



Filing Receipt

Filing Date - 2025-03-03 03:45:06 PM

Control Number - 57435

Item Number - 306

CY 2025 Registration of Submetered or Allocated Utility Service

Registration Number: Not Entered

Property Owner

IVC Preiss 2025 Venture, LLC
280 Park Ave, 36W
New York, NY 10017
(512) 882-7393
outpost@tpco.com

Property Manager

The Preiss Company
1700 Hillsborough St
Raleigh, NC 27605
(919) 870-5080
matt.guzman@tpco.com

Property Where Utility Service Is Provided

The Outpost
1647 Post Rd
San Marcos, TX 78666
(512) 882-7393
outpost@tpco.com

Property Type: Apartment (Apartment House)

Information on Utility Service

Tenants are billed for? Both Water and Wastewater
Submetered or Allocated? Changing from Submetered to Allocated
Name of utility providing service: City of San Marcos

Changing from Submetered to Allocated

Changing from submetered to allocated has been requested.

Method Used to Allocate Utility Charges

The following methods are used:

- Estimated Occupancy Method

Method Used to Offset Charges for Common Areas

The following methods were checked:

- Installed irrigation system that is/are separately metered or submetered.

Required Documents Uploaded

The following documents were required:

- Letter requesting change from submetered to allocated.

The following documents were uploaded:

- Public Utility Commission of Texas.pdf

Filing Party

This registration was filed by the Property Manager.

Public Utility Commission of Texas
Chris Burch, Director, Consumer Protection Division
1701 N Congress PO Box 13326
Austin, Texas 78711-3326

Re: The Outpost – Change to Allocated Billing

To whom it may concern:

This letter was prepared in anticipation of obtaining your approval for an approved allocation billing method pursuant to Texas Water Code, Subchapter M, Sec. 13.502(e)(1) and (2).

The Outpost apartment community, which is located at 1647 Post Rd., San Marcos, Texas, is comprised of 162 dwelling units that does not have individual water submeters installed. Regrettably, the original application to register for the allocated billing method was filed incorrectly and was listed as the property having water submeters.

Therefore, we respectfully request your approval of an approved allocation method due to the considerable capital that would be involved in installing a submetering system. We will adhere to the additional Public Utility Commission (“PUC”) requirements if our request is approved, which includes the following under reference Subchapter H, § 24.123(c).

Please note, our current resident lease addendum supports the allocation methodology.

We trust the information we have provided to the PUC is sufficient in detail as to warrant approval of a change to an approved allocation method of billing. However, in the event you require additional information, please feel free to contact me.

Matt Guzman
908-216-9544
Matt.guzman@tpco.com