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WATER UTILITY TARIFF

FOR

FAUST PROPERTIES, INC., D/B/A

FAUST UTILITIES

Utility Name

6622 Point Clear

Business Address

HOUSTON,

TEXAS

77512

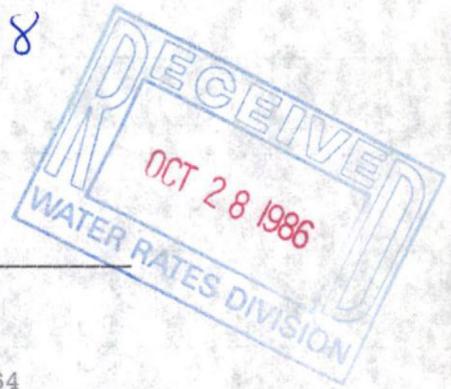
(713) 444-2264

City

State

ZIP Code

(Area Code) Phone



This tariff is effective in the following counties:

HARRIS

and the following cities and unincorporated towns (if any):

NONE

and the following subdivisions or systems:

ARBOR VINEYARD, AZALEA ESTATES, MAPLE LEAF GARDENS, WINDFERN MEADOWS

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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2.0	Service Rules	2
3.0	Extension Policy	3
4.0	Rationing Plan	4-7
Appendix A	Condensed Substantive Rules	8-10
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The appendixes contain a sample of each service agreement form used by the above utility and a condensation of The Commission's Substantive Rules.

TWC-3/11/86

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SYSTEM 200



(Name of Water Utility)

SECTION 1.0 - RATE SCHEDULE

Section 1.1 - Rates

METER SIZE	MONTHLY MINIMUM CHARGE AMOUNT	MINIMUM CHARGE GALLONS INCLUDED	GALLONAGE CHARGE PER 1,000 GALLONS OVER MINIMUM	
5/8"-3/4"	\$13.75	2,000	\$1.08	T
1"	N/A	N/A	N/A	T
1-1/2"	N/A	N/A	N/A	T
2"	N/A	N/A	N/A	T
3"	N/A	N/A	N/A	T
4"	N/A	N/A	N/A	T
UNMETERED (Flat monthly charge)	\$20.48	N/A	N/A	T

Section 1.2 - Miscellaneous Fees

TAP FEE

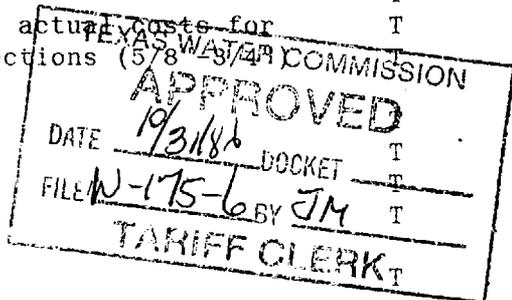
Short tap - \$400.00 (Actual cost, not to exceed)
Long tap - \$600.00 (Actual cost, not to exceed)
Tap fee is limited to the average of the Utility's actual materials and labor for standard residential connections (5/8" to 1 1/2")

RETURNED CHECK CHARGE

\$15.00
This fee will be charged for returned checks.

RECONNECTION FEE

\$50.00
The reconnect fee will be charged before service can be restored to a customer whose service has been disconnected at the customer's request or for the reasons listed under Section 2 of this Tariff or in the Commission's Substantive Rules.



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SYSTEM 200

(Name of Water Utility)

SECTION 2.0 - SERVICE RULES AND REGULATIONS

A copy of the Commission's latest condensed substantive rules should be attached as APPENDIX A. Only those service rules necessary to clarify the rules and policies of the Utility should be included in this section.

Section 2.1 - Application for Service

All applications for service will be made on the Utility's standard application or contract form and will be signed by the applicant before water service is provided by the Utility. A separate application or contract will be made for each service at each separate location. Deposit policy shall be in accordance with, and deposit amount shall be the maximum permitted under, the Commission's Substantive Rules.

Section 2.2 - Water Installation

After the applicant has met all requirements, conditions, and regulations herein set forth, the Utility will then install a tap, meter, and cut-off valves and take all necessary actions to initiate service.

Section 2.3 - Billing

Water and sewer utility bills shall be rendered monthly unless otherwise authorized by the Commission, or unless service is terminated before the end of a billing cycle. Service initiated less than one week before the next billing cycle may be billed with the following month's bill. Bills should be rendered as promptly as possible following the reading of meters.

Bills are considered late if payment is not received at the Utility's office or postal address within 16 days of the billing date. Service can be discontinued for nonpayment of a bill only after a 10 day written notice. Late charge for delinquent bills shall be the maximum permitted in accordance with the Commission's Substantive Rules.

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TEXAS WATER COMMISSION
APPROVED
DATE 10/31/86 DOCKET
FILE W-175-6 BY JH
TARIFF CLERK

(Name of Water Utility)

SECTION 3.0 - EXTENSION POLICY

Section 3.1 - Standard Extension Requirements under Texas Water Commission Substantive Rules

Contributions in aid of construction shall not be required of individual residential customers for production, storage, treatment, or transmission facilities. T
T
T

The Utility will bear the cost of the first 200 feet of water main necessary to extend service to an individual residential customer. The Utility shall bear the full cost of any oversizing of water mains to serve other residential customers in the area. Residential customers may not be charged the actual costs of any additional transmission or storage over and above the standard requirements, except where unusual or abnormally large demands are placed upon the system by a particular residential customer, that customer may be charged for the costs of additional facilities needed to meet that specific demand. T
T
T
T
T
T
T
T
T

Section 3.2 - Specific Utility Extension Policy

RESIDENTIAL CUSTOMERS--The customer will pay for additional main beyond the first 200 feet required to extend service to such customer. The customer will pay actual cost of any additional transmission or storage over and above the standard requirements, if necessary to meet unusual or abnormally large demand of that specific customer. T
T
T
T
T

COMMERCIAL CUSTOMERS--Same as residential. T

DEVELOPERS--Developers may be required to provide contributions in aid of construction in amounts to furnish the System with facilities compliant with the Texas Department of Health minimum design criteria for facilities used in the production, transmission, pumping, storage, or treatment of water. T
T
T
T
T

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TEXAS WATER COMMISSION
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DATE 10/31/86 DOCKET _____
FILE W-1756 BY JM
TARIFF CLERK

(Name of Water Utility)

SECTION 4.0 - WATER RATIONING PLAN

In cases of extreme drought, periods of abnormally high usage, or extended reduction in ability to supply water due to equipment failure, it may be necessary to institute water rationing. Water rationing can be implemented only for emergency use during periods of acute water shortage. Water rationing is not a legitimate alternative when water systems are deficient in meeting the minimum "Water System Quantity Requirements" of the Texas Department of Health during normal use periods, or when the Utility is not making all immediate and necessary efforts to replace or repair malfunctioning equipment. N
N
N
N
N
N
N
N
N
N

Texas Water Commission Rule 291.91 requires that a Utility must have an approved Water Rationing Program before implementation and monitoring of rationing. The model rationing program is based on three stages: mild, moderate, or severe rationing. A utility must select or propose the method of mild rationing it will use. Any other rationing plans, including mild rationing alternatives that are not included in the model rationing program, must have approval of the Texas Water Commission before implementation. N
N
N
N
N
N
N
N
N
N

PART 1 -- GENERAL PROVISIONS

A. Declaration of Emergency. When system demand exceeds system production over a 24-hour period, and refilling the storage facilities is rendered impossible; OR when the Utility is notified by its wholesale supplier of a cutback in water to be delivered to such an extent that normal use patterns will no longer be possible; the Utility may declare an emergency to exist, and thereafter ration water in the following manner. N
N
N
N
N
N
N
N

B. Notice Requirements. Written notice of the proposed rationing shall be mailed 72 hours, or hand delivered to each customer 24 hours, before the utility actually starts the program, and shall also be placed in a local newspaper. The Utility shall send a copy of the customer notice N
N
N

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(Name of Water Utility)

to the Texas Water Commission at the same time notice is sent to the N
customers. The customer notice shall contain the following information: N

- 1. The date rationing shall begin, N
- 2. The date rationing shall end, N
- 3. The stage (level) and explanation of rationing to be employed, N
and N
- 4. Explanation of penalties for violations. N

C. Violation of Emergency Rationing Rules. N

- 1. First violation--The Utility may install a flow restricter in N
the line to limit the amount of water which will pass through N
the meter in a 24-hour period. The cost to be charged to the N
customer's account shall be the actual installed cost to the N
Utility, not to exceed the maximum permitted under the Texas N
Water Commission rules. As of the effective date of this N
tariff, such maximum amount is \$50.00. N
- 2. Subsequent violations--The Utility may terminate service at N
the meter for a period of seven (7) days, or until the end of N
the calendar month, whichever is LESS. The normal reconnect N
fee of the Utility shall apply for restoration of service. N

D. Exemptions or Variations from Rationing Rules. The Utility may N
grant any customer an exemption or variance from the uniform rationing N
program for good cause. In such event the Utility shall notify the Texas N
Water Commission within 24 hours of such exception or variance, stating N
the name, address, and cause of exemption or variance for the affected N
customer. N

A customer who is refused an exemption or variance may appeal such action N
to the Utility by written appeal to the Texas Water Commission. The N
Utility shall treat all customers equally concerning exemptions and N
variances, and shall not employ discrimination in such grants. N

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FILE W-1756 BY JH
TARIFF CLERK

(Name of Water Utility)

E. Rates. All existing rate schedules shall remain in effect during the rationing period, and no charges may be levied against a customer which are not contained in the approved tariff of the Utility as filed with the Texas Water Commission. N
N
N
N

The purpose of the Emergency Water Rationing Program is to conserve the total amount of water demanded from the Utility until supply can be restored to normal levels. This rationing program shall not exceed sixty (60) days without written approval of the Texas Water Commission. N
N
N
N

PART 2 -- STAGE LEVELS OF RATIONING

STAGE I (Mild Rationing Conditions)--Usage of water for outdoor purposes such as lawns, gardens, car washing, etc., will be restricted to (select one method from suggested alternatives): N
N
N
N

ALTERNATE DAY USE--Customers with even-numbered addresses can use water outdoors on even-numbered days, and customers with odd numbered addresses can use water outdoors on odd-numbered days. N
N
When there are no numbered addresses--North and West sides of streets can use water outdoors on even-numbered days; South and East sides of streets can use water outdoors on odd-numbered days. N
N

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(Name of Water Utility)

STAGE II (Moderate Rationing Conditions)--All outdoor water usage is prohibited; however, usage for livestock is exempt. N
N

STAGE III (Severe Rationing Conditions)--All outdoor water usage is prohibited; livestock may be exempted by the Utility. All consumption shall be limited for each customer in one of the following ways: N
N
N

1. A fixed percentage of each customer's average use in the prior month, the percentage to be uniformly applied on a systemwide basis, each customer being notified of this percentage amount, OR N
N
2. A maximum number of gallons per meter (customer) per week, with notice to each customer of this number. N
N

All meters shall be read as often as necessary to ensure compliance with this program for the benefit of all the customers. N
N

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BY	Jr
TARIFF CLERK	

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SYSTEM 200

(Name of Water Utility)

APPENDIX A - CONDENSED SUBSTANTIVE RULES

The Company is familiar with the Commission's complete Substantive Rules, will abide by those rules, and will maintain a current copy at the Company's offices. A summary of the rules is as follows:

RULE SUBJECT

SUBCHAPTER A - GENERAL PROVISIONS

- 291.1 Purpose and scope
- 291.2 Severability clause
- 291.3 Definition of terms
- 291.4 Cooperative corporation rebates
- 291.5 Filing of documents
- 291.6 Agreements to be in writing
- 291.7 Communications

SUBCHAPTER B - JURISDICTION AND APPEAL, PLEADING AND PETITION REQUIREMENTS

- 291.21 Complaint by affected person
- 291.22 Jurisdiction over affected interests
- 291.23 Ratepayer defined
- 291.24 Surrender of jurisdiction of municipality
- 291.25 Reinstatement of jurisdiction of municipality
- 291.26 Jurisdiction over nonprofit Water Supply Corporations
- 291.27 General pleading requirements
- 291.28 Pleadings to seek review of rate actions
- 291.29 Contents of petitions for review of municipal rate actions
- 291.30 Contents seeking review of rates for sales of water
- 291.31 Content of Certificate of Convenience and Necessity applications
- 291.32 Filing fees

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FILE W-1756 BY Jy
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(Name of Water Utility)

APPENDIX A - CONDENSED SUBSTANTIVE RULES (continued)

- 291.33 Service of pleadings
- 291.34 Examination and correction of pleadings
- 291.35 Applications, testimony, and exhibits
- 291.36 Form and filing of tariffs
- 291.37 Appeal under TEXAS WATER CODE SECTION 13.086

SUBCHAPTER C - NOTICE

- 291.41 Administrative completeness
- 291.42 Applicant notice of intent to change rates
- 291.43 Party status
- 291.44 Contents of notice (less than 150 customers)

SUBCHAPTER D - EVIDENCE AND PROCEDURE

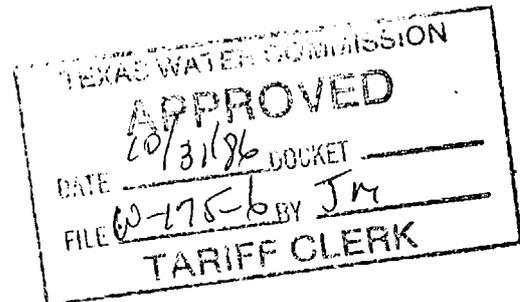
- 291.51 General
- 291.52 Burden of proof
- 291.53 Interim rate relief
- 291.54 Form and filing of bonds
- 291.55 Informal proceedings
- 291.56 Consolidation

SUBCHAPTER E - RATEMAKING COMPONENTS

- 291.61 Cost of service
- 291.62 Rate design

SUBCHAPTER F - RECORDS AND REPORTS

- 291.71 General reports
- 291.72 Uniform system of accounts
- 291.73 Annual reports
- 291.74 Duplicate information
- 291.75 Sale of property and mergers
- 291.76 Maintenance and location of records



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(Name of Water Utility)

APPENDIX A - CONDENSED SUBSTANTIVE RULES (continued)

SUBCHAPTER G - CUSTOMER SERVICE AND PROTECTION

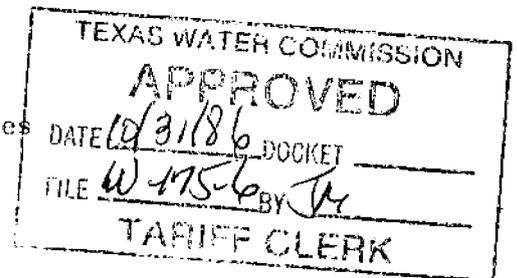
- 291.81 Customer relations
- 291.82 Refusal of service
- 291.83 Applicant and customer deposit
- 291.84 New construction
- 291.85 Billing
- 291.86 Discontinuance of service
- 291.87 Meters
- 291.88 Continuity of service

SUBCHAPTER H - QUALITY OF SERVICE

- 291.91 Water utilities - definition of terms
- 291.92 Sewer utilities - definition of terms

SUBCHAPTER I - CERTIFICATES OF CONVENIENCE AND NECESSITY (CCN)

- 291.101 Definition of terms
- 291.102 Certificate required
- 291.103 Exceptions for extension of service
- 291.104 CCN's for existing service areas and facilities
- 291.105 CCN's for new service areas and facilities
- 291.106 Filing by existing public utilities
- 291.107 Application contents
- 291.108 Preliminary order for certificate
- 291.109 Notice and hearing for application for CCN
- 291.110 Revocation or amendment of certificate
- 291.111 Transferability of certificate
- 291.112 Notice requirements for ceasing operations or transfer of certificates
- 291.113 Exclusiveness of certificates
- 291.114 Contracts valid and enforceable



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FAUST PROPERTIES, INC.,
D/B/A FAUST UTILITIES

Water Tariff Page No. 11
Revision No. 1

(Name of Water Utility)

APPENDIX B - SAMPLE SERVICE AGREEMENT FORMS

None used.

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TARIFF CLERK

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SEWER UTILITY TARIFF

FOR

FAUST PROPERTIES, INC., D/B/A
FAUST UTILITIES

6622 Point Clear
Business Address

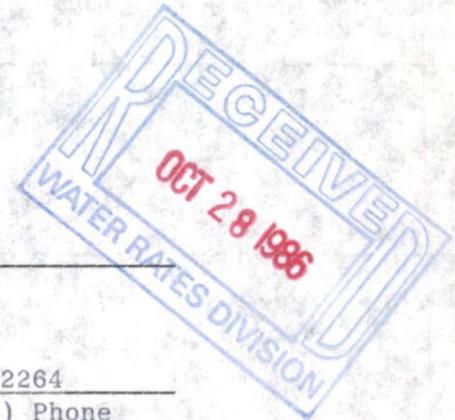
Utility Name

HOUSTON,
City

TEXAS
State

77512
ZIP Code

(713) 444-2264
(Area Code) Phone



This tariff is effective in the following counties:

HARRIS

and the following cities and unincorporated towns (if any):

NONE

and the following subdivisions or systems:

MAPLE LEAF GARDENS

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DEC 31 1986

SYSTEM 200

(Name of Sewer Utility)

SECTION 1.0 - RATE SCHEDULE

Section 1.1 - Rates

CUSTOMER CLASSIFICATION	MONTHLY MINIMUM CHARGE AMOUNT	GALLONS INCLUDED	GALLONAGE CHARGE PER 1,000 GALLONS OVER MINIMUM	
Metered	\$22.14	2,000	\$1.49	T
Unmetered	25.88	N/A	N/A	T

For metered customers, gallonage charge based upon average winter month (December, January, February) water usage. T

Section 1.2 - Miscellaneous fees

TAP FEE T

\$450.00 (Actual cost, not to exceed) T
Tap fee is limited to the Utility's average actual costs for materials and labor for standard residential connections. T

RETURNED CHECK CHARGE T

\$15.00 T
This fee will be charged for returned checks. T

BOTH OF THESE ARE ALREADY IN WATER TARIFF

RECONNECTION FEE T

\$50.00 T
The reconnect fee will be charged before service can be restored to a customer whose service has been disconnected at the customer's request or for the reasons listed under Section 2 of this Tariff or in the Commission's Substantive Rules. T

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FILE W-1766 BY JM
TARIFF CLERK

(Name of Sewer Utility)

SECTION 2.0 - SERVICE RULES AND REGULATIONS

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All applications for service will be made on the Utility's standard application or contract form and will be signed by the applicant before sewer service is provided by the Utility. A separate application or contract will be made for each service at each separate location. Customer deposit policy and amounts shall be as set forth in the Commission's Substantive Rules. T T T T T T

Section 2.2 - Sewer Installation

After the applicant has met all requirements, conditions, and regulations herein set forth, the Utility will then install a service connection and take all necessary actions to initiate service. T T T

Section 2.3 - Billing

Water and sewer utility bills shall be rendered monthly unless otherwise authorized by the Commission, or unless service is terminated before the end of a billing cycle. Service initiated less than one week before the next billing cycle may be billed with the following month's bill. Bills should be rendered as promptly as possible following the reading of meters. T T T T T T

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(Name of Sewer Utility)

SECTION 3.0 - EXTENSION POLICY

Section 3.1 - Standard Extension Requirements under Texas Water Commission
Substantive Rules

Contributions in aid of construction shall not be required of individual residential customers for transmission, pumping, treatment, or disposal of sewage. The Utility will bear the cost of the first 200 feet of any collection line necessary to extend service to an individual residential customer. The Utility shall bear the full cost of any oversizing of collection lines necessary to serve other residential customers in the area. If a Utility's specific extension policy stated below requires it: (1) A residential customer may be required to pay for additional collection line (in excess of 200 feet) necessary to serve his property; (2) A residential customer who places unique or non-standard service demands on the system may be charged the actual costs of any additional collection or pumping required over and above the standard requirements; and (3) Developers may be required to provide contributions in aid of construction in amounts to furnish the System with facilities compliant with the Texas Water Commission minimum design criteria for transmission, pumping, treatment, or disposal of sewage.

Section 3.2 - Specific Utility Extension Policy

RESIDENTIAL CUSTOMERS--The customer will pay for additional collection line beyond the first 200 feet required to extend service to such customer. A customer who places unique or non-standard service demands on the system, as determined by the system engineer, shall pay the actual cost of any additional pumping or collection required over and above the standard requirements, if necessary to meet the individual customer's specific requirements.

COMMERCIAL CUSTOMERS--Same as residential.

DEVELOPERS--Developers may, at the option of the utility, be required to provide contributions in aid of construction in amounts to furnish the System with facilities compliant with the Texas Water Commission minimum design criteria for transmission, pumping, treatment, or disposal of sewage.

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APPENDIX A - CONDENSED SUBSTANTIVE RULES

The Company is familiar with the Commission's complete Substantive Rules, will abide by those rules, and will maintain a current copy at the Company's offices. A summary of the rules is as follows:

RULE SUBJECT

SUBCHAPTER A - GENERAL PROVISIONS

- 291.1 Purpose and scope
- 291.2 Severability clause
- 291.3 Definition of terms
- 291.4 Cooperative corporation rebates
- 291.5 Filing of documents
- 291.6 Agreements to be in writing
- 291.7 Communications

SUBCHAPTER B - JURISDICTION AND APPEAL, PLEADING AND PETITION REQUIREMENTS

- 291.21 Complaint by affected person
- 291.22 Jurisdiction over affected interests
- 291.23 Ratepayer defined
- 291.24 Surrender of jurisdiction of municipality
- 291.25 Reinstatement of jurisdiction of municipality
- 291.26 Jurisdiction over nonprofit Water Supply Corporations
- 291.27 General pleading requirements
- 291.28 Pleadings to seek review of rate actions
- 291.29 Contents of petitions for review of municipal rate actions
- 291.30 Contents seeking review of rates for sales of water
- 291.31 Content of Certificate of Convenience and Necessity applications
- 291.32 Filing fees

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APPENDIX A - CONDENSED SUBSTANTIVE RULES (continued)

- 291.33 Service of pleadings
- 291.34 Examination and correction of pleadings
- 291.35 Applications, testimony, and exhibits
- 291.36 Form and filing of tariffs
- 291.37 Appeal under TEXAS WATER CODE SECTION 13.086

SUBCHAPTER C - NOTICE

- 291.41 Administrative completeness
- 291.42 Applicant notice of intent to change rates
- 291.43 Party status
- 291.44 Contents of notice (less than 150 customers)

SUBCHAPTER D - EVIDENCE AND PROCEDURE

- 291.51 General
- 291.52 Burden of proof
- 291.53 Interim rate relief
- 291.54 Form and filing of bonds
- 291.55 Informal proceedings
- 291.56 Consolidation

SUBCHAPTER E - RATEMAKING COMPONENTS

- 291.61 Cost of service
- 291.62 Rate design

SUBCHAPTER F - RECORDS AND REPORTS

- 291.71 General reports
- 291.72 Uniform system of accounts
- 291.73 Annual reports
- 291.74 Duplicate information
- 291.75 Sale of property and mergers
- 291.76 Maintenance and location of records

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APPENDIX A - CONDENSED SUBSTANTIVE RULES (continued)

SUBCHAPTER G - CUSTOMER SERVICE AND PROTECTION

- 291.81 Customer relations
- 291.82 Refusal of service
- 291.83 Applicant and customer deposit
- 291.84 New construction
- 291.85 Billing
- 291.86 Discontinuance of service
- 291.87 Meters
- 291.88 Continuity of service

SUBCHAPTER H - QUALITY OF SERVICE

- 291.91 Water utilities - definition of terms
- 291.92 Sewer utilities - definition of terms

SUBCHAPTER I - CERTIFICATES OF CONVENIENCE AND NECESSITY (CCN)

- 291.101 Definition of terms
- 291.102 Certificate required
- 291.103 Exceptions for extension of service
- 291.104 CCN's for existing service areas and facilities
- 291.105 CCN's for new service areas and facilities
- 291.106 Filing by existing public utilities
- 291.107 Application contents
- 291.108 Preliminary order for certificate
- 291.109 Notice and hearing for application for CCN
- 291.110 Revocation or amendment of certificate
- 291.111 Transferability of certificate
- 291.112 Notice requirements for ceasing operations or transfer of certificates
- 291.113 Exclusiveness of certificates
- 291.114 Contracts valid and enforceable

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FAUST PROPERTIES, INC.,
D/B/A FAUST UTILITIES

Sewer Tariff Page No. 7
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APPENDIX B - SAMPLE SERVICE AGREEMENT FORMS

None used.

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