



## Filing Receipt

**Received - 2022-11-03 09:36:15 AM**

**Control Number - 52942**

**ItemNumber - 1499**

**Heartland Metering Services Inc**901 N. Madison Street  
Raymore, MO 64083

# Estimate

**Date****Estimate No.**

10/25/2022

3210

**Name/Address**IRLiving  
Amy Sullivan  
21811 Wildwood Park Rd  
Richmond, TX 77469**Ship To**Cornerstone Ranch  
Att: Kathryn Vincent  
2002 Mson Rd  
Katy, TX 77450**Terms****Rep****Job**

Net 30

PS

Cornerstone Ranch

**Description****Qty****Rate****Total**

Next Century Gateway - Ethernet, 1000 points

1

1,653.50

1,653.50

Next Century Transceiver, single port.

352

57.50

20,240.00

Next Century Repeater

8

301.00

2,408.00

Register Cartridge meter - USG 1 pulse 10 Cold water. ISTA replacement .

352

45.50

16,016.00

Program Transmitter.

352

10.00

3,520.00

Charge for shipping

1

150.00

150.00

**Total****\$43,987.50**

Phone #

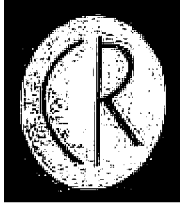
816-331-8406

E-mail

msutton@Heartlandmeteringservices...

Signature \_\_\_\_\_

Date \_\_\_\_\_



CORNERSTONE RANCH APARTMENTS  
2002 South Mason Road  
Katy, TX 77450

Re: Cornerstone Ranch Utility billing registration control #51721 item 1771 S1300 and #52942

Chris Burch  
Director of Customer Protection Division

Dear Mr. Burch,

Ms. Rosalie Branham recently brought to our attention that Cornerstone Ranch is registered as a sub metered property. It appears when the property was built in 1999 it was sub metered. When we bought Cornerstone Ranch in 2014 utility billing had been allocated for several years. Prior ownership must have changed the method without filing the request with the PUC.

I assume the reason for this change over seven years ago is related to the condition of the sub metering equipment on site. I have attached some pictures for the current system on the property and a bid to replace it. The vendors we have spoken to recently explained that the current sub metering system is beyond repair.

We are formally requesting that the water billing method be changed in your records from sub metered to allocation. I believe I have filed all of the necessary forms and paperwork to satisfy this request. Please let me know if you need anything else.

Warmest Regards,

  
Amy Sullivan  
Regional Supervisor, INT/Cornerstone Ranch

**COMMUNICATOR**



**TAPWATCH™**  
WIRELESS SUBMETERING

**INDICATOR**



**MODEM CONNECT**



**POWER**







Control Number: 51721



Item Number: 1771

Addendum StartPage: 0

SUBMETERED UTILITY SERVICE REGISTRATION  
(Texas Natural Resource Conservation Commission form)

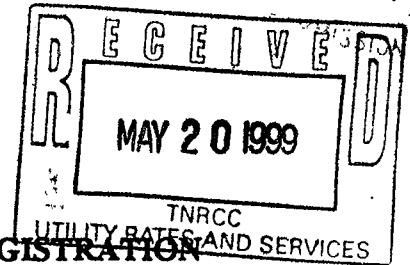
Mary

RECEIVED

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

MAY 20 PM 2:11

S/300



SUBMETERED UTILITY SERVICE REGISTRATION

Registration No. \_\_\_\_\_  
(TNRCC Use Only)

OWNER INFORMATION

Name: MASON ROAD FOURTEEN, LP Oba Cornerstone Ranch Apartments

Address: 5 Greenway Plaza, Suite 1650 Houston TX 77046 Phone: 713-297-4400

Tax Identification No.: 76-0568888

Name & Location of Facility Where Submetered Service is Provided:

Cornerstone Ranch Apartments

2002 S. MASON Road, Katy, TX 77450

Check One:  Apartment  Mobile Home Park  Condominium

Multiple Use Facility (Describe): \_\_\_\_\_

MANAGEMENT INFORMATION (If Different From Above)

Company Name: Judwin Properties, INC.

Address: 5 Greenway Plaza, Suite 1650 Hou, TX 77046 Phone: 713-297-4400

CONTACT INFORMATION FOR QUESTIONS OR COMPLAINTS

Name: Jerold Winograd Phone: 713-297-4400

INFORMATION ON SUBMETERED SERVICE

Utility Providing Water/Wastewater: CORNERSTONE MUD

Date Submetering Begins (or Began): 6-1-99

Please attach a copy of the billing form that will be used and a copy of the rental agreement stating that the utility service is submetered. Mail to: Water Utilities Division, TNRCC  
Utility Certification & Rate Design Section  
P. O. Box 13087  
Austin, Texas 78711

Questions?: Call Consumer Assistance, Water Utilities Division, TNRCC--512/239-6100

1771

LEASE ADDENDUM FOR ALLOCATING WATER/WASTEWATER COSTS

1. Addendum. This is an addendum to the TAA Lease Contract for Apt. No. 0111 in the EWA-Cornerstone Ranch, Ltd

\_\_\_\_\_ Apartments in Katy, Texas. The terms of this addendum will control if the terms of the Lease and this addendum conflict.

- 2. Reason for allocation. When water and wastewater bills are paid 100 percent by the property owner, residents have no incentive to conserve water. This results in a waste of our state's natural resources and adds to the overhead of the property—and that usually means higher rents. Allocation of water bills saves money for residents because it encourages them to conserve water and wastewater. We as owners also have incentive to conserve because we are required by law to pay a portion of the total water bill(s) for the entire apartment community.
3. Your payment due date. Payment of your allocated water/wastewater bill is due 16 days after the date it is postmarked or hand delivered to your apartment. You agree to mail or deliver payment to the place indicated on your bill so that payment is received no later than the due date. You will pay a late charge of 5 percent of your water/wastewater bill if we don't receive timely payment. If you are late in paying the water bill, we may not cut off your water; but we may immediately exercise all other lawful remedies, including eviction—just like late payment of rent.
4. Allocation procedures. Your monthly rent under the TAA Lease Contract does not include a charge for water and wastewater. Instead, you will be receiving a separate bill from us each month for such utilities. We may include this item as a separate and distinct charge as part of a multi-item bill. We will allocate the monthly mastermeter water/wastewater bill(s) for the apartment community, based on an allocation method approved by the Public Utility Commission of Texas (PUC) and described below.

The allocation method that we will use in calculating your bill is noted below and described in the following subdivision of Section 24.281 of the PUC rules (check only one):

- [X] subdivision (i) actual occupancy;
[ ] subdivision (ii) ratio occupancy (PUC average for number of occupants in unit);
[ ] subdivision (iii) average occupancy (PUC average for number of bedrooms in unit);
[ ] subdivision (iv) combination of actual occupancy and square feet of the apartment; or
[ ] subdivision (v) submetered hot/cold water, ratio to total.

The normal date on which the utility company sends its monthly bill to us for the water/wastewater mastermeter is about the \_\_\_\_\_ day of the month. Within 10 days thereafter, we will try to allocate that mastermeter bill among our residents by allocated billings.

- 5. Common area deduction. We will calculate your allocated share of the mastermetered water/wastewater bill according to PUC rules. Before calculating your portion of the bill, we will deduct for irrigation of landscaping and all other common area uses, as required by PUC rules. We will also deduct for any utility company base charges and customer service charges so that you won't be paying any part of such charges for vacant units. No administrative or other fees will be added to the total mastermeter water/wastewater bill(s) to be allocated unless expressly allowed by PUC rules. No other amounts will be included in the bill except your unpaid balances and any late fees you incur. If we fail to pay our mastermeter bill to the utility company on time and incur penalties or interest, no portion of such amounts will be included in your bill.
6. Change of allocation formula. The above allocation formula for determining your share of the mastermetered water/wastewater bill cannot be changed except as follows: (1) the new formula is one approved by the PUC; (2) you receive notice of the new formula at least 35 days before it takes effect; and (3) you agree to the change in a signed lease renewal or signed mutual agreement.
7. Previous average. As required under PUC rules, you are notified that the average monthly bill for all dwelling units in the previous calendar year was \$ 16.72 per unit, varying from \$ 0.22 to \$ 59.17 for the lowest to highest month's bills for any unit in the apartment community for this period, if such information is available. The above amounts do not reflect future changes in utility company water rates, weather variations, total water consumption, residents' water consumption habits, etc.
8. Right to examine records. During regular weekday office hours, you may examine: (1) our water/wastewater bills from the utility company; (2) our calculations of your monthly allocations; and (3) any other information available to you under PUC rules. Please give us reasonable advance notice to gather the data. Any disputes relating to the computation of your bill will be between you and us.
9. PUC. Water allocation billing is regulated by the PUC. A copy of the rules is attached. This addendum complies with those rules.
10. Conservation efforts. We agree to use our best efforts to repair any water leaks inside or outside your apartment no later than 7 days after learning of them. You agree to use your best efforts to conserve water and notify us of leaks.

Alison Scott
Signatures of All Residents
Daniel Mather

Kathryn Vincent
Signature of Owner or Owner's Representative



**LEASE ADDENDUM FOR ALLOCATING WATER/WASTEWATER COSTS**

1. **Addendum.** This is an addendum to the TAA Lease Contract for Apt. No. 0115 in the **Cornerstone Ranch** in Katy, Texas. The terms of this addendum will control if the terms of the Lease and this addendum conflict.
2. **Reason for allocation.** When water and wastewater bills are paid 100 percent by the property owner, residents have no incentive to conserve water. This results in a waste of our state's natural resources and adds to the overhead of the property—and that usually means higher rents. Allocation of water bills saves money for residents because it encourages them to conserve water and wastewater. We as owners also have incentive to conserve because we are required by law to pay a portion of the total water bill(s) for the entire apartment community.
3. **Your payment due date.** Payment of your allocated water/wastewater bill is due 16 days after the date it is postmarked or hand delivered to your apartment. You agree to mail or deliver payment to the place indicated on your bill so that payment is received no later than the due date. You will pay a late charge of 5 percent of your water/wastewater bill if we don't receive timely payment. If you are late in paying the water bill, we may not cut off your water; but we may immediately exercise all other lawful remedies, including eviction—just like late payment of rent.
4. **Allocation procedures.** Your monthly rent under the TAA Lease Contract does not include a charge for water and wastewater. Instead, you will be receiving a separate bill from us each month for such utilities. We may include this item as a separate and distinct charge as part of a multi-item bill. We will allocate the monthly mastermeter water/wastewater bill(s) for the apartment community, based on an allocation method approved by the Public Utility Commission of Texas (PUC) and described below.
- The allocation method that we will use in calculating your bill is noted below and described in the following subdivision of Section 24.281 of the PUC rules (check only one):
- subdivision(i) actual occupancy;
  - subdivision(ii) ratio occupancy (PUC average for number of occupants in unit);
  - subdivision(iii) average occupancy (PUC average for number of bedrooms in unit);
  - subdivision (iv) combination of actual occupancy and square feet of the apartment; or
  - subdivision(v) submetered hot/cold water, ratio to total.
- The normal date on which the utility company sends its monthly bill to us for the water/wastewater mastermeter is about the \_\_\_\_\_ day of the month. Within 10 days thereafter, we will try to allocate that mastermeter bill among our residents by allocated billings.
5. **Common area deduction.** We will calculate your allocated share of the mastermetered water/wastewater bill according to PUC rules. Before calculating your portion of the bill, we will deduct for irrigation of landscaping and all other common area uses, as required by PUC rules. We will also deduct for any utility company base charges and customer service charges so that you won't be paying any part of such charges for vacant units. No administrative or other fees will be added to the total mastermeter water/wastewater bill(s) to be allocated unless expressly allowed by PUC rules. No other amounts will be included in the bill except your unpaid balances and any late fees you incur. If we fail to pay our mastermeter bill to the utility company on time and incur penalties or interest, no portion of such amounts will be included in your bill.
6. **Change of allocation formula.** The above allocation formula for determining your share of the mastermetered water/wastewater bill cannot be changed except as follows: (1) the new formula is one approved by the PUC; (2) you receive notice of the new formula at least 35 days before it takes effect; and (3) you agree to the change in a signed lease renewal or signed mutual agreement.
7. **Previous average.** As required under PUC rules, you are notified that the average monthly bill for all dwelling units in the previous calendar year was \$ .16.72 per unit, varying from \$ 0.22 to \$ 59.17 for the lowest to highest month's bills for any unit in the apartment community for this period, if such information is available. The above amounts do not reflect future changes in utility company water rates, weather variations, total water consumption, residents' water consumption habits, etc.
8. **Right to examine records.** During regular weekday office hours, you may examine: (1) our water/wastewater bills from the utility company; (2) our calculations of your monthly allocations; and (3) any other information available to you under PUC rules. Please give us reasonable advance notice to gather the data. Any disputes relating to the computation of your bill will be between you and us.
9. **PUC.** Water allocation billing is regulated by the PUC. A copy of the rules is attached. This addendum complies with those rules.
10. **Conservation efforts.** We agree to use our best efforts to repair any water leaks inside or outside your apartment no later than 7 days after learning of them. You agree to use your best efforts to conserve water and notify us of leaks.

Dana Mayson  
Signatures of All Residents

Hailey Elizabeth Mayson

Kathryn Vincent  
Signature of Owner or Owner's Representative

June 30, 2020

Date of TAA Lease Contract



## Filing Receipt

**Received - 2022-10-12 09:56:32 PM**

**Control Number - 52942**

**ItemNumber - 1350**



# CY 2022 Registration of Submetered OR Allocated Utility Service

Control Number: **52942**  
 Registration No.: \_\_\_\_\_  
 (this number to be assigned by the PUC after your form is filed)

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

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

Name	EWA-Cornerstone Ranch, Ltd.						
Mailing Address:	303 Pearl Pkwy Ste 200	City	San Antonio	State	TX	Zip	78215
Telephone# (AC)	210-281-1469						
E-mail	amys@irliving.com						

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

Name	Cornerstone Ranch						
Mailing Address:	2002 S Mason Rd	City	Katy	State	TX	Zip	77450
Telephone# (AC)	281-693-1200						
E-mail	cornerstonemgr@irliving.com						

<input checked="" type="checkbox"/> Apartment Complex	<input type="checkbox"/> Condominium	<input type="checkbox"/> Manufactured Home Rental Community	<input type="checkbox"/> Multiple-Use Facility
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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 type="checkbox"/> Submetered <u>OR</u>	<input checked="" type="checkbox"/> Allocated ★★ ★
Name of utility providing water/wastewater	Cornerstone MUD			
Date submetered or allocated billing begins (or began)	06/01/1999	Required		

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

<input type="checkbox"/> Not applicable, because	<input type="checkbox"/> Bills are based on the tenant's actual submetered consumption
<input type="checkbox"/>	<input type="checkbox"/> There are <b>neither</b> common areas <b>nor</b> 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 ★★★

You can e-file this form online through the PUC Interchange Filer (<https://interchange.puc.texas.gov/filer>).  
 - You can find instructions for E-Filing at <https://www.puc.texas.gov/industry/filings/E-FilingInstructions.pdf>.

Or you may mail **one** copy to:  
 For USPS:

For all other delivery or courier services:

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

Public Utility Commission of Texas Central Records  
 1701 N. Congress Ave., 8-100  
 Austin, TX 78701

# METHOD USED TO ALLOCATE UTILITY CHARGES

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

**1. 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"/> <b>2. Ratio occupancy method:</b>  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.	<b>Number of Occupants</b>	<b>Number of Occupants for Billing Purposes</b>
	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

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

**For Box #4: if you check off with the % you will need to choose #1, #2, or # 3 from above as the remainder of no more than 50%.**

**4. Occupancy and size of rental unit** | 50 | percent (in which no more than 50%) of the utility bill for 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 the size of 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.