



## Filing Receipt

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**SEWER UTILITY TARIFF**  
**Docket Number: 46438**

J & S Water Company, LLC  
(Utility Name)

1905 N. Battle Bell Road  
(Business Address)

Highlands, TX 77562  
(City, State, Zip Code)

(281) 590-4359  
(Area Code/Telephone)

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

20658

This tariff is effective in the following counties:

Harris, Chambers and Liberty

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

None

This tariff is effective in the following subdivision:

Maple Leaf Gardens and Windfern Meadows (WQ 12342-001), Five Oaks (WQ 12382-001), and Woodland Acres (WQ 11720-001)

**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):

SECTION 1.0 - RATE SCHEDULE .....	2
SECTION 2.0 - SERVICE RULES AND POLICES .....	4
SECTION 3.0 - EXTENSION POLICY .....	9

**APPENDIX A: SAMPLE SERVICE AGREEMENT**

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallage Charge</u>
5/8" or 3/4"	\$36.15 (Includes 0 gallons)	\$2.00 per 1,000 gallons
1"	\$90.38	
1½"	\$180.75	
2"	\$289.20	
3"	\$542.25	
4"	\$903.75	
6"	\$1,807.50	

Gallage 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 X, Check X, Money Order X, Credit Card   , Other By Phone

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.

Phone Payment Fee\*: A fee of five percent (5%) of the amount paid will be charged for all phone payments.

REGULATORY ASSESSMENT..... 1.0%  
 PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL.

Section 1.02 - Miscellaneous Fees

TAP FEE (Residential).....Actual Cost  
 TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL CONNECTION 5/8" or 3/4" METER.

NON-RESIDENTIAL TAP FEE (Large Connection Tap).....Actual Cost  
 TAP FEE IS THE BASED ON THE AVERAGE OF THE UTILITY'S COST FOR MATERIALS AND LABOR FOR NON-RESIDENTIAL CONNECTIONS.

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) Non-payment of bill (Maximum \$25.00) .....\$25.00
- b) Customer's request that service be disconnected .....\$50.00

TRANSFER FEE.....\$50.00  
 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) .....\$5.00  
 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.



**WATER UTILITY TARIFF  
Tariff Control No. 50637**

J & S Water Company, L.L.C.  
(Utility Name)

1905 N. Battle Bell Road  
(Business Address)

Highlands, TX 77562  
(City, State, Zip Code)

(281) 590-4359  
(Area Code/Telephone)

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

12085

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:

Five Oaks (PWS #1011832)

**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):

SECTION 1.0 - RATE SCHEDULE .....	2
SECTION 2.0 - SERVICE RULES AND POLICES .....	4
SECTION 3.0 - EXTENSION POLICY .....	11

APPENDIX A: DROUGHT CONTINGENCY PLAN

APPENDIX B: APPLICATION FOR SERVICE

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallage Charge</u>
5/8" or 3/4"	\$23.44 (per connection for all water meter sizes)	\$1.50 per 1,000 gallons over the minimum
1"	\$58.60	
1½"	\$117.20	
2"	\$187.52	
3"	\$351.60	
4"	\$586.00	
6"	\$1,172.00	

Pass Through Fee:

North Harris County Regional Water Authority..... \*\$5.00 per 1000 gallons  
 (The pass through fees are adjusted for line loss) (Tariff Control No. 50637)

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.

Phone Payment Fee\*: A fee of five percent (5%) of the amount paid will be charged for all phone payments.

REGULATORY ASSESSMENT..... 1.0%  
 PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY  
 BILL

Section 1.02 - Miscellaneous Fees

TAP FEE .....\$600.00  
 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.

NON-RESIDENTIAL TAP FEE.....Actual Cost  
 THE TAP FEE IS BASED ON THE AVERAGE OF THE UTILITY'S ACTUAL COST FOR MATERIALS AND  
 LABOR FOR NON-RESIDENTIAL CUSTOMERS

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

SECTION 1.0 -- RATE SCHEDULE (Continued)

TRANSFER FEE .....	<u>\$50.00</u>
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) .....	<u>\$5.00</u>
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 .....	<u>\$30.00</u>
RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST	
CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50) .....	<u>\$50.00</u>
NON-RESIDENTIAL CUSTOMER DEPOSIT .....	<u>1/6<sup>TH</sup> of estimate annual billing</u>
METER TEST FEE .....	<u>\$25.00</u>
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	
METER CONVERSION FEE .....	<u>Actual Cost</u>
TO CHANGE LOCATION OR INCREASE THE SIZE OF THE METER AT THE CUSTOMER'S REQUEST	

PASS THROUGH ADJUSTMENT CLAUSE:

The utility may pass on only to those customers served by a system subject to the jurisdiction of the North Harris County Regional Water Authority (NHCRWA) or systems receiving purchased water from the City of Houston Groundwater Reduction Plan (COH GRO), any increase or decrease in its underground water district pumpage fee or purchased water fee, thirty (30) days after noticing of any change to all effected customers and filing notice with the PUC as required by 16 TAC § 24.25. The change per customer shall be calculated as follows:

$$AG = G / 1 - L$$

Where:

- AG = adjusted gallonage charge, rounded to nearest one cent
- G = new gallonage charge (per 1,000 gallons)
- L = line loss for the preceding 12 months, not to exceed 15%

1701 N. Congress Avenue  
PO Box 13326  
Austin, TX 78711-3326



Date Filed: Jun. 13, 2022  
CCN Water No.(s): 12085  
CCN Sewer No.(s): 20658

**Public Utility Commission of Texas**  
**Class "D" Water or Sewer Utility Request**  
**for an Annual Rate Adjustment**

*Pursuant to Texas Water Code §13.1872 and 16 Texas Administrative Code Chapter 24*

Utility Name: J&S WATER COMPANY, LLC

Applicant: \_\_\_\_\_  
(If applicable, an Individual, Corporation, or Other Legal Entity other than Utility)

Address: PO BOX 690521 E-Mail: HARRISON.FTU@GMAIL.COM  
City: HOUSTON Web Site: N/A  
State/Zip: TEXAS 77269  
Telephone: 832-534-8545  
Fax: N/A

*Person to whom correspondence concerning this request should be addressed:*

Name: HARRISON WILLIAMS  
(First/Last Name)

Address: PO BOX 690521 E-Mail: HARRISON.FTU@GMAIL.COM  
City: HOUSTON Web Site: N/A  
State/Zip: TEXAS 77269  
Telephone: 832-534-8545  
Fax: N/A

Affiliates\* NOT APPLICABLE  
(list by name \_\_\_\_\_  
and CCN No.) \_\_\_\_\_

\* If the total of affiliate water connections plus the applicant's water connections is more than 500, the applicant is not a Class D utility and may not file this form and must file the application for Class C utilities.

Number of Current Active Water Connections: \_\_\_\_\_ 285  
Number of Current Active Sewer Connections: \_\_\_\_\_ 283  
(Total for all of the utility's CCNs and subdivisions.)



## Class D Water or Sewer Utility Request for an Annual Rate Adjustment

**J&S WATER COMPANY, LLC**

**June 13, 2022**

(Utility Name)

(Date of Application)

Enter all applicable data in unlocked cells. For example, the "Other: \_\_\_\_\_" cell or the "Previous Tariff Rates" column should be completed using the utility's previously approved tariff. The remainder of the worksheet will automatically calculate new tariff values.

<b>WATER</b>		<b>Previous Tariff Rates</b>	<b>Annual Rate Adjustment</b>	<b>Proposed Minium Monthly Charge</b>
Gallons Included:	<b>0</b>			
<b>Meter Sizes</b>			<b>5.00%<sup>1</sup></b>	
5/8"	\$ 23.44			\$ 24.61
3/4"	\$ 23.44			\$ 24.61
1"	\$ 58.60			\$ 61.53
1 1/2"	\$ 117.20			\$ 123.06
2"	\$ 187.52			\$ 196.90
3"	\$ 351.60			\$ 369.18
4"	\$ 586.00			\$ 615.30
6"	\$ 1,172.00			\$ 1,230.60
8"	\$ -			\$ -
10"	\$ -			\$ -
<b>Other:</b>		\$ -		

<b>SEWER</b>		<b>Previous Tariff Rates</b>	<b>Annual Rate Adjustment</b>	<b>Proposed Minimum Monthly Charge</b>
Gallons Included:	<b>0</b>			
<b>Meter Sizes</b>			<b>5.00%<sup>1</sup></b>	
5/8"	\$ 36.15			\$ 37.96
3/4"	\$ -			\$ -
1"	\$ -			\$ -
1 1/2"	\$ -			\$ -
2"	\$ -			\$ -
3"	\$ -			\$ -
4"	\$ -			\$ -
6"	\$ -			\$ -
8"	\$ -			\$ -
10"	\$ -			\$ -
<b>Other:</b>		\$ -		

<sup>1</sup>The Texas Water Code limits the increase to 5%.

**Please note that rates for separate surcharges and pass-through clauses in your tariff may not be included in the calculation. Only your minimum monthly charge and gallonage charge may be included. No fees such as tap fees, late fees, or any other tariffed rate may**

# Class D Water or Sewer Utility Request for an Annual Rate Adjustment

Utility Name: J&S WATER COMPANY, LLC  
 CCN Number(s):   Water 12085                      Sewer 20658

## WATER

<b>(Do not complete if you have BLOCK gallonage rates.)</b>		
<b>GALLONAGE CHARGE:</b>		
for each additional 1,000 gallons over the minimum (use this table for a single gallonage rate)		
<b>Previous Tariff Rates</b>	<b>Annual Rate Adjustment</b>	<b>Proposed Tariff Rates</b>
\$ 1.50	5.00% <sup>1</sup>	\$ 1.58

<b>(Do not complete if you have a single gallonage charge.)</b>						
<b>BLOCK GALLONAGE CHARGES</b>						
Gallonage Blocks				Previous Tariff Rates (per 1,000 gallons)	Annual Rate Adjustment	Proposed Tariff Rates (per 1,000 gallons)
From		to		gallons	\$ -	\$ -
From		to		gallons	\$ -	\$ -
From		to		gallons	\$ -	\$ -
From		to		gallons	\$ -	\$ -
For usage over				gallons	\$ -	\$ -

## SEWER

<b>(Do not complete if you have BLOCK gallonage rates.)</b>		
<b>GALLONAGE CHARGE:</b>		
for each additional 1,000 gallons over the minimum (use this table for a single gallonage rate)		
<b>Previous Tariff Rates</b>	<b>Annual Rate Adjustment</b>	<b>Proposed Tariff Rates</b>
\$ 2.00	5.00% <sup>1</sup>	\$ 2.10

<b>(Do not complete if you have a single gallonage charge.)</b>						
<b>BLOCK GALLONAGE CHARGES</b>						
Gallonage Blocks				Previous Tariff Rates (per 1,000 gallons)	Annual Rate Adjustment	Proposed Tariff Rates (per 1,000 gallons)
From		to		gallons	\$ -	\$ -
From		to		gallons	\$ -	\$ -
From		to		gallons	\$ -	\$ -
From		to		gallons	\$ -	\$ -
For usage over				gallons	\$ -	\$ -

<sup>1</sup>The Texas Water Code limits the increase to 5%.

# NOTICE OF APPROVED UTILITY ANNUAL RATE ADJUSTMENT

**Utility Name:** J&S WATER COMPANY, LLC  
**CCN Number(s):**            **Water** 12085            **Sewer** 20658

The rates listed on the next page will apply to service received after the effective date listed on the notice below. This rate was requested by the utility and approved by the Public Utility Commission of Texas based on Texas Water Code § 13.1872, which allows the utility to receive an annual rate adjustment, without a hearing, of no more than 5%.

The following public water system(s), sewer system(s), or subdivision(s) will be affected by this rate adjustment:  
PWS ID 1011832  


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WQ 12382-001  


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**Effective Date of Approved Increase:** August 1, 2022  
(must be at least 30 days from the date the customers receive notice)

The rate adjustment will apply to all service rendered after the effective date and will be reflected on the bill you receive approximately 30 to 45 days after the effective date.

Address: PO BOX 690521  
City: HOUSTON  
State/Zip: TEXAS 77269  
Telephone: 832-534-8545

Percent of Rate Adjustment: 5.00%<sup>1</sup>  
Date Notice Delivered: 6/13/2022  
Date Meters are Read: 16th-20th of each month

## Billing Comparison<sup>2</sup>

Charges based on Gallons (G) per Month (mo)

### Water:

Previous		New	
5,000 G	<u>\$30.94</u> /mo	5,000 G	<u>\$32.49</u> /mo
10,000 G	<u>\$38.44</u> /mo	10,000 G	<u>\$40.36</u> /mo

### Sewer:

Previous		New	
5,000 G	\$46.15 /mo	5,000 G	\$48.46 /mo

<sup>1</sup>The Texas Water Code limits the increase to 5%.

<sup>2</sup>The billing comparison only includes minimum monthly charge, block gallonage rate and gallonage rate charges.

# NOTICE OF APPROVED UTILITY ANNUAL RATE ADJUSTMENT

Utility Name: J&S WATER COMPANY, LLC

CCN Number(s): Water 12085 Sewer 20658

## WATER

<b>MINIMUM MONTHLY CHARGE</b>			
Meter Size	Previous Minimum Monthly Charge	New Minimum Monthly Charge	
5/8"	\$ 23.44	\$ 24.61	
3/4"	\$ 23.44	\$ 24.61	
1"	\$ 58.60	\$ 61.53	
1 1/2"	\$ 117.20	\$ 123.06	
2"	\$ 187.52	\$ 196.90	
3"	\$ 351.60	\$ 369.18	
4"	\$ 586.00	\$ 615.30	
6"	\$ 1,172.00	\$ 1,230.60	
8"	\$ -	\$ -	
10"	\$ -	\$ -	
Other:	\$ -	\$ -	

<b>GALLONAGE CHARGES</b>		
for each additional 1,000 gallons over the minimum		
Previous Tariff Rates	Annual Rate Adjustment	New Tariff Rates
\$ 1.50	<b>5.00%<sup>1</sup></b>	\$ 1.58

<b>BLOCK GALLONAGE CHARGES</b>						
<b>Gallage Blocks (inclining or declining)</b>				Previous Tariff Rates (per 1,000 gallons)	Annual Rate Adjustment	New Tariff Rates (per 1,000 gallons)
From	0	to	0	\$ -	<b>5.00%<sup>1</sup></b>	\$ -
From		to		\$ -		\$ -
From		to		\$ -		\$ -
From		to		\$ -		\$ -
For usage over				\$ -		\$ -

<sup>1</sup> A 5% rate increase is permitted by Texas Water Code § 13.1872 for a Class D utility without hearing for four out of five calendar years.

# NOTICE OF APPROVED UTILITY ANNUAL RATE ADJUSTMENT

Utility Name: J&S WATER COMPANY, LLC

CCN Number(s): Water 12085 Sewer 20658

## SEWER

<b>MINIMUM MONTHLY CHARGE</b>		
Meter Size	Previous Minimum Monthly Charge	New Minimum Monthly Charge
5/8"	\$ 36.15	\$ 37.96
3/4"	\$ -	\$ -
1"	\$ -	\$ -
1 1/2"	\$ -	\$ -
2"	\$ -	\$ -
3"	\$ -	\$ -
4"	\$ -	\$ -
6"	\$ -	\$ -
8"	\$ -	\$ -
10"	\$ -	\$ -
Other: <span style="border: 1px solid black; display: inline-block; width: 100px; height: 15px;"></span>	\$ -	\$ -

<b>GALLONAGE CHARGES<sup>1</sup></b>		
for each additional 1,000 gallons over the minimum		
Previous Tariff Rates	Annual Rate Adjustment	New Tariff Rates
\$ 2.00	<b>5.00%<sup>1</sup></b>	\$ 2.10

<b>BLOCK GALLONAGE CHARGES</b>						
Gallonage Blocks (inclining or declining)				Previous Tariff Rates (per 1,000 gallons)	Annual Rate Adjustment	New Tariff Rates (per 1,000 gallons)
From		to		\$ -	<b>5.00%<sup>1</sup></b>	\$ -
From		to		\$ -		\$ -
From		to		\$ -		\$ -
From		to		\$ -		\$ -
For usage over				\$ -		\$ -

<sup>1</sup>A 5% rate increase is permitted by Texas Water Code § 13.1872 for a Class D utility without hearing for four out of five calendar years.