



Control Number: 47191



Item Number: 1301

Addendum StartPage: 0



Registration of Submetered OR Allocated Utility Service

NOTE: Please **DO NOT** include any person or protected information on this form (ex: tax identification #'s, social security #'s, etc.)

Date: 4/7/19
By: _____
Docket No. _____
(this number to be assigned by the
PUC after your form is filed)

2018 DEC -4 AM 10:09

PROPERTY OWNER: Do not enter the name of the owner's contract manager, management company, or billing company.

Name	Oaks Hackberry Creek LP						
Mailing Address:	3550 E. 46th Street Ste. 120	City	Minneapolis	State	MN	Zip	55406
Telephone# (AC)	612-874-1102	Fax # (if applicable)	612-874-1054				
E-mail	oaks@oaksproperties.com						

NAME, ADDRESS, AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED

Name	Hackberry Creek Apartments-Phase 2 (Buildings 6903, 6905, 6909, 6911, 6913, 6915, 6917, 6919)						
Mailing Address:	6901 N. State Hwy 161	City	Irving	State	TX	Zip	75039
Telephone# (AC)	972-409-6000	Fax # (if applicable)					
E-mail	oakshackberrycreek@oaksproperties.com or gmccown@oaksproperties.com						

☒ Apartment Complex ☐ Condominium ☐ Manufactured Home Rental Community ☐ Multiple-Use Facility

If applicable, describe the "multiple-use facility" here:

INFORMATION ON UTILITY SERVICE

Tenants are billed for	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Wastewater	<input checked="" type="checkbox"/> Submetered OR	<input type="checkbox"/> Allocated ★★★
Name of utility providing water/wastewater	The City of Irving Water Utilities			
Date submetered or allocated billing begins (or began)	12/10/2003	Required		

METHOD USED TO OFFSET CHARGES FOR COMMON AREAS Check one line only.

☒ Not applicable, because ☒ Bills are based on the tenant's actual submetered consumption
☐ There are neither common areas nor an installed irrigation system

☐ All common areas and the irrigation system(s) are metered or submetered:

We deduct the actual utility charges for water and wastewater to these areas then allocate the remaining charges among our tenants.

☐ This property has an installed irrigation system that is not separately metered or submetered:

We deduct percent (we deduct at least 25 percent) of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

☐ This property has an installed irrigation system(s) that is/are separately metered or submetered:

We deduct the actual utility charges associated with the irrigation system(s), then deduct at least 5 percent of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

☐ This property does not have an installed irrigation system:

We deduct at least 5 percent of the retail public utility's total charges for water and wastewater consumption, and then allocate the remaining charges among our tenants.

★★★IF UTILITY SERVICES ARE ALLOCATED, YOU MUST ALSO COMPLETE PAGE TWO OF THIS FORM ★★★

Send this form by mail with a total of (3) copies to:
Filing Clerk, Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

1301

METHOD USED TO ALLOCATE UTILITY CHARGES

Check the box or boxes that describe the allocation method used to bill tenants.

<input type="checkbox"/>	Occupancy method: The number of occupants in the tenant's dwelling unit is divided by the total number of occupants in all dwelling units at the beginning of the month for which bills are being rendered.
--------------------------	--

<input type="checkbox"/> Ratio occupancy method: The number of occupants in the tenant's dwelling unit is adjusted as shown in the table to the right. This adjusted value is divided by the total of these values for all dwelling units occupied at the beginning of the retail public utility's billing period.	Number of Occupants	Number of Occupants for Billing Purposes
	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

<input type="checkbox"/> Estimated occupancy method: The estimated occupancy for each unit is based on the number of bedrooms as shown in the table to the right. The estimated occupancy in the tenant's dwelling unit is divided by the total estimated occupancy in all dwelling units regardless of the actual number of occupants or occupied units.	Number of Bedrooms	Number of Occupants for Billing Purposes
	0 (Efficiency)	1
	1	1.6
	2	2.8
	3	4.0
	>3	4.0 + 1.2 for each additional bedroom

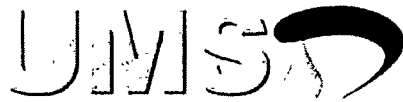
<input type="checkbox"/> Occupancy and size of rental unit	<input type="checkbox"/> percent (in which no more than 50%) of the utility bill for water/wastewater consumption is allocated using the occupancy method checked above. The remainder is allocated according to either: • the size of the tenant's dwelling unit divided by the total size of all dwelling units, OR • the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.
---	---

<input type="checkbox"/>	Submetered hot water: The individually submetered hot water used in the tenant's dwelling unit is divided by all submetered hot water used in all dwelling units.
--------------------------	---

<input type="checkbox"/>	Submetered cold water is used to allocate charges for hot water provided through a central system: The individually submetered cold water used in the tenant's dwelling unit is divided by all submetered cold water used in all dwelling units.
--------------------------	--

<input type="checkbox"/>	As outlined in the condominium contract. Describe:

<input type="checkbox"/>	Size of manufactured home rental space: The size of the area rented by the tenant divided by the total area of all the size of rental spaces.
<input type="checkbox"/>	Size of the rented space in a multi-use facility: The square footage of the space rented by the tenant divided by the total square footage of all rental spaces.



Utility Management Solutions

Resident Billing and Utility Cost Management

November 30, 2018

Public Utility Commission of Texas
Attn: Filing Clerk
1701 North Congress Avenue
Austin, Texas 78711-3326

RE: Hackberry Creek Apartments, Phase I

To Whom it May Concern,

The water and sewer billing that we are calculating for Hackberry Creek Apartments, Phase 1 is based on submetered usage of hot water only. Charges for cold water consumption are allocated based on the submetered hot water usage.

Our process for calculating the resident charges is outlined below:

1. Calculate the total submetered hot water usage charges for all of Phase 1.
2. Deduct this amount from the total provider billed charges for both water and sewer.
3. Apply a 50% Common Area Deduction to account for any common area usage.
4. Allocate the remaining charges back residents based on their submetered hot water usage.

We feel that this is the most accurate and fair way to bill the water and sewer charges when only the hot water is submetered.

Please feel free to contact me directly with any questions you may have on our process for billing submetered hot water and allocated cold water at this community.

Respectfully,

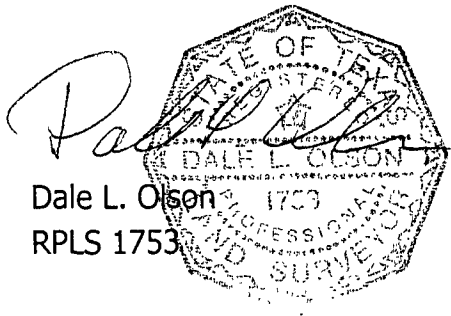
A handwritten signature in black ink that reads 'Mari Grack'.

Mari Grack
Manager of Billing & Customer Service
Utility Management Solutions
(952) 767-5310
marig@utilitymanage.com

iron rod found at a fence post in the northeast line of the Dupon 133 acre tract, the southeast corner of the 56.690 acre tract, for the southeast corner of this tract.

THENCE with the southwest line, as fenced, of the 56.690 acre tract, the northeast line of the 133 acre tract, N 38 deg. 14 min. 25 sec. W, 507.94 feet to an iron rod found at a cedar fence post; N 26 deg. 00 min. 20 sec. W, 405.47 feet to an iron rod found at an 8 inch Bois-de-arc tree; N 38 deg. 58 min. 23 sec. W, 39.10 feet to an iron rod found at a 10 inch Bois-de-arc tree; N 42 deg. 27 min. 17 sec. W, 597.13 feet to an iron rod found at a cedar post; N 52 deg. 54 min. 29 sec. W, 861.76 feet to an iron rod found in a 4 inch hackberry tree at the beginning of a rock fence; N 78 deg. 06 min. 12 sec. W, 382.09 feet to a 60d nail found at a 10 inch elm tree at the end of said rock fence, for the southeast corner of the 0.829 acre tract, and southwest corner of the 56.690 acre tract, for an angle corner of this tract.

THENCE with the south line of the 0.829 acre tract and the north line of the Dupont 133 acre tract, S 53 deg. 32 min. 50 sec. W, 621.66 feet to the POINT OF BEGINNING, containing 8.836 acres of land.



Dale L. Olson
RPLS 1753

Order #145499-6A
Date: 8/3/99