Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 21, 2021

The Honorable Dan Patrick
Lieutenant Governor of Texas
Capitol Station
PO Box 12068
Austin, Texas 78711

Re: Responsibility of the Texas Commission on Environmental Quality (TCEQ) Pursuant to Article XVI, Section 59(d), Texas Constitution

Senate Bill (SB) 2241, as Filed by Senator Brandon Creighton - Relating to the creation of the Montgomery County Municipal Utility District No. 204; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

Dear Governor Patrick:

The following comments are provided pursuant to the Constitutional requirements referenced above. Under those requirements, the TCEQ must submit, to the Governor, Lieutenant Governor and Speaker of the House of Representatives, the TCEQ's recommendations on specific legislation affecting water districts. We recommend that these comments be considered in the evaluation of the proposed legislation.

Sincerely,

Cari-Michel La Caille, Director
Water Supply Division

cc: Honorable Paul Bettencourt, Chairman, Senate Local Government Committee
Senator Brandon Creighton, Texas Senate

Enclosure

SB 2241, as Filed by Senator Brandon Creighton
Texas Commission on Environmental Quality's Comments

The Legislative Budget Board, in cooperation with the Texas Water Development Board (TWDB) and the Texas Commission on Environmental Quality (TCEQ), has determined that:

This bill creates Montgomery County Municipal Utility District No. 204 (District) with the powers and duties of a standard municipal utility district under Water Code Chapters 49 and 54.

Comments on Powers/Duties Different from Similar Types of Districts: The District must receive consent to the creation of the District from each municipality in whose corporate limits or extraterritorial jurisdiction the District is located prior to holding a confirmation election. The bill requires the TCEQ to appoint the five initial temporary directors upon receipt of a petition from the owners of a majority of the assessed value of the real property in the district. The bill grants the District authority for road projects. The bill allows the District to divide. The District may not exercise the power of eminent domain outside the District to acquire a site or easement for a road project, or for a recreational facility as defined by Section 49.462, Water Code. The bill specifies that at the time of issuance, the total principal amount of bonds or other obligations issued or incurred to finance road projects and payable from ad valorem taxes may not exceed one-fourth of the assessed value of real property in the District. If the bill does not receive a two-thirds vote of all members elected to each house, the District may not exercise the power of eminent domain.

Overlapping Services: TCEQ does not have mapping information for water and/or wastewater providers because this function was transferred from the TCEQ to the Public Utility Commission on September 1, 2014. As a result, TCEQ is unaware of possible overlapping service providers.

TCEQ's Supervision: As with general law districts, the TCEQ will have general supervisory authority, including bond review authority and review of financial reports.

LETTER OF TRANSMITTAL
TEXAS SENATE
STATE OF TEXAS

SB 2241
Bill Number

TO: The Honorable Governor of Texas

SUBJECT: A Bill Relating to a Conservation and Reclamation District

This is to transmit to you and the Texas Commission on Environmental Quality copies of a bill relating to a conservation and reclamation district and copies of the notice of intention to introduce the bill. One copy is for your files and one for you to forward to the Texas Commission on Environmental Quality, under Section 59(d), Article XVI, Constitution of the State of Texas.

5/4/2021
Date transmitted to
Governor's Office

Secretary of the Senate

TO: Texas Commission on Environmental Quality

SUBJECT: A Bill Relating to a Conservation and Reclamation District

This is to forward to you a copy of a bill relating to conservation and reclamation district and a copy of the notice of intention to introduce the bill.

May 14, 2021
Date transmitted to
Texas Commission on Environmental Quality

Governor

TO: The Honorable President of the Senate
The Honorable Speaker of the House of Representatives
The Honorable Governor of Texas

SUBJECT: A Bill Relating to a Conservation and Reclamation District

Attached are recommendations of the Texas Commission on Environmental Quality in compliance with Section 59(d), Article XVI, Constitution of the State of Texas.

Texas Commission on Environmental Quality

By: Creighton S.B. No. 2241

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Montgomery County Municipal Utility District No. 204; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 8061 to read as follows:

CHAPTER 8061. MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 204

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8061.0101. DEFINITIONS. In this chapter:

(1) "Board" means the district's board of directors.

(2) "Commission" means the Texas Commission on Environmental Quality.

(3) "Director" means a board member.

(4) "District" means the Montgomery County Municipal Utility District No. 204.

Sec. 8061.0102. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 8061.0103. CONFIRMATION AND DIRECTOR ELECTION REQUIRED. The temporary directors shall hold an election to confirm the creation of the district and to elect five permanent directors as provided by Section 49.102, Water Code.

Sec. 8061.0104. CONSENT OF MUNICIPALITY REQUIRED. The temporary directors may not hold an election under Section 8061.0103 until each municipality in whose corporate limits or extraterritorial jurisdiction the district is located has consented by ordinance or resolution to the creation of the district and to the inclusion of land in the district.

Sec. 8061.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a) The district is created to serve a public purpose and benefit.

(b) The district is created to accomplish the purposes of:

(1) a municipal utility district as provided by general law and Section 59, Article XVI, Texas Constitution; and

(2) Section 52, Article III, Texas Constitution, that relate to the construction, acquisition, improvement, operation, or maintenance of macadamized, graveled, or paved roads, or improvements, including storm drainage, in aid of those roads.

Sec. 8061.0106. INITIAL DISTRICT TERRITORY. (a) The district is initially composed of the territory described by Section 2 of the Act enacting this chapter.

(b) The boundaries and field notes contained in Section 2 of the Act enacting this chapter form a closure. A mistake made in the field notes or in copying the field notes in the legislative process does not affect the district's:

(1) organization, existence, or validity;

(2) right to issue any type of bond for the purposes for which the district is created or to pay the principal of and interest on a bond;

(3) right to impose a tax; or

(4) legality or operation.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 8061.0201. GOVERNING BODY; TERMS. (a) The district is governed by a board of five elected directors.

(b) Except as provided by Section 8061.0202, directors serve staggered four-year terms.

Sec. 8061.0202. TEMPORARY DIRECTORS. (a) On or after the effective date of the Act enacting this chapter, the owner or owners of a majority of the assessed value of the real property in the district may submit a petition to the commission requesting that the commission appoint as temporary directors the five persons named in the petition. The commission shall appoint as temporary directors the five persons named in the petition.

(b) Temporary directors serve until the earlier of:

(1) the date permanent directors are elected under Section 8061.0103; or

(2) the fourth anniversary of the effective date of the Act enacting this chapter.

(c) If permanent directors have not been elected under Section 8061.0103 and the terms of the temporary directors have expired, successor temporary directors shall be appointed or reappointed as provided by Subsection (d) to serve terms that expire on the earlier of:

(1) the date permanent directors are elected under Section 8061.0103; or

(2) the fourth anniversary of the date of the appointment or reappointment.

(d) If Subsection (c) applies, the owner or owners of a majority of the assessed value of the real property in the district may submit a petition to the commission requesting that the commission appoint as successor temporary directors the five persons named in the petition. The commission shall appoint as successor temporary directors the five persons named in the petition.

SUBCHAPTER C. POWERS AND DUTIES

Sec. 8061.0301. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. 8061.0302. MUNICIPAL UTILITY DISTRICT POWERS AND DUTIES. The district has the powers and duties provided by the general law of this state, including Chapters 49 and 54, Water Code, applicable to municipal utility districts created under Section 59, Article XVI, Texas Constitution.

Sec. 8061.0303. AUTHORITY FOR ROAD PROJECTS. Under Section 52, Article III, Texas Constitution, the district may design, acquire, construct, finance, issue bonds for, improve, operate, maintain, and convey to this state, a county, or a municipality for operation and maintenance macadamized, graveled, or paved roads, or improvements, including storm drainage, in aid of those roads.

Sec. 8061.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A road project must meet all applicable construction standards, zoning and subdivision requirements, and regulations of each municipality in whose corporate limits or extraterritorial jurisdiction the road project is located.

(b) If a road project is not located in the corporate limits or extraterritorial jurisdiction of a municipality, the road project must meet all applicable construction standards, subdivision requirements, and regulations of each county in which the road project is located.

(c) If the state will maintain and operate the road, the Texas Transportation Commission must approve the plans and specifications of the road project.

Sec. 8061.0305. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE OR RESOLUTION. The district shall comply with all applicable requirements of any ordinance or resolution that is adopted under Section 54.016 or 54.0165, Water Code, and that consents to the creation of the district or to the inclusion of land in the district.

Sec. 8061.0306. DIVISION OF DISTRICT. (a) The district may be divided into two or more new districts only if the district:

(1) has no outstanding bonded debt; and

(2) is not imposing ad valorem taxes.

(b) This chapter applies to any new district created by the division of the district, and a new district has all the powers and duties of the district.

(c) Any new district created by the division of the district may, at the time the new district is created, contain only:

(1) land within the area described by Section 2 of the Act enacting this chapter; or

(2) any land adjacent to the area described by Section 2 of the Act enacting this chapter if that adjacent land is:

(A) not within the extraterritorial jurisdiction of a municipality; or

(B) within the extraterritorial jurisdiction of a municipality and that adjacent land has been approved for inclusion in the district under the consent ordinance or resolution adopted under Section 8061.0104.

(d) The board, on its own motion or on receipt of a petition signed by the owner or owners of a majority of the assessed value of the real property in the district, may adopt an order dividing the district.

(e) The board may adopt an order dividing the district before or after the date the board holds an election under Section 8061.0103 to confirm the district's creation.

(f) An order dividing the district shall:

(1) name each new district;

(2) include the metes and bounds description of the territory of each new district;

(3) appoint temporary directors for each new district; and

(4) provide for the division of assets and liabilities between the new districts.

(g) On or before the 30th day after the date of adoption of an order dividing the district, the district shall file the order with the commission and record the order in the real property records of each county in which the district is located.

(h) A new district created by the division of the district shall hold a confirmation and directors' election as required by

Section 8061.0103.

(i) If the creation of the new district is confirmed, the new district shall provide the election date and results to the commission.

(j) A new district created by the division of the district must hold an election as required by this chapter to obtain voter approval before the district may impose a maintenance tax or issue bonds payable wholly or partly from ad valorem taxes.

(k) Municipal consent to the creation of the district and to the inclusion of land in the district granted under Section 8061.0104 acts as municipal consent to the creation of any new district created by the division of the district and to the inclusion of land in the new district.

(l) If the voters of a new district do not confirm the creation of the new district, the assets, obligations, territory, and governance of the new district revert to that of the original district.

Sec. 8061.0307. LIMITATION ON USE OF EMINENT DOMAIN. The district may not exercise the power of eminent domain outside the district to acquire a site or easement for:

(1) a road project authorized by Section 8061.0303; or

(2) a recreational facility as defined by Section 49.462, Water Code.

SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

Sec. 8061.0401. ELECTIONS REGARDING TAXES OR BONDS. (a) The district may issue, without an election, bonds and other obligations secured by:

(1) revenue other than ad valorem taxes; or

(2) contract payments described by Section 8061.0403.

(b) The district must hold an election in the manner provided by Chapters 49 and 54, Water Code, to obtain voter approval before the district may impose an ad valorem tax or issue bonds payable from ad valorem taxes.

(c) The district may not issue bonds payable from ad valorem taxes to finance a road project unless the issuance is approved by a vote of a two-thirds majority of the district voters voting at an election held for that purpose.

Sec. 8061.0402. OPERATION AND MAINTENANCE TAX. (a) If authorized at an election held under Section 8061.0401, the district may impose an operation and maintenance tax on taxable property in the district in accordance with Section 49.107, Water Code.

(b) The board shall determine the tax rate. The rate may not exceed the rate approved at the election.

Sec. 8061.0403. CONTRACT TAXES. (a) In accordance with Section 49.108, Water Code, the district may impose a tax other than an operation and maintenance tax and use the revenue derived from the tax to make payments under a contract after the provisions of the contract have been approved by a majority of the district voters voting at an election held for that purpose.

(b) A contract approved by the district voters may contain a provision stating that the contract may be modified or amended by the board without further voter approval.

SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

Sec. 8061.0501. AUTHORITY TO ISSUE BONDS AND OTHER OBLIGATIONS. The district may issue bonds or other obligations payable wholly or partly from ad valorem taxes, impact fees, revenue, contract payments, grants, or other district money, or any combination of those sources, to pay for any authorized district purpose.

Sec. 8061.0502. TAXES FOR BONDS. At the time the district issues bonds payable wholly or partly from ad valorem taxes, the board shall provide for the annual imposition of a continuing direct ad valorem tax, without limit as to rate or amount, while all or part of the bonds are outstanding as required and in the manner provided by Sections 54.601 and 54.602, Water Code.

Sec. 8061.0503. BONDS FOR ROAD PROJECTS. At the time of issuance, the total principal amount of bonds or other obligations issued or incurred to finance road projects and payable from ad valorem taxes may not exceed one-fourth of the assessed value of the real property in the district.

SECTION 2. Montgomery County Municipal Utility District No. 204 initially includes all the territory contained in the following area:

Being the 2506.15 acres of land, situated in the SAMUEL LINDLEY SURVEY, A-23, JOSE MARIA DE LA GARZA GRANT, A-15, RICHARD WILLIAMS SURVEY, A-596 and the T.C. STEVENS SURVEY, A-525, Montgomery County, Texas and being:

1. Part of a called 1432.5101 acre tract of land described as PARCEL 4 in a Special Warranty Deed dated April 25, 2018 from

Apitx 5 LLC to Michael G. Manners, Trustee of the Michael G. Manners Revocable Trust Dated September 8, 2017 recorded in Volume 1322, Page 463, Official Public Records, Montgomery County, Texas (MCOPR);

2. All of a called 532.4888 acre tract of land described as PARCEL 1 in said Deed dated April 25, 2018 from Apitx 5 LLC to Michael G. Manners, Trustee of the Michael G. Manners Revocable Trust Dated September 8, 2017 recorded in Volume 1322, Page 463, MCOPR;

3. All of a called 66.3792 acre tract of land described in a Deed dated December 8, 2017 from Maria De La Luz Ortiz, et vir to Michael G. Manners, Trustee of the Michael G. Manners Revocable Trust recorded under Clerk's File Number (CFN) 2017111540, MCOPR;

4. All of the following four (4) tracts described in a Deed dated October 15, 2014 from Harry N. Kerr and Rendy Kerr to Michael G. Manners recorded under CFN 2017111540, MCOPR:

- PARCEL ONE (1) 187.56 acre tract of land,
- PARCEL TWO (2) 131.49 acre tract of land,
- PARCEL THREE (3) 104.94 acre tract of land,
- PARCEL FOUR (4) 85.32 acre tract of land;

Said 2506.15 acres being all of the 2510.10 acre tract described hereafter, SAVE AND EXCEPT 3.95 acres within the fenced margin of Rogers Road, a.k.a. Old Willis New Waverly Road (county maintained asphalt suface), described hereinafter the below description;

Said 2510.10 acres being more definitely described by metes and bounds as follows:

BEGINNING at the northernmost west corner of the said 1432.5101 acre Manners tract and this tract, the northernmost corner of a called 132.3296 acre tract of land described in a Deed to Edward E. Hartline, et ux recorded under CFN 9656185, MCOPR, the easternmost corner of a called 9.333 acre tract of land described in a Deed to Edward E. Hartline and Deborah W. Hartline recorded under CFN 2001052161, MCOPR and the southernmost corner of a called 45.19 acre tract of land described in a Deed to Francine Stewart recorded under CFN 56023, Official Public Records of Walker County, TX (WCOPR);

THENCE N 65°41'07" E, a distance of 884.12 feet <calculated> with the following boundary lines:

- a northwesterly line of the said 1432.5101 acre Manners tract and this tract,
- the south east line of the said 45.19 acre Stewart tract,

to a point for corner of the following tracts:

- in the northernmost northwest line of the said 1432.5101 acre Manners tract and a west angle corner in the westerly north line this tract,
- in the southerly line of the said 45.19 acre Stewart tract,
- in the common line of the SAMUEL LINDLEY SURVEY, A-23 (Montgomery County) and A-29 (Walker County),
- in the approximate Montgomery County/Walker County line;

THENCE N 87°31'06" E, across the said 1432.5101 acre Manners

tract, a distance of 1394.41 feet <calculated based upon GIS data, see note no. 3> with the following boundary lines:

- the westerly north line of this tract,
- the common line of the SAMUEL LINDLEY SURVEY, A-23 (Montgomery County) and A-29 (Walker County),
- the approximate Montgomery County/Walker County line,

to a point for corner of the following tracts:

- in a northerly interior line of the said 1432.5101 acre Manners tract and a northeast corner of this tract,
- the approximate northwest corner of the said JOSE MARIA DE LA GARZA GRANT, A-15,
- in the southwesterly line of a called 30.6 acre tract of land described in a Deed to Francine F. Stewart recorded under Inst. 57729, WCOPR;

THENCE S 24°31'02" E, a distance of 394.55 feet <calculated> with the following boundary lines:

- a northerly interior line of the said 1432.5101 acre Manners tract and this tract,
- the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23,
- the southwesterly line of the said 30.6 acre Stewart tract,

to a point for corner of the following tracts:

- the northernmost interior ell corner of the said 1432.5101 acre Manners tract and this tract,
- the southernmost corner of the said 30.6 acre

Stewart tract;

THENCE N 65°30'38" E, a distance of 975.97 feet with the following boundary lines:

- a northerly interior line of the said 1432.5101 acre Manners tract and this tract,
- the southeasterly line of the said 30.6 acre Stewart tract,

to a point for corner of the following tracts:

- in a northerly interior line of the said 1432.5101 acre Manners tract and an exterior angle corner in the easterly north line of this tract,
- in the southeasterly line of the said 30.6 acre Stewart tract,
- in the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 (Montgomery County) and A-22 (Walker County),
- in said approximate Montgomery County/Walker County line;

THENCE N 87°31'06" E, across the said 1432.5101 acre Manners tract, a distance of 533.70 feet <calculated based upon GIS data, see note no. 3> with the following boundary lines:

- the easterly north line of this tract,
- the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 (Montgomery County) and A-22 (Walker County),
- the said approximate Montgomery County/Walker County line,

to a point for corner of the following tracts:

- in a northeasterly line of the said 1432.5101 acre

Manners tract and an angle corner in the easterly north line of this tract,

- in the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 (Montgomery County) and A-22 (Walker County),
- in the said approximate Montgomery County/Walker County line;
- in an interior line of a called 50.23 acre tract of land described as Tract 2 in a Deed to Richard William Buckner recorded in Vol. 702, pg. 59, MCOPR;

THENCE S 58°32'55" E, a distance of 74.17 feet with the following boundary lines:

- the northernmost northeast line of the said 1432.5101 acre Manners tract and this tract,
- an interior line of the said 50.23 acre Buckner tract,

to a point for corner of the following tracts:

- a northeasterly angle corner of the said 1432.5101 acre Manners tract and this tract,
- a westerly interior angle corner of the said 50.23 acre Buckner tract;

THENCE S 13°37'55" W, a distance of 940.82 feet with the following boundary lines:

- a northerly east line of the said 1432.5101 acre Manners tract and this tract,
- a south west line of the said 50.23 acre Buckner tract,

to a point for corner of the following tracts:

- a northeasterly angle corner of the said 1432.5101 acre Manners tract and this tract,
- the southernmost southwest corner of the said 50.23 acre Buckner tract,
- in the westernmost north line of a called 199.62 acre tract of land described in a Deed to David W. Thompson and Lisa Ann Thompson recorded under CFN 2018005335, MCOPR;

THENCE S 88°54'31" W, a distance of 134.13 feet with the following boundary lines:

- the northernmost south line of the said 1432.5101 acre Manners tract and this tract,
- the southernmost north line of the said 199.62 acre Thompson tract,

to a point in the center of Chicken Creek for corner of the following tracts:

- a northeasterly interior angle corner of the said 1432.5101 acre Manners tract and this tract,
- the southernmost northwest corner of the said 199.62 acre Thompson tract;

THENCE S 16°14'50" W, a distance of 1214.37 feet with the following boundary lines:

- a northerly east line of the said 1432.5101 acre Manners tract and this tract,
- a west line of the said 199.62 acre Thompson tract,

to a point for corner of the following tracts:

- an easterly interior angle corner of the said 1432.5101 acre Manners tract and this tract,

- the westernmost corner of the said 199.62 acre Thompson tract;

THENCE S 24°54'33" E, a distance of 1140.32 feet with the following boundary lines:

- an easterly interior line of the said 1432.5101 acre Manners tract and this tract,
- the southernmost west line of the said 199.62 acre Thompson tract,
- the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23,

to a point for corner of the following tracts:

- an easterly interior ell corner of the said 1432.5101 acre Manners tract and this tract,
- the southwest corner of the said 199.62 acre Thompson tract;

THENCE N 65°38'47" E, a distance of 839.59 feet with the following boundary lines:

- an easterly north line of the said 1432.5101 acre Manners tract and this tract,
- the southerly line of the said 199.62 acre Thompson tract,

to a point for corner of the following tracts:

- an easterly northeast corner of the said 1432.5101 acre Manners tract and this tract,
- in the southerly line of the said 199.62 acre Thompson tract,
- the westernmost corner of a called 67.542 acre tract

of land described in a Deed to Donnie O. Chumley, et ux recorded under Film Code Number (FCN) 472-01-2169, Official Public Records of Real Property, Montgomery County, TX (MCRPR);

THENCE S 25°05'13" E, a distance of 3498.14 feet with the following boundary lines:

- an east line of the said 1432.5101 acre Manners tract and this tract,
- the west line of the said 67.542 acre Chumley tract,
- the southernmost westerly line of a called 30.00 acre tract of land described in a Deed to Glen E. Koy, Jr. recorded under FCN 743-01-1612, MCRPR,
- the westerly line of a called 10.00 acre tract of land described in a Deed to James A. Hammons, et ux recorded under FCN 323-01-2205, MCRPR,
- the westerly line of a called 10.00 acre tract of land described in a Deed to James T. Hammons, et ux recorded under FCN 452-13-1112, MCOPR,
- the westerly line of a called 9.95 acre tract of land described in a Deed to James T. Hammons recorded under CFN 2018095675, MCOPR,
- the northernmost west line of a called 29.90 acre tract of land described in a Deed to Matthew S. Herridge recorded under CFN 2018090717, MCOPR,

to a point for corner of the following tracts:

- a southeast corner of the said 1432.5101 acre Manners tract and this tract,
- a westerly interior ell corner of the said 29.90 acre

Herridge tract;

THENCE S 62°57'14" W, a distance of 920.75 feet with the following boundary lines:

- an easterly southeast line of the said 1432.5101 acre Manners tract and this tract,
- the lower northwest line of the said 29.90 acre Herridge tract,

to a point for corner of the following tracts:

- an easterly interior ell corner of the said 1432.5101 acre Manners tract and this tract,
- the westernmost corner of the said 29.90 acre Herridge tract,
- in the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23;

THENCE S 25°14'14" E, a distance of 3418.55 feet with the following boundary lines:

- an easterly northeast line of the said 1432.5101 acre Manners tract and this tract,
- the westerly southwest line of the said 29.90 acre Herridge tract,
- the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23,
- the westerly line of a called 20.000 acre tract of land described in a Deed to Glen E. Koy, et ux recorded under CFN 9676130, MCRPR,
- the westerly line of a called 16.416 acre tract of land described in a Deed to Glen Koy and Janice Koy recorded under

CFN 2004112851, MCRPR,

- the westerly line of a called 4.933 acre tract of land described in a Deed to Chad William Baylor recorded under CFN 2011077678, MCOPR,
- the westerly line of a called 4.0000 acre tract of land described in a Deed to Rubin Allen Wood, et ux recorded under CFN 201108049, MCOPR,
- the westerly line of a called 1.63 acre tract of land described in a Deed to Halbert L. Martin, Sr. and Kathryn L. Martin recorded under CFN 2015039488, MCOPR,

to a point for corner of the following tracts:

- an easterly angle corner of the said 1432.5101 acre Manners tract and this tract,
- in the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23,
- in the fenced west margin of said Rogers Road;

THENCE S 26°59'30" E, across the fenced margins of said Rogers Road, a distance of 174.33 feet <calculated> to a point for corner of the following tracts;

- the northernmost corner of the said 532.4888 acre Manners tract and an easterly angle corner of this tract,
- in the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23,
- in the fenced east margin of said Rogers Road,
- the westernmost northwest corner of Mt. Zion Acres Subdivision according to Plat recorded in Cabinet D, Sheet 108-B and also recorded under CFN 8311986;

THENCE S 25°40'43" E, a distance of 1275.80 feet with the following boundary lines:

- a westerly northeast line of the said 532.4888 acre Manners tract and an interior northeast line of this tract,
- the westernmost line of the said Mt. Zion Acres Subdivision,
- the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23,

to a point for corner of the following tracts:

- a westerly interior angle corner of the said 532.4888 acre Manners tract and a central interior angle corner of this tract,
- the westernmost southwest corner of the said Mt. Zion Acres Subdivision,
- in the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23;

THENCE S 88°39'00" E, a distance of 527.46 feet with the following boundary lines:

- the westernmost north line of the said 532.4888 acre Manners tract and an central north line of this tract,
- the westernmost south line of the said Mt. Zion Acres Subdivision,

to a point for corner of the following tracts:

- the westernmost northeast corner of the said 532.4888 acre Manners tract and a northeast corner of this tract,
- a southerly interior angle corner of the said Mt. Zion Acres Subdivision;

THENCE S 25°03'48" E, a distance of 398.07 feet with the following boundary lines:

- a northerly interior line of the said 532.4888 acre Manners tract and this tract,
- the southernmost west line of the said Mt. Zion Acres Subdivision,

to a point for corner of the following tracts:

- a northerly interior angle corner of the said 532.4888 acre Manners tract and this tract,
- the southernmost southwest corner of the said Mt. Zion Acres Subdivision;

THENCE S 87°44,57" E, a distance of 477.38 feet with the following boundary lines:

- a north line of the said 532.4888 acre Manners tract and this tract,
- the southernmost line of the said Mt. Zion Acres Subdivision,

to a point for corner of the following tracts:

- in a north line of the said 532.4888 acre Manners tract and this tract,
- the southeast corner of the said Mt. Zion Acres Subdivision,
- the southwest corner of the said 66.3792 acre Manners tract;

THENCE N 22°23'08" W, a distance of 2871.09 feet with the following boundary lines:

- the west line of the said 66.3792 acre Manners tract

and a west line of this tract,

- the east line of the said Mt. Zion Acres Subdivision,

to a point for corner of the following tracts:

- the northwest corner of the said 66.3792 acre Manners tract and a lower northwest corner of this tract,
- the northeast corner of the said Mt. Zion Acres Subdivision,
- in the south margin of Mt. Zion Road (a county maintained asphalt surface);

THENCE S 87°44'03" E, a distance of 1089.77 feet with the following boundary lines:

- the north line of the said 66.3792 acre Manners tract and a north line of this tract,
- the south margin of said Mt. Zion Road,

to a point for corner of the following tracts:

- the northeast corner of the said 66.3792 acre Manners tract and a northeast corner of this tract,
- in the south margin of said Mt. Zion Road,
- the northwest corner of a called 4.00 acre tract described in a Deed to John Wesley Castine recorded under CFN 2011071469, MCOPR;

THENCE S 22°32'05" E, a distance of 874.15 feet with the following boundary lines:

- an east line of the said 66.3792 acre Manners tract and this tract,
- the west line of the said 4.00 acre Castine tract,

to a point for corner of the following tracts:

- an angle corner of the said 66.3792 acre Manners tract and this tract,
- the southwest corner of the said 4.00 acre Castine tract,
- the westernmost northwest corner of a called 44.5 acre tract conveyed to Ian Martin Gerrard recorded under CFN 2018099526, MCOPR and being more particularly described in a Deed recorded in Vol. 483, pg. 485, Deed Records of Montgomery County, TX (MCDR);

THENCE S 22°35'50" E, a distance of 1126.95 feet with the following boundary lines:

- an east line of the said 66.3792 acre Manners tract and this tract,
- the west line of the said 44.5 acre Gerrard tract,

to a point for corner of the following tracts:

- an angle corner of the said 66.3792 acre Manners tract and this tract,
- the southwest corner of the said 44.5 acre Gerrard tract,
- the easternmost northwest corner of the said 532.4888 acre Manners tract;

THENCE N 89°38'34" E, a distance of 1363.00 feet with the following boundary lines:

- a north line of the said 532.4888 acre Manners tract and this tract,
- the south line of the said 44.5 acre Gerrard tract,

to a point for corner of the following tracts:

- a northeast corner of the said 532.4888 acre Manners tract and this tract,
- in the south line of the said 44.5 acre Gerrard tract,
- the southernmost northwest corner of a called 57.790 acre tract of land described in a Deed to Jacob Slott recorded under CFN 2017071820, MCOPR;

THENCE S 14°49'59" E, a distance of 901.02 feet with the following boundary lines:

- an east line of the said 532.4888 acre Manners tract and this tract,
- the west line of the said 57.790 acre Slott tract,

to a point for corner of the following tracts:

- an interior corner of the said 532.4888 acre Manners tract and this tract,
- the westernmost southwest corner of the said 57.790 acre Slott tract;

THENCE S 87°45'59" E, a distance of 194.05 feet with the following boundary lines:

- an easterly north line of the said 532.4888 acre Manners tract and this tract,
- a south line of the said 57.790 acre Slott tract,

to a point for corner of the following tracts:

- an angle corner of the said 532.4888 acre Manners tract and this tract,
- in a south line of the said 57.790 acre Slott tract;
- the northwest corner of a called 55.5169 acre tract

of land described in a Deed to Jacob Slott recorded under CFN 2018057080, MCOPR;

THENCE generally in a southerly direction, with an east line of the said 532.4888 acre Manners tract and of this tract and the westerly line of the said 55.5169 acre Slott tract, the following five (5) calls:

- S 39°40'05" E, a distance of 437.68 feet to a point for corner,
- S 14°13'08" E, a distance of 84.58 feet to a point for corner,
- S 16°28'28" W, a distance of 289.38 feet to a point for corner,
- S 27°16'56" W, a distance of 648.82 feet to a point for corner,
- S 25°42'27" W, a distance of 1411.29 feet to a point for corner in the center of Little Caney Creek;

THENCE generally in an easterly direction with the center of said Little Caney Creek, with a lower north line of the said 532.4888 acre Manners tract and of this tract and the south line of the said 55.5169 acre Slott tract, the following eleven (11) calls:

1) S 58°09'36" E, a distance of 260.72 feet to a point for corner,

2) N 25°57'38" E, a distance of 230.21 feet to a point for corner,

3) S 76°55'51" E, a distance of 62.79 feet to a point for corner,

4) N 82°18'25" E, a distance of 250.28 feet to a point for

corner,

5) S 65°20'13" E, a distance of 341.62 feet to a point for corner,

6) N 23°34'04" E, a distance of 133.93 feet to a point for corner,

7) N 74°54'27" E, a distance of 209.23 feet to a point for corner,

8) S 77°34'31" E, a distance of 104.01 feet to a point for corner,

9) S 23°52'36" W, a distance of 145.46 feet to a point for corner,

10) S 23°19'34" E, a distance of 147.34 feet to a point for corner,

11) S 66°15'17" E, a distance of 271.00 feet to a point for the southernmost northeast corner of the said 532.4888 acre Manners tract, a lower northeast corner of this tract, the southernmost corner of the said 55.5169 acre Slott tract, in the center of said Little Caney Creek and in the westernmost line of a called 250 acre tract of land described in a Deed to Henry L. Pratt and Arthur C. Pratt recorded in Vol. 194, pg. 192, MCDR;

THENCE S 00°25'07" W, a distance of 808.32 feet with the following boundary lines:

- the easternmost line of the said 532.4888 acre Manners tract and an east line of this tract,
- the westernmost line of the said 250 acre Pratt tract,

to a point for corner of the following tracts:

- an angle corner in the easternmost line of the said 532.4888 acre Manners tract and a central interior ell corner of this tract,
- the southwest corner of the said 250 acre Pratt tract,
- the northwest corner of the said 187.56 acre Manners tract;

THENCE S 89°05'15" E, a distance of 2447.10 feet with the following boundary lines:

- the north line of the said 187.56 acre Manners tract and a north line of this tract,
- the south line of the said 250 acre Pratt tract,

to a point in the center of Caney Creek for corner of the following tracts:

- an angle corner in the north line of the said 187.56 acre Manners tract and a central angle corner of this tract,
- in the south line of the said 250 acre Pratt tract,
- the northwest corner of a called 15.00 acre tract of land described in a Deed to Sue Ellen Dewees Gibson recorded under FCN 957-01-2189, MCRPR;

THENCE generally in a southerly direction with the center of said Caney Creek and with the east line of the following tracts:

- the said 187.56 acre Manners tract,
- the said 131.49 acre Manners tract,

same being the west line of the following tracts:

- the said 15.00 acre Gibson tract,
- the residue of a called 218.401 acre tract of land

described as Tract 2 in a Deed to Ellen Stewart Dewees recorded in Vol. 764, pg. 819, MCDR,

- a called 153.695 acre tract of land described as Tract 1 in a Deed to Lonny Carmen Dewees, Jr., also recorded in said Vol. 764, pg. 819, MCDR,

and establishing the easternmost line of this tract, the following twenty-six (26) calls:

1) S 47°35'47" E, a distance of 369.51 feet to a point for corner,

2) S 05°34'58" E, a distance of 80.55 feet to a point for corner,

3) S 22°06'00" W, a distance of 174.59 feet to a point for corner,

4) S 68°23'25" E, a distance of 246.43 feet to a point for corner,

5) S 20°57'28" W, a distance of 472.28 feet to a point for corner,

6) S 38°49'39" E, a distance of 172.36 feet to a point for corner,

7) S 31°38'49" W, a distance of 313.29 feet to a point for corner,

8) N 86°53'33" E, a distance of 339.86 feet to a point for corner,

9) S 07°55'58" W, a distance of 192.47 feet to a point for corner,

10) S 01°11'55" E, a distance of 354.49 feet to a point for corner,

11) S 57°37'12" E, a distance of 60.18 feet to a point for corner in the called intersection of Caney Creek and Bee Creek, at the southeast corner of the said 187.56 acre Manners tract, a northerly angle corner of the said 131.49 acre Manners tract and a southwesterly angle corner of the said residue of 218.401 acre Dewees tract,

12) N 76°07'45" E, a distance of 572.30 feet to a point for corner,

13) N 87°59'39" E, a distance of 94.34 feet to a point for corner,

14) S 30°56'42" E, a distance of 102.96 feet to a point for corner,

15) S 09°04'20" W, a distance of 119.06 feet to a point for corner,

16) S 74°35'08" E, a distance of 320.44 feet to a point for corner,

17) S 47°00'21" E, a distance of 70.61 feet to a point for corner,

18) S 01°15'09" W, a distance of 217.80 feet to a point for corner,

19) S 45°44'15" W, a distance of 496.51 feet to a point for corner,

20) S 21°42'10" E, a distance of 121.03 feet to a point for corner,

21) S 26°42'53" E, a distance of 243.78 feet to a point for corner,

22) S 20°55'35" E, a distance of 168.98 feet to a point for

corner,

23) N 77°52'34" E, a distance of 168.03 feet to a point for corner,

24) S 35°33'58" E, a distance of 253.63 feet to a point for corner,

25) S 25°35'00" W, a distance of 260.82 feet to a point for corner,

26) S 26°50'22" E, a distance of 192.61 feet to a point for the easternmost southeast corner of the said 131.49 acre Manners tract and this tract, an angle corner in the west line of the said 153.695 acre Dewees, Jr. tract and the northernmost corner of a called 70.000 acre tract of land described in a Deed to Ed H. Red, et ux recorded under FCN 532-01-0235, MCRPR;

THENCE S 64°56'17" W, with the following boundary lines:

- the southernmost southeast line of the said 131.49 acre Manners tract and a southeast line of this tract,
- the northwest line of the said 70.000 acre Red tract, at 1996.36 feet, a point for corner of the following tracts:
- the southernmost southwest corner of the said 131.49 acre Manners tract,
- in the northwest line of the said 70.000 acre Red tract,
- the easternmost corner of the said 85.32 acre Manners tract,
- in a southeast line of this tract, continue with the following boundary lines:
- the easternmost south line of the said 85.32 acre

Manners tract and a southwest line of this tract,

- the northwest line of the said 70.000 acre Red tract, at a TOTAL DISTANCE OF 3133.99 FEET to a point for corner of the following tracts:
- an easterly interior ell corner of the said 85.32 acre Manners tract and a southerly interior ell corner of this tract,
- the northwest corner of the said 70.000 acre Red tract
- in the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 and the said T.C. STEVENS SURVEY, A-525;

THENCE S 25°06'06" E, a distance of 2100.00 feet with the following boundary lines:

- the southernmost east line of the said 85.32 acre Manners tract and this tract,
- the westernmost line of the said 70.000 acre Red tract, to a point for corner of the following tracts:
- the southernmost east corner of the said 85.32 acre Manners tract and this tract,
- the southernmost corner of the said 70.000 acre Red tract
- in the northwest margin of Farm-to-Market Road No. 1097;

THENCE S 47°04'59" W, a distance of 1137.91 feet with the following boundary lines:

- the southernmost southeast line of the said 85.32 acre Manners tract and this tract,

- the northwest margin of said F.M. 1097, to a point for corner of the following tracts:
- an angle corner in the southernmost southwest line of the said 85.32 acre Manners tract and this tract,
- an angle corner in the northwest margin of said F.M. 1097;

THENCE with a curve to the right, having an arc length of 557.49 feet, a radius of 7595.18 feet, a chord bearing of S 49°11'09" W and a chord length of 557.36 feet and with the following boundary lines:

- the southernmost southwest line of the said 85.32 acre Manners tract and this tract,
- the northwest margin of F.M. 1097, to a point for corner of the following tracts:
- the southernmost corner of the said 85.32 acre Manners tract and this tract,
- the northwest margin of said F.M. 1097,
- in the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 and the said T.C. STEVENS SURVEY, A-525,
- the easternmost corner of a called 4.5210 acre tract of land conveyed to Jimmy R. Moore, et ux, recorded under FCN 923-01-2387, MCRPR and more particularly described under CFN 8728136, MCRPR;

THENCE N 23°50'53" W, with the following boundary lines:

- the southernmost westerly line of the said 85.32 acre Manners tract and this tract,
- the easterly line of the said 4.5210 acre Moore

tract,

- the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 and the said T.C. STEVENS SURVEY, A-525,

at 507.39 feet, a point for corner of the following tracts:

- the southernmost northwest corner of the said 85.32 acre Manners tract and an angle corner in a southwest line of this tract,
- in the easterly line of the said 4.5210 acre Moore tract,
- the southernmost corner of the said 104.94 acre Manners tract,
- in the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 and the said T.C. STEVENS SURVEY, A-525, continue with the following boundary lines:
- the southernmost westerly line of the said 104.94 acre Manners tract and this tract,
- the easterly line of the said 4.5210 acre Moore tract,
- the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 and the said T.C. STEVENS SURVEY, A-525,
- the easterly line of a called 2.467 acre tract of land described in a Deed to Scott Allen Baker and Angela Marie Cherry recorded under FCN 750-10-0608, MCRPR,
- the easterly line of a called 2.890 acre tract of land described in a Deed to Dewayne Marshall, et ux recorded under FCN 096-00-1649, MCRPR,
- the easterly line of a called 1.9991 acre tract of

land described in a Deed to C. Dewayne Marshall recorded under FCN 715-01-1507, MCRPR,

- the easterly line of a called 2.00017 acre tract of land described in a Deed to Albert E. Munn recorded in Vol. 590, pg. 176, MCDR,
- the easterly line of a called 75.837 acre tract of land described in a Deed to Glenn A. Johnson recorded under FCN 667-10-2479, MCRPR, at a TOTAL DISTANCE OF 2876.60 FEET to a point for corner of the following tracts:
- the southernmost interior angle corner of the said 104.94 acre Manners tract and this tract,
- the northeast corner of the said 75.837 acre Johnson tract,
- a called point of intersection of the east line of the Alfred Johnson Survey, A-298, the northernmost corner of the T.C. STEVENS SURVEY, A-525 and in the west line of the JOSE MARIA DE LA GARZA GRANT, A-15;

THENCE N 88°43'55" W, a distance of 930.68 feet with the following boundary lines:

- an upper south line of the said 104.94 acre Manners tract and a lower south line of this tract,
- the north line of the said 75.837 acre Johnson tract,
- crossing the common line of the said T.C. STEVENS SURVEY, A-525 and the said Alfred Johnson Survey, A-298, to a point for corner of the following tracts:
- an upper southwest corner of the said 104.94 acre Manners tract and a lower southwest corner of this tract,

- in the north line of the said 75.837 acre Johnson tract,
- the easternmost southeast corner of a called 110.440 acre tract of land described in a Deed to working Dog Ranch, LP recorded under CFN 2017098732, MCOPR,
- in the centerline of Bee Creek;

THENCE generally in a northerly direction with the center of said Bee Creek, with the westernmost boundary line of the said 104.94 acre Manners tract, with the easternmost boundary line of the said 110.440 acre Working Dog Ranch tract and establishing a lower west line of this tract, the following twenty-nine (29) calls:

1) N 25°18'32" E, a distance of 48.63 feet to a point for corner,

2) N 22°27'19" W, a distance of 36.00 feet to a point for corner,

3) N 22°52'33" E, a distance of 29.00 feet to a point for corner,

4) N 37°52'42" W, a distance of 29.00 feet to a point for corner,

5) S 69°06'43" W, a distance of 62.00 feet to a point for corner,

6) N 24°51'27" W, a distance of 26.00 feet to a point for corner,

7) N 38°19'39" E, a distance of 69.00 feet to a point for corner,

8) N 04°50'33" E, a distance of 32.00 feet to a point for

corner,

9) N 76°46'14" E, a distance of 34.00 feet to a point for corner,

10) N 10°15'37" E, a distance of 24.00 feet to a point for corner,

11) N 38°58'27" W, a distance of 28.00 feet to a point for corner,

12) N 01°06'33" E, a distance of 30.00 feet to a point for corner,

13) N 61°46'33" E, a distance of 31.00 feet to a point for corner,

14) N 07°29'33" E, a distance of 34.00 feet to a point for corner,

15) N 30°41'27" W, a distance of 70.00 feet to a point for corner,

16) N 65°56'33" E, a distance of 63.00 feet to a point for corner,

17) N 08°30'33" E, a distance of 49.00 feet to a point for corner,

18) N 43°15'33" E, a distance of 35.00 feet to a point for corner,

19) N 03°49'27" W, a distance of 22.00 feet to a point for corner,

20) N 43°59'33" E, a distance of 53.00 feet to a point for corner,

21) N 00°07'27" W, a distance of 90.00 feet to a point for corner,

22) S 80°46'33" W, a distance of 41.00 feet to a point for corner,

23) N 63°02'27" W, a distance of 37.00 feet to a point for corner,

24) N 24°24'23" W, a distance of 84.00 feet to a point for corner,

25) N 12°48'34" E, a distance of 90.00 feet to a point for corner,

26) N 24°57'27" W, a distance of 37.00 feet to a point for corner,

27) N 25°17'33" E, a distance of 35.48 feet to a point for corner,

28) N 72°27'33" E, a distance of 73.70 feet to a point for corner,

29) N 10°27'19" E, a distance of 15.01 feet to a point for corner at the westernmost northwest corner of the said 104.94 acre Manners tract and the southernmost northwest corner of this tract, the easternmost northeast corner of the 110.440 acre Walking Dog Ranch tract and in the south line of a called 67.831 acre tract of land described in a Deed to Thornberry Properties L.L.C. recorded under CFN 2013137435, MCOPR;

THENCE S 88°13'52" E, a distance of 850.58 feet with the following boundary lines:

- the westerly north line of the said 104.94 acre Manners tract and the southernmost north line of this tract,
- the south line of the said 67.831 acre Thornberry tract, to a point for corner of the following tracts:

- the northerly interior ell corner of the said 104.94 acre Manners tract and a southerly interior ell corner of this tract,
- the southeast corner of the said 67.831 acre Thornberry tract;

THENCE N 01°21'00" E, with the following boundary lines:

- the northernmost west line of the said 104.94 acre Manners tract and a southerly west line of this tract,
- the east line of the said 67.831 acre Thornberry tract, at 439.52 feet, a point for corner of the following tracts:
- the northernmost northwest corner of the said 104.94 acre Manners tract and in a southerly west line of this tract,
- the westernmost southwest corner of the said 131.49 acre Manners tract,
- in the east line of the said 67.831 acre Thornberry tract,

at 1205.90 feet, a point for corner of the following tracts:

- the westernmost northwest corner of the said 131.49 acre Manners tract and in a southerly west line of this tract,
- the southwest corner of the said 187.56 acre Manners tract,
- in the east line of the said 67.831 acre Thornberry tract, continue with the following boundary lines:
- the west line of the said 187.56 acre Manners tract and a southerly west line of this tract,
- the east line of the said 67.831 acre Thornberry tract,

- the east line of a called 219.15 acre tract of land described in a Deed to Norman Conroy recorded in Vol. 619, pg. 759, MCDR, also referred to as Woodland Lakes Addition, an unrecorded subdivision;

at a TOTAL DISTANCE OF 3671.52 FEET to a point for corner of the following tracts:

- in the west line of the said 187.56 acre Manners tract and a southerly interior ell corner of this tract,
- the northeast corner of the said 219.15 acre Conroy tract,
- the southeast corner of the said 532.4888 acre Manners tract;

THENCE generally in a westerly direction with the south line of the said 532.4888 acre Manners tract and a central south line of this tract and the north line of the said 219.15 acre Conroy tract, the following three (3) calls:

- N 87°06'32" W, a distance of 2129.31 feet to a point for corner in the common line of the said JOSE MARIA DE LA GARZA GRANT, A-15 and the RICHARD WILLIAMS SURVEY, A-596,
- N 87°44'29" W, a distance of 1802.06 feet to a point for corner,
- N 89°32'46" W, a distance of 1057.19 feet to a point for the southernmost southwest corner of the said 532.4888 acre Manners tract and a central southwest corner of this tract, in the north line of the said 219.15 acre Conroy tract and the southeast corner of a called 2 acre tract of land described in a Deed to Cynthia Stubblefield Walker under CFN 2007104519, MCRPR;

THENCE N 33°11'15" E, a distance of 287.84 feet with the following boundary lines:

- a southerly west line of the said 532.4888 acre Manners tract and this tract,
- the east line of the said 2 acre Walker tract, to a point for corner of the following tracts:
- a southwesterly interior corner of the said 532.4888 acre Manners tract and this tract,
- the northeast corner of the said 2 acre Walker tract;

THENCE N 85°32'50" W, a distance of 275.40 feet with the following boundary lines:

- a lower south line of the said 532.4888 acre Manners tract and this tract,
- the north line of the said 2 acre Walker tract, to a point for corner of the following tracts:
- a southwest corner of the said 532.4888 acre Manners tract and this tract,
- the northwest corner of the said 2 acre Walker tract,
- in the fenced easterly margin of said Rogers Road;

THENCE generally in a northerly direction with the west line of the said 532.4888 acre Manners tract and a lower west line of this tract and the fenced easterly margin of said Rogers Road, the following eleven (11) calls:

1) N 29°37'22" E, a distance of 572.10 feet to a point for corner,

2) N 18°19'14" W, a distance of 99.93 feet to a point for corner,

3) N 13°46'19" E, a distance of 67.91 feet to a point for corner,

4) N 02°28'15" W, a distance of 287.64 feet to a point for corner,

5) N 12°22'29" W, a distance of 789.17 feet to a point for corner,

6) N 18°08'26" W, a distance of 264.59 feet to a point for corner,

7) N 22°52'05" W, a distance of 1258.59 feet to a point for corner,

8) N 06°39'44" W, a distance of 176.67 feet to a point for corner,

9) N 07°35'27" E, a distance of 189.92 feet to a point for corner,

10) N 15°07'11" E, a distance of 116.72 feet to a point for corner,

11) N 25°24'45" E, a distance of 212.11 feet to a point for corner in a west line of the said 532.4888 acre Manners tract and a southerly interior angle corner of this tract and in the fenced easterly margin of said Rogers Road;

THENCE N 82°41'38" W, across said Rogers Road,

at 79.03 feet <calculated>, a point for corner of the following tracts:

- the southeast corner of the said 1432.5101 acre Manners tract and in a south line of this tract,
- in the fenced westerly margin of said Rogers Road,
- the northeast corner of a called 2.15 acre tract

described in a Constable's Resale Deed to Lauren Marie Ahmadian recorded under CFN 2020045765, MCOPR, continue with the following boundary lines:

- a southerly line of the said 1432.5101 acre Manners tract and this tract,
- the north line of the said 2.15 acre Ahmadian tract,

at a TOTAL DISTANCE OF 242.88 FEET to a point for corner of the following tracts:

- an angle corner in a south line of the said 1432.5101 acre Manners tract and this tract,
- in the north line of the said 2.15 acre Ahmadian tract;

THENCE S 87°48'07" W, a distance of 284.50 feet with the following boundary lines:

- a southerly line of the said 1432.5101 acre Manners tract and this tract,
- the north line of the said 2.15 acre Ahmadian tract,

to a point for corner of the following tracts:

- an angle corner in a southerly line of the said 1432.5101 acre Manners tract and this tract,
- in the northeast line of the residue a called 137-1/2 acre tract of land described in a Deed to Tobe Westmoreland recorded in Vol. 68, pg. 516, MCDR;

THENCE generally with the south and east lines of the said 1432.5101 acre Manners tract and this tract and the north and west lines of the residue of the said 137-1/2 acre Westmoreland tract, the following four (4) calls:

- S 76°27'30" W, a distance of 443.84 feet to a point for corner,
- S 88°25'17" W, a distance of 29.40 feet to a point for corner,
- S 65°23'34" W, a distance of 1254.85 feet to a point for a lower interior corner of the said 1432.5101 acre Manners tract, a central interior corner of this tract and the northwest corner of the said Westmoreland tract,
- S 24°28'25" E, a distance of 1447.51 feet to a point for the southernmost east corner of the said 1432.5101 acre Manners tract and a southerly southeast corner of this tract, in the west line of the said 137-1/2 acre Westmoreland tract and the northernmost corner of a called 164.5285 acre tract of land described in a Deed to William A. Marek, Jr. recorded under CFN 2006001720, MCRPR;

THENCE S 65°53'56" W, a distance of 3496.08 feet with the following boundary lines:

- a southeast line of the said 1432.5101 acre Manners tract and this tract,
- the northerly line of the said 164.5285 acre Marek tract, to a point for corner of the following tracts:
- a southwest corner of the said 1432.5101 acre Manners tract and this tract,
- the westernmost corner of the said 164.5285 acre Marek tract,
- the called east line of Arrowhead Lakes Subdivision, Section 1 according to plat recorded in Vol. 7, pg. 55, MCDR;

THENCE generally in a northerly and westerly direction, with the southwesterly interior lines of the said 1432.5101 acre Manners tract and this tract and the northerly lines of the said Arrowhead Lakes Subdivision, the following four (4) calls:

- N 24°56'14" W, a distance of 752.00 feet to a point for corner,
- S 63°58'23" W, a distance of 246.57 feet to a point for corner,
- S 31°05'04" W, a distance of 476.60 feet to a point for corner,
- S 56°11'46" W, a distance of 297.66 feet <calculated> to a point at the most westerly southwest corner of this tract and being at the approximate intersection of a south line of the said 1432.5101 acre Manners tract, a north line of the said Arrowhead Lakes Subdivision and the boundary line of the extraterritorial jurisdiction of the City of Willis (Willis ETJ);

THENCE with the boundary of the said Willis ETJ, across the said 1432.5101 acre Manners tract and establishing a westerly boundary line of this tract, the following call:

- with a curve to the left, having an arc length of 1776.43 feet, a radius of 5231.37 feet, a chord bearing of N 01°59'23" W and a chord length of 1767.90 feet <calculated based upon GIS data, see note no. 4> to a point for an angle corner in a westerly line of the said 1432.5101 acre Manners tract and a west corner this tract and being in the easterly fenced margin of I&GN Railroad (100 ft. Right-of-Way);

THENCE with the easterly fenced margin of the said I&GN

Railroad, a westerly line of the said 1432.5101 acre Manners tract and this tract, the following three (3) calls:

- N 20°39'08" E, a distance of 2741.71 feet <calculated> to a point for corner,
- with a curve to the left, having an arc length of 1669.21 feet, a radius of 1960.08 feet, a chord bearing of N 03°44'40" W and a chord length of 1619.23 feet to a point for corner,
- N 28°09'35" W, a distance of 4349.47 feet to a point for a west corner of the said 1432.5101 acre Manners tract and this tract and the southernmost corner of a called 132.3296 acre tract of land described in a Deed to Edward E. Hartline, et ux recorded under CFN 9656185, MCOPR;

THENCE N 62°22'01" E, a distance of 3534.42 feet with the following boundary lines:

- a northwest line of the said 1432.5101 acre Manners tract and this tract,
- the southeast line of the said 132.3296 acre Hartline tract,
- the southeast line of a called 36.5193 acre tract of land described in a Deed to Rick L. Carter recorded under FCN 402-00-0096, MCRPR, to a point for corner of the following tracts:
- a northwesterly interior ell corner of the said 1432.5101 acre Manners tract and this tract,
- the easternmost corner of the said 36.5193 acre Marek tract;

THENCE N 26°50'53" W, a distance of 1562.36 feet with the following boundary lines:

- a northerly interior line of the said 1432.5101 acre Manners tract and this tract,
- the northeast line of the said 36.5193 acre Carter tract, to a point for corner of the following tracts:
- a northwesterly interior ell corner of the said 1432.5101 acre Manners tract and this tract,
- the northernmost corner of the said 36.5193 acre Marek tract;

THENCE S 62°27'48" W, a distance of 529.70 feet with the following boundary lines:

- an upper interior line of the said 1432.5101 acre Manners tract and this tract,
- the northwest line of the said 36.5193 acre Carter tract, to a point for corner of the following tracts:
- a southwest corner of the said 1432.5101 acre Manners tract and this tract,
- in the northwest line of the said 36.5193 acre Marek tract
- the easternmost corner of a called 5.0000 acre tract of land described in a Deed to Rick L. Carter recorded under CFN 9666189, MCRPR;

THENCE N 26°32'15" W, a distance of 929.45 feet with the following boundary lines:

- within the residue of the said 1432.5101 acre Manners tract,
- the northeast line of the said 5.0000 acre Carter tract, to a point for corner of the following tracts:

- a northwesterly interior angle corner of this tract,
- the north corner of the said 5.0000 acre Carter tract;

THENCE S 28°20'22" W, a distance of 283.23 feet with the following boundary lines:

- within the residue of the said 1432.5101 acre Manners tract,
- the north line of the said 5.0000 acre Carter tract,

to a point for corner of the following tracts:

- an upper southwest corner of this tract,
- in an upper southwest line of the residue of the said 1432.5101 acre Manners tract,
- the west corner of the said 5.0000 acre Carter tract,
- in a northeasterly line of the said 132.3296 acre Hartline tract;

THENCE N 24°34'56" W, a distance of 1509.81 feet with a southwesterly line of the said 1432.5101 acre Manners tract and this tract and with a northeasterly line of the said 132.3296 acre Hartline tract to the PLACE OF BEGINNING and containing 2510.102 acres of land, SAVE AND EXCEPT THEREFROM the hereinafter described 3.95 acres within the fenced margins of Rogers Road, leaving a NET AREA OF 2506.15 ACRES OF LAND.

SAVE AND EXCEPT 3.95 ACRE TRACT

Being a 3.95 acre tract of land located within the fenced margins of Rogers Road, a.k.a. Old Willis New Waverly Road (county maintained asphalt surface, no Right-of-Way Deed found of record), situated in the SAMUEL LINDLEY SURVEY, A-23 and being more

definitely described by metes and bounds as follows:

BEGINNING at a point for the northwest corner of this tract, the most southerly northeast corner of a called 1432.5101 acre tract of land described as PARCEL 4 in a Special Warranty Deed dated April 25, 2018 from Apitx 5 LLC to Michael G. Manners, Trustee of the Michael G. Manners Revocable Trust Dated September 8, 2017 recorded in Volume 1322, Page 463, Official Public Records, Montgomery County, Texas (MCOPR), the south corner of a called 1.63 acre tract of land described in a Deed to Halbert L. Martin, Sr. and Kathryn L. Martin recorded under Clerk's File Number (CFN) 2015039488, MCOPR and in the west fenced margin of said Rogers Road;

THENCE S 26°59'30" E, across said Rogers Road with the north line of this tract, a distance of 174.33 feet <calculated> to a point for corner of the following tracts:

- at the northeast corner of this tract,
- the northernmost corner of a called 532.4888 acre tract of land described as PARCEL 1 in said Deed dated April 25, 2018 from Apitx 5 LLC to Michael G. Manners, Trustee of the Michael G. Manners Revocable Trust Dated September 8, 2017 recorded in Volume 1322, Page 463, MCOPR,
- in the east fenced margin of said Rogers Road;

THENCE generally in a southerly direction with a fence in the east margin of said Rogers Road, with the east line of this tract and with the westerly line of the said 532.4888 acre Manners tract, the following four (4) calls:

- S 00°51'20" W, a distance of 1094.43 feet to a point for corner,

- S 06°15'10" W, a distance of 172.07 feet to a point for corner,
- S 19°34'05" W, a distance of 211.74 feet to a point for corner,
- S 25°24'45" W, a distance of 618.10 feet to a point for corner,

THENCE N 82°41'38" W, across said Rogers Road with the south line of this tract, a distance of 79.03 feet <calculated> to a point for corner of the following tracts:

- the southwest corner of this tract,
- a southeast corner of the said 1432.5101 acre Manners tract,
- in the west fenced margin of said Rogers Road,
- in the north line of a called 2.15 acre tract described in a Constable's Resale Deed to Lauren Marie Ahmadian recorded under CFN 2020045765, MCOPR;

THENCE generally in a northerly direction with a fence in the west margin of said Rogers Road, with the west line of this tract and with the easternmost line of the said 1432.5101 acre Manners tract, the following four (4) calls:

- N 25°12'20" E, a distance of 650.20 feet to a point for corner,
- N 18°28'57" E, a distance of 186.20 feet to a point for corner,
- N 06°06'35" E, a distance of 155.11 feet to a point for corner,
- N 00°49'44" E, a distance of 1249.46 feet to the PLACE

OF BEGINNING, containing 3.95 acres of land.

SECTION 3. (a) The legal notice of the intention to introduce this Act, setting forth the general substance of this Act, has been published as provided by law, and the notice and a copy of this Act have been furnished to all persons, agencies, officials, or entities to which they are required to be furnished under Section 59, Article XVI, Texas Constitution, and Chapter 313, Government Code.

(b) The governor, one of the required recipients, has submitted the notice and Act to the Texas Commission on Environmental Quality.

(c) The Texas Commission on Environmental Quality has filed its recommendations relating to this Act with the governor, the lieutenant governor, and the speaker of the house of representatives within the required time.

(d) All requirements of the constitution and laws of this state and the rules and procedures of the legislature with respect to the notice, introduction, and passage of this Act are fulfilled and accomplished.

SECTION 4. (a) Section 8061.0307, Special District Local Laws Code, as added by Section 1 of this Act, takes effect only if this Act receives a two-thirds vote of all the members elected to each house.

(b) If this Act does not receive a two-thirds vote of all the members elected to each house, Subchapter C, Chapter 8061, Special District Local Laws Code, as added by Section 1 of this Act, is amended by adding Section 8061.0307 to read as follows:

Sec. 8061.0307. NO EMINENT DOMAIN POWER. The district may not exercise the power of eminent domain.

(c) This section is not intended to be an expression of a legislative interpretation of the requirements of Section 17(c), Article I, Texas Constitution.

SECTION 5. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2021.

NOTICE OF INTENT TO INTRODUCE A BILL/MC MUD 204
AFFIDAVIT OF PUBLICATION
The State of Texas

The Affiant, Robert Black, states that the following statements are true and correct;

1. The Houston Business Journal; A weekly newspaper published in Harris County, Texas and of general circulation in Harris, Chambers, Liberty, Montgomery, Waller, Fort Bend, Brazoria and Galveston Counties.

2. The notice, of which the annexed is true copy, was published on January 22, 2021 in the classified advertising of the Houston Business Journal.

Further Affiant sayeth not.

Executed this the 1st day of February, 2021.

Affiant: Robert Black
Printed Name: Robert Black

SUBSCRIBED AND SWORN BEFORE ME, on 1st day of February, 2021.

by Lenora Gale Black
Notary Public

Lenora Gale Black
Typed Name of Notary

LENORA GALE BLACK
Notary Public, State of Texas
Comm. Expires 11-15-2023
Notary ID 2773859

LEGALS

INVITATION TO BID

Sealed bids, in duplicate, addressed to Champions Municipal Utility District will be received at the office of the Engineer, Lockwood, Andrews, & Newnam, Inc. 2925 Briarpark Drive, 4th Floor, Houston, Texas 77042, until 10:30 a.m., February 2, 2021 and then publicly opened and read for furnishing all labor, material and equipment and performing all work required for the construction of the following work:

Champion Forest Drive 6" Irrigation Header
Champions Municipal Utility District; Harris County, Texas;
Project No. 120-12105-000

Due to COVID-19, Bidders who want to attend the bid opening must do so by teleconference. To join the teleconference, **1-415-655-0002, enter access code #177 158 6047; if prompted, password: 25,**
Bidders may also join with the following link:
https://leoadaly.webex.com/leoadaly/j.php?MTID=mc63491dc8778797818847d89f3343a13

A mandatory pre-bid conference for prospective bidders will be held on January 26, 2021 at 1:00 p.m., online only by teleconference:
Dial #1-415-655-0002, enter access code #177-224-9475; if prompted, password: 25.
Bidders may also join with the following link:
https://leoadaly.webex.com/leoadaly/j.php?MTID=ma25a3d10e257b7f68dd99fdbb17a4fc

Roll call will happen at the beginning of the meeting and as people join the meeting. In order to document attendees, please be prepared to verbally state and if possible, type in the following information into the WebEx chat window: your name, company name, email, and phone number. No person may represent more than one bidder at the pre-bid conference. If a person claims to represent more than one bidder at the pre-bid conference, the bid of each bidder so represented will be returned unopened. Each bid shall be submitted on the prescribed form and accompanied by a bid bond, cashier's check or certified check in the amount equal to ten percent (10%) of total base bid. If certified or cashier's check is used as bid security, check must be drawn on a responsible bank located in the State of Texas and made payable to Owner only.

Drawings, specifications and bid documents may be obtained from **www.civcastusa.com**, search **CMUD Reclaimed Water Pump Station – ID-120-12105-000**. It is the responsibility of the contractor bidding the project to ensure the accuracy of the reproduction of all bid documents and construction drawings. This responsibility includes, but is not limited to, proper scaling, paper width and length, etc. Failure to do so may result in errors in the unit bid quantities and/or bid amounts.

The Owner reserves the right to waive any informalities or minor defects and to reject any or all bids. In case of the lack of clarity or ambiguity in prices, the Owner reserves the right to accept the most advantageous or reject the bid. The successful bidder will be required to provide payment and performance bonds in the amount of one hundred percent (100%) of the contract price.

Attention: The District may not accept this bid until it has received from the bidder a completed, signed, and notarized TEC Form 1295 complete with a certificate number assigned by the Texas Ethics Commission ("TEC"), pursuant to Texas Government Code § 2252.908 and the rules promulgated thereunder by the TEC. The undersigned understands that failure to provide said form complete with a certificate number assigned by the TEC will result in a non-conforming bid and will prohibit the District from considering this bid for acceptance. To complete and submit Form 1295 and generate the Certification of Filing, please visit the Texas Ethics Commission's website at https://www.ethics.state.tx.us. This requirement does not apply if the bidder qualifies for an exception under Texas Government Code §2252.908.

INVITATION TO BID

Sealed bids, in duplicate, addressed to Champions Municipal Utility District will be received at the office of the Engineer, Lockwood, Andrews, & Newnam, Inc. 2925 Briarpark Drive, 4th Floor, Houston, Texas 77042, until 10:00 a.m., February 2, 2021, and then publicly opened and read for furnishing all labor, material and equipment and performing all work required for the construction of the following work:

Reclaimed Water Line Phase 3A
Champions Municipal Utility District; Harris County, Texas;
Project No. 120-12104-000

Due to COVID-19, Bidders who want to attend the bid opening must do so by teleconference. To join the teleconference, **dial #1-415-655-0002, Conference ID 177 737 8305#; if prompted, password: 25. Bidders may also join with the following link:**
https://leoadaly.webex.com/leoadaly/j.php?MTID=mec78fa6e11ed836129a36f7131cdf9b1

A mandatory pre-bid conference for prospective bidders will be held on January 26, 2021 at 10:00 a.m., online only by teleconference:
Dial #1-415-655-0002 Conference ID 177 626 0158#; if prompted, password: 25.
Bidders may also join with the following link:
https://leoadaly.webex.com/leoadaly/j.php?MTID=m7b132f8563cad3b5e382e40294da21fc

Roll call will happen at the beginning of the meeting and as people join the meeting. In order to document attendees, please be prepared to verbally state and if possible, type in the following information into the chat window: your name, company name, email, and phone number. No person may represent more than one bidder at the pre-bid conference. If a person claims to represent more than one bidder at the pre-bid conference, the bid of each bidder so represented will be returned unopened. Each bid shall be submitted on the prescribed form and accompanied by a bid bond, cashier's check or certified check in the amount equal to ten percent (10%) of total base bid. If certified or cashier's check is used as bid security, check must be drawn on a responsible bank located in the State of Texas and made payable to Owner only.

Drawings, specifications and bid documents may be obtained from **www.civcastusa.com**, search **Reclaimed Water Line Phase 3A – ID 24170-120-12104-000**. It is the responsibility of the contractor bidding the project to ensure the accuracy of the reproduction of all bid documents and construction drawings. This responsibility includes, but is not limited to, proper scaling, paper width and length, etc. Failure to do so may result in errors in the unit bid quantities and/or bid amounts.

The Owner reserves the right to waive any informalities or minor defects and to reject any or all bids. In case of the lack of clarity or ambiguity in prices, the Owner reserves the right to accept the most advantageous or reject the bid. The successful bidder will be required to provide payment and performance bonds in the amount of one hundred percent (100%) of the contract price.

Attention: The District may not accept this bid until it has received from the bidder a completed, signed, and notarized TEC Form 1295 complete with a certificate number assigned by the Texas Ethics Commission ("TEC"), pursuant to Texas Government Code § 2252.908 and the rules promulgated thereunder by the TEC. The undersigned understands that failure to provide said form complete with a certificate number assigned by the TEC will result in a non-conforming bid and will prohibit the District from considering this bid for acceptance. To complete and submit Form 1295 and generate the Certification of Filing, please visit the Texas Ethics Commission's website at https://www.ethics.state.tx.us. This requirement does not apply if the bidder qualifies for an exception under Texas Government Code §2252.908.

INVITATION TO BID

Sealed bids, in duplicate, addressed to Champions Municipal Utility District will be received at the office of the Engineer, Lockwood, Andrews, & Newnam, Inc. 2925 Briarpark Drive, 4th Floor, Houston, Texas 77042, until 11:00 a.m., February 2, 2021 and then publicly opened and read for furnishing all labor, material and equipment and performing all work required for the construction of the following work:

Reclaimed Water Pump Station
Champions Municipal Utility District; Harris County, Texas;
Project No. 120-12111-000

Due to COVID-19, Bidders who want to attend the bid opening must do so by teleconference. To join the teleconference, **1-415-655-0002, enter access code #177 046 5464; if prompted, password: 25. Bidders may also join with the following link:**
https://leoadaly.webex.com/leoadaly/j.php?MTID=m954fe60e8bd857fba32afbaed49c3a9

A mandatory pre-bid conference for prospective bidders will be held on January 26, 2021 at 2:00 p.m., online only by teleconference:
Dial #1-415-655-0002, enter access code #1177 286 3123; if prompted, password: 25.
Bidders may also join with the following link:
https://leoadaly.webex.com/leoadaly/j.php?MTID=m790738e416ce4d2a54047249a070588

Roll call will happen at the beginning of the meeting and as people join the meeting. In order to document attendees, please be prepared to verbally state and if possible, type in the following information into the WebEx chat window: your name, company name, email, and phone number. No person may represent more than one bidder at the pre-bid conference. If a person claims to represent more than one bidder at the pre-bid conference, the bid of each bidder so represented will be returned unopened. Each bid shall be submitted on the prescribed form and accompanied by a bid bond, cashier's check or certified check in the amount equal to ten percent (10%) of total base bid. If certified or cashier's check is used as bid security, check must be drawn on a responsible bank located in the State of Texas and made payable to Owner only.

Drawings, specifications and bid documents may be obtained from **www.civcastusa.com**, search **CMUD Reclaimed Water Pump Station – ID-120-12111-000**. It is the responsibility of the contractor bidding the project to ensure the accuracy of the reproduction of all bid documents and construction drawings. This responsibility includes, but is not limited to, proper scaling, paper width and length, etc. Failure to do so may result in errors in the unit bid quantities and/or bid amounts.

The Owner reserves the right to waive any informalities or minor defects and to reject any or all bids. In case of the lack of clarity or ambiguity in prices, the Owner reserves the right to accept the most advantageous or reject the bid. The successful bidder will be required to provide payment and performance bonds in the amount of one hundred percent (100%) of the contract price.

Attention: The District may not accept this bid until it has received from the bidder a completed, signed, and notarized TEC Form 1295 complete with a certificate number assigned by the Texas Ethics Commission ("TEC"), pursuant to Texas Government Code § 2252.908 and the rules promulgated thereunder by the TEC. The undersigned understands that failure to provide said form complete with a certificate number assigned by the TEC will result in a non-conforming bid and will prohibit the District from considering this bid for acceptance. To complete and submit Form 1295 and generate the Certification of Filing, please visit the Texas Ethics Commission's website at https://www.ethics.state.tx.us. This requirement does not apply if the bidder qualifies for an exception under Texas Government Code §2252.908.

INVITATION TO BIDDERS

Sealed Bids, in duplicate, addressed to Montgomery County Municipal Utility District No. 174, Attention: Andy Mersmann, President, Board of Directors, will be received at the office of the Engineer, LJA Engineering, Inc., 1904 West Grand Parkway North, Suite 120, Katy, Texas 77449, until 10:00 a.m., Local Time, Thursday, February 4, 2021, and then publicly opened and read for "Construction of the Paving and Appurtenances to Serve Escondido Section 1 and Section 2 for Montgomery County Municipal Utility District No. 174, Montgomery County, Texas". Bidders may elect to submit bids electronically via https://bids.lja.com. Due to the pandemic and Federal guidelines of not gathering in groups of more than 10 people, people of the public who wish the attend the Bid Opening must do so by telephone. The telephone number for the Bid Opening is 713.358.8400, Access Code 0494564.

Scope of Work of the Contract includes the following: Construction of paving and appurtenances.

A non-mandatory audio/web pre-bid conference will be held on Wednesday, January 27, 2021, at 10:00 a.m. Local Time. To attend the non-mandatory pre-bid conference, dial 713.358.8400, Access Code 0474618. To attend the web portion of the conference please visit https://michaelhuca.ljaeng.com/call/0474618.

Each Bid must be accompanied by a Bid Bond or a certified or cashier's check, acceptable to the Owner, in an amount not less than five percent (5%) of the total amount Bid, as a guarantee that the successful bidder will enter into the Contract and execute the Bonds on the forms provided, and provide the required insurance certificates within seven (7) days after the date Contract Documents are received by the Contractor. If a certified or cashier's check is provided, the successful bidder shall deliver, at the bid opening address, the original certified or cashier's check within twenty-four (24) hours of receipt of the bid opening.

Bidding documents may be examined at LJA Engineering, Inc., AGC of Texas, Construct Connect, and Amtek or may be obtained by prospective bidders or suppliers upon payment of one hundred Dollars ($100.00 non-refundable plus cost of delivery) ($50.00 for electronic copy) for each set of documents at LJA Engineering, Inc., 1904 West Grand Parkway North, Suite 120, Katy, Texas 77449 or at https://bids.lja.com. Bidders must register on this website to download bidding documents.

A Bidder submitting electronic Bids must submit its Bid and bid securities in compliance with Owner's Order Adopting Section 49.2731 Electronic Bidding Rules and all electronic Bids and bid securities must be submitted through https://bids.lja.com. Bidder must register on this website in order to submit a Bid and bid security and there is no charge to submit Bids and bid securities on this website.

By submitting a Bid, Bidder acknowledges and agrees that the Contract Documents may be accepted, executed or agreed to through the use of an Electronic Signature, as defined by and in accordance with Owner's Electronic Signature Rules for Construction Contracts.

The Owner reserves the right to reject any or all Bids and to waive all defects and irregularities in bidding or bidding process except time of submitting a Bid. The Successful Bidder, if any, will be the responsible Bidder which in the Board's judgment will be most advantageous to the District and result in the best and most economical completion of the Project.

The requirements of Subchapter J, Chapter 552, Government Code, may apply to this Bid and/or Contract and the Contractor agrees that the Contract can be terminated if the Contractor knowingly or intentionally fails to comply with a requirement of that subchapter.

Montgomery County Municipal Utility District No. 174

NOTICE OF INTENT TO INTRODUCE A BILL

Pursuant to the Constitution and laws of the State of Texas, notice is hereby given of the intention to apply to the 87th Legislature of the State of Texas at its regular session in Austin, Texas, for the introduction of a bill, the substance of the contemplated law being as follows:

An act relating to the creation, administration, powers, duties, operation, and financing of the Montgomery County Municipal Utility District No. 204.

The Act proposes to create a municipal utility district to be known as the Montgomery County Municipal Utility District No. 204, located east of I-45, south of Highway 150, and west of FM 1097, being approximately 2506.15 acres in Montgomery County, Texas, not within the extraterritorial jurisdiction or corporate limits of any city, subject to approval at a confirmation election.

All interested persons will, therefore, take notice of the matters and facts set out in the foregoing statement of the substance of the contemplated laws as required by the Constitution and laws of the State of Texas.

INVITATION TO BID

Sealed bids may be submitted either (i) electronically using the CivCast USA ("CivCast") website (www.civcastusa.com), or (ii) Paper copy in duplicate. Bids will be received by Harris-Waller Counties Municipal Utility District No. 3, at the office of the Engineer for the District, EHRA, 10011 Meadowglen Lane, Houston, Texas 77042, and electronic bids delivered via the CivCast website, until 1:00 p.m., Tuesday, February 9, 2021, at which time all bids will be publicly opened and read for the construction of the project via Zoom Conference Call.

HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3
WATER DISTRIBUTION, WASTEWATER COLLECTION, STORM WATER FACILITIES AND PAVING TO SERVE CANE ISLAND, SECTION THIRTY TWO AND OAK GROVE TRAIL PHASE ONE
Project No. 101-057-32 DST (J)/ROAD (L)

A **non-mandatory** Pre-Bid Conference will be held on Tuesday, February 2, 2021 at 1:00 p.m. via Zoom Conference Call. Zoom information will be provided at www.civcastusa.com.

Project scope shall include the installation of approximately 4,072 LF of 6"-12" PVC waterline; 3,688 LF of 8"-12" PVC gravity sanitary sewer; 3,403 LF of 24"-60" RCP storm sewer; 367 LF of 18" HDPE storm sewer; 10,713 SY of 6" reinforced concrete pavement; and 4,225 SY of 7" reinforced concrete pavement.

The above described construction will be performed in accordance with plans and specifications and any addenda thereto which may be issued prior to the opening of bids. Plans, specifications and bid documents may be viewed and downloaded free of charge or the option to purchase hard copies on the CivCastUSA Website (www.CivCastUSA.com). Documents are also available for review at the office of the Engineer or Houston area plan rooms.

Each Bid must be accompanied by a Certified or Cashier's Check, from a responsible bank in the State of Texas, or a Bid Bond, issued by a surety legally authorized to do business in the State of Texas, equal to five percent (5%) of the total bid amount. Make the Cashier's Check, Certified Check or Bid Bond payable to the Owner.

The Owner reserves the right to reject any or all bids or to accept any bid deemed advantageous to it and waive informalities in bidding. All bids received after the closing time above designated will be returned unopened.

INVITATION TO BID

Sealed bids, in duplicate, addressed to Champions Golf Club, Inc. will be received at the office of the Golf Club, 13722 Champions Drive, Houston, Texas 77069, until 10:00 a.m., February 2, 2021 and then opened and reviewed at the discretion of the Owner for furnishing all labor, material and equipment and performing all work required for the construction of the following work:

Proposed Reclaimed Water System for Cypress Creek Course and Jack Rabbit Course
Champions Golf Club, Inc.; Harris County, Texas;
Project No. 120-12085-000

A mandatory pre-bid conference for prospective bidders will be held on January 26, 2021 at 11:00 a.m., online only by teleconference:
Dial #1-415-655-0002, enter access code #177 787 4408; if prompted, password: 25.
Bidders may also join with the following link:
https://leoadaly.webex.com/leoadaly/j.php?MTID=m5302eafed4380b2a3d0bc4e69aee852c5

Roll call will happen at the beginning of the meeting and as people join the meeting. In order to document attendees, please be prepared to verbally state and if possible, type in the following information into the WebEx chat window: your name, company name, email, and phone number. No person may represent more than one bidder at the pre-bid conference. If a person claims to represent more than one bidder at the pre-bid conference, the bid of each bidder so represented will be returned unopened. Each bid shall be submitted on the prescribed form and accompanied by a bid bond, cashier's check or certified check in the amount equal to ten percent (10%) of total base bid. If certified or cashier's check is used as bid security, check must be drawn on a responsible bank located in the State of Texas and made payable to Owner only.

Drawings, specifications and bid documents may be obtained from **www.civcastusa.com**, search **Proposed Reclaimed Water System for Cypress Creek Course and Jack Rabbit Course – ID-120-12085-000**. It is the responsibility of the contractor bidding the project to ensure the accuracy of the reproduction of all bid documents and construction drawings. This responsibility includes, but is not limited to, proper scaling, paper width and length, etc. Failure to do so may result in errors in the unit bid quantities and/or bid amounts.

The Owner reserves the right to waive any informalities or minor defects and to reject any or all bids. In case of the lack of clarity or ambiguity in prices, the Owner reserves the right to accept the most advantageous or reject the bid. The successful bidder will be required to provide payment and performance bonds in the amount of one hundred percent (100%) of the contract price.

Attention: The District may not accept this bid until it has received from the bidder a completed, signed, and notarized TEC Form 1295 complete with a certificate number assigned by the Texas Ethics Commission ("TEC"), pursuant to Texas Government Code § 2252.908 and the rules promulgated thereunder by the TEC. The undersigned understands that failure to provide said form complete with a certificate number assigned by the TEC will result in a non-conforming bid and will prohibit the District from considering this bid for acceptance. To complete and submit Form 1295 and generate the Certification of Filing, please visit the Texas Ethics Commission's website at https://www.ethics.state.tx.us. This requirement does not apply if the bidder qualifies for an exception under Texas Government Code §2252.908.