

MINUTES OF BOARD OF DIRECTORS MEETING
AUGUST 18, 2020

THE STATE OF TEXAS
COUNTY OF HARRIS
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109

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The Board of Directors (the “Board”) of Harris County Municipal Utility District No. 109 (the “District”) convened in regular session on Tuesday, August 18, 2020 at 6:00 p.m. via videoconference pursuant to Section 551.125, Texas Gov’t Code as modified by the temporary suspension of certain provisions thereof pursuant to guidelines issued by the Texas Attorney General and approved by the Governor for use during the COVID-19 statewide disaster. A roll call was taken of the persons present:

Owen H. Parker, President
Chris Green, Vice President
Cheryl Moore, Secretary
Robin Sulpizio, Assistant Secretary
Nancy Frank, Assistant Secretary

All members of the Board were present. Also attending all or parts of the meeting were Mr. Cory Burton of Municipal Accounts & Consulting, LP, bookkeeper for the District; Mr. Tim Spencer of Ad Valorem Appraisals, tax assessor and collector for the District; Mr. Bill Kotlan of BGE, Inc. (“BGE”), engineer for the District; Mr. Clint Gehrke of Water Waste Water Management Services, Inc. (“WWWMS”), operator for the District; and Mr. Dimitri Millas and Ms. Jane Maher of Norton Rose Fulbright US LLP (“NRF”), attorneys for the District.

Pursuant to Section 551.054, Texas Gov’t Code, as modified by the temporary suspension of certain provisions thereof, notice of the meeting was posted on the District’s website within the time limits prescribed by law. The agenda packet was posted on the website as items became available. Certificates of such posting are attached hereto as *Exhibit A*.

Call to Order. President Parker called the meeting to order. He noted that the meeting was being held by teleconference in accordance with federal, state and county directives to slow the spread of COVID-19 by avoiding meetings that bring people together. He said the notice of the meeting included a toll-free dial-in number for members of the public to call so they can hear the meeting and address the Board. He noted that the meeting was being recorded and a recording would be available upon public request. President Parker then set out guidelines for the conduct of the meeting. He asked all participants to identify themselves before speaking. He then proceeded with the meeting business:

1. **Public Comments.** There were no public comments.
2. **Minutes.** The Board considered the proposed minutes of a meetings held on July 21, 2020, previously distributed to the Board. Upon motion by Director Green, seconded by Sulpizio, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the meeting held on July 21, 2020, as presented.
3. **Security Report.** The Board reviewed the Security Report for the month of July 2020, a copy of which is attached hereto as *Exhibit B*.

4. **Review Bookkeeper's Report.** President Parker recognized Mr. Burton, who presented to and reviewed with the Board the Bookkeeper's Report, a copy of which is attached hereto as *Exhibit C*. Mr. Burton reviewed disbursements from the General Operating Fund.

The Board reviewed a Resolution Reviewing Investment Policy and Making Any Desirable Changes Thereto (the "Resolution") and related disclosures under the Public Funds Investment Act, copies of which are attached hereto as *Exhibit D*. Mr. Millas stated that there are no required changes and that NRF is not suggesting any revisions to the Investment Policy at this time.

Upon motion by Director Moore, seconded by Director Sulpizio, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Bookkeeper's Report, to authorize payment of the checks in the amounts, to the persons, and for the purposes listed therein and to adopt the Resolution as presented.

5. **Review Investment Policy and accept related party disclosures.** This item was addressed under the previous item.

6. **Tax Collector's Report and authorize payment of certain bills.** President Parker recognized Mr. Spencer, who presented to and reviewed with the Board the Tax Assessor and Collector's Report for the month of July 2020, a copy of which is attached hereto as *Exhibit E*.

Upon motion by Director Green, seconded by Director Moore, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Tax Assessor and Collector's Report and to authorize payment of check numbers 2050 through 2056, from the Tax Account to the persons, in the amounts, and for the purposes listed therein.

7. **Discuss status of tax values, publication of proposed tax rate, SB 2 district designation, and take any necessary action.** Mr. Spencer stated that the tax rate will be discussed at the next meeting, as the certified values from the Harris County Appraisal District have not been received. Mr. Millas stated that NRF will send a questionnaire to BGE to help determine the District's status as either a developed or developing district.

8. **Discuss Inframark offer to add building to plant, and take necessary action.** Mr. Millas stated that NRF will review the contract and coordinate with Inframark regarding the comments. He stated that the contract will be presented to the Board when the contract is finalized.

9. **Engineer's Report.** President Parker recognized Mr. Kotlan, who presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as *Exhibit F*.

Mr. Kotlan presented Pay Estimate No. 4 in the amount of \$111,167.00 from Nova Painting, LLC for the Water Plant No. 1 EST Rehabilitation for the Board's approval. He stated that the painter has completed the interior painting and has completed the prime and intermediate coat on the exterior. He reported that on August 13, 2020, the contractor dropped a chain over the power lines in a resident's backyard breaking one of the lines and causing a small grass fire. He noted that the fire department extinguished the fire and that Centerpoint restored the power.

Mr. Kotlan stated that the Texas Department of Transportation's ("TxDOT") made modifications to the Standard Utility Agreement, changing the amount required by the District, however there is still one TxDOT approval that has not been obtained. He noted that due to this, BGE has not received the final copies of the Standard Utility Agreement or the Advanced Funding Agreement.

Mr. Kotlan stated that BGE made initial submittals for the Water Plant No. 2 Expansion to the City of Houston and Harris County. He reviewed the estimate of construction and a revised Capital Improvement Plan proposal, copies of which are attached to the Engineer's Report. He noted that BGE proposes to bid the project with the emergency power generator as an alternate to provide options based on the actual bids.

Mr. Kotlan presented to and reviewed with the Board the Agreement for Conveyance of Property (the "Agreement") with Champion Volleyball Club of Houston, LLC for the Barents Drive Lift Station, a copy of which is attached hereto as *Exhibit G*. He suggested that the Board approve the Agreement subject to approval from NRF.

Mr. Kotlan reviewed a proposal for design and construction phase services as well as a cost estimate for the construction of the Barents Drive Lift Station, a copy of which is attached to the Engineer's Report. He stated that the lift station will be designed to serve several tracts that have been annexed into the District along FM 1960 in the Continental Plaza subdivision.

Upon motion by Director Green, seconded by Director Sulpizio, after full discussion and the question being put to the Board, the Board voted unanimously to (1) accept the Engineer's Report; (2) approve Pay Estimate No. 4 to Nova Painting, LLC in the amount of \$111,167.00; (3) approve the amended Capital Improvement Plan; (4) approve the Agreement subject to approval from NRF; and (4) approve the proposal from BGE to begin the design on Barents Drive Lift Station.

10. **Review Operations Report and authorize repairs.** President Parker recognized Mr. Gehrke, who presented the Operations Report dated August 18, 2020 and a list of delinquent accounts, copies of which are attached hereto as *Exhibit H*. Mr. Gehrke reported that 91% of the water pumped was billed for the period July 1, 2020 through July 31, 2020.

Mr. Gehrke reported on various maintenance items.

The Board discussed the delinquent process. It was the consensus of the Board to have WWWMS continue to deliver delinquent notices, but to not terminate services, and to further discuss the termination process at the September board meeting.

Upon motion by Director Moore, seconded by Director Green, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Operations Report.

11. **Approve Order Adding Land and Redefining Boundaries (11th Annexation - 0.4718 acres).** President Parker recognized Mr. Millas, who presented to and reviewed with the Board the Order Adding Land and Redefining Boundaries (the "Order") for the 11th annexation of 0.4718 acres, a copy of which is attached hereto as *Exhibit I*. He noted that the Order finalizes the 11th annexation.

Mr. Millas presented to and reviewed with the Board the Amended District Information Form, a copy of which is attached hereto as *Exhibit J*. He stated that the Amended District Information Form redefines the District's boundaries to include the 11th annexation.

Mr. Millas presented to and reviewed with the Board the Petition for Addition of Land for Champion Volleyball for the 12th Annexation, a copy of which is attached hereto as *Exhibit K*. He noted that the Board will need to approve the Petition for Addition of Land for Champion Volleyball subject to receipt of the certificate of fact from Champion Volleyball.

Mr. Millas presented to and reviewed with the Board the Petition for Addition of Land for GAP

Plumbing Inc. for the 12th Annexation, a copy of which is attached hereto as *Exhibit L*.

Mr. Millas presented to and reviewed with the Board the Petition for Consent to Additions of Land, a copy of which is attached hereto as *Exhibit M*. He stated that the Petition for Consent to Additions of Land includes the petitions for both Champion Volleyball and GAP Plumbing Inc. that will be submitted to Harris County.

Upon motion by Director Green, seconded by Director Sulpizio, after full discussion and the question being put to the Board, the Board voted unanimously to (1) approve the Order Adding Land and Redefining Boundaries for the 11th annexation; (2) approve the Amended District Information Form; (3) approve the Petition for Addition of Land for Champion Volleyball for the 12th Annexation subject to receipt of the certificate of fact from Champion Volleyball; (4) approve the Petition for Addition of Land for GAP Plumbing Inc.; and (5) approve the Petition of Consent to Additions of Land for the 12th annexation.

12. **Review and approve Amended District Information Form Filing.** This item was addressed under the previous item.

13. **Review and Approve Petition for Addition of Land (12th Annexation – Champion Volleyball).** This item was addressed under item no. 11.

14. **Review and Approve Petition for Addition of Land (12th Annexation – Gap Plumbing).** This item was addressed under item no. 11.

15. **Approve Petition for Consent to Addition of Land (12th Annexation).** This item was addressed under item no. 11.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

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The above and foregoing minutes were passed and approved by the Board of Directors on September 15, 2020.

ATTEST:



President, Board of Directors



Secretary Board of Directors

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HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109

NOTICE

In light of the Office of the Governor's statewide disaster declaration related to the spread of the COVID-19 virus, and the temporary suspension by the Texas Attorney General of certain provisions of the Texas Open Meetings Act to allow telephonic or videoconference meetings without requiring a physical meeting location open to the public, take notice that the Board of Directors of Harris County Municipal Utility District No. 109 will meet via telephone and videoconference at 6:00 p.m. on Tuesday, August 18, 2020. Meeting documents will be made available at <https://www.waterdistrict109.com/meetings/index.html> prior to the meeting.

VIDEOCONFERENCE MEETING. You can join by computer or any smart device with the Zoom app. Join Zoom Meeting:

<https://nortonrosefulbright.zoom.us/j/97119267379?pwd=QkxzTUE3cnhzNEQ0OUVaQUIyMTRqZz09>

If you decide not to use the Zoom app you can use the dial-in information below to connect by voice with any phone.

**— DIAL IN INSTRUCTIONS:
CALL TOLL FREE: 1-346-248-7799
MEETING ID: 971 1926 7379
PASSWORD: 884859**

At such meeting, the Board will consider and act on the following matters:

1. Public comments;
2. Approve minutes of the meetings held on July 21, 2020;
3. Report by Harris County Precinct Four Constable and action relating to security;
4. Review Tax Collector's Report and authorize payment of certain bills;
5. Discuss status of tax values, publication of proposed tax rate, SB 2 district designation, and take any necessary action;
6. Review Bookkeeper's Report, and authorize payment of certain bills, and approve quarterly investment report;
7. Review Investment Policy and accept related party disclosures;
8. Discuss Inframark offer to add building to plant and take necessary action;
9. Review Engineer's Report, including approval of pay estimates, authorization of change orders to pending construction contracts, and authorize capacity commitments;
10. Approve Order Adding Land and Redefining Boundaries (11th Annexation – 0.4718 acres);
11. Review and approve Amended District Information Form Filing;
12. Review and Approve Petition for Addition of Land (12th Annexation – Champion Volleyball);
13. Review and Approve Petition for Addition of Land (12th Annexation – Gap Plumbing);
14. Approve Petition for Consent to Addition of Land (12th Annexation);
15. Approve Operations Report, authorize repairs and approve termination of delinquent accounts in accordance with the District's Rate Order; and such other matters as may properly come before it.



Norton Rose Fulbright US LLP
Attorneys for District

If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive session of the Board should be held or is required in relation to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by Sections 551.071-551.084 of the Texas Government Code and the Texas Open Meetings Act, including, but not limited to, Section 551.071 - for the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law.

Maher, Jane

From: Russell Lambert <russ@texasnetwork.com>
Sent: Wednesday, August 12, 2020 6:39 PM
To: Maher, Jane
Subject: RE: HCMUD No. 109 & AJOB August posting

Follow Up Flag: Follow up
Flag Status: Flagged

Posted

<https://www.waterdistrict109.com/meetings/index.html>

From: Maher, Jane <jane.maher@nortonrosefulbright.com>
Sent: Wednesday, August 12, 2020 3:04 PM
To: Russell Lambert <russ@texasnetwork.com>
Subject: HCMUD No. 109 & AJOB August posting

Hi Russ,

Please post the attached documents for 109 & AJOB to 109's website and return the COP.

Thanks,

Jane Maher | Paralegal
Norton Rose Fulbright US LLP
1301 McKinney, Suite 5100, Houston, Texas 77010-3095, United States
Tel +1 713 651 5589 | Fax +1 713 651 5246
jane.maher@nortonrosefulbright.com

NORTON ROSE FULBRIGHT

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HARRIS COUNTY CONSTABLE, PRECINCT 4

CONSTABLE MARK HERMAN

"Proudly Serving the Citizens of Precinct 4"

6831 Cypresswood Drive ★ Spring, Texas 77379 ★ (281) 376-3472 ★ www.ConstablePct4.com

Monthly Contract Stats

HARRIS CO MUNICIPAL UTILITY DIST #109

For July 2020

Categories

Burglary Habitation: 0	Burglary Vehicle: 1	Theft Habitation: 1
Theft Vehicle: 4	Theft Other: 3	Robbery: 0
Assault: 2	Sexual Assault: 0	Criminal Mischief: 1
Disturbance Family: 7	Disturbance Juvenile: 2	Disturbance Other: 0
Alarms: 20	Suspicious Vehicles: 14	Suspicious Persons: 5
Runaways: 0	Phone Harrassment: 2	Other Calls: 589

Detailed Statistics By Deputy

Unit Number	Contract Calls	District Calls	Reports Taken	Felony Arrests	Misd Arrests	Tickets Issued	Recovered Property	Charges Filed	Mileage Driven	Days Worked
D27	15	4	3	0	0	11	0	1	267	5
E112	80	5	18	0	0	28	0	0	760	16
E113	90	12	9	0	1	22	0	1	1329	23
TOTAL	185	21	30	0	1	61	0	2	2356	44

Summary of Events

Alarms:

Deputies responded to 20 alarm calls.

Checks:

Deputies conducted 255 combined park checks, neighborhood checks, and other miscellaneous checks.

Traffic Enforcement:

Deputies conducted numerous traffic stops and traffic initiatives throughout the contract during the month in the interest of public safety, and in an attempt to reduce the risk of motor vehicle accidents.

Contract Deputies responded to 3 minor traffic accidents.

5100 FM 1960 Rd E – Deputy initiated a traffic stop on a vehicle for a traffic infraction.

Exhibit B

Investigation revealed the driver was intoxicated and was booked into the county jail.

Burglary Motor Vehicle:

19000 Moon Trail Dr. – Deputy responded to a BMV call. An unknown suspect removed a tool box containing tools from the bed of a vehicle.

Theft Habitation:

5400 Quail Tree Lane – Deputy responded to a Theft Residence call. Unknown suspect removed the air conditioning unit from the residence.

Theft Vehicle:

19100 Moon Trail Dr. – Deputy responded to a Vehicle Stolen call. Vehicle was stolen by a known suspect. Vehicle was recovered the next day.

18800 Shay Ln. – Deputy responded to a Vehicle Stolen call. Vehicle was taken by an unknown suspect while Victim was unloading items from the vehicle to the house.

19000 Artesian Way – Deputy responded to a Vehicle Stolen call. A trailer was taken by an unknown suspect.

5200 Enchanted Timbers Dr – Deputy responded to a stolen vehicle call. Investigation revealed the complainant's motorcycle was stolen in 2019 with no suspect information. A report was completed and the vehicle entered into NCIC/TCIC as stolen.

Theft Other:

5300 FM 1960 Road E. – Deputy responded to a Theft of Business call. Owner stated an unknown female ordered product. When she picked the order up, she exited without paying.

4700 FM 1960 Road E. – Deputy responded to a Theft Other call. The generator from a trailer was removed by an unknown suspect.

19700 Oakhall Dr – Deputy responded to a theft call. Investigation revealed the complainant believed his roommate stole his property from his rented room while he was taking a shower. There was no evidence to support his claim.

Assault:

20000 Timber Forest Dr. – Deputy responded to an Assault call. Complainant stated he was jumped by individuals that he knew. Complainant suffered minor injuries.

19100 Moon Trail Dr. – Deputy responded to a assault call. Investigation revealed a physical assault had occurred, the Victim did not wish to pursue charges.

Criminal Mischief:

5300 Moonshadows Dr – Deputy responded to a criminal mischief. Investigation revealed unknown suspect punched the door lock and damaged the steering column of the complainant's vehicle in an apparent attempt to steal the vehicle.

Disturbance Family:

5400 Heronwood Dr. – Deputy responded to a Disturbance Family call. Complainant had a verbal altercation that then turned physical with a family member. Complainant suffered minor injuries. Suspect was arrested.

5600 FM 1960 Rd E – Deputy responded to a Disturbance Family call. Suspect caused a verbal disturbance at a business. Suspect made an outcry of being assaulted earlier at a different location. Suspect left and refused to provide suspect information on the assault.

5000 Woodland Meadows Ln – Deputy responded to a Disturbance Family call. Investigation revealed there was a verbal altercation at this location between known family members. Criminal trespass warning was issued to the family member that did not reside at the location.

19700 Misty Pines Ct – Deputy responded to a family disturbance. Intoxicated family members engaged in a physical altercation that ended without injury. Neither party was cooperative and no charges were filed.

5100 Enchanted Timbers Dr – Deputy responded to a family disturbance. Family members engaged in a physical altercation that ended without injury. Charges were declined.

5400 Palamino Ct – Deputy responded to a family disturbance. Investigation revealed known family member made threatening comments through text. The DA's office was contacted and declined charges.

5500 Enchanted Timbers Dr – Deputy responded to a family disturbance. Investigation revealed family members had a verbal altercation and no assault occurred. A family member involved was later transported to a hospital for mental health crisis.

Disturbance Juvenile:

20000 Timber Forest Dr. – Deputy responded to a Disturbance Juvenile call. A juvenile suspect physically assaulted two juveniles causing pain minor injuries.

20100 Timber Forest Dr. – Deputy responded to a Disturbance Juvenile call. A juvenile suspect physically assaulted 4 other juveniles causing pain and minor injuries.

Suspicious Vehicles:

Contract patrol deputies responded to 14 suspicious vehicles within the community. All these scenes were utilized to gather intelligence and were all cleared without incident after thorough investigations.

Suspicious Persons:

Contract Patrol deputies responded to 5 suspicious person within the community. All these scenes were utilized to gather intelligence and were all cleared without incident after thorough investigations

Phone Harassment:

19000 Shay Ln – Deputy responded to a Telephone Harassment call. Investigation revealed the Complainant had been harassed by phone calls and text message. No charges filed.

5700 Enchanted Timbers – Deputy responded to a telephone harassment. Investigation revealed the complainant communicated with an unknown male through a social media site. The complainant provided the subject with his phone and later received calls demanding money. It appeared to be a scam and the suspect threatened the complainant when he advised he was contacting the police.

Other Calls:

20200 Dawn Mist Dr - Deputy responded to a Mental Health call. Investigation revealed a subject experiencing a mental crisis. Subject transported to a mental facility.

5500 Fawn Trail Dr. – Deputy responded to a Found Property call. Investigation revealed a found cell phone.

20000 Burle Oak Dr. – Deputy responded to a Missing Person call. Investigation revealed a parent had not had contact with his adult family member for several days.

19900 Timber Forest Dr. – Deputy responded to a Terroristic Threat call. Investigation revealed an ex had been stalking, and discharged a fire extinguisher on her vehicle.

20200 Dawn Mist Ct. – Deputy stickered a wrecked vehicle parked on the public roadway. The required 48 hour notice given, the vehicle was then towed.

4000 FM 1960 Rd E – Deputy responded to a 2 car vehicle crash, one vehicle fled the scene. No injuries were reported

5400 FM 1960 RD E – Deputy responded to a 2 car vehicle crash. One driver fled the scene. One occupant in the remaining vehicle was transported with non-life threatening injuries.

4500 Greenstill Dr. – Deputy responded to an Illegal dumping call. Investigation revealed debris with no identifiable characteristics were dumped.

20200 Misty Pines Dr. - Deputy responded to an alarm call. Investigation revealed an unwanted house guest. The guest was removed and placed at the Sobering Center.

20 Oak Cove Ln. – Deputy responded to a disturbance call. The Complainant was being harassed by a known male by unwanted phone calls and texts. The suspect also showed up at the house. A warrant was issued for the Suspect.

20 Oak Cove Ln – Deputy responded to a meet the citizen call. Investigation revealed known person sent flowers to the complainant's mother and that he was told not to contact any of their family.

20000 River Brook Dr – Deputy responded to a meet the citizen. Complainant advised of a minor accident between neighbors and only contacted police after they could not come to a civil agreement for repairing damages. They were referred to Justice of the Peace for civil court.

5100 Enchanted Timbers Dr – Deputy responded to a mental health crisis. The consumer was transported to a hospital for mental health evaluation.

5100 Enchanted Timbers Dr – Deputy responded to a mental health crisis. The consumer was transported to a hospital for mental health evaluation.

19300 Leewood Ct – Deputy responded to a fraudulent use of identification. The complainants signed up for a 90 day free trial of water treatment after dealing with a door to door salesman. They provided more personal information than they should have and later learned that their information was used to get a loan for \$7500.00 that they did not sign up for.

19400 Atasca Oaks Dr – Deputy responded to a burglary of a business at a construction site. Investigation revealed unknown suspects forced entry into the construction site and stole numerous tools.

5400 Forest Timbers Dr – Deputy responded to a mental health crisis. Contact was made with the consumer who was transported to the hospital without issue.

5700 Arenas Timbers Dr - Deputy responded to a mental health crisis. Contact was made with the consumer who was transported to the hospital without issue.

5700 Ancient Oaks Dr – Deputy responded to a fraudulent use of identification call. The complainant reported that an unknown person used their personal identification information.

19700 Caroling Oaks Ct - Deputy responded to a fraudulent use of identification call. The complainant reported that an unknown person used their personal identification information.

19700 River Brook Ct – Deputy responded to a credit card abuse call. The complainant reported unauthorized charges on his bank account and requested a report.

5600 Timbers Trail Dr – Deputy responded to a terroristic threat. Investigation revealed complainant purchased a vehicle from a person online but was never provided with the title. After attempting to communicate with the seller, the complainant felt threatened and wished to file a report.



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Harris County Municipal Utility District No. 109

Bookkeeper's Report

August 18, 2020

Cash Flow Report - Checking Account

As of August 18, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/22/2020				\$114,937.58
Receipts				
	AWBD Refund - Frank/Sulpizio/Green/Parker		1,500.00	
	HC 151 Water Supply		3,074.90	
	Interest Earned on Checking		27.33	
	Accounts Receivable		101,055.06	
	Accounts Receivable		103,254.85	
	AWBD Refund - Sulpizio/Green/Parker		270.00	
	Insurance Refund		62.00	
	City of Houston Rebate - May		6,899.95	
	Wire Transfer from Money Market		130,000.00	
Total Receipts				346,144.09
Disbursements				
13393	Lidie Miguel	Reclass Check from Unclaimed Property	(58.74)	
14101	Centerpoint Energy	Utilities Expense	(166.35)	
14102	Century Link	Telephone Expense	(843.12)	
14103	NHCRWA	Water Authority Fees	(145,906.75)	
14104	WCA Waste	Garbage Expense	(83.65)	
14168	Cheryl C. Moore	Fees of Office - 8/18/2020	(138.53)	
14169	Chris Green	Fees of Office - 8/18/2020	(138.52)	
14170	Nancy Frank	Fees of Office - 8/18/2020	(138.52)	
14171	Owen H. Parker	Fees of Office - 8/18/2020	(138.52)	
14172	Robin Sulpizio	Fees of Office - 8/18/2020	(138.52)	
14173	Cheryl C. Moore	Expenses	(29.95)	
14174	Chris Green	Fees of Office - 8/3, 8/7, 8/8/2020 & Expenses	(479.88)	
14175	Nancy Frank	Expenses	(29.95)	
14176	Owen H. Parker	Expenses	(40.24)	
14177	Robin Sulpizio	Fees of Office - 8/7, 8/8/2020 & Expenses	(342.05)	
14178	Association of Water Board Directors	Registration Fees	(845.00)	
14179	Atascocita Joint Operations Board	Schedule B & C Costs	(42,889.21)	
14180	BGE, Inc.	Engineering Fees	(8,308.16)	
14181	CDC Unlimited, LLC	Mowing Expense	(2,186.00)	
14182	DSHS Central Lab MC2004	Laboratory Expense	(318.53)	
14183	DXI Industries	Chemical Expenses	(1,130.27)	
14184	Generator Service	Maintenance & Repairs	(735.00)	
14185	Harris County Treasurer	Patrol Services	(12,092.00)	
14186	Hudson Energy	Utilities Expense	(9,811.69)	
14187	McCall Gibson Swedlund Barfoot PLLC	Audit Expense	(13,000.00)	
14188	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(4,319.24)	
14189	Napco Chemicals	Chemicals Expense	(3,496.50)	
14190	Norton Rose Fulbright US LLP	Legal Fees	(4,293.75)	
14191	Sun Coast Resources, Inc.	Chemicals Expense	(372.49)	
14192	Today's Integration	Security Monitoring	(165.00)	
14193	Water Utility Services, Inc.	Laboratory Fees	(315.00)	
14194	WCA Waste	Garbage Expense	(88.86)	
14195	WWWMS	Maintenance and Operations	(59,355.59)	
14196	Centerpoint Energy	Utilities Expense	0.00	
14197	Century Link	Telephone Expense	0.00	
14198	NHCRWA	Water Authority Fees	0.00	
14199	WCA Waste	Garbage Expense	0.00	
Fee	BBVA Bank	Service Charge	(18.00)	

Harris County MUD No 109 - GOF
Cash Flow Report - Checking Account
 As of August 18, 2020

Num	Name	Memo	Amount	Balance
Disbursements				
Ret Ck	BBVA Bank	Customer Returned Check (1)	(124.64)	
Total Disbursements			<u>(124.64)</u>	<u>(312,538.22)</u>
BALANCE AS OF 08/18/2020				<u><u>\$148,543.45</u></u>

Cash Flow Report - Checking Account

As of August 18, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/22/2020				\$300.00
Receipts				
	Interest Earned on Checking		1.50	
	Transfer from Money Market - Series 2017		119,961.36	
Total Receipts				119,962.86
Disbursements				
1081	BGE, Inc.	Engineering Fees	(8,644.26)	
1082	Municipal Accounts & Consulting, L.P.	Update CPF Analysis	(150.00)	
1083	Nova Paintings, LLC	Pay Estimate No. 4 - WP1 EST Rehab	(111,167.10)	
Fee	BBVA Bank	Service Charge	(1.50)	
Total Disbursements				(119,962.86)
BALANCE AS OF 08/18/2020				\$300.00

Account Balances

As of August 18, 2020

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
BBVA USA-PREMIER (XXXX7214)	09/22/2019	08/18/2020	2.00 %	240,000.00	
PLAINS STATE BANK (XXXX0851)	09/23/2019	09/23/2020	2.00 %	240,000.00	
BANCORPSOUTH (XXXX7126)	12/21/2019	12/22/2020	2.05 %	240,000.00	
TEXAS CAPITAL BANK (XXXX0459)	01/13/2020	01/12/2021	1.65 %	240,000.00	
FRONTIER BANK (XXXX2232)	01/17/2020	01/16/2021	1.90 %	240,000.00	
SOUTH STAR BANK (XXXX0129)	02/19/2020	02/19/2021	1.75 %	240,000.00	
LONE STAR BANK (XXXX2426)	02/28/2020	02/27/2021	1.98 %	240,000.00	
ALLEGIANCE BANK (XXXX0213)	04/22/2020	04/22/2021	0.85 %	240,000.00	
Money Market Funds					
TEXAS CLASS (XXXX0001)	03/22/2017		0.40 %	2,149,876.74	
Checking Account(s)					
BBVA USA-CHECKING (XXXX6351)			0.15 %	148,543.45	Checking Account
Totals for Operating Fund:				\$4,218,420.19	
Fund: Capital Projects					
Money Market Funds					
TEXAS CLASS (XXXX0002)	03/22/2017		0.40 %	2,676,211.19	Series 2017
Checking Account(s)					
BBVA USA-CHECKING (XXXX7755)			0.15 %	300.00	Checking Account
Totals for Capital Projects Fund:				\$2,676,511.19	
Fund: Debt Service					
Certificates of Deposit					
SPIRIT OF TX BANK - DEBT (XXXX0283)	09/15/2019	09/14/2020	2.45 %	240,000.00	
PLAINS STATE BANK - DEBT (XXXX0095)	09/19/2019	09/19/2020	2.00 %	240,000.00	
SOUTH STAR BANK-DEBT (XXXX0072)	09/19/2019	09/19/2020	2.15 %	240,000.00	
PIONEER BANK-DEBT (XXXX2151)	03/19/2020	03/19/2021	1.14 %	240,000.00	
Money Market Funds					
BBVA USA-DEBT (XXXX7305)	02/15/2017		0.10 %	2,745.26	
TEXAS CLASS (XXXX0003)	03/22/2017		0.40 %	1,638,368.25	
Totals for Debt Service Fund:				\$2,601,113.51	
Grand total for Harris County MUD No. 109:				\$9,496,044.89	

Harris County MUD 109
Capital Projects Fund Breakdown
August 18, 2020

Net Proceeds for All Bond Issues

Receipts

Series 2017 - Bond Proceeds	\$12,100,000.00
Series 2017 - Interest Earnings	235,057.76

Disbursements

Series 2017 - Disbursements (Attached)	(9,658,546.57)
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Total Cash Balance	<u><u>\$2,676,511.19</u></u>
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Balances by Account

Checking - Compass Bank (3518)	\$300.00
Series 2017 MM - Texas Class (0002)	2,676,211.19

Total Cash Balance	<u><u>\$2,676,511.19</u></u>
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Balances by Bond Series

Series 2017 - Bond Proceeds	\$2,676,511.19
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Total Cash Balance	<u><u>\$2,676,511.19</u></u>
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Remaining Costs/Surplus By Bond Series

Series 2017 - Remaining Costs	\$2,239,740.24
Proposed Surplus Project - WP 2 Expansion	436,770.95

Total Amount in Remaining Costs	<u><u>\$2,676,511.19</u></u>
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Total Surplus & Interest Balance	\$0.00
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Total Remaining Costs/Surplus	<u><u>\$2,676,511.19</u></u>
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HARRIS COUNTY MUD 109
\$12,100,000 SERIES 2017
COST COMPARISON

<u>CONSTRUCTION COSTS</u>	<u>USE OF PROCEEDS</u>	<u>ACTUAL COSTS</u>	<u>REMAINING COSTS</u>	<u>VARIANCE (OVER)/UNDER</u>
A. Developer Items				
1. Rivergrove, Section 1 - Water, Wastewater & Drainage	191,360.00	191,359.51	0.00	0.00
2. Rivergrove, Section 2 - Water, Wastewater & Drainage	125,139.00	125,139.00	0.00	0.00
3. Rivergrove, Section 3 - Water, Wastewater & Drainage	353,345.00	353,344.99	0.00	0.00
4. Rivergrove, Section 4 - Water, Wastewater & Drainage	881,359.00	881,359.20	0.00	0.00
5. Rivergrove Drainage Swales	52,480.00	52,479.50	0.00	0.00
6. Rivergrove, Section 5 - Water, Wastewater & Drainage	668,281.00	603,157.27	0.00	65,123.73
7. Rivergrove, Section 6 - Water, Wastewater & Drainage	427,157.00	403,019.99	0.00	24,137.01
8. Rivergrove Clearing and Grubbing, Sections 1 & 2	33,135.00	33,135.00	0.00	0.00
9. Rivergrove Clearing and Grubbing, Section 3	15,524.00	15,524.00	0.00	0.00
10. Rivergrove Clearing and Grubbing, Section 4	20,155.00	20,154.50	0.00	0.00
11. Rivergrove Clearing and Interim Drainage, Sections 5-6	84,391.00	84,391.25	0.00	0.00
12. Kings Lake Estates Section 8 - Water, Wastewater & Drainage	1,851,399.00	1,851,398.80	0.00	0.00
13. Stormwater Pollution Prevention Plans	206,123.00	134,172.92	0.00	71,950.08
14. Geotechnical Reports and Materials Testing	124,233.00	80,105.42	0.00	44,127.58
15. Contingency	109,543.00	58,257.52	0.00	51,285.48
16. Engineering Fees	706,603.00	706,603.00	0.00	0.00
17. Rivergrove Due Diligence	34,023.00	34,023.41	0.00	0.00
Subtotal Developer Items	<u>5,884,250.00</u>	<u>5,627,625.28</u>	<u>0.00</u>	<u>256,623.88</u>
B. District Items				
1. Kings Lake Estates Lift Station No. 2 Improvements	371,240.00	362,689.62	0.00	8,550.38
2. Kings Lake Estates Lift Station No. 3	460,869.00	417,828.05	0.00	43,040.95
3. Water Plant No. 1 Elevated Storage Tank Recoating	500,000.00	568,575.00	234,925.00	(303,500.00)
4. Water Plant No. 2 Elevated Storage Tank Recoating	500,000.00	500,000.00	0.00	0.00
5. Water Plant No. 2 Buildout	1,600,000.00	0.00	1,600,000.00	0.00
6. Contingencies (10% of Items 1, 3-5)	297,124.00	34,500.00	262,624.00	0.00
7. Engineering (20.89% of Items 1-2)	173,812.00	160,201.92	0.00	13,610.08
8. Engineering (15% of Items 3-5)	390,000.00	247,808.76	142,191.24	0.00
Subtotal District Proposed Surplus Project - WP 2 Expansion	<u>4,293,045.00</u>	<u>2,291,603.35</u>	<u>2,239,740.24</u>	<u>(238,298.59)</u>
TOTAL CONSTRUCTION COSTS	<u>10,177,295.00</u>	<u>7,919,228.63</u>	<u>2,239,740.24</u>	<u>18,325.29</u>
NON-CONSTRUCTION COSTS				
A. Legal Fees	231,000.00	231,000.00	0.00	0.00
B. Fiscal Agent Fees	242,000.00	242,000.00	0.00	0.00
C. Interest				
1. Capitalized Interest (1 year @ 4.50%)	396,191.00	396,191.41	0.00	0.00
2. Developer Interest	383,273.00	383,272.81	0.00	0.19
D. Bond Discount (3.00%)	262,563.00	262,563.40	0.00	0.00
E. Bond Issuance Expenses	28,854.00	28,854.00	0.00	0.00
F. Attorney General Fee	9,500.00	9,500.00	0.00	0.00
G. TCEQ Bond Issuance Fee	30,250.00	30,250.00	0.00	0.00
H. Bond Application Report Cost	45,000.00	45,000.00	0.00	0.00
I. Rivergrove Studies	45,328.00	45,328.00	0.00	0.00
J. Contingency	248,746.00	65,358.32	0.00	183,387.68
TOTAL NON-CONSTRUCTION COSTS	<u>1,922,705.00</u>	<u>1,739,317.94</u>	<u>0.00</u>	<u>183,387.87</u>
TOTAL BOND ISSUE REQUIREMENT	<u>12,100,000.00</u>	<u>9,658,546.57</u>	<u>2,239,740.24</u>	<u>201,713.16</u>
			Interest Earned	235,057.76
			Total Remaining Costs & Interest	2,474,798.00
			Total Surplus & Interest	436,770.95

Harris County MUD No 109 - GOF
Actual vs. Budget Comparison

July 2020

		July 2020			June 2020 - July 2020			Annual
		Actual	Budget	Over/(Under)	Actual	Budget	Over/(Under)	Budget
Revenues								
14000	Transfer From Construction	0	0	0	97,450	55,900	41,550	55,900
14110	Water - Customer Service Revenue	51,358	61,000	(9,642)	97,213	116,000	(18,787)	559,000
14112	Surface Water - Reserve	126,219	125,000	1,219	227,618	240,000	(12,382)	1,116,000
14140	Connection Fees	1,125	2,167	(1,042)	2,350	4,333	(1,983)	26,000
14150	Tap Connections	0	0	0	0	0	0	31,650
14210	Sewer - Customer Service Fee	53,608	53,500	108	105,756	107,000	(1,244)	642,000
14220	Inspection Fees	751	2,000	(1,249)	1,512	4,000	(2,488)	24,000
14310	Penalties & Interest	46	6,750	(6,704)	65	13,500	(13,435)	81,000
14330	Miscellaneous Income	1,504	100	1,404	1,534	200	1,334	1,200
14340	COH Rebate	6,430	5,917	513	13,202	11,833	1,368	71,000
14350	Maintenance Tax Collections	0	0	0	0	0	0	1,004,500
14370	Interest Earned on Temp. Invest	7,294	3,664	3,630	14,524	7,328	7,197	43,965
14380	Interest Earned on Checking	27	50	(23)	63	100	(37)	600
14650	Water Sales to HC 151	792	700	92	1,546	1,400	146	8,400
Total Revenues		249,153	260,847	(11,694)	562,832	561,594	1,238	3,665,215
Expenditures								
16010	Operations - Water	6,935	6,942	(7)	13,871	13,883	(12)	83,300
16030	Operations - Sewer	2,291	2,292	(1)	4,582	4,583	(1)	27,500
16110	Tap Connection Expense	0	0	0	0	0	0	15,825
16120	Surface Water Fee	145,907	125,000	20,907	259,683	240,000	19,683	1,116,000
16130	Maintenance & Repairs - Water	25,740	39,217	(13,477)	68,686	78,433	(9,748)	470,600
16140	Chemicals - Water	2,749	2,242	508	7,892	4,483	3,409	26,900
16150	Laboratory Expense - Water	315	417	(102)	630	833	(203)	5,000
16160	Utilities	9,812	8,350	1,462	19,171	16,700	2,471	100,200
16180	Reconnections	850	892	(42)	1,680	1,783	(103)	10,700
16190	Disconnect Expense	15	283	(268)	30	567	(537)	3,400
16200	Mowing - Water	1,442	1,067	375	2,477	2,133	344	12,800
16210	Inspection Expense	0	1,033	(1,033)	0	2,067	(2,067)	12,400
16220	Purchase Sewer Service	42,753	34,237	8,516	85,564	68,475	17,089	410,848
16230	Maintenance & Repairs - Sewer	16,655	19,367	(2,712)	44,832	38,733	6,099	232,400
16240	Chemicals - Sewer	372	0	372	372	0	372	0
16250	Lab Fees - Sewer	0	167	(167)	319	333	(15)	2,000
16280	Mowing - Sewer	1,442	1,067	375	2,477	2,133	344	12,800
16320	Arbitrage Expense	0	0	0	400	400	0	3,250
16327	TCEQ Fees	0	0	0	0	0	0	3,500
16330	Legal Fees	4,050	4,167	(117)	7,365	8,333	(968)	50,000
16340	Auditing Fees	13,000	13,000	0	13,000	13,000	0	15,900
16350	Engineering Fees	6,230	6,667	(437)	13,390	13,333	57	80,000
16354	GIS Expense	0	167	(167)	0	333	(333)	2,000
16360	Garbage Expense	173	267	(94)	782	533	248	3,200
16380	Permit Expense	0	0	0	0	0	0	7,200
16390	Telephone Expense	0	850	(850)	843	1,700	(857)	10,200
16420	Service Account Collection	1,856	2,217	(361)	3,704	4,433	(729)	26,600
16430	Bookkeeping Fees	4,027	2,792	1,236	7,400	5,583	1,816	33,500
16460	Printing & Office Supplies	2,459	2,408	51	4,798	4,817	(19)	28,900
16470	Filing Fees	0	8	(8)	0	17	(17)	100
16480	Delivery Expense	6	33	(27)	22	67	(44)	400
16520	Postage	2,779	2,583	196	5,544	5,167	377	31,000
16530	Insurance & Surety Bond	0	0	0	0	0	0	30,400
16540	Travel Expense	0	183	(183)	0	367	(367)	2,200
16550	Website Expense	188	200	(13)	188	200	(13)	900

Actual vs. Budget Comparison

July 2020

	July 2020			June 2020 - July 2020			Annual Budget
	Actual	Budget	Over/(Under)	Actual	Budget	Over/(Under)	
Expenditures							
16560 Miscellaneous Expense	291	567	(276)	620	1,133	(514)	6,800
16570 AWBD Expense	0	0	0	845	0	845	7,800
16580 Bank Fees	18	19	(1)	36	38	(2)	230
16590 Security Monitoring	165	1,792	(1,627)	165	3,583	(3,418)	21,500
16592 Security Patrol Expense	12,092	12,092	0	24,184	24,183	1	145,100
16600 Payroll Expenses	1,292	1,858	(567)	3,391	3,717	(326)	22,300
Total Expenditures	305,903	294,440	11,463	598,942	566,079	32,863	3,075,653
Other Revenues							
14720 Transfer from Operating Reserve	0	0	0	0	0	0	1,433,720
Total Other Revenues	0	0	0	0	0	0	1,433,720
Other Expenditures							
17000 Capital Outlay	1,297	1,300	(3)	3,512	3,500	12	2,023,282
Total Other Expenditures	1,297	1,300	(3)	3,512	3,500	12	2,023,282
Excess Revenues (Expenditures)	(\$58,047)	(\$34,893)	(\$23,154)	(\$39,622)	(\$7,985)	(\$31,637)	\$0

Balance Sheet

As of July 31, 2020

Jul 31, 20

ASSETS

Current Assets

Checking/Savings

11100 · Cash in Bank

322,555

Total Checking/Savings

322,555

Other Current Assets

11300 · Time Deposits

4,199,877

11500 · Accounts Receivable

265,326

11520 · Maintenance Tax Receivable

59,522

11580 · Accrued Interest

25,896

11720 · Due From COH

19,202

11750 · Due From Tax Account

494,203

11920 · Reserve in A.C.P.

200,242

Total Other Current Assets

5,264,267

Total Current Assets

5,586,822

TOTAL ASSETS

5,586,822

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

12000 · Accounts Payable

230,426

Total Accounts Payable

230,426

Other Current Liabilities

12080 · Deferred Taxes

59,522

12100 · Payroll Liabilities

184

12610 · Customer Meter Deposits

259,656

12760 · Due to TCEQ

2,272

12770 · Unclaimed Property

771

12787 · Lee Annexation

(496)

12788 · Barents Annexation

(16,643)

12790 · Country Scramble

(15,111)

Total Other Current Liabilities

290,155

Total Current Liabilities

520,581

Total Liabilities

520,581

Equity

13010 · Unallocated Fund Balance

5,105,864

Net Income

(39,622)

Total Equity

5,066,242

TOTAL LIABILITIES & EQUITY

5,586,822

District Debt Service Payments

08/01/2020 - 08/01/2021

Paying Agent	Series	Date Due	Date Paid	Principal	Interest	Total Due
Debt Service Payment Due 10/01/2020						
Bank of New York	2008 - Refunding	10/01/2020		660,000.00	13,200.00	673,200.00
Bank of New York	2011 - Refunding	10/01/2020		555,000.00	51,600.00	606,600.00
Bank of New York	2013 - Refunding	10/01/2020		105,000.00	62,806.25	167,806.25
Regions Bank	2015 - Refunding	10/01/2020		70,000.00	73,029.60	143,029.60
Bank of New York	2017 - WS&D	10/01/2020		0.00	190,171.88	190,171.88
		Total Due 10/01/2020		1,390,000.00	390,807.73	1,780,807.73
Debt Service Payment Due 04/01/2021						
Bank of New York	2011 - Refunding	04/01/2021		0.00	40,500.00	40,500.00
Bank of New York	2013 - Refunding	04/01/2021		0.00	61,625.00	61,625.00
Regions Bank	2015 - Refunding	04/01/2021		0.00	72,122.40	72,122.40
Bank of New York	2017 - WS&D	04/01/2021		0.00	190,171.88	190,171.88
		Total Due 04/01/2021		0.00	364,419.28	364,419.28
			District Total	\$1,390,000.00	\$755,227.01	\$2,145,227.01

Harris County MUD No 109 - GOF

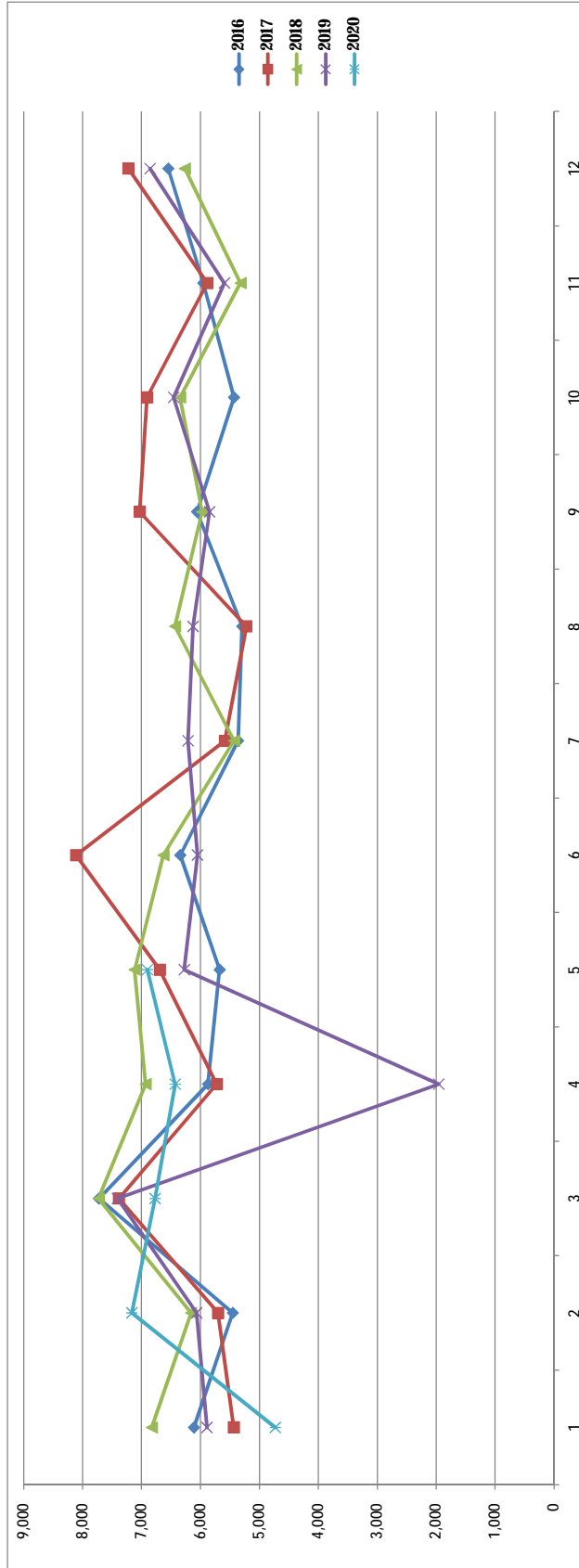
Annexations

All Transactions

Date	Num	Name	Memo	Debit	Credit	Balance
12787 · Lee Annexation						
04/26/2019	JE		Deposit for Annexation		15,000.00	15,000.00
05/31/2019	5-190176	BGE, Inc.	Engineering Fees - Annexation No. 11	984.83		14,015.17
06/30/2019	6-190136	BGE, Inc.	Engineering Fees - Annexation No. 11	3,418.23		10,596.94
07/31/2019	7-190471	BGE, Inc.	Engineering Fees - Annexation No. 11	1,887.45		8,709.49
07/31/2019	9495136631	Norton Rose Fulbright US LLP	Legal Fees	172.50		8,536.99
08/31/2019	191647	The Research Staff, Inc.	Title Report - Annexation	80.00		8,456.99
08/31/2019	PS119001733	Harris County Appraisal District	Certificate of Ownership - Annexation	5.00		8,451.99
08/31/2019	8-190493	BGE, Inc.	Engineering Fees - Annexation No. 11	398.44		8,053.55
08/31/2019	9495142345	Norton Rose Fulbright US LLP	Legal Fees	702.50		7,351.05
09/30/2019	9495149477	Norton Rose Fulbright US LLP	Legal Fees	143.75		7,207.30
10/31/2019	10-190502	BGE, Inc.	Engineering Fees - Annexation No. 11	273.44		6,933.86
10/31/2019	9495155990	Norton Rose Fulbright US LLP	Legal Fees - Annexation	1,548.75		5,385.11
11/30/2019	11-190054	BGE, Inc.	Engineering Fees - Annexation No. 11	2,167.95		3,217.16
11/30/2019	9495163224	Norton Rose Fulbright US LLP	Legal Fees	742.50		2,474.66
12/31/2019	12-190187	BGE, Inc.	Engineering Fees - Annexation No. 11	1,289.06		1,185.60
12/31/2019	9495170944	Norton Rose Fulbright US LLP	Legal Fees - Annexation	496.18		689.42
01/31/2020	9495175858	Norton Rose Fulbright US LLP	Legal Fees - Annexation	270.00		419.42
02/29/2020	2-200558	BGE, Inc.	Engineering Fees - Annexation No. 11	195.31		224.11
02/29/2020	9495182734	Norton Rose Fulbright US LLP	Legal Fees - Annexation	270.00		-45.89
04/30/2020	9495196527	Norton Rose Fulbright US LLP	Legal Fees - Annexation	360.00		-405.89
06/30/2020	9495209384	Norton Rose Fulbright US LLP	Legal Fees - Annexation	90.00		-495.89
07/31/2020	9495216040	Norton Rose Fulbright US LLP	Legal Fees - Annexation	0.00		-495.89
Total 12787 · Lee Annexation				15,495.89	15,000.00	-495.89
12788 · Barents Annexation						
08/31/2019	Rcpt	BBVA Bank	Barents Annexation Deposit - Ida Gilbert		5,000.00	5,000.00
08/31/2019	Rcpt	BBVA Bank	Barents Annexation Deposit - GAP Plumbin...		5,000.00	10,000.00
08/31/2019	9495142345	Norton Rose Fulbright US LLP	Legal Fees	322.50		9,677.50
09/03/2019	Rcpt	BBVA Bank	Barents Annexation Deposit - Champ Auto ...		5,000.00	14,677.50
09/30/2019	9-190038	BGE, Inc.	Engineering Fees - Annexation No. 12	1,205.47		13,472.03
09/30/2019	9495149477	Norton Rose Fulbright US LLP	Legal Fees	143.75		13,328.28
10/31/2019	9495155990	Norton Rose Fulbright US LLP	Legal Fees - Annexation	517.50		12,810.78
10/31/2019	10-190504	BGE, Inc.	Engineering Fees - Annexation No. 12	6,362.73		6,448.05
11/30/2019	11-190056	BGE, Inc.	Engineering Fees - Annexation No. 12	3,448.57		2,999.48
11/30/2019	9495163224	Norton Rose Fulbright US LLP	Legal Fees	146.25		2,853.23
12/31/2019	12-190189	BGE, Inc.	Engineering Fees - Annexation No. 12	2,516.81		336.42
12/31/2019	9495170944	Norton Rose Fulbright US LLP	Legal Fees - Annexation	1,350.00		-1,013.58
01/31/2020	1-200553	BGE, Inc.	Engineering Fees - Annexation No. 12	292.97		-1,306.55
01/31/2020	9495175858	Norton Rose Fulbright US LLP	Legal Fees - Annexation	0.00		-1,306.55
02/29/2020	2-200560	BGE, Inc.	Engineering Fees - Annexation No. 12	2,171.88		-3,478.43
02/29/2020	2-200525	BGE, Inc.	Engineering Fees - Barents Drive LS Feasibil...	2,762.20		-6,240.63
02/29/2020	9495182734	Norton Rose Fulbright US LLP	Legal Fees - Annexation	0.00		-6,240.63
03/31/2020	3-200228	BGE, Inc.	Engineering Fees - Barents Drive LS Feasibil...	454.00		-6,694.63
04/30/2020	4-200364	BGE, Inc.	Engineering Fees - Annexation No. 12	2,332.65		-9,027.28
04/30/2020	4-200354	BGE, Inc.	Engineering Fees - Barents Drive LS Feasibil...	3,165.61		-12,192.89
04/30/2020	9495196527	Norton Rose Fulbright US LLP	Legal Fees - Annexation	0.00		-12,192.89
05/31/2020	5-200205	BGE, Inc.	Engineering Fees - Barents Drive LS Feasibil...	883.59		-13,076.48
06/30/2020	6-200423	BGE, Inc.	Engineering Fees - Barents Drive LS Feasibil...	1,953.10		-15,029.58
06/30/2020	9495209384	Norton Rose Fulbright US LLP	Legal Fees - Annexation	978.75		-16,008.33
07/31/2020	7-200217	BGE, Inc.	Engineering Fees - Barents Drive LS Feasibil...	390.62		-16,398.95
07/31/2020	9495216040	Norton Rose Fulbright US LLP	Legal Fees - Annexation	243.75		-16,642.70
Total 12788 · Barents Annexation				31,642.70	15,000.00	-16,642.70
TOTAL				47,138.59	30,000.00	-17,138.59

Harris County MUD No. 109 Sales Tax Revenue History

Year	January	February	March	April	May	June	July	August	September	October	November	December	Total
2016	6,112	5,452	7,722	5,873	5,676	6,344	5,364	5,293	6,058	5,431	5,954	6,546	71,825
2017	5,434	5,703	7,385	5,723	6,692	8,112	5,584	5,221	7,033	6,909	5,885	7,225	76,905
2018	6,828	6,158	7,730	6,930	7,116	6,632	5,430	6,434	5,972	6,345	5,322	6,267	77,163
2019	5,893	6,065	7,408	1,957	6,274	6,053	6,211	6,128	5,846	6,457	5,596	6,855	70,743
2020	4,731	7,165	6,772	6,430	6,900								31,998
Total	\$38,297	\$39,713	\$49,919	\$33,893	\$38,618	\$46,680	\$32,961	\$34,380	\$37,987	\$37,408	\$33,173	\$38,508	\$461,539



**Harris County MUD 109
Cash Flow Forecast**

	<u>May-21</u>	<u>May-22</u>	<u>May-23</u>	<u>May-24</u>	<u>May-25</u>
Assessed Value	\$641,723,382	\$641,723,382	\$641,723,382	\$641,723,382	\$641,723,382
Maintenance Tax Rate	\$0.16	\$0.16	\$0.16	\$0.16	\$0.16
Maintenance Tax	\$1,004,500	\$1,006,222	\$1,006,222	\$1,006,222	\$1,006,222
% Change in Water Rate		1.00%	1.00%	1.00%	1.00%
% Change in Sewer Rate		3.00%	3.00%	3.00%	3.00%
% Change in NHCRWA		10.00%	10.00%	10.00%	10.00%
% Change in Expenses		5.00%	5.00%	5.00%	5.00%
Beginning Cash Balance	\$4,657,758	\$3,224,038	\$2,474,581	\$2,312,792	\$2,579,282
<u>Revenues</u>					
Maintenance Tax	\$1,004,500	\$1,006,222	\$1,006,222	\$1,006,222	\$1,006,222
Water Revenue	559,000	564,590	570,236	575,938	581,698
Sewer Revenue	642,000	661,260	681,098	701,531	722,577
NHCRWA Revenue	1,116,000	1,147,806	1,262,587	1,388,845	1,527,730
Additional Revenue	343,715	360,901	378,946	397,893	417,788
	<u>\$3,665,215</u>	<u>\$3,740,779</u>	<u>\$3,899,088</u>	<u>\$4,070,430</u>	<u>\$4,256,014</u>
<u>Expenses</u>					
NHCRWA Expense	\$1,116,000	\$1,227,600	\$1,350,360	\$1,485,396	\$1,633,936
Other Expenses	1,959,653	2,057,636	2,160,517	2,268,543	2,381,970
	<u>\$3,075,653</u>	<u>\$3,285,236</u>	<u>\$3,510,877</u>	<u>\$3,753,939</u>	<u>\$4,015,906</u>
Net Surplus	\$589,562	\$455,543	\$388,211	\$316,490	\$240,108
<u>Other Revenues/Expenses</u>					
WP 1 Booster Pump Improvements	\$240,000	\$0	\$0	\$0	\$0
WP 1 Chemical Systems Upgrades	80,000	0	0	0	0
WP 1 Rehab	70,000	0	200,000	0	0
WP 1 Electrical Control Improvements	0	460,000	0	0	0
WP 1 GST 1 Replacement	0	300,000	0	0	0
WP 2 Well Rework	70,000	0	0	0	0
Lift Station No. 1	0	205,000	0	0	0
L/S - Belleau Woods	0	0	0	0	0
L/S - Kings Lake Estates No. 2	125,000	0	0	0	0
L/S - Kings Lake Estates No. 1	0	0	0	0	0
L/S - Atascocita Meadows	115,000	0	0	0	0
Manholes Valve Rehab	0	0	250,000	0	0
Manholes Survey	0	120,000	0	0	0
Water Valve Survey	0	70,000	0	0	0
HC 46 Water Interconnect	0	0	50,000	0	0
FM 1960 Widening	1,273,282	0	0	0	0
Capital Outlay - AJOB	50,000	50,000	50,000	50,000	50,000
HC 151 Water Supply	0	0	0	0	0
Hydropneumatic Tank Rehab	0	0	0	0	0
Transfer from Construction Fund	(97,450)	0	0	0	0
	<u>\$2,023,282</u>	<u>\$1,205,000</u>	<u>\$550,000</u>	<u>\$50,000</u>	<u>\$50,000</u>
Construction Surplus	\$0	\$0	\$0	\$0	\$0
Ending Cash Balance	<u>\$3,224,038</u>	<u>\$2,474,581</u>	<u>\$2,312,792</u>	<u>\$2,579,282</u>	<u>\$2,769,390</u>
Operating Reserve % of Exp <i>(Ideal is at least 100%)</i>	104.82%	75.32%	65.88%	68.71%	68.96%

Bond Authority:
Remaining Bonding Capacity - \$12,950,000

Harris County MUD No. 109

2021 AWBD Mid-Winter Conference Friday, January 29 - Sunday, January 31, 2021 JW Marriott - Austin, TX

DIRECTOR		CONFERENCE REGISTRATION		ADVANCE	PRIOR CONFERENCE EXPENSES
Name	Attending	Online	Paid	Paid	Paid
Cheryl Moore					
Chris Green					
Nancy Frank					
Owen Parker					
Robin Sulpizio					

Note: Register on-line www.awbd-tx.org (For log in assistance, contact Taylor Cavnar: tcavnar@awbd-tx.org)

This page only confirms registration for the conference, not hotel registrations.

All hotel reservations are the sole responsibility of each attendee.

Your conference registration confirmation will contain a housing reservation request web link.

The link will require the registration number from your conference registration before you can reserve a room.

All requests for an advance of funds must be sent via email to the bookkeeper within 30 days of conference.

REGISTRATION DATES: More details will be available at a later date.

HOUSING INFORMATION:

Hotel reservations are only available to attendees who are registered with AWBD-TX for the Conference.

If you have questions, please call Taylor Cavnar at (281) 350-7090 or Joel Kaye at (480) 657-9233.

RESOLUTION REVIEWING INVESTMENT POLICY
AND MAKING ANY DESIRABLE CHANGES THERETO

WHEREAS, the Board of Directors (the "Board") of HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109 (the "District") has adopted an investment policy, as amended; and

WHEREAS, the Board now wishes to review its Amended and Restated Investment Policy, which has not been changed since being adopted by the Board on September 19, 2017, and make any desirable changes thereto;

WHEREAS, the Board has previously designated its Bookkeeper to be the District's investment officer and to exercise responsibility for the investment of District Funds;

NOW, THEREFORE, BE IT RESOLVED by the Board that:

1. The Board has reviewed its investment policy and investment strategies.
2. The Board adopts the following changes to its investment policy and investment strategies:

NONE

3. The Board has reviewed its methods of purchasing investments and hereby adopts the brokers listed on Exhibit A attached hereto as those brokers that are authorized to engage in investment transactions with the District.

DATED THIS 18th day of August, 2020.

HARRIS COUNTY MUNICIPAL UTILITY
DISTRICT NO. 109

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

2020

LIST OF AUTHORIZED BROKERS

ABC Bank	New First National Bank
Allegiance Bank	North Star Bank of Texas
Amegy Bank of Texas, N.A.	Omni Bank N.A.
Austin Capital Bank	Pioneer Bank
BB & T	Plains Capital Bank
BancorpSouth	Plains State Bank
Bank of America N.A.	Prosperity Bank
Bank of New York- Mellon	R Bank
Bank of Texas N.A.	Regions Bank
BBVA USA Bank	SouthStar Bank
Business Bank of Texas	Southwest Securities
Cadence Bank	Spirit of Texas Bank
Capital Bank of Texas	State Bank of Texas
Capital Markets Group	State Street Bank & Trust Co.
Capital One	Stifel Nicolaus
Central Bank	Tex Star Investment Pool
Chasewood Bank	Texan Bank
Citibank N.A.	Texas Capital Bank N.A.
Comerica Bank	Texas Class
Comerica Securities	Texas Citizens Bank
Commercial State Bank	Texas Exchange Bank
Community Bank of Texas	Texas First Bank
Community Trust Bank	Texas Gulf Bank
Coastal Securities	Texas Regional Bank
East West Bank	The Independent Bankers Bank
First Bank of Texas	The Mint National Bank
First Citizens Bank	Texas Savings Bank
First Financial Bank, N.A.	Texpool/Texpool Prime
First National Bank of Texas	The Right Bank for Texas
First Texas Bank	Third Coast Bank
Frontier Bank of Texas	Trustmark National Bank
Frost National Bank	United Bank of el Paso Del Norte
Guaranty Bank & Trust	United Texas Bank
Herring Bank	Unity National Bank
Hometown Bank, N.A.	U. S. Bank
Iberia Bank	Veritex Bank
Independent Bank	Wallis Bank
International Bank of Commerce	Wells Fargo Bank, N.A.
Inter National Bank	Wells Fargo Brokerage Services, LLC
JP Morgan Chase	Wells Fargo Trust
Legacy Texas Bank	Westbound Bank
Lone Star Bank	West Star Bank
Lone Star Investment Pool	Whitney Bank
Moody National Bank	Woodforest National Bank

EXHIBIT A

AMENDED AND RESTATED INVESTMENT POLICY

Effective September 1, 2017

SECTION 1. *Purpose.* The purpose of this Investment Policy is to adopt rules and regulations which clearly set forth the District's investment strategy for each of the accounts under its control, emphasize safety of principal and liquidity, address investment diversification, investment limitations, and the quality and capability of investment management, to specify the scope of authority of those officers or employees of the District designated to invest District Funds (defined herein as those funds in the custody of the District that the District has the legal authority to invest), to designate one or more officers or employees of the District to be responsible for the investment of such District Funds, and to provide for periodic review of the investment of District Funds.

SECTION 2. *Investment Rules.* The Board of Directors of the District adopts the rules attached to this Policy as Exhibits 1 through 6 to govern the investment of District Funds and to specify the scope of authority of those officers and employees of the District designated to invest District Funds, which rules shall supersede any investment rules previously adopted by the District. The Board of Directors directs that its Investment Officer, the Bookkeeper for the District, and the Tax Assessor/Collector for the District maintain the investments of the District in a manner consistent with those rules and regulations, and with the Public Funds Investment Act, Chapter 2256, Government Code.

SECTION 3. *Review of District Investments.* The Bookkeeper for the District will report to the Board of Directors of the District at each of their regular meetings concerning the status of District investments.

SECTION 4. *Review of Policy.* The Board shall review this Investment Policy and its investment strategies at least on an annual basis.

EXHIBIT 1

General.

The following rules shall apply to those funds in the custody of the District that the District has the legal authority to invest ("District Funds").

A. General Principles.

The investment policy of the District is to invest District Funds only in instruments which maintain the principal and liquidity of District Funds, to the extent necessary for District activities. Yield earned on District Funds is a secondary consideration compared to safety of principal and liquidity; however, if safety of principal and liquidity needs are met, the District will invest in instruments which give it the highest yield, except when it must limit yield to comply with any limitations on the investment of District Funds imposed on the District in connection with the issuance of bonds in order to comply with the provisions of section 148 of the Internal Revenue Code of 1986, as amended, or any regulations or rulings pertaining thereto.

B. Diversification.

The District will continuously attempt to diversify its portfolio to reduce risk. The portion of its investment portfolio invested in direct obligations of the U.S. Government or certificates of deposit insured by the Federal Deposit Insurance Corporation will be diversified in terms of maturity. If the portion of the District's portfolio invested in obligations of federal agencies and instrumentalities exceeds \$500,000, the District will attempt to invest in instruments issued by more than one agency or instrumentality and in instruments of various maturities. The District will not invest more than \$500,000 in a certificate of deposit or deposits issued by the same financial institution. The District recognizes that by investing District Funds in investment pools, it can diversify its portfolio because each participant in the pool has a pro rata share of a number of instruments, such as repurchase agreements with various providers.

C. Maturity.

The District will not invest in an obligation which matures more than two years from the date of purchase.

D. Quality and Capability of Investment Management.

The District will employ a Bookkeeper who is experienced in investing public funds and will consult with the Bookkeeper on investment opportunities. The District will consult with its financial adviser before investing in any investments which are new to it. The Board also recognizes that it may take advantage of professional investment advice by investing in investment pools.

E. Depositories.

All uninvested District Funds shall be deposited in the District's depository bank or banks unless otherwise required by orders or resolutions authorizing the issuance of the District's bonds. To the extent such District Funds in the depository bank or banks are not insured by the

Federal Deposit Insurance Corporation, they shall be secured in the manner provided by law for the security of District funds, and each depository shall report the market value of such collateral on its reports to the District. The District shall enter into a depository pledge agreement meeting the standards of the Financial Institutions Reform and Recovery Act with each of its depositories in which it invests more than the Federal Deposit Insurance Corporation insured amount.

F. Disbursements.

Any transfer of District Funds for the benefit of a third person shall, after approval by the Board, be made by a draft executed by at least three directors or by wire transfer pursuant to the District's Wire Transfer Agreement with its depository bank.

G. Amendment.

In the event State law changes and the District cannot invest in the investments described in this policy, this policy shall automatically be conformed to existing law.

EXHIBIT 2

Authorized Investments.

District Funds may be invested in any category of investments authorized under the Public Funds Investment Act, which has been approved by the Board. The following categories are approved:

1. Obligations, including letters of credit, of the United States or its agencies and instrumentalities; including the Federal Home Loan Banks
2. Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States if the obligation is not:
 - a. an obligation whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
 - b. an obligation whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;
 - c. a collateralized mortgage obligation that has a stated final maturity date of greater than 10 years; and
 - d. a collateralized mortgage obligation the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.
3. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, this state or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States;
4. Certificates of deposit issued by a depository institution that has its main office or a branch office in this state which are (1) guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor, or (2) secured by (a) obligations described in subcaption 1, 2, or 3 above, or (b) obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent, or (c) secured in accordance with the Public Funds Collateral Act or any other manner and amount provided by law for deposits of the District; provided such obligations are marked to market at least monthly, have a market value at least equal to the deposit and are pledged to the District only and held by a third-party custodian;
5. An investment pool that meets the requirements of the Public Funds Investment Act, including the maintenance of an AAA, AAA-m or an equivalent rating by at least one nationally recognized rating service;

6. Other investments authorized by law and approved by the Board by resolution or minute entry.

7. Interest-bearing banking deposits that are guaranteed or insured by (1) the Federal Deposit Insurance Corporation or its successor; or (2) the National Credit Union Share Insurance Fund or its successors; and

8. Interest-bearing banking deposits other than those described by subcaption 7 above if:

a. the funds invested in the banking deposits are invested through: (a) a broker with a main office or branch office in this state that the Board selects from the list required by the Public Funds Investment Act; or (2) a depository institution with a main office or branch office in this state that the Board selects;

b. the broker or depository institution selected as described above arranges for the deposit of the funds in the banking deposits in one or more federally insured depository institutions, regardless of where located, for the District's account;

c. the full amount of the principal and accrued interest of the banking deposits is insured by the United States or an instrumentality of the United States; and

d. the Board appoints as the District's custodian of the banking deposits issued for the District's account: (a) the depository institution selected as described in subcaption a above; (b) an entity qualified to serve as a custodian under the Public Funds Collateral Act; or (c) a clearing broker dealer registered with the Securities and Exchange Commission and operating under SEC Rule 15c3-3 (the Customer Protection Rule).

All transactions, except investments in investment pools and mutual funds (to the extent authorized), shall be settled on a delivery versus payment basis.

EXHIBIT 3

Investment Strategies.

The District's investment strategy for each of its accounts follows:

1. Operating Account. The Operating Account is used for all operations and maintenance needs of the District. The highest priority for this account is safety of principal and liquidity; when these are met, yield is considered. An amount equal to two months of normal operational costs must be kept extremely liquid for normal uses; the amount in excess of two months of normal operational costs should be kept in investments that may be liquidated easily if the need arises. The District's general guidelines for diversification and maturity apply to this account.

2. Debt Service Account. The Debt Service Account is used to pay the District's debt service. The highest priority for this account is safety of principal. Since the District knows the amount of its debt service and when it becomes due, investments for this account should be structured so that they match debt service needs. When safety of principal and liquidity to match debt service are assured, yield is considered. Since District Funds in this account may not be needed for a year or more, longer term instruments should be considered, within the general guideline for maturity set forth in this investment policy, to increase yield. Since the amount of District Funds in this account will probably be quite large, diversification of investments may be necessary and the District's general policy on diversification should be used.

3. Capital Projects Account. The Capital Projects Account is used to pay for capital projects of the District. The highest priority for this account is safety of principal. The District believes that it will know ahead of time when disbursements need to be made from this account. Therefore, investments in this account should be structured so they mature or can be liquidated on the dates disbursements must be made. When safety of principal and liquidity to match disbursement dates are assured, yield is considered. Since District Funds in this account may not be needed for a year or more, longer term instruments should be considered, within the general guideline for maturity set forth in the investment policy, to increase yield. Alternatively, bond proceeds which will reimburse the developer may only be in the account for a day or two; in this case, an investment pool should be utilized. Investment diversification for the large amount of District Funds that may be deposited to this account for a day or two can be achieved through use of an investment pool. In cases where the District has a large amount of District Funds in this account for longer periods, the District's general policy on diversification should be used.

EXHIBIT 4

Authority and Duties of Officers and Employees.

The following rules shall apply to the officers and employees of the District designated to invest District Funds.

1. No person may deposit, withdraw, invest, transfer, or otherwise manage District Funds without express written authority of the Board of Directors of the District (the “*Board*”).

2. The bookkeeper for the District, under the supervision of the Treasurer, shall invest and reinvest District Funds only in those investments authorized under this investment policy or by the Board.

3. The bookkeeper for the District, under the supervision of the Board, shall prepare a written report concerning the District’s investment transactions for each quarter which describes in detail the investment position of the District as of the date of the report. The report shall contain a summary statement of each fund that states the beginning market value for the reporting period, ending market value for the period, and fully accrued interest for the reporting period. The report shall also state (a) the book value and market value of each separately invested asset at the end of the reporting period by the type of asset and fund type invested, (b) the maturity date of each separately invested asset that has a maturity date, (c) the account for which each individual investment was acquired, and (d) whether the investment portfolio complies with the investment strategy expressed in these investment policies and the Public Funds Investment Act. The report shall be presented to the Board at least quarterly within a reasonable time after the end of the period.

4. In the event District Funds are invested in certificates of deposit, the bookkeeper shall solicit bids from at least two bidders. Bids may be obtained orally, in writing, electronically, or in any combination of those methods.

5. The bookkeeper for the District shall secure an executed copy of the form attached as Exhibit 5 from any business organization offering to engage in an investment transaction with the District. For purposes of this paragraph, a business organization is defined as an investment pool or investment management firm under contract with the District to invest or manage the District’s investment portfolio that has accepted authority granted by the Board under the contract to exercise investment discretion in regard to the District’s funds.

EXHIBIT 5

ACKNOWLEDGEMENT OF RECEIPT OF INVESTMENT POLICY

1. I am a qualified representative of _____ (the “Pool”), or
2. I am a qualified representative of _____ (the “Advisor”) and perform investment services for the District.
3. I acknowledge that the Pool/Advisor has received and reviewed the Government’s investment policy.
4. I acknowledge that the Pool/Advisor has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Government and the Pool/Advisor that are not authorized by the Government’s investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the Government’s entire portfolio, requires an interpretation of subjective investment standards, or relates to investment transactions of the Government that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority.

Dated this ____ day of _____, 20_____.

Title: _____

Business: _____

Harris County Municipal Utility District Number 109

Tax Collector's Report

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Disbursements for August 18, 2020:

#2050: Ad Valorem Appraisals Inc; Tax Assessor-Collector Fee-8/2020	\$2,848.43
#2051: Perdue, Brandon, Fielder, Collins & Mott; Tax Atty Fee-7/2020	2,456.29
#2052: Maria L Quezada; Refund 108-496-000-0015	4.80
#2053: Gregory & Barbara A Hudson; Refund 110-752-000-0004	120.00
#2054: Gelco Fleet Trust; Refund 2143150	7.94
#2056: Anup Leva; Refund 108-499-000-0031 (Reissued)	<u>1,261.93</u>
Total Disbursements for August 18, 2020	<u>\$6,699.39</u>

Harris County Municipal Utility District Number 109

Tax Collector's Report
Current Period Covered: July 1, 2020 to July 31, 2020
Fiscal Year Beginning: June 1, 2020

<u>Cash Receipts and Disbursements</u>	<u>Current Period</u>	<u>Year to Date</u>
Cash Balance at Beginning of Period	\$295,604.34	\$284,759.24
Collections:		
2019 Tax Collections	15,329.86	32,785.58
2018 Tax Collections	1,771.76	2,033.87
2017 Tax Collections	142.73	160.16
2016 Tax Collections	116.60	-1,145.33
2006 Tax Collections	0.00	345.91
2005 Tax Collections	365.46	365.46
2004 Tax Collections	243.60	243.60
2003 Tax Collections	227.64	227.64
2002 Tax Collections	0.00	158.16
Penalty and Interest	4,011.93	6,645.39
Tax Attorney Fees	2,456.29	2,734.72
Overpayments	132.74	1,895.92
Returned Checks	845.19	0.00
Interest Earned	<u>45.69</u>	<u>87.01</u>
Total Collections	25,689.49	46,538.09
Disbursements:		
Tax Assessor-Collector Fee	2,848.43	5,696.86
Tax Assessor-Collector Bond	250.00	250.00
Tax Attorney Fee	278.43	545.25
Appraisal District Quarterly Fee	0.00	6,045.49
Refund Overpayments	<u>501.25</u>	<u>1,344.01</u>
Total Disbursements	<u>3,878.11</u>	<u>13,881.61</u>
Cash Balance at End of Period	<u>\$317,415.72</u>	<u>\$317,415.72</u>

Harris County Municipal Utility District Number 109

Tax Collector's Report Taxes Receivable Summary as of July 31, 2020

Taxes Receivable by Year

<u>Year</u>	<u>Adjusted Tax Levy</u>	<u>Collections To Date</u>	<u>Taxes Receivable</u>	<u>Percent Collected</u>
2019	\$3,079,602.95	\$2,999,248.24	\$80,354.71	97.39%
2018	2,907,539.25	2,886,745.21	20,794.04	99.28%
2017	2,895,673.63	2,881,618.42	14,055.21	99.51%
2016	2,808,753.01	2,799,282.36	9,470.65	99.66%
2015	2,573,712.76	2,565,715.30	7,997.46	99.69%
2014	2,301,769.82	2,295,749.86	6,019.96	99.74%
2013	2,097,527.32	2,092,901.91	4,625.41	99.78%
2012	2,071,519.13	2,068,010.99	3,508.14	99.83%
2011	2,121,714.06	2,118,584.76	3,129.30	99.85%
2010	2,138,895.52	2,135,737.86	3,157.66	99.85%
2009	2,160,628.25	2,157,589.91	3,038.34	99.86%
2008	2,142,045.24	2,139,597.48	2,447.76	99.89%
2007	2,084,977.70	2,082,208.47	2,769.23	99.87%
2006	2,108,720.67	2,106,415.30	2,305.37	99.89%
2005	2,197,283.24	2,195,543.57	1,739.67	99.92%
2004	2,010,295.69	2,007,622.69	2,673.00	99.87%
2003	1,863,011.08	1,860,553.26	2,457.82	99.87%
2002	1,743,166.99	1,742,780.89	386.10	99.98%
2001	1,705,006.18	1,704,772.45	233.73	99.99%
2000	1,630,288.09	1,630,151.22	136.87	99.99%
1999	1,482,019.84	1,481,978.10	41.74	100.00%
1998	1,346,040.98	1,345,882.41	158.57	99.99%
1997	1,218,889.39	1,218,854.71	34.68	100.00%
1996	1,156,053.10	1,156,015.39	37.71	100.00%
1995	1,130,565.24	1,130,545.88	19.36	100.00%
1994	1,124,058.85	1,124,058.85	0.00	100.00%
1993	1,075,288.28	1,075,288.28	0.00	100.00%
1992	1,056,792.83	1,056,792.83	0.00	100.00%
1991	1,062,453.27	1,062,453.27	0.00	100.00%
1990	918,308.87	918,308.87	0.00	100.00%
1989	894,403.45	894,403.45	0.00	100.00%
1988	856,779.83	856,779.83	0.00	100.00%
1987	853,204.06	853,204.06	0.00	100.00%
1986	857,037.29	857,037.29	0.00	100.00%
1985	793,674.23	793,674.23	0.00	100.00%
1984	760,460.05	760,460.05	0.00	100.00%
1982	<u>561,303.52</u>	<u>561,303.52</u>	<u>0.00</u>	<u>100.00%</u>
Totals	<u>\$61,789,463.66</u>	<u>\$61,617,871.17</u>	<u>\$171,592.49</u>	<u>99.72%</u>

Harris County Municipal Utility District Number 109

Tax Collector's Report Taxes Receivable Summary as of July 31, 2020

Tax Roll Information

<u>Year</u>	<u>Taxable Value</u>	<u>Annual Change</u>	<u>Debt Tax Rate</u>	<u>Maintenance Tax Rate</u>	<u>Total Tax Rate</u>	<u>Exemptions</u>
2019	641,586,672	8.12%	0.32000	0.16000	0.48000	25,000 O/D
2018	593,375,297	2.46%	0.36000	0.13000	0.49000	10,000 O/D
2017	579,133,338	7.22%	0.36000	0.14000	0.50000	10,000 O/D
2016	540,148,676	9.13%	0.41000	0.11000	0.52000	10,000 O/D
2015	494,944,745	11.81%	0.39000	0.13000	0.52000	10,000 O/D
2014	442,648,062	9.74%	0.39000	0.13000	0.52000	10,000 O/D
2013	403,370,606	1.26%	0.42000	0.10000	0.52000	10,000 O/D
2012	398,369,066	-2.37%	0.42000	0.10000	0.52000	10,000 O/D
2011	408,021,927	-0.80%	0.42000	0.10000	0.52000	10,000 O/D
2010	411,326,061	-1.01%	0.42000	0.10000	0.52000	10,000 O/D
2009	415,504,618	0.87%	0.42000	0.10000	0.52000	10,000 O/D
2008	411,931,758	2.74%	0.42000	0.10000	0.52000	10,000 O/D
2007	400,957,245	6.48%	0.42000	0.10000	0.52000	10,000 O/D
2006	376,557,265	2.83%	0.46000	0.10000	0.56000	10,000 O/D
2005	366,208,721	9.30%	0.50000	0.10000	0.60000	10,000 O/D
2004	335,049,282	7.91%	0.50000	0.10000	0.60000	10,000 O/D
2003	310,501,847	6.88%	0.50000	0.10000	0.60000	10,000 O/D
2002	290,527,832	5.63%	0.50000	0.10000	0.60000	10,000 O/D
2001	275,035,288	9.50%	0.52000	0.10000	0.62000	10,000 O/D
2000	251,170,142	15.23%	0.57367	0.07547	0.64914	10,000 O/D
1999	217,977,950	10.11%	0.60460	0.07540	0.68000	10,000 O/D
1998	197,957,174	10.43%	0.63000	0.05000	0.68000	10,000 O/D
1997	179,258,410	3.88%	0.63000	0.05000	0.68000	10,000 O/D
1996	172,555,210	2.26%	0.62000	0.05000	0.67000	10,000 O/D
1995	168,741,080	2.08%	0.62000	0.05000	0.67000	10,000 O/D
1994	165,302,770	4.54%	0.63000	0.05000	0.68000	10,000 O/D
1993	158,130,630	3.99%	0.63000	0.05000	0.68000	10,000 O/D
1992	152,056,520	-0.53%	0.64500	0.05000	0.69500	10,000 O/D
1991	152,870,970	6.44%	0.64500	0.05000	0.69500	10,000 O/D
1990	143,620,410	4.37%	0.58940	0.05000	0.63940	10,000 O/D
1989	137,600,530	4.39%	0.60000	0.05000	0.65000	10,000 O/D
1988	131,812,280	0.42%	0.60000	0.05000	0.65000	10,000 O/D
1987	131,262,160	-8.11%	0.60000	0.05000	0.65000	10,000 O/D
1986	142,839,550	-1.02%	0.55000	0.05000	0.60000	10,000 O/D
1985	144,304,410	4.37%	0.50000	0.05000	0.55000	10,000 O/D
1984	138,265,460	-1.22%	0.50000	0.05000	0.55000	10,000 O/D
1982	139,975,940	0.00%	0.35100	0.05000	0.40100	10,000 O/D

Harris County Municipal Utility District Number 109

Tax Collector's Report 2019 Tax Levy and Adjustments as of July 31, 2020

<u>2019 Tax Rate: \$0.48 (0.32 I&S + 0.16 M&O)</u>		<u>Taxable Value</u>	<u>Tax Levy</u>
Original Tax Roll:	8/24/2019	\$582,302,792	\$2,795,053.45
Adjustments:			
Supplemental Roll #1	9/21/2019	4,874,279	23,396.54
Supplemental Roll #2	10/19/2019	34,876,233	167,405.92
Supplemental Roll #3	10/31/2019	14,999,304	71,996.66
Supplemental Roll #4	12/20/2019	3,415,583	16,394.80
Supplemental Roll #5	1/24/2020	159,694	766.53
Supplemental Roll #6	3/26/2020	1,148,802	5,514.25
Correctional Rolls #7&8	4/24/2020	-53,305	-255.88
Correctional Roll #9	5/24/2020	-103,355	-509.21
Correctional Roll #10	6/19/2020	-10,014	-48.07
Correctional Roll #11	7/24/2020	<u>-23,341</u>	<u>-112.04</u>
Total Adjustments		<u>59,283,880</u>	<u>284,549.50</u>
Total Tax Levy		<u>\$641,586,672</u>	<u>\$3,079,602.95</u>

Summary of 2019 Certified Property Values:

<u>Land Value</u>	<u>Improvements</u>	<u>Personalty</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable Value</u>
<u>107,559,057</u>	<u>564,427,334</u>	<u>14,196,943</u>	<u>686,183,334</u>	<u>44,596,662</u>	<u>641,586,672</u>

Harris County Municipal Utility District Number 109

Tax Collector's Report Tax Collections for July, 2020

<u>Property Owner</u>	<u>Account No</u>	<u>Tax Amount</u>	<u>Pen & Int</u>	<u>Atty/Cost</u>	<u>Overpaid</u>	<u>Total Pmt</u>
2019 Tax Collections:						
37 Accounts	Various Accounts	\$15,462.60	\$1,894.51	\$1,811.97	\$0.00	\$19,169.08
Quezada Maria L	108-496-000-0015	-4.80	0.00	0.00	4.80	0.00
Hudson Gregory & Barbara A	110-752-000-0004	-120.00	0.00	0.00	120.00	0.00
Gelco Fleet Trust	2143150	-7.94	0.00	0.00	7.94	0.00
Total 2019 Tax Collections		<u>\$15,329.86</u>	<u>\$1,894.51</u>	<u>\$1,811.97</u>	<u>\$132.74</u>	<u>\$19,169.08</u>
2018 Tax Collections:						
Lacour Carey L & Vanita	114-139-013-0053	\$589.82	\$176.95	\$153.35	\$0.00	\$920.12
Luna Dawna L Estate of	118-705-003-0028	49.00	3.43	0.00	0.00	52.43
Frontier Custom Builders Inc	136-402-001-0001	155.43	45.08	40.10	0.00	240.61
Frontier Custom Builders Inc	136-402-002-0011	149.75	43.43	38.63	0.00	231.81
Sears, Roebuck & Co	2048505	<u>827.76</u>	<u>57.95</u>	<u>0.00</u>	<u>0.00</u>	<u>885.71</u>
Total 2018 Tax Collections		<u>\$1,771.76</u>	<u>\$326.84</u>	<u>\$232.08</u>	<u>\$0.00</u>	<u>\$2,330.68</u>
2017 Tax Collections:						
Frontier Custom Builders Inc	136-402-001-0012	\$92.73	\$32.45	\$25.04	\$0.00	\$150.22
Luna Dawna L Estate of	118-705-003-0028	<u>50.00</u>	<u>5.28</u>	<u>0.00</u>	<u>0.00</u>	<u>55.28</u>
Total 2017 Tax Collections		<u>\$142.73</u>	<u>\$37.73</u>	<u>\$25.04</u>	<u>\$0.00</u>	<u>\$205.50</u>
2016 Tax Collections:						
Luna Dawna L Estate of	118-705-003-0028	<u>\$116.60</u>	<u>\$8.17</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$124.77</u>
Total 2016 Tax Collections		<u>\$116.60</u>	<u>\$8.17</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$124.77</u>
2005 Tax Collections:						
Triple T Medical Supplies	0697655	<u>\$365.46</u>	<u>\$784.30</u>	<u>\$172.46</u>	<u>\$0.00</u>	<u>\$1,322.22</u>
Total 2005 Tax Collections		<u>\$365.46</u>	<u>\$784.30</u>	<u>\$172.46</u>	<u>\$0.00</u>	<u>\$1,322.22</u>
2004 Tax Collections:						
Triple T Medical Supplies	0697655	<u>\$243.60</u>	<u>\$482.33</u>	<u>\$108.89</u>	<u>\$0.00</u>	<u>\$834.82</u>
Total 2004 Tax Collections		<u>\$243.60</u>	<u>\$482.33</u>	<u>\$108.89</u>	<u>\$0.00</u>	<u>\$834.82</u>
2003 Tax Collections:						
Triple T Medical Supplies	0697655	<u>\$227.64</u>	<u>\$478.05</u>	<u>\$105.85</u>	<u>\$0.00</u>	<u>\$811.54</u>
Total 2003 Tax Collections		<u>\$227.64</u>	<u>\$478.05</u>	<u>\$105.85</u>	<u>\$0.00</u>	<u>\$811.54</u>
Summary of Other Collections						
Returned Checks			<u>\$4,011.93</u>	<u>\$2,456.29</u>	<u>\$132.74</u>	24,798.61
Interest Earnings						845.19
Total Collected during Month						<u>45.69</u>
						<u>\$25,689.49</u>

Harris County Municipal Utility District Number 109

Tax Collector's Report Taxes Receivable Detail as of July 31, 2020

<u>Property Owner</u>	<u>Account No.</u>	<u>2018 Tax</u>	<u>2017 Tax</u>	<u>2016 Tax</u>	<u>2015 Tax</u>	<u>Prior Yrs</u>
Guniganti Prabhakar	045-005-000-0125	\$0.81	\$0.00	\$0.00	\$0.00	\$0.00
D:Vineyard Travis & Danelle	102-065-000-0007	581.84	593.71	617.46	569.28	1,017.41
Extreme Remodeling LLC	102-066-000-0020	4.29	4.38	4.55	0.00	0.00
State of Texas	102-066-000-0021	1.76	0.00	0.00	0.00	0.00
D:Catlin Steven L	102-069-000-0004	82.66	84.35	87.72	0.00	0.00
Barrera George & Marie	102-070-000-0031	766.22	0.00	0.00	0.00	0.00
Sweeney Bryan A	108-492-000-0020	0.00	873.37	0.00	0.00	0.00
D:Brown-Sullinger Kelly	108-492-000-0027	758.71	774.20	735.35	749.00	762.48
D:Strengel Kris C	108-494-000-0020	859.70	868.56	816.45	760.61	4,533.36
Wilson Dewey M	108-497-000-0032	708.16	722.61	682.71	639.79	0.00
State of Texas	108-497-000-0047	23.50	0.00	0.00	0.00	0.00
D:Johnson Thomas & Barb	108-498-000-0001	810.27	822.12	772.55	721.73	0.00
Q:Key Sherry R	109-142-000-0001	360.88	123.40	0.00	0.00	0.00
S:Crux Sara	109-142-000-0006	0.00	579.11	499.20	473.20	0.00
D:Cartwright Ed & Diane	109-142-000-0034	550.92	533.51	499.68	463.67	2,196.14
D:Brokaw Sharon	109-144-000-0002	475.30	0.00	496.33	514.16	0.00
P:Deyle Kurt	111-527-000-0010	576.66	210.95	0.00	0.00	0.00
Deyle Kurt	111-527-000-0013	0.00	0.00	532.95	490.09	640.96
P:Gloria Simon & Maria	113-135-000-0013	621.37	119.41	0.00	0.00	0.00
Warmuth John J	113-142-000-0028	50.00	0.00	0.00	0.00	0.00
Bjornaas Kevin Estate of	114-139-009-0007	578.20	0.00	0.00	0.00	0.00
S:Jackson Keshell	114-139-009-0015	612.80	625.31	620.03	0.00	0.00
P:Paxton Roy C & Debbie M	114-139-010-0036	0.00	259.40	0.00	0.00	0.00
D:Gonzalez Virginia	114-139-015-0003	527.53	488.00	0.00	0.00	0.00
D:Cook Julia S	114-139-015-0036	468.45	478.01	471.60	435.90	1,481.13
De La Garza Michael A	114-139-016-0006	33.84	0.00	0.00	0.00	0.00
Seward B Randolph	114-139-017-0014	463.62	0.00	0.00	0.00	0.00
Cruz Rosa L	114-350-015-0008	305.50	0.00	0.00	0.00	0.00
Lund Timothy C & Amy W	114-350-015-0058	764.40	0.00	0.00	0.00	0.00
Jones Edward A & Agnes	114-350-015-0047	0.00	0.00	0.78	0.00	0.00
Blow Frederick E & Cheryl	114-350-015-0118	1,036.24	1,057.39	0.00	0.00	0.00
D:Harris Virginia B	114-350-016-0083	868.88	844.16	794.67	759.91	1,857.00
State of Texas	115-346-000-0002	8.33	0.00	0.00	0.00	0.00
Mitchem Anna M	115-511-021-0036	957.26	926.80	0.00	0.00	0.00
State of Texas	115-813-000-0005	2.00	0.00	0.00	0.00	0.00
State of Texas	116-275-000-0416	91.06	0.00	0.00	0.00	0.00
Continental Land Owners	116-276-000-0312	0.49	0.00	0.00	0.00	0.00
Olveda Salvador	119-320-001-0004	0.00	19.59	0.00	0.00	0.00
Harris Jack L & Diana L	119-848-003-0002	916.39	0.00	0.00	0.00	0.00
P:Frontier Custom Builders	136-402-001-0001	922.81	0.00	0.00	0.00	0.00
P:Frontier Custom Builders	136-402-001-0005	145.48	0.00	0.00	0.00	0.00
P:Frontier Custom Builders	136-402-001-0006	145.48	0.00	0.00	0.00	0.00
P:Frontier Custom Builders	136-402-001-0007	145.48	0.00	0.00	0.00	0.00
P:Frontier Custom Builders	136-402-001-0010	145.48	0.00	0.00	0.00	0.00
P:Frontier Custom Builders	136-402-001-0011	145.48	0.00	0.00	0.00	0.00
P:Frontier Custom Builders	136-402-001-0012	0.00	294.39	100.14	0.00	0.00
P:Frontier Custom Builders	136-402-001-0014	145.48	0.00	0.00	0.00	0.00
P:Frontier Custom Builders	136-402-001-0015	145.48	0.00	0.00	0.00	0.00
P:Frontier Custom Builders	136-402-001-0016	145.48	0.00	0.00	0.00	0.00
P:Frontier Custom Builders	136-402-001-0018	145.48	0.00	0.00	0.00	0.00
P:Frontier Custom Builders	136-402-001-0019	145.48	0.00	0.00	0.00	0.00
P:Frontier Custom Builders	136-402-001-0020	145.48	0.00	0.00	0.00	0.00
P:Frontier Custom Builders	136-402-002-0008	0.00	61.46	0.00	0.00	0.00

Harris County Municipal Utility District Number 109

Tax Collector's Report Taxes Receivable Detail as of July 31, 2020

<u>Property Owner</u>	<u>Account No.</u>	<u>2018 Tax</u>	<u>2017 Tax</u>	<u>2016 Tax</u>	<u>2015 Tax</u>	<u>Prior Yrs</u>
P:Frontier Custom Builders	136-402-002-0011	887.77	0.00	0.00	0.00	0.00
Marks Nathaniel	136-402-002-0012	375.92	0.00	0.00	0.00	0.00
S:John Escamilla	0656655	0.00	0.00	0.00	0.00	119.37
First Data Merchants Servic	0893261	4.33	4.34	0.00	0.00	0.00
S:John Escamilla	0931712	0.00	2.59	0.00	0.00	33.85
Joseph Stewart	0947318	0.00	37.90	6.73	7.48	194.12
The Crush Volleyball Club	0974276	0.00	6.80	7.07	7.07	71.26
Clown Express	0993423	2.45	0.00	0.00	0.00	0.00
Jose Angel Barbosa Jr	1053957	0.00	10.42	3.40	3.77	68.63
Vale Services	1054527	3.98	4.51	3.25	3.61	0.00
Kwik Kar Lube & Tune	2013181	85.46	89.60	0.00	0.00	0.00
Digital Professionals Compu	2064780	21.89	22.15	22.89	22.89	44.79
John Escamilla	2108677	0.00	8.90	0.00	0.00	80.96
Anonited Child Card Inc	2116166	0.00	39.88	32.17	35.74	0.00
Adonai Transportation	2153210	0.00	39.90	27.23	30.25	78.83
B & L Capital Inc	2154083	24.08	27.55	28.66	31.84	82.99
Kevin R Culp	2157330	46.42	52.56	57.45	63.84	166.38
S:Eric W Moore	2157651	0.00	250.75	190.11	211.23	345.54
JD Wade Trucking Inc	2159086	2.45	26.67	22.96	0.00	3.24
Dupree Express Trucking	2172915	99.37	223.95	257.90	168.69	4.17
Jason C Sanders	2176400	0.00	27.22	22.01	0.00	0.00
ADT LLC	2179108	0.00	23.75	0.00	0.00	0.00
E M Hot Spot Transport Inc	2188335	0.00	7.26	8.39	9.32	11.50
Books & Boxes Plus LLC	2191926	7.83	0.00	0.00	0.00	0.00
Lobo Transport LLC	2200158	0.00	54.72	46.10	51.22	0.00
Jabez LLC	2204500	17.15	0.00	0.00	0.00	0.00
S:Texas Sunset Grill	2208356	0.00	396.95	412.18	412.18	0.00
Fuve Star Fades Barber Shr	2208361	4.15	4.24	4.40	4.40	0.00
Republic Real Estate Broker	2208930	0.00	7.83	8.14	0.00	0.00
ARC Insurance Agency	2209050	44.66	45.57	47.39	47.39	0.00
Jemes Lewis	2213148	39.75	89.38	99.06	110.06	0.00
David L Barrera	2214578	0.00	63.40	66.04	0.00	0.00
Ricardo D Martinez	2221041	0.00	14.22	13.31	14.79	0.00
Newtex Wine and Spirit	2248152	319.90	320.09	0.00	0.00	0.00
Marcus A Murillo	2260364	0.00	29.53	0.00	0.00	0.00
Martha Martinez	2260554	0.00	53.30	0.00	0.00	0.00
Carrie Jean Quinn	2264871	0.00	44.25	0.00	0.00	0.00
RB Mobile Repair	2274611	86.77	0.00	0.00	0.00	0.00
XCL Titling Trust	2275057	42.80	131.57	0.00	0.00	0.00
JM and MS Inc	2275721	476.44	476.50	0.00	0.00	0.00
Taquera Las Maragitas LLC	2281228	142.75	0.00	0.00	0.00	0.00
Metro PCS	2287557	45.71	0.00	0.00	0.00	0.00
Humble Kitchen & Bath Inc	2287561	110.71	0.00	0.00	0.00	0.00
Phones-R-Us Inc	2289501	54.59	0.00	0.00	0.00	0.00
Angie's Mexican & Seafood	2289580	51.79	52.77	0.00	0.00	0.00
Educational Advantage III LI	2290641	158.85	0.00	0.00	0.00	0.00
Educational Advantage III LI	2292899	217.07	0.00	0.00	0.00	0.00
Prior Yrs Personal Property	92 Accounts	27.87	0.00	351.64	184.35	18,888.07
Total Receivable		<u>\$20,794.04</u>	<u>\$14,055.21</u>	<u>\$9,470.65</u>	<u>\$7,997.46</u>	<u>\$32,682.18</u>



ENGINEERING REPORT

Date: August 17, 2020
To: Harris County MUD No. 109 Board of Directors
From: Bill Kotlan, P.E.
District Engineer

9. Review Engineer's Report, including approval of pay estimates, authorization of change orders to pending construction contracts, and authorization of capacity commitments:

- a. Stormwater Quality Permit Renewals:** Waiting on Harris County review.
- b. Water Plant No. 2 EST Rehabilitation:** Warranty Date 9/25/2020 – Warranty inspection and leak repair will be scheduled this month after EST No. 1 is back in service.
- c. Water Plant No. 1 EST Rehabilitation:** Pay Estimate No. 4 for Nova Painting, LLC for \$111,167.00 is presented and recommended for approval. The painter has completed the interior painting and has completed the prime and intermediate coat on the exterior. We expect that they will have the final coat complete in about a week.

The Contractor dropped a chain on 8/13/20 over the power lines in a resident's backyard breaking one of the lines and causing a small grass fire. The fire department extinguished the fire and Centerpoint has restored power. We are monitoring the situation to ensure that any damage is repaired by the Contractor.

Action Item: Approve Pay Estimate No. 4 for Nova Painting, LLC for \$111,167.00.

- d. Utility Relocations related to FM 1960 Widening: Update**

TxDOT has made modifications to the SUA changing the amount required by the District, however there is still one TxDOT approval that has not been obtained. For this reason, we have not received final copies of the TxDOT Standard Utility Agreement or Advanced Funding Agreement for TxDOT.

Exhibit F

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e. Water Plant No. 2 Expansion

We have made initial submittals to Houston and Harris County on the project. Attached is an estimate of construction cost and a revised Capital Improvement Plan proposal. We propose to bid the project with the emergency power generator as an alternate to provide options based on the actual bids. We will not be ready to advertise for bids until September/October.

f. Capital Improvement Plan

Considering cost increases for Water Plant No. 2 expansion and the need to move forward with a lift station to serve the Annexation 12 area (Barents Road Lift Station), BGE proposes changes to the Capital Improvement Plan priorities. Line by line changes are as follows:

Water Plant No. 1

- *1102 Chemical System Improvements – delete from CIP*
- *1103 Booster Pump Improvements – Reduce to \$100,000 and move to 2022*
- *1104 Electrical Control Improvements – Move to 2024/2025*
- *1105 GST No. 1 – Move to 2023 and reduce scope*
- *1106 Well Rework – move out of 5-year plan*
- *1107 Well Rehab and motor replacement – Move to 2024*

Water Plant No. 2

- *1201 Well Rework – remove from CIP*
- *1202 Water Plant Expansion – Budget \$372,000 to supplement bond funds*
- *1203 Well Rehab and motor replacement – Move \$170,000 to 2021*

Other Items

- *Lift Station No. 1 - Add 50,000 to 2021 for Televising Sewers*
- *Lift Station No. 3 Rehab – Move to 2022 \$125,000*
- *Lift Station No. 5 Rehab – Move to 2022 \$115,000*
- *Barents Dr Lift Sta. No. 6 – Add \$250,000 in 2021*
- *Interconnect w/ MUD 46 – Move from 2023 to 2024*
- *FM 1960 Util Relocation – Increase from \$1.273m to \$1.292m in 2021*

The resulting Cash flow will be Increased in 2021 from 2,023,282 to 2,183,896, In 2022 decreased from 1,205,000 to 785,000, In 2023 the amount is unchanged at \$550,000 and in

2024 and 2025 the amount is increased from 50,000 each year to 550,000 and 460,000 respectively.

Action Item: Approve amendment to the Capital Improvement Plan as recommended by District Engineer and/or as directed by the Board.

g. Barents Drive Lift Station

i. Champion Volleyball Club of Houston, LLC (Shawn Gilbert) Agreement

The proposed agreement includes the donation of a lift station site for Barents Drive Lift Station in return for water and sewer connections (at District cost) for the property owned by Champion Volleyball Club of Houston, LLC.

Action Item: Approve agreement subject to approval by attorney for the District.

ii. Barents Drive Lift Station Design

Enclosed is a proposal for design and construction phase services as well as a cost estimate for the construction of Barents Drive Lift Station. The lift station will be designed to serve several tracts that have been annexed into the District along FM 1960 in the Continental Plaza subdivision. Initially, the lift station will serve 4 tracts.

Action Item: Approve proposal by BGE, Inc. to begin design on Barents Drive Lift Station.

h. Developer's Report: No Update

i. Capacity Commitments:

- i. Teo Lopez (Country Scramble):** The permit has been obtained to temporarily extend sewer service to a District manhole. We have given Mr. Lopez an estimate of District costs related to his sewer service application. He has not made application at this time.
- ii. Shawn Gilbert service request:** This service request is on hold pending Annexation 12 and approval of Barents Drive Lift Station site agreement.
- iii. You Sun Lee Service Request:** This tract in Annexation 11 has expressed interest in water service from the District. They are waiting on approval of Annexation 11.

- iv. Exchange Church Service Request:** District operator has prepared and given church a letter detailing the costs for providing water service to this tract that is in the District.



August 5, 2020

Municipal Accounts & Consulting, LP
1281 Britmoore Road
Houston, Texas 77043

Attention: Cory Burton

Re: **Pay Estimate No. 4**
Harris County MUD No. 109
Water Plant No. 1 Elevated Storage Tank Rehabilitation
BGE Job No. 5367-00

Dear Mr. Burton:

Enclosed herewith is Pay Estimate No. 4 from Nova Paintings, LLC for work performed on the referenced project for the period indicated. I have reviewed the quantities completed and submitted for payment, and recommend that this estimate be processed for payment. The enclosed estimate is for your further handling and processing.

Should you have any questions regarding this pay estimate, please contact me at 281-558-8700.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary L. Goessler".

Gary L. Goessler, PE
Project Manager, Construction Management

TBPE Registration No. F-1046

cc: Spiros Kollias – Nova Paintings, LLC
Dimitri Millas – Norton Rose Fulbright US LLP
Bill Kotlan, PE – BGE
Darrin Fentress, PE – BGE
Doug Baker, PE – BGE

**Water Plant No. 1 Elevated Storage Tank
Rehabilitation**

Owner: Harris County MUD No. 109
C/o Municipal Accounts & Consulting, LP
1281 Brittmoore Rd.
Houston, Texas 77043

Contractor: Nova Paintings, LLC
4830 Wilson Road Ste. 300 PMB 115
Humble, Texas 77396


Attention: Cory Burton

Attention: Spiros Kollias

Pay Estimate No.	4
Original Contract Amount:	\$ 803,500.00
Change Orders:	\$ 9,500.00
Current Contract Amount:	\$ 813,000.00
Completed to Date:	\$ 631,750.00
Retainage 10%	\$ 63,175.00
Balance:	\$ 568,575.00
Less Previous Payments:	\$ 457,407.90
Current Payment Due:	\$ 111,167.10

BGE Job No.	5367-00
Estimate Period:	07/01/20 - 07/31/20
Contract Date:	March 30, 2020
Notice to Proceed:	April 20, 2020
Contract Time:	120 Calendar Days
Time Charged:	103 Calendar Days
Approved Extensions:	0 Calendar Days
Requested Time Extensions:	5 Calendar Days
Time Remaining:	17 Calendar Days

Recommended for Approval:



Gary L. Goessler, PE
Project Manager, Construction Management
BGE
TBPE Registration No. F-1046

Harris County MUD No. 109
 Water Plant No. 1 Elevated Storage Tank Rehabilitation
 BGE Job No. 5367-00
 Pay Estimate No. 4

Item	Description	Contract Quantity	Unit	Unit Price	Amount	Completed This Period	Amount This Period	Previous Period	Previous Amount	Total Completed	Total
UNIT A: BASE BID ITEMS											
1.	Mobilization; Demobilization; Bonds; Insurance										
1.1	Mobilization	1.00	LS	\$ 2,000.00	\$ 2,000.00	0.00	\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00
1.2	Demobilization	1.00	LS	\$ 2,000.00	\$ 2,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
1.3	Bonds; Insurance; Permits	1.00	LS	\$ 16,000.00	\$ 16,000.00	0.00	\$ -	1.00	\$ 16,000.00	1.00	\$ 16,000.00
2.	Remove and replace existing sacrificial anode cathodic protection system with horizontal system for Elevated Storage Tank No. 1 at Water Plant No. 1; cap and seal weld all existing handholds for existing cathodic protection. Complete in Place.										
2.1	Remove existing sacrificial anode cathodic protection system	1.00	LS	\$ 5,000.00	\$ 5,000.00	0.00	\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00
2.2	Install horizontal cathodic protection system	1.00	LS	\$ 20,000.00	\$ 20,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
2.3	Cap and seal weld all handholds for cathodic protection	1.00	LS	\$ 5,000.00	\$ 5,000.00	0.00	\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00
3.	Furnish all materials, labor, equipment, and appurtenances to seal weld interior roof rafters and roof plates, abrasive blast, and recoat the interior and exterior of the 1,000,000 gallon Elevated Storage Tank at Water Plant No.1; blast, clean, and recoat existing doors of the Elevated Storage Tank No. 1; replace bird and insect screen on gooseneck vent and mushroom vents; provide new hatch screens; provide new ladder and safety rail for interior wet area; provide splash box. Complete in Place.										
3.1	Abrasive blast interior	1.00	LS	\$ 331,012.00	\$ 331,012.00	0.00	\$ -	1.00	\$ 331,012.00	1.00	\$ 331,012.00
3.2	Coat interior of EST	1.00	LS	\$ 84,819.00	\$ 84,819.00	0.00	\$ -	1.00	\$ 84,819.00	1.00	\$ 84,819.00
3.3	Pressure wash exterior	1.00	LS	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	0.00	\$ -	1.00	\$ 5,000.00
3.4	Install containment	1.00	LS	\$ 40,000.00	\$ 40,000.00	0.50	\$ 20,000.00	0.50	\$ 20,000.00	1.00	\$ 40,000.00
3.5	Abrasive blast and prime exterior of EST	1.00	LS	\$ 84,819.00	\$ 84,819.00	1.00	\$ 84,819.00	0.00	\$ -	1.00	\$ 84,819.00

Harris County MUD No. 109
 Water Plant No. 1 Elevated Storage Tank Rehabilitation
 BGE Job No. 5367-00
 Pay Estimate No. 4

Item	Description	Contract Quantity	Unit	Unit Price	Amount	Completed This Period	Amount This Period	Previous Period	Previous Amount	Total Completed	Total
3.6	Second coat exterior of EST	1.00	LS	\$ 21,175.00	\$ 21,175.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
3.7	Finish coat exterior of EST	1.00	LS	\$ 21,175.00	\$ 21,175.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
3.8	Remove containment	1.00	LS	\$ 10,000.00	\$ 10,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
3.9	Blast, clean and recoat existing doors of EST No. 1	1.00	LS	\$ 3,000.00	\$ 3,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
3.10	Replace screens on gooseneck vent	1.00	LS	\$ 500.00	\$ 500.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
3.11	Replace screen of mushroom vent	1.00	LS	\$ 500.00	\$ 500.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
3.12	Provide new hatch screens	1.00	LS	\$ 500.00	\$ 500.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
3.13	Provide new ladder and safety rail for interior wet area	1.00	LS	\$ 10,000.00	\$ 10,000.00	0.42	\$ 4,200.00	0.00	\$ -	0.42	\$ 4,200.00
3.14	Install obstruction light	1.00	LS	\$ 5,000.00	\$ 5,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
3.15	Install photo cell	1.00	LS	\$ 2,500.00	\$ 2,500.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
3.16	Provide splash box	1.00	LS	\$ 8,000.00	\$ 8,000.00	0.00	\$ -	1.00	\$ 8,000.00	1.00	\$ 8,000.00
4.	Furnish all materials, labor, equipment, and appurtenances for the installation of fourteen (14) peripheral shell circulation vents on Elevation Storage Tank; Provide in accordance with the contract plans and specifications. Complete in Place.	14.00	EA	\$ 2,600.00	\$ 36,400.00	0.00	\$ -	14.00	\$ 36,400.00	14.00	\$ 36,400.00
5.	Trench Safety System, Complete in Place	1.00	LS	\$ 5,000.00	\$ 5,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
Unit A: Base Bid Items - Subtotal					\$ 719,400.00		\$ 114,019.00		\$ 508,231.00		\$ 622,250.00
<u>UNIT B: SUPPLEMENTAL BID ITEMS</u>											
1.	"Extra" as directed, Reinforcing Steel, Complete in Place (\$1,000 per TON minimum)	1.00	TON	\$ 1,000.00	\$ 1,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -

Harris County MUD No. 109
 Water Plant No. 1 Elevated Storage Tank Rehabilitation
 BGE Job No. 5367-00
 Pay Estimate No. 4

Item	Description	Contract Quantity	Unit	Unit Price	Amount	Completed This Period	Amount This Period	Previous Period	Previous Amount	Total Completed	Total
2.	"Extra" as directed, Site Improvements, Complete In Place (\$2000.00 minimum)	1.00	LS	\$ 2,000.00	\$ 2,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
3.	Furnish all labor, equipment, and appurtenances for "extra welding repair, all weld sizes", Complete In Place.	100.00	LF	\$ 35.00	\$ 3,500.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
4.	Furnish Certified Welder to perform miscellaneous welding for "extra welding man hours", all weld sizes, Complete In Place.	40.00	HRS	\$ 125.00	\$ 5,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
5.	Furnish Welder Apprentice to perform miscellaneous welding for "extra welding man-hours", all weld sizes, complete in place.	40.00	HRS	\$ 55.00	\$ 2,200.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
6.	Furnish all materials, labor, equipment, and appurtenances for "extra 6-inch diameter roof patches including certified welding in place and grind smooth, Complete In Place	1,000.00	LBS	\$ 24.00	\$ 24,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
7.	Furnish all materials, labor, equipment, and appurtenances for "extra steel fittings, structural members, pipe supports, roof rafters, reinforcing plates, and all structures, all shapes, all sizes including removal disposal of existing members" with certified welders, including apprentice labor, as directed by the Engineer, complete in place.	1,000.00	HRS	\$ 45.00	\$ 45,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
8.	Furnish all materials, labor, equipment, and appurtenances for installation of extra epoxy coatings at badly pitted surfaces, Complete In Place for interior coatings, abrasive blast per internal coating specification.	10.00	GAL	\$ 20.00	\$ 200.00	0.00	\$ -	0.00	\$ -	0.00	\$ -

Harris County MUD No. 109
 Water Plant No. 1 Elevated Storage Tank Rehabilitation
 BGE Job No. 5367-00
 Pay Estimate No. 4

Item	Description	Contract Quantity	Unit	Unit Price	Amount	Completed This Period	Amount This Period	Previous Period	Previous Amount	Total Completed	Total
9.	Furnish all materials, labor, equipment, and appurtenances for installation of extra epoxy coatings at badly pitted surfaces, Complete In Place for external nonskid surfaces, abrasive blast per external nonskid coating specification.	10.00	GAL	\$ 20.00	\$ 200.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
10.	Furnish all labor, equipment, and appurtenances for "extra 6-inch diameter, 1/4-inch thick, floor patches including certified welding in place and grind smooth welding repair, all weld sizes" per the direction of the engineer. Complete In Place.	10.00	GAL	\$ 100.00	\$ 1,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -
Unit B: Supplemental Bid Items - Subtotal					\$ 84,100.00		\$ -		\$ -	\$ -	
Total Contract Amount:					\$ 803,500.00						
Change Order No. 1											
<u>ADD:</u>											
	Welding Overflow Box	1.00	LS	\$ 3,500.00	\$ 3,500.00	1.00	\$ 3,500.00	0.00	\$ -	1.00	\$ 3,500.00
	Replace Existing 16" Tee Vent	1.00	LS	\$ 6,000.00	\$ 6,000.00	1.00	\$ 6,000.00	0.00	\$ -	1.00	\$ 6,000.00
Change Order No. 1 - Subtotal					\$ 9,500.00		\$ 9,500.00		\$ -	\$ 9,500.00	
Change Order No. 2											
					\$ -		0.00	\$ -	0.00	\$ -	
Totals:					\$ 813,000.00		\$ 123,519.00		\$ 508,231.00	\$ 631,750.00	

CONTRACTOR AFFIDAVIT FOR PARTIAL PAYMENT

STATE OF TEXAS §

COUNTY OF HARRIS §

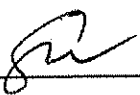
BEFORE ME, the undersigned authority, on this day personally appeared **SPIROS KOLLIAS** the **MANAGER of NOVA PAINTINGS, LLC.** ("CONTRACTOR"). CONTRACTOR has performed labor and furnished materials pursuant to that certain Contract entered into on the **20ST** day of **APRIL, 2020**, by and between CONTRACTOR and **HARRIS COUNTY MUD 109**, for the erection, construction, and completion of certain improvements and/or additions upon the following described premises, to wit:

"WATER PLANT NO. 2 EST RECOATING"


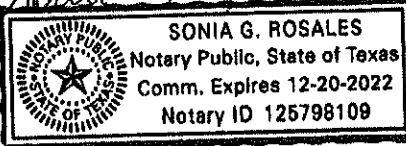
The undersigned, being by me duly sworn, states upon oath that the materials supplied in connection with CONTRACTOR's Application for Partial Payment No. 4, dated 8/3/20 (the "Application Date"), represents the actual cost of sound materials that have been or will be fabricated into the Work in compliance with the agreed to plans and specifications (and all authorized changes thereto).

The undersigned further states that as of the Application Date, CONTRACTOR has paid all bills and claims for materials supplied in connection with the aforesaid Partial Payment.

This affidavit is being made by the undersigned realizing that it is in reliance upon the truthfulness of the statements contained herein that a partial payment under said Contract is being made, and in consideration of the disbursement of said partial payment by **HARRIS COUNTY MUD 109**.



Spiros Kollias, Manager

PARTIAL/FINAL WAIVER OF LIEN

THE STATE OF TEXAS

COUNTY OF HARRIS

The undersigned contract with Nova Paintings, LLC, to furnish labor and materials in connection with certain improvements to real property located in Harris County, Texas and owned by Harris County MUD 109 which improvements are described as follows:

"Water plant No. 1 EST Rehab"

In consideration of Pay Estimate No. 4 in the amount of one hundred and eleven thousand one hundred sixty seven and ten cents

DOLLARS (\$ 111,167.10) an other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned does hereby waive and release and mechanics' lien or materialmen's lien or claims of lien that the undersigned had or hereafter has on the above-mentioned real property on account of any labor preformed or materials furnished or to be furnished or labor preformed and materials furnished by the undersigned pursuant to the above-mentioned contract or any constitutional lien that the undersigned may have.

Undersigned hereby guarantees that all bids for labor preformed and/or materials furnished in the erection and construction of such improvements on the Property have been fully paid and satisfied and Undersigned does further guarantee that if for any reason a lien or liens are filed for material or labor against said property arising out of any bill for materials or labor in connection with the erection or construction of said improvements thereon, Undersigned will obtain a settlement of such lien or liens and a proper release there of shall be obtained.

Nova Paintings LLC

Contractor

[Signature]

Signature

Spiros Kollias

Name

Manager

Title

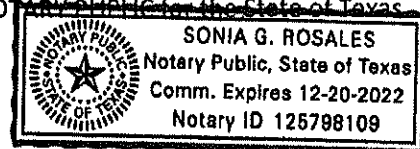
SWORN TO AND SUBSCRIBED BEFORE ME, on this the 3rd day of August, 2020, to certify which witness my hand and seal of office.

My commission Expires:

12-20-22

[Signature]

NOTARY PUBLIC for the State of Texas



**HARRIS COUNTY MUD 109
WATER PLANT NO. 2 EXPANSION**

70% COST ESTIMATE 8/17/2020

	QUANTITY	UNIT	UNIT COST	AMOUNT
BASE BID ITEMS				
1 Mobilization; Demobilization; Bonds; Permits; Insurance	1	LS	\$ 140,000	\$ 140,000
2 420,000 GST				
Bolted GST including Coatings, and Appurtances	420,000	GAL	\$ 0.60	\$ 252,000
GST Foundation	1,181	CY	\$ 100.00	\$ 118,124
16" Supply Line	1	LS	\$ 20,000	\$ 20,000
16" Suction Piping	1	LS	\$ 30,000	\$ 30,000
Drain Line	1	LS	\$ 5,000	\$ 5,000
3 MCC and Ops Building				
Brick Building including foundation and fixtures	367	SF	\$ 175	\$ 64,167
4 Booster Pump Addition				
Concrete Pump Pad/ Foundation	952	CF	\$ 30	\$ 28,560
670 GPM Booster Pumps (50 HP)	3	EA	\$ 30,000	\$ 90,000
Booster Pump Pipe, Valves, and Fittings	1	LS	\$ 50,000	\$ 50,000
Installation	1	LS	\$ 15,000	\$ 15,000
5 Site Work				
Addition of Sidewalk	150	CF	\$ 30	\$ 4,500
Site work, grading, restoration	1	LS	\$ 20,000	\$ 20,000
Trench Safety Plan	1	LS	\$ 3,000	\$ 3,000
6 Natural Gas Generator Replacement				
600 kW Natural Gas Generator	1	LS	\$ 700,000	\$ 700,000
Removal of 350 kW Diesel Generator	1	LS	\$ 8,000	\$ 8,000
6 Electrical				
New MCC	1	LS	\$ 200,000	\$ 200,000
Service Entrance Modifications	1	LS	\$ 100,000	\$ 100,000
Demolition of old EST equipment	1	LS	\$ 41,000	\$ 41,000
Conduit and Wire	1	LS	\$ 97,500	\$ 97,500
Controls	1	LS	\$ 65,000	\$ 65,000
7 Chemical Building				
Power Wash Chemical Building	1	LS	\$ 800	\$ 800
Replace Polyphosphate Pump and Tubing	1	LS	\$ 15,000	\$ 15,000
Replace Chlorinator	1	LS	\$ 15,000	\$ 15,000

Base Bid Total:	\$	2,083,000
Design Development Contingency @	10%	\$ 209,000
Construction Contingency @	10%	\$ 209,000
Engineering		\$ 262,000
Total	\$	2,763,000

Harris County Municipal Utility District No. 109
 Capital Improvement Plan
 Water Wastewater Facilities 2018 to 2032

No.	Improvement	This Year 2021	2021 Proposed	1 Year 2022	2022 Proposed	2 Years 2023	2023 Proposed	3 Years 2024	2024 Proposed	4 Years 2025	2025 Proposed
WATER PLANT No.1											
1102	Chemical Systems Upgrades/Improvements	\$80,000									
1103	Booster Pump Improvements	\$240,000			\$100,000						
1104	Electrical Control Improvements (All Facilities Included)			\$460,000					\$250,000		\$210,000
1105	GST No. 1 Replacement (420,000 gallons)			\$300,000			\$250,000				
1106	Well Rework	\$70,000									
1107	Well Rehab Including Pump and Motor Replacement					\$200,000			\$200,000		
1108	EST Coating with Cathodic Protection	Bond									
WATER PLANT No.2											
1201	Well Rework	\$70,000									
1202	Water Plant Expansions	Bond	\$372,000								
1203	Well Rehab Including Pump and Motor Replacement		\$170,000								\$200,000
1204	EST Coating with Cathodic Protection	Bond									
LIFT STATION No. 1											
2101	Wet Well Rehabilitation			\$205,000	\$205,000						
	Televise Sewers		\$50,000								
BELLEAU WOODS LIFT STATION (LIFT STATION NO. 2)											
2201	Wet Well Rehabilitation	Complete									
KINGS LAKE ESTATES LIFT STATION No. 1 (LS # 3)											
2401	Wet Well Rehabilitation	\$125,000			\$125,000						
KINGS LAKE ESTATES LIFT STATION No. 2 (LS # 4)											
2501	Wet Well Rehabilitation	Complete									
ATASCOCITA MEADOWS LIFT STATION (LS # 5)											
2301	Wet Well Rehabilitation	\$115,000			\$115,000						
KINGS LAKE ESTATES LIFT STATION No. 3 (LS # 6)											
2601	Wet Well Rehabilitation										
BARENTS DRIVE LIFT STATION (LS # 7)											
			\$250,000								
MANHOLES AND AIR RELEASE VALVES											
2701	Force Main Manholes and Air Release Valves Rehabilitation					\$250,000	\$250,000				
2702	Manhole Survey			\$120,000	\$120,000						
WATER DISTRIBUTION SYSTEM											
3101	Water Valve Survey and Repairs			\$70,000	\$70,000						
3102	Waterline Rehabilitation(10% every 5 years)										
WATER INTERCONNECTS											
3201	Interconnect with HCMUD 46					\$50,000			\$50,000		
3202	Interconnect with HCMUD 132										
3203	Interconnect with HCMUD 151										
	FM 1960 Utility Relocations	\$1,273,282	\$1,292,094								
	AJOB Capital Outlay	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
	Transfer from Construction Fund										
	Total	\$2,023,282	\$2,184,094	\$1,205,000	\$785,000	\$550,000	\$550,000	\$50,000	\$550,000	\$50,000	\$460,000

Harris County Municipal Utility District No. 109
 Capital Improvement Plan
 Water Wastewater Facilities 2018 to 2032

		This Year		1 Year		2 Years		3 Years		4 Years	
No.	Improvement	2021	2021 Proposed	2022	2022 Proposed	2023	2023 Proposed	2024	2024 Proposed	2025	2025 Proposed
	Bond Funds Summary										
1202	Water Plant Expansions	\$1,600,000	\$1,700,000								
	Emergency Generator		\$708,000								
1108	EST Coating with Cathodic Protection	\$500,000	\$803,500								
	Surplus Funds	\$739,698									
	From Operating		-\$372,000								
	TOTALS Bond Funds	\$2,839,698	\$2,839,500								

AGREEMENT FOR CONVEYANCE OF PROPERTY

This Agreement for Conveyance of Property (this “*Agreement*”), dated as of _____, 2020, is entered into by and among **Harris County Municipal Utility District No. 109**, a conservation and reclamation district created pursuant to Art. XVI, § 59 of the Texas Constitution and operating pursuant to Chapters 49 and 54 of the Texas Water Code, as amended (the “*District*”), having an address of 1301 McKinney, Suite 5100, Houston, Texas, 77010 and **Ms. Sharice Gilbert**, a resident within the District (the “*Grantor*”), having an address _____.

WHEREAS, the District wishes to acquire certain real property (the “*Tract*”) for the construction and use of wastewater lift station (the “*Barents Drive Lift Station*”); and

WHEREAS, the Grantor hereby conveys the Tract to the District, and the District hereby accepts the grant of such Tract pursuant to its powers under Section 49.218 of the Texas Water Code, as evidenced by a General Warranty Deed, attached hereto as *Exhibit A*; and

WHEREAS, in consideration for the conveyance of the Tract for the Barents Lift Station without cost to the District, the District hereby agrees to waive the customary Tap and Inspection and Installation Fees (the “*Tap Fees*”) imposed pursuant to the District’s Order Amending Consolidated Rate Order, approved and effective as of September 17, 2019, as may be amended from time to time, (the “*Rate Order*”) for the parcel of land (the “*Parcel*”) owned by the Grantor described in the metes and bounds attached hereto as *Exhibit B*; and

NOW, THEREFORE, in consideration of the foregoing, the District and the Grantor agree as follows:

1. Consideration for Conveyance of Property. The District hereby agrees to waive the Tap Fees ordinarily imposed pursuant to Section 1(C) of the District’s Rate Order upon the conveyance of the the Parcel owned by Grantor to the District. The District’s agreement to waive such Tap Fees does not act to waive any such other fees imposed under the District’s Rate Order, and the Rate Order otherwise remains in full effect for the Parcel.
2. Address and Notices. All notices required or permitted to be given under this Agreement from one party to the other shall be given in writing and shall be served by depositing the notice in the United States mail, postage prepaid, addressed to the party to be notified, with return receipt requested, or by hand delivery of the notice, or by email. The parties have the right from time to time and at any time to change their respective addresses and emails, and each shall have the right to specify such change by providing at least 15 days written notice to the other parties.
3. Entire Agreement. This Agreement constitutes the entire agreement between the District and the Grantor concerning the conveyance of property to the District for the Barents Lift Station. There have been and are no agreements, covenants, representations, or warranties between the parties other than those expressly stated

or provided for herein. No modification hereof or subsequent agreement relative to the subject matter hereof shall be binding on any party unless reduced to writing and signed by the parties.

4. Parties in Interest. This Agreement shall be for the sole exclusive benefit of the District and the Grantor and shall not be construed to confer any benefit or right upon any other party, including particularly any resident of the District or the Grantor.
5. Successors and Assigns. This Agreement shall apply to and be binding upon the parties hereto and their respective officers, directors, successors, and assigns. This Agreement and any of the rights obtained hereunder are not assignable by any party hereto without the express written consent of the other parties, which consent shall not be unreasonably withheld.
6. Authorization. Each party represents that (i) execution and delivery of this Agreement by it has been duly authorized by its governing body or other persons from whom such party is legally bound to obtain authorization; (ii) that the consummation of the contemplated transactions will not result in a breach or violation of, or a default under, any agreement by which it or any of its properties is bound, or by any statute, rule, regulation, order, or other law to which it is subject; and (iii) this Agreement is a binding and enforceable agreement on its part.
7. Applicable Law. This Agreement shall be governed and construed in accordance with the laws of the State of Texas.

[The remainder of this page left intentionally blank.]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date written above.

HARRIS COUNTY MUNICIPAL UTILITY
DISTRICT NO. 109

By: _____

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____, 2020, by _____ of HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109, a political subdivision, on behalf of said political subdivision.

(SEAL)

Notary Public in and for the State of Texas

(Printed Name of Notary)

My Commission Expires: _____

MS. SHARICE GILBERT

By: _____

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

 This instrument was acknowledged before me on the _____ day
of _____, 2020, by Sharice Gilbert.

(SEAL)

Notary Public in and for the State of Texas

(Printed Name of Notary)

My Commission Expires: _____

**Harris County MUD No. 109
Proposed Regional Lift Station**

Preliminary Cost Estimate November 26, 2019

ITEM	DESCRIPTION	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
<u>UNIT A: SITE PREPARATION</u>				
1.	Easement Site Preparation: to remove trees, stumps, logs, vegetation, fences, rubbish, debris, organic matter and other objectionable material per the specifications (includes stripping existing topsoil; stockpiling topsoil; replacing topsoil over all disturbed areas unless otherwise instructed; and positive drainage within the easement.)	1 LS	\$ 2,000.00	\$ 2,000
TOTAL, UNIT A				\$ 2,000
<u>UNIT B: LIFT STATION & SANITARY SEWER FORCEMAIN</u>				
1.	4-inch C900 - DR18 PVC (235psi) Force main.	400 LF	\$ 25.00	\$ 10,000
2.	100 GPM Lift Station including all site improvements.	1 LS	\$ 125,000.00	\$ 125,000
TOTAL, UNIT B				\$ 135,000
<u>UNIT C: EASEMENT ACQUISITION</u>				
1.	Cost to acquire Public Sanitary Sewer Easement for construction of sanitary sewer Lift Station.	2,500 SF	\$ 5.00	\$ 12,500
2.	Engineering, Surveying, and Legal services associated with easement acquisition.	1 LS	\$ 5,000.00	\$ 5,000
TOTAL, UNIT C				\$ 17,500
<u>UNIT D: STORM WATER POLLUTION CONTROL</u>				
1.	Enforcement and Maintenance of TPDES Requirements for Duration of Contract	1 LS	\$ 1,000.00	\$ 1,000
3.	Turf establishment by broadcast seeding of easement limits (Spec. Item 4250)	1.0 LS	\$ 1,000.00	\$ 1,000
4.	Reinforced Filter Fabric Fence (Spec. Item 1574)	100 LF	\$ 1.50	\$ 150
TOTAL, UNIT D				\$ 2,150

SUMMARY

UNIT A: SITE PREPARATION	\$ 2,000
UNIT B: LIFT STATION & SANITARY SEWER FORCEMAIN	\$ 135,000
UNIT C: EASEMENT ACQUISITION	\$ 17,500
UNIT D: STORM WATER POLLUTION CONTROL	\$ 2,150
SUBTOTAL	\$ 156,650
10% Contingencies	\$ 15,700
Engineering, Surveying, Geotech, and Construction Phase Services	\$ 45,000
TOTAL ESTIMATE	\$ 217,350



Attachment C Compensation

Professional Services will be invoiced monthly based on the percentage of work complete or the actual time, materials and expenses utilized to complete the work in accordance with the following schedule.

Task No.	Description	Basis of Fee	Fee/ Budget
1	Basic Services: Design Engineering	Lump Sum	\$18,000
2	Basic Services: Construction Phase	Lump Sum	\$7,500
3	Topographic Survey	Hourly	\$4,500
4	Geotechnical Report and Testing	Cost Plus	\$9,000
5	Project Representation	Hourly	\$6,000
	TOTAL		\$45,000

Reimbursable expenses such as deliveries, printing, out-of-town travel, are invoiced at cost plus 10%. Applicable sales tax will be added to fees subject to sales tax. Invoices will be mailed monthly and payable upon receipt. Failure to make payment within 30 days will result in an interest charge equal to 18 percent per annum. Hourly fees will be 2.5 times the direct personnel expense. Survey crews are charged at \$160 per hour including salaries and all expenses.

Revisions due to changes by the client or changes in the Scope of Services will be considered additional services. Any additional services will be covered under a separate written proposal prior to proceeding.

WWWMS, INC.
HARRIS COUNTY MUD # 109
OPERATIONS REPORT
Tuesday, August 18, 2020

BILLING AND COLLECTION RECAP:

DEPOSITED IN YOUR ACCOUNT LAST MONTH:

Period Ending:	Jul-20
Deposit:	\$ 6,050.00
Penalty:	\$ 20.24
Water:	\$ 51,532.73
Sewer:	\$ 48,806.19
Inspection:	\$ 967.09
Voluntary Fire & EMS:	\$ -
Misc:	\$ 1,455.00
NHCRWA:	\$ 95,450.00
Reconnect:	\$ -
NSF Fee:	\$ 28.66
Total Collections:	\$ 204,309.91

CURRENT BILLING:

Period Ending:	Aug-20
Deposit:	\$ -
Penalty:	\$ -
Water:	\$ 52,553.06
Sewer:	\$ 55,187.35
Inspection:	\$ 761.00
Voluntary Fire & EMS:	\$ -
Misc:	\$ -
NHCRWA:	\$ 123,888.40
Total Billing:	\$ 232,389.81

CUSTOMER AGED RECEIVABLES:

30 Day	17%	\$ 38,918.86
60 Day	3%	\$ 6,179.50
90 Day	0%	\$ 884.57
120 Day	2%	\$ 4,396.39
Overpayments		\$ (9,310.60)
Total Receivables:		\$ 41,068.72

HGCSO PERIOD: 7/1/20 THUR 7/31/20

Period 6/1/20 thru 5/31/21

MONTHLY TOTAL

Gallons Authorized:	450.000	MG
Current Month Produced:	36.621	MG
Cum. Gallons Produced:	413.379	MG
Auth. Gallons Remaining:	413.379	MG
Avg. Gallons Per Month:	18.310	MG
Permit Months Remaining:	10	

WATER PLANT OPERATIONS:

Period: 7/1/2020 thru 7/31/2020

MONTHLY TOTAL

Production:	36.621	MG
Amount Purchased:	0.000	MG
Total Amount:	36.621	MG
Consumption: (Billed)	30.975	MG
Accounted for Maint.	1.850	MG
Est. Amt. Sold to HC MUD 151	0.650	MG
Total:	33.475	MG
Daily Average Production:	1.181	MG
Percent Accounted For:	91%	

NEW METER INSTALLATIONS:

Residential:	0
Commercial:	0
Total:	0

CONNECTION COUNT:

Residential:	2992
Commercial:	102
Clubs/Schools:	1
Irrigation:	19
Vacant:	32
Builders:	34
Vacation:	0
No Bill:	7
	<hr/>
	3187
New Finals and Transfers	-40
	<hr/>
	3147

ACCOUNTS SENT TO COLLECTIONS:

Total of (0)

HARRIS COUNTY MUD #109

ACTIVITY REPORT

August 18, 2020

Item 1: Attached Reports are listed as follows:

- a.) Accounts turned over to collections.
- b.) Historical data on water production report.
- c.) NHCRWA Pumpage and Billing report for JULY 2020
- d.) Billing / Recap Summary Report

Item 2: Water Well #1

- a.) Power failure accident was due to a chain dropped on a power line by paint contractors.
- b.) EST Interior and exterior painting has been completed, waiting on tank disinfection.

Item 3: District

- a.) Lift Station #1 has been cleaned and large amounts of septic sand was hauled away.
(See Pictures)
- b.) Request to clean out Lift Station #1, #3, and #5 (COMPLETED)
- c.) Repaired severe service line leak; water leaking into the storm drain at Kristen Park Ct. and Kristen Park Ln.
- d.) Water Smart Resolution
(See Attachment)
- e.) Fire hydrant flushing and inspection shall be completed.

Item 4: Cut off report

ACTION ITEM

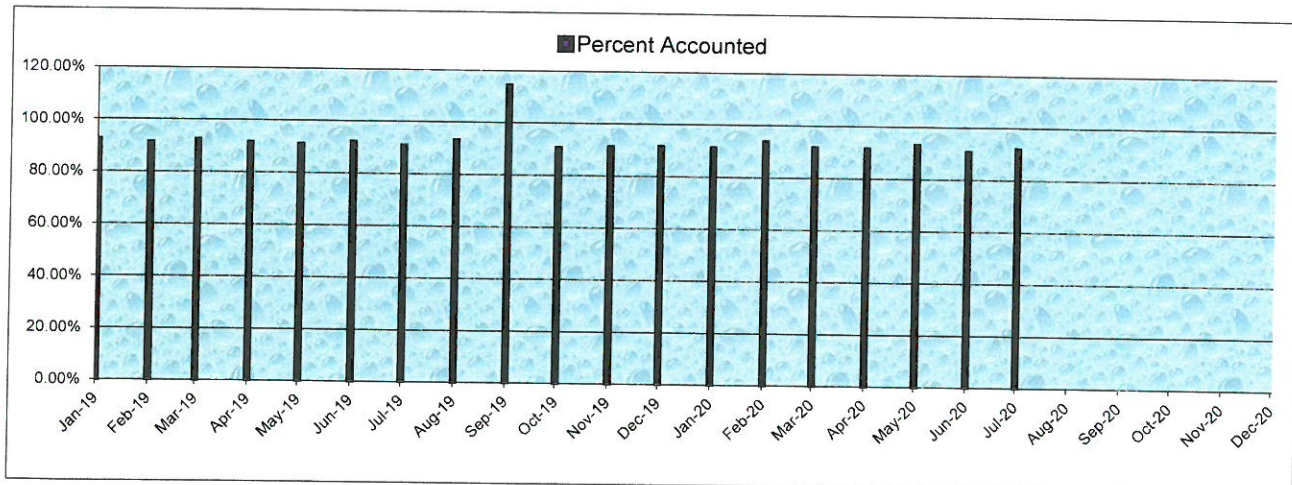
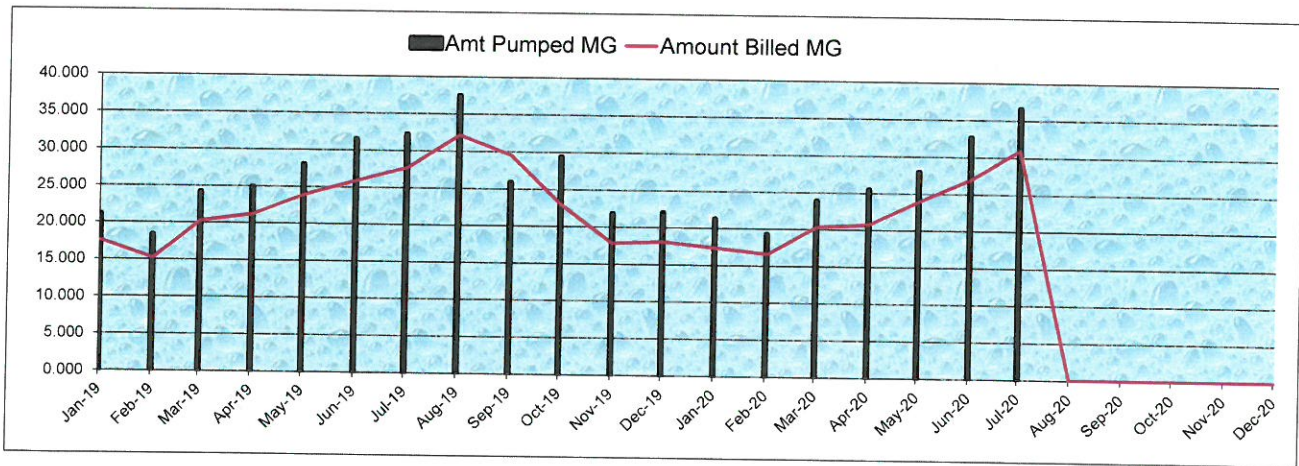
- a.) Request for direction to suspend termination, penalties, and door tags.
- b.) Approve cut off list and date

HARRIS COUNTY MUD #109

WATER PRODUCTION REPORT

August 18, 2020

Month /Year	Amt Pumped MG	Amt Billed MG	Maint. MG	Purchased MG	Amount Sold	Total Amount	Percent Accounted
Jan-19	21.082	17.543	1.800	0.000	0.000	19.343	91.75%
Feb-19	18.389	15.176	1.500	0.000	0.000	16.676	90.68%
Mar-19	24.193	20.233	2.000	0.000	0.000	22.233	91.90%
Apr-19	24.905	21.147	1.500	0.000	0.000	22.647	90.93%
May-19	28.037	23.858	1.500	0.000	0.000	25.358	90.44%
Jun-19	31.497	25.834	3.000	0.000	0.000	28.834	91.55%
Jul-19	32.258	27.635	1.500	0.000	0.000	29.135	90.32%
Aug-19	37.472	32.163	2.500	0.000	0.000	34.663	92.50%
Sep-19	25.915	29.525	0.000	0.000	0.000	29.525	113.93%
Oct-19	29.403	22.972	0.000	0.000	3.500	26.472	90.03%
Nov-19	21.801	17.775	2.000	0.000	0.000	19.775	90.71%
Dec-19	22.036	18.047	2.000	0.000	0.000	20.047	90.97%
Jan-20	21.299	17.314	2.000	0.000	0.000	19.314	90.68%
Feb-20	19.261	16.555	1.400	0.000	0.000	17.955	93.22%
Mar-20	23.874	20.258	1.500	0.000	0.000	21.758	91.14%
Apr-20	25.520	20.707	2.500	0.000	0.000	23.207	90.94%
May-20	27.986	23.889	2.000	0.000	0.000	25.889	92.51%
Jun-20	32.674	26.918	2.000	0.000	0.500	29.418	90.03%
Jul-20	36.621	30.975	1.850	0.000	0.650	33.475	91.41%
Aug-20							
Sep-20							
Oct-20							
Nov-20							
Dec-20							
Total	504.223	428.524	32.550	0.000	4.650	465.724	1755.65%
Average	26.538	22.554	1.713	0.000	0.245	24.512	92.40%



NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY
Groundwater and/or Surface Water Reporting and Billing Form - 2020
 Report filed online <http://oprs.nhcrwa.com>

Name of Well Owner or Recipient of Surface Water: Harris County MUD 109

Billing period for which the report is being filed

Billing Period	Rate per 1,000 gallons	Due Date
July 01-31, 2020	\$4.25 groundwater \$4.70 surface water	September 18, 2020

Gallons of Groundwater Pumped for Billing Period

	Start Meter Reading	End Meter Reading	Total
Well #2083	219,546 x1000	221,897 x1000	2,351,000
Well #4448	619,270 x1000	654,135 x1000	34,865,000
Adjustment			0

Water imported from outside NHCRWA

Imported water Meter reading:	Source:		
	x	x	0

Miscellaneous water (not billed)

Other entity	Water Type	Direction	Amount
	Groundwater	Out	

1	Enter total gallons of groundwater pumped and/or imported	37,216,000
2	Divide by 1000	37,216
3	Total groundwater fee due (multiply line 2 x \$4.25)	\$158,168.00
4	Enter total gallons of surface water received	0
5	Divide by 1000	0
6	Total surface water fee due (multiply line 5 x \$4.70)	\$0.00
7	Deduct 2003 Capital Contribution Credit amount, if applicable	(\$12,261.25)
8	Deduct 2005 Capital Contribution Credit amount, if applicable	(\$0.00)
9	Deduct 2008 Capital Contribution Credit amount, if applicable	(\$0.00)
10	Deduct Chloramination System Credit or other asset credit, if applicable	(\$0.00)
11	Other Credits:	(\$0.00)
12	Total due	\$145,906.75

If your payment is received late, the Authority will send you an invoice for the late fees set forth in the Rate Order.

I declare that the above information is true and correct to the best of my knowledge and belief.

Date: August 03, 2020

Signed: 

Name: Paul Villarreal

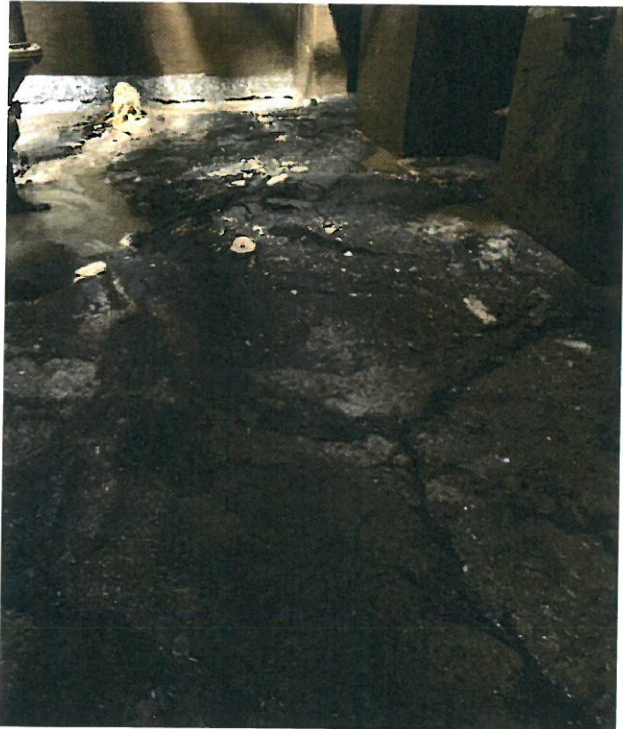
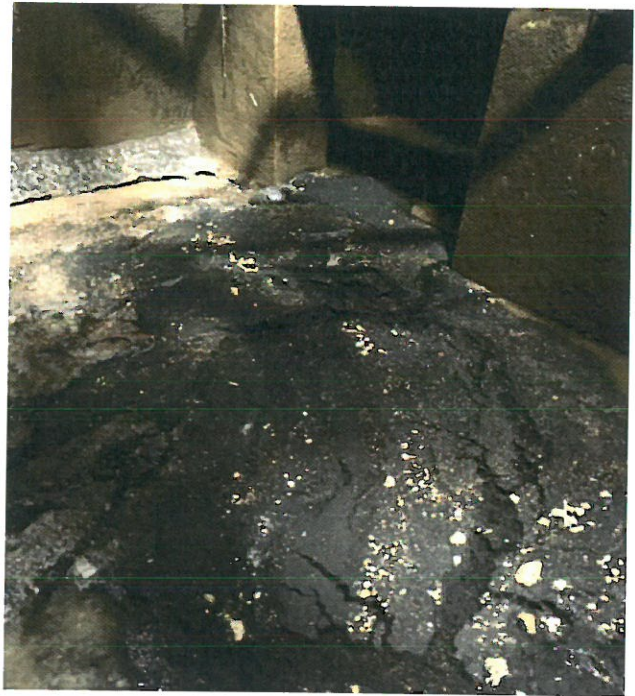
Title: Operator

Make check payable to:

North Harris County Regional Water Authority; Dept. 35, P.O. Box 4346 Houston, Texas 77210-4346

Please mail this form with the payment or fax to 281-440-4104, phone: 281-440-3924

[Click here](#) to return to the Home Page.



HC MUD 109 LIFT STATION # 1 WET WELL

HEAVY ACCUMALATION OF SAND / GRIT

AUGUST 13, 2020

RESOLUTION APPROVING SUBMITTAL OF THE WATER SMART
APPLICATION FOR INCLUSION IN THE ASSOCIATION OF
WATER BOARD DIRECTORS
WATER SMART PARTNERS PROGRAM

WHEREAS, the Board of Directors (the "Board") of _____ (the "District") has reviewed all the requirements for participation in the Association of Water Board Directors Water Smart Partners Program and has taken concrete steps to help their customers learn to value the water they use and to conserve water year-round; and

WHEREAS, the Board has discussed and reviewed the District's application in its entirety and has confirmed the inclusion of all necessary documentation required for submission to the Association of Water Board Directors Water Smart Partners Program; and

WHEREAS, the District has fulfilled all the necessary requirements for inclusion in the Association of Water Board Directors Water Smart Partners Program;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF -
_____ THAT:

Section 1. The Board does hereby approve the submittal of the 2020 Water Smart Application for the period of 1 January 2019 – 31 December 2019 for participation in the Association of Water Board Directors Water Smart Partners Program.

Section 2. The President or any Vice President is authorized to execute and the Secretary or any Assistant Secretary is authorized to attest this Resolution on behalf of the Board of the District and to do any and all things necessary to carry out the intent hereof.

ADOPTED, APPROVED, AND EFFECTIVE this ____ day of _____, 201_.

President, Board of Directors

ATTEST:

Secretary, Board of Directors

ORDER ADDING LAND AND REDEFINING BOUNDARIES
(0.4718 acres)

1. Yoo Sun Lee and Seong Cha Lee (“Petitioners”) have duly submitted to the Board of Directors (the “*Board*”) of Harris County Municipal Utility District No. 109 (the “*District*”) a Petition for Addition of Land dated October 18, 2019 that 0.4718 acres, more or less, owned by Petitioner be added to the District, as provided by chapters 49 and 54, Texas Water Code, as amended;

WHEREAS, the Board determined to accept such Petition for Addition of Land, agreed to add such land on the grounds hereinafter set out, and adopted and submitted to the City of Houston its Petition for Consent to Addition of Land;

WHEREAS, the land described in such petition lies wholly within the extraterritorial jurisdiction of the City of Houston, Harris County, Texas and is not located within the territorial boundaries of any incorporated city, town, municipal utility district, or village;

WHEREAS, such petition and the evidence thereon were duly heard and fully considered by this Board;

WHEREAS, pursuant to City of Houston City Council Ordinance No. 2020-___ dated July 7, 2020, the City of Houston has granted its consent to the addition of such land by the District;

THEREFORE THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109 AFFIRMATIVELY FINDS AND DECLARES THAT:

1. The Petition for Addition of Land, which is attached hereto as Exhibit “A” and incorporated by reference herein (the “*Petition*”) accurately describes by metes and bounds the land proposed to be added and is signed and executed in the manner provided by law for the conveyance of real estate.

2. The addition to the District of the tract of land described in the Petition is to the advantage of the District, the land proposed to be added, all taxable property thereon, the owners thereof, and the future owners and residents thereof; and the present and future drainage system and other improvements of the District are or will be sufficient to supply such services and improvements to all of such land to be added without injury to the land already in the District.

IT IS THEREFORE, ORDERED BY THE BOARD OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109 THAT:

I

The Petition is hereby granted in all respects and the tract of land, as described in Exhibit “A” to the Petition, is hereby added to and shall become a part of Harris County Municipal Utility District No. 109 in all respects, as provided by law, subject to the outstanding

bonds, notes, and other obligations of the District and the voted but unissued tax bonds of the District, so that the tracts are taxed on a pro rata basis with other property in the District.

II

The Board of Directors finds it convenient and necessary to redefine the District's boundaries at this time; therefore, the District's boundaries shall be and the same are hereby redefined, declared, and described in Exhibit "B" attached hereto.

III.

This Order shall be filed for record and be recorded in the offices of the County Clerk of Harris County, Texas. The District further authorizes an Amendment to the District Information form and notice to purchasers to be filed on its behalf.

IV.

Should any section or part of this Order be held unconstitutional, illegal, or invalid, or the application thereof ineffective or inapplicable as to any territory, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no wise affect, impair, or invalidate the remaining portion or portions thereof, but as to such remaining portion or portions the same shall be and remain in full force and effect; and should this Order for any reason be ineffective as to any part of the area hereby annexed to the District, such ineffectiveness of this Order as to any such part or parts of any such area shall not affect the effectiveness of this Order as to all of the remainder of such area, and the Board hereby declares it to be its purpose to annex to the District every part of the area described in Section I of this Order, regardless of whether any other part of such described area is hereby effectively annexed to the District. If there is included within the general description of territory set out in Section I of this Order to be hereby annexed to the District any lands or area which are presently part of and included within the limits of any city, town, or other jurisdiction, the same are hereby excluded and excepted from the territory to be hereby annexed.

V.

The President or the Vice President and Secretary or the Assistant Secretary are authorized to do all things proper or necessary to evidence the Board's adoption of this Order and to carry out the intent hereof.

*

*

*

HARRIS COUNTY MUNICIPAL UTILITY
DISTRICT NO. 109

By: _____
President

ATTEST:

Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on _____, by
_____ and _____, Directors of Harris County
Municipal Utility District No. 109, a political subdivision of the State of Texas, on behalf of said
District.

(SEAL)

Notary Public in and for
the State of Texas

Exhibit A

Petition for Addition of Land Attached Hereto.

PETITION FOR ADDITION OF LAND

TO THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109

YooSun Lee and Seong Cha Lee (the “*Petitioners*”), hereby petitions the Board of Directors (the “*Board*”) of Harris County Municipal Utility District No. 109, located wholly in Harris County, Texas (the “*District*”) for inclusion within the District of the land hereinafter described (the “*Tract*”), so that such land shall be added to, and become a part of, the District.

In support of this Petition, the Petitioners would respectfully show unto the Board the following:

I.

The Petitioners are the owners of the Tract, which are described by metes and bounds in Exhibit “A” attached hereto and made a part hereof for all purposes.

II.

There are no residents on the Tract.

III.

There are no lienholders on the Tract.

IV.

The Tract is wholly within the extraterritorial jurisdiction of the City of Houston, Harris County, Texas, and are not located within the territorial boundaries of any incorporated city, town, or municipal utility district.

V.

The Petitioners agree and state that the addition of the Tract to and inclusion thereof in the District is to the advantage of the District, and the District’s waterworks system is or will be sufficient to supply the Tract without injuring land already in the District.

VI.

The Petitioners assume the outstanding bonds, notes, and other obligations of the District and the voted but unissued tax bonds and combination revenue and tax bonds of the District, so that the Board may, and the Petitioners hereby authorize the Board to levy a tax on the above-described property to pay the Petitioners’ share of all and any such indebtedness. The Petitioners also hereby authorize the Board to levy a maintenance tax on the above-described property to the extent authorized under prior elections within the District.

VII.

The Petitioners understand that the District may petition to the City of Houston for a limited purpose annexation of area within the District, including The Petitioners' Tract, and that a sales and use tax will be imposed on transactions within any property so annexed.

VIII.

The Petitioners acknowledge that the District must petition the City of Houston for permission to add the Tract and that the City of Houston requires the District and the Petitioners consent to the terms and conditions which are set forth in Exhibit "B," attached hereto and by this reference made a part hereof, to the extent applicable. The Petitioners hereby consent to the addition of the Tract under and in accordance with the terms and conditions which are set forth in Exhibit "B."

RESPECTFULLY SUBMITTED THIS _____.

By: _____
Yoo Sun Lee

By: _____
Seong Cha Lee

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____,
20____ by Yoo Sun Lee and Seong Cha Lee.

Notary Public in and for the State of Texas

(SEAL)

Exhibit "A"

HCMUD 109
0.4718 OF ONE ACRE
TRACT "P"

MAY 29, 2019
JOB NO. 6865-00

DESCRIPTION OF A 0.4718 ACRE TRACT OF LAND SITUATED
IN THE J.B. STEVENSON SURVEY, ABSTRACT NO. 703
HARRIS COUNTY, TEXAS

BEING a 0.4718 acre (20,551 square foot) tract of land situated in the J.B. Stevenson Survey, Abstract No. 703 of Harris County, Texas and being all of a called 20,550 square foot tract of land as described in an instrument to Yoo Sun Lee and wife Seong Cha Lee recorded under Harris County Clerk's File Number (H.C.C.F. No.) H546404, said 0.4718 acre tract of land described by metes and bounds as follows, with all bearings based on the found monumentation of and a bearing of S 89° 07' 44" E along the south line of said Belleau Wood East, a subdivision plat recorded in Volume 158, Page 131 of the Harris County Map Records:

BEGINNING at the northeast corner of the herein described tract and PLAZA EAST, an unrecorded subdivision in Harris County, Texas, same being the northwest corner of a called 20.0067 acre tract as recorded under Harris County Clerk's Film Code Number 153-26-1258, lying on the south right-of-way line of F.M. 1960 (100 feet wide);

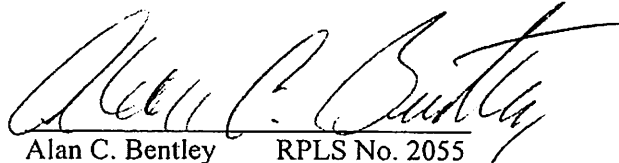
THENCE, S 00°30'35" W, along and with the east line of said PLAZA EAST and said 20,550 square foot tract, a distance of 185.85 feet to the southeast corner of the herein described tract and said 20,550 square foot tract, same being the northeast corner of Lot 33 of said PLAZA EAST;

THENCE, N 89°27'18" W, along and with the south line of said 20,550 square foot tract, same being the north line of said Lot 33, a distance of 108.79 feet to the southwest corner of the herein described tract and the northwest corner of said Lot 33, lying on the east right-of-way line of Canyon Lane (30 feet wide) as shown on said PLAZA EAST;

THENCE, N 00°32'42" E, along and with said east right-of-way line, same being the west line of said 20,550 square foot tract, a distance of 192.16 feet to the northwest corner of the herein described tract and said 20,550 square foot tract, lying on the south right-of-way line of said F.M. 1960;

THENCE, S 86°07'49" E, along and with said south right-of-way line, same being the north line of said 20,550 square foot tract, a distance of 108.86 feet to the **POINT OF BEGINNING** and containing 0.4718 of one acre (20,551 square feet) of land.

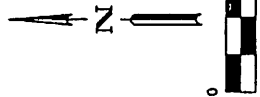
This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Alan C. Bentley RPLS No. 2055
BGE, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

LEGEND

- B.L. BUILDING LINE
- H.C.C.F. HARRIS COUNTY CLERK'S FILE NUMBER
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- U.E. UTILITY EASEMENT



F.M. 1960
(100' R.O.W.)

S 86°07'49" E 108.86' P.O.B.

40' B.L. PER PLAT
PLAZA EAST
UNRECORDED

20' U.E. PER PLAT

0.4718 ACRE
20,551 SQ. FT.
OUT OF A
CALLED 20,550 SQ. FT.
YOO SUN LEE & WIFE
SEONG CHA LEE
H.C.C.F. NO. H546404

N 00°32'42" E 192.16'

CANYON LANE
(30' R.O.W.)

N 89°27'18" W 108.79'
5' U.E. PER PLAT

5' U.E. PER PLAT

LOT 33

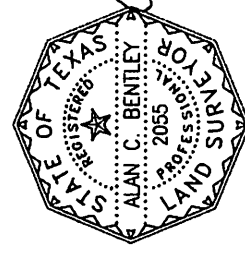
LOT 32

LOT 57

LOT 56

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this the 11th day of June, 2019.



Alan C. Bentley
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TSPS Licensed Surveying Firm No. 10106500

EXHIBIT OF A
0.4718 ACRE TRACT OF LAND
SITUATED IN THE
J.B. STEVENSON SURVEY
ABSTRACT NO. 703
HARRIS COUNTY, TEXAS

Scale: 1" = 50'	Job No.: 6865-00	Date: 06/2019	Drawing: 1 OF 1
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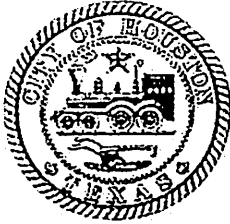


EXHIBIT "B"

(a) To the extent authorized by law, the District will issue bonds only for the purpose of purchasing and constructing, or purchasing, or constructing under contract with the City of Houston, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, recreational facilities, road facilities, or facilities for fire-fighting services, or parts of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date subsequent to the fifteenth (15th) anniversary of the date of issuance without premium and will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent (2%) above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given. The resolution authorizing the issuance of the District's bonds will contain a provision that any pledge of the revenues from the operation of the District's water and sewer and/or drainage system to the payment of the District's bonds will terminate when and if the City of Houston, Texas, annexes the District, takes over the assets of the District and assumes all of the obligations of the District. No land located within the extraterritorial jurisdiction of the City of Houston will be added or annexed to the District until the City of Houston has given its written consent by resolution or ordinance of the City Council to such addition or annexation.

(b) (1) Before the commencement of any construction within the District, its directors, officers, or developers and landowners will submit to the Director of the Department of Public Works and Engineering of the City of Houston, or to his designated representative, all plans and specifications for the construction of water, sanitary sewer, drainage, and road facilities and related improvements to serve the District and obtain the approval of such plans and specifications therefrom. All water wells, water meters, flushing valves, valves, pipes, and appurtenances thereto, installed or used within the District, will conform exactly to the specifications of the City of Houston. All water service lines and sewer service lines, lift stations, sewage treatment facilities, and road facilities, and appurtenances thereto, installed or used within the District will comply with the City of Houston's standard plans and specifications as amended from time to time. Prior to the construction of any water, sanitary sewer, drainage or road facilities within or by the District, the District or its engineer will give written notice by registered or certified mail to the Director of Public Works and Engineering, stating the date that such construction will be commenced. The construction of the District's water, sanitary sewer, drainage and road facilities will be in accordance with the approved plans and specifications, and with applicable standards and specifications of the City of Houston; and during the progress of the construction and installation of such facilities, the Director of Public Works and

Exhibit B

The District's Redefined Metes and Bounds Attached Hereto.

HCMUD 109
1,312.3408 ACRES
ELEVENTH ANNEXATION

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REVISED: MAY 28, 2019
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HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NUMBER 109
REVISED BOUNDARY

Being a 1312.3408 acre tract of land comprised of sixteen tracts situated in the James W. Singleton Survey, Abstract No. 701, the William Vickins Survey, Abstract No. 822, the Thomas Marshall Survey, Abstract No. 540 and the J. B. Stephenson Survey, Abstract No. 703, said sixteen tracts being more particularly described as Tract "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O" and "P" as follows:

TRACT "A" 1,144.25 ACRES: (Original Tract, First Annexation and Third Annexation)

BEGINNING at the southeast corner of a tract containing 334.3103 acres of land known as the original Harris County Municipal Utility District Number 109, said corner being at the intersection of the center line of Kings Park Way (100 feet of R.O.W.) with the north right-of-way line of F.M. 1960 based on a width of 100 feet and in the common line of the James W. Singleton Survey, Abstract No. 701 and the Davis Harris Survey, Abstract No. 26, Harris County, Texas for the southeast corner of the herein described tract;

THENCE N 87° 43' 36" W, with the north right-of-way of the said F.M. 1960 at 4760.58 feet passing the southwest corner of the said original Municipal Utility District Number 109 and continuing for a total distance of 4,943.28 feet to an angle point;

THENCE N 87° 41' 36" W, 896.42 feet with the north right-of-way of the said F.M. 1960 to an angle point;

THENCE N 86° 04' 36" W, with the north right-of-way line of the said F.M. 1960 at 223.15 feet passing the southwest corner of the First annexation of Municipal Utility District Number 109 and continuing along the north right-of-way line of the said F.M. 1960, same being the most southerly line of a 148.621 acre tract as described in a deed recorded under the Harris County Clerk's File No. R334511 for a total distance of 1,986.99 feet to a 5/8" iron rod found for corner;

THENCE N 03° 55' 24" E, 20.00 feet with an offset in the north right-of-way line of the said F.M. 1960 and along the boundary of said 148.621 acre tract to a 5/8" iron rod found for corner;

THENCE N 86° 04' 36" W, 161.51 feet with the north right-of-way line of the said F.M. 1960, based on a width of 120 feet and along the boundary of said 148.621 acre tract to a 5/8" iron rod found for the most southerly southwest corner of said 148.621 acre tract;

THENCE N 00° 44' 54" E, 2,618.75 with the west line of said 148.621 acre tract and along the lower east line of a 181.013 acre tract described in a deed recorded under the Harris County Clerk's File No. P167416 to a 12" fence post for an angle point;

THENCE N 00° 46' 16" E, 571.05 feet continuing with the common boundary of said 148.621 acre tract and said 181.013 acre tract to a 5/8" iron rod found for corner;

THENCE N 83° 27' 49" E, 239.67 feet continuing with the said common boundary, same being the south line of a 30-foot wide Pennzoil Pipeline Company easement described in an instrument recorded in Volume 169, Page 453 of the Harris County Deed Records to a 5/8" iron rod set for the southwest corner of an 80.00 acre tract described in a deed recorded under the Harris County Clerk's File No. R338894;

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THENCE N 00° 46' 16" E, 1,525.01 feet with the west boundary of said 80.00 acre tract to a 5/8" iron rod found for an angle point;

THENCE N 00° 35' 27" E, 780.00 feet continuing with said west boundary to a 5/8" iron rod found for corner;

THENCE N 43 ° 40' 29" E, 305.51 feet continuing along said west boundary to a 5/8" iron rod set for corner in the Houston City Limit Line along the southwesterly side of Lake Houston;

THENCE easterly with said Houston City Limit Line and the north line of the tract described herein as follows:

S 24° 22' 35" E, 303.68 feet to a point for corner;
S 54° 07' 35" E, 540.00 feet to a point for corner;
S 88° 07' 35" E, 355.00 feet to a point for corner;
N 71° 52' 25" E, 345.00 feet to a point for corner;
S 41° 37' 35" E, 330.28 feet to a point for corner;
N 01° 07' 25" E, 394.78 feet to a point for corner;
N 53° 52' 25" E, 880.00 feet to a point for corner;
N 36° 52' 25" E, 642.67 feet to a point for corner;
N 52° 22' 25" E, 452.59 feet to a point for corner;
N 85° 52' 25" E, 554.41 feet to a point for corner;
S 85° 19' 10" E, 482.55 feet to a point for corner;
N 81° 18' 28" E, 1,123.88 feet to a point for corner;
N 66° 52' 25" E, 393.48 feet to a point for corner;
N 53° 22' 25" E, 586.53 feet to a point for corner;
N 72° 22' 25" E, 480.17 feet to a point for corner;
N 78° 52' 25" E, 618.72 feet to a point for corner;

THENCE S 42° 07' 34" E, 298.14 feet with the Houston City Limit Line to a point for corner within the right-of-way for West Lake Houston Parkway (width of R.O.W. varies);

THENCE S 19° 50' 00" W, at 241.63 feet passing a 5/8" iron rod found for an angle point in the westerly right-of-way line of West Lake Houston Parkway, begin going with the westerly right-of-way line of West Lake Houston Parkway (100 feet of R.O.W.) and for a total distance of 924.09 feet to a 5/8" iron rod found for the point of curvature of a curve to the left;

THENCE in a southeasterly direction, 2,745.32 feet continuing with said westerly right-of-way line and with the arc of said curve to the left having a radius of 2292.00 feet, a central angle of 68° 37' 41" and a chord which bears S 14° 28' 50" E, 2,584.13 feet to a point for corner within the right-of-way for Upper Lake Drive;

THENCE S 41° 09' 49" W, 642.15 feet with a line which is 10.00 feet northerly from and parallel to the southerly right-of-way line of Upper Lake Drive (100 feet of R.O.W.) to the point of curvature of a curve to the right;

THENCE in a southwesterly direction, 619.45 feet with the arc of said curve to the right, which is 10.00 feet northerly from and concentric with the southerly right-of-way line of Upper Lake Drive, said curve to the right having a radius of 2,340.00 feet, a central angle of 15° 10' 03" and a chord which bears S 48° 44' 51" W, 617.65 feet to a point for corner in the center line of Atasca Oaks Drive;

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THENCE S 34° 07' 01" E, 808.80 feet with the center line of Atasca Oaks Drive (100 feet of R.O.W.) to a 5/8" iron rod found for the point of curvature of a curve to the right;

THENCE in a southerly direction, continuing with the center line of Atasca Oaks Drive and with the arc of said curve to the right, at 649.70 feet leaving said center line and in all a total distance of 1,379.98 feet with the arc of said curve to the right having a radius of 2,300.00, a central angle of 34° 22' 37" and a chord which bears S 16° 55' 42" E, 1,359.37 feet to the point of tangency of said curve;

THENCE S 00° 15' 36" W, at 1,178.31 feet begin going with the center line of Kings Park Way (100 feet of R.O.W.) and in all a total distance of 1,587.91 feet to the **POINT OF BEGINNING** of the herein described tract containing 1,144.25 acres of land more or less;

TRACT "B" 18.8768 ACRES: (Part of Second Annexation)

BEGINNING at the point of intersection of the east line of Belleau Wood East Subdivision according to the map or plat thereof recorded in Volume 154, Page 131 of the Harris County Map Records with the north right-of-way line of F.M. 1960 based on a width of 120 feet at this point for the southeast corner of the herein described tract;

THENCE N 86° 04' 36" W, 104.24 feet with the north right-of-way line of the said F.M. 1960 and a south line of the said Belleau Wood East to a point for corner;

THENCE S 03° 55' 24" W, 20.00 feet with a common line of the said Belleau Wood East and F.M. 1960 to a point for corner, said F.M. 1960 having a width at this point of 100 feet;

THENCE N 86° 04' 36" W, 819.49 feet continuing with the common line of the said Belleau Wood East and F.M. 1960 to a point in in the west line of the said Belleau Wood East and Thomas Marshall Survey for the southwest corner of the herein described tract;

THENCE N 00° 46' 02" E, 869.09 feet with the west line of the said Belleau Wood East and Thomas Marshall Survey to the northwest corner of the said Belleau Wood East and the herein described tract;

THENCE S 88° 58' 26" E, 923.98 feet with the north line of the said Belleau Wood East to the northeast corner of the said Belleau Wood East and the herein described tract;

THENCE S 00° 48' 03" W, 895.82 feet with the east line of the said Belleau Wood East to the **POINT OF BEGINNING** of the herein described tract containing 18.8768 acres of land more or less.

TRACT "C" 56.1174 ACRES: (Part of Second Annexation)

BEGINNING at the point of intersection of the east line of Belleau Wood East Subdivision according to the map or plat thereof recorded in Volume 154, Page 131 of the Harris County Map Records with the south right-of-way line of F.M. 1960 based on a width of 120 feet at this point for the northeast corner of the herein described tract;

THENCE S 00° 48' 03" W, 2,625.92 feet with the east line of the said Belleau Wood East to the southeast corner of the said Belleau Wood East and the herein described tract;

THENCE N 89° 07' 44" W, 920.82 feet with the south line of the said Belleau Wood East to a point in the west line of the said Thomas Marshall Survey for the southwest corner of the said Belleau Wood East and the herein described tract;

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THENCE N 00° 44' 10" E, 1,823.32 feet with the west line of the said Belleau Wood East and Thomas Marshall Survey to an angle point;

THENCE N 00° 46' 02" E, 851.83 feet continuing with the common line of the said Belleau Wood East and Thomas Marshall Survey to a point in the south right-of-way line of F.M. 1960 based on a width of 100 feet for the northwest corner of the herein described tract;

THENCE S 86° 04' 36" E, 924.77 feet with the south right-of-way line of the said F.M. 1960 to the **POINT OF BEGINNING** and containing 56.1174 acres of land more or less.

TRACT "D" 40.28 ACRES: (Fourth Annexation)

Being a 40.28 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of a called 36.4575 acre tract of land described in a deed recorded under Harris County Clerk's File Number V280610, all of a tract of land known as Sub-Share 3-I described in a deed recorded under Harris County Clerk's File Number U645680, all of a tract of land known as Sub-Share 3-III described in a deed recorded under Harris County Clerk's File Number U645681, and all of a called 1.111 acre tract of land described in a deed recorded under Harris County Clerk's File Number S008377, said 40.28 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found at the southeast corner of Belleau Wood East, a subdivision plat recorded under Volume 158, Page 131 of the Harris County Map Records, same being in the south right-of-way line of Greenstill Street (61-foot width), as shown on said plat of Belleau Wood East;

THENCE S 00° 48' 01" W, a distance of 580.47 feet along the west line of a called 2.6097 acre tract of land described in a deed recorded under Harris County Clerk's File Number U607530 to a 5/8-inch iron rod found for corner and the **POINT OF BEGINNING** of the 40.28 tract of land described herein;

THENCE S 00° 24' 46" W, a distance of 1,305.18 feet along the east line of said called 36.4575 acre tract to a 5/8-inch iron rod found for corner, same being the northeast corner of a called 8.36 acre tract of land described in a deed recorded under Harris County Clerk's File Number P752283 of the Harris County Deed Records;

THENCE N 89° 06' 52" W, a distance of 528.15 feet along the north line of said called 8.36 acre tract to a 5/8-inch iron rod found for corner;

THENCE S 00° 47' 48" W, a distance of 801.96 feet along the west line of said called 8.36 acre tract to a 1/2-inch iron pipe found for corner, same being in the north right-of-way line of Atascocita Road (100-foot width);

THENCE S 70° 02' 56" W, a distance of 422.73 feet along the north right-of-way line of said Atascocita Road to a 5/8-inch iron rod with cap stamped "Brown & Gay" set for corner;

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THENCE N 00° 40' 07" E, along the west line of said called 36.4575 and at a distance of 952.29 feet pass through a 1/2-inch iron pipe found, continuing for a total distance of 2,337.58 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" set for corner;

THENCE N 00° 42' 02" E, a distance of 500.13 feet to a 5/8-inch iron rod found for corner, same being the southwest corner of said Belleau Wood East and in the south line of said Greenstill Street;

THENCE S 89° 07' 44" E, a distance of 322.41 feet along the south line of said Belleau Wood East and the south right-of-way line of said Greenstill Street (61-foot width) to a 5/8-inch iron rod found for corner, same being the northeast corner of said called 1.111 acre tract of land;

THENCE S 00° 42' 22" W, a distance of 528.29 feet along the east line of said called 1.111 acre tract of land to a 5/8-inch iron rod with cap stamped "Brown & Gay" set for corner, and from which a found 5/8-inch iron rod bears N 88° 45' E, 0.73 feet;

THENCE S 84° 08' 18" E, a distance of 599.88 feet along the north line of said called 36.4575 acre tract of land to the **POINT OF BEGINNING** and containing 40.28 acres of land.

TRACT "E" 9.13 ACRES: (Part of Fifth Annexation)

Being a 9.13 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of the following described tracts, a called 263,934 square feet, a called 25,373 square feet, a called 20,281 square feet, a called 21,679 square feet, a called 22,285 square feet and a called 44,266 square feet tract of land all conveyed to Terrene Investments, Ltd. by deed recorded under Harris County Clerk's File Number (H.C.C.F. No.) V061688, said 9.13 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found at the northeast corner of said called 263,934 square feet tract and the northwest corner of Restricted Reserve "B" of Atascocita Timbers Section One, a subdivision of record in Volume 339, Page 28 of the Harris County Map Records (H.C.M.R.), same being in the south right-of-way line of F.M. 1960 (100-foot width), as shown on said plat of Atascocita Timbers Section One;

THENCE, S 00° 42' 40" W, a distance of 526.02 feet along the line common to said Restricted Reserve "B" and the herein described tract to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the southeast corner of said called 25,373 square feet tract and the most northern corner of a called 7,273 square feet tract described and recorded under H.C.C.F. No. K835537;

THENCE, S 55° 23' 54" W, a distance of 100.32 feet along the line common to said called 25,373 square feet tract and said called 7,273 square feet tract to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the most southerly southeast corner of said called 25,373 square feet tract and being in the northern right-of-way line of a Private Easement described and recorded under H.C.C.F. No. H490682, same being described as a called 15,819 square feet tract in a deed recorded under H.C.C.F. No. L133142

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THENCE, in a southwesterly direction, 85.63 feet along the arc of a curve to the left having a radius of 40.00 feet, a central angle of $122^{\circ} 39' 39''$ and whose chord bears $S 84^{\circ} 03' 58'' W$, 70.19 feet to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the southern corner common to said called 25,373 square feet tract and said called 20,281 square feet tract;

THENCE, $N 89^{\circ} 17' 20'' W$, a distance of 482.92 feet along said northern right-of-way line and the southern line of the herein described tract and also the south lines of said called 20,281 square feet tract, said called 21,679 square feet tract, said called 22,285 square feet tract and said called 44,266 square feet tract to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for an angle point;

THENCE, $N 44^{\circ} 17' 20'' W$, a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the southwest corner of the herein described tract and being in the east line of a Private Easement described and recorded under H.C.C.F. No. H490682, same being described as a called 274,996 square feet tract in a deed recorded under H.C.C.F. No. L133142;

THENCE along the line common to said Private Easement and the herein described tract the following three (3) courses:

$N 00^{\circ} 42' 40'' E$, at 203.51 feet passing through a 1/2-inch iron rod found for the northwest corner of said called 44,266 square feet tract and the southwest corner of said called 263,934 square feet tract and continuing a total distance of 457.79 feet to a 5/8-inch iron rod found for an angle point;

$N 03^{\circ} 34' 25'' E$, a distance of 100.12 feet to a 5/8-inch iron rod found for an angle point;

$N 00^{\circ} 42' 40'' E$, a distance of 46.07 feet to a 5/8-inch iron rod found for the northwest corner of the herein described tract and being in the south right-of-way line of F.M. 1960;

THENCE, $S 86^{\circ} 04' 36'' E$, a distance of 655.53 feet along the said south right-of-way line to the **POINT OF BEGINNING** and containing 9.13 acres of land.

TRACT "F" 3.89 ACRES: (Part of Fifth Annexation)

Being a 3.89 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of a called 169,468 square feet tract of land described in a deed recorded under Harris County Clerk's File Number (H.C.C.F. No.) V061688, said 3.89 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the northeast corner of said called 169,468 square feet tract and the northwest corner of a called 49,627 square feet tract described in a deed recorded under H.C.C.F. No. J303273, also being in the south right-of-way line of F.M. 1960 (100-foot width);

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THENCE, S 00° 42' 40" W, a distance of 400.63 feet along the west line of said called 49,627 square feet tract and a called 77,184 square feet tract described and recorded under H.C.C.F. No. S818507, being the east line of the herein described tract, to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for southeast corner of the herein described tract and being in the north line of a 75-foot wide drainage easement described and recorded under H.C.C.F. No. L133142;

THENCE, N 86° 04' 36" W, a distance of 423.66 feet along the south line of the herein described tract and the north line of said called 75-foot wide drainage easement, to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the southwest corner of the herein described tract and being the southeast corner of a called 80,000 square feet tract described and recorded under H.C.C.F. No. J392334;

THENCE, N 00° 42' 40" E, a distance of 400.63 feet along the line common to said called 80,000 square feet tract and the herein described tract to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the northwest corner of the herein described tract and being in the south right-of-way line of F.M. 1960;

THENCE, S 86° 04' 36" E, a distance of 423.66 feet along the said south right-of-way line to the **POINT OF BEGINNING** and containing 3.89 acres of land.

TRACT "G" 0.92 ACRE: (Part of Fifth Annexation)

Being a 0.92 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of those certain three (3) called 13,331 square feet tracts of land described as Tracts "R-2A", "R-2B" and "R-2C" as recorded under Harris County Clerk's File Number (H.C.C.F. No.) V061688, said 0.92 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found for the northeast corner of a called 169,468 square feet tract described and recorded under H.C.C.F. No. V061688 and the northwest corner of a called 49,627 square feet tract described in a deed recorded under H.C.C.F. No. J303273, also being in the south right-of-way line of F.M. 1960 (100-foot width);

THENCE, N 86° 04' 36" W, a distance of 623.66 feet along the said south right-of-way line to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the northeast corner of said called 13,331 square feet tract described as Tract "R-2A" and the northwest corner of a called 80,000 square feet tract described in a deed recorded under H.C.C.F. No. J392334 and being the **POINT OF BEGINNING** of the herein described tract;

THENCE, S 00° 42' 40" W, a distance of 400.63 feet along the west line of said called 80,000 square feet tract, being the east line of the herein described tract, to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for southeast corner of the herein described tract and being in the north line of a 75-foot wide drainage easement described and recorded under H.C.C.F. No. L133142;

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THENCE, N 86° 04' 36" W, a distance of 99.98 feet along the south line of the herein described tract and the north line of said called 75-foot wide drainage easement, to a 5/8-inch iron rod found for the southwest corner of the herein described tract and being in the east line of a Private Easement described and recorded under H.C.C.F. No. K586376, same being described as a called 21,409 square feet tract in a deed recorded under H.C.C.F. No. L133143;

THENCE along the line common to said Private Easement and the herein described tract the following two (2) courses:

In a northeasterly direction, 0.84 feet along the arc of a curve to the right having a radius of 285.00 feet, a central angle of 00° 10' 08" and whose chord bears N 00° 47' 44" E, 0.84 feet to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the point of tangency of said curve;

N 00° 42' 40" E, a distance of 399.79 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract and being in the south right-of-way line of F.M. 1960;

THENCE, S 86° 04' 36" E, a distance of 99.98 feet along the said south right-of-way line to the **POINT OF BEGINNING** and containing 0.92 of one acre of land.

TRACT "H" 6.03 ACRES: (Sixth Annexation)

Being a 6.03 acre tract of land situated in the J. B. Stephenson Survey, Abstract Number 703, Harris County, Texas, and being out of a called 20.0067 acre tract of land recorded under Harris County Clerk's Film Code Number 153-26-1258, said 6.03 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said 20.0067 acre tract and the northwest corner of a Block 4 of the Belleau Wood East, a subdivision plat recorded in Volume 158, Page 131 of the Harris County Map Records, also being in the south right-of-way line of F.M. 1960 (100-foot width), and same being the northeast corner of the herein described 6.03 acre tract, and from which a 5/8-inch iron rod with cap stamped "RPLS 1987" bears N 86° 15' 32" W, 2.26 feet;

THENCE, S 00° 46' 02" W, a distance of 505.91 feet along the said west line of Block 4, Belleau Wood East, to a 5/8-inch iron rod with cap stamped "PREJEAN" found for northeast corner of a called 3.98496 acre tract recorded under Harris County Clerk's File Number T684322 and for the southeast corner of the herein described tract;

THENCE, N 89° 33' 09" W, a distance of 503.68 feet along the north line of said called 3.98496 acre tract recorded under Harris County Clerk's File Number T684322, to a 5/8-inch iron rod with cap stamped "PREJEAN" found for northwest corner of said 3.98496 acre tract and for the southwest corner of the herein described tract;

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THENCE, N 00° 30' 35" E, a distance of 534.81 feet along the east line of a called 10.019 acre tract recorded under Harris County Clerk's File Number H404369, to a 5/8-inch iron rod found for the northwest corner of the herein described tract and being in the south right-of-way line of F.M. 1960;

THENCE, S 86° 16' 54" E, a distance of 506.74 feet along the said south right-of-way line to the **POINT OF BEGINNING** and containing 6.03 acres of land.

TRACT "I" 3.51 ACRES: (Seventh Annexation)

Being a 3.51 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of that certain called 3.5126 acre tract of land described in a deed recorded under Harris County Clerk's File Number X871451, said 3.51 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found at the southeast corner of Atascocita Meadows, a subdivision of record as shown on the plat recorded under Film Code No. 521195 of the Harris County Map Records and being the southwest corner of said 3.5126 acre tract, also being in the northern right-of-way line of Atascocita Road (100-foot width);

THENCE N 00°47'48" E, a distance of 801.96 feet along the line common to said Atascocita Meadows and the herein described tract to a 5/8-inch iron rod found for the northwest corner of said 3.5126 acre tract;

THENCE S 89°06'52" E, a distance of 200.27 feet continuing along said common line to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the northeast corner of said 3.5126 acre tract and being the northwest corner of the remainder of a called 8.36 acre tract of land described in a deed recorded under Harris County Clerk's File Number P752283;

THENCE S 00° 47' 48" W, a distance of 725.78 feet along the line common to said remainder of 8.36 acre tract and said 3.5126 acre tract to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the southwest corner of a called 0.15 acre tract described and recorded under H.C.C.F. No. R187556, being in the northern right-of-way line of said Atascocita Road;

THENCE S 70° 02' 56" W, a distance of 214.16 feet along the northern right-of-way line of said Atascocita Road to the **POINT OF BEGINNING** and containing 3.51 acres of land.

TRACT "J" 0.43 ACRE: (Part of Eighth Annexation)

Being a 0.43 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of that certain called 18,565.112 square feet tract of land described and recorded under Harris County Clerk's File Number (H.C.C.F. No.) K046691, said 0.43 acre tract being more particularly described by metes and bounds as follows:

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COMMENCING at a 1/2-inch iron rod found for the northeast corner of Belleau Wood East Subdivision as shown on the plat recorded in Volume 158, Page 131 of the Harris County Map Records (H.C.M.R.) and the northwest corner of a called 5.846 acre tract described as a 75-foot wide drainage easement in the instrument recorded under H.C.C.F. No. L133142, also being in the south right-of-way line of F.M. 1960 (120-foot width at this point);

THENCE, S 86°04'36" E, a distance of 75.12 feet along the said south right-of-way line to the northwest corner of said called 18,565.112 square feet tract and the northeast corner of said 5.846 acre tract and being the **POINT OF BEGINNING** of the herein described tract;

THENCE, S 86°04'36" E, a distance of 93.00 feet continuing along the said south right-of-way line to the northeast corner of said called 18,565.112 square feet tract;

THENCE, S 00°49'03" W, a distance of 200.00 feet along the east line of said called 18,565.112 square feet tract to the southeast corner of the herein described tract;

THENCE, N 86°04'36" W, a distance of 92.94 feet to the southwest corner of said called 18,565.112 square feet tract and being in the east line of said 75-foot wide drainage easement;

THENCE, N 00°48'03" E, a distance of 200.00 feet along the said east line to the **POINT OF BEGINNING** and containing 0.43 of an acre of land.

TRACT "K" 3.99 ACRES: (Part of Eighth Annexation)

Being a 3.99 acre tract of land situated in the J. B. Stephenson Survey, Abstract Number 703, Harris County, Texas, and being all of a called 3.9947 acre tract of land described and recorded under Harris County Clerk's File Number (H.C.C.F. No.) T684322, said 3.99 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of a called 0.69349 of an acre tract described and recorded under H.C.C.F. No. S697563 and the northwest corner of a Block 4 of the Belleau Wood East, a subdivision of record as shown on the plat recorded in Volume 158, Page 131 of the Harris County Map Records (H.C.M.R.), also being in the south right-of-way line of F.M. 1960 (100-foot width), from which a 5/8-inch iron rod with cap stamped "RPLS 1987" bears N 86° 15' 32" W, 2.26 feet;

THENCE, S 00°46'02" W, a distance of 505.91 feet along the said west line of Block 4, Belleau Wood East, to a 5/8-inch iron rod with cap stamped "PREJEAN" found for northeast corner of a said called 3.9947 acre tract and being the **POINT OF BEGINNING** of the herein described tract;

THENCE, S 00°46'02" W, a distance of 345.38 feet continuing along the said west line of Block 4, Belleau Wood East to the southeast corner of said 3.9947 acre tract and being in the north line of a called 514.6 acre tract described and recorded in Volume 887, Page 172 of the Harris County Deed Records (H.C.D.R.);

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THENCE, N 89°33'09" W, a distance of 502.81 feet along the line common to said 514.6 acre tract and said 3.9947 acre tract to the southwest corner of the herein described tract and being in the east line of Lot 21 of Plaza East an unrecorded subdivision;

THENCE, N 00°37'23" E, a distance of 345.38 feet along the east line of said Plaza East to a 5/8-inch iron rod with cap stamped "PREJEAN" found for northwest corner of said 3.9947 acre tract and the southwest corner of a called 4.4976 acre tract described and recorded under H.C.C.F. No. W672088;

THENCE, S 89°33'09" E, a distance of 503.68 feet along the line common to said 4.4976 acre tract and said 3.9947 acre tract to the **POINT OF BEGINNING** and containing 3.99 acres of land.

TRACT "L" 0.50 ACRE: (Part of Eighth Annexation)

Being a 0.50 acre tract of land situated in the J. B. Stephenson Survey, Abstract Number 703, Harris County, Texas, and being all of that certain called 5,458 square feet tract of land described as "TRACT SIX" and all of that called 16,362 square feet tract of land described as "TRACT SEVEN" both recorded under Harris County Clerk's File Number (H.C.C.F. No.) U357586, said 0.50 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½-inch iron rod found for the northwest corner of a called 4.4976 acre tract described and recorded under H.C.C.F. No. W672088 and the northeast corner of Plaza East, an unrecorded subdivision, also being in the south right-of-way line of F.M. 1960 (100-foot width);

THENCE, S 00°37'23" W, a distance of 485.83 feet along the line common to said 4.4976 acre tract and said Plaza East to the northeast corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE, S 00°37'23" W, continuing along said common line at 50.00 feet passing through a 5/8-inch iron rod with cap stamped "PREJEAN" found for the northwest corner of a called 3.9947 acre tract described and recorded under H.C.C.F. No. T684322 and continuing a total distance of 200.00 feet to the southeast corner of the herein described tract;

THENCE, N 89°20'30" W, a distance of 109.11 feet along the south line of Lot 24 of said Plaza East to the southwest corner of the herein described tract and being in the east right-of-way line of Canyon Lane (30-width);

THENCE, N 00°39'30" E, a distance of 200.00 feet along the said east right-of-way line to the northwest corner of the herein described tract;

THENCE, S 89°20'30" E, a distance of 108.99 feet along the north line of Lot 27 of said Plaza East to the **POINT OF BEGINNING** and containing 0.50 of one acre of land.

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TRACT "M" 4.99 ACRES: (Part of Ninth Annexation)

Being a 4.99 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of the remainder of that certain called 8.36 acre tract of land described in a deed recorded under Harris County Clerk's File Number (H.C.C.F. No.) P752283 and all of that certain called 0.15 acre tract described and recorded under H.C.C.F. No. R187556, said 4.99 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe found for the most southerly southeast corner of Atascocita Meadows, a subdivision of record as shown on the plat recorded under Film Code No. 521195 of the Harris County Map Records and being the southwest corner of a called 3.5126 acre tract described and recorded under H.C.C.F. No. X871451, said iron pipe also being in the northern right-of-way line of Atascocita Road (100-foot width);

THENCE N 70°02'56" E, a distance of 214.16 feet along the northern right-of-way line of said Atascocita Road to a 5/8-inch iron rod found for southwest corner of said 0.15 acre tract and being the **POINT OF BEGINNING** of the herein described tract;

THENCE N 00°47'48" E, a distance of 725.78 feet along the line common to said 3.5126 acre tract and the herein described tract to a 5/8-inch iron rod with cap stamped "APPOLLO SURVEY" found for the northeast corner of said 3.5126 acre tract and being in the south line of said Atascocita Meadows;

THENCE S 89°06'52" E, a distance of 327.88 feet along the south line of said Atascocita Meadows to a 1/2-inch iron rod with cap stamped "BROWN & GAY" found for the northeast corner of said 8.36 acre tract and being the most easterly southeast corner of said Atascocita Meadows and being in the west line of a called 5,551 square feet tract described and recorded under H.C.C.F. No. K025271;

THENCE S 00° 47' 48" W, a distance of 601.07 feet along the line common to said 8.36 acre tract and said 5,551 square feet tract and a called 8,425 square feet tract described and recorded under H.C.C.F. No. Y849648, a called 17,013 square feet tract described and recorded under H.C.C.F. No. N394199 also a called 47,032 square feet tract described and recorded under H.C.C.F. No. W445552 to a 5/8-inch iron rod with cap found for the southwest corner of said 47,032 square feet tract and the southeast corner of said 8.36 acre tract, being in the northern right-of-way line of said Atascocita Road;

THENCE S 70° 02' 56" W, a distance of 350.61 feet along the northern right-of-way line of said Atascocita Road to the **POINT OF BEGINNING** and containing 4.99 acres of land.

TRACT "N" 1.14 ACRES: (Part of Ninth Annexation)

Being a 1.14 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of a called 49,627 square feet tract of land described in a deed recorded under Harris County Clerk's File Number (H.C.C.F. No.) J303273, said 1.14 acre tract being more particularly described by metes and bounds as follows:

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BEGINNING at a 1/2-inch iron rod found at the northwest corner of said called 49,627 square feet tract and the northeast corner of a called 3.89 acre tract described in a deed recorded under H.C.C.F. No. Y029973 also being in the south right-of-way line of F.M. 1960 (100-foot width) from which a found 1 ¼-inch iron pipe bears S 27°29' W, 1.09 feet;

THENCE, S 86°04'36" E, a distance of 195.59 feet along the south right-of-way line of said F.M. 1960 and the north line of the herein described tract to a square head bolt in asphalt found for the northeast corner of the herein described tract and being in the west line of a Private Easement described and recorded under H.C.C.F. No. H490682, same being described as a called 274,996 square feet tract in a deed recorded under H.C.C.F. No. L133142;

THENCE along the line common to said Private Easement and the herein described tract the following three (3) courses:

S 00°49'01" W, a distance of 49.97 feet to a PK Nail found for an angle point;

S 02°02'44" E, a distance of 100.12 feet to a 5/8-inch iron rod found for an angle point;

S 00°42'40" W, a distance of 100.91 feet to the southeast corner of the herein described tract and being the northeast corner of a called 77,184 square feet tract described and recorded under H.C.C.F. No. Y538578;

THENCE, N 86°04'54" W, a distance of 200.32 feet along the line common to said called 77,184 square feet tract and the herein described tract to a 5/8-inch iron rod with cap stamped "EIC" found for the southwest corner of the herein described tract and being in the east line of said 3.89 acre tract;

THENCE, N 00°42'40" E, a distance of 250.64 feet along the line common to said 3.889 acre tract and the herein described tract to the **POINT OF BEGINNING** and containing 1.14 acres of land.

TRACT "O" 17.815 ACRES: (Tenth Annexation)

Being a 17.815 acre tract of land situated in the J. B. Stevenson Survey, Abstract Number 703, Harris County, Texas, and being all of a called 17.815 acre tract of land described in a deed recorded under Harris County Clerk's File Number (H.C.C.F. No.) 200601722386, said 17.815 acre tract being more particularly described by metes and bounds as follows:

Bearing orientation is based on the found monumentation of and a called bearing of S 89°07'44" E along the south line of said Belleau Wood East, a subdivision plat recorded in Volume 158, Page 131 of the Harris County Map Records.

BEGINNING at a 5/8-inch iron rod found at the northeast corner of said called 17.815 acre tract and the northwest corner of Plaza East an unrecorded subdivision, also being in the south right-of-way line of F.M. 1960 (100-foot width);

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THENCE, S 00°39'30" W, a distance of 909.30 feet along the line common to said Plaza East Subdivision and said 17.815 acre tract to a 1/2-inch iron rod found for the southeast corner of the herein described tract and being in the north line of Lot B-1 of the Producers Oil Co. and Farmers Petroleum Co. Subdivision referenced in the deed recorded in Volume 391, Page 592 of the Harris County Deed Records (H.C.D.R.);

THENCE, N 89°23'22" W, a distance of 847.15 feet along the line common to said Lot B-1 and said 17.815 acre tract to the southwest corner of the herein described tract from which a found 5/8-inch iron rod bears S 37°49' E, 3.48 feet, said corner being in the eastern right-of-way line of Woodland Hills Drive (80-foot wide at this point);

THENCE, N 01°05'30" E, a distance of 923.45 feet along the eastern right-of-way line of said Woodland Hills Drive to a 5/8-inch iron rod found for the northwest corner of the herein described tract and being in the southern right-of-way line of F.M. 1960 (100-foot wide);

THENCE, S 89°01'28" E, a distance of 664.12 feet along the southern right-of-way line of said F.M. 1960 to an angle point;

THENCE, S 86°10'30" E, a distance of 176.32 feet along said southern right-of-way line to the **POINT OF BEGINNING** and containing 17.815 acres of land.

TRACT "P" 0.4718 ACRE: (Eleventh Annexation)

BEING a 0.4718 acre (20,551 square foot) tract of land situated in the J.B. Stevenson Survey, Abstract No. 703 of Harris County, Texas and being all of a called 20,550 square foot tract of land as described in an instrument to Yoo Sun Lee and wife Seong Cha Lee recorded under Harris County Clerk's File Number (H.C.C.F. No.) H546404, said 0.4718 acre tract of land described by metes and bounds as follows:

BEGINNING at the northeast corner of the herein described tract and PLAZA EAST, an unrecorded subdivision in Harris County, Texas, same being the northwest corner of a called 20.0067 acre tract as recorded under Harris County Clerk's Film Code Number 153-26-1258, lying on the south right-of-way line of F.M. 1960 (100 feet wide);

THENCE, S 00°30'35" W, along and with the east line of said PLAZA EAST and said 20,550 square foot tract, a distance of 185.85 feet to the southeast corner of the herein described tract and said 20,550 square foot tract, same being the northeast corner of Lot 33 of said PLAZA EAST;

THENCE, N 89°27'18" W, along and with the south line of said 20,550 square foot tract, same being the north line of said Lot 33, a distance of 108.79 feet to the southwest corner of the herein described tract and the northwest corner of said Lot 33, lying on the east right-of-way line of Canyon Lane (30 feet wide) as shown on said PLAZA EAST;

THENCE, N 00°32'42" E, along and with said east right-of-way line, same being the west line of said 20,550 square foot tract, a distance of 192.16 feet to the northwest corner of the herein described tract and said 20,550 square foot tract, lying on the south right-of-way line of said F.M. 1960;

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THENCE, S 86°07'49" E, along and with said south right-of-way line, same being the north line of said 20,550 square foot tract, a distance of 108.86 feet to the **POINT OF BEGINNING** and containing 0.4718 of one acre (20,551 square feet) of land.

In conclusion, being a total of 1,312.3408 acres of land, comprising the previously described Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O and P.

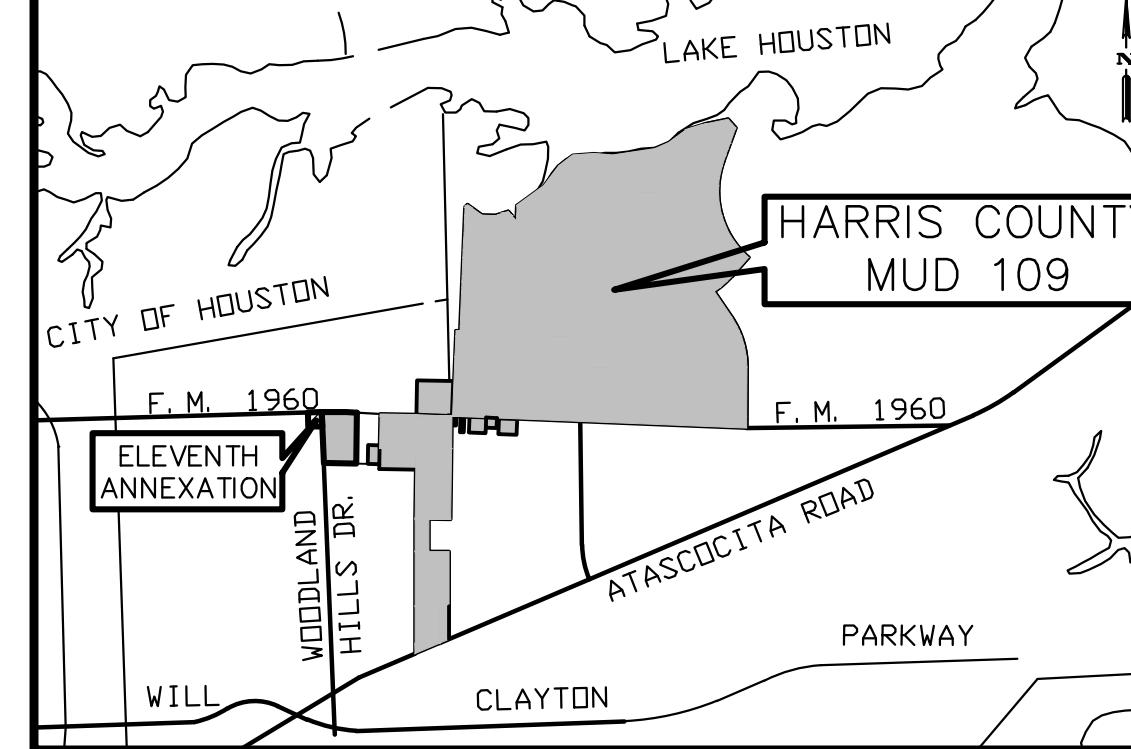
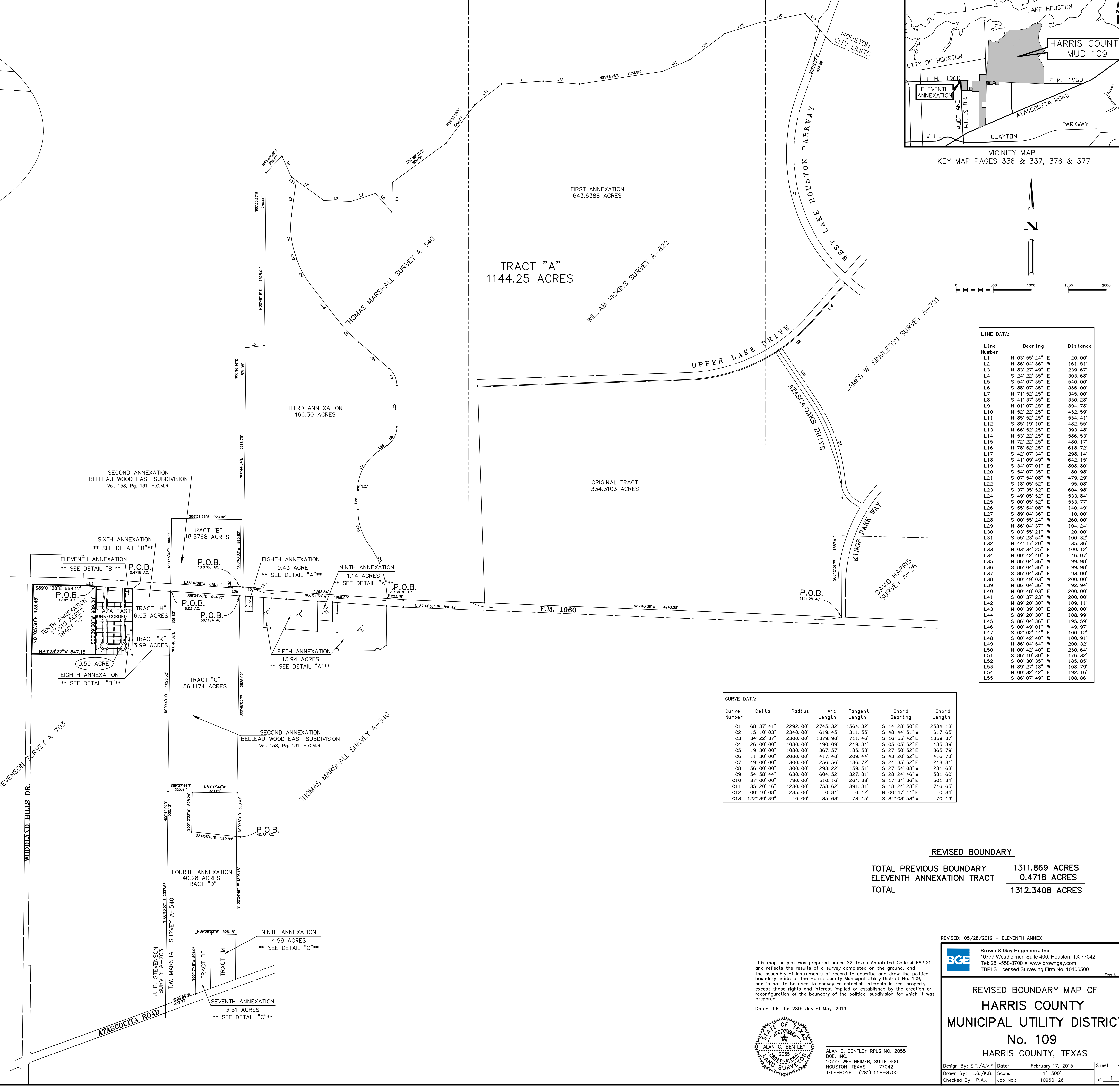
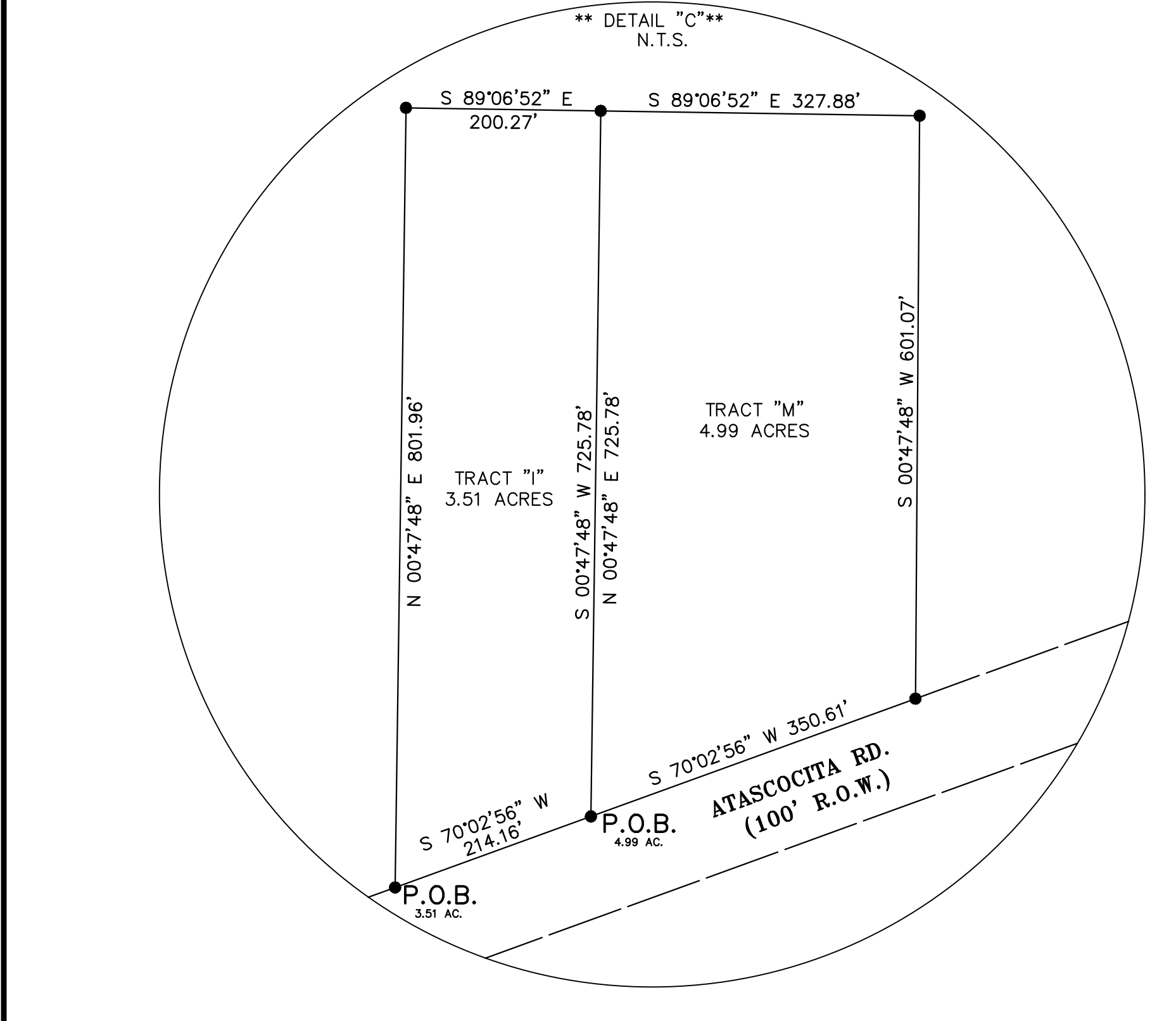
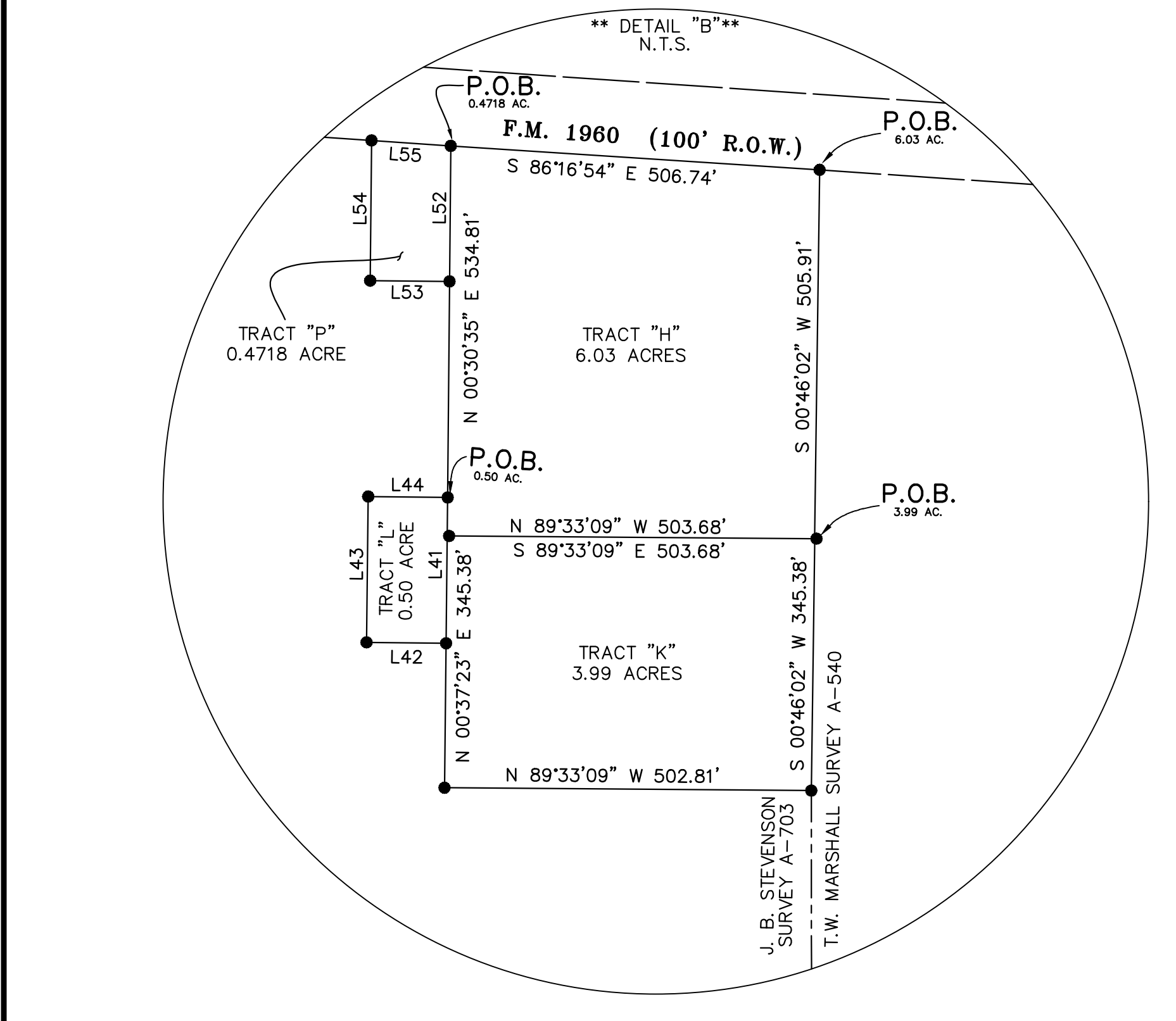
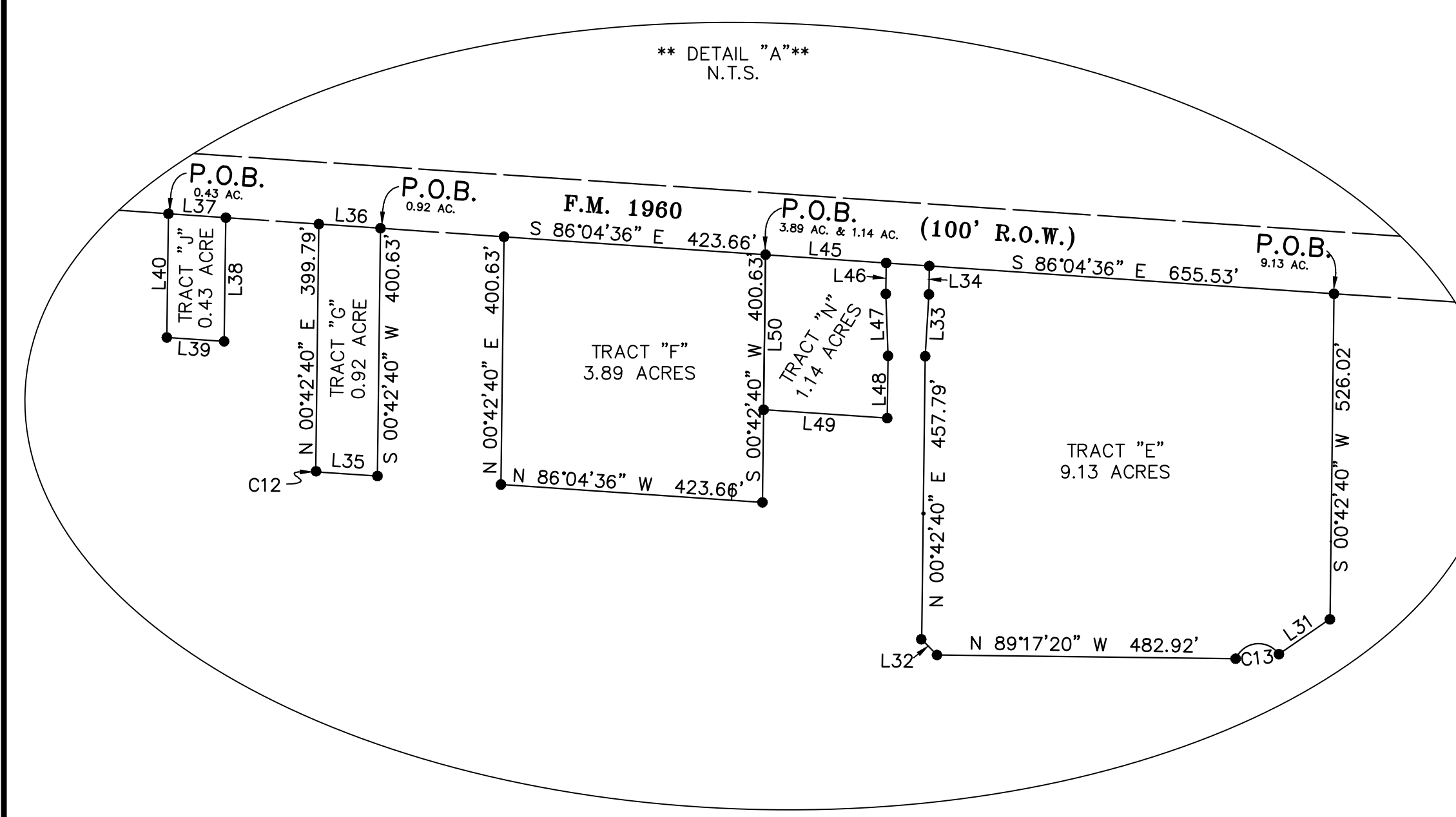
Bearing orientation is based on the found monumentation of and a bearing of S 89° 07' 44" E along the south line of said Belleau Wood East, a subdivision plat recorded in Volume 158, Page 131 of the Harris County Map Records.

This metes and bounds description was prepared under 22 Texas Annotated Code # 663.21 and reflects the results of a survey completed on the ground, and the assembly of instruments of record to describe the political boundary limits of the Harris County Municipal Utility District No. 109 and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which is was prepared.

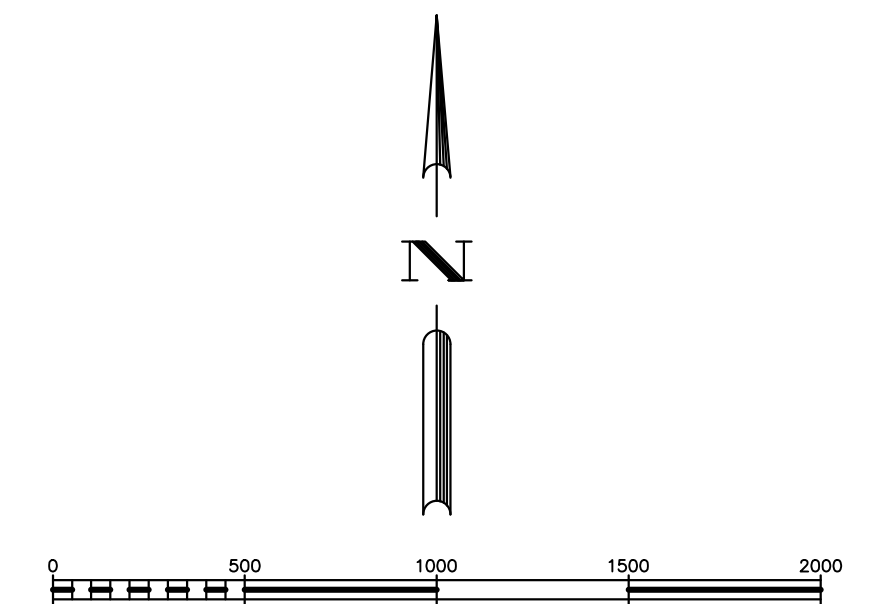


A handwritten signature in blue ink that reads "Alan C. Bentley".

Alan C. Bentley RPLS No. 2055
BGE, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500



VICINITY MAP
KEY MAP PAGES 336 & 337, 376 & 377



LINE DATA:

Line Number	Bearing	Distance
L1	N 03°55'24" E	20.00'
L2	N 86°04'36" W	161.51'
L3	N 83°27'49" E	239.67'
L4	S 24°22'35" E	303.68'
L5	S 54°07'35" E	540.00'
L6	S 88°07'35" E	355.00'
L7	N 71°52'25" E	345.00'
L8	S 41°37'35" E	330.28'
L9	N 01°07'25" E	394.78'
L10	N 52°22'25" E	452.59'
L11	N 85°52'25" E	554.41'
L12	S 85°19'10" E	482.55'
L13	N 66°52'25" E	393.48'
L14	N 53°22'25" E	586.53'
L15	N 72°22'25" E	480.17'
L16	N 78°52'25" E	618.72'
L17	S 42°07'34" E	298.14'
L18	S 41°09'49" W	642.15'
L19	S 34°07'01" E	808.80'
L20	S 54°07'35" E	80.98'
L21	S 07°54'08" W	479.28'
L22	S 18°05'52" E	95.08'
L23	S 37°35'52" E	604.98'
L24	S 49°05'52" E	533.84'
L25	S 00°05'52" E	553.77'
L26	S 55°54'08" W	140.49'
L27	S 89°04'36" E	10.00'
L28	S 00°55'24" W	260.00'
L29	N 86°04'37" W	104.24'
L30	S 03°55'21" W	20.00'
L31	S 55°23'54" E	100.32'
L32	N 44°17'20" W	35.36'
L33	N 03°34'25" E	100.12'
L34	N 00°42'40" E	48.07'
L35	N 86°04'36" W	99.98'
L36	S 86°04'36" E	99.98'
L37	S 86°04'36" E	93.00'
L38	S 00°49'03" W	200.00'
L39	N 86°04'36" W	92.94'
L40	N 00°48'03" E	200.00'
L41	S 00°37'23" W	200.00'
L42	N 89°20'30" E	109.11'
L43	N 00°39'30" E	200.00'
L44	S 89°20'30" E	108.99'
L45	S 86°04'36" E	195.99'
L46	S 00°49'01" W	49.97'
L47	S 02°02'44" E	100.12'
L48	N 00°42'40" W	100.91'
L49	N 86°04'54" W	200.32'
L50	N 00°42'40" E	250.64'
L51	S 86°10'30" E	176.32'
L52	S 00°30'35" W	185.85'
L53	N 89°27'18" W	108.79'
L54	N 00°32'42" E	192.18'
L55	S 86°07'49" E	108.86'

CURVE DATA:

Curve Number	Delta	Radius	Arc Length	Tangent Length	Bearing	Chord Length
C1	68°37'41"	2292.00'	2745.32'	1484.32'	S 14°28'50"E	2284.13'
C2	15°10'03"	2340.00'	610.45'	311.55'	S 48°44'51"W	617.65'
C3	34°22'37"	2300.00'	1379.98'	711.46'	S 16°55'42"E	1359.37'
C4	26°00'00"	1080.00'	490.09'	249.34'	S 09°05'52"E	486.89'
C5	19°30'00"	1080.00'	367.57'	185.58'	S 27°50'52"E	365.79'
C6	11°30'00"	2080.00'	417.48'	209.44'	S 43°20'52"E	416.78'
C7	49°00'00"	300.00'	256.56'	136.72'	S 24°35'52"E	248.81'
C8	56°00'00"	300.00'	293.22'	159.51'	S 27°54'08"W	281.68'
C9	54°58'44"	630.00'	604.52'	327.81'	S 28°24'46"W	581.60'
C10	37°00'00"	790.00'	510.16'	264.33'	S 17°34'36"E	501.34'
C11	35°20'16"	1230.00'	758.62'	391.81'	S 18°24'28"E	746.65'
C12	00°10'08"	285.00'	0.84'	0.42'	N 00°47'44"E	0.84'
C13	122°39'39"	40.00'	85.63'	73.15'	S 84°03'58"W	70.19'

REVISED BOUNDARY
 TOTAL PREVIOUS BOUNDARY 131.869 ACRES
 ELEVENTH ANNEXATION TRACT 0.4718 ACRES
 TOTAL 131.3408 ACRES

REVISED: 05/28/2019 - ELEVENTH ANNEX

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 TBPLS Licensed Surveying Firm No. 10106500

REVISED BOUNDARY MAP OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT No. 109 HARRIS COUNTY, TEXAS

Design By: E.T./A.V.F. Date: February 17, 2015 Sheet 1
 Drawn By: L.C./K.B. Scale: 1"=500' of 1
 Checked By: P.A.J. Job No.: 10960-26



ALAN C. BENTLEY RPLS NO. 2055
 10777 WESTHEIMER, SUITE 400
 HOUSTON, TEXAS 77042
 TELEPHONE: (281) 558-8700

This map or plot was prepared under 22 Texas Annotated Code § 663.21 and reflects the results of a survey completed on the ground, and the assembly of instruments of record to describe and draw the political boundary limits of the Harris County Municipal Utility District No. 109, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this 28th day of May, 2019.

B:\Projects\2019\109\109\109.dwg 11:50:00 AM 05/28/2019

AMENDMENT TO AMENDED AND RESTATED
DISTRICT INFORMATION FORM

STATE OF TEXAS §
COUNTY OF HARRIS §
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109 §

The District Information Form for Harris County Municipal Utility District No. 109 is hereby amended by amending Section 2 thereof to read as follows:

“2. The complete and accurate legal description of the boundaries of the District is attached hereto as Exhibit “A.” A complete and accurate map (or plat) of the District is attached hereto as Exhibit “B.”

This Amendment is dated this August 18, 2020.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109

Owen H. Parker, President

Cheryl Moore, Secretary

Chris Green, Vice President

Robin Sulpizio, Assistant Secretary

Nancy Frank, Assistant Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority on this day personally appeared OWEN H. PARKER, CHRIS GREEN, CHERYL MOORE, ROBIN SULPIZIO and NANCY FRANK persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of August, 2020.

(SEAL)

Notary Public in and for
the State of Texas

PLEASE RETURN TO:
Jane Maher
Norton Rose Fulbright US LLP
1301 McKinney, Suite 5100
Houston, Texas 77010

HCMUD 109
1,312.3408 ACRES
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HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NUMBER 109
REVISED BOUNDARY

Being a 1312.3408 acre tract of land comprised of sixteen tracts situated in the James W. Singleton Survey, Abstract No. 701, the William Vickins Survey, Abstract No. 822, the Thomas Marshall Survey, Abstract No. 540 and the J. B. Stephenson Survey, Abstract No. 703, said sixteen tracts being more particularly described as Tract "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O" and "P" as follows:

TRACT "A" 1,144.25 ACRES: (Original Tract, First Annexation and Third Annexation)

BEGINNING at the southeast corner of a tract containing 334.3103 acres of land known as the original Harris County Municipal Utility District Number 109, said corner being at the intersection of the center line of Kings Park Way (100 feet of R.O.W.) with the north right-of-way line of F.M. 1960 based on a width of 100 feet and in the common line of the James W. Singleton Survey, Abstract No. 701 and the Davis Harris Survey, Abstract No. 26, Harris County, Texas for the southeast corner of the herein described tract;

THENCE N 87° 43' 36" W, with the north right-of-way of the said F.M. 1960 at 4760.58 feet passing the southwest corner of the said original Municipal Utility District Number 109 and continuing for a total distance of 4,943.28 feet to an angle point;

THENCE N 87° 41' 36" W, 896.42 feet with the north right-of-way of the said F.M. 1960 to an angle point;

THENCE N 86° 04' 36" W, with the north right-of-way line of the said F.M. 1960 at 223.15 feet passing the southwest corner of the First annexation of Municipal Utility District Number 109 and continuing along the north right-of-way line of the said F.M. 1960, same being the most southerly line of a 148.621 acre tract as described in a deed recorded under the Harris County Clerk's File No. R334511 for a total distance of 1,986.99 feet to a 5/8" iron rod found for corner;

THENCE N 03° 55' 24" E, 20.00 feet with an offset in the north right-of-way line of the said F.M. 1960 and along the boundary of said 148.621 acre tract to a 5/8" iron rod found for corner;

THENCE N 86° 04' 36" W, 161.51 feet with the north right-of-way line of the said F.M. 1960, based on a width of 120 feet and along the boundary of said 148.621 acre tract to a 5/8" iron rod found for the most southerly southwest corner of said 148.621 acre tract;

THENCE N 00° 44' 54" E, 2,618.75 with the west line of said 148.621 acre tract and along the lower east line of a 181.013 acre tract described in a deed recorded under the Harris County Clerk's File No. P167416 to a 12" fence post for an angle point;

THENCE N 00° 46' 16" E, 571.05 feet continuing with the common boundary of said 148.621 acre tract and said 181.013 acre tract to a 5/8" iron rod found for corner;

THENCE N 83° 27' 49" E, 239.67 feet continuing with the said common boundary, same being the south line of a 30-foot wide Pennzoil Pipeline Company easement described in an instrument recorded in Volume 169, Page 453 of the Harris County Deed Records to a 5/8" iron rod set for the southwest corner of an 80.00 acre tract described in a deed recorded under the Harris County Clerk's File No. R338894;

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THENCE N 00° 46' 16" E, 1,525.01 feet with the west boundary of said 80.00 acre tract to a 5/8" iron rod found for an angle point;

THENCE N 00° 35' 27" E, 780.00 feet continuing with said west boundary to a 5/8" iron rod found for corner;

THENCE N 43 ° 40' 29" E, 305.51 feet continuing along said west boundary to a 5/8" iron rod set for corner in the Houston City Limit Line along the southwesterly side of Lake Houston;

THENCE easterly with said Houston City Limit Line and the north line of the tract described herein as follows:

S 24° 22' 35" E, 303.68 feet to a point for corner;
S 54° 07' 35" E, 540.00 feet to a point for corner;
S 88° 07' 35" E, 355.00 feet to a point for corner;
N 71° 52' 25" E, 345.00 feet to a point for corner;
S 41° 37' 35" E, 330.28 feet to a point for corner;
N 01° 07' 25" E, 394.78 feet to a point for corner;
N 53° 52' 25" E, 880.00 feet to a point for corner;
N 36° 52' 25" E, 642.67 feet to a point for corner;
N 52° 22' 25" E, 452.59 feet to a point for corner;
N 85° 52' 25" E, 554.41 feet to a point for corner;
S 85° 19' 10" E, 482.55 feet to a point for corner;
N 81° 18' 28" E, 1,123.88 feet to a point for corner;
N 66° 52' 25" E, 393.48 feet to a point for corner;
N 53° 22' 25" E, 586.53 feet to a point for corner;
N 72° 22' 25" E, 480.17 feet to a point for corner;
N 78° 52' 25" E, 618.72 feet to a point for corner;

THENCE S 42° 07' 34" E, 298.14 feet with the Houston City Limit Line to a point for corner within the right-of-way for West Lake Houston Parkway (width of R.O.W. varies);

THENCE S 19° 50' 00" W, at 241.63 feet passing a 5/8" iron rod found for an angle point in the westerly right-of-way line of West Lake Houston Parkway, begin going with the westerly right-of-way line of West Lake Houston Parkway (100 feet of R.O.W.) and for a total distance of 924.09 feet to a 5/8" iron rod found for the point of curvature of a curve to the left;

THENCE in a southeasterly direction, 2,745.32 feet continuing with said westerly right-of-way line and with the arc of said curve to the left having a radius of 2292.00 feet, a central angle of 68° 37' 41" and a chord which bears S 14° 28' 50" E, 2,584.13 feet to a point for corner within the right-of-way for Upper Lake Drive;

THENCE S 41° 09' 49" W, 642.15 feet with a line which is 10.00 feet northerly from and parallel to the southerly right-of-way line of Upper Lake Drive (100 feet of R.O.W.) to the point of curvature of a curve to the right;

THENCE in a southwesterly direction, 619.45 feet with the arc of said curve to the right, which is 10.00 feet northerly from and concentric with the southerly right-of-way line of Upper Lake Drive, said curve to the right having a radius of 2,340.00 feet, a central angle of 15° 10' 03" and a chord which bears S 48° 44' 51" W, 617.65 feet to a point for corner in the center line of Atasca Oaks Drive;

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THENCE S 34° 07' 01" E, 808.80 feet with the center line of Atasca Oaks Drive (100 feet of R.O.W.) to a 5/8" iron rod found for the point of curvature of a curve to the right;

THENCE in a southerly direction, continuing with the center line of Atasca Oaks Drive and with the arc of said curve to the right, at 649.70 feet leaving said center line and in all a total distance of 1,379.98 feet with the arc of said curve to the right having a radius of 2,300.00, a central angle of 34° 22' 37" and a chord which bears S 16° 55' 42" E, 1,359.37 feet to the point of tangency of said curve;

THENCE S 00° 15' 36" W, at 1,178.31 feet begin going with the center line of Kings Park Way (100 feet of R.O.W.) and in all a total distance of 1,587.91 feet to the **POINT OF BEGINNING** of the herein described tract containing 1,144.25 acres of land more or less;

TRACT "B" 18.8768 ACRES: (Part of Second Annexation)

BEGINNING at the point of intersection of the east line of Belleau Wood East Subdivision according to the map or plat thereof recorded in Volume 154, Page 131 of the Harris County Map Records with the north right-of-way line of F.M. 1960 based on a width of 120 feet at this point for the southeast corner of the herein described tract;

THENCE N 86° 04' 36" W, 104.24 feet with the north right-of-way line of the said F.M. 1960 and a south line of the said Belleau Wood East to a point for corner;

THENCE S 03° 55' 24" W, 20.00 feet with a common line of the said Belleau Wood East and F.M. 1960 to a point for corner, said F.M. 1960 having a width at this point of 100 feet;

THENCE N 86° 04' 36" W, 819.49 feet continuing with the common line of the said Belleau Wood East and F.M. 1960 to a point in in the west line of the said Belleau Wood East and Thomas Marshall Survey for the southwest corner of the herein described tract;

THENCE N 00° 46' 02" E, 869.09 feet with the west line of the said Belleau Wood East and Thomas Marshall Survey to the northwest corner of the said Belleau Wood East and the herein described tract;

THENCE S 88° 58' 26" E, 923.98 feet with the north line of the said Belleau Wood East to the northeast corner of the said Belleau Wood East and the herein described tract;

THENCE S 00° 48' 03" W, 895.82 feet with the east line of the said Belleau Wood East to the **POINT OF BEGINNING** of the herein described tract containing 18.8768 acres of land more or less.

TRACT "C" 56.1174 ACRES: (Part of Second Annexation)

BEGINNING at the point of intersection of the east line of Belleau Wood East Subdivision according to the map or plat thereof recorded in Volume 154, Page 131 of the Harris County Map Records with the south right-of-way line of F.M. 1960 based on a width of 120 feet at this point for the northeast corner of the herein described tract;

THENCE S 00° 48' 03" W, 2,625.92 feet with the east line of the said Belleau Wood East to the southeast corner of the said Belleau Wood East and the herein described tract;

THENCE N 89° 07' 44" W, 920.82 feet with the south line of the said Belleau Wood East to a point in the west line of the said Thomas Marshall Survey for the southwest corner of the said Belleau Wood East and the herein described tract;

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THENCE N 00° 44' 10" E, 1,823.32 feet with the west line of the said Belleau Wood East and Thomas Marshall Survey to an angle point;

THENCE N 00° 46' 02" E, 851.83 feet continuing with the common line of the said Belleau Wood East and Thomas Marshall Survey to a point in the south right-of-way line of F.M. 1960 based on a width of 100 feet for the northwest corner of the herein described tract;

THENCE S 86° 04' 36" E, 924.77 feet with the south right-of-way line of the said F.M. 1960 to the **POINT OF BEGINNING** and containing 56.1174 acres of land more or less.

TRACT "D" 40.28 ACRES: (Fourth Annexation)

Being a 40.28 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of a called 36.4575 acre tract of land described in a deed recorded under Harris County Clerk's File Number V280610, all of a tract of land known as Sub-Share 3-I described in a deed recorded under Harris County Clerk's File Number U645680, all of a tract of land known as Sub-Share 3-III described in a deed recorded under Harris County Clerk's File Number U645681, and all of a called 1.111 acre tract of land described in a deed recorded under Harris County Clerk's File Number S008377, said 40.28 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found at the southeast corner of Belleau Wood East, a subdivision plat recorded under Volume 158, Page 131 of the Harris County Map Records, same being in the south right-of-way line of Greenstill Street (61-foot width), as shown on said plat of Belleau Wood East;

THENCE S 00° 48' 01" W, a distance of 580.47 feet along the west line of a called 2.6097 acre tract of land described in a deed recorded under Harris County Clerk's File Number U607530 to a 5/8-inch iron rod found for corner and the **POINT OF BEGINNING** of the 40.28 tract of land described herein;

THENCE S 00° 24' 46" W, a distance of 1,305.18 feet along the east line of said called 36.4575 acre tract to a 5/8-inch iron rod found for corner, same being the northeast corner of a called 8.36 acre tract of land described in a deed recorded under Harris County Clerk's File Number P752283 of the Harris County Deed Records;

THENCE N 89° 06' 52" W, a distance of 528.15 feet along the north line of said called 8.36 acre tract to a 5/8-inch iron rod found for corner;

THENCE S 00° 47' 48" W, a distance of 801.96 feet along the west line of said called 8.36 acre tract to a 1/2-inch iron pipe found for corner, same being in the north right-of-way line of Atascocita Road (100-foot width);

THENCE S 70° 02' 56" W, a distance of 422.73 feet along the north right-of-way line of said Atascocita Road to a 5/8-inch iron rod with cap stamped "Brown & Gay" set for corner;

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THENCE N 00° 40' 07" E, along the west line of said called 36.4575 and at a distance of 952.29 feet pass through a 1/2-inch iron pipe found, continuing for a total distance of 2,337.58 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" set for corner;

THENCE N 00° 42' 02" E, a distance of 500.13 feet to a 5/8-inch iron rod found for corner, same being the southwest corner of said Belleau Wood East and in the south line of said Greenstill Street;

THENCE S 89° 07' 44" E, a distance of 322.41 feet along the south line of said Belleau Wood East and the south right-of-way line of said Greenstill Street (61-foot width) to a 5/8-inch iron rod found for corner, same being the northeast corner of said called 1.111 acre tract of land;

THENCE S 00° 42' 22" W, a distance of 528.29 feet along the east line of said called 1.111 acre tract of land to a 5/8-inch iron rod with cap stamped "Brown & Gay" set for corner, and from which a found 5/8-inch iron rod bears N 88° 45' E, 0.73 feet;

THENCE S 84° 08' 18" E, a distance of 599.88 feet along the north line of said called 36.4575 acre tract of land to the **POINT OF BEGINNING** and containing 40.28 acres of land.

TRACT "E" 9.13 ACRES: (Part of Fifth Annexation)

Being a 9.13 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of the following described tracts, a called 263,934 square feet, a called 25,373 square feet, a called 20,281 square feet, a called 21,679 square feet, a called 22,285 square feet and a called 44,266 square feet tract of land all conveyed to Terrene Investments, Ltd. by deed recorded under Harris County Clerk's File Number (H.C.C.F. No.) V061688, said 9.13 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found at the northeast corner of said called 263,934 square feet tract and the northwest corner of Restricted Reserve "B" of Atascocita Timbers Section One, a subdivision of record in Volume 339, Page 28 of the Harris County Map Records (H.C.M.R.), same being in the south right-of-way line of F.M. 1960 (100-foot width), as shown on said plat of Atascocita Timbers Section One;

THENCE, S 00° 42' 40" W, a distance of 526.02 feet along the line common to said Restricted Reserve "B" and the herein described tract to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the southeast corner of said called 25,373 square feet tract and the most northern corner of a called 7,273 square feet tract described and recorded under H.C.C.F. No. K835537;

THENCE, S 55° 23' 54" W, a distance of 100.32 feet along the line common to said called 25,373 square feet tract and said called 7,273 square feet tract to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the most southerly southeast corner of said called 25,373 square feet tract and being in the northern right-of-way line of a Private Easement described and recorded under H.C.C.F. No. H490682, same being described as a called 15,819 square feet tract in a deed recorded under H.C.C.F. No. L133142

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THENCE, in a southwesterly direction, 85.63 feet along the arc of a curve to the left having a radius of 40.00 feet, a central angle of $122^{\circ} 39' 39''$ and whose chord bears $S 84^{\circ} 03' 58'' W$, 70.19 feet to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the southern corner common to said called 25,373 square feet tract and said called 20,281 square feet tract;

THENCE, $N 89^{\circ} 17' 20'' W$, a distance of 482.92 feet along said northern right-of-way line and the southern line of the herein described tract and also the south lines of said called 20,281 square feet tract, said called 21,679 square feet tract, said called 22,285 square feet tract and said called 44,266 square feet tract to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for an angle point;

THENCE, $N 44^{\circ} 17' 20'' W$, a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the southwest corner of the herein described tract and being in the east line of a Private Easement described and recorded under H.C.C.F. No. H490682, same being described as a called 274,996 square feet tract in a deed recorded under H.C.C.F. No. L133142;

THENCE along the line common to said Private Easement and the herein described tract the following three (3) courses:

$N 00^{\circ} 42' 40'' E$, at 203.51 feet passing through a 1/2-inch iron rod found for the northwest corner of said called 44,266 square feet tract and the southwest corner of said called 263,934 square feet tract and continuing a total distance of 457.79 feet to a 5/8-inch iron rod found for an angle point;

$N 03^{\circ} 34' 25'' E$, a distance of 100.12 feet to a 5/8-inch iron rod found for an angle point;

$N 00^{\circ} 42' 40'' E$, a distance of 46.07 feet to a 5/8-inch iron rod found for the northwest corner of the herein described tract and being in the south right-of-way line of F.M. 1960;

THENCE, $S 86^{\circ} 04' 36'' E$, a distance of 655.53 feet along the said south right-of-way line to the **POINT OF BEGINNING** and containing 9.13 acres of land.

TRACT "F" 3.89 ACRES: (Part of Fifth Annexation)

Being a 3.89 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of a called 169,468 square feet tract of land described in a deed recorded under Harris County Clerk's File Number (H.C.C.F. No.) V061688, said 3.89 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the northeast corner of said called 169,468 square feet tract and the northwest corner of a called 49,627 square feet tract described in a deed recorded under H.C.C.F. No. J303273, also being in the south right-of-way line of F.M. 1960 (100-foot width);

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THENCE, S 00° 42' 40" W, a distance of 400.63 feet along the west line of said called 49,627 square feet tract and a called 77,184 square feet tract described and recorded under H.C.C.F. No. S818507, being the east line of the herein described tract, to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for southeast corner of the herein described tract and being in the north line of a 75-foot wide drainage easement described and recorded under H.C.C.F. No. L133142;

THENCE, N 86° 04' 36" W, a distance of 423.66 feet along the south line of the herein described tract and the north line of said called 75-foot wide drainage easement, to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the southwest corner of the herein described tract and being the southeast corner of a called 80,000 square feet tract described and recorded under H.C.C.F. No. J392334;

THENCE, N 00° 42' 40" E, a distance of 400.63 feet along the line common to said called 80,000 square feet tract and the herein described tract to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the northwest corner of the herein described tract and being in the south right-of-way line of F.M. 1960;

THENCE, S 86° 04' 36" E, a distance of 423.66 feet along the said south right-of-way line to the **POINT OF BEGINNING** and containing 3.89 acres of land.

TRACT "G" 0.92 ACRE: (Part of Fifth Annexation)

Being a 0.92 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of those certain three (3) called 13,331 square feet tracts of land described as Tracts "R-2A", "R-2B" and "R-2C" as recorded under Harris County Clerk's File Number (H.C.C.F. No.) V061688, said 0.92 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found for the northeast corner of a called 169,468 square feet tract described and recorded under H.C.C.F. No. V061688 and the northwest corner of a called 49,627 square feet tract described in a deed recorded under H.C.C.F. No. J303273, also being in the south right-of-way line of F.M. 1960 (100-foot width);

THENCE, N 86° 04' 36" W, a distance of 623.66 feet along the said south right-of-way line to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the northeast corner of said called 13,331 square feet tract described as Tract "R-2A" and the northwest corner of a called 80,000 square feet tract described in a deed recorded under H.C.C.F. No. J392334 and being the **POINT OF BEGINNING** of the herein described tract;

THENCE, S 00° 42' 40" W, a distance of 400.63 feet along the west line of said called 80,000 square feet tract, being the east line of the herein described tract, to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for southeast corner of the herein described tract and being in the north line of a 75-foot wide drainage easement described and recorded under H.C.C.F. No. L133142;

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THENCE, N 86° 04' 36" W, a distance of 99.98 feet along the south line of the herein described tract and the north line of said called 75-foot wide drainage easement, to a 5/8-inch iron rod found for the southwest corner of the herein described tract and being in the east line of a Private Easement described and recorded under H.C.C.F. No. K586376, same being described as a called 21,409 square feet tract in a deed recorded under H.C.C.F. No. L133143;

THENCE along the line common to said Private Easement and the herein described tract the following two (2) courses:

In a northeasterly direction, 0.84 feet along the arc of a curve to the right having a radius of 285.00 feet, a central angle of 00° 10' 08" and whose chord bears N 00° 47' 44" E, 0.84 feet to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the point of tangency of said curve;

N 00° 42' 40" E, a distance of 399.79 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract and being in the south right-of-way line of F.M. 1960;

THENCE, S 86° 04' 36" E, a distance of 99.98 feet along the said south right-of-way line to the **POINT OF BEGINNING** and containing 0.92 of one acre of land.

TRACT "H" 6.03 ACRES: (Sixth Annexation)

Being a 6.03 acre tract of land situated in the J. B. Stephenson Survey, Abstract Number 703, Harris County, Texas, and being out of a called 20.0067 acre tract of land recorded under Harris County Clerk's Film Code Number 153-26-1258, said 6.03 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said 20.0067 acre tract and the northwest corner of a Block 4 of the Belleau Wood East, a subdivision plat recorded in Volume 158, Page 131 of the Harris County Map Records, also being in the south right-of-way line of F.M. 1960 (100-foot width), and same being the northeast corner of the herein described 6.03 acre tract, and from which a 5/8-inch iron rod with cap stamped "RPLS 1987" bears N 86° 15' 32" W, 2.26 feet;

THENCE, S 00° 46' 02" W, a distance of 505.91 feet along the said west line of Block 4, Belleau Wood East, to a 5/8-inch iron rod with cap stamped "PREJEAN" found for northeast corner of a called 3.98496 acre tract recorded under Harris County Clerk's File Number T684322 and for the southeast corner of the herein described tract;

THENCE, N 89° 33' 09" W, a distance of 503.68 feet along the north line of said called 3.98496 acre tract recorded under Harris County Clerk's File Number T684322, to a 5/8-inch iron rod with cap stamped "PREJEAN" found for northwest corner of said 3.98496 acre tract and for the southwest corner of the herein described tract;

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THENCE, N 00° 30' 35" E, a distance of 534.81 feet along the east line of a called 10.019 acre tract recorded under Harris County Clerk's File Number H404369, to a 5/8-inch iron rod found for the northwest corner of the herein described tract and being in the south right-of-way line of F.M. 1960;

THENCE, S 86° 16' 54" E, a distance of 506.74 feet along the said south right-of-way line to the **POINT OF BEGINNING** and containing 6.03 acres of land.

TRACT "I" 3.51 ACRES: (Seventh Annexation)

Being a 3.51 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of that certain called 3.5126 acre tract of land described in a deed recorded under Harris County Clerk's File Number X871451, said 3.51 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found at the southeast corner of Atascocita Meadows, a subdivision of record as shown on the plat recorded under Film Code No. 521195 of the Harris County Map Records and being the southwest corner of said 3.5126 acre tract, also being in the northern right-of-way line of Atascocita Road (100-foot width);

THENCE N 00°47'48" E, a distance of 801.96 feet along the line common to said Atascocita Meadows and the herein described tract to a 5/8-inch iron rod found for the northwest corner of said 3.5126 acre tract;

THENCE S 89°06'52" E, a distance of 200.27 feet continuing along said common line to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the northeast corner of said 3.5126 acre tract and being the northwest corner of the remainder of a called 8.36 acre tract of land described in a deed recorded under Harris County Clerk's File Number P752283;

THENCE S 00° 47' 48" W, a distance of 725.78 feet along the line common to said remainder of 8.36 acre tract and said 3.5126 acre tract to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the southwest corner of a called 0.15 acre tract described and recorded under H.C.C.F. No. R187556, being in the northern right-of-way line of said Atascocita Road;

THENCE S 70° 02' 56" W, a distance of 214.16 feet along the northern right-of-way line of said Atascocita Road to the **POINT OF BEGINNING** and containing 3.51 acres of land.

TRACT "J" 0.43 ACRE: (Part of Eighth Annexation)

Being a 0.43 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of that certain called 18,565.112 square feet tract of land described and recorded under Harris County Clerk's File Number (H.C.C.F. No.) K046691, said 0.43 acre tract being more particularly described by metes and bounds as follows:

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COMMENCING at a 1/2-inch iron rod found for the northeast corner of Belleau Wood East Subdivision as shown on the plat recorded in Volume 158, Page 131 of the Harris County Map Records (H.C.M.R.) and the northwest corner of a called 5.846 acre tract described as a 75-foot wide drainage easement in the instrument recorded under H.C.C.F. No. L133142, also being in the south right-of-way line of F.M. 1960 (120-foot width at this point);

THENCE, S 86°04'36" E, a distance of 75.12 feet along the said south right-of-way line to the northwest corner of said called 18,565.112 square feet tract and the northeast corner of said 5.846 acre tract and being the **POINT OF BEGINNING** of the herein described tract;

THENCE, S 86°04'36" E, a distance of 93.00 feet continuing along the said south right-of-way line to the northeast corner of said called 18,565.112 square feet tract;

THENCE, S 00°49'03" W, a distance of 200.00 feet along the east line of said called 18,565.112 square feet tract to the southeast corner of the herein described tract;

THENCE, N 86°04'36" W, a distance of 92.94 feet to the southwest corner of said called 18,565.112 square feet tract and being in the east line of said 75-foot wide drainage easement;

THENCE, N 00°48'03" E, a distance of 200.00 feet along the said east line to the **POINT OF BEGINNING** and containing 0.43 of an acre of land.

TRACT "K" 3.99 ACRES: (Part of Eighth Annexation)

Being a 3.99 acre tract of land situated in the J. B. Stephenson Survey, Abstract Number 703, Harris County, Texas, and being all of a called 3.9947 acre tract of land described and recorded under Harris County Clerk's File Number (H.C.C.F. No.) T684322, said 3.99 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of a called 0.69349 of an acre tract described and recorded under H.C.C.F. No. S697563 and the northwest corner of a Block 4 of the Belleau Wood East, a subdivision of record as shown on the plat recorded in Volume 158, Page 131 of the Harris County Map Records (H.C.M.R.), also being in the south right-of-way line of F.M. 1960 (100-foot width), from which a 5/8-inch iron rod with cap stamped "RPLS 1987" bears N 86° 15' 32" W, 2.26 feet;

THENCE, S 00°46'02" W, a distance of 505.91 feet along the said west line of Block 4, Belleau Wood East, to a 5/8-inch iron rod with cap stamped "PREJEAN" found for northeast corner of a said called 3.9947 acre tract and being the **POINT OF BEGINNING** of the herein described tract;

THENCE, S 00°46'02" W, a distance of 345.38 feet continuing along the said west line of Block 4, Belleau Wood East to the southeast corner of said 3.9947 acre tract and being in the north line of a called 514.6 acre tract described and recorded in Volume 887, Page 172 of the Harris County Deed Records (H.C.D.R.);

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THENCE, N 89°33'09" W, a distance of 502.81 feet along the line common to said 514.6 acre tract and said 3.9947 acre tract to the southwest corner of the herein described tract and being in the east line of Lot 21 of Plaza East an unrecorded subdivision;

THENCE, N 00°37'23" E, a distance of 345.38 feet along the east line of said Plaza East to a 5/8-inch iron rod with cap stamped "PREJEAN" found for northwest corner of said 3.9947 acre tract and the southwest corner of a called 4.4976 acre tract described and recorded under H.C.C.F. No. W672088;

THENCE, S 89°33'09" E, a distance of 503.68 feet along the line common to said 4.4976 acre tract and said 3.9947 acre tract to the **POINT OF BEGINNING** and containing 3.99 acres of land.

TRACT "L" 0.50 ACRE: (Part of Eighth Annexation)

Being a 0.50 acre tract of land situated in the J. B. Stephenson Survey, Abstract Number 703, Harris County, Texas, and being all of that certain called 5,458 square feet tract of land described as "TRACT SIX" and all of that called 16,362 square feet tract of land described as "TRACT SEVEN" both recorded under Harris County Clerk's File Number (H.C.C.F. No.) U357586, said 0.50 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½-inch iron rod found for the northwest corner of a called 4.4976 acre tract described and recorded under H.C.C.F. No. W672088 and the northeast corner of Plaza East, an unrecorded subdivision, also being in the south right-of-way line of F.M. 1960 (100-foot width);

THENCE, S 00°37'23" W, a distance of 485.83 feet along the line common to said 4.4976 acre tract and said Plaza East to the northeast corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE, S 00°37'23" W, continuing along said common line at 50.00 feet passing through a 5/8-inch iron rod with cap stamped "PREJEAN" found for the northwest corner of a called 3.9947 acre tract described and recorded under H.C.C.F. No. T684322 and continuing a total distance of 200.00 feet to the southeast corner of the herein described tract;

THENCE, N 89°20'30" W, a distance of 109.11 feet along the south line of Lot 24 of said Plaza East to the southwest corner of the herein described tract and being in the east right-of-way line of Canyon Lane (30-width);

THENCE, N 00°39'30" E, a distance of 200.00 feet along the said east right-of-way line to the northwest corner of the herein described tract;

THENCE, S 89°20'30" E, a distance of 108.99 feet along the north line of Lot 27 of said Plaza East to the **POINT OF BEGINNING** and containing 0.50 of one acre of land.

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TRACT "M" 4.99 ACRES: (Part of Ninth Annexation)

Being a 4.99 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of the remainder of that certain called 8.36 acre tract of land described in a deed recorded under Harris County Clerk's File Number (H.C.C.F. No.) P752283 and all of that certain called 0.15 acre tract described and recorded under H.C.C.F. No. R187556, said 4.99 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe found for the most southerly southeast corner of Atascocita Meadows, a subdivision of record as shown on the plat recorded under Film Code No. 521195 of the Harris County Map Records and being the southwest corner of a called 3.5126 acre tract described and recorded under H.C.C.F. No. X871451, said iron pipe also being in the northern right-of-way line of Atascocita Road (100-foot width);

THENCE N 70°02'56" E, a distance of 214.16 feet along the northern right-of-way line of said Atascocita Road to a 5/8-inch iron rod found for southwest corner of said 0.15 acre tract and being the **POINT OF BEGINNING** of the herein described tract;

THENCE N 00°47'48" E, a distance of 725.78 feet along the line common to said 3.5126 acre tract and the herein described tract to a 5/8-inch iron rod with cap stamped "APPOLLO SURVEY" found for the northeast corner of said 3.5126 acre tract and being in the south line of said Atascocita Meadows;

THENCE S 89°06'52" E, a distance of 327.88 feet along the south line of said Atascocita Meadows to a 1/2-inch iron rod with cap stamped "BROWN & GAY" found for the northeast corner of said 8.36 acre tract and being the most easterly southeast corner of said Atascocita Meadows and being in the west line of a called 5,551 square feet tract described and recorded under H.C.C.F. No. K025271;

THENCE S 00° 47' 48" W, a distance of 601.07 feet along the line common to said 8.36 acre tract and said 5,551 square feet tract and a called 8,425 square feet tract described and recorded under H.C.C.F. No. Y849648, a called 17,013 square feet tract described and recorded under H.C.C.F. No. N394199 also a called 47,032 square feet tract described and recorded under H.C.C.F. No. W445552 to a 5/8-inch iron rod with cap found for the southwest corner of said 47,032 square feet tract and the southeast corner of said 8.36 acre tract, being in the northern right-of-way line of said Atascocita Road;

THENCE S 70° 02' 56" W, a distance of 350.61 feet along the northern right-of-way line of said Atascocita Road to the **POINT OF BEGINNING** and containing 4.99 acres of land.

TRACT "N" 1.14 ACRES: (Part of Ninth Annexation)

Being a 1.14 acre tract of land situated in the Thomas W. Marshall Survey, Abstract Number 540, Harris County, Texas, and being all of a called 49,627 square feet tract of land described in a deed recorded under Harris County Clerk's File Number (H.C.C.F. No.) J303273, said 1.14 acre tract being more particularly described by metes and bounds as follows:

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BEGINNING at a 1/2-inch iron rod found at the northwest corner of said called 49,627 square feet tract and the northeast corner of a called 3.89 acre tract described in a deed recorded under H.C.C.F. No. Y029973 also being in the south right-of-way line of F.M. 1960 (100-foot width) from which a found 1 ¼-inch iron pipe bears S 27°29' W, 1.09 feet;

THENCE, S 86°04'36" E, a distance of 195.59 feet along the south right-of-way line of said F.M. 1960 and the north line of the herein described tract to a square head bolt in asphalt found for the northeast corner of the herein described tract and being in the west line of a Private Easement described and recorded under H.C.C.F. No. H490682, same being described as a called 274,996 square feet tract in a deed recorded under H.C.C.F. No. L133142;

THENCE along the line common to said Private Easement and the herein described tract the following three (3) courses:

S 00°49'01" W, a distance of 49.97 feet to a PK Nail found for an angle point;

S 02°02'44" E, a distance of 100.12 feet to a 5/8-inch iron rod found for an angle point;

S 00°42'40" W, a distance of 100.91 feet to the southeast corner of the herein described tract and being the northeast corner of a called 77,184 square feet tract described and recorded under H.C.C.F. No. Y538578;

THENCE, N 86°04'54" W, a distance of 200.32 feet along the line common to said called 77,184 square feet tract and the herein described tract to a 5/8-inch iron rod with cap stamped "EIC" found for the southwest corner of the herein described tract and being in the east line of said 3.89 acre tract;

THENCE, N 00°42'40" E, a distance of 250.64 feet along the line common to said 3.889 acre tract and the herein described tract to the **POINT OF BEGINNING** and containing 1.14 acres of land.

TRACT "O" 17.815 ACRES: (Tenth Annexation)

Being a 17.815 acre tract of land situated in the J. B. Stevenson Survey, Abstract Number 703, Harris County, Texas, and being all of a called 17.815 acre tract of land described in a deed recorded under Harris County Clerk's File Number (H.C.C.F. No.) 200601722386, said 17.815 acre tract being more particularly described by metes and bounds as follows:

Bearing orientation is based on the found monumentation of and a called bearing of S 89°07'44" E along the south line of said Belleau Wood East, a subdivision plat recorded in Volume 158, Page 131 of the Harris County Map Records.

BEGINNING at a 5/8-inch iron rod found at the northeast corner of said called 17.815 acre tract and the northwest corner of Plaza East an unrecorded subdivision, also being in the south right-of-way line of F.M. 1960 (100-foot width);

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THENCE, S 00°39'30" W, a distance of 909.30 feet along the line common to said Plaza East Subdivision and said 17.815 acre tract to a 1/2-inch iron rod found for the southeast corner of the herein described tract and being in the north line of Lot B-1 of the Producers Oil Co. and Farmers Petroleum Co. Subdivision referenced in the deed recorded in Volume 391, Page 592 of the Harris County Deed Records (H.C.D.R.);

THENCE, N 89°23'22" W, a distance of 847.15 feet along the line common to said Lot B-1 and said 17.815 acre tract to the southwest corner of the herein described tract from which a found 5/8-inch iron rod bears S 37°49' E, 3.48 feet, said corner being in the eastern right-of-way line of Woodland Hills Drive (80-foot wide at this point);

THENCE, N 01°05'30" E, a distance of 923.45 feet along the eastern right-of-way line of said Woodland Hills Drive to a 5/8-inch iron rod found for the northwest corner of the herein described tract and being in the southern right-of-way line of F.M. 1960 (100-foot wide);

THENCE, S 89°01'28" E, a distance of 664.12 feet along the southern right-of-way line of said F.M. 1960 to an angle point;

THENCE, S 86°10'30" E, a distance of 176.32 feet along said southern right-of-way line to the **POINT OF BEGINNING** and containing 17.815 acres of land.

TRACT "P" 0.4718 ACRE: (Eleventh Annexation)

BEING a 0.4718 acre (20,551 square foot) tract of land situated in the J.B. Stevenson Survey, Abstract No. 703 of Harris County, Texas and being all of a called 20,550 square foot tract of land as described in an instrument to Yoo Sun Lee and wife Seong Cha Lee recorded under Harris County Clerk's File Number (H.C.C.F. No.) H546404, said 0.4718 acre tract of land described by metes and bounds as follows:

BEGINNING at the northeast corner of the herein described tract and PLAZA EAST, an unrecorded subdivision in Harris County, Texas, same being the northwest corner of a called 20.0067 acre tract as recorded under Harris County Clerk's Film Code Number 153-26-1258, lying on the south right-of-way line of F.M. 1960 (100 feet wide);

THENCE, S 00°30'35" W, along and with the east line of said PLAZA EAST and said 20,550 square foot tract, a distance of 185.85 feet to the southeast corner of the herein described tract and said 20,550 square foot tract, same being the northeast corner of Lot 33 of said PLAZA EAST;

THENCE, N 89°27'18" W, along and with the south line of said 20,550 square foot tract, same being the north line of said Lot 33, a distance of 108.79 feet to the southwest corner of the herein described tract and the northwest corner of said Lot 33, lying on the east right-of-way line of Canyon Lane (30 feet wide) as shown on said PLAZA EAST;

THENCE, N 00°32'42" E, along and with said east right-of-way line, same being the west line of said 20,550 square foot tract, a distance of 192.16 feet to the northwest corner of the herein described tract and said 20,550 square foot tract, lying on the south right-of-way line of said F.M. 1960;

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THENCE, S 86°07'49" E, along and with said south right-of-way line, same being the north line of said 20,550 square foot tract, a distance of 108.86 feet to the **POINT OF BEGINNING** and containing 0.4718 of one acre (20,551 square feet) of land.

In conclusion, being a total of 1,312.3408 acres of land, comprising the previously described Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O and P.

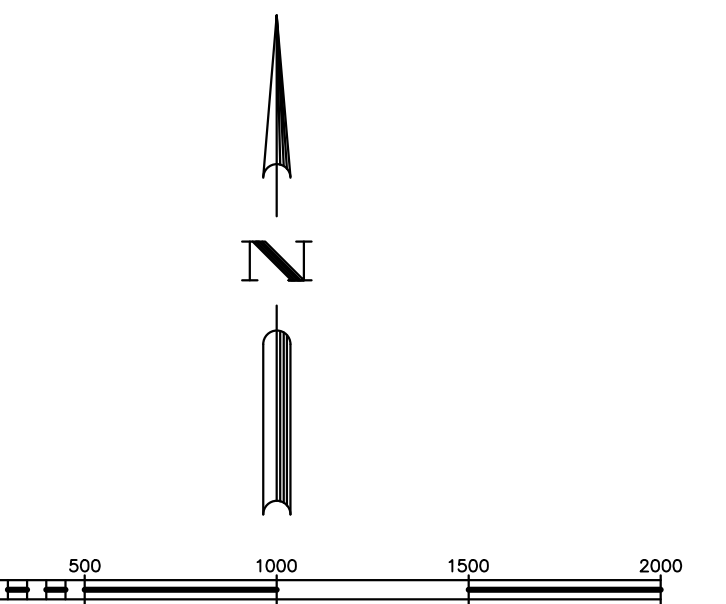
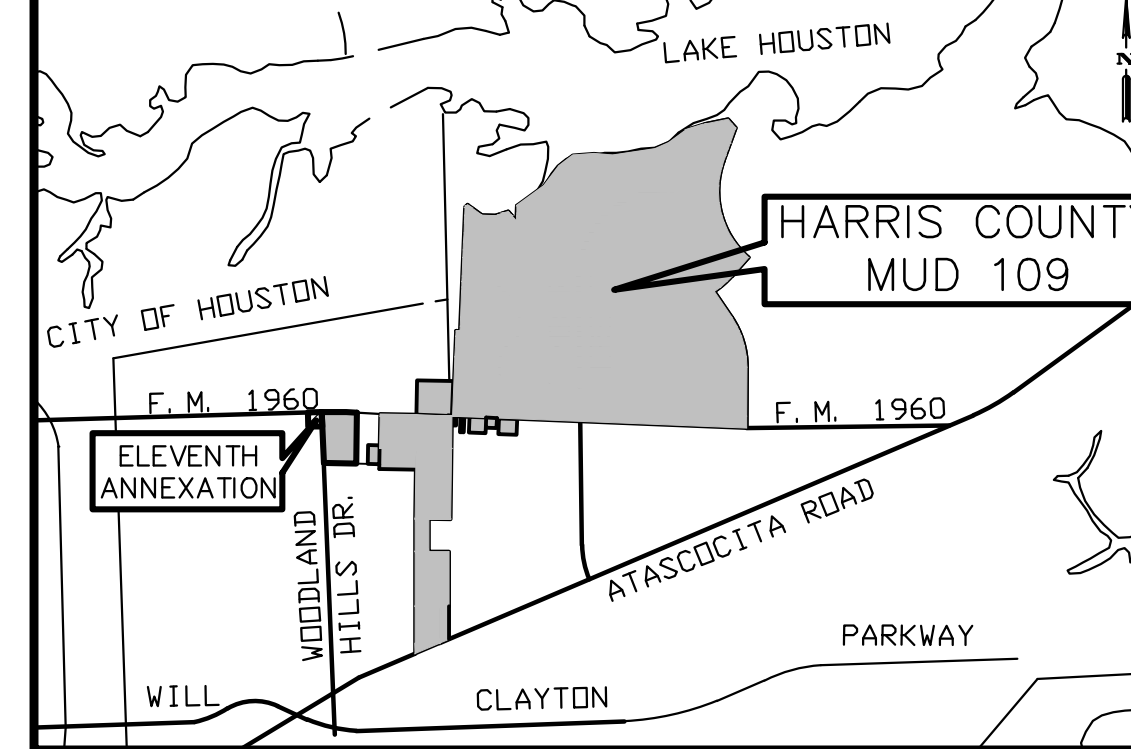
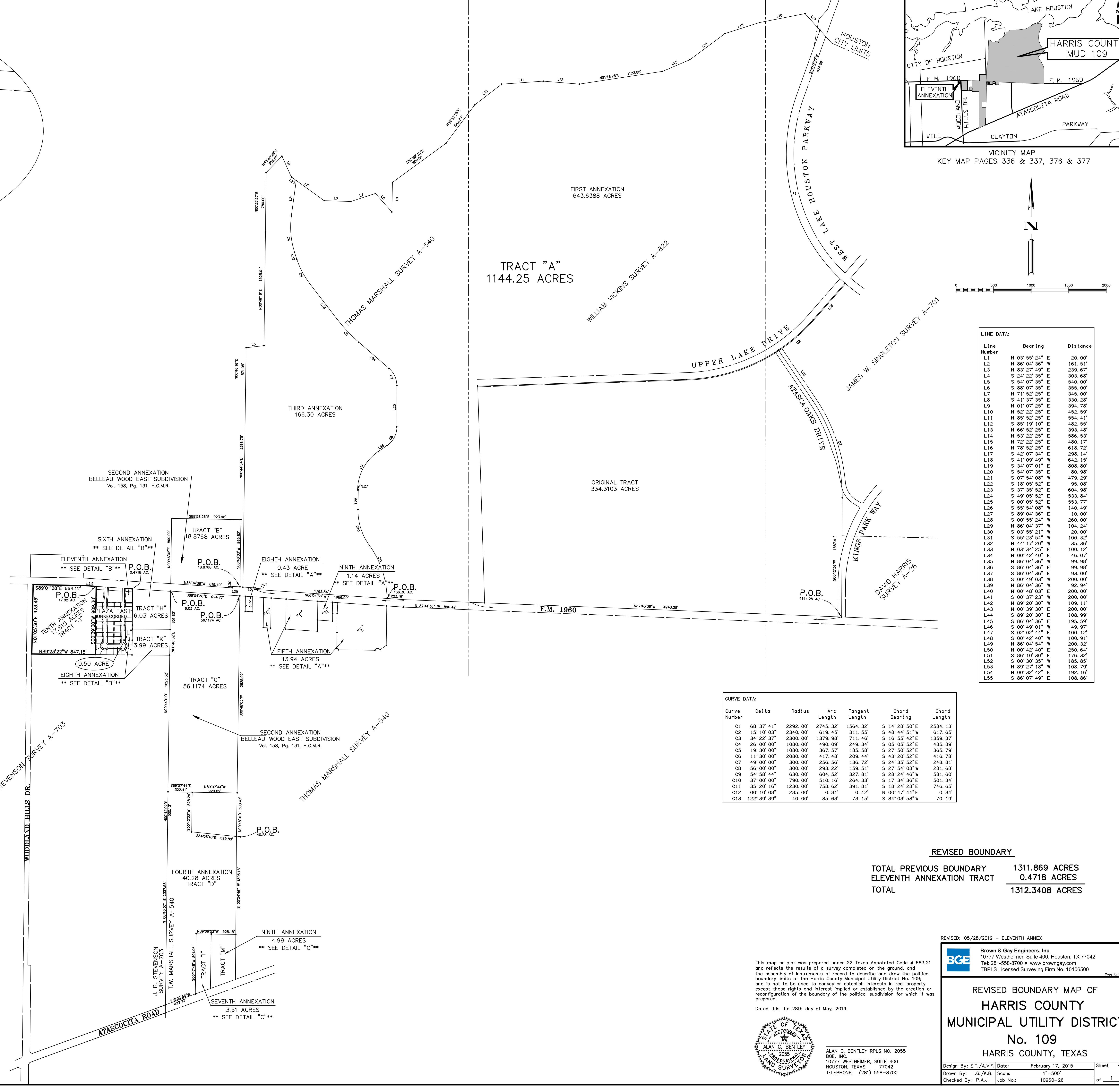
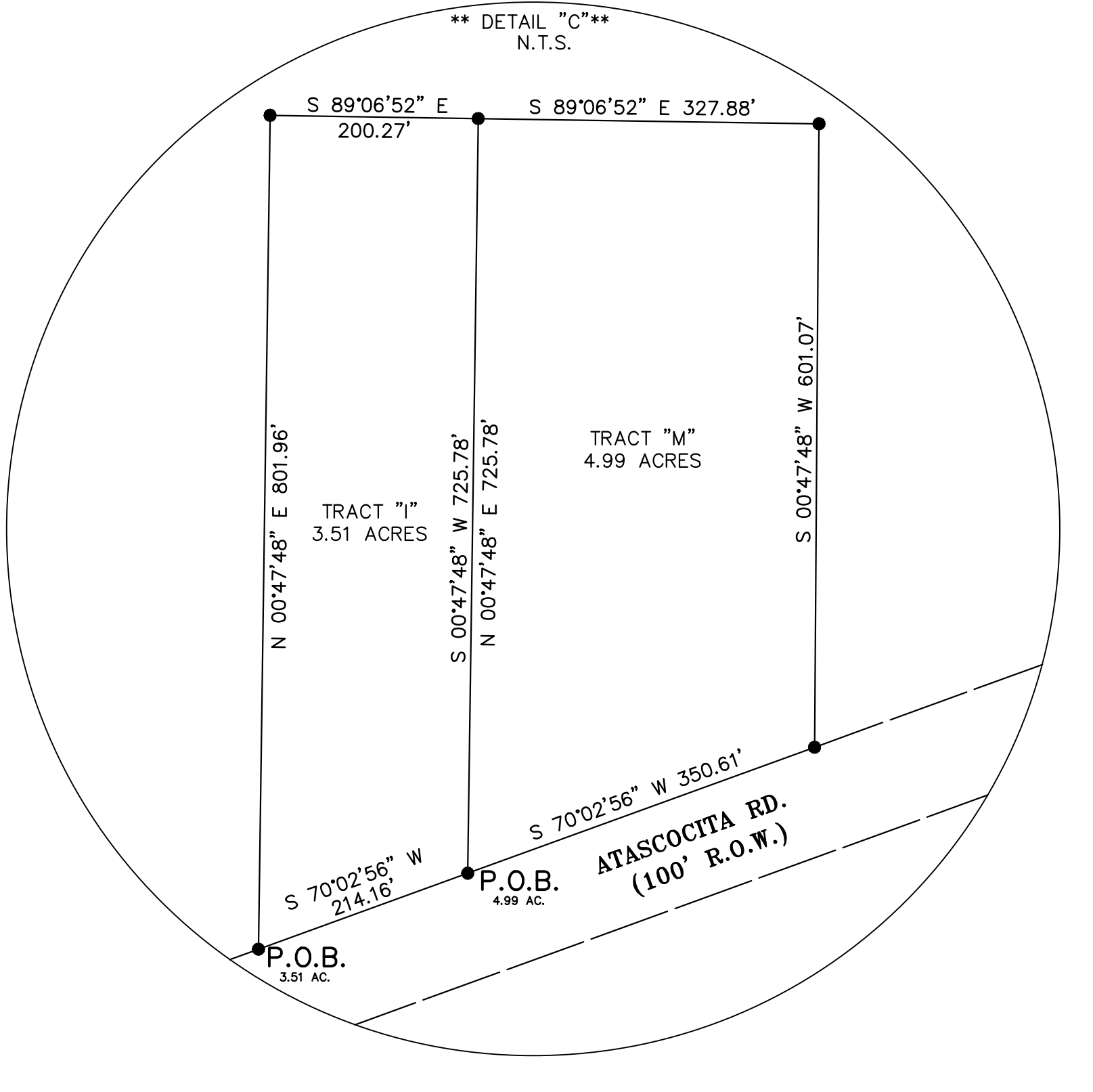
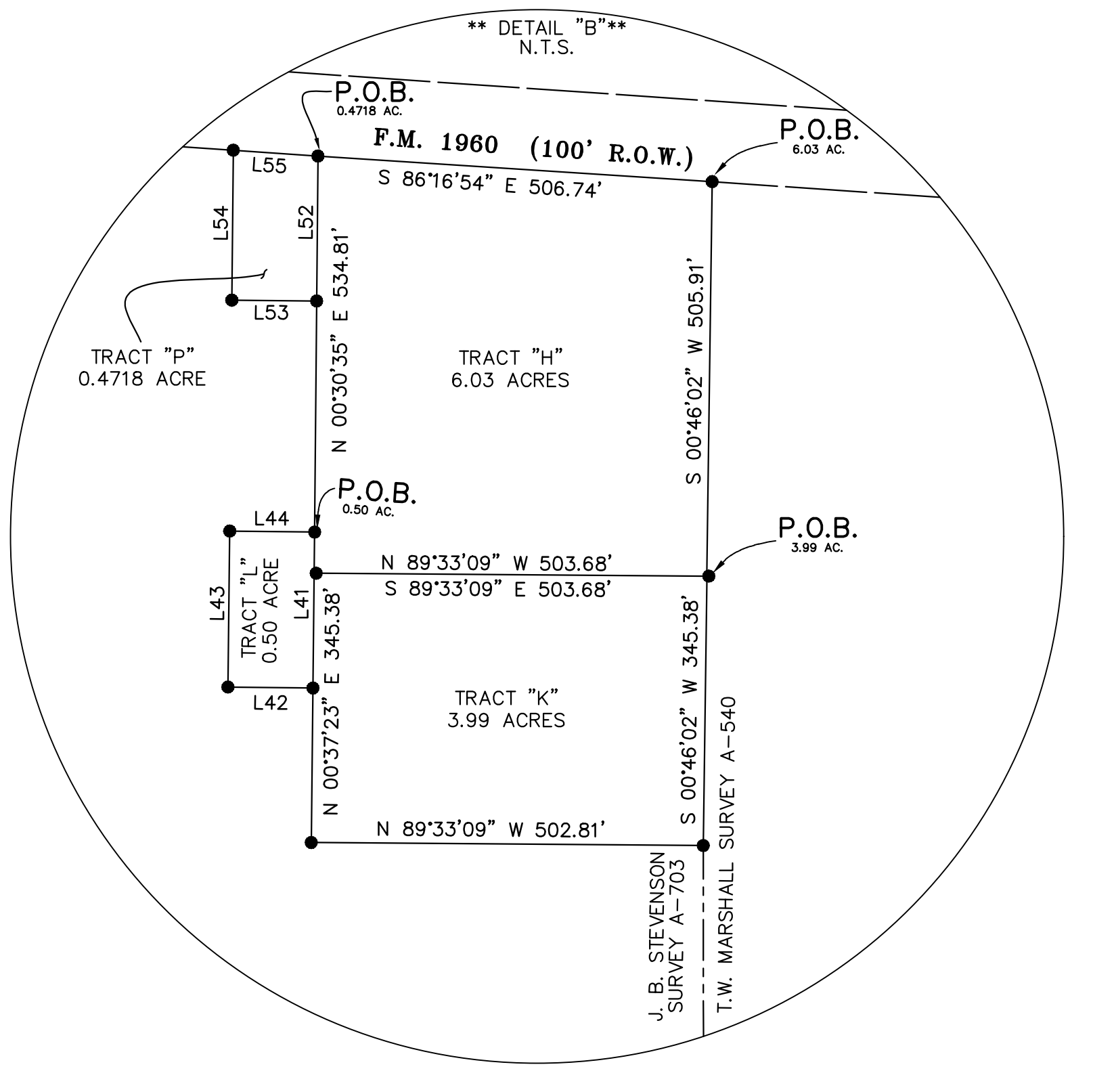
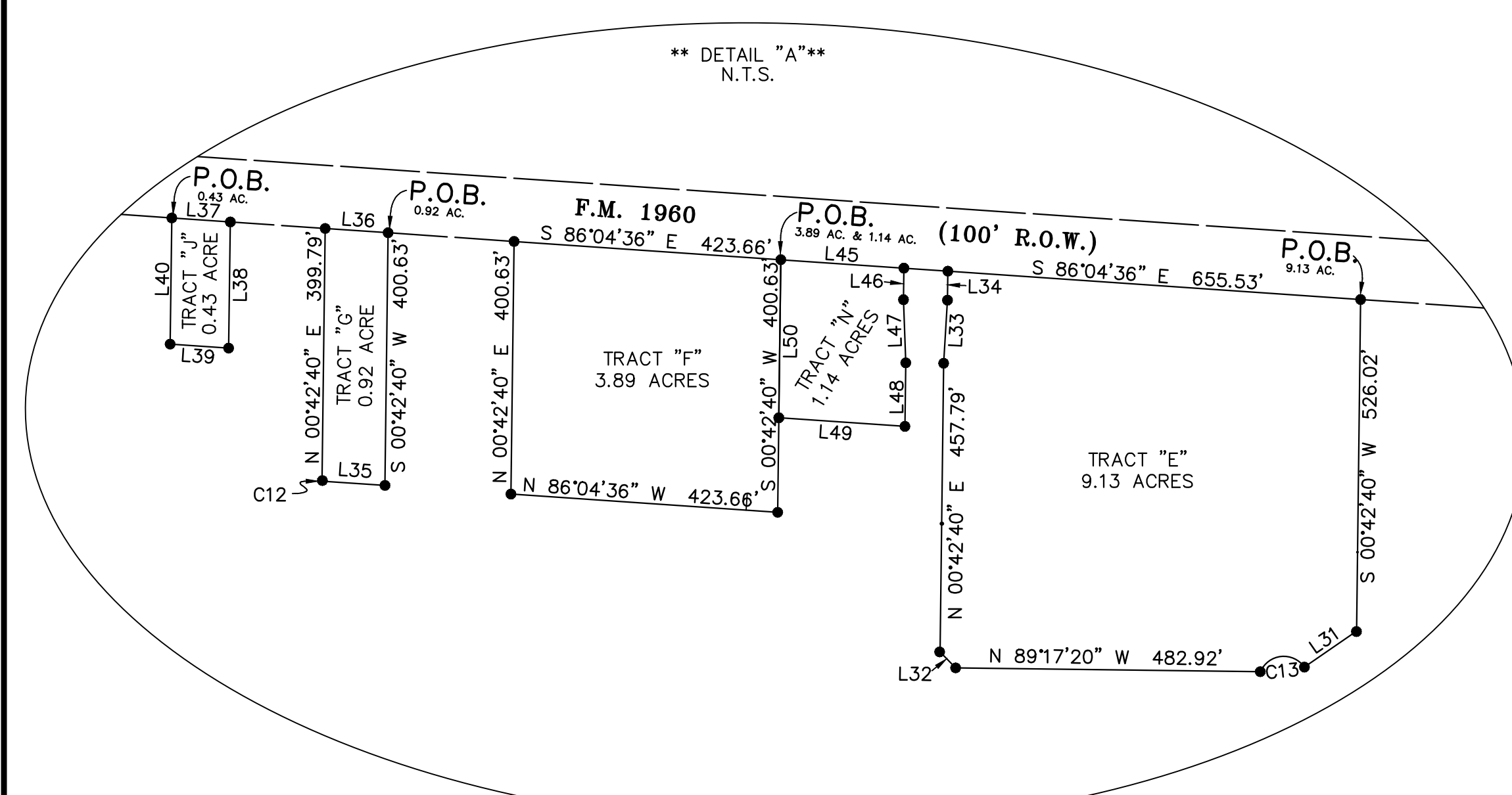
Bearing orientation is based on the found monumentation of and a bearing of S 89° 07' 44" E along the south line of said Belleau Wood East, a subdivision plat recorded in Volume 158, Page 131 of the Harris County Map Records.

This metes and bounds description was prepared under 22 Texas Annotated Code # 663.21 and reflects the results of a survey completed on the ground, and the assembly of instruments of record to describe the political boundary limits of the Harris County Municipal Utility District No. 109 and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which is was prepared.



A handwritten signature in blue ink that reads "Alan C. Bentley".

Alan C. Bentley RPLS No. 2055
BGE, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500



LINE DATA:

Line Number	Bearing	Distance
L1	N 03°55'24" E	20.00'
L2	N 86°04'36" W	161.51'
L3	N 83°27'49" E	239.67'
L4	S 24°22'35" E	303.68'
L5	S 54°07'35" E	540.00'
L6	S 88°07'35" E	355.00'
L7	N 71°52'25" E	345.00'
L8	S 41°37'35" E	330.28'
L9	N 01°07'25" E	394.78'
L10	N 52°22'25" E	452.59'
L11	N 85°52'25" E	554.41'
L12	S 85°19'10" E	482.55'
L13	N 66°52'25" E	393.48'
L14	N 53°22'25" E	586.53'
L15	N 72°22'25" E	480.17'
L16	N 78°52'25" E	618.72'
L17	S 42°07'34" E	298.14'
L18	S 41°09'49" W	642.15'
L19	S 34°07'01" E	808.80'
L20	S 54°07'35" E	80.98'
L21	S 07°54'08" W	478.28'
L22	S 18°05'52" E	95.08'
L23	S 37°35'52" E	604.98'
L24	S 49°05'52" E	533.84'
L25	S 00°05'52" E	553.77'
L26	S 55°54'08" W	140.49'
L27	S 89°04'36" E	10.00'
L28	S 00°55'24" E	260.00'
L29	N 86°04'37" W	104.24'
L30	S 03°55'21" W	20.00'
L31	S 55°23'54" E	100.32'
L32	N 44°17'20" W	35.36'
L33	N 03°34'25" E	100.12'
L34	N 00°42'40" E	48.07'
L35	N 86°04'36" W	99.98'
L36	S 86°04'36" E	99.98'
L37	S 86°04'36" E	93.00'
L38	S 00°49'03" W	200.00'
L39	N 86°04'36" W	92.94'
L40	N 00°48'03" E	200.00'
L41	S 00°37'23" E	200.00'
L42	N 89°20'30" E	109.11'
L43	N 00°39'30" E	200.00'
L44	S 89°20'30" E	108.99'
L45	S 86°04'36" E	195.99'
L46	S 00°49'01" W	49.97'
L47	S 02°02'44" E	100.12'
L48	N 00°42'40" E	100.91'
L49	N 86°04'54" W	200.32'
L50	N 00°42'40" E	250.64'
L51	S 86°10'30" E	176.32'
L52	S 00°30'35" W	185.85'
L53	N 89°27'18" W	108.79'
L54	N 00°32'42" E	192.18'
L55	S 86°07'49" E	108.86'

CURVE DATA:

Curve Number	Delta	Radius	Arc Length	Tangent Length	Bearing	Chord Length
C1	68°37'41"	2292.00'	2745.32'	1484.32'	S 14°28'50"E	2284.13'
C2	15°10'03"	2340.00'	610.45'	311.55'	S 48°44'51"W	617.65'
C3	34°22'37"	2300.00'	1379.98'	711.46'	S 16°55'42"E	1359.37'
C4	26°00'00"	1080.00'	490.09'	249.34'	S 09°05'52"E	486.89'
C5	19°30'00"	1080.00'	367.57'	185.58'	S 27°50'52"E	365.79'
C6	11°30'00"	2080.00'	417.48'	209.44'	S 43°20'52"E	416.78'
C7	49°00'00"	300.00'	256.56'	136.72'	S 24°35'52"E	248.81'
C8	56°00'00"	300.00'	293.22'	159.51'	S 27°54'08"W	281.68'
C9	54°58'44"	630.00'	604.52'	327.81'	S 28°24'46"W	581.60'
C10	37°00'00"	790.00'	510.16'	264.33'	S 17°34'36"E	501.34'
C11	35°20'16"	1230.00'	758.62'	391.81'	S 18°24'28"E	746.65'
C12	00°10'08"	285.00'	0.84'	0.42'	N 00°47'44"E	0.84'
C13	122°39'39"	40.00'	85.63'	73.15'	S 84°03'58"W	70.19'

REVISED BOUNDARY

TOTAL PREVIOUS BOUNDARY	131.869 ACRES
ELEVENTH ANNEXATION TRACT	0.4718 ACRES
TOTAL	131.3408 ACRES

REVISED: 05/28/2019 - ELEVENTH ANNEX

REVISED BOUNDARY MAP OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT No. 109 HARRIS COUNTY, TEXAS



ALAN C. BENTLEY RPLS NO. 2055
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
TELEPHONE: (281) 558-8700

Design By: E.T./A.V.F. Date: February 17, 2015 Sheet 1
Drawn By: L.C./K.B. Scale: 1"=500' of 1
Checked By: P.A.J. Job No.: 10960-26

This map or plot was prepared under 22 Texas Annotated Code § 663.21 and reflects the results of a survey completed on the ground, and the assembly of instruments of record to describe and draw the political boundary limits of the Harris County Municipal Utility District No. 109, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this 28th day of May, 2019.

PETITION FOR ADDITION OF LAND

TO THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109:

CHAMPION VOLLEYBALL CLUB OF HOUSTON, LLC, a Texas limited liability company, (the “*Petitioner*”), hereby petitions the Board of Directors (the “*Board*”) of Harris County Municipal Utility District No. 109 located wholly in Harris County, Texas (the “*District*”) for inclusion within the District of the land hereinafter described (the “*Tract*”), so that such land shall be added to, and become a part of, the District.

In support of this Petition, Petitioner would respectfully show unto the Board the following:

I.

Petitioner is the owner of the Tract, which is described in *Exhibit A* attached hereto and made a part hereof for all purposes.

II.

There are no current residents on the Tract, and the Tract is expected to be used for commercial purposes, only.

III.

Petitioner is the only Owner of the Tract. There are no lienholders on the Tract.

IV.

The Tract is in close proximity to the present boundaries of the District, lies wholly within the extraterritorial jurisdiction of the City of Houston, Harris County, Texas, and is not located within the territorial boundaries of any incorporated city, town, or municipal utility district.

V.

Petitioner assumes its share of (a) the outstanding bonds, notes, and other obligations of the District and (b) the voted but unissued tax bonds and combination revenue and tax bonds of the District. Petitioner hereby authorizes the Board to levy a tax on the above-described property to pay Petitioner’s share of any and all such bonds, notes, or other obligations of the District payable in whole or in part from taxes in each year in which any of the same are outstanding. Petitioner also hereby authorizes the Board to levy a maintenance tax and contract tax on the above-described property.

VI.

Petitioner further understands that the Petitioner is responsible for obtaining easements and constructing the water, sewer and drainage facilities necessary to serve the Tract.

Such facilities shall be constructed in accordance with the specifications of the District's engineer and shall meet all requirements of the District.

VII.

Petitioner understands that the District may petition to the City of Houston for a limited purpose annexation of area within the District, including Petitioner's Tract, and that a sales and use tax will be imposed on transactions within any property so annexed.

Petitioner agrees to provide any documents legally required to effectuate the annexation of the Tract into the District. Petitioner agrees that it shall, at its sole expense, take all necessary steps to petition for decertification from any Certificate of Convenience and Necessity ("CCN") issued by the Texas Commission on Environmental Quality ("*Commission*") which includes the Tract. Petitioner further agrees that it shall provide, to the reasonable satisfaction of the District, a release from any CCN issued by the Commission which covers the Tract as a condition to annexation of the Tract into the District.

Petitioner agrees that it shall, at its sole expense, obtain a certificate regarding compliance with plat requirements pursuant to Section 212.0115 of the Local Government Code, from the City of Houston. Petitioner acknowledges that District may not provide service to the Tract prior to receipt of such certificate.

Petitioner agrees that is shall be responsible for all the District's cost related to the annexation, including legal and engineering fees, and will promptly submit payment for any such costs exceeding the Petitioner's deposit upon invoice therefor.

VIII.

Petitioner acknowledges that the District must petition the City of Houston for permission to add the tract and that the City of Houston requires the District and Petitioner to consent to the terms and conditions which are set forth in *Exhibit B*, attached hereto and by this reference made a part hereof, to the extent applicable. Petitioner hereby consents to the addition of the Tract under and in accordance with the terms and condition which are set forth in *Exhibit B*.

RESPECTFULLY SUBMITTED THIS _____.

CHAMPION VOLLEYBALL CLUB OF
HOUSTON, LLC, a Texas limited liability
company

Sharice Gilbert, Director

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on _____, by
Sharice Gilbert, Director of Champion Volleyball Club of Houston, LLC, a Texas limited
liability company, on behalf of such limited company.

Notary Public in and for
the State of T E X A S

Printed/Typed Name of Notary

My Commission Expires: _____

Exhibit A

See Attached Metes and Bounds.

HCMUD 109
0.6753 OF ONE ACRE
TRACT "Q"

OCTOBER 11, 2019
JOB NO. 7164-00

DESCRIPTION OF A 0.6753 ACRE TRACT OF LAND SITUATED
IN THE THOMAS MARSHALL SURVEY, ABSTRACT NO. 540
HARRIS COUNTY, TEXAS

BEING a 0.6753 acre (29,417 square foot) tract of land situated in the Thomas Marshall Survey, Abstract No. 540 of Harris County, Texas and being all of a called 29,445.134 square feet tract of land as described in an instrument to Champion Volleyball Club of Houston, LLC recorded under Harris County Clerk's File Number (H.C.C.F. No.) RP-2019-264415, same being out of CONTINENTAL PLAZA SEC II, an unrecorded subdivision in Harris County, Texas, said 0.6753 acre tract of land described by metes and bounds as follows, with all bearings based on found monumentation along the south right-of-way line of F.M. 1960 (100 feet wide):

BEGINNING at a 5/8-inch iron rod with cap stamped "RPLS 3674" found for the northwest corner of said 29,445.134 square feet tract of land, same being the northeast corner of a called 0.4262 acre tract of land as describe in an instrument to Teodocio Lopez and Ana Castro, recorded under H.C.C.F. No. 20120490223 and lying on the south right-of-way line of said F.M. 1960;

THENCE, S 86°04'36" E, along and with said south right-of-way line, a distance of 19.79 feet to the northeast corner of the herein described tract, said 29,445.134 square feet tract the northwest corner of a called 19,968 square feet tract as described in an instrument to Nabil Agaybi and Sheren Agaybi, recorded under H.C.C.F. No. RP-2018-202866;

THENCE, S 00°42'40" W, along and with the east line of said 29,445.134 acre tract, same being the west lines of said 19,968 square feet tract and a called 0.3897 acre tract as described in an instrument to Jose J. Saguid recorded under H.C.C.F. No. RP-2018-323829, a distance of 370.01 feet to the southwest corner of said 0.3897 acre tract and being an interior corner of the herein described tract;

THENCE, S 86°04'36" E, along and with the south line of said 0.3897 acre tract a distance of 100.00 feet to the southeast corner of said 0.3897 acre tract and the northerly southeast corner of the herein described tract, lying on the west right-of-way line of Barents Drive (30 feet wide) as recorded under H.C.C.F. No. K586376;

THENCE, S 00°42'40" W, along and with said west right-of-way line, a distance of 30.63 feet to the southeast corner of the herein described tract and said 29,445.134 square feet tract, said point lying on the north line of a called 5.846 acre drainage easement as recorded under H.C.C.F. No. L133142;

THENCE, along and with the south and westerly lines of said 29,445.134 square feet tract, same being the north and easterly lines of said 5.846 acre drainage easement, the following courses and distances:

N 86°04'36" W, a distance of 189.40 feet to the southerly southwest corner of the herein described tract and said 29,445.134 square feet tract;

N 42°41'28" W, a distance of 34.36 feet to the westerly southwest corner of the herein described tract and said 29,445.134 square feet tract;

N 00°41'40" E, a distance of 176.99 feet to the southwest corner of said 0.4262 acre tract and being a westerly corner of the herein described tract and said 29,445.134 square feet tract;

HCMUD 109
0.6753 OF ONE ACRE
TRACT "Q"

OCTOBER 11, 2019
JOB NO. 7164-00

THENCE, S 86°04'36" E, along and with the south line of said 0.4262 acre tract and a north line of said 29,445.134 square feet tract, a distance of 92.94 feet to the southeast corner of said 0.4262 acre tract and being an interior corner of the herein described tract and said 29,445.134 square feet tract;

THENCE, N 00°49'03" E, along and with the east line of said 0.4262 acre tract, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 0.6753 of one acre (29,416 square feet) of land.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Alan C. Bentley RPLS No. 2055
BGE, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

Exhibit B

City of Houston Consent Conditions Attached Hereto



EXHIBIT "B"

(a) To the extent authorized by law, the District will issue bonds only for the purpose of purchasing and constructing, or purchasing, or constructing under contract with the City of Houston, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, recreational facilities, road facilities, or facilities for fire-fighting services, or parts of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date subsequent to the fifteenth (15th) anniversary of the date of issuance without premium and will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent (2%) above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given. The resolution authorizing the issuance of the District's bonds will contain a provision that any pledge of the revenues from the operation of the District's water and sewer and/or drainage system to the payment of the District's bonds will terminate when and if the City of Houston, Texas, annexes the District, takes over the assets of the District and assumes all of the obligations of the District. No land located within the extraterritorial jurisdiction of the City of Houston will be added or annexed to the District until the City of Houston has given its written consent by resolution or ordinance of the City Council to such addition or annexation.

(b) (1) Before the commencement of any construction within the District, its directors, officers, or developers and landowners will submit to the Director of the Department of Public Works and Engineering of the City of Houston, or to his designated representative, all plans and specifications for the construction of water, sanitary sewer, drainage, and road facilities and related improvements to serve the District and obtain the approval of such plans and specifications therefrom. All water wells, water meters, flushing valves, valves, pipes, and appurtenances thereto, installed or used within the District, will conform exactly to the specifications of the City of Houston. All water service lines and sewer service lines, lift stations, sewage treatment facilities, and road facilities, and appurtenances thereto, installed or used within the District will comply with the City of Houston's standard plans and specifications as amended from time to time. Prior to the construction of any water, sanitary sewer, drainage or road facilities within or by the District, the District or its engineer will give written notice by registered or certified mail to the Director of Public Works and Engineering, stating the date that such construction will be commenced. The construction of the District's water, sanitary sewer, drainage and road facilities will be in accordance with the approved plans and specifications, and with applicable standards and specifications of the City of Houston; and during the progress of the construction and installation of such facilities, the Director of Public Works and

Engineering of the City of Houston, or an employee thereof, may make periodic on-the-ground inspections.

(2) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the applicable recreational facilities design standards and specifications of the City of Houston's Department of Parks and Recreation and shall submit a copy of the certification and the "as built" plans and specifications for such recreational facilities to the Director of the City of Houston Parks and Recreation Department.

(3) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of facilities for fire-fighting services, the District shall obtain and maintain on file, from a registered architect, registered professional engineer or a design professional allowed by law to engage in facility design and construction, a certification that the facilities for fire-fighting services, as constructed, conform to the applicable fire-fighting facilities design standards and specifications of the City of Houston's Fire Department and shall submit a copy of the certification and the "as built" plans and specifications for such facilities for fire-fighting services to the Chief of the City of Houston Fire Department.

(c) The District will agree to engage a sewage plant operator holding a valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality, or such successor agency as the legislature may establish ("TCEQ"), as required by Section 26.0301, Texas Water Code, as may be amended from time to time. The District will agree to make periodic analyses of its discharge pursuant to the provisions of Order No. 69-1219-1 of the Texas Water Quality Board (predecessor agency to the TCEQ) and further to send copies of all such effluent data to the Department of Public Works and Engineering, City of Houston, as well as to the TCEQ. The District will agree that representatives of the City of Houston may supervise the continued operations of the sewage treatment facility by making periodic inspections thereof.

(d) The District, its board of directors, officers, developers, and/or landowners will not permit the construction, or commit to any development within, the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(e) Prior to the sale of any lot or parcel of land, the owner or the developer of the land included within the limits of the District will obtain the approval of the Planning Commission of the City of Houston of a plat which will be duly recorded in the Real Property Records of Harris County, Texas, and otherwise comply with the rules and regulations of the Department of Planning and Development and the Department of Public Works and Engineering of the City of Houston.

PETITION FOR ADDITION OF LAND

TO THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109:

GAP Plumbing Inc., (the "*Petitioner*"), hereby petitions the Board of Directors (the "*Board*") of Harris County Municipal Utility District No. 109 located wholly in Harris County, Texas (the "*District*") for inclusion within the District of the land hereinafter described (the "*Tract*"), so that such land shall be added to, and become a part of, the District.

In support of this Petition, Petitioner would respectfully show unto the Board the following:

I.

Petitioner is the owner of the Tract, which is described in *Exhibit A* attached hereto and made a part hereof for all purposes.

II.

There are no current residents on the Tract, and the Tract is expected to be used for commercial purposes, only.

III.

Cadence Bank, N.A. (the "*Lienholder*") is the only lienholder on the Tract. The Lienholder consents to this Petition, as acknowledged hereto.

IV.

The Tract is in close proximity to the present boundaries of the District, lies wholly within the extraterritorial jurisdiction of the City of Houston, Harris County, Texas, and is not located within the territorial boundaries of any incorporated city, town, or municipal utility district.

V.

Petitioner assumes its share of (a) the outstanding bonds, notes, and other obligations of the District and (b) the voted but unissued tax bonds and combination revenue and tax bonds of the District. Petitioner hereby authorizes the Board to levy a tax on the above-described property to pay Petitioner's share of any and all such bonds, notes, or other obligations of the District payable in whole or in part from taxes in each year in which any of the same are outstanding. Petitioner also hereby authorizes the Board to levy a maintenance tax and contract tax on the above-described property.

VI.

Petitioner further understands that the Petitioner is responsible for obtaining easements and constructing the water, sewer and drainage facilities necessary to serve the Tract.

Such facilities shall be constructed in accordance with the specifications of the District's engineer and shall meet all requirements of the District.

VII.

Petitioner understands that the District may petition to the City of Houston for a limited purpose annexation of area within the District, including Petitioner's Tract, and that a sales and use tax will be imposed on transactions within any property so annexed.

Petitioner agrees to provide any documents legally required to effectuate the annexation of the Tract into the District. Petitioner agrees that it shall, at its sole expense, take all necessary steps to petition for decertification from any Certificate of Convenience and Necessity ("CCN") issued by the Texas Commission on Environmental Quality ("*Commission*") which includes the Tract. Petitioner further agrees that it shall provide, to the reasonable satisfaction of the District, a release from any CCN issued by the Commission which covers the Tract as a condition to annexation of the Tract into the District.

Petitioner agrees that it shall, at its sole expense, obtain a certificate regarding compliance with plat requirements pursuant to Section 212.0115 of the Local Government Code, from the City of Houston. Petitioner acknowledges that District may not provide service to the Tract prior to receipt of such certificate.

Petitioner agrees that it shall be responsible for all the District's cost related to the annexation, including legal and engineering fees, and will promptly submit payment for any such costs exceeding the Petitioner's deposit upon invoice therefor.

VIII.

Petitioner acknowledges that the District must petition the City of Houston for permission to add the tract and that the City of Houston requires the District and Petitioner to consent to the terms and conditions which are set forth in *Exhibit B*, attached hereto and by this reference made a part hereof, to the extent applicable. Petitioner hereby consents to the addition of the Tract under and in accordance with the terms and condition which are set forth in *Exhibit B*.

RESPECTFULLY SUBMITTED THIS _____.

GAP PLUMBING INC.

Glen Powdrill
President, GAP Plumbing Inc.

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on _____, by
Glen Powdrill, President of GAP Plumbing Inc., on behalf of such company.

Notary Public in and for
the State of T E X A S

Printed/Typed Name of Notary

My Commission Expires: _____

AGREED AND CONSENTED TO THIS _____.

CADENCE BANK, N.A.

By: _____
Title: _____

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on _____, by _____, _____ of Cadence Bank, N.A., on behalf of such.

Notary Public in and for
the State of T E X A S

Printed/Typed Name of Notary

My Commission Expires: _____

Exhibit A

See Attached Metes and Bounds.

HCMUD 109
0.5206 OF ONE ACRE
TRACT "R"

OCTOBER 11, 2019
JOB NO. 7164-00

DESCRIPTION OF A 0.5206 ACRE TRACT OF LAND SITUATED
IN THE THOMAS MARSHALL SURVEY, ABSTRACT NO. 540
HARRIS COUNTY, TEXAS

BEING a 0.5206 acre (22,679 square foot) tract of land situated in the Thomas Marshall Survey, Abstract No. 540 of Harris County, Texas and being all of a called 0.5207 acre tract of land as described in an instrument to GAP Plumbing Inc., recorded under Harris County Clerk's File Number (H.C.C.F. No.) RP-2019-59002, same being a portion of Lots 92 and 93 of CONTINENTAL PLAZA SEC II, an unrecorded subdivision in Harris County, Texas, said 0.5206 acre tract of land described by metes and bounds as follows, with all bearings based on found monumentation along the east right-of-way line of Barents Drive (30 feet wide) as cited herein:

BEGINNING at a 5/8-inch iron rod found for the southerly southwest corner of the herein described tract and said 0.5207 acre tract, same being the south cut-back of the northeast intersection of Artic Drive (30 feet width) as recorded under H.C.C.F. No. J113216 and Barents Drive (30 feet width) as recorded under H.C.C.F. No. K586376;

THENCE, N 44°17'20" W, along said cut-back line, a distance of 35.36 feet to the westerly southwest corner of the herein described tract and said 0.5207 acre tract, lying on the east right-of-way line of said Barents Drive;

THENCE, along and with said east right-of-way line, same being the west line of said 0.5207 acre tract, the following courses and distances:

N 00°42'40" E, a distance of 9.72 feet to a 5/8-inch iron rod found for the beginning of a tangent curve to the left;

In a Northerly direction, along said curve to the left, an arc distance of 135.24 feet, having a radius of 315.00 feet, a central angle of 24°35'56" and a chord which bears N 11°35'18" W, a distance of 134.20 feet to a 5/8-inch iron rod with cap stamped "1st American" found for the point of reverse curvature to the right;

In a Northerly direction, along said curve to the right, an arc distance of 44.86 feet, having a radius of 285.00 feet, a central angle of 09°01'07" and a chord which bears N 19°22'43" W, a distance of 44.81 feet to the northwest corner of the herein described tract and said 0.5207 acre tract, lying on the south line of a called 5.846 acre drainage easement as recorded under H.C.C.F. No. L133142;

THENCE, S 86°04'36" E, along and with the north line of said 0.5207 acre tract, same being the south line of said 5.846 acre drainage easement, a distance of 144.21 feet to the northeast corner of the herein described tract and said 0.5207 acre tract, same being the northwest corner of a called 22,613 square feet tract as described in an instrument to Francisca Q. Refondola recorded under H.C.C.F. No. J904004;

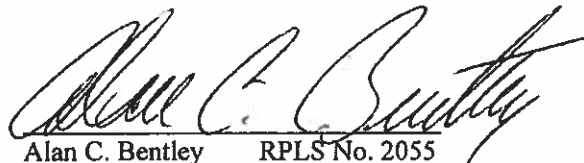
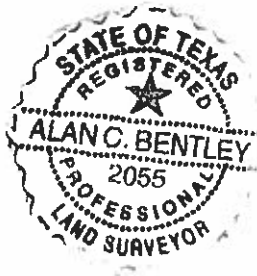
THENCE, S 00°42'40" W, along and with the common line of said 0.5207 acre tract and said 22,613 square feet tract, a distance of 199.85 feet to a 5/8-inch iron rod found for the common south corner of said 0.5207 acre tract and said 22,613 square feet tract, said point lying on the north right-of-way line of said Artic Drive;

HCMUD 109
0.5206 OF ONE ACRE
TRACT "R"

OCTOBER 11, 2019
JOB NO. 7164-00

THENCE, N 89°17'20" W, along and with said north right-of-way line, same being the south line of said 0.5207 acre tract, a distance of 75.00 feet to the **POINT OF BEGINNING** and containing 0.5206 acre (22,679 square feet) of land.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Alan C. Bentley RPLS No. 2055
BGE, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

Exhibit B

City of Houston Consent Conditions Attached Hereto



EXHIBIT "B"

(a) To the extent authorized by law, the District will issue bonds only for the purpose of purchasing and constructing, or purchasing, or constructing under contract with the City of Houston, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, recreational facilities, road facilities, or facilities for fire-fighting services, or parts of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date subsequent to the fifteenth (15th) anniversary of the date of issuance without premium and will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent (2%) above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given. The resolution authorizing the issuance of the District's bonds will contain a provision that any pledge of the revenues from the operation of the District's water and sewer and/or drainage system to the payment of the District's bonds will terminate when and if the City of Houston, Texas, annexes the District, takes over the assets of the District and assumes all of the obligations of the District. No land located within the extraterritorial jurisdiction of the City of Houston will be added or annexed to the District until the City of Houston has given its written consent by resolution or ordinance of the City Council to such addition or annexation.

(b) (1) Before the commencement of any construction within the District, its directors, officers, or developers and landowners will submit to the Director of the Department of Public Works and Engineering of the City of Houston, or to his designated representative, all plans and specifications for the construction of water, sanitary sewer, drainage, and road facilities and related improvements to serve the District and obtain the approval of such plans and specifications therefrom. All water wells, water meters, flushing valves, valves, pipes, and appurtenances thereto, installed or used within the District, will conform exactly to the specifications of the City of Houston. All water service lines and sewer service lines, lift stations, sewage treatment facilities, and road facilities, and appurtenances thereto, installed or used within the District will comply with the City of Houston's standard plans and specifications as amended from time to time. Prior to the construction of any water, sanitary sewer, drainage or road facilities within or by the District, the District or its engineer will give written notice by registered or certified mail to the Director of Public Works and Engineering, stating the date that such construction will be commenced. The construction of the District's water, sanitary sewer, drainage and road facilities will be in accordance with the approved plans and specifications, and with applicable standards and specifications of the City of Houston; and during the progress of the construction and installation of such facilities, the Director of Public Works and

Engineering of the City of Houston, or an employee thereof, may make periodic on-the-ground inspections.

(2) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the applicable recreational facilities design standards and specifications of the City of Houston's Department of Parks and Recreation and shall submit a copy of the certification and the "as built" plans and specifications for such recreational facilities to the Director of the City of Houston Parks and Recreation Department.

(3) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of facilities for fire-fighting services, the District shall obtain and maintain on file, from a registered architect, registered professional engineer or a design professional allowed by law to engage in facility design and construction, a certification that the facilities for fire-fighting services, as constructed, conform to the applicable fire-fighting facilities design standards and specifications of the City of Houston's Fire Department and shall submit a copy of the certification and the "as built" plans and specifications for such facilities for fire-fighting services to the Chief of the City of Houston Fire Department.

(c) The District will agree to engage a sewage plant operator holding a valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality, or such successor agency as the legislature may establish ("TCEQ"), as required by Section 26.0301, Texas Water Code, as may be amended from time to time. The District will agree to make periodic analyses of its discharge pursuant to the provisions of Order No. 69-1219-1 of the Texas Water Quality Board (predecessor agency to the TCEQ) and further to send copies of all such effluent data to the Department of Public Works and Engineering, City of Houston, as well as to the TCEQ. The District will agree that representatives of the City of Houston may supervise the continued operations of the sewage treatment facility by making periodic inspections thereof.

(d) The District, its board of directors, officers, developers, and/or landowners will not permit the construction, or commit to any development within, the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(e) Prior to the sale of any lot or parcel of land, the owner or the developer of the land included within the limits of the District will obtain the approval of the Planning Commission of the City of Houston of a plat which will be duly recorded in the Real Property Records of Harris County, Texas, and otherwise comply with the rules and regulations of the Department of Planning and Development and the Department of Public Works and Engineering of the City of Houston.

PETITION FOR CONSENT TO
ADDITIONS OF LAND

The Board of Directors (the “Board”) of Harris County Municipal Utility District No. 109 (the “District”), and the undersigned owners of the lands sought to be annexed to the District (the “Owners”), respectfully petition the City of Houston, Texas (the “City”), for its consent to the additions of land to the District. In support of this Petition, the District would show the following:

I.

The tracts of land sought to be added to the District are described in ***Exhibit A and Exhibit A-1*** (collectively, the “Tract”), attached hereto and made a part hereof for all purposes.

II.

The Tracts contain 0.5206-acres and 0.6753-acres , more or less, and lie wholly within Harris County, Texas (the “County”), and not within the boundaries of any incorporated city or town. Under the provisions of Texas law governing extraterritorial jurisdiction of cities (Texas Local Government Code Chapter 42), the Tracts are wholly within the exclusive extraterritorial jurisdiction of the City.

III.

The District was created on July 16, 1974, and is organized for the purposes found in Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54, Texas Water Code, as amended, to provide for:

- (1) the control, storage, preservation, and distribution of its water and floodwater and the water of its rivers and streams for irrigation, power, and all other useful purposes;
- (2) the reclamation and irrigation of its arid, semiarid, and other land which needs irrigation;
- (3) the reclamation and drainage of its overflowed land and other land needing drainage;
- (4) the conservation, and development of its forests, water, and hydroelectric power;
- (5) the navigation of its coastal and inland water;
- (6) the control, abatement, and change of any shortage or harmful excess of water;

(7) the protection, preservation, and restoration of the purity and sanitary condition of water within the state; and

(8) the preservation and conservation of all natural resources of the state.

The District is empowered and authorized to purchase, construct, acquire, own, operate, maintain, repair, improve, or extend inside and outside its boundaries any and all land, works, improvements, facilities, plants, equipment, and appliances necessary to accomplish the purposes of its creation or the purposes authorized by law.

IV.

There is, for the following reasons, a necessity for the above-described work in the tracts of land described in Exhibits “A” and “A-1”: The areas to be added to the District are urban in nature, are within the growing environs of the City of Houston, Texas, and are in close proximity to populous and developed sections of Harris County, Texas and within the immediate future will experience a substantial and sustained growth. There is not now available within the areas to be added an adequate water and sanitary sewer system, nor an adequate drainage system. The health and welfare of the present and future inhabitants of the areas and of territories adjacent thereto require the construction, acquisition, maintenance, and operation of an adequate waterworks, sanitary sewer, and drainage system. A public necessity exists for the additions of the land, to provide for the purchase, construction, extension, improvement, maintenance, and operation of such waterworks and sanitary sewer system and such drainage facilities, so as to provide and protect the purity and sanitary condition of the water of the State of Texas and the public health and welfare of the community.

V.

The District estimates any additional water, sewer, or drainage costs for service to the Tracts, if needed, will be paid by the Owners and reimbursed upon conveyance of the additional water, sewer, and drainage facilities to the District.

VI.

The Owners are the only owners of real property with respect to the land subject to this Petition. Cadence Bank, N.A. is the only lienholder on the Tract described in Exhibit A-1, and has provided consent to the annexation as described in the Petition for Addition of Land submitted to the District by the Owner. There are no residents on the Tract.

VII.

The District and the Owners request consent to the addition of the Tracts to the District under and in accordance with the terms and conditions which are set forth in **Exhibit B**, attached hereto and made a part hereof for all purposes. The District and the Owners will adopt and abide by conditions in **Exhibit B**.

THEREFORE, the District and the Owners respectfully pray that this Petition be granted in all respects and that the City Council of the City adopt a resolution giving its written consent to the addition of the aforesaid land to the District.

DATED this _____.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109

By _____
President, Board of Directors

ATTEST:

Secretary, Board of Directors

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on _____ by _____, of the Board of Directors of Harris County Municipal Utility District No. 109 on behalf of said District.

Notary Public in and for
the State of T E X A S

Printed/Typed Name of Notary
My Commission Expires: _____

DATED this _____.

GAP PLUMBING INC.

By: _____
Teri Powdrill
Vice President, GAP Plumbing Inc.

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on _____, by Teri Powdrill, Vice President of GAP Plumbing Inc., on behalf of such company.

Notary Public in and for
the State of T E X A S

Printed/Typed Name of Notary

My Commission Expires: _____

DATED this _____.

CHAMPION VOLLEYBALL CLUB OF
HOUSTON, LLC, a Texas limited liability
company

By: _____
Sharice Gilbert
Director, Champion Volleyball Club of Houston,
LLC

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on _____, by
Sharice Gilbert, Director of Champion Volleyball Club of Houston, LLC, a Texas limited
liability company, on behalf of such limited company.

Notary Public in and for
the State of T E X A S

Printed/Typed Name of Notary

My Commission Expires: _____

Exhibit A

See attached metes and bounds.

HCMUD 109
0.5206 OF ONE ACRE
TRACT "R"

OCTOBER 11, 2019
JOB NO. 7164-00

DESCRIPTION OF A 0.5206 ACRE TRACT OF LAND SITUATED
IN THE THOMAS MARSHALL SURVEY, ABSTRACT NO. 540
HARRIS COUNTY, TEXAS

BEING a 0.5206 acre (22,679 square foot) tract of land situated in the Thomas Marshall Survey, Abstract No. 540 of Harris County, Texas and being all of a called 0.5207 acre tract of land as described in an instrument to GAP Plumbing Inc., recorded under Harris County Clerk's File Number (H.C.C.F. No.) RP-2019-59002, same being a portion of Lots 92 and 93 of CONTINENTAL PLAZA SEC II, an unrecorded subdivision in Harris County, Texas, said 0.5206 acre tract of land described by metes and bounds as follows, with all bearings based on found monumentation along the east right-of-way line of Barents Drive (30 feet wide) as cited herein:

BEGINNING at a 5/8-inch iron rod found for the southerly southwest corner of the herein described tract and said 0.5207 acre tract, same being the south cut-back of the northeast intersection of Artic Drive (30 feet width) as recorded under H.C.C.F. No. J113216 and Barents Drive (30 feet width) as recorded under H.C.C.F. No. K586376;

THENCE, N 44°17'20" W, along said cut-back line, a distance of 35.36 feet to the westerly southwest corner of the herein described tract and said 0.5207 acre tract, lying on the east right-of-way line of said Barents Drive;

THENCE, along and with said east right-of-way line, same being the west line of said 0.5207 acre tract, the following courses and distances:

N 00°42'40" E, a distance of 9.72 feet to a 5/8-inch iron rod found for the beginning of a tangent curve to the left;

In a Northerly direction, along said curve to the left, an arc distance of 135.24 feet, having a radius of 315.00 feet, a central angle of 24°35'56" and a chord which bears N 11°35'18" W, a distance of 134.20 feet to a 5/8-inch iron rod with cap stamped "1st American" found for the point of reverse curvature to the right;

In a Northerly direction, along said curve to the right, an arc distance of 44.86 feet, having a radius of 285.00 feet, a central angle of 09°01'07" and a chord which bears N 19°22'43" W, a distance of 44.81 feet to the northwest corner of the herein described tract and said 0.5207 acre tract, lying on the south line of a called 5.846 acre drainage easement as recorded under H.C.C.F. No. L133142;

THENCE, S 86°04'36" E, along and with the north line of said 0.5207 acre tract, same being the south line of said 5.846 acre drainage easement, a distance of 144.21 feet to the northeast corner of the herein described tract and said 0.5207 acre tract, same being the northwest corner of a called 22,613 square feet tract as described in an instrument to Francisca Q. Refondola recorded under H.C.C.F. No. J904004;

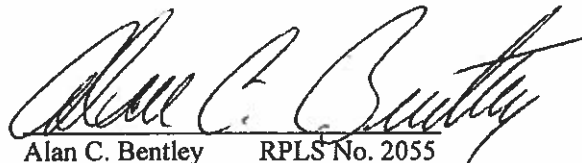
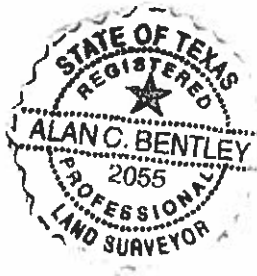
THENCE, S 00°42'40" W, along and with the common line of said 0.5207 acre tract and said 22,613 square feet tract, a distance of 199.85 feet to a 5/8-inch iron rod found for the common south corner of said 0.5207 acre tract and said 22,613 square feet tract, said point lying on the north right-of-way line of said Artic Drive;

HCMUD 109
0.5206 OF ONE ACRE
TRACT "R"

OCTOBER 11, 2019
JOB NO. 7164-00

THENCE, N 89°17'20" W, along and with said north right-of-way line, same being the south line of said 0.5207 acre tract, a distance of 75.00 feet to the **POINT OF BEGINNING** and containing 0.5206 acre (22,679 square feet) of land.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Alan C. Bentley RPLS No. 2055
BGE, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

Exhibit A-1

See attached metes and bounds.

HCMUD 109
0.6753 OF ONE ACRE
TRACT "Q"

OCTOBER 11, 2019
JOB NO. 7164-00

DESCRIPTION OF A 0.6753 ACRE TRACT OF LAND SITUATED
IN THE THOMAS MARSHALL SURVEY, ABSTRACT NO. 540
HARRIS COUNTY, TEXAS

BEING a 0.6753 acre (29,417 square foot) tract of land situated in the Thomas Marshall Survey, Abstract No. 540 of Harris County, Texas and being all of a called 29,445.134 square feet tract of land as described in an instrument to Champion Volleyball Club of Houston, LLC recorded under Harris County Clerk's File Number (H.C.C.F. No.) RP-2019-264415, same being out of CONTINENTAL PLAZA SEC II, an unrecorded subdivision in Harris County, Texas, said 0.6753 acre tract of land described by metes and bounds as follows, with all bearings based on found monumentation along the south right-of-way line of F.M. 1960 (100 feet wide):

BEGINNING at a 5/8-inch iron rod with cap stamped "RPLS 3674" found for the northwest corner of said 29,445.134 square feet tract of land, same being the northeast corner of a called 0.4262 acre tract of land as describe in an instrument to Teodocio Lopez and Ana Castro, recorded under H.C.C.F. No. 20120490223 and lying on the south right-of-way line of said F.M. 1960;

THENCE, S 86°04'36" E, along and with said south right-of-way line, a distance of 19.79 feet to the northeast corner of the herein described tract, said 29,445.134 square feet tract the northwest corner of a called 19,968 square feet tract as described in an instrument to Nabil Agaybi and Sheren Agaybi, recorded under H.C.C.F. No. RP-2018-202866;

THENCE, S 00°42'40" W, along and with the east line of said 29,445.134 acre tract, same being the west lines of said 19,968 square feet tract and a called 0.3897 acre tract as described in an instrument to Jose J. Saguid recorded under H.C.C.F. No. RP-2018-323829, a distance of 370.01 feet to the southwest corner of said 0.3897 acre tract and being an interior corner of the herein described tract;

THENCE, S 86°04'36" E, along and with the south line of said 0.3897 acre tract a distance of 100.00 feet to the southeast corner of said 0.3897 acre tract and the northerly southeast corner of the herein described tract, lying on the west right-of-way line of Barents Drive (30 feet wide) as recorded under H.C.C.F. No. K586376;

THENCE, S 00°42'40" W, along and with said west right-of-way line, a distance of 30.63 feet to the southeast corner of the herein described tract and said 29,445.134 square feet tract, said point lying on the north line of a called 5.846 acre drainage easement as recorded under H.C.C.F. No. L133142;

THENCE, along and with the south and westerly lines of said 29,445.134 square feet tract, same being the north and easterly lines of said 5.846 acre drainage easement, the following courses and distances:

N 86°04'36" W, a distance of 189.40 feet to the southerly southwest corner of the herein described tract and said 29,445.134 square feet tract;

N 42°41'28" W, a distance of 34.36 feet to the westerly southwest corner of the herein described tract and said 29,445.134 square feet tract;

N 00°41'40" E, a distance of 176.99 feet to the southwest corner of said 0.4262 acre tract and being a westerly corner of the herein described tract and said 29,445.134 square feet tract;

HCMUD 109
0.6753 OF ONE ACRE
TRACT "Q"

OCTOBER 11, 2019
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THENCE, S 86°04'36" E, along and with the south line of said 0.4262 acre tract and a north line of said 29,445.134 square feet tract, a distance of 92.94 feet to the southeast corner of said 0.4262 acre tract and being an interior corner of the herein described tract and said 29,445.134 square feet tract;

THENCE, N 00°49'03" E, along and with the east line of said 0.4262 acre tract, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 0.6753 of one acre (29,416 square feet) of land.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



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TBPLS Licensed Surveying Firm No. 10106500

Exhibit B

See attached.



EXHIBIT "B"

(a) To the extent authorized by law, the District will issue bonds only for the purpose of purchasing and constructing, or purchasing, or constructing under contract with the City of Houston, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, recreational facilities, road facilities, or facilities for fire-fighting services, or parts of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date subsequent to the fifteenth (15th) anniversary of the date of issuance without premium and will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent (2%) above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given. The resolution authorizing the issuance of the District's bonds will contain a provision that any pledge of the revenues from the operation of the District's water and sewer and/or drainage system to the payment of the District's bonds will terminate when and if the City of Houston, Texas, annexes the District, takes over the assets of the District and assumes all of the obligations of the District. No land located within the extraterritorial jurisdiction of the City of Houston will be added or annexed to the District until the City of Houston has given its written consent by resolution or ordinance of the City Council to such addition or annexation.

(b) (1) Before the commencement of any construction within the District, its directors, officers, or developers and landowners will submit to the Director of the Department of Public Works and Engineering of the City of Houston, or to his designated representative, all plans and specifications for the construction of water, sanitary sewer, drainage, and road facilities and related improvements to serve the District and obtain the approval of such plans and specifications therefrom. All water wells, water meters, flushing valves, valves, pipes, and appurtenances thereto, installed or used within the District, will conform exactly to the specifications of the City of Houston. All water service lines and sewer service lines, lift stations, sewage treatment facilities, and road facilities, and appurtenances thereto, installed or used within the District will comply with the City of Houston's standard plans and specifications as amended from time to time. Prior to the construction of any water, sanitary sewer, drainage or road facilities within or by the District, the District or its engineer will give written notice by registered or certified mail to the Director of Public Works and Engineering, stating the date that such construction will be commenced. The construction of the District's water, sanitary sewer, drainage and road facilities will be in accordance with the approved plans and specifications, and with applicable standards and specifications of the City of Houston; and during the progress of the construction and installation of such facilities, the Director of Public Works and

Engineering of the City of Houston, or an employee thereof, may make periodic on-the-ground inspections.

(2) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the applicable recreational facilities design standards and specifications of the City of Houston's Department of Parks and Recreation and shall submit a copy of the certification and the "as built" plans and specifications for such recreational facilities to the Director of the City of Houston Parks and Recreation Department.

(3) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of facilities for fire-fighting services, the District shall obtain and maintain on file, from a registered architect, registered professional engineer or a design professional allowed by law to engage in facility design and construction, a certification that the facilities for fire-fighting services, as constructed, conform to the applicable fire-fighting facilities design standards and specifications of the City of Houston's Fire Department and shall submit a copy of the certification and the "as built" plans and specifications for such facilities for fire-fighting services to the Chief of the City of Houston Fire Department.

(c) The District will agree to engage a sewage plant operator holding a valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality, or such successor agency as the legislature may establish ("TCEQ"), as required by Section 26.0301, Texas Water Code, as may be amended from time to time. The District will agree to make periodic analyses of its discharge pursuant to the provisions of Order No. 69-1219-1 of the Texas Water Quality Board (predecessor agency to the TCEQ) and further to send copies of all such effluent data to the Department of Public Works and Engineering, City of Houston, as well as to the TCEQ. The District will agree that representatives of the City of Houston may supervise the continued operations of the sewage treatment facility by making periodic inspections thereof.

(d) The District, its board of directors, officers, developers, and/or landowners will not permit the construction, or commit to any development within, the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(e) Prior to the sale of any lot or parcel of land, the owner or the developer of the land included within the limits of the District will obtain the approval of the Planning Commission of the City of Houston of a plat which will be duly recorded in the Real Property Records of Harris County, Texas, and otherwise comply with the rules and regulations of the Department of Planning and Development and the Department of Public Works and Engineering of the City of Houston.