

**Notice to Landowners**

CSWR-TEXAS UTILITY OPERATING COMPANY, LLC, CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NOS. 13290 AND 21120, NOTICE OF INTENT TO PURCHASE WATER AND SEWER FACILITIES, TRANSFER A PORTION OF WATER AND SEWER SERVICE AREA UNDER CCN NOS. 12998 AND 21031 FROM HILCO UNITED SERVICES, INC. DBA HILCO H2O, AMEND UNCERTIFICATED AREA, AND OBTAIN DUAL CERTIFICATION WITH A PORTION OF SOUTH ELLIS COUNTY WATER SUPPLY CORPORATION UNDER CCN NO. 11184 IN ELLIS AND HILL COUNTIES, TEXAS

To: [REDACTED] Date Notice Mailed: August 22, 2024  
(Name of Customer, Neighboring System, or City)  
[REDACTED]  
(Address)  
[REDACTED] [REDACTED] [REDACTED]  
(City) State Zip

CSWR-Texas Utility Operating Company, LLC 1630 Des Peres Rd, Suite 140  
(Purchaser's Name) (Address)  
St. Louis, MO 63131  
(City), (State) (Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to purchase a portion of the water facilities and to transfer water certificated service area under CCN No. 12998 and a portion of the sewer facilities and to transfer sewer certificated service area under CCN No. 21031 to CSWR-Texas water CCN No. 13290 and sewer CCN No. 21031 in Ellis and Hill counties, TX from:

Hilco United Services, Inc. dba Hilco H2O P.O. Box 26  
(Seller's Name) (Address)  
Itasca, TX 76055  
(City), (State) (Zip Code)

Additionally, CSWR-Texas is seeking to amend uncertificated area to CCN No. 13290 and obtain dual certification with a portion of South Ellis County Water Supply Corporation's (SEC WSC) CCN No. 11184.

The requested area overlaps the district boundaries of Trinity River Authority of Texas. If this district does not request a public hearing, the Commission shall determine that the district is consenting to CSWR-Texas's request to provide retail water and sewer utility service in the requested area.

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following: Chamber Meadows, Lakeview, and Lake Whitney RV & Golf.

**Requested Water Area 1 in Ellis County: Lakeview and PWS ID: 0700059**

The **requested water area 1** is located approximately 2.9 miles south of downtown Waxahachie, Texas, and is generally bounded on the north by Lake Waxahachie; on the east by Lake

Waxahachie; on the south by East Haven Road; and on the west by Union Pacific Railroad Company.

The **requested water area 1** includes 72 customer connections and approximately 535.3 acres to transfer a portion from HILCO United Services, Inc. (CCN No. 12298) to CSWR-Texas Utility Operating Company, LLC (CCN No. 13290).

168.5 acres will be dual certification between City of Waxahachie (CCN No. 10915) and CSWR-Texas (CCN No. 13290).

3.7 acres will be dual certification between Nash-Forreston WSC (CCN No. 11584) and CSWR-Texas (CCN No. 13290).

### **Requested Water Area 2 in Ellis County: Chamber Meadows and PWS ID: 0700071**

The **requested water area 2** is located approximately 2 miles north of downtown Italy, Texas, and is generally bounded on the north by Chambers Creek; on the east by United States Highway 77; on the south by the intersection of United States Highway 77 and Kinfolk Road; and on the west by LR Campbell Road.

The **requested water area 2** includes 63 customer connections and approximately 1,259.8 acres, comprised of:

532.1 acres to transfer a portion from HILCO United Services, Inc. (CCN No. 12998) to CSWR-Texas (CCN No. 13290); and

527.3 acres of uncertificated area to amend (add) to CSWR-Texas (CCN No. 13290); and

200.4 acres to obtain dual certification with a portion of South Ellis County WSC (CCN No. 11184) and CSWR-Texas (CCN No. 13290).

### **Total Requested Water Area (1-2):**

The **total requested water area** includes 135 customer connections and approximately 1,795.1 acres, comprised of:

1,067.4 acres to transfer a portion from HILCO United Services, Inc. (CCN No. 12998) to CSWR-Texas (CCN No. 13290); and

527.3 acres of uncertificated area to amend (add) to CSWR-Texas (CCN No. 13290); and

200.4 acres to obtain dual certification with a portion of South Ellis County WSC (CCN No. 11184) and CSWR-Texas (CCN No. 13290).

The application proposes the subtraction of approximately 1,067.4 acres from CCN No. 12998 and the addition of approximately 1,795.1 acres to CCN Nos. 13290.

1,594.7 acres will be single certification with CSWR-Texas (CCN No. 13290).

200.4 acres will be dual certification between South Ellis County (CCN No. 11184) and CSWR-Texas (CCN No. 13290).

### **Requested Sewer Area in Hill County: Lake Whitney RV Park**

The **requested sewer area** is located approximately 4 miles west of downtown Whitney, Texas, and is generally bounded on the north by Farm to Market 1713; on the east by the intersection of

Farm to Market 1713 and State Spur 1713; on the south by State Spur 1713; and on the west by County Road 1228.

The **requested sewer area** includes 71 customer connections and approximately 36.9 acres to transfer from HILCO United Services, Inc. (CCN No. 21031) to CSWR-Texas (CCN No. 21120).

The application proposes the subtraction of approximately 36.9 acres from CCN No. 21031 and the addition of approximately 36.9 acres to CCN No. 21120.

**See enclosed maps showing the requested area.**

The proposed transaction may change the current customers' rates and services to the current approved rates and services of CSWR-Texas Utility Operating Company, LLC which are higher than the current rates for Hilco United Services, Inc. dba Hilco H20. See attached pages for details of the rate changes.

**BILLING COMPARISON of an estimated water bill for a 5/8" meter for Lake Whitney RV and Lakeview:**

Existing	5,000 gallons: \$	<u>44.00</u>	/mo	New Rate	5,000 gallons: \$	<u>75.89</u>	/mo
Existing	10,000 gallons: \$	<u>59.00</u>	/mo	New Rate	10,000 gallons: \$	<u>101.89</u>	/mo

**BILLING COMPARISON of an estimated water bill for a 5/8" meter for Hilco-Chamber Meadows:**

Existing	5,000 gallons: \$	<u>22.75</u>	/mo	New Rate	5,000 gallons: \$	<u>75.89</u>	/mo
Existing	10,000 gallons: \$	<u>31.50</u>	/mo	New Rate	10,000 gallons: \$	<u>101.89</u>	/mo

**BILLING COMPARISON of an estimated sewer bill for a 5/8" meter for Lake Whitney RV:**

Existing	5,000 gallons: \$	<u>35.00</u>	/mo	New Rate	5,000 gallons: \$	<u>63.28</u>	/mo
Existing	10,000 gallons: \$	<u>35.00</u>	/mo	New Rate	10,000 gallons: \$	<u>63.28</u>	/mo

*Persons who wish to intervene in the proceeding or comment upon action sought should contact the Public Utility Commission, P.O. Box 13326, Austin, Texas 78711-3326, or call the Public Utility Commission at (512) 936-7120 or (888) 782-8477. Hearing- and speech-impaired individuals with text telephones (TTY) may contact the commission at (512) 936-7136. The deadline for intervention in the proceeding is (30 days from the mailing or publication of notice, whichever occurs later, unless otherwise provided by the presiding officer). You must send a letter requesting intervention to the commission which is received by that date. The letter must include the person's name, address, email address and fax number if applicable.*

If a valid public hearing is requested, the Commission will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, SOAH will submit a recommendation to the Commission for final decision. An evidentiary hearing is a legal proceeding similar to a civil trial in state district court.

A landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the requested area, may file a written request with the Commission to be excluded from the requested area ("opt out") within (30) days from the date that notice was provided by the Utility. All opt out requests must include a large-scale map, a metes and bounds description of the landowner's tract of land, landowner's name, address, email address and fax number, if applicable.

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

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

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

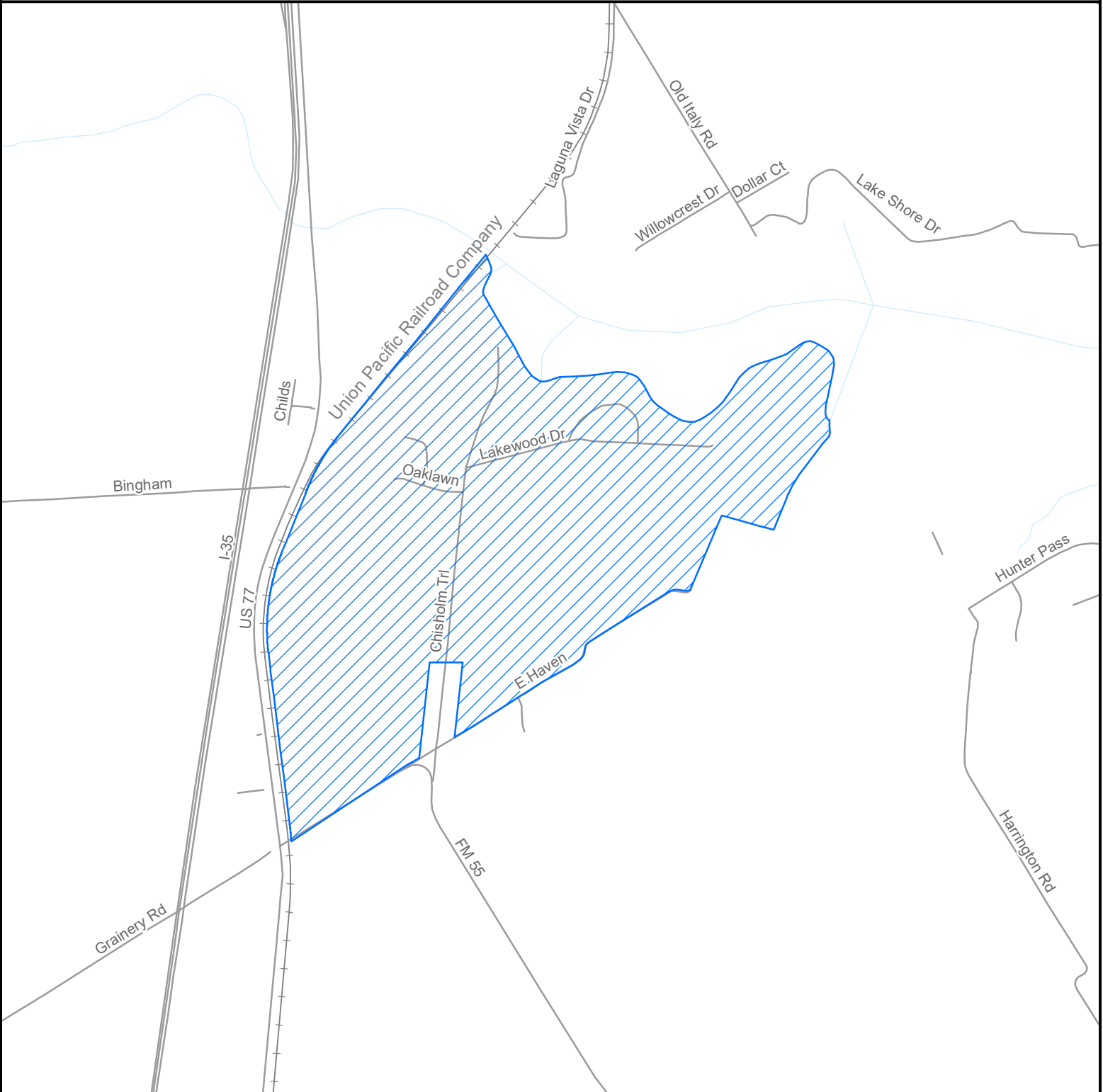
In addition, the landowner must also send a copy of the opt out request to the Utility. Staff may request additional information regarding your request.

Si desea información en español, puede llamar al 1-888-782-8477.

Aaron Silas  
Utility Representative

CSWR-Texas  
Utility Name

**Transfer a Portion of HILCO United Services, Inc. dba HILCO H2O (CCN No. 12998)  
to CSWR-Texas Utility Operating Company, LLC (CCN No. 13290) in Ellis County**



Detailed Map 1 (Water)



**Legend: Requested Water Area 1**

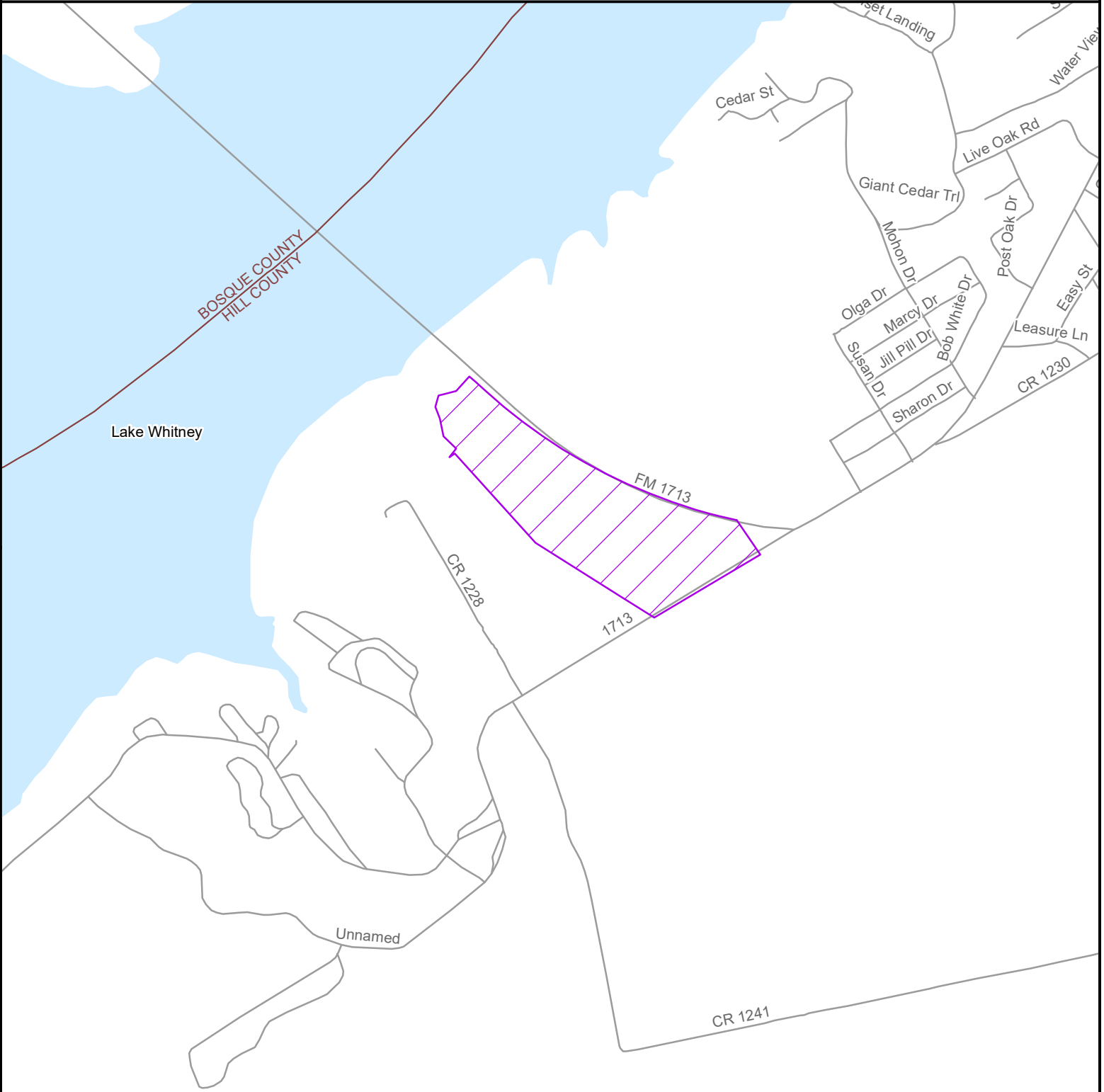


Transfer from CCN No. 12998 to CCN No. 13290

Created by: AMD  
Date Created: 06/27/2024

Feet 0 840 1,680

# Transfer HILCO United Services, Inc. dba HILCO H2O (CCN No. 21031) to CSWR-Texas Utility Operating Company, LLC (CCN No. 21120) in Hill County



Detailed Map (Sewer)



## Legend: Requested Sewer Area

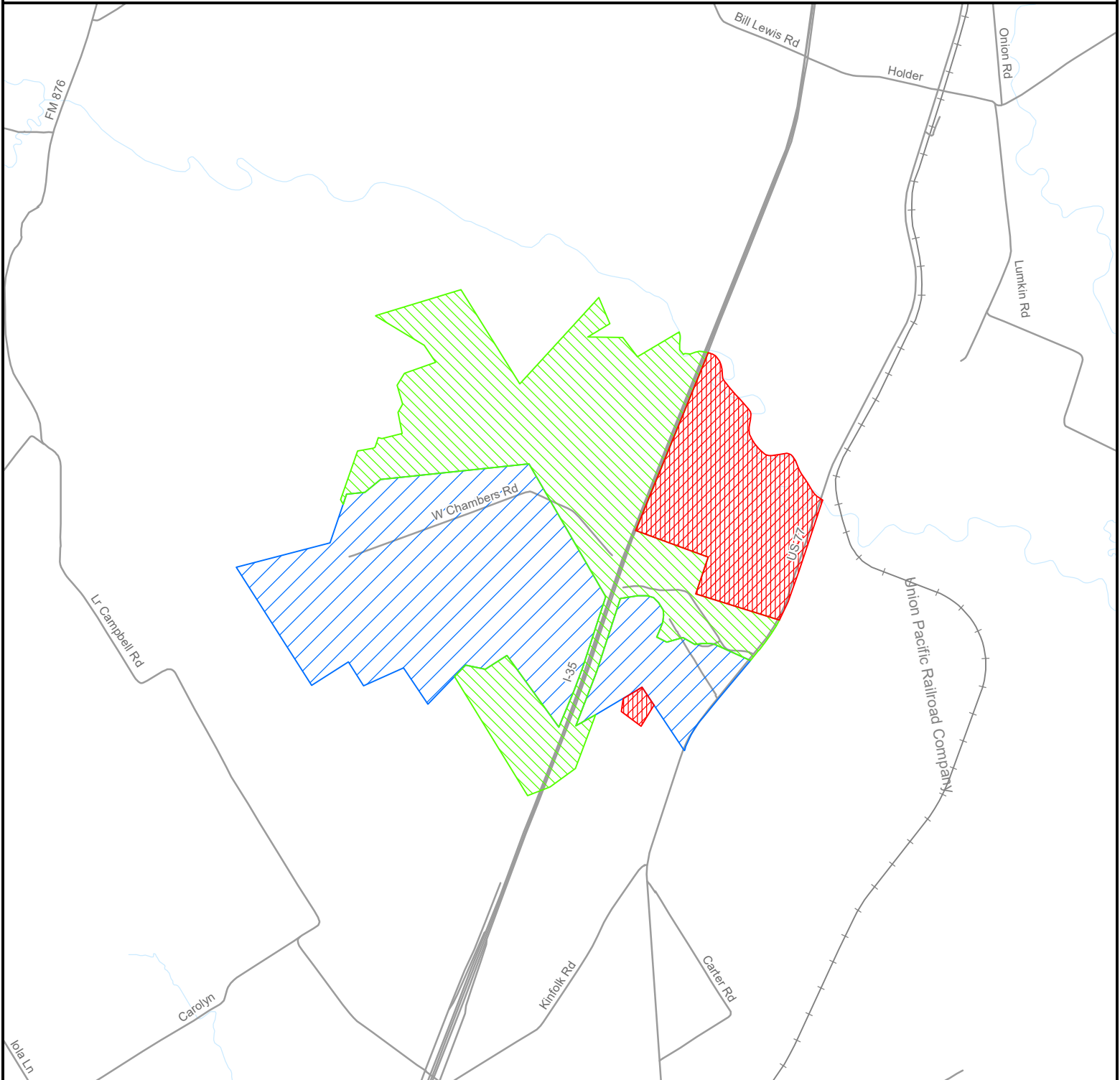
Created by: AMD  
Date Created: 06/26/2024



Transfer from CCN No. 21031 to CCN No. 21120




0 500 1,000  
Feet

**Transfer a Portion of HILCO United Services, Inc. dba HILCO H2O (CCN No. 12998) to CSWR-Texas Utility Operating Company, LLC (CCN No. 13290) and Amend CCN No. 13290 in Ellis County**



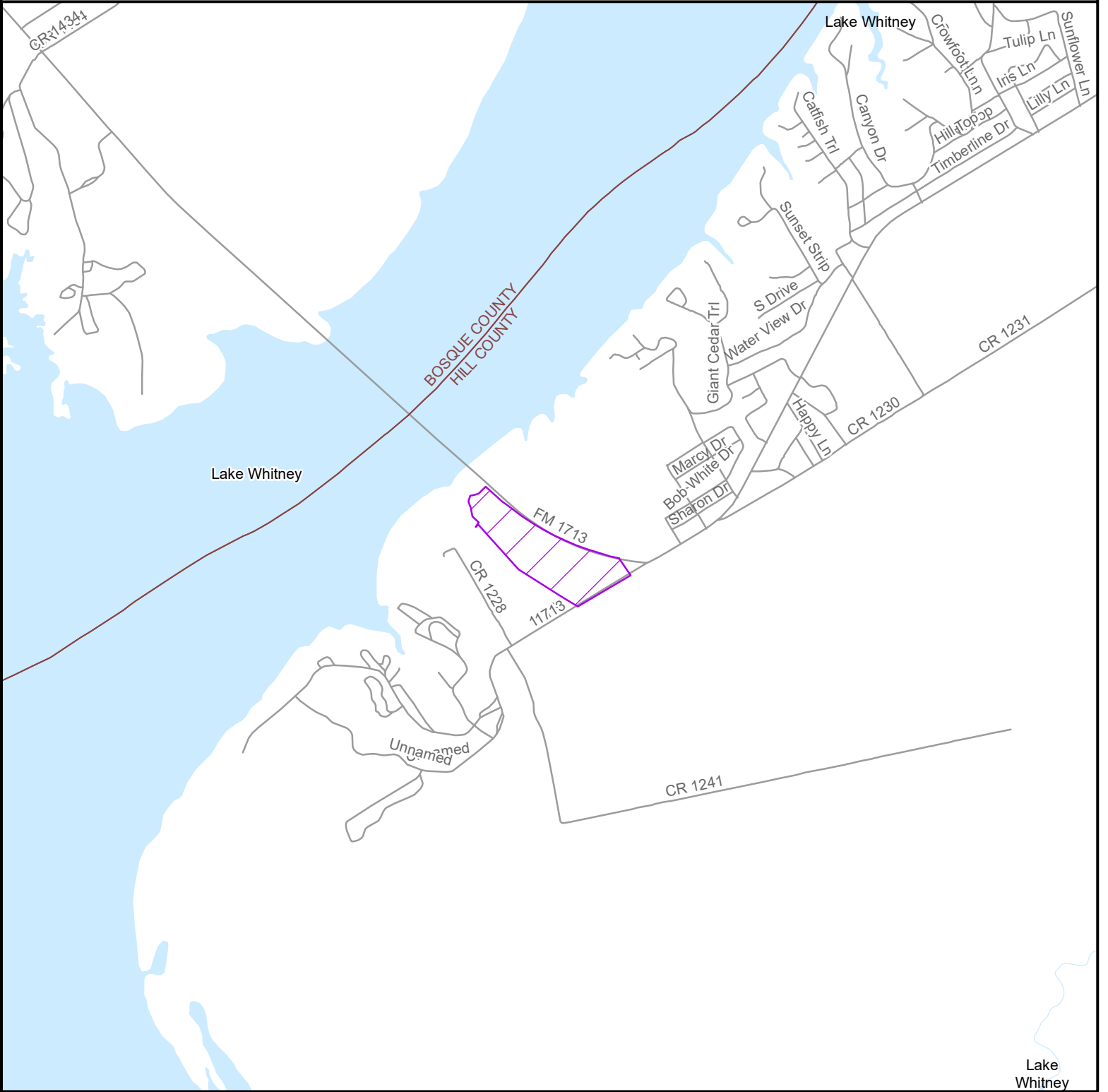
Detailed Map 2 (Water)

**Legend: Requested Water Area 2**

-  Transfer from CCN No. 12998 to CCN No. 13290
-  Amend (Add) to CCN No. 13290
-  Dually Certify with South Ellis County WSC (CCN No. 11184) & CCN No. 13290

Created by: AMD  
Date Created: 06/27/2024

# Transfer HILCO United Services, Inc. dba HILCO H2O (CCN No. 21031) to CSWR-Texas Utility Operating Company, LLC (CCN No. 21120) in Hill County



General Location Map (Sewer)



## Legend: Requested Sewer Area

Created by: AMD  
Date Created: 06/26/2024

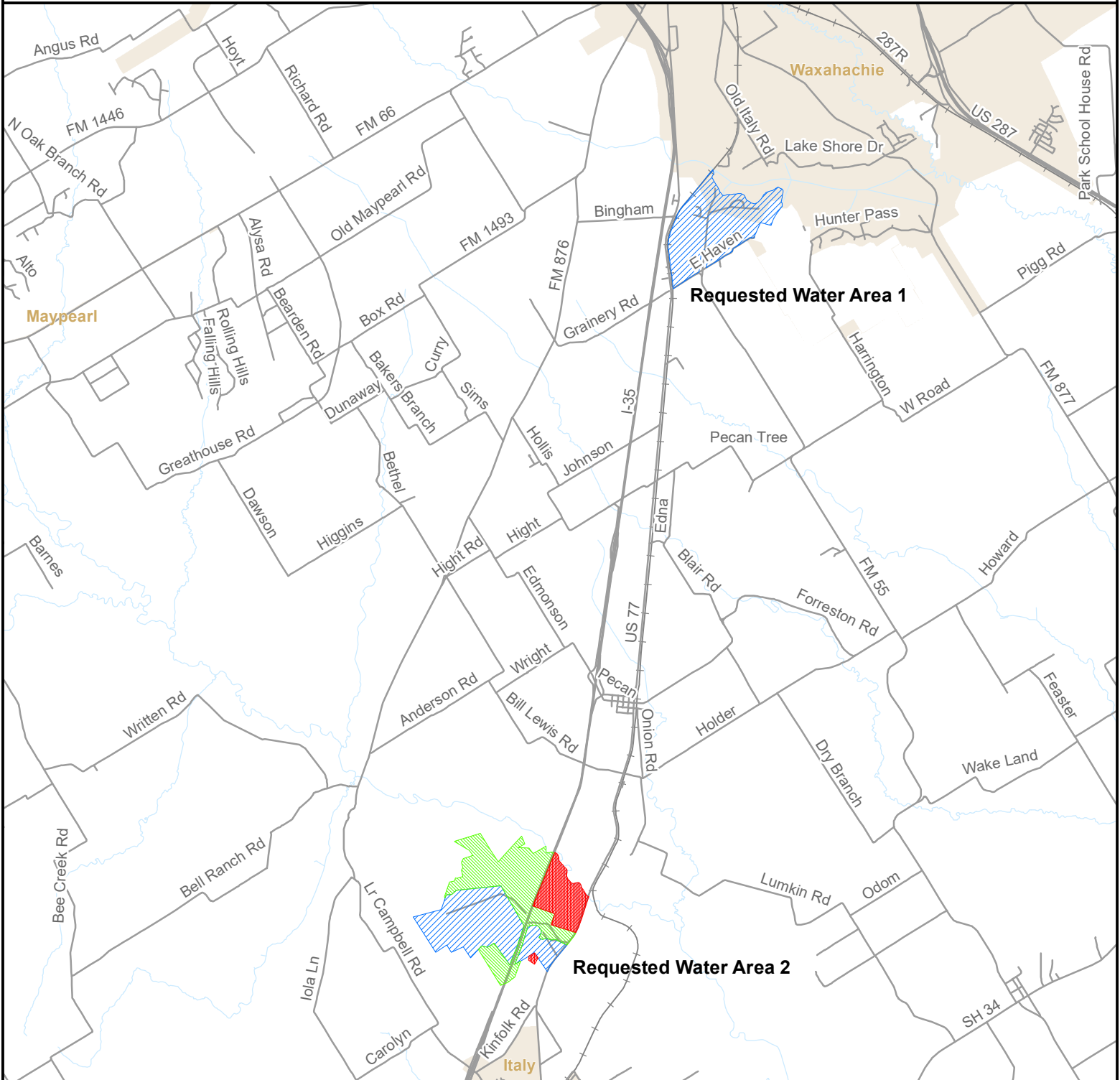


Transfer from CCN No. 21031 to CCN No. 21120

0 1,000 2,000  
Feet






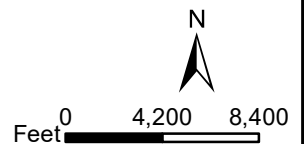
**Transfer HILCO United Services, Inc. dba HILCO H2O (CCN No. 12998) to  
CSWR-Texas Utility Operating Company, LLC (CCN No. 13290) and Amend  
CCN No. 13290 in Ellis County**



**General Location Map (Water)**

**Legend: Requested Water Area 1 and 2**

-  Transfer from CCN No. 12998 to CCN No. 13290
-  Amend (Add) to CCN No. 13290
-  Dually Certify with South Ellis County WSC (CCN No. 11184) & CCN No. 13290



Created by: AMD  
Date Created: 06/26/2024

## NOTICE OF PROPOSED RATE CHANGE – WATER FOR LAKE WHITNEY RV AND LAKEVIEW

CURRENT RATES				PROPOSED RATES			
Minimum Monthly Charge includes	2000	gallons		Minimum Monthly Charge includes	0	gallons	
Meter Size:	<b>RESIDENTIAL</b>			Meter Size:	<b>RESIDENTIAL</b>		
	5/8"	\$	35.00		5/8"	\$	49.89
	3/4"	\$	35.00		3/4"	\$	49.89
	1"	\$	80.00		1"	\$	109.99
	1 1/2"	\$	135.00		1 1/2"	\$	219.99
	2"	\$	205.00		2"	\$	351.99
	3"	\$	365.00		3"	\$	
Other:	4"	\$	455.00	Other:	Unmetered	\$	81.09
GALLONAGE CHARGE:				GALLONAGE CHARGE:			
TIER	VOLUME		CHARGE per 1000 gals.	TIER	VOLUME		CHARGE per 1000 gals.
Tier 1	0	to 2000 gals.	\$ 0 /1000 gals.	Tier 1	0.00	to + gals.	\$ 5.20 /1000 gals.
Tier 2	2001	to 10,000 gals.	\$ 3.00 /1000 gals.	Tier 2		to gals.	\$ /1000 gals.
Tier 3	10,001	to + gals.	\$ 4.00 /1000 gals.	Tier 3		to gals.	\$ /1000 gals.
Tier 4		to gals.	\$ /1000 gals.	Tier 4		to gals.	\$ /1000 gals.
Tier 5		to gals.	\$ /1000 gals.	Tier 5		to gals.	\$ /1000 gals.
MISCELLANEOUS FEES				MISCELLANEOUS FEES			
Tap Fee	\$	500.00		Tap Fee	\$	Actual Cost	
Reconnect Fee: Non-payment	\$	25.00		Reconnect Fee: Non-payment (Maximum - \$25.00)	\$	25.00	
Customer's Request	\$	25.00		Customer's Request	\$	25.00	
Transfer Fee	\$	0.00		Transfer Fee	\$	10.00	
Late Charge	\$	5.00		Late Charge ( <b>Indicate either \$5.00 or 10%</b> )	\$	10%	
Returned Check Charge	\$	25.00		Returned Check Charge	\$	25.00	
Deposit	\$	Residential – \$50.00 Commercial – 1/6 of Estimated Annual Bill		Deposit (Maximum \$50.00)	\$	Residential – \$50.00 Commercial – 1/6 of Estimated Annual Bill	
Meter Test Fee	\$	25.00		Meter Test Fee (Maximum - \$25.00)	\$	25.00	

Regulatory Assessment of 1% is added to the minimum monthly charge and gallonage charges. Additional fees and meter sizes may be shown on a separate page.

**If applicable, list any bill payment assistance programs to low income ratepayers.**

## NOTICE OF PROPOSED RATE CHANGE – WATER FOR HILCO-CHAMBER MEADOWS

CURRENT RATES					PROPOSED RATES				
Minimum Monthly Charge includes		2000	gallons		Minimum Monthly Charge includes		0	gallons	
Meter Size: <b>RESIDENTIAL</b>					Meter Size: <b>RESIDENTIAL</b>				
5/8"		\$	17.50		5/8"		\$	49.89	
3/4"		\$			3/4"		\$	49.89	
1"		\$			1"		\$	109.99	
1 1/2"		\$			1 1/2"		\$	219.99	
2"		\$			2"		\$	351.99	
3"		\$			3"		\$		
Other:		\$			Other:		Unmetered	\$	81.09
GALLONAGE CHARGE 5/8":					GALLONAGE CHARGE 5/8":				
TIER	VOLUME			CHARGE per 1000 gals.	TIER	VOLUME			CHARGE per 1000 gals.
Tier 1	0	to	2000	gals.	\$	0	/1000		
Tier 2	2001	to	+	gals.	\$	1.75	/1000		
Tier 3		to		gals.	\$		/1000		
Tier 4		to		gals.	\$		/1000		
Tier 5		to		gals.	\$		/1000		
Tier 1	0	to	+	gals.	\$	5.20	/1000		
Tier 2		to		gals.	\$		/1000		
Tier 3		to		gals.	\$		/1000		
Tier 4		to		gals.	\$		/1000		
Tier 5		to		gals.	\$		/1000		
MISCELLANEOUS FEES					MISCELLANEOUS FEES				
Tap Fee		\$	400.00		Tap Fee		\$	Actual Cost	
Reconnect Fee: Non-payment		\$	25.00		Reconnect Fee: Non-payment (Maximum - \$25.00)		\$	25.00	
Customer's Request		\$	40.00		Customer's Request		\$	25.00	
Transfer Fee		\$	0.00		Transfer Fee		\$	10.00	
Late Charge		\$	5.00		Late Charge ( <b>Indicate either \$5.00 or 10%</b> )		\$	10%	
Returned Check Charge		\$	20.00		Returned Check Charge		\$	25.00	
Deposit		\$	Residential – \$50.00 Commercial – 1/6 of Estimated Annual Bill		Deposit (Maximum \$50.00)		\$	Residential – \$50.00 Commercial – 1/6 of Estimated Annual Bill	
Meter Test Fee		\$	0.00		Meter Test Fee (Maximum - \$25.00)		\$	25.00	

Regulatory Assessment of 1% is added to the minimum monthly charge and gallonage charges. Additional fees and meter sizes may be shown on a separate page.

**If applicable, list any bill payment assistance programs to low income ratepayers.**

## NOTICE OF PROPOSED RATE CHANGE – SEWER FOR LAKE WHITNEY

CURRENT RATES		PROPOSED RATES	
Minimum Monthly Charge includes _____ gallons	Minimum Monthly Charge includes _____ gallons		
Meter Size: <b>RESIDENTIAL</b>	Meter Size: <b>RESIDENTIAL</b>		
5/8"      \$ _____	5/8"      \$ _____		
3/4"      \$ _____	3/4"      \$ _____		
1"        \$ _____	1"        \$ _____		
1 1/2"    \$ _____	1 1/2"    \$ _____		
2"        \$ _____	2"        \$ _____		
3"        \$ _____	3"        \$ _____		
Other: _____ \$ _____	Other: _____ \$ _____		
GALLONAGE OR FIXED CHARGE:		GALLONAGE OR FIXED CHARGE:	
\$ <b>35.00</b> _____ per <input checked="" type="checkbox"/> month; OR  <input type="checkbox"/> for each additional 1,000 gallons over the minimum. Gallonage charges are determined based on average consumption for winter period which includes the following months  _____	\$ <b>63.28</b> _____ per <input checked="" type="checkbox"/> month; OR  <input type="checkbox"/> for each additional 1,000 gallons over the minimum. Gallonage charges are determined based on average consumption for winter period which includes the following months  _____		
MISCELLANEOUS FEES		MISCELLANEOUS FEES	
Tap Fee      \$ 1000.00	Tap Fee      \$ Actual Cost		
Reconnect Fee: Non-payment  \$ 25.00	Reconnect Fee: Non-payment  (Maximum - \$25.00)      \$ 25.00		
Customer's Request      \$ 25.00	Customer's Request      \$ 25.00		
Transfer Fee      \$ 50.00	Transfer Fee      \$ 10.00		
Late Charge      \$ 5.00	Late Charge ( <b>Indicate either \$5.00 or 10%</b> )      \$ 10%		
Returned Check Charge      \$ 30.00	Returned Check Charge      \$ 25.00		
Deposit      \$ Residential – \$50.00 Commercial – 1/6 of Estimated Annual Bill	Deposit      \$ Residential – \$50.00 (Maximum \$50.00)      Commercial – 1/6 of Estimated Annual Bill		
Meter Test Fee      \$ 0.00	Meter Test Fee      \$ 0.00 (Maximum - \$25.00)		

Regulatory Assessment of 1% is added to the minimum monthly charge and gallonage charges. Additional fees and meter sizes may be shown on a separate page.

**If applicable, list any bill payment assistance programs to low income ratepayers.**

**Docket No. 54292**

**CUSTOMER COMMENTS/REQUESTS TO INTERVENE**

If you wish to PROTEST the proposed rate change, please complete this form and file it electronically using the PUC Interchange Filer (<http://www.puc.texas.gov/industry/filings/E-FilingInstructions.pdf>) or mail the original to:

**Filing Clerk  
Public Utility Commission of Texas  
1701 North Congress Avenue  
P.O. Box 13326  
Austin, Texas 78711-3326**

CUSTOMER INFORMATION (please provide all of the requested information)

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Address, City, State: \_\_\_\_\_

Location where service is received: \_\_\_\_\_  
(if different from the mailing address)

Please fill out the following:

**I wish to PROTEST the following proposed rate action/s:**

I wish to be a COMMENTER. I understand that: I am NOT a party to this case; my comments are not considered evidence in this case; and I have no further obligation to participate in the proceeding. Public comments may help inform the PUCT of the public concerns and identify issues to be explored. Please provide comments below. Attach a separate page, if necessary.

**I am requesting to INTERVENE in this proceeding.** As an INTERVENOR, I understand that: I am a party to the case; I am required to respond to all discovery requests from other parties; I may be required to attend hearings, and if I file testimony, I may be cross-examined in the hearing; if I file any documents in the case, I must provide a copy to every other party in the case; and I acknowledge that I am bound by the Procedural Rules of the PUCT and the State Office of Administrative Hearings (SOAH).

Signature of Customer: \_\_\_\_\_

Date: \_\_\_\_\_

**Si desea informacion en Espanol, puede llamar al  
1-888-782-8477**

**Hearing- and speech-impaired individuals with text telephones may contact the PUCT's Customer Assistance  
Hotline at  
1-800-735-2988**