



Filing Receipt

Filing Date - 2025-03-20 10:06:59 AM

Control Number - 57435

Item Number - 368

CY 2025 Registration of Submetered or Allocated Utility Service

Registration Number: S9296

Property Owner

Rowan Properties
14785 Preston Road Suite 475
Dallas, TX 75254
(214) 980-1206
parkplacemgr@valiantresidential.com

Property Manager

Rowan Properties
14785 Preston Road Suite 475
Dallas, TX 75254
(214) 980-1206
parkplacemgr@valiantresidential.com

Property Where Utility Service Is Provided

Park Place
240 Park Pl Blvd
Waxahachie, TX 75165
(214) 980-1206
parkplacemgr@valiantresidential.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 Waxahachie

Changing from Submetered to Allocated

Changing from submetered to allocated has been requested.

Method Used to Allocate Utility Charges

The following methods are used:

- Ratio Occupancy Method
- Occupancy and Size of Rental Unit, Percentage = 50%

Method Used to Offset Charges for Common Areas

The following methods were checked:

- All common areas and the irrigation system(s) are metered or submetered.

Required Documents Uploaded

The following documents were required:

- Letter requesting change from submetered to allocated.

The following documents were uploaded:

- Park Place Request to Change from Submetered to Allocated Water Billing at property.pdf
- Park Place Proposal 3.12.25 (003).pdf

Filing Party

This registration was filed by the Property Manager.

March 19, 2025
Public Utility Commission of Texas, Chris Burch, Director, Consumer Protection Division
1701 North Congress Ave
P.O. Box 13326
Austin, TX 78711-3326

RE: Request to Change from Submetered to Allocated Water Billing at Park Place Apartments:
240 Park Place Blvd, Waxahachie, TX 75165- CCN# S9296.

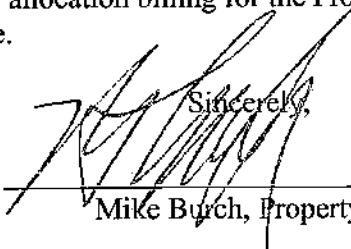
Dear Public Utility Commission of Texas:

The water submetering system at the above referenced Property is an old system which has experienced multiple instances of equipment failure since 08/2024 and requires replacement. Employees and contractors at the Property have made diligent efforts to repair the meters without success.

The Property has explored the feasibility of replacing the submetering system, but the cost would be prohibitive. The enclosed initial proposal shows the significant cost for the replacement of the system which the Property's budget cannot support, and additional repairs may be needed after. Consequently, we believe that good cause exists pursuant to 16 Texas Administrative Code ("TAC") § 24.279(d) and Texas Water Code § 13.502(e) to change from submetered billing to allocated billing. If approved, it is our intent to provide existing tenants 35-day notice of the new allocation and request their written consent of such modification following 16 TAC § 24.279(e). New move-ins would be informed of the allocated water billing pursuant to TAC § 24.279(a) at the time of leasing.

We intend to use the following allocation system: deduct five (5%) of the water/wastewater bill to account for the common areas and allocate the remaining ninety-five (95%) back to the residents based on a factor using a combination of square footage and occupancy in which no more than 50% is based on square footage per 16 TAC § 24.281. Irrigation is separately metered at the property and will not be used in the allocation per 16 TAC § 24.281(e)(1)(B)(iii).

We respectfully request approval of the conversion to water allocation billing for the Property. If you have any questions, please do not hesitate to contact me.

Sincerely,


Mike Burch, Property Owner



MAINTENANCE REQUEST

SPE SW RMB, LLC "Client" has requested a maintenance estimate ("Maintenance Estimate") from YES Energy Management, Inc. ("YES"). By signing this document, Client agrees to the following:

- All work pursuant to this maintenance request is subject to the terms (including damage limitation provisions) of the agreement for utility billing services between YES and Client (e.g., Utility Billing Service Agreement, Energy Master Services Agreement).
- Client authorizes YES to perform all work specified in the attached Maintenance Estimate. Additional work will need to be approved in writing. However, Client will only be invoiced on the actual work performed.
- Unless otherwise noted in the Maintenance Estimate, Client shall not require YES to obtain any contractor's license, permit or similar approval, or any other license or permit to perform the work.
- Pay all invoices submitted for the work performed within thirty (30) days after receipt of the invoice.
- YES warrants that all labor and materials per the Maintenance Estimate will be and remain free of defects for a period of one (1) year from the date when such work is substantially completed by YES.
- THE ABOVE WARRANTY SHALL NOT COVER DAMAGE, VANDALISM, TAMPERING, IMPROPER OR INSUFFICIENT MAINTENANCE, IMPROPER OPERATION, NORMAL WEAR AND TEAR, OR ELECTROMAGNETIC SIGNAL INTERFERENCE CAUSED BY THIRD PARTIES, CLIENT'S EMPLOYEES, OR CLIENT'S TENANTS. PRODUCT DEFECTS AFTER THE FIRST YEAR ARE COVERED SOLELY UNDER THE MANUFACTURER'S WARRANTY. EXCEPT AS EXPRESSLY SET FORTH IN THE MAINTENANCE ESTIMATE, AND TO THE FULLEST EXTENT ALLOWED UNDER APPLICABLE LAW, YES DISCLAIMS ALL EXPRESS, IMPLIED AND STATUTORY WARRANTIES WITH REGARD TO THE WORK AND THIS AGREEMENT INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Bill To:

Bill To Address (If Other Than Property):

By:

Date:

Print Name:

Title:

MAINTENANCE ESTIMATE



YES
Your Electrical Service

Property Information

Attention Property Manager
Property Name SPE SW RMB, LLC DBA Park Place **Estimate Date** 3/12/2025
Maintenance Type On-Call **Estimate Exp Date** 4/26/2025
Property Acct# p0262673 **Prop Mgmt** Valiant Residential
Address 240 Park Place Blvd **WO#** 68620
City Waxahachie **Yes Rep** Haley Boehnlein
State TX **Zip** 75165 **Return Estimate To:** Tonya.Anderson@Yardi.com

System Information

System Type Tehama **Total # of meters:** 213
Transmitter Type MDT **Meters Functioning:** _____
Meter Type Unknown **Meters To Be Serviced:** _____
Proposal Coordinator Tonya Anderson **% of Meters Operational:** _____

Equipment & Labor Estimate

P/N	Equipment Description	Qty	Unit Price	Total Price
40501	Tehama Data Concentrating Access Point (DCAP), 1000 Max Meter Points	1	\$ 1,351.00	\$ 1,351.00
Subtotal:				\$ 1,351.00

L&L	Labor Description	Qty	Unit Price	Total Price
L	Onsite Labor	4	\$ 125.00	\$ 500.00
L	Travel Labor	2	\$ 75.00	\$ 150.00
L	Lodging			\$ -
L	Freight	1	\$ 15.00	\$ 15.00

By signing this document, you are authorizing YES to perform all work specified in this document. Additional work will need to be approved in writing. However, You will only be invoiced on the actual work performed. Parts and Labor are warranted by YES for 1 year for any manufacturer defect, or YES labor default.	Subtotal:	\$ 665.00
	Sales Tax	8.25% \$ 111.46
	Labor Tax	\$ -
	Total Estimate:	\$ 2,127.46

I agree to pay all invoices submitted for the work performed within 30 days after receipt of the invoice.

I have read and understand this maintenance estimate, and agree to all of its terms.

Signature _____ **Date** _____
Print Name _____
