-05 10:42:53 AM**

**Control Number - 52700**

**Item Number - 101**

**DOCKET NO. 52700**

<b>APPLICATION OF RJR WATER</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>COMPANY, INC. AND CSWR-TEXAS</b>	<b>§</b>	
<b>UTILITY OPERATING COMPANY,</b>	<b>§</b>	<b>OF TEXAS</b>
<b>LLC FOR SALE, TRANSFER, OR</b>	<b>§</b>	
<b>MERGER OF FACILITIES AND</b>	<b>§</b>	
<b>CERTIFICATE RIGHTS IN PARKER</b>	<b>§</b>	
<b>AND PALO PINTO COUNTIES</b>	<b>§</b>	

**NOTICE OF APPROVAL**

This Order addresses the application of RJR Water Company, Inc. and CSWR-Texas Utility Operating Company, LLC for the approval of the sale, transfer, or merger of facilities and certificate rights in Parker and Palo Pinto counties. The Commission approves the following: (1) sale and transfer of all facilities and service area held under RJR Water’s certificate of convenience and necessity (CCN) number 12139 to CSWR-Texas; (2) the cancellation of RJR Water’s CCN number 12139; and (3) the amendment of CSWR-Texas’ CCN number 13290 to include the area previously included in RJR Water’s CCN number 12139, to the extent provided in this Notice of Approval.

**I. Findings of Fact**

The Commission makes the following findings of fact.

**Applicants**

1. RJR Water is a Texas corporation registered with the Texas secretary of state under filing number 803371238.
2. RJR Water holds CCN number 12139 which obligates it to provide retail water service in its certificated service area in Parker and Palo Pinto counties.
3. RJR Water owns a public water system registered with the Texas Commission on Environmental Quality (TCEQ) under identification number 1840077.
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 area in Angelina, Aransas, Austin, Burleson, Burnet, Calhoun,

Camp, Denton, Ellis, Erath, Gillespie, Guadalupe, Harris, Hays, Hidalgo, Hood, Jackson, Kerr, Limestone, Llano, Lubbock, McCulloch, Montague, Montgomery, Navarro, Orange, Parker, Polk, Robertson, Sabine, San Augustine, Victoria, Wilson, and Wood counties.

6. CSWR-Texas owns multiple public water systems registered with the TCEQ.

#### Application

7. On October 12, 2021, RJR Water and CSWR-Texas filed the application at issue in this proceeding.
8. In the application, RJR Water and CSWR-Texas seek approval of the following:
  - a. the sale and transfer of RJR Water's facilities and service area held under CCN number 12139 to CSWR-Texas;
  - b. the cancelation of RJR Water's CCN number 12139; and
  - c. the amendment of CSWR-Texas' CCN number 13290 to include the facilities and service area previously included in RJR Water's CCN number 12139.
9. The requested area includes approximately 346 acres and 137 customer connections.
10. The requested area is located approximately four miles southwest of downtown Millsap, Texas, and is generally bounded on the north by Union Pacific Railroad Company and the Brazos River; on the east by Mountain River Road and Soda Springs Road; on the south by Soda Springs Road; and on the west by Union Pacific Railroad Company and the Brazos River.
11. On October 13 and 14, November 29, 2021, January 12, 13, and 27, 2022, and May 5 and July 13, 2023, CSWR-Texas supplemented the application.
12. On November 8, 2021, CSWR-Texas filed an errata to the application.
13. In Order No. 2 filed on November 15, 2021, the administrative law judge (ALJ) found the application, as supplemented, administratively complete.

#### Notice

14. On December 2, 2021, CSWR-Texas filed the affidavit of Aaron Silas, regulatory case manager of CSWR-Texas, attesting that notice was provided to all current customers of RJR Water, neighboring utilities, and affected parties on November 30, 2021.

15. In Order No. 3 filed on December 29, 2021, the ALJ found the notice sufficient.
16. On October 3, 2023, CSWR-Texas filed the supplemental affidavit of Mr. Silas attesting that each landowner of a tract of land that is at least 25 acres and is wholly or partly located in the requested area that had not previously received individual notice, was mailed notice along with maps, via first-class mail, of the filing of the application.
17. In Order No. 18 filed on November 27, 2023, the ALJ found the supplemental notice sufficient.

#### **Intervention**

18. On January 26, 2022, Quality Hill Partners, LLC filed a motion to intervene.
19. In Order No. 5 filed on February 16, 2022, the ALJ denied Quality Hill's motion to intervene.

#### **Evidentiary Record**

20. In Order No. 6 filed on March 25, 2022, the ALJ admitted the following evidence into the record of this proceeding:
  - a. the application and all attachments filed on October 12 and 13, 2021;
  - b. CSWR-Texas' supplement to the application filed on October 14, 2021;
  - c. CSWR-Texas' errata to the application filed on November 8, 2021;
  - d. Commission Staff's recommendation on administrative completeness filed on November 12, 2021;
  - e. CSWR-Texas' supplement to the application filed on November 29, 2021;
  - f. CSWR-Texas' affidavit of notice to current customers, neighboring utilities, and affected parties, including confidential exhibit B, filed on December 2 and 3, 2021;
  - g. Commission Staff's recommendation on the sufficiency of notice filed on December 22, 2021;
  - h. CSWR-Texas' supplemental highly sensitive attachment G and confidential attachments filed on January 12 and 13, 2022;

- i. CSWR-Texas' supplemental highly sensitive attachment G and confidential attachments filed on January 27, 2022; and
  - j. Commission Staff's recommendation on approval of the transaction, including confidential attachments, filed on February 24, 2022.
21. In Order No. 22 filed on January 25, 2024, the ALJ admitted the following additional evidence into the record:
  - a. CSWR-Texas' fifth supplement to the application filed on May 5, 2023;
  - b. the applicants' notice of completed transaction filed on May 25, 2023;
  - c. Commission Staff's recommendation on the sufficiency of the closing documents filed on June 9, 2023;
  - d. the applicants' consent forms filed on July 7, 2023;
  - e. CSWR-Texas' response to Order No. 11, including confidential attachments, filed on July 7, 2023;
  - f. CSWR-Texas' sixth supplement to the application, including confidential attachment, filed on July 13, 2023;
  - g. CSWR-Texas' supplemental response to Order No. 11, including confidential attachment, filed on August 11, 2023;
  - h. CSWR-Texas' supplemental proof of notice, including confidential attachment, filed on October 3, 2023;
  - i. CSWR-Texas' second supplemental response to Order No. 11, including confidential attachments, filed on November 6, 2023;
  - j. Commission Staff's response to Order No. 11, including confidential attachment, filed on November 20, 2023; and
  - k. the map, tariff pages, and certificate attached to the supplemental joint motion to admit evidence and joint proposed notice of approval filed on January 19, 2024.
22. In Order No. 23 filed on February 16, 2024, the ALJ admitted the revised certificate and tariff pages attached to the second supplement joint motion to admit evidence and joint

revised proposed notice of approval filed on February 5, 2024 as additional evidence into the record.

23. In Order No. 25 filed on March 5, 2024, the ALJ admitted CSWR-Texas' status update and attached affidavit of Mike Duncan filed on February 29, 2024 into the record.

### **Sale**

24. In Order No. 7 filed on April 12, 2022, the ALJ approved the sale and transaction to proceed and required the applicants to file proof that the transaction had closed and customer deposits, if any, had been addressed.
25. On May 25, 2023, the applicants filed notice that the sale had closed on May 8, 2023, and confirmed that there were no outstanding customer deposits that needed to be addressed.
26. In Order No. 11 filed on June 13, 2023, the ALJ found the closing documents 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 137 connections in the requested area that are being served by RJR Water through public water system number 1840077 and such service has been continuous and adequate.
32. The last TCEQ compliance investigation of RJR Water's public water system was on September 9, 2021.

33. RJR Water has no unresolved violations listed in the TCEQ database.
34. The Commission's complaint records, which date back to 2017, show no complaints against RJR Water.

**Need for Additional Service**

35. There is a continuing need for service because RJR Water is currently providing service to 137 connections in the requested area.
36. There is no evidence of specific requests for additional service with 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. All retail public utilities in the proximate area were provided notice of the application, and no protests or adverse comments were filed.
40. There will be no effect on any retail public utility providing service in the proximate area.
41. There will be no effect on landowners as the area is currently certificated.

**Ability to Serve: Managerial and Technical**

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

45. 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.
46. 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.

47. 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.
48. 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 RJR Water's water system and make capital improvements.
49. CSWR-Texas submitted documents demonstrating funds are available for the purchase of RJR Water's 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.
50. 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.
51. 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**

52. 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**

53. RJR Water is currently serving customers and such service has been continuous.
54. 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.

55. It is not feasible to obtain service from an adjacent retail public utility.

**Environmental Integrity and Effect on the Land**

56. The requested area will continue to be served with existing infrastructure.
57. There will be minimal effects on environmental integrity and on the land as a result of CSWR-Texas' planned upgrades, renovations, and repairs to the public water system.

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

58. 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.
59. The rates charged to customers in the requested area will not change as a result of the proposed transaction because CSWR-Texas will adopt RJR Water's current tariff for public water system number 1840077 upon approval of the transaction.

**Regionalization or Consolidation**

60. It will not be necessary for CSWR-Texas to construct a physically separate water system to serve the requested area.
61. 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**

62. On June 23, 2023, Commission Staff emailed to CSWR-Texas and RJR Water the final proposed map, tariff, and certificate related to this docket.
63. On July 7, 2023, CSWR-Texas filed its consent form concurring with the proposed final map, tariff, and certificate.
64. On July 7, 2023, RJR Water filed its consent form concurring with the proposed final map.
65. On February 5, 2024, Commission Staff and CSWR-Texas filed a revised certificate and revised tariff pages relevant to this docket.

66. The proposed final map was included as an attachment to the supplemental joint motion to admit evidence and proposed notice of approval filed on January 19, 2024, and the relevant tariff pages, and certificate were included as attachments to the supplemental joint motion to admit evidence and proposed notice of approval filed on February 5, 2024.

**Informal Disposition**

67. More than 15 days have passed since the completion of notice provided in this docket.
68. RJR 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. 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) §§ 13.241, 13.242, 13.244, 13.246, 13.251, and 13.301.
2. RJR 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 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 §§ 24.227 and 24.233.
5. CSWR-Texas and RJR Water provided notice of the application that complies with TWC §§ 13.246 and 13.301(a)(2) and 16 TAC §§ 24.2359(a) through (c).<sup>2</sup>

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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.

6. RJR Water and CSWR-Texas have complied with the requirements of 16 TAC § 24.239(k) and (l) with respect to customer deposits.
7. RJR Water 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 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. CSWR-Texas and RJR Water demonstrated that the sale of RJR Water's facilities and the transfer of the service area held under CCN number 12139 from RJR Water to CSWR-Texas under CCN number 13290 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).

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<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).

15. Under TWC § 13.257(r) and (s), CSWR-Texas must record a certified copy of its approved map and certificate, along with a boundary description of its service area, in the real property records of Parker and Palo Pinto counties 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 RJR Water's CCN number 12139 to CSWR-Texas, to the extent provided in this Notice of Approval and as shown on the attached map.
2. The Commission cancels RJR Water's CCN number 12139.
3. The Commission amends CSWR-Texas' CCN number 13290 to include the facilities, customers, and service area previously included in RJR Water's CCN number 12139, 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 Parker and Palo Pinto counties 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 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 the 5<sup>th</sup> day of March 2024.**

**PUBLIC UTILITY COMMISSION OF TEXAS**

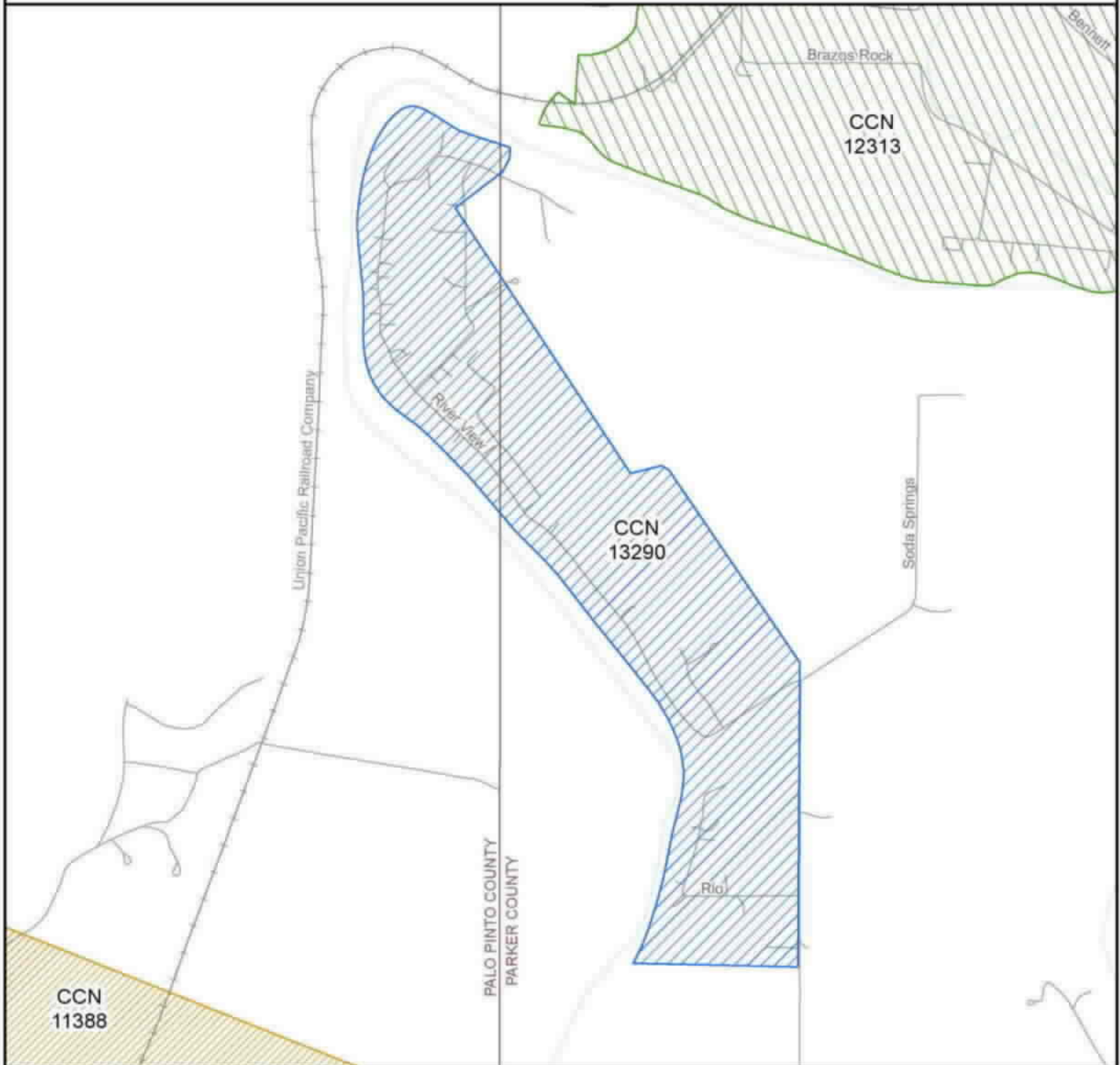


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**REBECCA BROMLEY-WILLIAMS  
ADMINISTRATIVE LAW JUDGE**

CSWR-Texas Utility Operating Company, LLC  
Portion of Water CCN No. 13290  
PUC Docket No. 52700

Transferred all of RJR Water Company, Inc., CCN No. 12139 in Palo Pinto and Parker Counties



**Water CCN**

-  13290 - CSWR-Texas Utility Operating Company LLC
-  12313 - Parker County SUD
-  11388 - Santo WSC





## **WATER UTILITY TARIFF**

### **Docket Number: 52700**

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, Palo Pinto, 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, 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	Gillispie	2
Coleto 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
RJR Water (Mountain River Estates, Mountain Valley Estates)*	1840077	Palo Pinto & Parker	XX
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>Gallage Charge</u>
5/8" or 3/4"	<u>\$27.56</u> (Includes 0 gallons)	<u>\$5.63</u> per 1,000 gallons
1"	<u>\$55.13</u>	
1 1/2"	<u>\$110.25</u>	

**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.

**ROAD BORE** ..... \$1,500.00

**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 ..... \$35.00

SECTION 1.0 -- RATE SCHEDULE (Continued)

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).....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.....\$25.00  
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:.....\$25.00  
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, Burlason, Burnet, Calhoun, Camp, Denton, Ellis, Erath, Gillespie, Guadalupe, Harris, Hays, Hidalgo, Hood, Jackson, Kerr, Limestone, Llano, Lubbock, McCulloch, Medina, Montague, Montgomery, Navarro, Orange, Palo Pinto, 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. 52700 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.