

Docket No. 52622

Notice to Current Customers, Neighboring Systems, and Cities

NEXTERA WATER TEXAS, LLC'S NOTICE OF INTENT TO OBTAIN A NEW WATER AND SEWER CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) WITH THE PURCHASE OF WATER AND SEWER FACILITIES AND TO TRANSFER WATER AND SEWER SERVICE AREA UNDER WATER CCN NO. 11612 AND SEWER CCN NO. 20952 FROM QUADVEST L.P. IN ARANSAS, BRAZORIA, FORT BEND, HARRIS, JACKSON, MATAGORDA, AND WALLER COUNTIES, TEXAS

To: Waller County Judge Judge Carbett "Trey" J. Duhon III Date Notice Mailed: February 28, 2022
(Name of Customer, Neighboring System, or City)
836 Austin Street, Suite 203
(Address)
Hempstead TX 77445
(City State Zip)

NextEra Water Texas, LLC	5920 W. William Cannon Dr, Bldg 2	Austin, TX	78749
(Purchaser's Name)	(Address)	(City), (State)	(Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to obtain a new water certificated service area and new sewer certificated service area with the purchase of a portion of the water facilities and to transfer water certificated service area under CCN No. 11612 and a portion of the sewer facilities and to transfer sewer certificated service area under CCN No. 20952 in Aransas, Brazoria, Fort Bend, Harris, Jackson, Matagorda, and Waller Counties, TX from:

Quadvest L.P.	26926 FM 2978	Magnolia, TX	77354
(Seller's Name)	(Address)	(City), (State)	(Zip Code)

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivisions:

Aransas County:

Sunset Bay (General Location Map 7, Detailed Map 1A)

The *requested water area* includes 33 customer connections, is located approximately 5 miles north of downtown Aransas Pass, Texas, and is generally bounded on the north by Port Bay; on the east by Farm to Market 1069; on the south by State Highway 188; and on the west by Port Bay and State Highway 188 in Aransas County. The *requested water area* includes approximately 483 acres of transferred area from CCN No. 11612.

Brazoria County:

Chenango Ranch (General Location Map 5, Detailed Map 2A)

The *requested water area* includes 75 customer connections, is located approximately 3.2 miles south of downtown Bonney, Texas, and is generally bounded on the north by 450 feet north from Chenango Lake Drive; on the east by Farm to Market 521; on the south by County Road 34; and on the west by 500 feet west from Pittman Drive in Brazoria County. The *requested water area* includes approximately 813 acres of transferred area from CCN No. 11612.

Suncreek Estates Section 1 (General Location Map 5, Detailed Map 2B)

The *requested water area* includes 293 customer connections, is located northwest of downtown Bonney, Texas, and is generally bounded on the north by intersection of County Road 567 and Farm to Market Road 521; on the east by Farm to Market Road; on the south by 580 feet south from Lakeland Circle; and on the west by .26 mile west from the intersection of Hamill Drive and China Grove Drive in Brazoria County. The *requested water area* includes approximately 1,468 acres of transferred area from CCN No. 11612.

Suncreek Ranch Section 2 (General Location Map 5, Detailed Map 2C)

The *requested water area* includes 103 customer connections, is located approximately 3.48 miles northwest of downtown Bonney, Texas, and is generally bounded on the north by West Farm to Market 1462; on the east by .43 mile west from Majestic Oaks Drive; on the south by 250 feet south from Tankersley Circle; and on the west by .4 mile east from Oyster Creek in Brazoria County. The *requested water area* includes approximately 922 acres of transferred area from CCN No. 11612.

Fort Bend County:

Bridlewood Estates Water System & Lake Pointe Estates (General Location Map 4, Detailed Map 3A-water and sewer)

The *requested water and sewer area* includes 96 water customer connections and 88 sewer customer connections, is located approximately 2.18 miles southeast of downtown Katy, Texas, and is generally bounded on the north by 0.12 miles south from Shadow Forest Drive; on the east by intersection of Roesner Road and Saddlehorn Trail; on the south by intersection of Westheimer Parkway and Roesner Road; and on the west by Westheimer Parkway in Fort Bend County. The *requested water and sewer area* includes approximately 145 acres of transferred area from CCN Nos. 11612 and 20952.

Harris County:

Rocky Creek Estates (General Location Maps 1 and 2, Detailed Map 4B)

The *requested water area* includes 40 customer connections, is located approximately 12 miles north of downtown Katy, Texas, and is generally bounded on the north by Jack Road; on the east by Whispering Sage Drive; on the south by 0.3 miles south from Red Shadow Lane; and on the west by 495 feet west from Sunrise Bluff Drive in Harris County. The *requested water area* includes approximately 92 acres of transferred area from CCN No. 11612.

Telge Terrace Mobile Home Subdivision (General Location Map 1, Detailed Map 4C)

The *requested water area* includes 47 customer connections, is located approximately 3.22 miles southwest of downtown Tomball, Texas, and is generally bounded on the north by 450 feet miles south from Cypress Meadows; on the east by .25 miles west from Three Bars Trail; on the south by 540 feet north from Cypress Gardens Drive; and on the west by Telge Road in Harris County. The *requested water area* includes approximately 78 acres of transferred area from CCN No. 11612.

Shaw Acres (General Location Map 1, Detailed Map 4F)

The *requested water area* includes 139 customer connections, is located approximately 3.6 miles south of downtown Tomball, Texas, and is generally bounded on the north by Boudreaux Road; on the east by 410 feet west from The Oaks Road; on the south by Northpointe Manor; and on the west by Shaw Road in Harris County. The *requested water area* includes approximately 156 acres of transferred area from CCN No. 11612.

Waterstone Estates (General Location Map 1, Detailed Map 4A)

The *requested water area* includes 74 customer connections, is located approximately 2.45 miles northeast of downtown Tomball, Texas, and is generally bounded on the north by 155 feet north from Waterstone Estates Circle North; on the east by 200 feet east from Waterstone Estates Circle East; on the south by 295 feet south from Waterstone Estates Circle South; and on the west by Stuebner Airline Road in Harris County. The *requested water area* includes approximately 57 acres of transferred area from CCN No. 11612.

Timberdale Mobile Home Subdivision (General Location Map 1, Detailed Map 4H)

The *requested water area* includes 60 customer connections, is located approximately 2 miles east of downtown Tomball, Texas, and is generally bounded on the north by Farm to Market 2920 (Stuebner Airline Road); on the east by intersection of Mahaffey Road and Farm to Market 2920; on the south by Mahaffey Road; and on the west by 0.72 miles west from Hufsmith Kohrville Road in Harris County. The *requested water area* includes approximately 39 acres of transferred area from CCN No. 11612.

Bammel Forest Utility (General Location Map 1, Detailed Map 4I)

The *requested water area* includes 345 customer connections, is located approximately 9.6 miles southeast of downtown Tomball, Texas, and is generally bounded on the north by Cypress Creek; on the east by Kuykendahl Road; on the south by 0.2 miles south from the intersection of Kuykendahl Road and Farm to Market 1960 Road West; and on the west by Northgate Forest Drive in Harris County. The *requested water area* includes approximately 324 acres of transferred area from CCN No. 11612.

Bayer Water System (Old Town Spring) (General Location Map 1, Detailed Maps 4D-water, Detailed Map 4E-sewer)

The *requested water and sewer area* includes 379 water customer connections and 89 sewer customer connections, is located approximately 11 miles east of downtown Tomball, Texas, and is generally bounded on the north by intersection of State Highway 99 (Grand Parkway) and Spring Creek; on the east by Spring Creek; on the south by Lexington Road and East Louetta Road; and on the west by intersection of Booker Road and Northgate Crossing Boulevard and Lexington Boulevard in Harris County. The *requested water area* includes approximately 1,089 acres of transferred area from CCN No. 11612. The *requested sewer area* includes approximately 1,041 acres of transferred area from CCN No. 20952.

Colony Subdivision (General Location Map 1, Detailed Map 4G)

The *requested water area* includes 92 customer connections, is located approximately 11.9 miles north of downtown Houston, Texas, and is generally bounded on the north by .08 miles to the north of Colony Lane; on the east by Smith Road; on the south by 165 feet to the south of Gravel

Creek Road; and on the west by .04 miles from Caven Street in Harris County. The *requested water area* includes approximately 35 acres of transferred area from CCN No. 11612.

Jackson County:

Sunrise Bay Subdivision (General Location Map 6, Detailed Map 5A)

The *requested water area* includes 16 customer connections, is located approximately 6.5 miles northeast of downtown Point Comfort, Texas, and is generally bounded on the north by 700 feet north from Beacon Drive; on the east by Caranchua Bay; on the south by County Road 302; and on the west by State Highway 172 in Jackson County. The *requested water area* includes approximately 605 acres of transferred area from CCN No. 11612.

Matagorda County:

Live Oak Landing & Vaquero Rivers Estates Subdivisions (General Location Map 6, Detailed Map 6A)

The *requested water area* includes 21 customer connections, is located approximately 11 miles northeast of downtown Palacios, Texas, and is generally bounded on the north by Tres Palacios River; on the east by Tres Palacios River; on the south by Farm to Market 2853; and on the west by 850 feet west from Vaquero Drive in Matagorda County. The *requested water area* includes approximately 277 acres of transferred area from CCN No. 11612.

Waypoint Landing (General Location Map 6, Detailed Map 6B)

The *requested water area* includes 15 customer connections, is located approximately 2.7 miles west of downtown Palacios, Texas, and is generally bounded on the north by Turtle Bay; on the east by Turtle Bay; on the south by Bay Drive and Turtle Bay; and on the west by County Road 340 in Matagorda County. The *requested water area* includes approximately 151 acres of transferred area from CCN No. 11612.

Waller County:

Westwood Subdivision (General Location Map 3, Detailed Map 7A)

The *requested water area* includes 28 customer connections, is located approximately 5.5 miles southeast of downtown Pine Island, Texas, and is generally bounded on the north by intersection of Repka Road and Cochran Road; on the east by 0.6 miles west from Blinka Road; on the south by 1.07 miles north from Richard Fred Road; and on the west by Cochran Road in Waller County. The *requested water area* includes approximately 47 acres of transferred area from CCN No. 11612.

- The **total requested water area** includes 1,856 water customer connections and approximately **6,781 acres** of transferred area from Quadvest LP (CCN No. 11612) to NextEra's new water CCN.
- The **total requested sewer area** includes 177 sewer customer connections approximately **1,186 acres** of transferred area from Quadvest LP (CCN No. 20952) to NextEra's new sewer CCN.

See enclosed map showing the requested area.

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

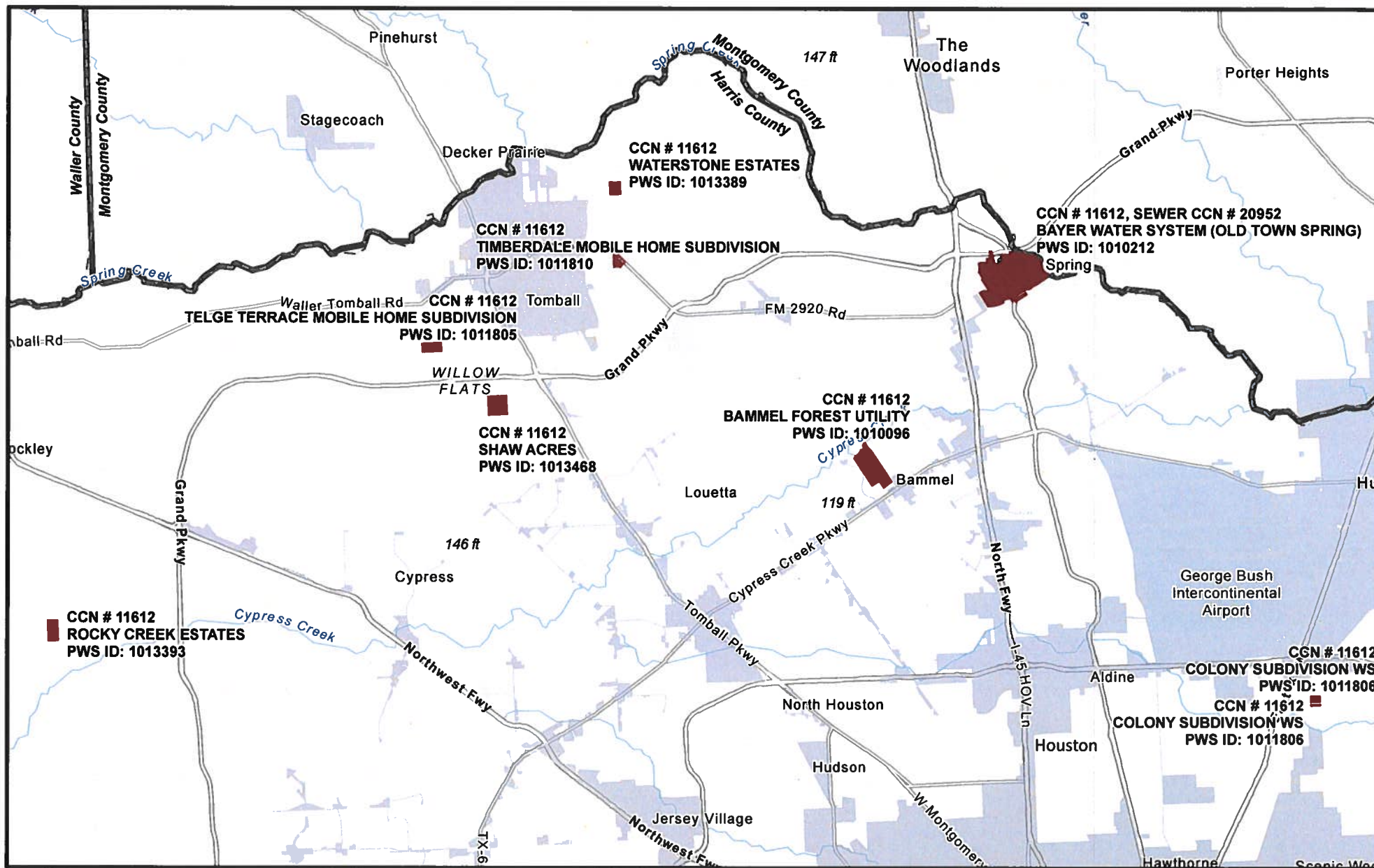
Persons who wish to intervene in the proceeding or comment upon action sought should contact the Public Utility Commission, P.O. Box 13326, Austin, Texas 78711-3326, or call the Public Utility Commission at (512) 936-7120 or (888) 782-8477. Hearing- and speech-impaired individuals with text telephones (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.

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

Stacie Bennett
Utility Representative

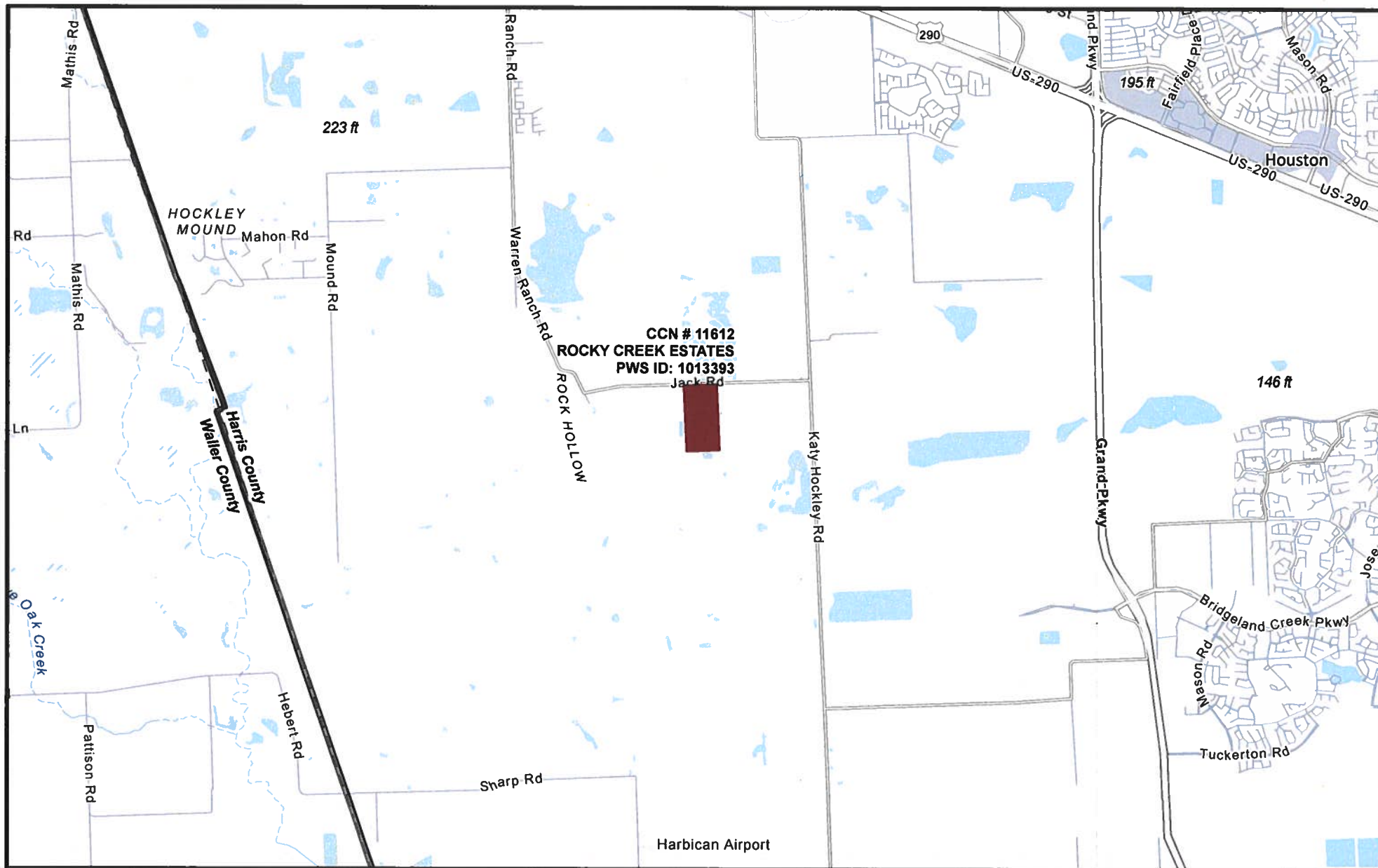
NextEra Water Texas, LLC
Utility Name



Requested Areas
 Cities

Quadvest System Locations
 Existing Quadvest L.P., Water CCN: 11612
 Bayer Water Systems (Old Town Spring) Sewer CCN: 20952
 CCN Service Areas to be Transferred to NextEra Water Texas, LLC
 September 14, 2021

General Location Map: 1 of 7

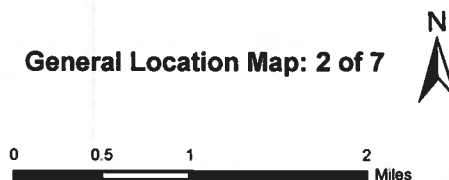


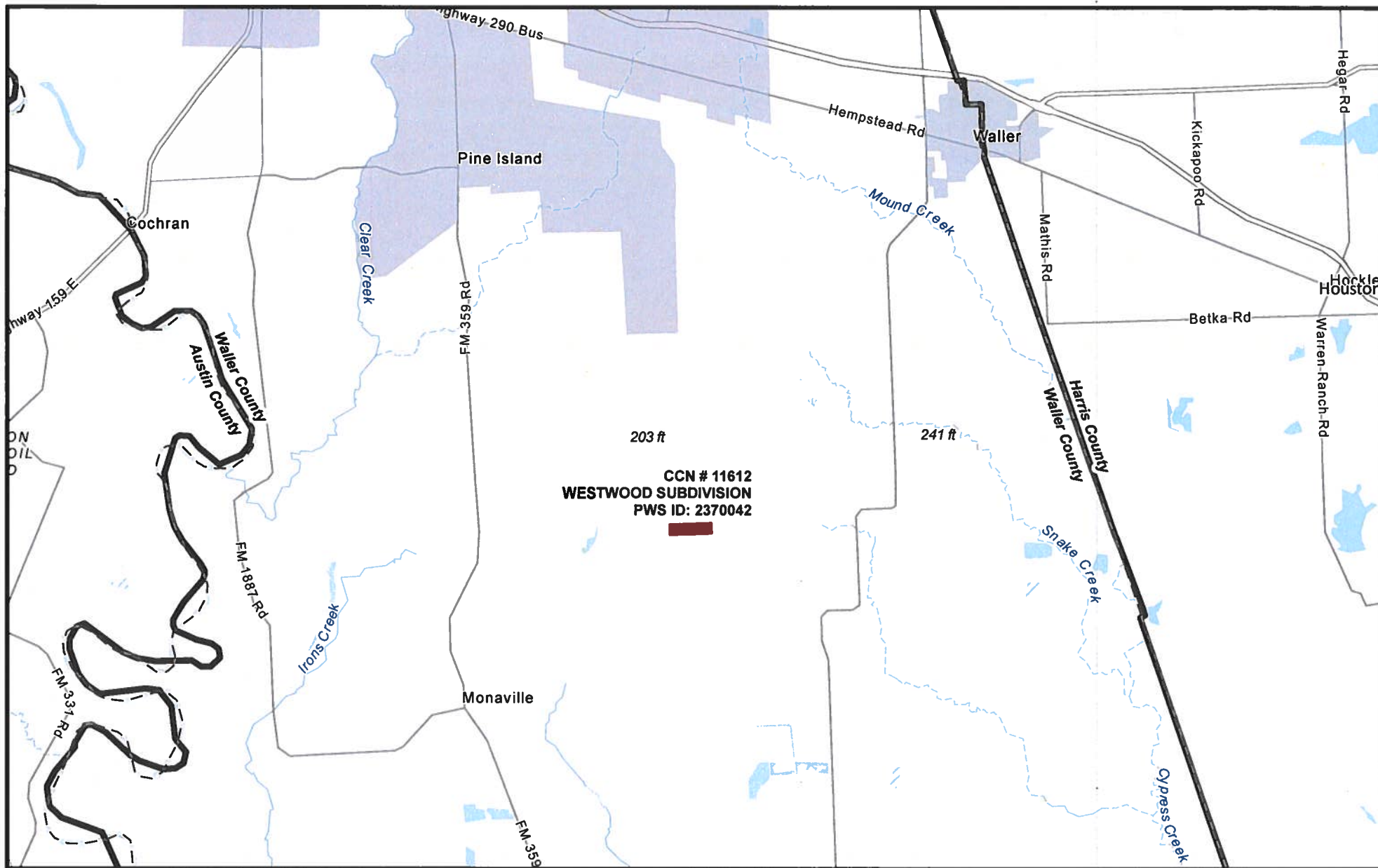
-  Requested Areas
-  Cities





Quadvest System Locations

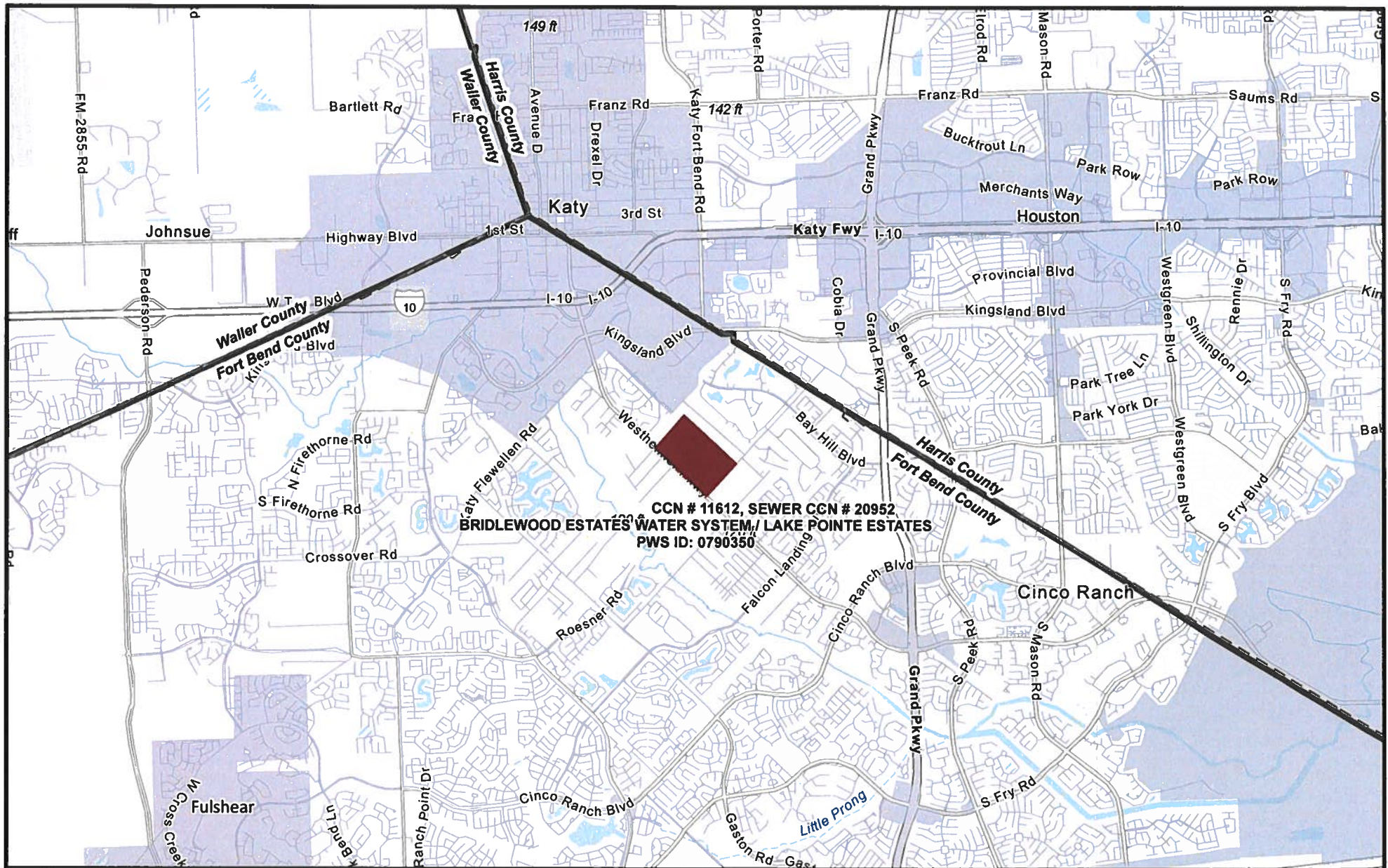
Existing Quadvest L.P., Water CCN: 11612
CCN Service Areas to be Transferred to NextEra Water Texas, LLC

September 14, 2021



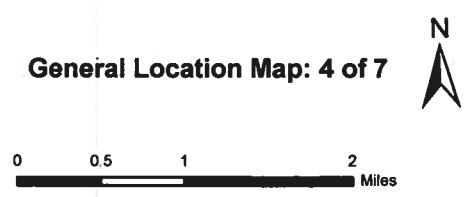


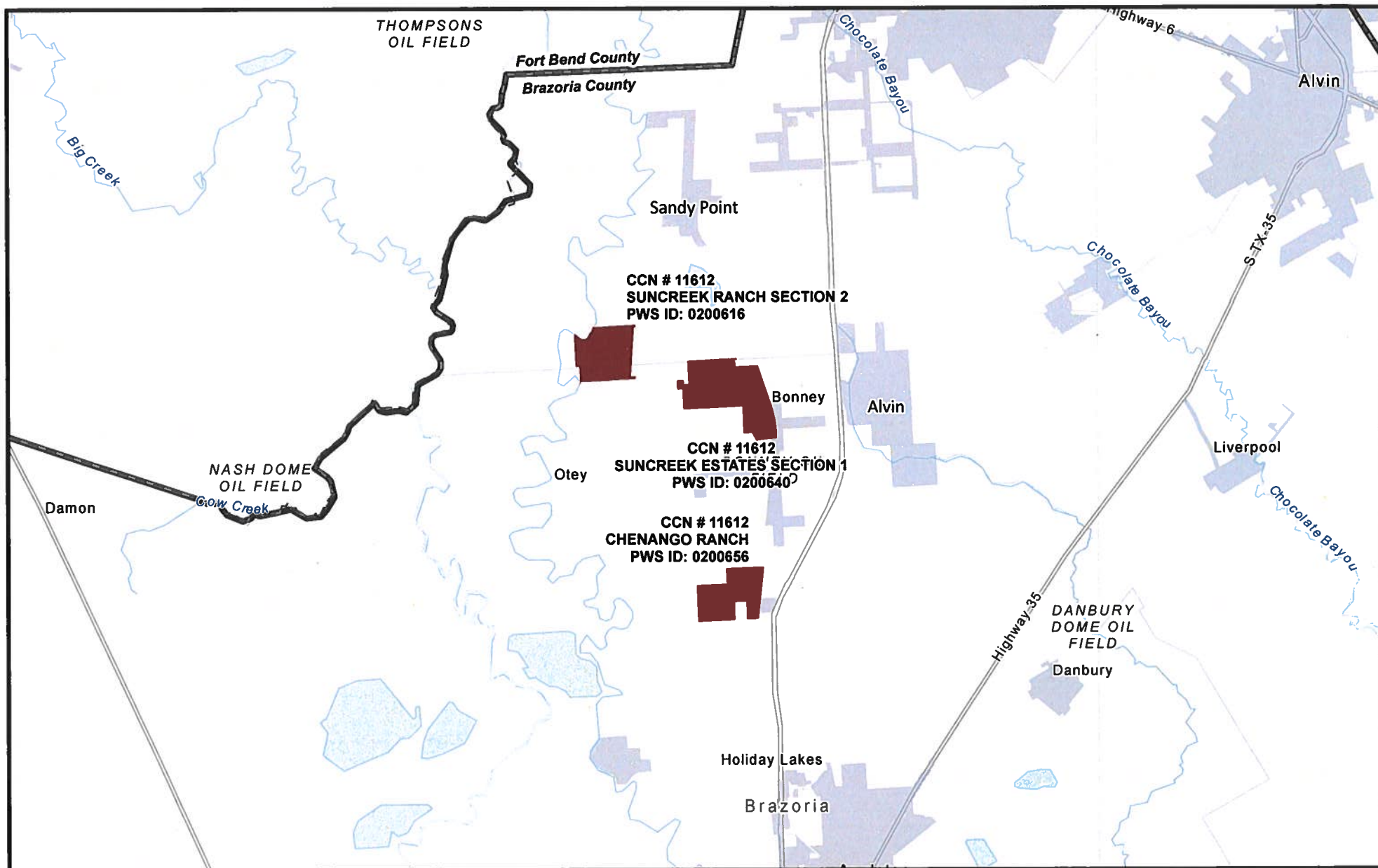
<p> Requested Areas</p> <p> Cities</p>	<h2 style="text-align: center;">Quadvest System Locations</h2> <p style="text-align: center;"><i>Existing Quadvest L.P., Water CCN: 11612</i> CCN Service Areas to be Transferred to NextEra Water Texas, LLC</p> <p style="text-align: center;">September 14, 2021</p>	<p style="text-align: right;">General Location Map: 3 of 7</p> <div style="text-align: right;">   </div>
--	---	---



Quadvest System Locations
 Existing Quadvest L.P., Water CCN: 11612
 Bridlewood Estates & Lake Pointe Estates Sewer CCN: 20952
 CCN Service Areas to be Transferred to NextEra Water Texas, LLC

September 14, 2021





- Requested Areas
- Cities

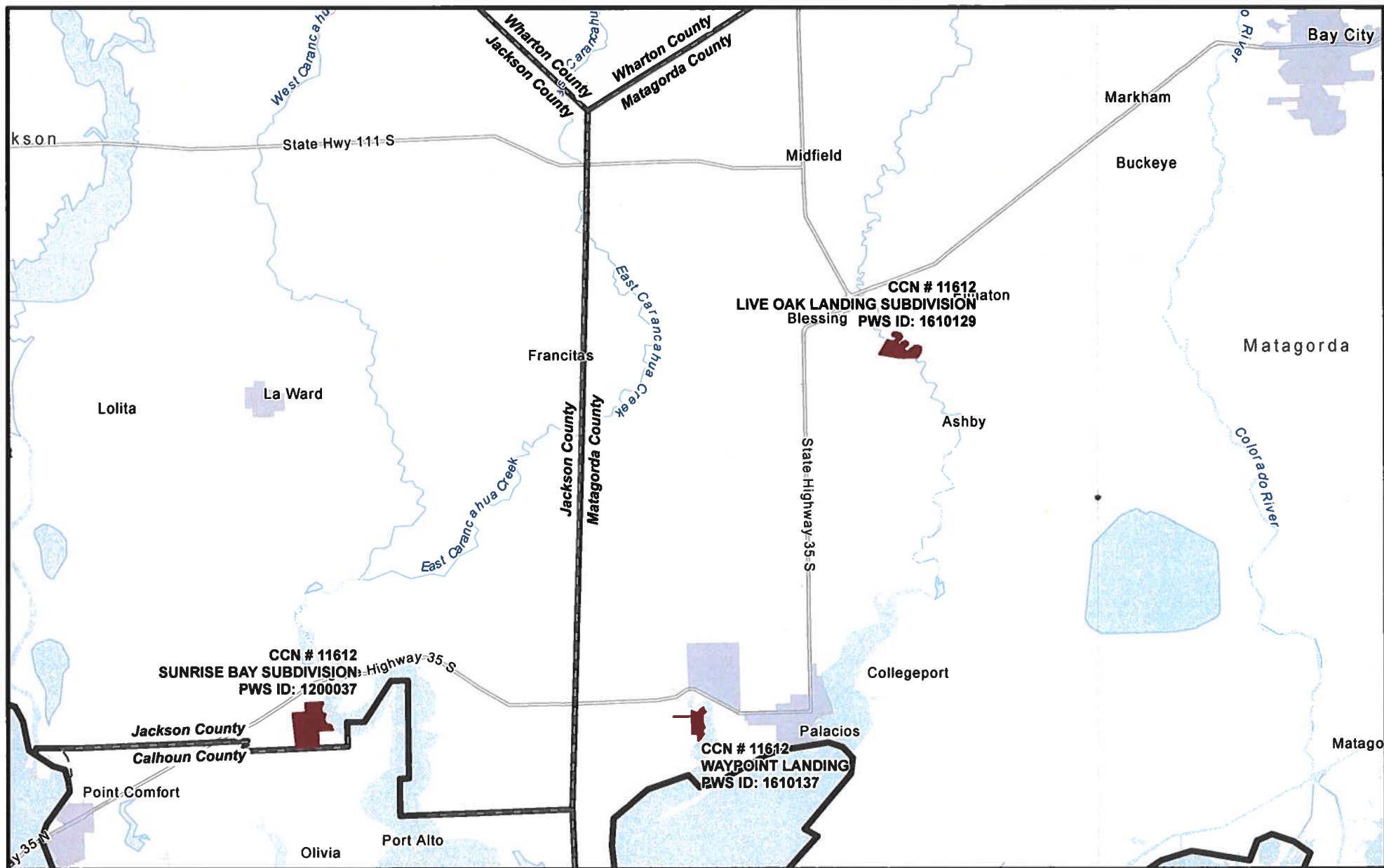
Quadvest System Locations
Existing Quadvest L.P., Water CCN: 11612
CCN Service Areas to be Transferred to NextEra Water Texas, LLC

September 14, 2021

General Location Map: 5 of 7



0 1.5 3 6 Miles



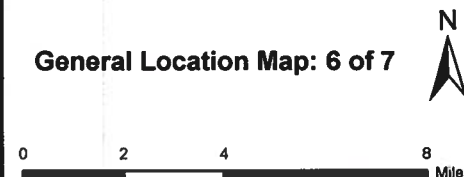
Quadvest System Locations

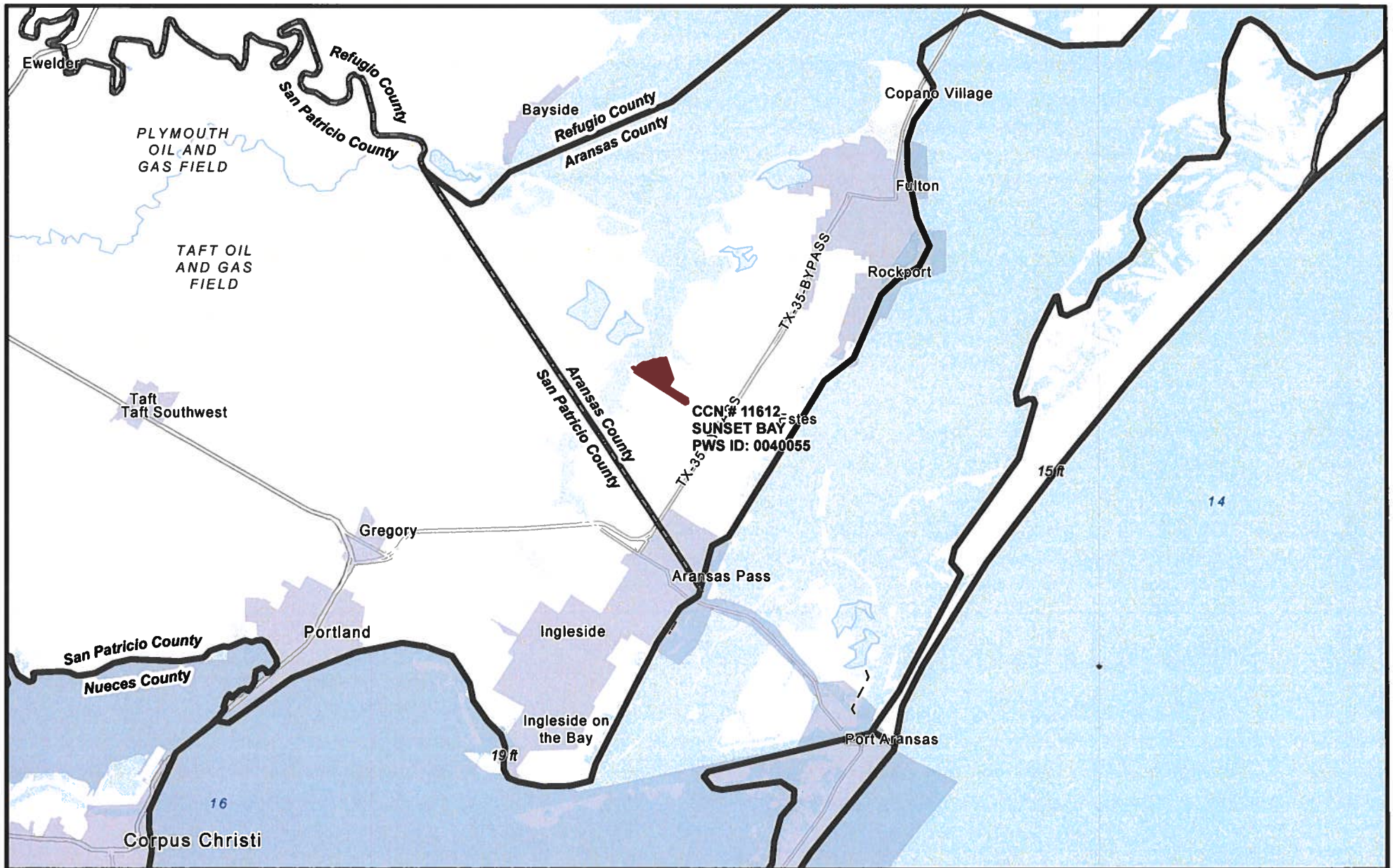
Existing Quadvest L.P., Water CCN: 11612
CCN Service Areas to be Transferred to NextEra Water Texas, LLC

September 14, 2021

- Requested Areas
- Cities

General Location Map: 6 of 7



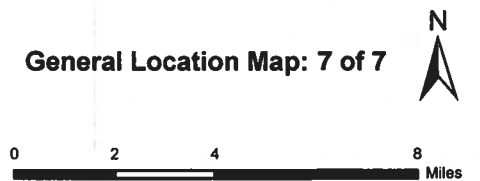


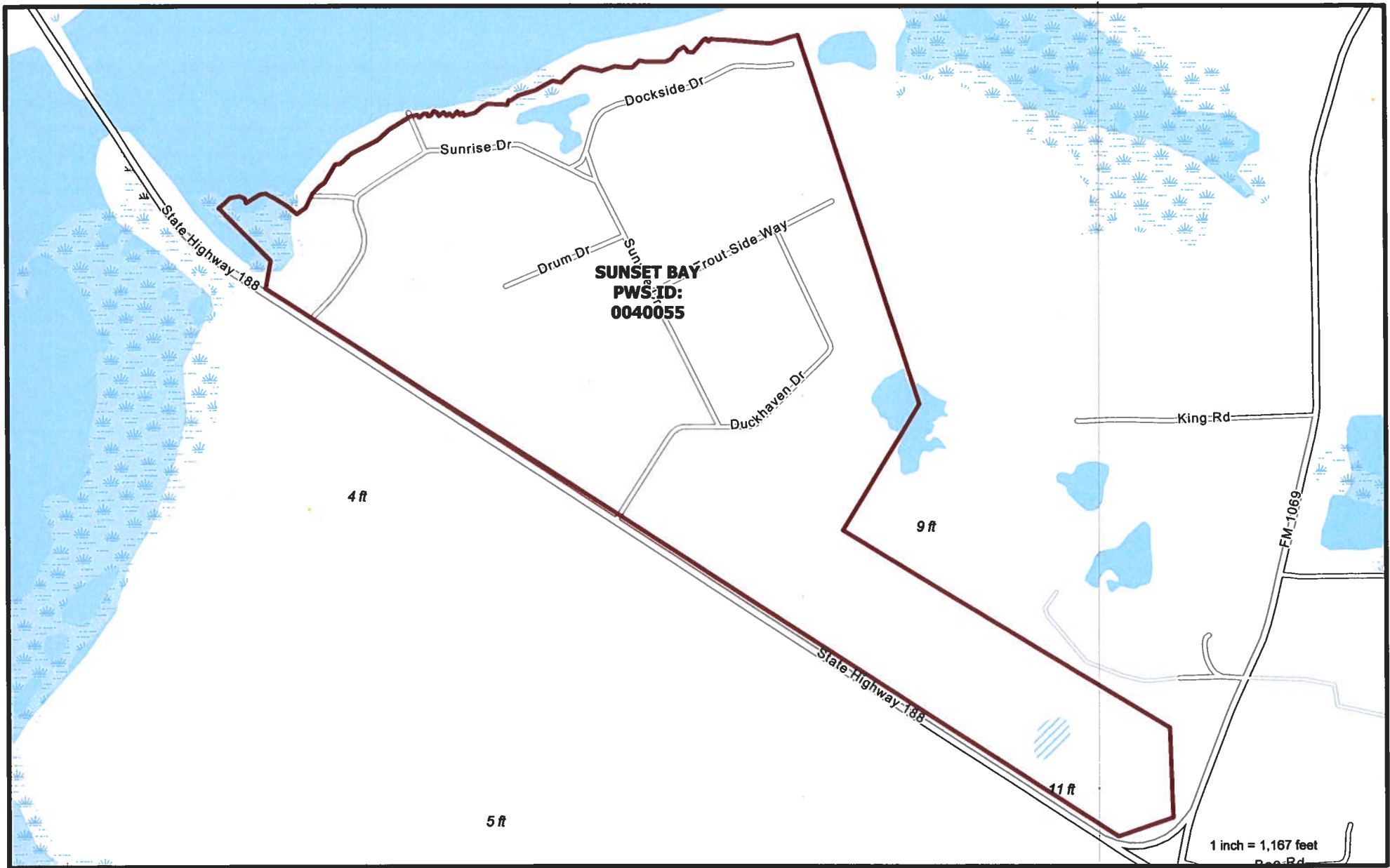
- Requested Areas
- Cities

Quadvest System Locations

Existing Quadvest L.P., Water CCN: 11612
CCN Service Areas to be Transferred to NextEra Water Texas, LLC

September 14, 2021





 Requested Areas

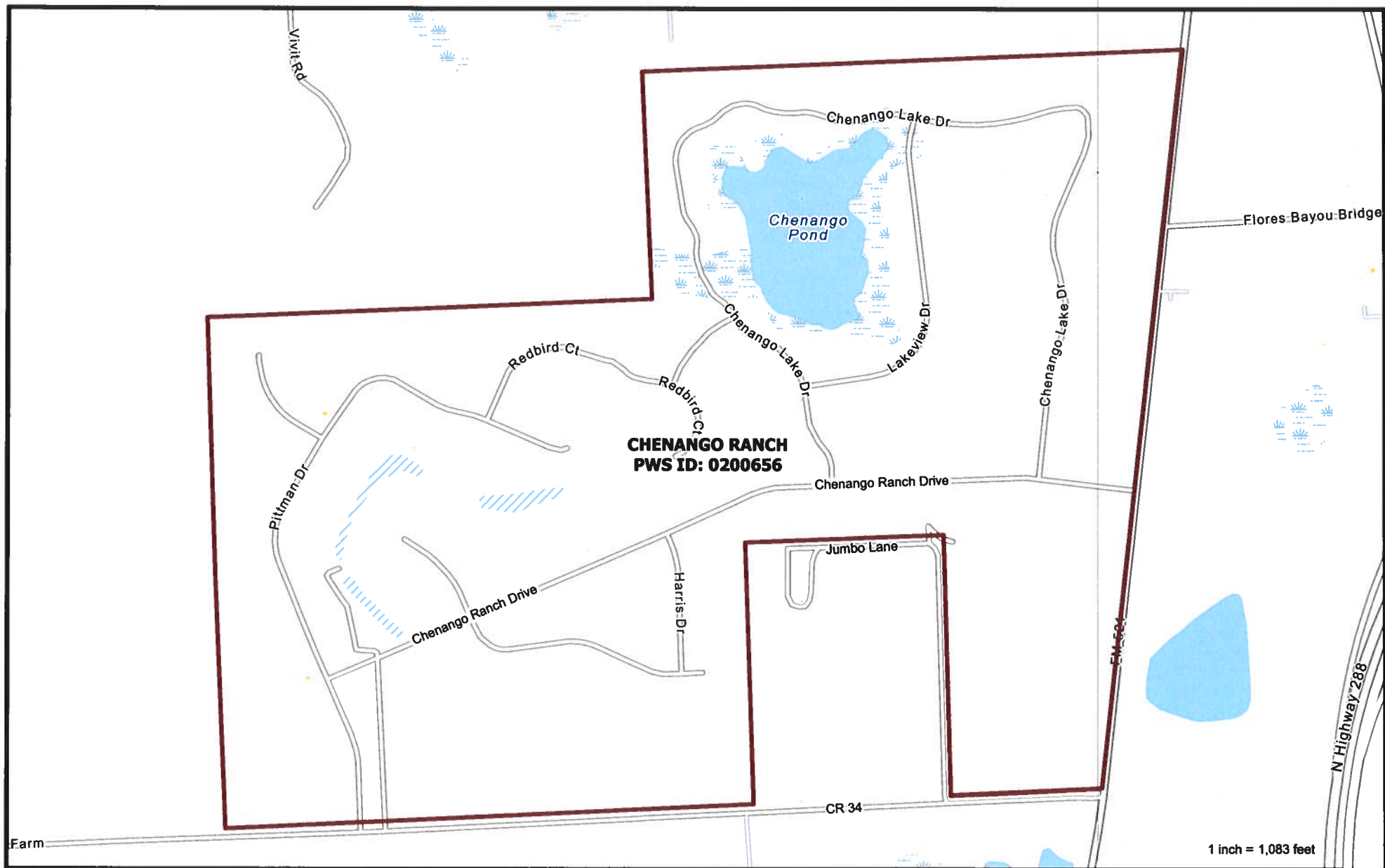
Quadvest System Locations

Quadvest, L.P.: Sunset Bay
Water CCN #: 11612, Sewer CCN #: None
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 1A
County: ARANSAS

0 500 1,000 2,000
Feet





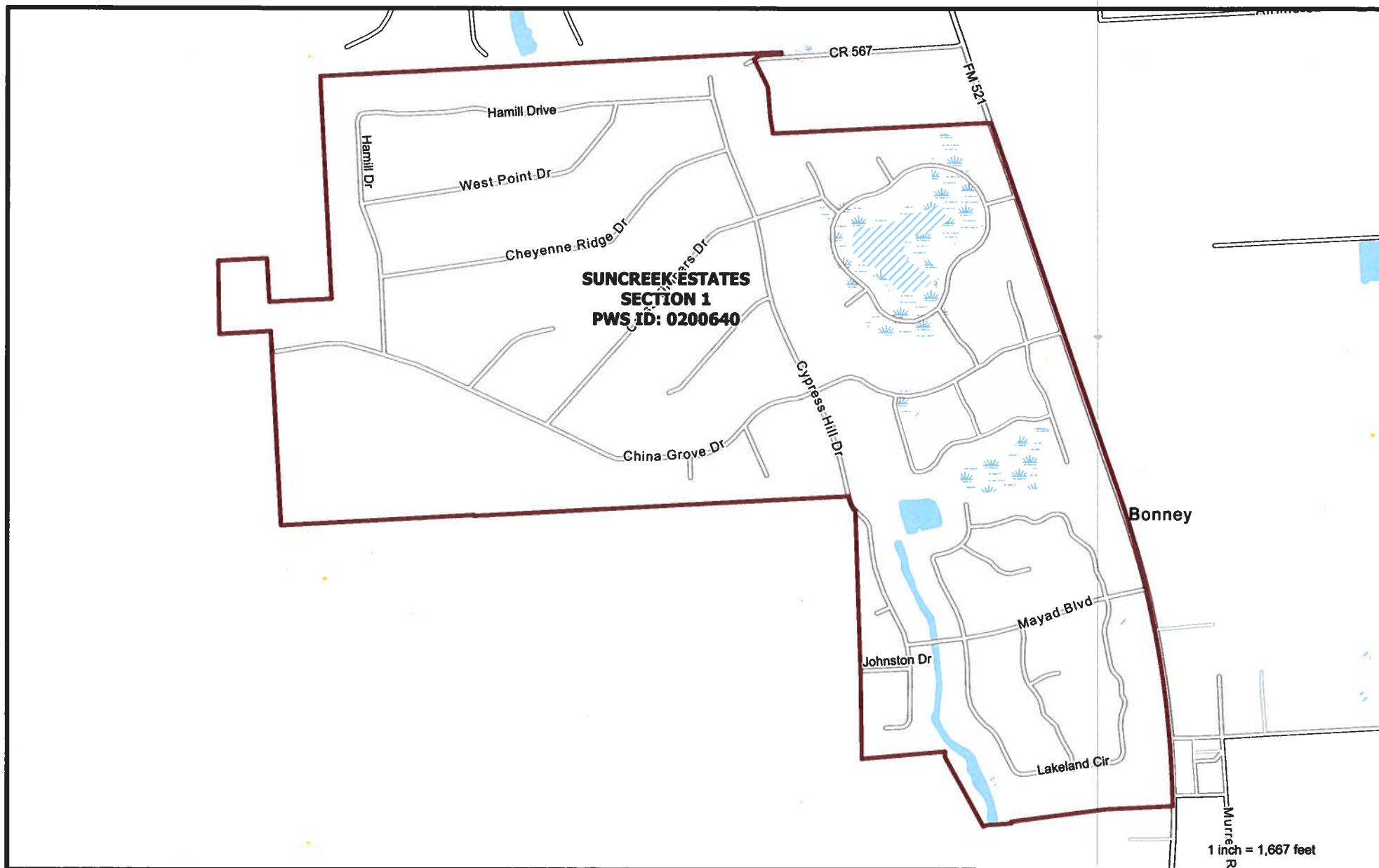
 Requested Areas

Quadvest System Locations
Quadvest, L.P.: Chenango Ranch
Water CCN #: 11612, Sewer CCN #: None
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 2A
County: BRAZORIA

0 500 1,000 2,000
Feet





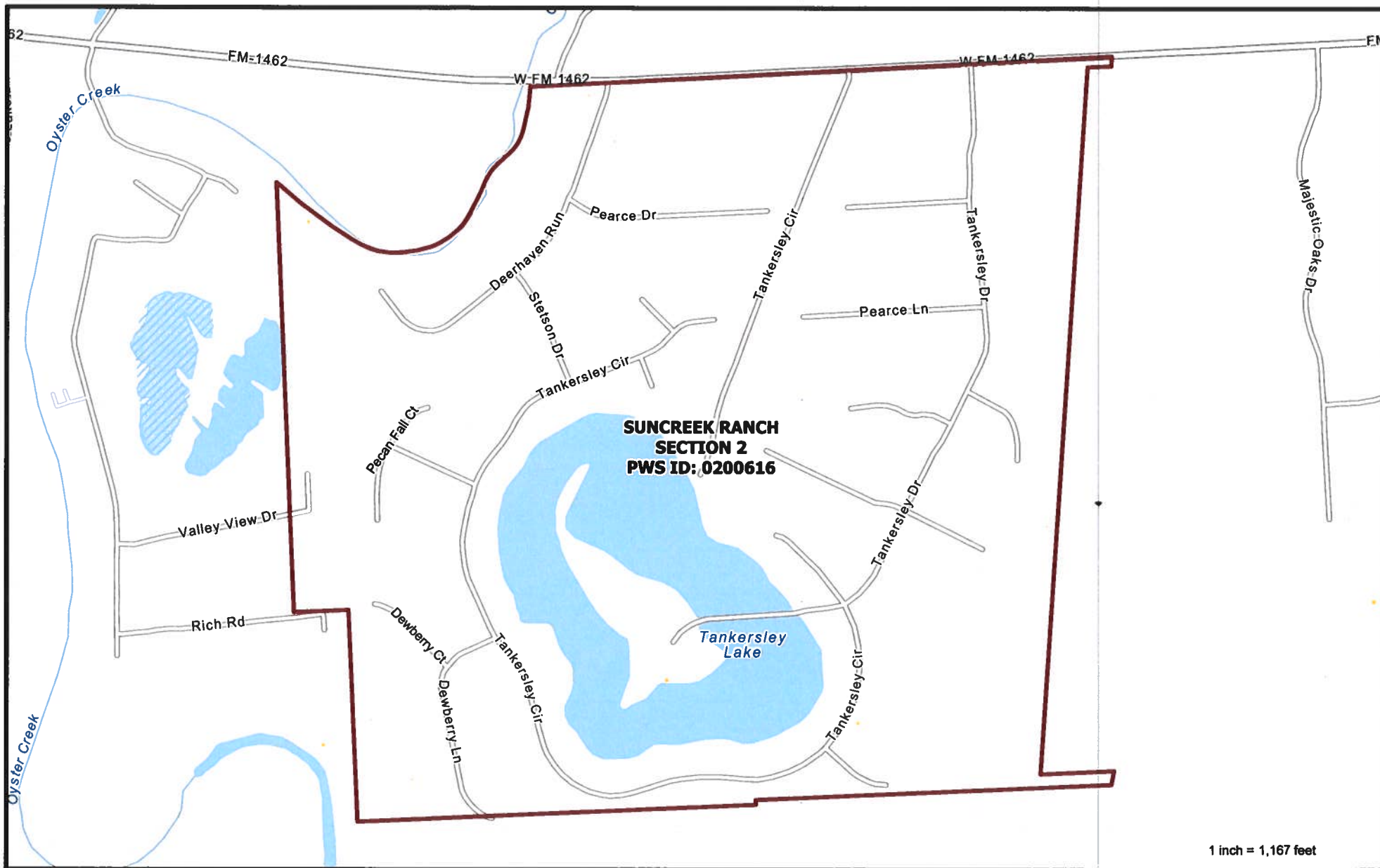
 Requested Areas

Quadvest System Locations
Quadvest, L.P.: Sun Creek Estates
Water CCN #: 11612, Sewer CCN #: None
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 2B
County: BRAZORIA

0 500 1,000 2,000
Feet





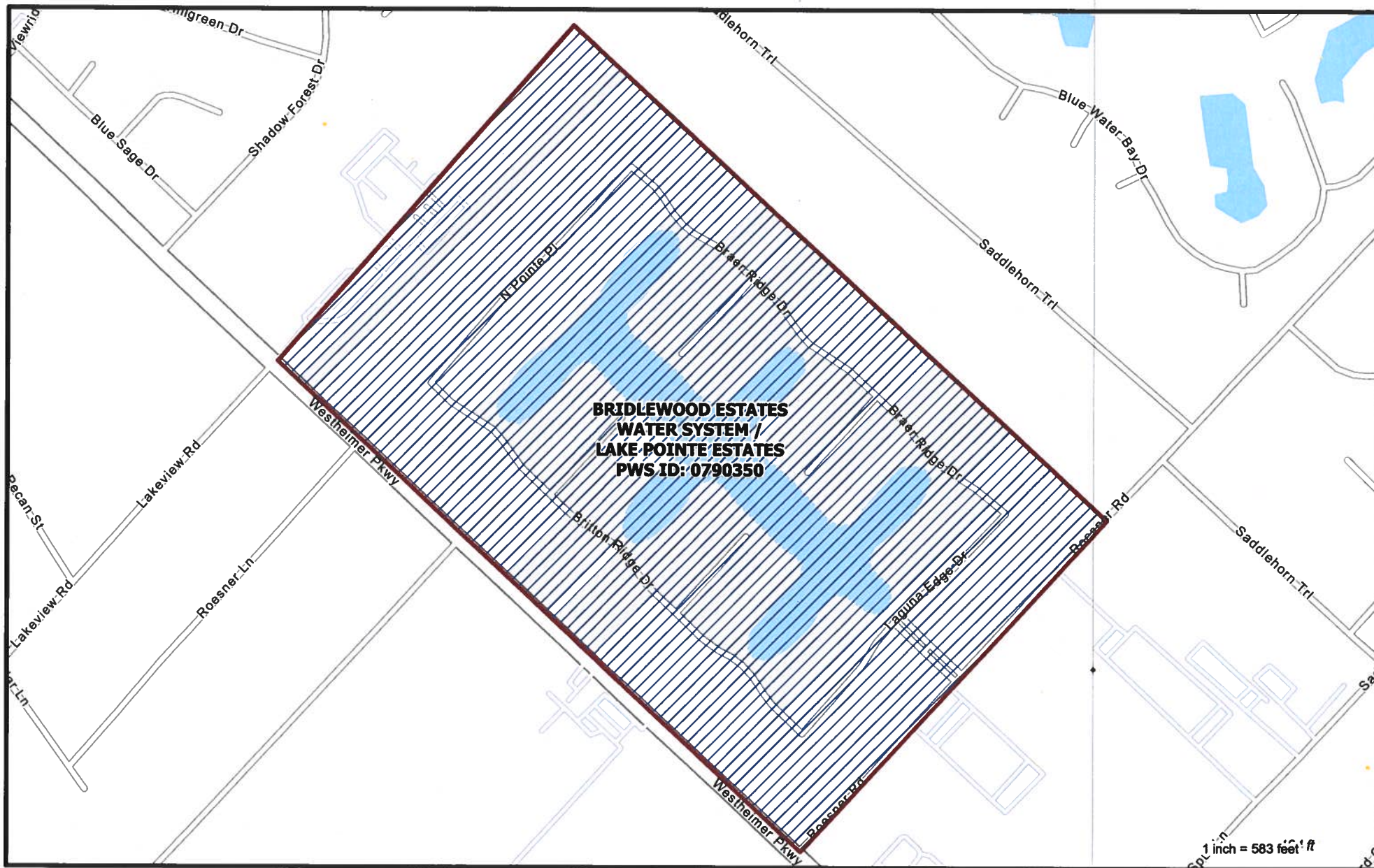
 Requested Areas



Quadvest System Locations
Quadvest, L.P.: Sun Creek Ranch Section 2
Water CCN #: 11612, Sewer CCN #: None
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 2C
County: BRAZORIA

0 500 1,000 2,000
Feet



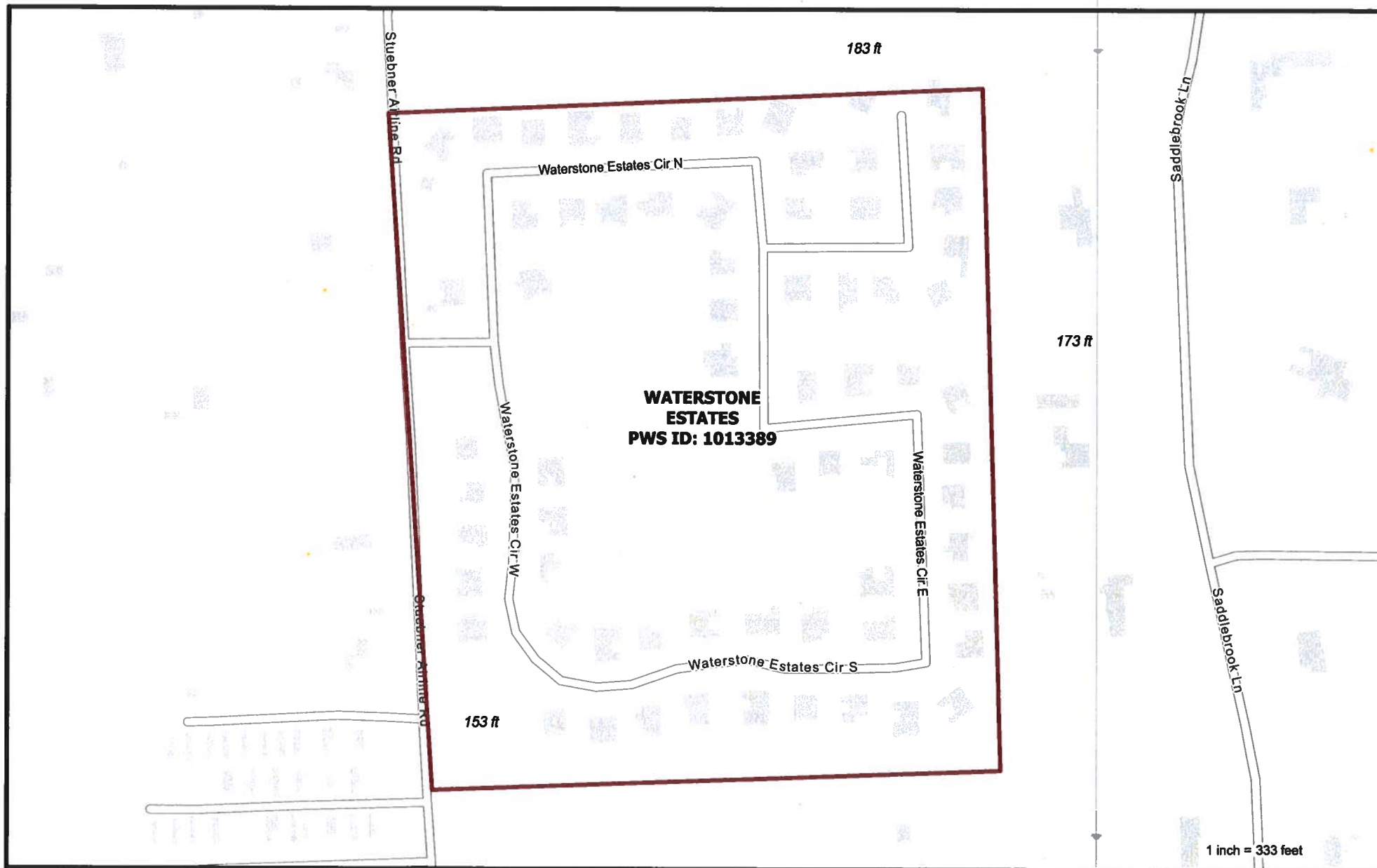


-  Requested Areas
-  Requested Sewer Area

Quadvest System Locations
Quadvest, L.P.: Bridlewood Estates, Lake Pointe- Water & Sewer
Water CCN #: 11612, Sewer CCN #: 20952
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 3A
County: FORT BEND



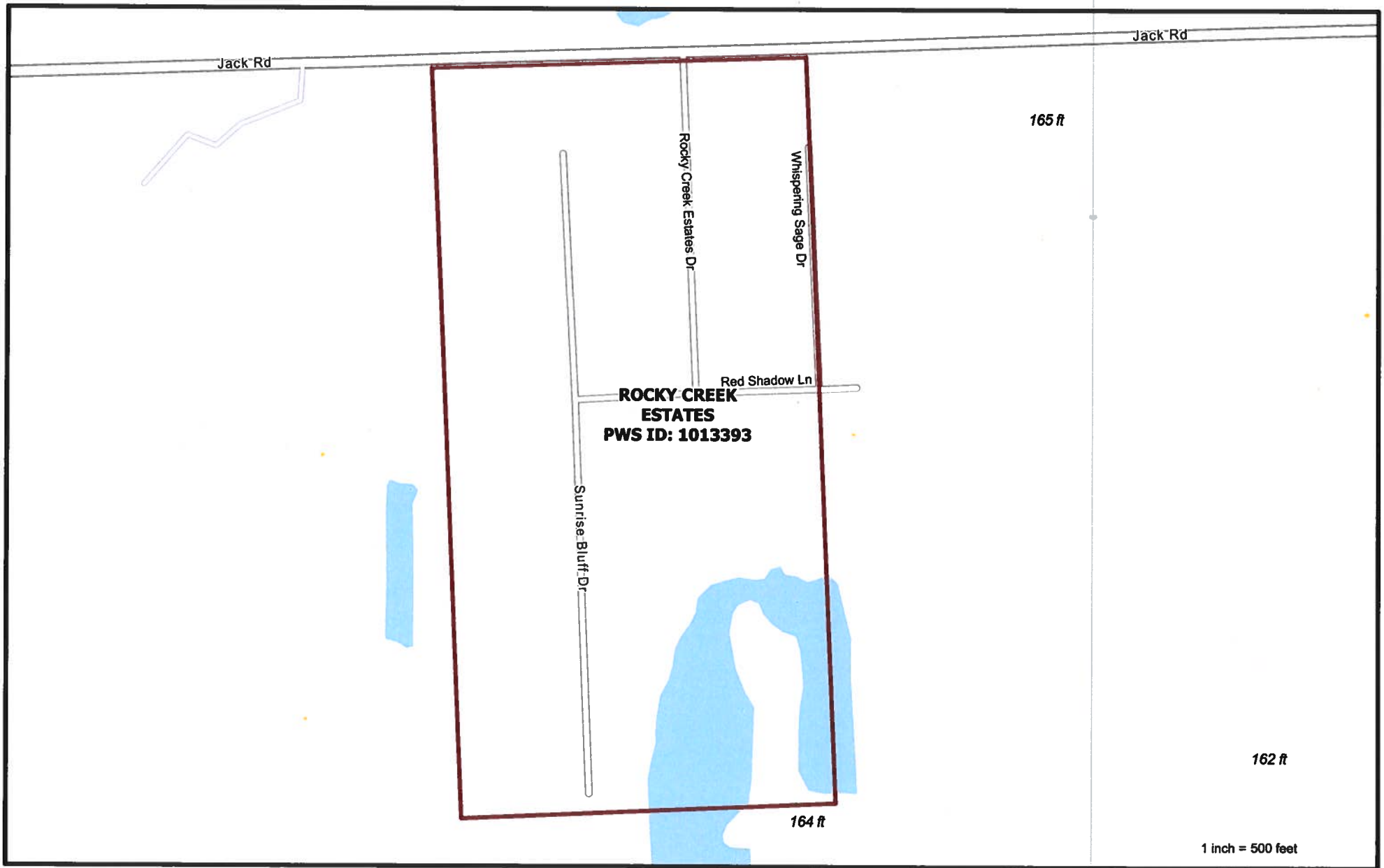


 Requested Areas

Quadvest System Locations
Quadvest, L.P.: Waterstone Estates
Water CCN #: 11612, Sewer CCN #: None
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 4A
County: HARRIS





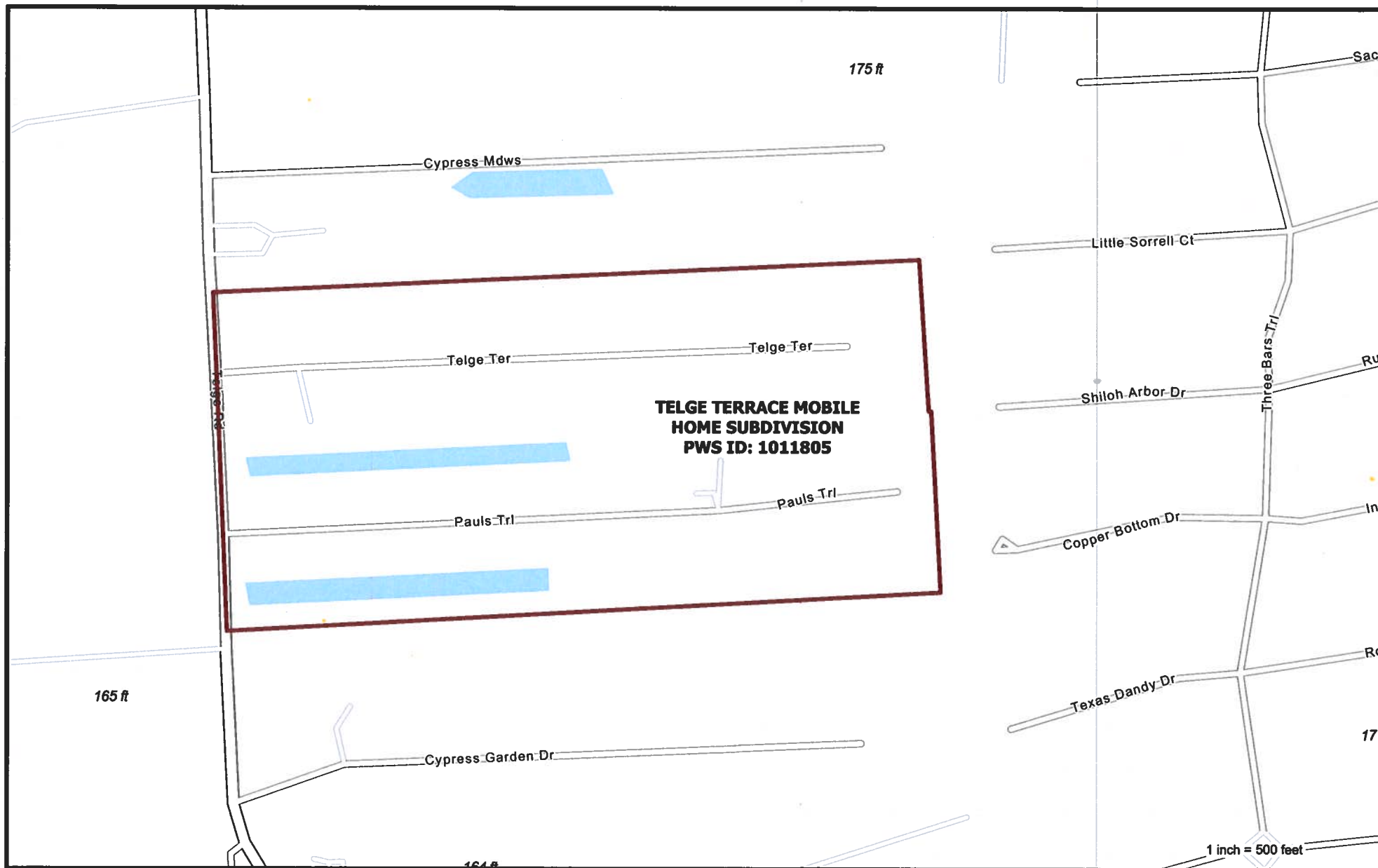
 Requested Areas

Quadvest System Locations
Quadvest, L.P.: Rocky Creek
Water CCN #: 11612, Sewer CCN #: None
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 4B
County: HARRIS

0 275 550 1,100 Feet

N



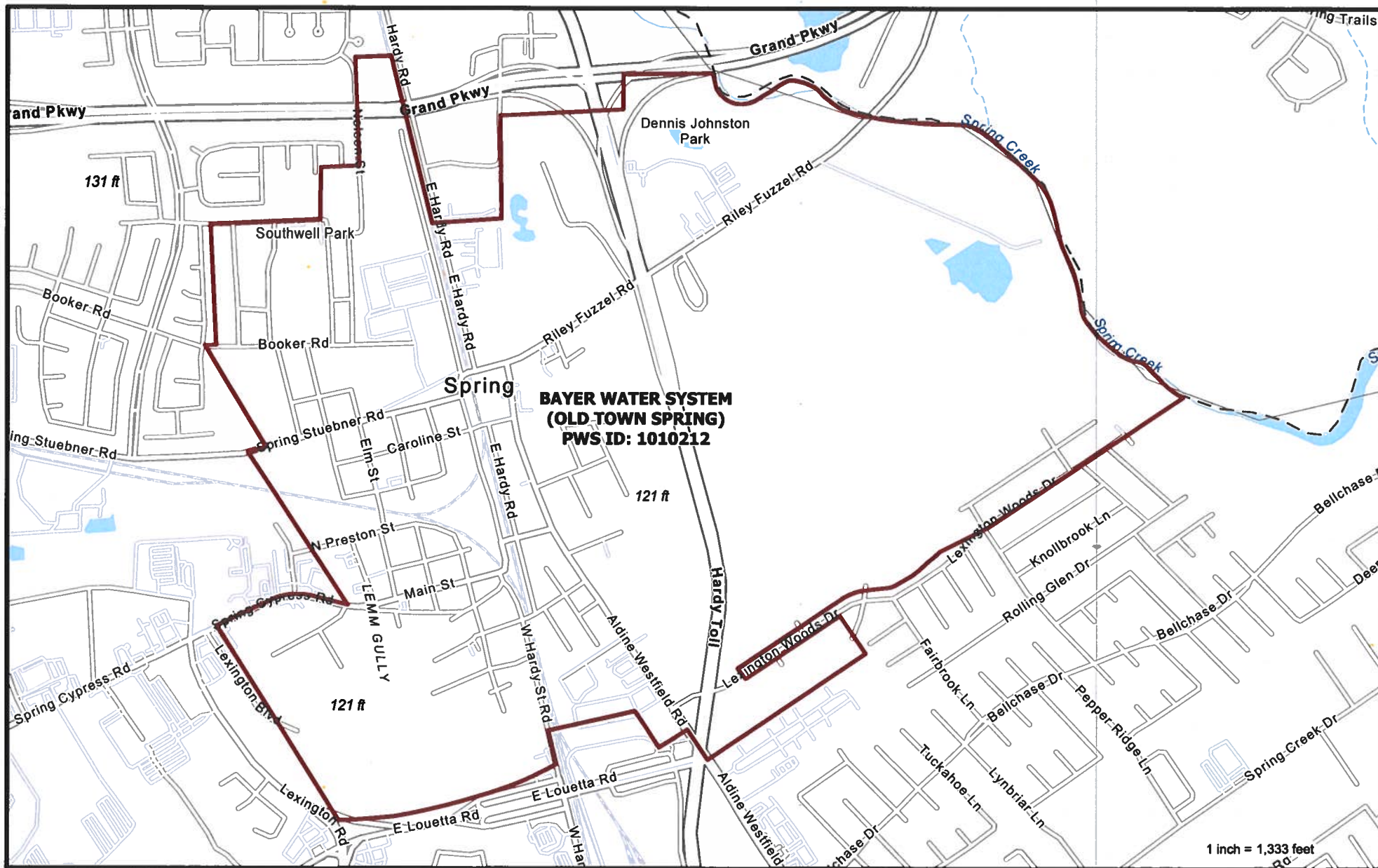
 Requested Areas

Quadvest System Locations
Quadvest, L.P.: Telge Terrace
Water CCN #: 11612, Sewer CCN #: None
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 4C
County: HARRIS

0 275 550 1,100 Feet





Requested Areas

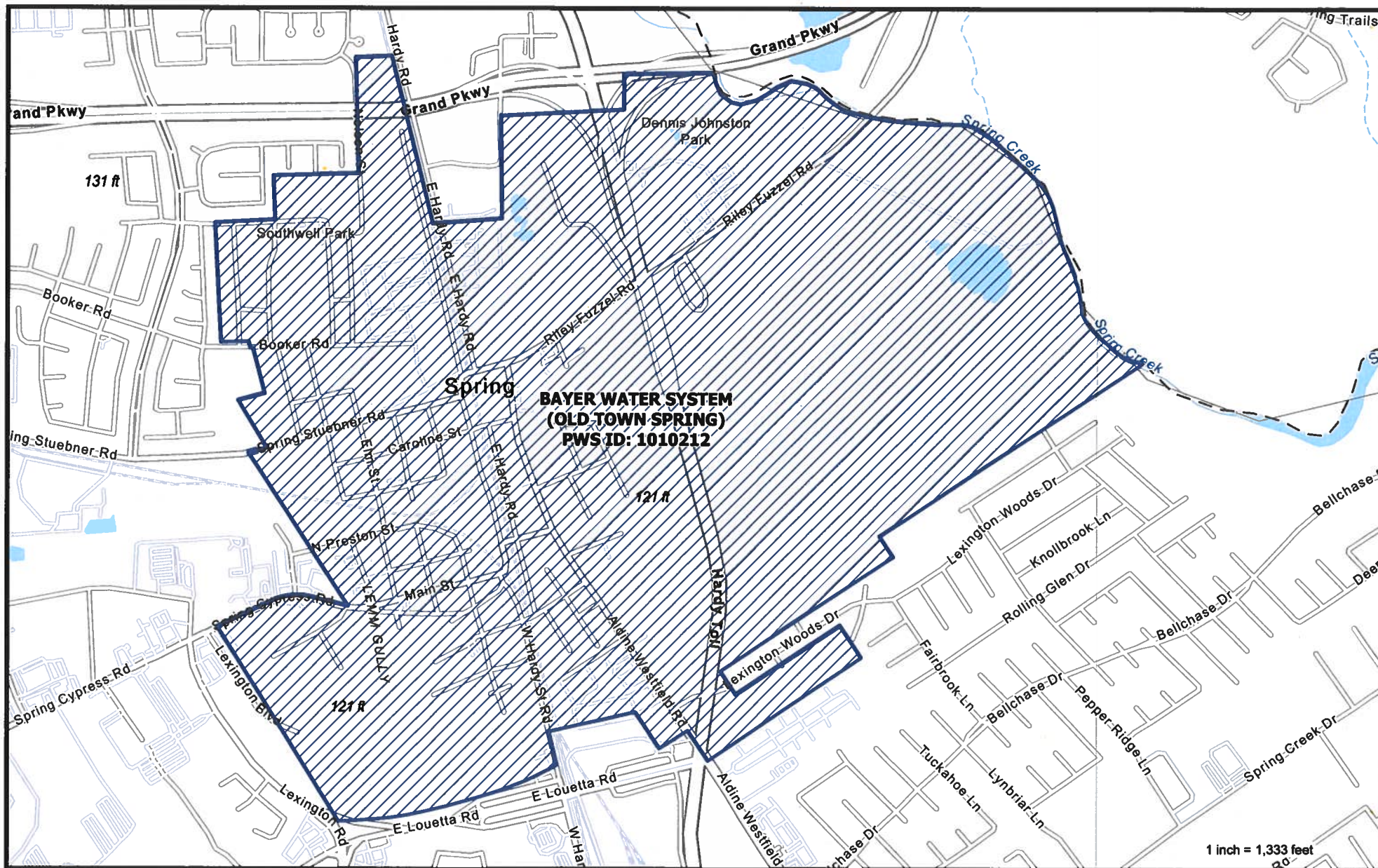
Quadvest System Locations

Quadvest, L.P.: Bayer Utility (Old Town Spring)- Water & Sewer
Water CCN #: 11612, Sewer CCN #: None
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 4D
County: HARRIS



0 500 1,000 2,000
 Feet



 Requested Sewer Area

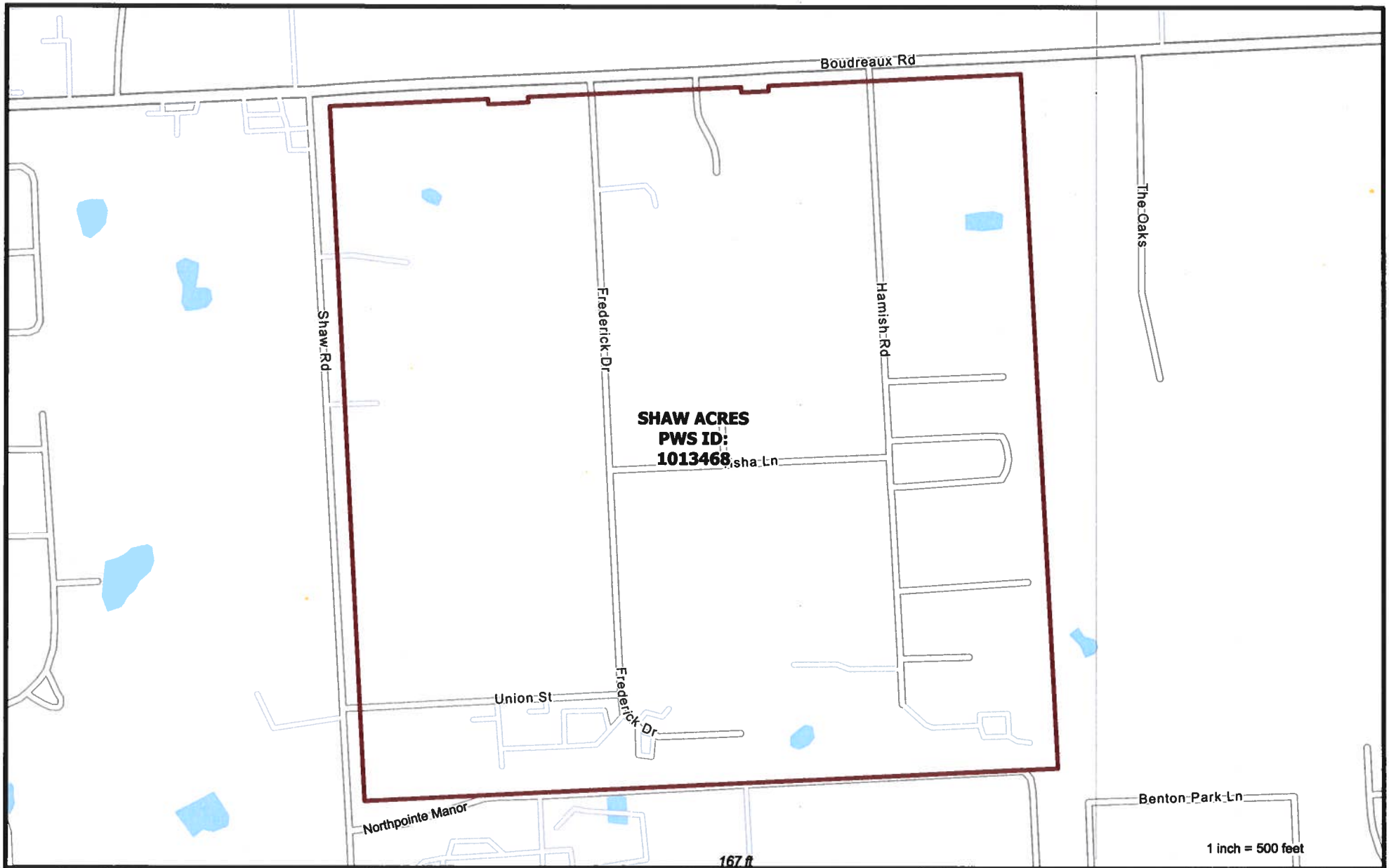
Quadvest System Locations

Quadvest, L.P.: Bayer Utility (Old Town Spring)- Water & Sewer
 Water CCN #None, Sewer CCN #:20952
 CCN Requested Transfer Area to NextEra Water Texas, LLC
 September 14, 2021

Large Scale Map: 4E
 County: HARRIS

0 500 1,000 2,000
 Feet





 Requested Areas

Quadvest System Locations
Quadvest, L.P.: Shaw Acres
Water CCN #: 11612, Sewer CCN #: None
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 4F
County: HARRIS

0 275 550 1,100
Feet



 Requested Areas

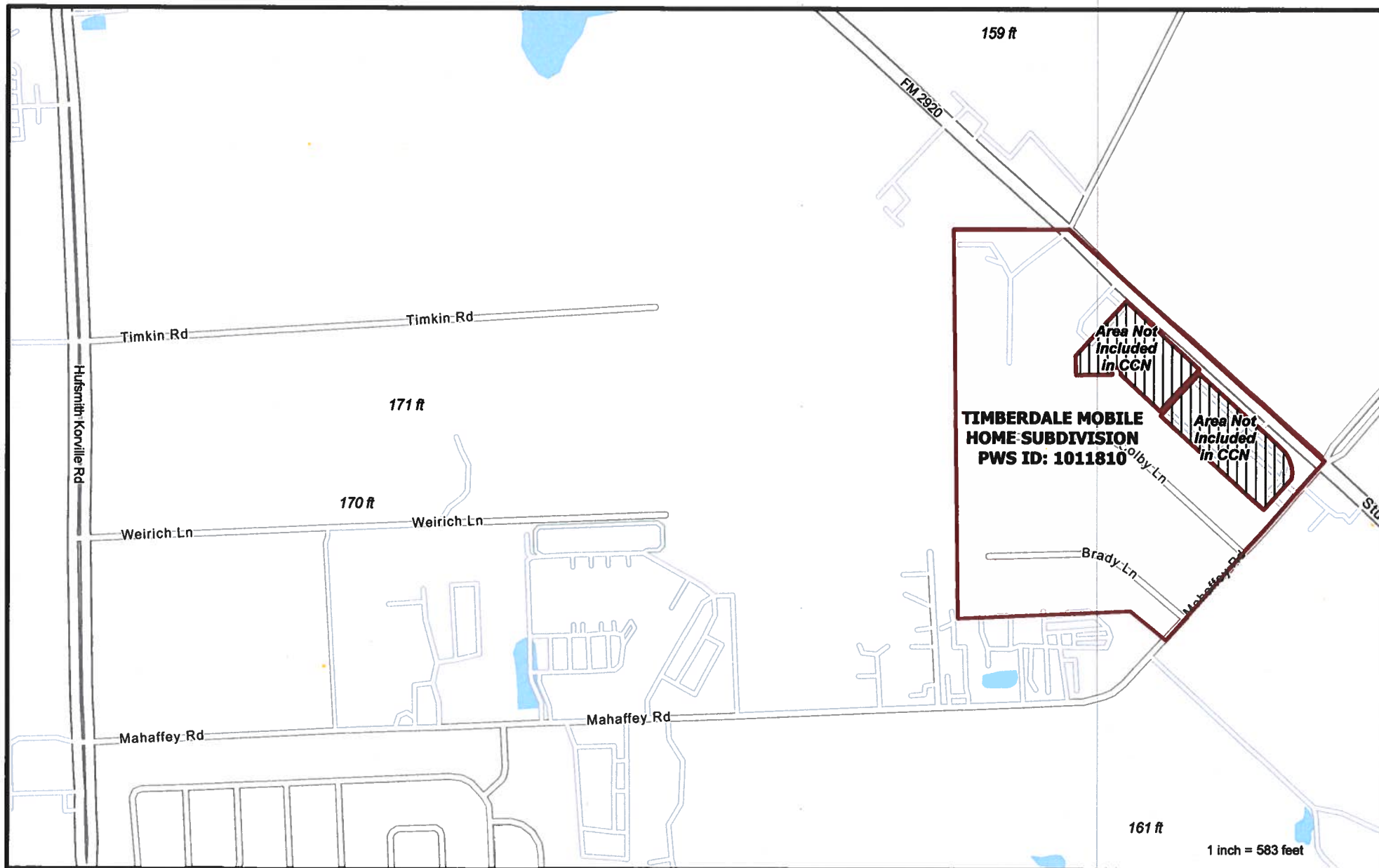
Quadvest System Locations

Quadvest, L.P.: Colony Subdivision WS
Water CCN #: 11612, Sewer CCN #: None
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 4G
County: HARRIS



0 137.5 275 550 Feet

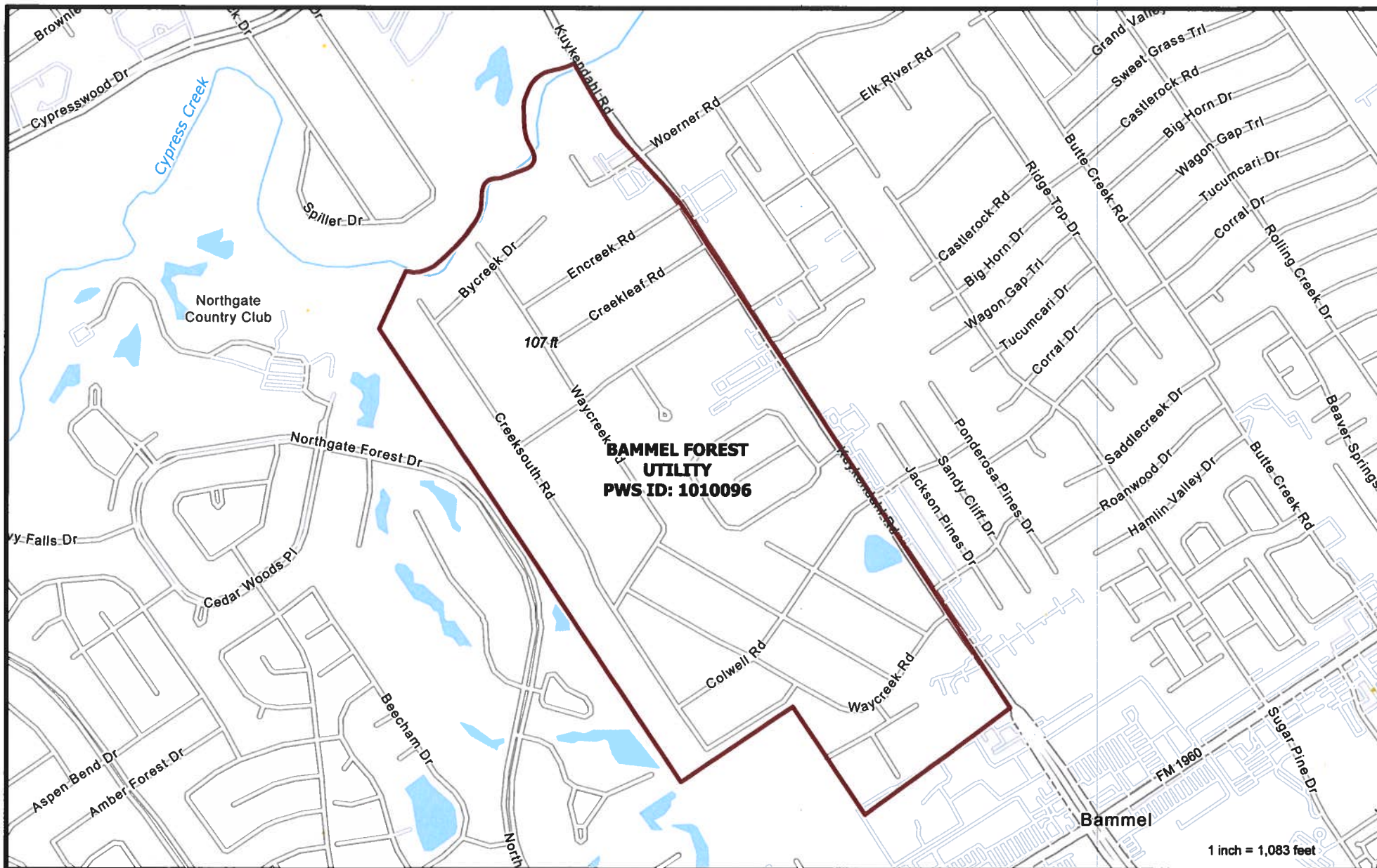


- Requested Areas
- Area Not Included in CCN

Quadvest System Locations
 Quadvest, L.P.: Timberdale
 Water CCN #: 11612, Sewer CCN #: None
 CCN Requested Transfer Area to NextEra Water Texas, LLC
 September 14, 2021

Large Scale Map: 4H
 County: HARRIS





 Requested Areas

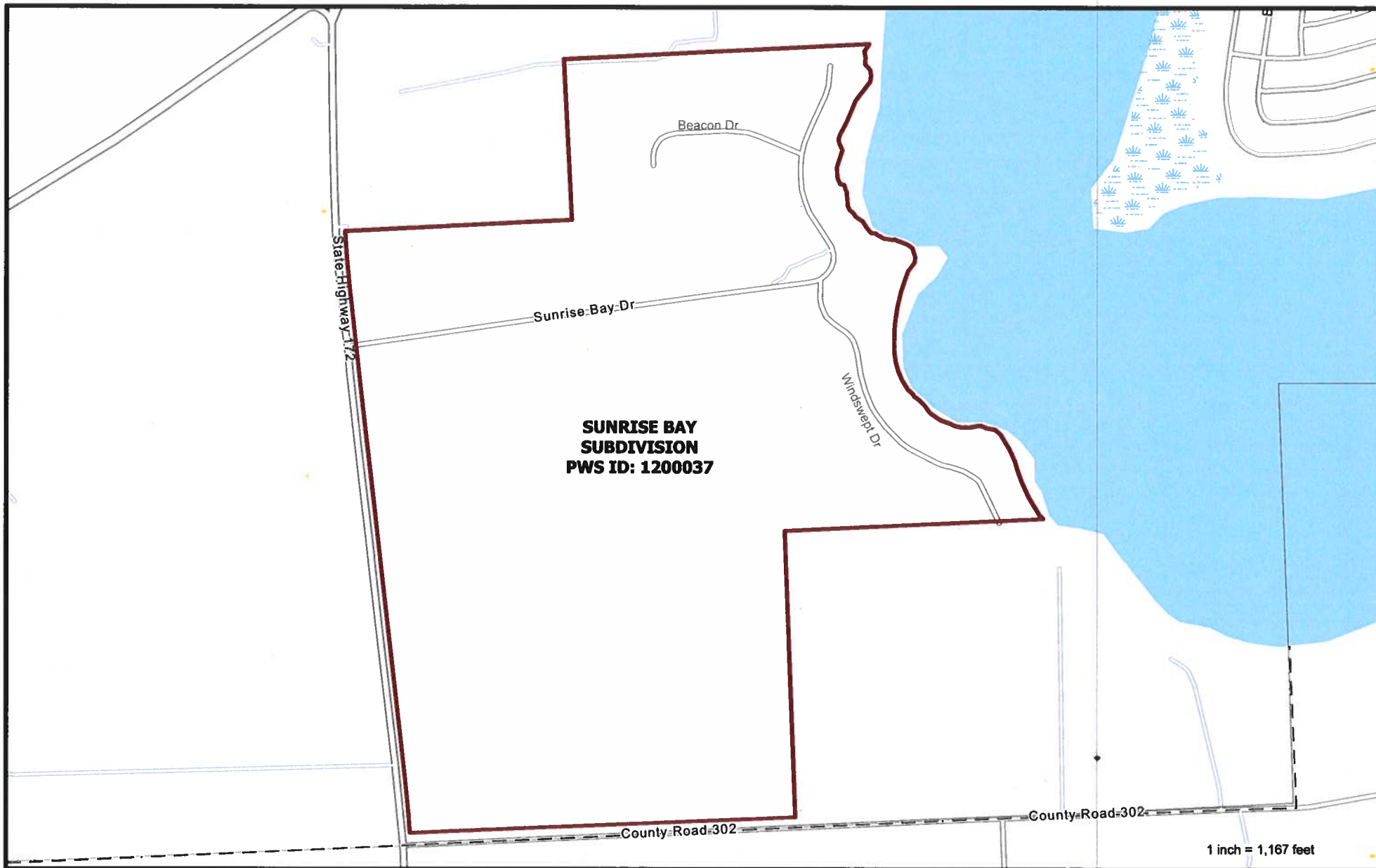
Quadvest System Locations

Quadvest, L.P.: Bammel Forest Utility
Water CCN #: 11612, Sewer CCN #: None
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 41
County: HARRIS



0 500 1,000 2,000
Feet



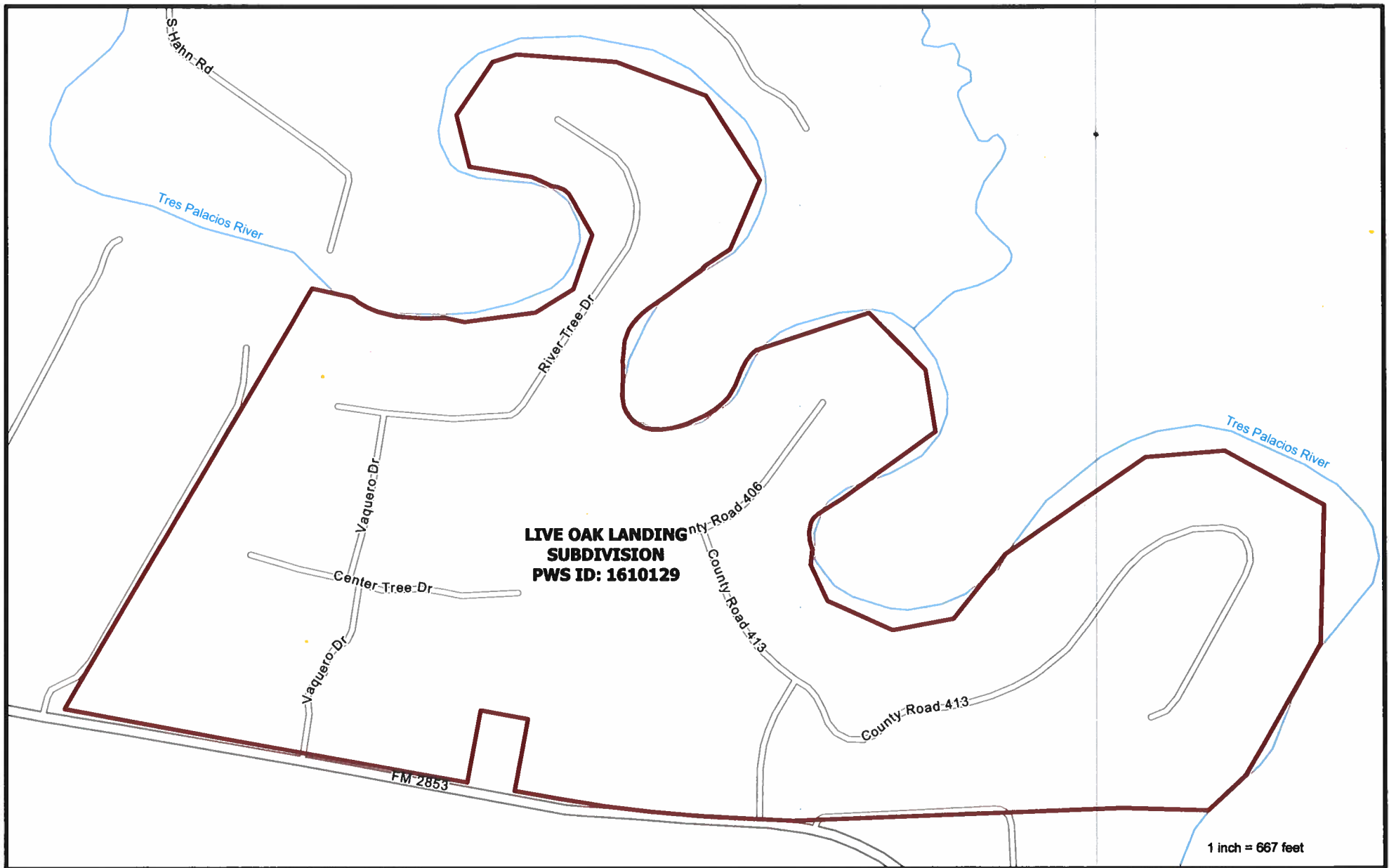
 Requested Areas

Quadvest System Locations
Quadvest, L.P.: Sunrise Bay
Water CCN #: 11612, Sewer CCN #: None
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 5A
County: JACKSON



0 500 1,000 2,000
Feet



 Requested Areas

Quadvest System Locations

Quadvest, L.P.: Live Oak Landing, Vaquero Rivers Estates
Water CCN #: 11612, Sewer CCN #: None
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 6A
County: MATAGORDA



0 370 740 1,480
Feet



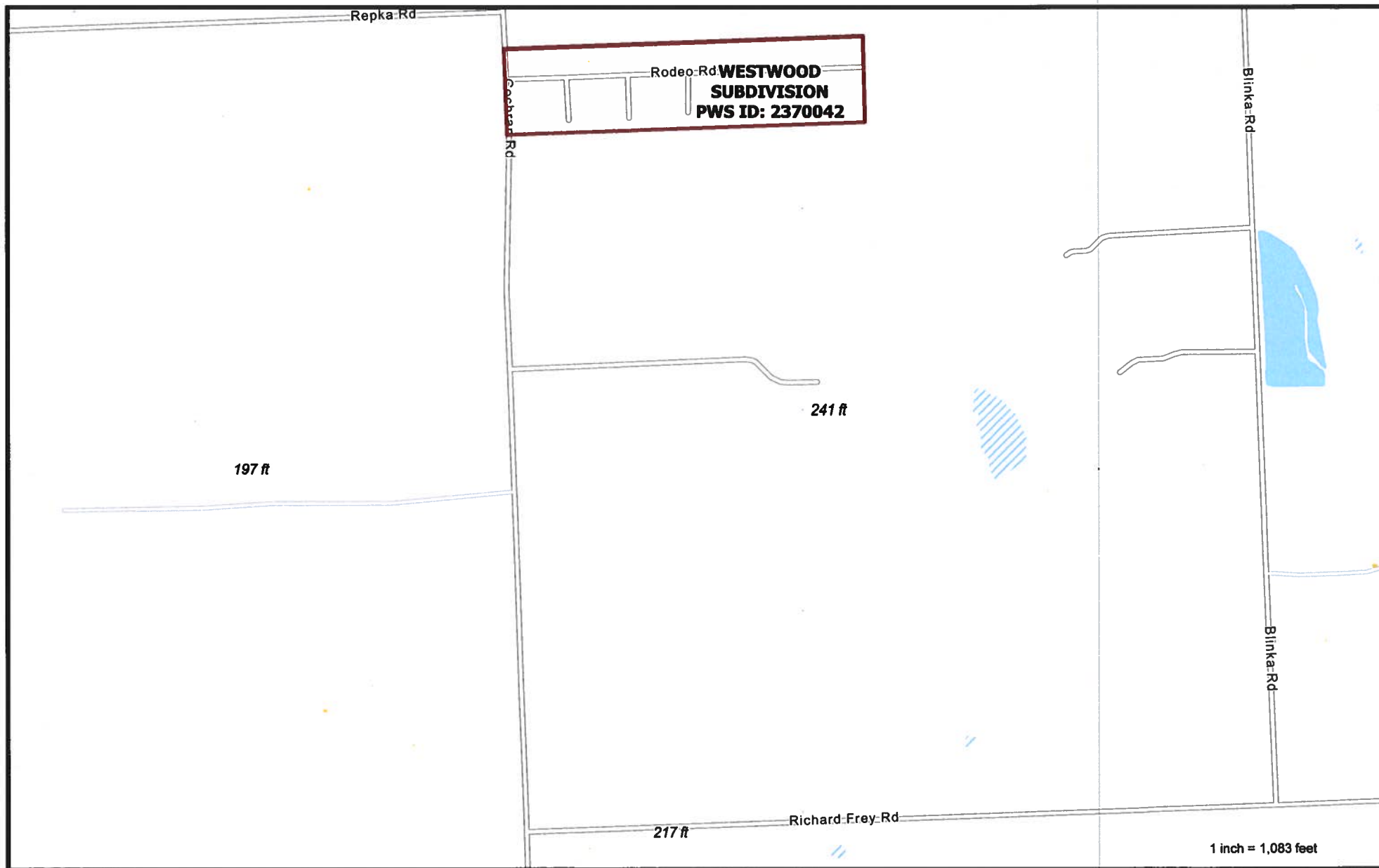
 Requested Areas

Quadvest System Locations
Quadvest, L.P.: Waypoint Landing
Water CCN #: 11612, Sewer CCN #: None
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 6B
County: MATAGORDA



0 460 920 1,840
Feet



 Requested Areas

Quadvest System Locations
Quadvest, L.P.: Westwood
Water CCN #: 11612, Sewer CCN #: None
CCN Requested Transfer Area to NextEra Water Texas, LLC
September 14, 2021

Large Scale Map: 7A
County: WALLER

0 500 1,000 2,000
Feet

