

Attachments: (in order of final report submittal)

☐ Enforcement Action Request (EAR)

☒ Letter to Facility (specify type) : R/NON

☐ Investigation Report

☐ Sample Analysis Results

☐ Manifests

☐ NOR

☐ Maps, Plans, Sketches

☐ Photographs

☒ Correspondence from the facility

☐ Other (specify) :



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
P.O. Box 13087
Austin, Texas 78711-3087

TPDES PERMIT NO. WQ0012650001
[For TCEQ office use only - EPA I.D.
No. TX0092088]

This is a renewal that replaces TPDES
Permit No. WQ0012650001 issued
May 19, 2008.

PERMIT TO DISCHARGE WASTES
under provisions of
Section 402 of the Clean Water Act
and Chapter 26 of the Texas Water Code

Trinity SO GP, L.L.C.

whose mailing address is

22014 Spring Oaks Drive
Spring, Texas 77389

is authorized to treat and discharge wastes from the Spring Oaks MHP Wastewater Treatment Facility,
SIC Code 6515

located at 4330 Pin Oak Lane, on the north side of Spring-Steubner Road, approximately 2.5 miles west
of the intersection of Interstate Highway 45 and Spring-Steubner Road in Harris County, Texas 77389

to Harris County Flood Control District (HCFCD) ditch J121-01-00; thence to HCFCD ditch J121-00-
00; thence to Spring Creek in Segment 1008 of the San Jacinto River Basin

only according with effluent limitations, monitoring requirements and other conditions set forth in this
permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ), the laws of the
State of Texas, and other orders of the TCEQ. The issuance of this permit does not grant to the
permittee the right to use private or public property for conveyance of wastewater along the discharge
route described in this permit. This includes, but is not limited to, property belonging to any individual,
partnership, corporation or other entity. Neither does this permit authorize any invasion of personal
rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the
permittee to acquire property rights as may be necessary to use the discharge route.

This permit shall expire at midnight, **March 1, 2018.**

ISSUED DATE: March 11, 2013


For the Commission

RECEIVED

APR 11 2013

TCEQ
CENTRAL FILE ROOM

ATTACHMENT E

5. G. Effect of Granting a Certificate Amendment.

- i. the applicant - The applicant has already constructed and is operating both water and sewer treatment systems under TCEQ authorization for the requested service areas. The applicant will benefit from having the ability to charge its customers for water and sewer service and not pay for service from another utility.
- ii. any retail public utility of the same kind already serving the proximate area - Public utilities in the proximate area have denied request to provide service the requested area. See Attachment C
- iii. any landowner(s) in the requested area - The applicant is also the landowner of the entire water and sewer service are being requested. Thus, the granting of these CCNs would have positive affect on the landowner.

ATTACHMENT F

**TRINITY SO PTN, LP
FINANCIAL STATEMENTS
DECEMBER 31, 2013**

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--ooOoo--

ROBERT L. BROWN
CERTIFIED PUBLIC ACCOUNTANT AND
BUSINESS CONSULTANT
2633 ARBUCKLE
HOUSTON, TEXAS 77005

Accountant's Compilation Report

To the Partners
Trinity SO PTN, LP
Houston, Texas

I have compiled the accompanying statement of assets, liabilities, and partners' capital – income tax basis of Trinity SO PTN, Ltd. (a limited partnership) as of December 31, 2013, and the related statement of revenue, expenses and partners' capital – income tax basis for the year then ended. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with the income tax basis of accounting.

Management is responsible for the preparation and the fair presentation of the financial statements in accordance with the income tax basis of accounting and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

My responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements presented in accordance with the income tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, partners' capital, revenues, and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Company is a limited partnership and is taxed as a partnership under the Internal Revenue Code. In lieu of income taxes at the partnership level, the partners of a partnership report their proportionate share of the Company's taxable income or loss. Therefore, no provision or liability for federal income taxes has been included in these financial statements.

Robert L. Brown
Certified Public Accountant
March 19, 2014

TRINTIY SO PTN, LP
STATEMENT OF ASSETS, LIABILITIES AND
PARTNERS' CAPITAL - INCOME TAX BASIS
DECEMBER 31, 2013

ASSETS

Current Assets		
Cash		\$ 67,106.07
Escrow - Tax and Insurance		3,025.30
Escrow - Reserve		<u>20,100.24</u>
Total Current Assets		90,231.61
Fixed Assets		
Land	\$ 437,669.00	
Equipment	8,859.22	
Mobile Homes	90,749.00	
Improvements	<u>1,623,487.00</u>	
	2,160,764.22	
Less: Accumulated Depreciation	<u>(733,581.00)</u>	1,427,183.22
Other Assets		
Goodwill	3,155,414.20	
Refinancing Costs	<u>36,350.00</u>	
	3,191,764.20	
Less: Accumulated Amortization	<u>(1,128,590.00)</u>	2,063,174.20
Total Assets		<u>\$ 3,580,589.03</u>

LIABILITIES AND PARTNERS' CAPITAL

Current Liabilities		
Security Deposits		\$ 17,400.00
Ad Valorem Taxes Payable		31,770.75
Note Payable - Trinity RCT, LP		10,000.00
Note Payable - Trinity Parks I, Ltd.		6,816.86
Current Portion of Long-Term Debt		<u>40,716.35</u>
Total Current Liabilities		106,703.96
Long-Term Debt		
Mortgage Payable	\$ 3,565,812.84	
Less: Current Portion of Long-Term Debt	<u>(40,716.35)</u>	3,525,096.49
Partners' Capital		
Partners' Capital		<u>(51,211.42)</u>
Total Liabilities and Partners' Capital		<u>\$ 3,580,589.03</u>

See accountant's compilation report

TRINTIY SO PTN, LP
STATEMENT OF REVENUE, EXPENSES AND
PARTNERS' CAPITAL - INCOME TAX BASIS
FOR THE YEAR ENDED DECEMBER 31, 2013

Revenue	
Rental Income - Net	\$ 940,490.83
Expenses	
Accounting and Tax	5,236.25
Advertising	5,516.00
Amortization	213,996.00
Automobile Expense	900.50
Bank and Credit Card Fees	8,131.09
Depreciation	104,528.00
Insurance	24,791.15
Legal	1,000.00
Licenses, Permits, and Fees	16,887.65
Management Fees	62,553.00
Miscellaneous Expense	30,461.14
Office Expense	5,188.55
Personnel/Contract Labor Expense	73,943.91
Repairs and Maintenance	43,913.88
Taxes - Ad Valorem	76,694.25
Taxes - Payroll	4,366.93
Telephone and Internet	4,785.84
Utilities	93,315.27
Waste Removal	16,249.49
Total Expenses	792,458.90
Excess Revenue Over Expenses Before Other Income and (Expense)	148,031.93
Other Income and (Expense)	
Interest Expense	(239,291.43)
Excess Expenses Over Revenue	(91,259.50)
Partners' Capital - Beginning	248,051.88
Less: Partners' Distributions	(208,003.80)
Partners' Capital - Ending	\$ (51,211.42)

See accountant's compilation report

B & D ENVIRONMENTAL, INC.

P.O. BOX 500264

AUSTIN, TEXAS 78750

PHONE NO: (512) 264-9124

FAX NO: (512) 692-1967

EMAIL: bretfenner@yahoo.com

April 3, 2014

Mr. Don Clements
Trinity SO PTN, L.P.
4783 County Road 302
Navasota, Texas 77868-5829

RE: A Rate Study to Support the Proposed Water and Sewer Rates in the Applications of Trinity SO PTN, L.P., to Obtain a Water and Sewer Certificate of Convenience and Necessity (CCN), in Harris County; Applications No. 37300-C and 37301-C

Dear Mr. Clements:

Trinity SO PTN, L.P. (utility) retained B & D Environmental, Inc. to perform a rate study to determine if the utility can support the water and sewer rates as proposed in its current water and sewer CCN applications. This rate study was conducted using mainly financial and utility cost data provided with the utility's water and sewer CCN applications. Some additional information was requested from the utility to for use in this study. This information is provided in enclosed **Attachment 1**.

Based on the available information, a revenue requirement was determined for both water and sewer service. Using these calculated revenue requirements, water and sewer monthly rates per customer were determined. The calculation of these customer monthly rates for both water and sewer are enclosed in **Attachment 2** of this study. Table 1 is comparison of the proposed water base rate and the water base rate determined in this study. A gallonage rate of \$ 2.00 per 1000 gallons was proposed in the applications and also used for calculating monthly base water rates in this study.

Table 1: Comparison of Water Base Rates

Connections	Proposed Rates	Rate Study
5/8" x 3/4"	\$ 20.00	\$ 26.17
1"	\$ 33.00	\$ 65.43
1 1/2"	\$ 57.00	\$ 130.85
2"	\$ 130.00	\$ 209.36
3"	\$ 186.00	\$ 392.55
4"	\$ 186.00	\$ 523.40

This rate study determined that the water rates as proposed in the CCN application are supported and actually under recover the required revenue requirement necessary for providing water service.

Table 2 is comparison of the proposed sewer monthly customer rate and the monthly customer rate determined in this study. A flat monthly rate was proposed in the utility's sewer CCN application. Therefore, a flat monthly rate was determined in this rate study.

Table 2: Comparison of Sewer Customer Rates


Connections	Proposed Rates	Rate Study
5/8" x 3/4"	\$ 20.00	\$ 21.20
1"	\$ 20.00	\$ 53.00
1 1/2"	\$ 20.00	\$ 106.60
2"	\$ 20.00	\$ 169.60
3"	\$ 20.00	\$ 318.00
4"	\$ 20.00	\$ 424.00

This rate study determined that the sewer rates as proposed in the CCN application are supported and actually under recover the required revenue requirement necessary for providing water service.

The water and sewer rates as proposed actually under recover the revenue requirement determined in this rate study to be necessary to support the cost of providing water and sewer service. In the future, the utility may want to submit a rate/tariff change application to request rates that cover its necessary revenue requirement. In conclusion, this rate study supports both the water and sewer customer rates as proposed in the utility's CCN applications.

Should you have any questions regarding this rate study, please contact me at (512) 264-9124.

Sincerely,


Bret W. Fenner, P.E.
B & D Environmental, Inc.
P.O. Box 500264
Austin, TX 78750
(512) 264-9124

ATTACHMENT 1

Trinity SO PTN, L.P.

Cost of Water/Sewer System \$1,030,000

EXPENSES

North Harris County
Regional Water Authority

<u>January-13</u>	
Water System	\$325.00
Sewer System	\$425.00
<u>February-13</u>	
Water System	\$4,766.78
Sewer System	\$505.00
<u>March-13</u>	
Water System	\$395.19
Sewer System	\$613.00
<u>April-13</u>	
Water System	\$500.00
Sewer System	\$1,698.00
<u>May-13</u>	
Water System	\$475.00
Sewer System	\$373.00
<u>June-13</u>	
Water System	\$357.49
Sewer System	\$388.00
<u>July-13</u>	
Water System	\$425.00
Sewer System	\$438.00
<u>August-13</u>	
Water System	\$2,352.37
Sewer System	\$455.00
<u>September-13</u>	
Water System	\$548.78
Sewer System	\$388.00
<u>October-13</u>	
Water System	\$420.59
Sewer System	\$2,416.77
<u>November-13</u>	
Water System	\$500.00
Sewer System	\$1,545.50
<u>December-13</u>	
Water System	\$404.50
Sewer System	\$438.00

\$611.62

\$611.63

\$766.50

\$766.50

\$832.12

\$832.13

\$775.00

\$775.00

\$743.62

\$743.63

\$619.50

\$619.50

2013 Gallons - 4,849,000

Number of Customers:
5/8" - 159

Total Water System	\$11,470.70
Total Sewer System	\$9,683.27
Total NHCRWA	\$8,696.75
Leak Repairs	\$8,692.00
TOTAL CHARGES	\$38,542.72

ATTACHMENT 2

Trinity SO PTN, L.P.

Water & Sewer Rate Design Study

Meter Equivalents:

<u>Meter Size</u>	<u>Total Meters</u>	<u>Equivalent Factor</u>	<u>Meter Equivalents</u>
5/8" - 3/4"	159	1	159
1"	0	2.5	0
1 1/2"	0	5	0
2"	0	8	0
3"	0	15	0
4"	0	20	0
Total Meter Equivalents:	159		159

Total Gallons Sold (2013):	4,849,000
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Estimated Water Revenue Requirement:

Water Cost of Service:

O & M Expenses	\$ 11,471	
NHCRWA	\$ 8,697	
Subtotal:		\$ 20,168

Know & Measurable Changes:

Leak Repairs	\$ 8,692	
Subtotal:		\$ 8,692
Annual Depreciation	\$ 20,600	
Income Tax	\$ 0	
Return On Investment (6.56%)	\$ 10,161	
Subtotal:		\$ 30,761

Total Water Revenue Requirement:	\$ 59,621
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Water Rate Structure:

Gallage Rate: \$ 2.00 per 1000 gallons

Variable Cost Calculation: $4,849,000 \text{ Gals.} \div 1000 = 4,849 \times \$ 2.00 = \$ 9,698$

Monthly Base Rate:

Fixed Cost Calculation: $\$ 59,621 - 9,698 = \$ 49,923$

Base Rate Calculation: $\$ 49,923 \div 159 \text{ meter equivalents} \div 12 \text{ months} = \$ 26.17$

<u>Meter Size</u>	<u>Equivalent Factor</u>	<u>Base Rate/Meter Size</u>
5/8" - 3/4"	1	\$ 26.17
1"	2.5	\$ 65.43
1 1/2"	5	\$ 130.85
2"	8	\$ 209.36
3"	15	\$ 392.55
4"	20	\$ 523.40

Trinity SO PTN, L.P.

Water & Sewer Rate Design Study

Estimated Sewer Revenue Requirement:

Water Cost of Service:

O & M Expenses	\$	9,683	
Subtotal:			\$ 9,683

Know & Measurable Changes:

	\$	0	
Subtotal:			\$ 0
Annual Depreciation	\$	20,600	
Income Tax	\$	0	
Return On Investment (6.56%)	\$	10,161	
Subtotal:			\$ 30,761

Total Sewer Revenue Requirement:	\$	40,444
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Sewer Rate Structure:

Monthly Flat Rate:

Flat Rate Calculation: $\$ 40,444 \div 159 \text{ meter equivalents} \div 12 \text{ months} = \$ 21.20$

<u>Meter Size</u>	<u>Equivalent Factor</u>	<u>Base Rate/Meter Size</u>
5/8" - 3/4"	1	\$ 21.20
1"	2.5	\$ 53.00
1 1/2"	5	\$ 106.00
2"	8	\$ 169.60
3"	15	\$ 318.00
4"	20	\$ 424.00

Trinity SO PTN, L.P.

Depreciation Schedule						
Test Period Ends:		31-Jul-13				
Utility Plant Cost	Installation Date	Original Cost	Average Service Life	Annual Deprec. Expense	Total Accum. Deprec.	Net Book Value
Water Utility Plant - 50%	1-Jul-98	\$515,000	25	\$20,600	\$311,773	\$203,227
Sewer Utility Plant - 50%	1-Jul-98	\$515,000	25	\$20,600	\$311,773	\$203,227
Utility Plant Totals:		\$1,030,000		\$41,200	\$623,546	\$406,454

Rate of Return Calculation
<p>Water Rate of Return:</p> <p>Net Plant Value: \$ 203,227</p> <p>ROR Calculation: $203,227 \times 0.05 = \\$ 10,161$</p> <p>Sewer Rate of Return:</p> <p>Net Plant Value: \$ 203,227</p> <p>ROR Calculation: $203,227 \times 0.05 = \\$ 10,161$</p>

Notes:

Note 1. Per utility - cost of water and sewer system was \$ 1,030,000.

Note 2. Allocated water and sewer utility assets to 50% water and 50% sewer.

Note 3. Rate of retrun (5.00%) which is interest rate on the long term loan outstanding for Spring Oaks.



WATER UTILITY TARIFF

Docket Number: _____

(this number will be assigned by the Public Utility Commission after your tariff is filed)

Trinity SO PTN, LP.

(Utility Name)

4783 County Road 302

(Business Address)

Navasota, Texas 77358

(City, State, Zip Code)

713-446-9886

(Area Code/Telephone)

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

This tariff is effective in the following counties:

Harris

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

None

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

Trinity Spring Oaks Mobile Home Park (PWS #1012090)

TABLE OF CONTENTS

The above utility lists the following sections of its tariff (if additional pages are needed for a section, all pages should be numbered consecutively):

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APPENDIX B- APPLICATION FOR SERVICE	19

Note: Appendix A – Drought Contingency Plan (DCP) is approved by the Texas Commission on Environmental Quality; however, the DCP is included as part of your approved utility tariff pursuant to PUC rules. If you are establishing a tariff for the first time, please contact the TCEQ to complete and submit a DCP for approval.

(Utility Name)

SECTION 1.0 -- RATE SCHEDULE**Section 1.01 - Rates**

Meter Size	Monthly Minimum Charge	Gallage Charge
5/8" or 3/4"	\$ 20.00 (Includes gallons)	\$ 2.00 per 1000 gallons, 1 st 1,000 gallons
1"	\$ 50.00	\$ 2.00 per 1000 gallons, next 1,000 gallons
1½ "	\$ 100.00	\$ 2.00 per 1000 gallons thereafter
2"	\$ 160.00	
3"	\$ 300.00	
4"	\$ 500.00	

North Harris County Regional Water Authority Fee:
\$ 2.06 per 1,000 gallons for each 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 MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTS.

REGULATORY ASSESSMENT1.0%

PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL AND REMIT THE FEE TO THE TCEQ.

Section 1.02 - Miscellaneous Fee**TAP FEE**\$ 650.00

TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL 5/8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Unique Costs)Actual Cost

FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS.

TAP FEE (Large Meter)Actual Cost

TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

METER RELOCATION FEE Actual Relocation Cost, Not to Exceed Tap Fee

THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS THAT AN EXISTING METER BE RELOCATED

METER TEST FEE\$ 25.00

THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY 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 MAY NOT EXCEED \$25.

(Utility Name)

SECTION 1.0 – RATE SCHEDULE (Continued)**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) Nonpayment of bill (Maximum \$25.00)	\$ 25.00
b) Customer's request that service be disconnected	\$ 50.00
c) _____	\$ _____

TRANSFER FEE

\$ 35.00

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 MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE

\$ 30.00

RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)

\$ 50.00

COMMERCIAL & NON-RESIDENTIAL DEPOSIT1/6TH 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. [P.U.C. SUBST. R. 24.21(k)(2)]

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.



SEWER UTILITY TARIFF

Docket No. _____

(this number will be assigned by the Public Utility Commission after your tariff is filed)

Trinity SO PTN, LP.

4783 County Road 302

(Utility Name)

(Business Address)

Navasota, TX 77868-5829

713-446-9886

(City, State, Zip Code)

(Area Code/Telephone)

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

This tariff is effective in the following county (ies):

Harris

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

None

This tariff is effective in the following subdivision or systems:

Trinity Spring Oaks Mobile Home Park

This tariff is effective for the following public Sewer system numbers(s):

WQ0012650001

The above utility lists the following sections of its tariff (if additional pages are needed for a section, all pages should be numbered consecutively):

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(Utility Name)

SECTION 1.0 -- RATE SCHEDULE**Section 1.01 - Rates**

Meter Size	Monthly Minimum Charge	Gallonage Charge
5/8" or 3/4"	\$ <u>20.00</u> (Includes gallons)	\$ <u>2.00</u> per 1000 gallons, 1 st <u>1000</u> gallons
1½ "	\$ <u>20.00</u>	
2"	\$ <u>20.00</u>	
3"	\$ <u>20.00</u>	
4"	\$ <u>20.00</u>	

Volume charges are determined based on average consumption for winter period which includes the following months: December, January and February

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

Cash , Check ☒ Money Order ☒ Credit Card ☒ Other (specify)

THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTS.

REGULATORY ASSESSMENT1.0%

PUBLIC UTILITY COMMISSION (COMMISSION) RULES REQUIRE THE UTILITY TO COLLECT AND REMIT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL.

Section 1.02 - Miscellaneous Fee**TAP FEE**\$ 650.00

TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL CONNECTION. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Large Connection Tap)Actual Cost

TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

(Utility Name)

SECTION 1.0 – RATE SCHEDULE (Continued)**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) Nonpayment of bill (Maximum \$25.00)	\$	25.00
b) Customer's request that service be disconnected	\$	50.00
c) _____	\$	_____

TRANSFER FEE

\$ 35.00

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%

COMMISSION RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE

\$ 30.00

RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)

\$ 50.00

COMMERCIAL & NON-RESIDENTIAL DEPOSIT1/6TH OF ESTIMATED ANNUAL BILL**GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE**

\$ 25.00

WHEN AUTHORIZED IN WRITING BY THE COMMISSION AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC 24.21(k)(2)]

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.

MAPS

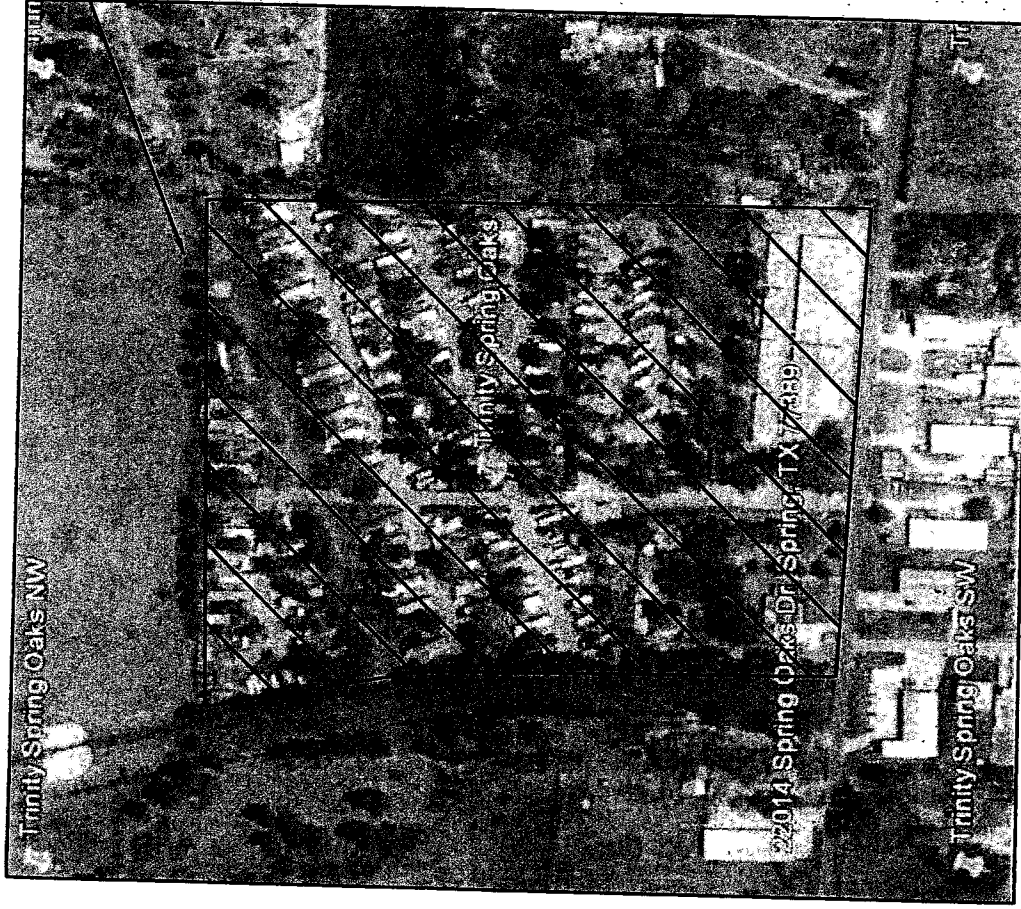
Trinity SO PTN, LP.

Proposed Water & Sewer CCN Service Area

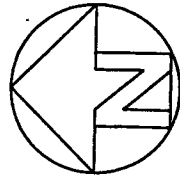
Map showing property lots and surrounding areas. Key features include:

- Property lots: 21065, 13203, 12892, 10863, 10347, 10861.
- Streets: FM 2920, Spring Stuebner Rd, Lakota Trl, Spring Creek Ln, Tangle Creek Ln, Spring Stuebner Rd, Lakota Trl, Spring Stuebner Rd, Lakota Trl, Spring Stuebner Rd, Lakota Trl.
- Other labels: Spring Creek Ln, Tangle Creek Ln, Spring Stuebner Rd, Lakota Trl, Spring Stuebner Rd, Lakota Trl, Spring Stuebner Rd, Lakota Trl.

PWS # 102090
WQ0012650001



 Proposed CCN Area



Date of Drawing: 12-15-11

Proposed CCN Area Boundary Map
 Trinity Spring Oaks
 22014 Spring Oaks Dr.
 Houston, TX 77389

SOURCE
 ENVIRONMENTAL SCIENCES

3. C. A written description of the proposed service area.

The applicant is requesting water and sewer service areas for the Trinity Spring Oaks Mobile Home Park. Both of the service areas will consist of the same approximately 22 acre tract located at 22014 Spring Oaks Drive Road in Harris County.

The water plant consist of two submersible wells, one 42000 gallons ground storage tank, two booster pumps and one 6000 gallons HD tank, hypochlorination treatment with 4"dia. PVC distribution system.

The wastewater treatment system consist of a 0.04 million gallon per day activated sludge plant with collection system.

