



Control Number: 51856



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RECEIVED  
MAR 02 2011  
Belco Equities

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# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

February 24, 2011

Mr. Rudy Belton, President  
Belco Equities, Inc.  
505 East Huntland Drive, Suite 530  
Austin, Texas 78752

Re: Request for approval to change billing method  
Chandler Creek Apartments, Registration No. S4883  
CN: 602752966 RN: 104474242

2011 JUN 24 AM 9:57  
RECEIVED  
REGISTRATION DIVISION

Dear Mr. Belton:

The request you submitted on behalf of Chandler Creek Apartments to change from submetered to allocated billing is approved. This approval is based on the facts stated in your letter of February 15, 2011. Please complete the attached forms and return them along with a copy of this letter. You may do so via facsimile at: 512/239-6972.

If you have any questions, please contact Margot Taunton at 512/239-6403, via e-mail to [margot.taunton@tceq.texas.gov](mailto:margot.taunton@tceq.texas.gov) or by fax to 512/239-6972.

Sincerely,

Tammy Benter, Manager  
Utilities & Districts Section  
Water Supply Division

TB/MT/db

Attachments (TCEQ-10363 and TCEQ-10400)



Texas Commission on Environmental Quality

Registration of Submetered  
or Allocated Utility Service

Owner Update

This Box for TCEQ Use Only	
Registration No. S	4883
Date	6-28-11 By: JDC

This Box for TCEQ Use Only

CUSTOMER REFERENCE NUMBER		REGULATED ENTITY REFERENCE NUMBER	
CN(9 digits)	602752966	RN(9 digits)	104474242

Send a completed Core Data Form (TCEQ-10400) with this registration

PROPERTY OWNER ("Customer" on TCEQ-10400)

Name Chandler Creek Partners, LLC

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

NAME AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED  
("Regulated Entity" on TCEQ-10400)

Name Chandler Creek Apartments

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  Water  Wastewater  Both these bills are  Submetered  Allocated \*\*

Name of utility providing water/wastewater City of Round Rock Utility Billing

Date submetered or allocated billing begins (or began) 02/24/2011  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 OR

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 (which is equal to or greater than 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, then allocate the remaining charges among our tenants.

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

Send BOTH this form and the TCEQ Core Data Form by fax to 512/239-6972 OR by mail to TCEQ, Utilities & Districts Section, MC-153 PO Box 13087 Austin, TX 78711-3087

If you need help completing this form, call TCEQ's Utilities & Districts Section at 512/239-4691. Additional information about submetered and allocated billing is available at the following site:

[http://www.tceq.texas.gov/permitting/water\\_supply/uid/submeter.html](http://www.tceq.texas.gov/permitting/water_supply/uid/submeter.html)

If you need help completing the TCEQ's Core Data Form, call our Central Registry Program at 512/239-5175. You can also find mstructions for completing this form at the following site:

[http://www.tceq.texas.gov/permitting/central\\_registry/](http://www.tceq.texas.gov/permitting/central_registry/)

### METHOD USED TO ALLOCATE UTILITY CHARGES

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

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 checked="" type="checkbox"/>	Ratio occupancy method:	Number of Occupants	Number of Occupants for Billing Purposes
X	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.	1	1.0
		2	1.6
		3	2.2
		>3	2.2 + 0.4 for each additional occupant

<input type="checkbox"/>	Estimated occupancy method:	Number of Bedrooms	Number of Occupants for Billing Purposes
	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.	0 (Efficiency)	1
		1	1.6
		2	2.8
		3	4.0
		>3	4.0 + 1.2 for each additional bedroom

Occupancy and size of rental unit  percent (which is equal to or greater 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.

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.

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.

As outlined in the condominium contract.  Describe

Size of manufactured home rental space: The size of the area rented by the tenant divided by the total area of all rental spaces

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



# TCEQ Core Data Form

TCEQ Use Only

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175

## SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided)			
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application)			
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)		<input type="checkbox"/> Other	
2. Attachments Describe Any Attachments: (ex Title V Application, Waste Transporter Application, etc.)			
<input type="checkbox"/> Yes <input type="checkbox"/> No			
3. Customer Reference Number (If Issued)		4. Regulated Entity Reference Number (If Issued)	
CN 602752966		RN 104474242	

## SECTION II: Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy)		02-24-2011	
6. Customer Role (Proposed or Actual) - as it relates to the Regulated Entity listed on this form Please check only one of the following:			
<input type="checkbox"/> Owner		<input type="checkbox"/> Operator	
<input type="checkbox"/> Occupational Licensee		<input type="checkbox"/> Responsible Party	
<input checked="" type="checkbox"/> Owner & Operator		<input type="checkbox"/> Voluntary Cleanup Applicant	
<input type="checkbox"/> Other			
7. General Customer Information			
<input type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State)		<input checked="" type="checkbox"/> Change in Regulated Entity Ownership	
		<input type="checkbox"/> No Change**	
**If "No Change" and Section I is complete, skip to Section III - Regulated Entity Information.			
8. Type of Customer:			
<input type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
<input type="checkbox"/> City Government		<input type="checkbox"/> County Government	
<input type="checkbox"/> Other Government		<input type="checkbox"/> General Partnership	
		<input type="checkbox"/> Limited Partnership	
		<input checked="" type="checkbox"/> Other Limited Liability Company	
9. Customer Legal Name (If an individual, print last name first ex Doe, John) <i>If new Customer, enter previous Customer below</i> <i>End Date:</i>			
Chandler Creek Partners, L.L.C.		Chandler Creek Apts.	
505 E. Huntland Drive		02/24/2011	
Suite 530			
City Austin		State TX	
ZIP 78752		ZIP + 4	
11. Country Mailing Information (if outside USA)		12. E-Mail Address (if applicable)	
13. Telephone Number (512) 454-6200		14. Extension or Code	
		15. Fax Number (if applicable) (512) 454-7800	
16. Federal Tax ID (9 digits) 26-2347101		17. TX State Franchise Tax ID (11 digits) 3-20366-9269-0	
18. DUNS Number (if applicable)		19. TX SOS Filing Number (if applicable) 800961279	
20. Number of Employees <input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		21. Independently Owned and Operated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

## SECTION III: Regulated Entity Information

22. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)			
<input type="checkbox"/> New Regulated Entity		<input type="checkbox"/> Update to Regulated Entity Name	
<input checked="" type="checkbox"/> Update to Regulated Entity Information		<input type="checkbox"/> No Change** (See below)	
**If "NO CHANGE" is checked and Section I is complete, skip to Section IV, Preparer Information			
23. Regulated Entity Name (name of the site where the regulated action is taking place)			
Chandler Creek Apartments			

24. Street Address of the Regulated Entity: (No P.O. Boxes)		2700 N. A. W. Grimes Blvd.					
City	Round Rock	State	TX	ZIP	78665	ZIP + 4	
25. Mailing Address:		- same as above -					
City		State		ZIP		ZIP + 4	
26. E-Mail Address:		rudy@belcoequities.com					
27. Telephone Number		28. Extension or Code		29. Fax Number (if applicable)			
( 512 ) 454- 6200				( 512 ) 454- 7800			
30. Primary SIC Code (4 digits)		31. Secondary SIC Code (4 digits)		32. Primary NAICS Code (5 or 6 digits)		33. Secondary NAICS Code (5 or 6 digits)	
6513				531110			
34. What is the Primary Business of this entity? (Please do not repeat the SIC or NAICS description)							
Ownership and operation of apartment rental complex							

Questions 34 - 37 address geographic location. Please refer to the instructions for applicability.

35. Description to Physical Location:							
36. Nearest City		County		State		Nearest ZIP Code	
Round Rock		Williamson		Texas			
37. Latitude (N) In Decimal:		38. Longitude (W) In Decimal:					
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form or the updates may not be made. If your Program is not listed, check other and write it in. See the Core Data Form Instructions for additional guidance.

<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Industrial Hazardous Waste	<input type="checkbox"/> Municipal Solid Waste
<input type="checkbox"/> New Source Review - Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS	<input type="checkbox"/> Sludge
<input type="checkbox"/> Stormwater	<input type="checkbox"/> Title V - Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil	<input checked="" type="checkbox"/> Utilities
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Waste Water	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other.


**SECTION IV: Preparer Information**

40. Name: Rudy Belton		41. Title: President					
42. Telephone Number		43. Ext./Code		44. Fax Number		45. E-Mail Address	
( 512 ) 454- 6200				( 512 ) 454- 7800		rudy@belcoequities.com	

**SECTION V: Authorized Signature**

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 9 and/or as required for the updates to the ID numbers identified in field 39.

(See the Core Data Form instructions for more information on who should sign this form.)

Company:	Belco Equities, Inc.	Job Title:	President
Name (In Print):	Rudy Belton	Phone:	( 512 ) 454-6200
Signature:		Date:	