

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248****NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting by telephone conference call. Members of the public may access the meeting by following the instructions listed at the bottom of this notice.

The meeting will be held at **11:30 a.m. on Wednesday, May 13, 2020.**

The subject of the meeting is to consider and act on the following:

1. Public comments
2. Approve certificates of election; approve qualifications of newly elected directors; accept oaths and statements of elected officials; conflicts disclosure; disclosure of personal information
3. Minutes of meeting held April 8, 2020
4. Developer's report; Status of Weiser Business Park development; Developer reimbursement audit for Molto Properties development; Approve reimbursement
5. Order Adding Land; Amendment to Statement of Directors after annexation
6. Bookkeeper's report; pay bills; investment of District funds
7. Tax assessor-collector's report; invoices and checks; status of delinquent taxes; authorize termination of water service; authorize writing off accounts as appropriate
8. Operator's report; repair and maintenance of District water, sewer, and drainage facilities; customer appeals; termination of service for delinquent accounts; authorize writing off accounts;; Consumer Confidence Report
9. Detention pond operations report; Proposal for maintenance of trails
10. Engineer's report; project design, approve award of construction contracts; approve change orders, pay estimates, and advertisement for bids; utility commitments; installation of walking trails and amenities around District facilities; advertisement for bids; approve contracts, pay estimates and change orders
11. Adopt Defined Area Plan for building and financing roads and engineering report for bond election for Weiser Business Park; Call hearing on Defined Area Plan
12. Amendment/Restatement of wastewater contract with Harris County Fresh Water Supply District No. 61



A handwritten signature in black ink, appearing to read "Wm. Scott Smith", is written over a horizontal line.

Wm. Scott Smith  
Attorney for the District

Instructions for accessing telephone conference call:

On March 16, 2020, in accordance with section 418.016 of the Texas Government Code, Governor Abbott has suspended various provisions of the Texas Open Meetings Act that require government officials and members of the public to be physically present at a specified meeting location (the "Proclamation"). In accordance with the Proclamation, the District has implemented procedures to allow members of the public to participate and address the Board of Directors during the telephone conference meeting. To participate in the telephone conference meeting:

1. Please call **1-866-773-8424** and use access Code **633101#** to access the meeting and announce your name to the meeting host.
2. The agenda packet will be available at the following web site:  
<https://2618compliance.wordpress.com/board-meeting-packets/>
3. The audio of the meeting will be recorded.

## Harris County Municipal Utility District No. 248

### *HARRIS COUNTY, TEXAS*

### *CERTIFICATE OF ELECTION*

In the name and by the authority of the State of Texas, this is to certify that by Order of the Board of Directors, the election scheduled to be held on May 2, 2020, for the purposes of electing new directors was canceled, as there were no challengers of office and that by such Order,

### **A. Richard Wilson**

was duly elected to the position of Director of Harris County Municipal Utility District No. 248.

In testimony whereof, I have hereunto signed my name and caused the seal of the District to be affixed, this \_\_\_\_\_.




---

President, Board of Directors  
Harris County Municipal Utility  
District No. 248

## Harris County Municipal Utility District No. 248

### *HARRIS COUNTY, TEXAS*

### *CERTIFICATE OF ELECTION*

In the name and by the authority of the State of Texas, this is to certify that by Order of the Board of Directors, the election scheduled to be held on May 2, 2020, for the purposes of electing new directors was canceled, as there were no challengers of office and that by such Order,

**Long Nguyen**

was duly elected to the position of Director of Harris County Municipal Utility District No. 248.

In testimony whereof, I have hereunto signed my name and caused the seal of the District to be affixed, this \_\_\_\_\_.




---

President, Board of Directors  
Harris County Municipal Utility  
District No. 248

## Harris County Municipal Utility District No. 248

### *HARRIS COUNTY, TEXAS*

### *CERTIFICATE OF ELECTION*

In the name and by the authority of the State of Texas, this is to certify that by Order of the Board of Directors, the election scheduled to be held on May 2, 2020, for the purposes of electing new directors was canceled, as there were no challengers of office and that by such Order,

### **Marie Godard**

was duly elected to the position of Director of Harris County Municipal Utility District No. 248.

In testimony whereof, I have hereunto signed my name and caused the seal of the District to be affixed, this \_\_\_\_\_.




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President, Board of Directors  
Harris County Municipal Utility  
District No. 248

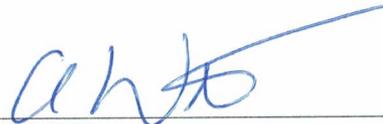
In the Name and by the Authority of

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT  
NO. 248**

In and For the County of Harris  
and the State of Texas

**OATH OF OFFICE**

I, A. Richard Wilson, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of director of Harris County Municipal Utility District No. 248 of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

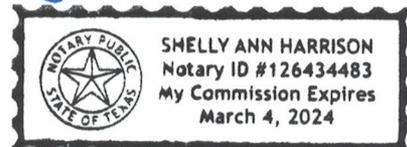
  
\_\_\_\_\_  
A. Richard Wilson

State of Texas §

County of Harris §

Sworn to and subscribed before me on this 4<sup>th</sup> day of May, 2020.

  
\_\_\_\_\_  
Notary Public in and for the State of TEXAS



In the Name and by the Authority of

***Harris County Municipal Utility District No. 248***

Harris County, Texas  
In and For the State of Texas

***STATEMENT OF OFFICER***

I, A. Richard Wilson, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

***UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING STATEMENT AND THAT THE FACTS STATED THEREIN ARE TRUE.***

9-4-20  
Date

  
\_\_\_\_\_  
A. Richard Wilson

Director, Harris County Municipal Utility  
District No. 248  
Harris County, Texas

In the Name and by the Authority of

***Harris County Municipal Utility District No. 248***

Harris County, Texas  
In and For the State of Texas

***STATEMENT OF OFFICER***

I, Long Nguyen, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

***UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING STATEMENT AND THAT THE FACTS STATED THEREIN ARE TRUE.***

\_\_\_\_\_  
Date

\_\_\_\_\_  
Long Nguyen

Director, Harris County Municipal Utility  
District No. 248  
Harris County, Texas

In the Name and by the Authority of

***HARRIS COUNTY MUNICIPAL UTILITY DISTRICT  
NO. 248***

In and For the County of Harris  
and the State of Texas

***OATH OF OFFICE***

I, Long Nguyen, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of director of Harris County Municipal Utility District No. 248 of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

\_\_\_\_\_  
Long Nguyen

State of Texas                   §

County of Harris               §

Sworn to and subscribed before me on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of TEXAS

In the Name and by the Authority of

***Harris County Municipal Utility District No. 248***

Harris County, Texas  
In and For the State of Texas

***STATEMENT OF OFFICER***

I, Marie Godard, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

***UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING STATEMENT AND THAT THE FACTS STATED THEREIN ARE TRUE.***

\_\_\_\_\_  
Date

\_\_\_\_\_  
Marie Godard

Director, Harris County Municipal Utility  
District No. 248  
Harris County, Texas

In the Name and by the Authority of

***HARRIS COUNTY MUNICIPAL UTILITY DISTRICT  
NO. 248***

In and For the County of Harris  
and the State of Texas

***OATH OF OFFICE***

I, Marie Godard, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of director of Harris County Municipal Utility District No. 248 of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

\_\_\_\_\_  
Marie Godard

State of Texas           §

County of Harris       §

Sworn to and subscribed before me on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of TEXAS

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248**

Minutes of Meeting of Board of Directors  
April 8, 2020

The meeting of the Board of Directors (“Board”) of Harris County Municipal Utility District No. 248 (“District”) met by telephone conference call on April 8, 2020, in accordance with the duly posted notice of said meeting and with the March 16, 2020 Order of Governor Abbott., with a quorum of Directors present, as follows:

A. Richard Wilson, President  
Marie Godard, Vice President  
E. Paul Daigle, Jr., Treasurer  
Richard Ford, Director

and the following absent:

Long Nguyen, Secretary.

Also present were Mr. Jerry Homan, Mr. Brian Breeding, Mr. Loren Morales, Ms. Pat Hall, Mr. Bob Ideus, Mr. Patrick Newton, and Mr. Wm. Scott Smith.

The meeting was called to order and declared open for such business as might regularly come before it.

1. The Board opened the floor for public comment. No public comment was presented.
2. The Board unanimously approved the minutes of the meeting held on March 11, 2020.
3. The Board unanimously elected Director Daigle as Treasurer and Director Godard as Vice President.
4. With respect to development matters, the Molto Properties request for reimbursement has been submitted to the TCEQ. The annexation of the Weiser Business Park tract has been approved by the City of Houston. The Board noted that it would take the final action to annex the tract at the May meeting.
5. Mr. Ideus presented the bookkeeper’s report. Upon motion duly made, seconded and unanimously carried, the Board approved the bookkeeper’s report and the checks listed thereon.
6. The Board unanimously approved a Resolution Authorizing the Treasurer to Sign Checks Approved at a Telephone Board Meeting.
7. Ms. Hall presented the tax assessor-collector’s report indicating that 2019 taxes are 95.% collected. The delinquent statements have been mailed to District customers.

The Board unanimously approved the tax assessor-collector's report and checks drawn on the tax fund.

8. Mr. Homan presented the operator's report indicating that were 31 million gallons water purchased and water accountability was 99%. There were 713 bills mailed to District customers, and ten bacteriological samples taken. There is one new commercial strip center in operation of White Oak Springs Subdivision. Mr. Homan reported that his office remains opened and the area operators are undertaking a mutual aid response approach to assist during the Coronavirus outbreak. The Board then unanimously approved suspending water terminations for delinquent accounts and discussed alternatives for waiving late fees in the future.

9. Mr. Newton presented the engineer's report and noted that bids are due this week for the detention pond construction for the Weiser Business Park. The Board unanimously approved awarding the contract to the low bidder upon receipt of the engineer's recommendation. The trail construction is nearing completion. Mr. Newton stated that he has received plans for the new office building at the Cypress Medical Center. The Board unanimously approved authorizing the engineer to begin work on the engineering report for the bond election and the defined area plan which will be paid for by the developer.

10. The Board unanimously approved a Resolution Authorizing Bids for Construction Contracts to be Received Electronically.

11. The Board authorized Director Godard, the engineer, and the operator to devise a sign for installation at the walking trails regarding the rules and regulations for use of the trail.

There being no further business to come before the Board, the meeting was adjourned.

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Secretary

**Harris County Municipal Utility District No. 248**

Independent Accountant's Report on Applying Agreed-upon  
Procedures on Amounts Reimbursable to Developer

May 13, 2020



## **Independent Accountant's Report on Applying Agreed-upon Procedures**

Board of Directors  
Harris County Municipal Utility District No. 248  
Harris County, Texas

We have performed the procedures enumerated below, as agreed to by you, with respect to the statements submitted by 21420 Northwest Freeway LLC (the developer) for costs paid or incurred on behalf of Harris County Municipal Utility District No. 248 (the District). This engagement was performed solely to assist you in verifying the amounts reimbursable from the District's surplus funds. The District is responsible for amounts reimbursable to the developer. The sufficiency of these procedures is solely the responsibility of the parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedures described below for the purpose for which this report has been requested or for any other purpose.

Our procedures were as follows:

- A. We vouched copies of checks, invoices and other relevant documents supporting amounts requested for reimbursement by the developer.
- B. We recalculated interest due to be paid to the developer in accordance with Rule 30 TAC, Section 293.50, of the Texas Commission on Environmental Quality (the Commission). Interest was calculated from the dates of payment through two years after payment on construction contracts and related costs or May 13, 2020.
- C. The net effective rate used in computing interest on amounts paid from surplus funds was obtained from the Series 2017 Unlimited Tax Refunding Bonds.
- D. The Commission Approval Letter dated \_\_\_\_\_, 20\_\_, was read to determine that funds had been provided for the amounts requested.

Board of Directors  
Harris County Municipal Utility District No. 248  
Page 2

- E. Estimates of costs remaining to be incurred were obtained through discussion with the District's other consultants.

The results of our procedures are presented in the accompanying schedules. Schedules A through A-1 detail amounts reimbursable to the developer from surplus funds. Schedule B presents a comparison of actual costs with costs as approved by the Commission.

This agreed-upon procedures engagement was performed in accordance with attestation standards established by the American Institute of Certified Public Accountants, as required by Rule 30 TAC, Section 293.70, of the Commission "Audit of Payments to Developers." We were not engaged to, and did not, conduct an examination or a review, the objective of which would be the expression of an opinion or conclusion, respectively, on the statements submitted by the developer for costs paid or incurred on behalf of the District. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the specified parties listed and is not intended to be, and should not be, used by anyone other than these specified users.

May 13, 2020

**Harris County Municipal Utility District No. 248**  
**Recapitulation of Estimated Amounts Reimbursable to Developer**  
**Schedule A**  
**May 13, 2020**

<u>Payee</u>	<b>21420 Northwest Freeway LLC</b>	
	<b>Amounts</b>	
	<b>Reimbursable</b>	<b>Interest</b>
TNT Miller Construction Services, LLC	\$ 252,915.37	\$ 4,481.61
LJA Engineering	63,204.56	1,891.23
Windrose Surveying & Land Services, LLC	9,000.00	320.74
Gorrondona Engineering Services, Inc.	2,519.15	57.26
Nixon Peabody	4,254.50	163.14
Land acquisition	52,053.60	-
	\$ 383,947.18	\$ 6,913.98
Total estimated reimbursable amounts		
Total estimated amounts reimbursable to developer		\$ 390,861.16
Amounts reimbursable per Commission Approval Letter (pending)		\$ 382,659.12
Amounts reimbursable from District's Surplus operating funds		8,202.04
Total estimated amounts reimbursable to developer		\$ 390,861.16
Interest per diem		\$ 24.82

**Harris County Municipal Utility District No. 248**  
**Recapitulation of Estimated Amounts Reimbursable to Developer**  
**Schedule A-1**  
**May 13, 2020**

	<b>% Complete</b>	<b>Date Complete</b>	<b>Amounts Reimbursable</b>
TNT Miller Construction Services, LLC			
Construction of Public 8-inch sanitary sewer, 4-inch sanitary sewer force main and 8-inch water line to serve Molto Properties, LLC	100%	09/19	\$ 252,915.37
Interest accrued at 2.730302%			4,481.61
LJA Engineering			
Public 8-inch sanitary sewer, 4-inch sanitary sewer force main and 8-inch water line			63,204.56
Interest accrued at 2.730302%			1,891.23
Windrose Surveying & Land Services, LLC			
Surveying fees related to: Public 8-inch sanitary sewer, 4-inch sanitary sewer force main and 8-inch water line			9,000.00
Interest accrued at 2.730302%			320.74
Gorronдона Engineering Services, Inc.			
Materials testing fees related to: Public 8-inch sanitary sewer, 4-inch sanitary sewer force main and 8-inch water line			2,519.15
Interest accrued at 2.730302%			57.26
Nixon Peabody			
Legal fees			4,254.50
Interest accrued at 2.730302%			163.14
Land acquisition			
Land			\$ 50,000.00
Property taxes			18.96
Interest accrued at 2.730302%			2,034.64
			52,053.60
Total estimated amounts reimbursable to developer			\$ 390,861.16

**Harris County Municipal Utility District No. 248**  
**Comparison of Actual Costs With Cost Summary as Approved**  
**by the Texas Commission on Environmental Quality**

**Schedule B**  
**May 13, 2020**

	<b>Estimated Amounts Reimbursable to Developer</b>	<b>Amounts Paid Previously by District</b>
<b>Construction Costs</b>		
Developer contribution items:		
Public 8-inch sanitary sewer, 4-inch force main and 8-inch water line to serve Molto Properties	\$ 252,915	\$ -
Engineering	63,205	-
Surveying	9,000	-
Construction materials testing	2,519	-
Miscellaneous legal	4,254	-
Land acquisition	52,054	-
Interest	6,914	-
	<u>\$ 390,861</u>	<u>\$ -</u>
Total surplus funds	<u>\$ 390,861</u>	<u>\$ -</u>

\* Per Surplus Funds Application to the Commission

<b>Total Amounts Paid</b>	<b>Projected Amounts</b>	<b>Actual and Estimated</b>	<b>Cost Summary Total *</b>	<b>Variance- Actual Over (Under)</b>
\$ 252,915	\$ -	\$ 252,915	\$ 252,915	\$ -
63,205	-	63,205	63,205	-
9,000	-	9,000	9,285	(285)
2,519	-	2,519	2,519	-
4,254	-	4,254	4,254	-
52,054	-	52,054	50,481	1,573
6,914	-	6,914	-	6,914
<b>\$ 390,861</b>	<b>\$ -</b>	<b>\$ 390,861</b>	<b>\$ 382,659</b>	<b>\$ 8,202</b>
-	-	-	-	-

May 13, 2020

Board of Directors  
 Harris County Municipal  
 Utility District No. 248  
 Harris County, Texas

We are pleased to confirm our understanding of the arrangements of our engagement and the nature of the services we are to provide to Harris County Municipal Utility District No. 248.

### **OUR SERVICES AND THE RESPONSIBILITIES OF THE PARTIES**

We will apply the agreed-upon procedures described below to statements submitted by the developers for costs paid or incurred on behalf of Harris County Municipal Utility District No. 248 (the District). This engagement is solely to assist you in verifying the amounts reimbursable from the proceeds of surplus funds. Our engagement to apply agreed-upon procedures will be performed in accordance with attestation standards established by the American Institute of Certified Public Accountants as required by Rule 30 TAC, Section 293.70 of the Texas Commission on Environmental Quality (the Commission), "Audit of Payments to Developer." The sufficiency of the procedures is solely the responsibility of the parties to be specified in our report. Consequently, we make no representation regarding the sufficiency of the procedures described below for the purpose for which the report has been requested or for any other purpose. Our proposed procedures are as follows:

We will vouch copies of checks and invoices supporting amounts expended by the developers. The computations of certain costs will be recalculated to determine that the amounts required to be paid by the developers, in accordance with the rules of the Commission, are not included in the amount to be reimbursed.

We will recalculate the computations of interest requested by the developers, on a test basis, and determine that they are in compliance with rules of the Commission. The interest rate to be utilized is from the District's Series 2017 Unlimited Tax Refunding Bonds.

We will compare the costs submitted by the developer to the cost summary approved by the Commission.

Estimates of costs remaining to be incurred, if any, will be obtained through discussion with the District's other consultants.

Harris County Municipal  
Utility District No. 248  
May 13, 2020  
Page 2

Because we have not been engaged to conduct an examination or a review, we will not express an opinion or conclusion, respectively, on the statements submitted. In addition, we have no obligation to perform any procedures beyond those listed on the previous page.

To facilitate our engagement, the District is responsible for providing a written assertion about the measurement or evaluation of the subject matter against the criteria, supplying us with all necessary information and for allowing us access to personnel to assist in performing our services. It should be understood that the District is responsible for the accuracy and completeness of these items, for the subject matter and the written assertion(s) referred to above and for selecting and determining the appropriateness of the criteria.

At the conclusion of our engagement, the District will provide to us a letter confirming the availability of this information, the written assertion(s), certain representations made during the engagement and acknowledging certain responsibilities outlined in this engagement letter.

Sherri Greenwood is responsible for supervising the engagement and authorizing the signing of the report.

We will submit reports listing the procedures performed and the results of those procedures. These reports are solely for the use of the District and should not be used by those who did not agree to the procedures. Our reports will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

### **OTHER SERVICES**

We may perform other services for you not covered by this engagement letter. You agree to assume full responsibility for the substantive outcomes of those services, including any findings that may result. You also acknowledge that those services are adequate for your purposes and that you will establish and monitor the performance of those services to ensure that they meet management's objectives. Any and all decisions involving management functions related to those services will be made by you, and you accept full responsibility for such decisions. We understand that you will designate a management-level individual to be responsible and accountable for overseeing the performance of those services, and that you will have determined this individual is qualified to conduct such oversight.

### **ENGAGEMENT FEES**

Our fees for the previously described services will be computed at our standard rates. Bills for services will be due when rendered.

Harris County Municipal  
Utility District No. 248  
May 13, 2020  
Page 3

Our pricing for this engagement and our fee structure is based upon the expectation that our invoices will be paid promptly. We will issue progress billings during the course of our engagement, and payment of our invoices is due upon receipt. Interest will be charged on any unpaid balance after 30 days at the rate of 10 percent per annum.

Our engagement fee does not include any time for post-engagement consultation with your personnel or third parties, inquiries from regulators or testimony or deposition regarding any subpoena. Charges for such services will be billed separately.

If our invoices for this or any other engagement you may have with BKD are not paid within 30 days, we may suspend or terminate our services for this or any other engagement. In the event our work is suspended or terminated as a result of nonpayment, you agree we will not be responsible for any consequences to you.

#### **OTHER ENGAGEMENT MATTERS AND LIMITATIONS**

BKD is not acting as your municipal advisor under Section 15B of the *Securities Exchange Act of 1934*, as amended. As such, BKD is not recommending any action to you and does not owe you a fiduciary duty. BKD is acting for its own interests. You should discuss this project, as well as any information and material provided by BKD, with any and all internal or external advisors and experts that you deem appropriate before acting on any information or material provided by BKD.

Our workpapers and documentation retained in any form of media for this engagement are the property of BKD; however, any final documents/reports delivered to the District, and which have been paid for by the District, shall become the property of the District. Workpapers that support balances within the financial statements that are needed by the District or its consultants will be provided. We can be compelled to provide information under legal process. In addition, we may be requested by regulatory or enforcement bodies to make certain workpapers available to them pursuant to authority granted by law or regulation. You agree that we have no legal responsibility to you in the event we provide such documents or information.

To the extent permitted by law, you agree to indemnify and hold harmless BKD and its personnel from any claims, liabilities, costs and expenses relating to our services under this agreement attributable to false or incomplete representations by management, except to the extent determined to have resulted from the intentional or deliberate misconduct of BKD personnel.

You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer

Harris County Municipal  
Utility District No. 248  
May 13, 2020  
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any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

Either of us may terminate these services at any time. Both of us must agree, in writing, to any future modifications or extensions. If services are terminated, you agree to pay us for time expended to date plus charges for travel, long-distance telephone, copies, etc.

If any provision of this agreement is declared invalid or unenforceable, no other provision of this agreement is affected, and all other provisions remain in full force and effect.

We may from time to time utilize third-party service providers, *e.g.*, domestic software processors or legal counsel, or disclose confidential information about you to third-party service providers in serving your account. We remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures and safeguards to protect the confidentiality of your information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information. In the event we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider.

You agree to assume full responsibility for maintaining your original data and records and that BKD has no responsibility to maintain this information. You agree you will not rely on BKD to provide hosting, electronic security or backup services, *e.g.*, business continuity or disaster recovery services, to you unless separately engaged to do so. You understand that your access to data, records and information from BKD's servers, *i.e.*, BKDconnect, can be terminated at any time and you will not rely on using this to host your data and records.

This engagement letter represents the entire agreement regarding the services described herein and supersedes all prior negotiations, proposals, representations or agreements, written or oral, regarding these services. It shall be binding on heirs, successors and assigns of you and BKD.

We will, at our discretion or upon your request, deliver financial or other confidential information to you electronically via email or other mechanism. You recognize and accept the risk involved, particularly in email delivery as the Internet is not necessarily a secure medium of communication as messages can be intercepted and read by those determined to do so.

You agree you will not modify these documents for internal use or for distribution to third parties. You also understand that we may on occasion send you documents marked as draft and understand that those are for your review purpose only, should not be distributed in any way and should be destroyed as soon as possible.

Harris County Municipal  
 Utility District No. 248  
 May 13, 2020  
 Page 5

BKD is a registered limited liability partnership under Missouri law. Under applicable professional standards, partners of **BKD, LLP** have the same responsibilities as do partners in a general accounting and consulting partnership with respect to conformance by themselves and other professionals in BKD with their professional and ethical obligations. However, unlike the partners in a general partnership, the partners in a registered limited liability partnership do not have individual civil liability, directly or indirectly, including by way of indemnification, contribution, assessment or otherwise, for any debts, obligations or liabilities of or chargeable to the registered limited liability partnership or each other, whether arising in tort, contract or otherwise.

As required by Chapter 2271, Government Code, **BKD, LLP** hereby verifies that that **BKD, LLP**, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott Israel and will not boycott Israel through the term of this Agreement. The term "boycott Israel" in this paragraph has the meaning assigned to such term in Section 808.001 of the Texas Government Code, as amended.

Pursuant to Chapter 2252, Texas Government Code, **BKD, LLP** represents and certifies that, at the time of execution of this Agreement neither **BKD, LLP**, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201 or 2252.153 of the Texas Government Code.

We are looking forward to working with you and will be present to discuss this engagement with you upon its completion. If the foregoing is in accordance with your understanding, please sign this letter in the space provided and retain one copy for the District's files. If the signed copy you return to us is in electronic form, you agree that such copy shall be legally treated as a "duplicate original" of this agreement.

**BKD, LLP**

*BKD, LLP*

### **Harris County Municipal Utility District No. 248**

BY \_\_\_\_\_  
 President, Board of Directors

DATE \_\_\_\_\_

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248**

Order dated May 13, 2020 of District's Board of Directors  
Adding 131.92 Acres of Land to the District  
and Redefining the Boundaries of the District, to  
which are attached the Petitions for Addition of  
(1) Weiser Properties Holdings, Ltd., a Texas limited partnership,  
The Estate of Robert Weiser, Deceased, and Brenda Weiser and Gloria Ashbaugh;  
(2) Don-Mar Real Estate, Ltd., a Texas limited partnership; and  
(3) Huffmeister Interests, L.P., a Texas limited partnership;  
and the Consent and Joinder to said Petitions of  
Weiser Business Park Land, LLC, a Delaware limited liability company

AFTER RECORDING, RETURN TO:

SMITH, MURDAUGH, LITTLE & BONHAM, L.L.P.  
2727 Allen Parkway, Suite 1100  
Houston, Texas 77019

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248**

Order Adding Land and Redefining the Area and  
Boundaries of District After Addition

At a meeting of the board of directors (the “Board”) of Harris County Municipal Utility District No. 248 (the “District”) held on May 13, 2020, at which a quorum of said Board was present, as follows:

A. Richard Wilson, President  
Marie Godard, Vice President  
Long Nguyen, Secretary  
E. Paul Daigle, Jr., Director/Treasurer  
Richard Ford, Director

and the following absent:

None

the following business was transacted:

The order set out below was introduced for consideration of the Board. It was duly moved and seconded that said order be adopted; and after due discussion, said motion was carried by the following vote:

Ayes: All directors shown present

Noes: None

The order thus adopted is as follows:

Whereas, Weiser Properties Holdings, Ltd., a Texas limited partnership, The Estate of Robert Weiser, Deceased, and Brenda Weiser and Gloria Ashbaugh (“Petitioner No. 1”), filed and duly submitted to this Board a petition dated August 2, 2019, praying that the portion of land owned by Petitioner No. 1 contained in the 131.92-acre annexation tract more particularly described in the metes and bounds contained in said Petition, be added to and become a part of said established District, as provided by Section 49.301 et seq., Texas Water Code. On

September 4, 2019, Petitioner No. 1 granted, sold and conveyed said portion of land to Weiser Business Park Land, LLC, a Delaware limited liability company. Weiser Business Park Land, LLC submitted a consent and joinder to the petition of Petitioner No. 1 on January 30, 2020, through which they assumed the role as the Petitioner for said portion of land and consented and agreed to be bound by the terms of the petition for adding said land in all respects.

Whereas, Don-Mar Real Estate, Ltd., a Texas limited partnership (“Petitioner No. 2”), filed and duly submitted to this Board a petition dated August 9, 2019, praying that the portion of land owned by Petitioner No. 2 contained in the 131.92-acre annexation tract more particularly described in the metes and bounds contained in said Petition, be added to and become a part of said established District, as provided by Section 49.301 et seq., Texas Water Code. On September 4, 2019, Petitioner No. 2 granted, sold and conveyed said portion of land to Weiser Business Park Land, LLC, a Delaware limited liability company. Weiser Business Park Land, LLC submitted a consent and joinder to the petition of Petitioner No. 2 on January 30, 2020, through which they assumed the role as the Petitioner for said portion of land and consented and agreed to be bound by the terms of the petition for adding said land in all respects.

Whereas, Huffmeister Interests, L.P., a Texas limited partnership (“Petitioner No. 3”), filed and duly submitted to this Board a petition dated August 9, 2019, praying that the portion of land owned by Petitioner No. 3 contained in the 131.92-acre annexation tract more particularly described in the metes and bounds contained in said Petition, be added to and become a part of said established District, as provided by Section 49.301 et seq., Texas Water Code. On September 4, 2019, Petitioner No. 3 granted, sold and conveyed said portion of land to Weiser Business Park Land, LLC, a Delaware limited liability company. Weiser Business Park Land, LLC submitted a consent and joinder to the petition of Petitioner No. 3 on January 30, 2020,

through which they assumed the role as the Petitioner for said portion of land and consented and agreed to be bound by the terms of the petition for adding said land in all respects.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248 AFFIRMATIVELY FINDS AS FOLLOWS:

The petitioners are the owners of and have fee simple title to the land described in said petitions. All of said land being annexed into the District lies wholly within the county in which the District is situated and is not within the boundaries of any conservation district created pursuant to Article XVI, Section 59, or Article III, Section 52, of the Constitution of Texas, whose purpose is the supplying of water, sewer and drainage services.

The petitions of said landowners to add land to the District are signed and executed in the manner provided by law for the conveyance of real estate.

The addition of the described land to the District is feasible, practicable and to the advantage of the District; and the District's systems and other improvements of the District are or will be sufficient to supply the added land without injuring land already in the District.

The petitioners have agreed to assume their respective share of the outstanding bonds, notes or obligations and the voted but unissued tax bonds of the District and have authorized the Board to levy a tax on each petitioner's property in each year while any of the bonds, notes, or other obligations payable in whole or in part from taxation are outstanding to pay the petitioner's share of the indebtedness and for other lawful purposes.

IT IS THEREFORE ORDERED BY THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248 AS FOLLOWS:

Said petitions, including the metes and bounds description of the land to be added, is attached hereto and made a part hereof for all purposes.

Said petitions, attached as Exhibit “A”, are hereby granted in all respects and the subject of said petitions are hereby added to and shall be and become a part of Harris County Municipal Utility District No. 248; and same are hereby made a part of said established District in all respects, as provided by law.

Said land and all taxable property thereon are hereby charged with its proportionate share of all outstanding indebtedness which may now be owed, contracted or authorized by the District and its proportionate share of any indebtedness which may be owed, contracted or authorized by the District as a result of previous or future bond elections within the District or for other lawful purposes.

Said petitions and this order shall be filed for record and be recorded in the office of the County Clerk of Harris County, Texas.

The District’s area and boundaries, as exist upon and immediately after said addition is attached as Exhibit “B”, shall be and the same are hereby redefined, declared and described as noted therein.

Passed, ordered and entered, this May 13, 2020.

\_\_\_\_\_  
A. Richard Wilson  
President and Director

\_\_\_\_\_  
Marie Godard  
Vice President and Director

ATTEST:

\_\_\_\_\_  
Long Nguyen  
Secretary and Director

\_\_\_\_\_  
E. Paul Daigle, Jr.  
Director and Treasurer



\_\_\_\_\_  
Richard Ford  
Director

STATE OF TEXAS                   §  
COUNTY OF HARRIS           §

Before me, the undersigned authority, on this day personally appeared

\_\_\_\_\_

\_\_\_\_\_ directors of Harris County Municipal Utility District No. 248, known to me to be the persons and officers whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same as the act and deed of said District, for the purposes and consideration therein expressed, and in the capacities therein stated.

Given under my hand and seal of office, this \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public, the State of Texas

## EXHIBIT "A"

### PETITION TO DISTRICT FOR ADDITION OF LAND

TO THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY  
DISTRICT NO. 248:

WEISER PROPERTIES HOLDINGS, LTD., a Texas limited partnership, and THE ESTATE OF ROBERT WEISER, DECEASED (a/k/a The Estate of Robert A. Weiser, Jr., Deceased), and BRENDA WEISER and GLORIA ASHBAUGH, as their interest may appear, (collectively hereinafter called "Petitioner") hereby petitions the board of directors of Harris County Municipal Utility District No. 248 situated in Harris County, Texas (the "District"), which District has heretofore been created and established, that the land described below, a portion of which is owned by Petitioner, be added to and become a part of said established District.

In support of this petition, Petitioner will show as follows:

1. The land sought to be added is accurately described by the metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.
2. Petitioner is the sole owner of and has fee simple title to a portion of the land. Said land lies within the extraterritorial jurisdiction of the City of Houston, Texas. Further, said land lies wholly within the county in which District is situated, and is not within the boundaries of any conservation district created pursuant to Article XVI, Section 59, or Article III, Section 52, of the Constitution of Texas, whose main purpose is the supplying of water, sewer and drainage services.
3. Petitioner elects, accepts and assumes the proportionate part of the outstanding indebtedness which may be owed, contracted, or authorized by District, to be chargeable only against the described land owned by Petitioner and all taxable property thereon on a pro rata share basis. Further, Petitioner elects, accepts and assumes the proportionate part of outstanding indebtedness which may be created by the sale of bonds voted but unissued at the time of the addition of the land, and hereby authorizes the District to levy a tax on said property owned by Petitioner to pay a proportionate share of the principal and interest on said bonds when

issued, or for other lawful purposes. Said proportionate part of the indebtedness is ascertained and figured by dividing the taxable value of the described property and all taxable property thereon as determined and fixed on the tax rolls of the District by the taxable values of the District as shown by the same tax rolls and multiplying this resulting percentage by the amount of the outstanding indebtedness of the District.

4. Petitioner elects, accepts, assumes and acknowledges the right, power, duty and necessity of the District to assess, levy and collect taxes on and against the land owned by Petitioner and all taxable property thereon for the payment of any outstanding indebtedness which may be owed, contracted or authorized by District, or any taxes levied for or in anticipation of the payment of any such outstanding indebtedness which may be owed, contracted or authorized by District. Further, Petitioner elects, accepts, assumes and acknowledges the right, power, duty and necessity of the District to assess, levy and collect taxes on and against the land owned by Petitioner and all taxable property thereon for the payment of outstanding indebtedness which may be created by the sale of bonds voted but unissued at the time of the addition of the land or for other lawful purposes.

5. For and in consideration of the addition of the land to District, Petitioner agrees that the covenants and stipulations stated herein shall become fixed with the land, shall run with the land, and shall be binding on Petitioner and all successors and assigns of Petitioner.

6. There are no lienholders on the portion of land owned by Petitioner to be added to and become a part of the District.

WHEREFORE, PETITIONER PRAYS AS FOLLOWS:

That this petition be granted in all respects. That the described land be added to and become a part of said established District as provided by law. That after this petition is granted that it and the board's action thereon be filed of record and be recorded in the office of the County Clerk of Harris County, Texas. That Petitioner have any other relief to which Petitioner may be entitled.

Dated this 8/2, 2019.

WEISER PROPERTIES HOLDINGS, LTD., a Texas limited partnership

By: Weiser Real Estate Management, L.L.C., a Texas limited liability company, its General Partner

By: Brenda Weiser  
Brenda Weiser, Manager

By: Gloria Ashbaugh  
Gloria Ashbaugh, Manager

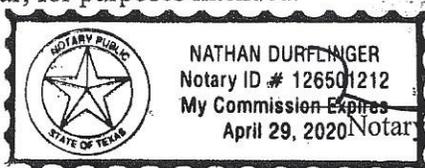
THE ESTATE OF ROBERT WEISER, DECEASED, (a/k/a THE ESTATE OF ROBERT A. WEISER, JR., DECEASED)

By: Brenda Weiser  
Brenda Weiser, as Independent Executrix of The Estate of Robert Weiser, Deceased (a/k/a The Estate of Robert A. Weiser, Jr., Deceased)

Brenda Weiser  
Brenda Weiser  
Gloria Ashbaugh  
Gloria Ashbaugh

STATE OF TEXAS §  
COUNTY OF Harris §

This instrument was acknowledged before me on 8/2, 2019 by Brenda Weiser and Gloria Ashbaugh, the Managers of Weiser Real Estate Management, L.L.C., a Texas limited liability company, the General Partner of WEISER PROPERTIES HOLDINGS, LTD., a Texas limited partnership, on behalf of said company and partnership, and by Brenda Weiser as Independent Executrix of The Estate of Robert Weiser, Deceased, (a/k/a The Estate of Robert A. Weiser, Jr., Deceased), and by Brenda Weiser and Gloria Ashbaugh, as their interest may appear, for purposes intended.



Nathan Durlinger  
Notary Public, State of Texas

## EXHIBIT "A"

July 19, 2019  
Job No. 0460-4810

131.92 ACRES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
ANNEXATION TRACT

Being 131.92 acres of land located in the R. Turner Survey, Abstract No. 767, and the H & T.C. R.R. Co. Survey, Abstract 1397, Harris County Texas more particularly being all of that certain 27.57 acre tract, described as "Exhibit C", a portion of that certain called 30 acre tract, described as "Exhibit A", a portion of that certain called 50.31 acre tract, described as "Exhibit B", said 27.57 acre tract, said 30 acre tract, and said 50.31 acre tract being described in deed to Weiser Properties Holdings, LTD., by an instrument of record in File Number 20110126383 of the Official Public Records of Real Property of Harris County, Texas (H.C.O.P.R.R.P.) , all of that called 0.009 acre tract described in deed to Brenda Gayle Weiser by an instrument of record in File Number T508783, H.C.O.P.R.R.P., all of Restricted Reserve "A", Restricted Reserve "B", and Fallbrook Drive (60 foot right-of-way) of Schmidt Fields, a subdivision of record in Film Code 610076 of the Map Records of Harris County, Texas (H.C.M.R.), all of a called 12.217 acre tract, "Tract 2", and a 0.455 acre tract, "Tract 4", described in deed to Huffmeister Interest, L.P. by an instrument of record in File Number 20070058881, H.C.O.P.R.R.P., and all of that certain called residue of a 29.63 acre tract conveyed to Don-Mar R&D Company by an instrument of record in File Number U141801, H.C.O.P.R.R.P., said 131.92 acres being more particularly described by metes and bounds as follows, all bearings referenced to a north line of said W. M. Jones Survey, North 87° 57' 32" East;

BEGINNING at the northwest corner of said 27.57 acre tract;

Thence, North 87° 29' 06" East, along the north line of said 27.57 acre tract, 1,026.99 feet to the northeast corner of said 27.57 acre tract;

Thence, South 11° 46' 15" East, along the east line of said 27.57 acre tract, 1,201.38 feet to the southeast corner of said 27.57 acre tract, same being on the north line of the aforementioned 50.31 acre tract;

Thence, North 87° 19' 10" East, along the north line of said 50.31 acre tract and the north line of the aforementioned 30 acre tract, 1,041.69 feet to a point for corner on the north line of the aforementioned 30 acre tract;

Page 1 of 4

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131.92 acres

July 19, 2019  
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Thence, North  $86^{\circ} 24' 34''$  East, continuing along the north line of said 30 acre tract, 730.21 feet to a point for corner on the north line of said 30 acre tract;

Thence, North  $87^{\circ} 03' 58''$  East, continuing along the north line of said 30 acre tract, 1,229.70 feet to a point for corner on the west right-of-way of Huffmeister Road (100 feet wide) ;

Thence, South  $02^{\circ} 56' 02''$  East, along the west right-of-way line of said Huffmeister Road, 216.62 feet to a point for corner, the beginning of a tangent curve;

Thence, 290.95 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the right, having a radius of 11,409.16 feet, a central angle of  $01^{\circ} 27' 40''$ , and a chord which bears South  $02^{\circ} 12' 12''$  East, 290.94 feet to a point for corner;

Thence, South  $01^{\circ} 28' 22''$  East, continuing along the west right-of-way line of said Huffmeister Road, 100.00 feet to a point for corner, the beginning of a tangent curve;

Thence, 293.60 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the left, having a radius of 11,509.16 feet, a central angle of  $01^{\circ} 27' 42''$ , and a chord which bears South  $02^{\circ} 12' 13''$  East, 293.59 feet to the southeast corner of the aforementioned 0.455 acre tract;

Thence, South  $87^{\circ} 57' 32''$  West, along the south line of said 0.455 acre tract and the south line of the aforementioned 12.217 acre tract, 974.26 feet to a point for corner on the south line of said 12.217 acre tract;

Thence, South  $87^{\circ} 54' 35''$  West, along the south line of said 12.217 acre tract and the south line of the aforementioned Schmidt Fields subdivision, 898.31 feet to a point for corner on the south line of the said Schmidt Fields and the east line of Hemwick Place Section One, a subdivision of record in Volume 73, Page 13 H.C.M.R.;

Thence, North  $02^{\circ} 00' 05''$  West, along a south line of said Schmidt Fields, common to a west line of said Hemwick Place Section One, 0.72 feet to a point for corner on the northeast corner of said Hemwick Place Section One;

131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, South  $87^{\circ} 59' 53''$  West, along the north line of said Hemwick Place Section One, and a south line of said Schimidt Fields and the aforementioned 50.31 acre tract, 2,644.81 feet to a point for corner on the northwest corner of said Hemwick Place, Section One, and on the south line of the aforementioned 50.31 acre tract;

Thence, South  $88^{\circ} 46' 05''$  West, continuing along the south line of said 50.31 acre tract, 208.36 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, North  $53^{\circ} 19' 08''$  West, continuing along a south line of said 50.31 acre tract, 367.79 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, South  $36^{\circ} 57' 17''$  West, continuing along the south line of said 50.31 acre tract, 149.66 feet to a point for corner on the east right-of-way of U.S. Highway 290 (width varies);

Thence, North  $53^{\circ} 02' 35''$  West, departing the south line of said 50.31 acre tract, and along the east right-of-way of said U.S. Highway 290, 221.40 feet to a point for corner on the northeast right-of-way of said U.S. Highway 290;

Thence, North  $48^{\circ} 43' 07''$  West, continuing along the east right-of-way line of said U.S. Highway 290, 529.13 feet to the northwest corner of the aforementioned 0.009 acre tract, same being on the northeast right-of-way of said U.S. Highway 290;

Thence, North  $89^{\circ} 04' 22''$  East, along the north line of said 0.009 acre tract and said 50.31 acre tract, 392.83 feet to a westerly angle corner of said 50.31 acre tract;

Thence, North  $01^{\circ} 13' 20''$  West, along a west line of said 50.31 acre tract, 229.11 feet to an angle point on a north line of said 50.31 acre tract;

Thence, North  $87^{\circ} 49' 08''$  East, along a north line of said 50.31 acre tract, 75.87 feet to a point for corner on the north line of said 50.31 acre tract;

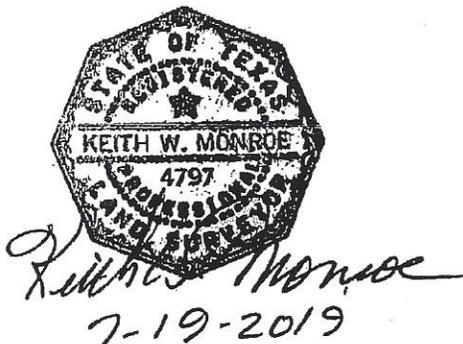
131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, North 87° 45' 33" East, continuing along a north line of said 50.31 acre tract, 1,161.46 feet to the southwest corner of the aforementioned 27.57 acre tract, same being on the north line of said 50.31 acre tract ;

Thence, North 11° 52' 58" West, departing the north line of said 50.31 acre tract, and along the west line of said 27.57 acre tract, 1,197.30 feet to the POINT OF BEGINNING and containing 131.92 acres of land.

"This document, prepared under 22 TAC § 663.21, does not reflect the result 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."



LJA Surveying, Inc.

# EXHIBIT "A"

## PETITION TO DISTRICT FOR ADDITION OF LAND

TO THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY  
DISTRICT NO. 248:

DON-MAR REAL ESTATE, LTD., a Texas limited partnership, (hereinafter called "Petitioner") hereby petitions the board of directors of Harris County Municipal Utility District No. 248 situated in Harris County, Texas (the "District"), which District has heretofore been created and established, that the land described below, a portion of which is owned by Petitioner, be added to and become a part of said established District.

In support of this petition, Petitioner will show as follows:

1. The land sought to be added is accurately described by the metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

2. Petitioner is the sole owner of and has fee simple title to a portion of the land. Said land lies within the extraterritorial jurisdiction of the City of Houston, Texas. Further, said land lies wholly within the county in which District is situated, and is not within the boundaries of any conservation district created pursuant to Article XVI, Section 59, or Article III, Section 52, of the Constitution of Texas, whose main purpose is the supplying of water, sewer and drainage services.

3. Petitioner elects, accepts and assumes the proportionate part of the outstanding indebtedness which may be owed, contracted, or authorized by District, to be chargeable only against the described land owned by Petitioner and all taxable property thereon on a pro rata share basis. Further, Petitioner elects, accepts and assumes the proportionate part of outstanding indebtedness which may be created by the sale of bonds voted but unissued at the time of the addition of the land, and hereby authorizes the District to levy a tax on said property owned by Petitioner to pay a proportionate share of the principal and interest on said bonds when issued, or for other lawful purposes. Said proportionate part of the indebtedness is ascertained and figured by dividing the taxable value of the described property and all taxable property

thereon as determined and fixed on the tax rolls of the District by the taxable values of the District as shown by the same tax rolls and multiplying this resulting percentage by the amount of the outstanding indebtedness of the District.

4. Petitioner elects, accepts, assumes and acknowledges the right, power, duty and necessity of the District to assess, levy and collect taxes on and against the land owned by Petitioner and all taxable property thereon for the payment of any outstanding indebtedness which may be owed, contracted or authorized by District, or any taxes levied for or in anticipation of the payment of any such outstanding indebtedness which may be owed, contracted or authorized by District. Further, Petitioner elects, accepts, assumes and acknowledges the right, power, duty and necessity of the District to assess, levy and collect taxes on and against the land owned by Petitioner and all taxable property thereon for the payment of outstanding indebtedness which may be created by the sale of bonds voted but unissued at the time of the addition of the land or for other lawful purposes.

5. For and in consideration of the addition of the land to District, Petitioner agrees that the covenants and stipulations stated herein shall become fixed with the land, shall run with the land, and shall be binding on Petitioner and all successors and assigns of Petitioner.

6. There are no lienholders on the portion of land owned by Petitioner to be added to and become a part of the District.

WHEREFORE, PETITIONER PRAYS AS FOLLOWS:

That this petition be granted in all respects. That the described land be added to and become a part of said established District as provided by law. That after this petition is granted that it and the board's action thereon be filed of record and be recorded in the office of the County Clerk of Harris County, Texas. That Petitioner have any other relief to which Petitioner may be entitled.

Dated this August 9<sup>th</sup>, 2019.

DON-MAR REAL ESTATE, LTD., a Texas limited partnership

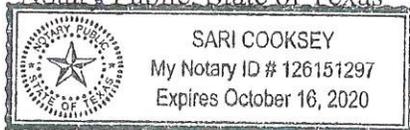
By: Don-Mar Services, L.L.C., a Texas limited liability company, its General Partner

By: *R. F. Schmidt*  
Robert F. Schmidt, Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on AUGUST 9<sup>th</sup>, 2019 by Robert F. Schmidt, the Manager of Don-Mar Services, L.L.C., a Texas limited liability company, the General Partner of DON-MAR REAL ESTATE, LTD., a Texas limited partnership, on behalf of said company and partnership, for purposes intended.

*Sari Cooksey*  
Notary Public, State of Texas



## EXHIBIT "A"

July 19, 2019  
Job No. 0460-4810

131.92 ACRES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
ANNEXATION TRACT

Being 131.92 acres of land located in the R. Turner Survey, Abstract No. 767, and the H & T.C. R.R. Co. Survey, Abstract 1397, Harris County Texas more particularly being all of that certain 27.57 acre tract, described as "Exhibit C", a portion of that certain called 30 acre tract, described as "Exhibit A", a portion of that certain called 50.31 acre tract, described as "Exhibit B", said 27.57 acre tract, said 30 acre tract, and said 50.31 acre tract being described in deed to Weiser Properties Holdings, LTD., by an instrument of record in File Number 20110126383 of the Official Public Records of Real Property of Harris County, Texas (H.C.O.P.R.R.P.) , all of that called 0.009 acre tract described in deed to Brenda Gayle Weiser by an instrument of record in File Number T508783, H.C.O.P.R.R.P., all of Restricted Reserve "A", Restricted Reserve "B", and Fallbrook Drive (60 foot right-of-way) of Schmidt Fields, a subdivision of record in Film Code 610076 of the Map Records of Harris County, Texas (H.C.M.R.), all of a called 12.217 acre tract, "Tract 2", and a 0.455 acre tract, "Tract 4", described in deed to Huffmeister interest, L.P. by an instrument of record in File Number 20070058881, H.C.O.P.R.R.P., and all of that certain called residue of a 29.63 acre tract conveyed to Don-Mar R&D Company by an instrument of record in File Number U141801, H.C.O.P.R.R.P., said 131.92 acres being more particularly described by metes and bounds as follows, all bearings referenced to a north line of said W. M. Jones Survey, North 87° 57' 32" East;

BEGINNING at the northwest corner of said 27.57 acre tract;

Thence, North 87° 29' 06" East, along the north line of said 27.57 acre tract, 1,026.99 feet to the northeast corner of said 27.57 acre tract;

Thence, South 11° 46' 15" East, along the east line of said 27.57 acre tract, 1,201.38 feet to the southeast corner of said 27.57 acre tract, same being on the north line of the aforementioned 50.31 acre tract;

Thence, North 87° 19' 10" East, along the north line of said 50.31 acre tract and the north line of the aforementioned 30 acre tract, 1,041.69 feet to a point for corner on the north line of the aforementioned 30 acre tract;

Page 1 of 4

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131.92 acres

July 19, 2019  
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Thence, North  $86^{\circ} 24' 34''$  East, continuing along the north line of said 30 acre tract, 730.21 feet to a point for corner on the north line of said 30 acre tract;

Thence, North  $87^{\circ} 03' 58''$  East, continuing along the north line of said 30 acre tract, 1,229.70 feet to a point for corner on the west right-of-way of Huffmeister Road (100 feet wide) ;

Thence, South  $02^{\circ} 56' 02''$  East, along the west right-of-way line of said Huffmeister Road, 216.62 feet to a point for corner, the beginning of a tangent curve;

Thence, 290.95 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the right, having a radius of 11,409.16 feet, a central angle of  $01^{\circ} 27' 40''$ , and a chord which bears South  $02^{\circ} 12' 12''$  East, 290.94 feet to a point for corner;

Thence, South  $01^{\circ} 28' 22''$  East, continuing along the west right-of-way line of said Huffmeister Road, 100.00 feet to a point for corner, the beginning of a tangent curve;

Thence, 293.60 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the left, having a radius of 11,509.16 feet, a central angle of  $01^{\circ} 27' 42''$ , and a chord which bears South  $02^{\circ} 12' 13''$  East, 293.59 feet to the southeast corner of the aforementioned 0.455 acre tract;

Thence, South  $87^{\circ} 57' 32''$  West, along the south line of said 0.455 acre tract and the south line of the aforementioned 12.217 acre tract, 974.26 feet to a point for corner on the south line of said 12.217 acre tract;

Thence, South  $87^{\circ} 54' 35''$  West, along the south line of said 12.217 acre tract and the south line of the aforementioned Shmidt Fields subdivision, 898.31 feet to a point for corner on the south line of the said Schmidt Fields and the east line of Hemwick Place Section One, a subdivision of record in Volume 73, Page 13 H.C.M.R.;

Thence, North  $02^{\circ} 00' 05''$  West, along a south line of said Schmidt Fields, common to a west line of said Hemwick Place Section One, 0.72 feet to a point for corner on the northeast corner of said Hemwick Place Section One;

131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, South 87° 59' 53" West, along the north line of said Hemwick Place Section One, and a south line of said Schmidt Fields and the aforementioned 50.31 acre tract, 2,644.81 feet to a point for corner on the northwest corner of said Hemwick Place, Section One, and on the south line of the aforementioned 50.31 acre tract;

Thence, South 88° 46' 05" West, continuing along the south line of said 50.31 acre tract, 208.36 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, North 53° 19' 08" West, continuing along a south line of said 50.31 acre tract, 367.79 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, South 36° 57' 17" West, continuing along the south line of said 50.31 acre tract, 149.66 feet to a point for corner on the east right-of-way of U.S. Highway 290 (width varies);

Thence, North 53° 02' 35" West, departing the south line of said 50.31 acre tract, and along the east right-of-way of said U.S. Highway 290, 221.40 feet to a point for corner on the northeast right-of-way of said U.S. Highway 290;

Thence, North 48° 43' 07" West, continuing along the east right-of-way line of said U.S. Highway 290, 529.13 feet to the northwest corner of the aforementioned 0.009 acre tract, same being on the northeast right-of-way of said U.S. Highway 290;

Thence, North 89° 04' 22" East, along the north line of said 0.009 acre tract and said 50.31 acre tract, 392.83 feet to a westerly angle corner of said 50.31 acre tract;

Thence, North 01° 13' 20" West, along a west line of said 50.31 acre tract, 229.11 feet to an angle point on a north line of said 50.31 acre tract;

Thence, North 87° 49' 08" East, along a north line of said 50.31 acre tract, 75.87 feet to a point for corner on the north line of said 50.31 acre tract;

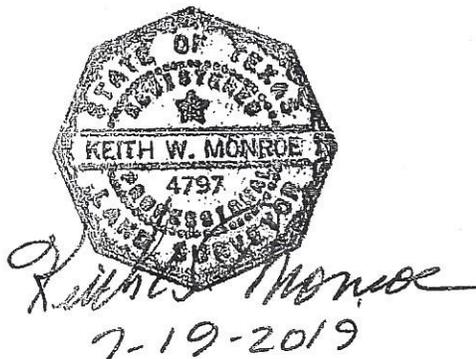
131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, North 87° 45' 33" East, continuing along a north line of said 50.31 acre tract, 1,161.46 feet to the southwest corner of the aforementioned 27.57 acre tract, same being on the north line of said 50.31 acre tract ;

Thence, North 11° 52' 58" West, departing the north line of said 50.31 acre tract, and along the west line of said 27.57 acre tract, 1,197.30 feet to the POINT OF BEGINNING and containing 131.92 acres of land.

"This document, prepared under 22 TAC § 663.21, does not reflect the result 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."



LJA Surveying, Inc.

# EXHIBIT "A"

## PETITION TO DISTRICT FOR ADDITION OF LAND

TO THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY  
DISTRICT NO. 248:

HUFFMEISTER INTERESTS, L.P., a Texas limited partnership, (hereinafter called "Petitioner") hereby petitions the board of directors of Harris County Municipal Utility District No. 248 situated in Harris County, Texas (the "District"), which District has heretofore been created and established, that the land described below, a portion of which is owned by Petitioner, be added to and become a part of said established District.

In support of this petition, Petitioner will show as follows:

1. The land sought to be added is accurately described by the metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

2. Petitioner is the sole owner of and has fee simple title to a portion of the land. Said land lies within the extraterritorial jurisdiction of the City of Houston, Texas. Further, said land lies wholly within the county in which District is situated, and is not within the boundaries of any conservation district created pursuant to Article XVI, Section 59, or Article III, Section 52, of the Constitution of Texas, whose main purpose is the supplying of water, sewer and drainage services.

3. Petitioner elects, accepts and assumes the proportionate part of the outstanding indebtedness which may be owed, contracted, or authorized by District, to be chargeable only against the described land owned by Petitioner and all taxable property thereon on a pro rata share basis. Further, Petitioner elects, accepts and assumes the proportionate part of outstanding indebtedness which may be created by the sale of bonds voted but unissued at the time of the addition of the land, and hereby authorizes the District to levy a tax on said property owned by Petitioner to pay a proportionate share of the principal and interest on said bonds when issued, or for other lawful purposes. Said proportionate part of the indebtedness is ascertained

and figured by dividing the taxable value of the described property and all taxable property thereon as determined and fixed on the tax rolls of the District by the taxable values of the District as shown by the same tax rolls and multiplying this resulting percentage by the amount of the outstanding indebtedness of the District.

4. Petitioner elects, accepts, assumes and acknowledges the right, power, duty and necessity of the District to assess, levy and collect taxes on and against the land owned by Petitioner and all taxable property thereon for the payment of any outstanding indebtedness which may be owed, contracted or authorized by District, or any taxes levied for or in anticipation of the payment of any such outstanding indebtedness which may be owed, contracted or authorized by District. Further, Petitioner elects, accepts, assumes and acknowledges the right, power, duty and necessity of the District to assess, levy and collect taxes on and against the land owned by Petitioner and all taxable property thereon for the payment of outstanding indebtedness which may be created by the sale of bonds voted but unissued at the time of the addition of the land or for other lawful purposes.

5. For and in consideration of the addition of the land to District, Petitioner agrees that the covenants and stipulations stated herein shall become fixed with the land, shall run with the land, and shall be binding on Petitioner and all successors and assigns of Petitioner.

6. As there is a lienholder on a portion of the land owned by Petitioner, the lienholder has joined in signing this petition.

WHEREFORE, PETITIONER PRAYS AS FOLLOWS:

That this petition be granted in all respects. That the described land be added to and become a part of said established District as provided by law. That after this petition is granted that it and the board's action thereon be filed of record and be recorded in the office of the County Clerk of Harris County, Texas. That Petitioner have any other relief to which Petitioner may be entitled.

Dated this August 9<sup>th</sup>, 2019.

HUFFMEISTER INTERESTS, L.P., a Texas limited partnership

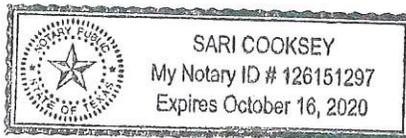
By: Huffmeister Interests Management, L.L.C., a Texas limited liability company, its General Partner

By: [Signature]  
Robert F. Schmidt, Manager

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on AUGUST 9<sup>th</sup>, 2019 by Robert F. Schmidt, the Manager of Huffmeister Interests Management, L.L.C., a Texas limited liability company, the General Partner of HUFFMEISTER INTERESTS, L.P., a Texas limited partnership, on behalf of said company and partnership, for purposes intended.

[Signature]  
Notary Public, State of Texas



CONSENT OF LIENHOLDER:

The undersigned is a lienholder to a portion of the land described in Exhibit "A" to be added to the District and hereby consents that said land be added to and become a part of said District.

DON-MAR REAL ESTATE, LTD., a Texas limited partnership

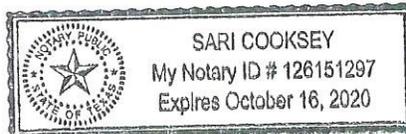
By: Don-Mar Services, L.L.C., a Texas limited liability company, its General Partner

By: *Robert F. Schmidt*  
Robert F. Schmidt, Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on AUGUST 9th, 2019 by Robert F. Schmidt, the Manager of Don-Mar Services, L.L.C., a Texas limited liability company, the General Partner of DON-MAR REAL ESTATE, LTD., a Texas limited partnership, on behalf of said company and partnership, for purposes intended.

*Sari Cooksey*  
Notary Public, State of Texas



## EXHIBIT "A"

July 19, 2019  
Job No. 0460-4810

131.92 ACRES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
ANNEXATION TRACT

Being 131.92 acres of land located in the R. Turner Survey, Abstract No. 767, and the H & T.C. R.R. Co. Survey, Abstract 1397, Harris County Texas more particularly being all of that certain 27.57 acre tract, described as "Exhibit C", a portion of that certain called 30 acre tract, described as "Exhibit A", a portion of that certain called 50.31 acre tract, described as "Exhibit B", said 27.57 acre tract, said 30 acre tract, and said 50.31 acre tract being described in deed to Weiser Properties Holdings, LTD., by an instrument of record in File Number 20110126383 of the Official Public Records of Real Property of Harris County, Texas (H.C.O.P.R.R.P.) , all of that called 0.009 acre tract described in deed to Brenda Gayle Weiser by an instrument of record in File Number T508783, H.C.O.P.R.R.P., all of Restricted Reserve "A", Restricted Reserve "B", and Fallbrook Drive (60 foot right-of-way) of Schmidt Fields, a subdivision of record in Film Code 610076 of the Map Records of Harris County, Texas (H.C.M.R.), all of a called 12.217 acre tract, "Tract 2", and a 0.455 acre tract, "Tract 4", described in deed to Huffmeister Interest, L.P. by an instrument of record in File Number 20070058881, H.C.O.P.R.R.P., and all of that certain called residue of a 29.63 acre tract conveyed to Don-Mar R&D Company by an instrument of record in File Number U141801, H.C.O.P.R.R.P., said 131.92 acres being more particularly described by metes and bounds as follows, all bearings referenced to a north line of said W. M. Jones Survey, North 87° 57' 32" East;

BEGINNING at the northwest corner of said 27.57 acre tract;

Thence, North 87° 29' 06" East, along the north line of said 27.57 acre tract, 1,026.99 feet to the northeast corner of said 27.57 acre tract;

Thence, South 11° 46' 15" East, along the east line of said 27.57 acre tract, 1,201.38 feet to the southeast corner of said 27.57 acre tract, same being on the north line of the aforementioned 50.31 acre tract;

Thence, North 87° 19' 10" East, along the north line of said 50.31 acre tract and the north line of the aforementioned 30 acre tract, 1,041.69 feet to a point for corner on the north line of the aforementioned 30 acre tract;

131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, North  $86^{\circ} 24' 34''$  East, continuing along the north line of said 30 acre tract, 730.21 feet to a point for corner on the north line of said 30 acre tract;

Thence, North  $87^{\circ} 03' 58''$  East, continuing along the north line of said 30 acre tract, 1,229.70 feet to a point for corner on the west right-of-way of Huffmeister Road (100 feet wide) ;

Thence, South  $02^{\circ} 56' 02''$  East, along the west right-of-way line of said Huffmeister Road, 216.62 feet to a point for corner, the beginning of a tangent curve;

Thence, 290.95 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the right, having a radius of 11,409.16 feet, a central angle of  $01^{\circ} 27' 40''$ , and a chord which bears South  $02^{\circ} 12' 12''$  East, 290.94 feet to a point for corner;

Thence, South  $01^{\circ} 28' 22''$  East, continuing along the west right-of-way line of said Huffmeister Road, 100.00 feet to a point for corner, the beginning of a tangent curve;

Thence, 293.60 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the left, having a radius of 11,509.16 feet, a central angle of  $01^{\circ} 27' 42''$ , and a chord which bears South  $02^{\circ} 12' 13''$  East, 293.59 feet to the southeast corner of the aforementioned 0.455 acre tract;

Thence, South  $87^{\circ} 57' 32''$  West, along the south line of said 0.455 acre tract and the south line of the aforementioned 12.217 acre tract, 974.26 feet to a point for corner on the south line of said 12.217 acre tract;

Thence, South  $87^{\circ} 54' 35''$  West, along the south line of said 12.217 acre tract and the south line of the aforementioned Schmidt Fields subdivision, 898.31 feet to a point for corner on the south line of the said Schmidt Fields and the east line of Hemwick Place Section One, a subdivision of record in Volume 73, Page 13 H.C.M.R.;

Thence, North  $02^{\circ} 00' 05''$  West, along a south line of said Schmidt Fields, common to a west line of said Hemwick Place Section One, 0.72 feet to a point for corner on the northeast corner of said Hemwick Place Section One;

131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, South  $87^{\circ} 59' 53''$  West, along the north line of said Hemwick Place Section One, and a south line of said Schimidt Fields and the aforementioned 50.31 acre tract, 2,644.81 feet to a point for corner on the northwest corner of said Hemwick Place, Section One, and on the south line of the aforementioned 50.31 acre tract;

Thence, South  $88^{\circ} 46' 05''$  West, continuing along the south line of said 50.31 acre tract, 208.36 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, North  $53^{\circ} 19' 08''$  West, continuing along a south line of said 50.31 acre tract, 367.79 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, South  $36^{\circ} 57' 17''$  West, continuing along the south line of said 50.31 acre tract, 149.66 feet to a point for corner on the east right-of-way of U.S. Highway 290 (width varies);

Thence, North  $53^{\circ} 02' 35''$  West, departing the south line of said 50.31 acre tract, and along the east right-of-way of said U.S. Highway 290, 221.40 feet to a point for corner on the northeast right-of-way of said U.S. Highway 290;

Thence, North  $48^{\circ} 43' 07''$  West, continuing along the east right-of-way line of said U.S. Highway 290, 529.13 feet to the northwest corner of the aforementioned 0.009 acre tract, same being on the northeast right-of-way of said U.S. Highway 290;

Thence, North  $89^{\circ} 04' 22''$  East, along the north line of said 0.009 acre tract and said 50.31 acre tract, 392.83 feet to a westerly angle corner of said 50.31 acre tract;

Thence, North  $01^{\circ} 13' 20''$  West, along a west line of said 50.31 acre tract, 229.11 feet to an angle point on a north line of said 50.31 acre tract;

Thence, North  $87^{\circ} 49' 08''$  East, along a north line of said 50.31 acre tract, 75.87 feet to a point for corner on the north line of said 50.31 acre tract;

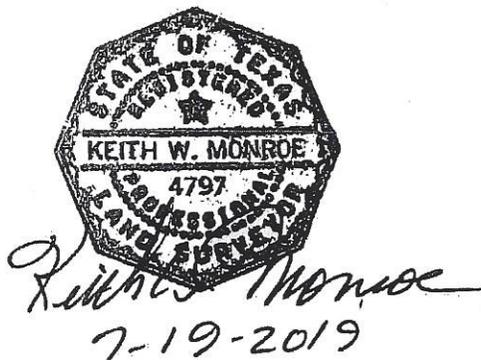
131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, North 87° 45' 33" East, continuing along a north line of said 50.31 acre tract, 1,161.46 feet to the southwest corner of the aforementioned 27.57 acre tract, same being on the north line of said 50.31 acre tract ;

Thence, North 11° 52' 58" West, departing the north line of said 50.31 acre tract, and along the west line of said 27.57 acre tract, 1,197.30 feet to the POINT OF BEGINNING and containing 131.92 acres of land.

"This document, prepared under 22 TAC § 663.21, does not reflect the result 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."



LJA Surveying, Inc.

**EXHIBIT "A"**

**CONSENT AND JOINDER TO THE PETITIONS TO  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
AND CITY OF HOUSTON FOR ADDITION OF LAND TO DISTRICT**

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

Before me, the undersigned authority, on this day personally appeared Jeremy Garner, the Vice President of TC Industrial Associates, Inc., a Delaware corporation, the Managing Member of Lion-TCC Development II, LLC, a Delaware limited liability company, the Managing Member of Weiser Business Park Land, LLC, a Delaware limited liability company, on behalf of said companies and corporation, who being by me first duly sworn, upon his/her oath certified, as follows:

**WHEREAS**, Weiser Properties Holdings, Ltd., a Texas limited partnership, The Estate of Robert Weiser, Deceased, and Brenda Weiser and Gloria Ashbaugh (hereinafter "Petitioner No. 1") executed a Petition to Harris County Municipal Utility District No. 248 (the "District") for Addition of Land dated August 2, 2019 requesting addition of the portion of land owned by Petitioner No. 1 contained in the 131.92-acre annexation tract more particularly described in the metes and bounds contained in said Petition (the "Weiser Petition"). Petitioner No. 1 granted, sold and conveyed said portion of land to the undersigned on September 4, 2019; and

**WHEREAS**, Don-Mar Real Estate, Ltd., a Texas limited partnership ("Petitioner No. 2") executed a Petition to the District for Addition of Land dated August 9, 2019 requesting addition of the portion of land owned by Petitioner No. 2 contained in the 131.92-acre annexation tract more particularly described in the metes and bounds contained in said Petition (the "Don-Mar Petition"). Petitioner No. 2 granted, sold and conveyed said portion of land to the undersigned on September 4, 2019; and

**WHEREAS**, Huffmeister Interests, L.P., a Texas limited partnership ("Petitioner No. 3") executed a Petition to the District for Addition of Land dated August 9, 2019 requesting addition of the portion of land owned by Petitioner No. 3 contained in the 131.92-acre annexation tract more particularly described in the metes and bounds contained in said Petition

(the "Huffmeister Petition"). Petitioner No. 3 granted, sold and conveyed said portion of land to the undersigned on September 4, 2019; and

**WHEREAS**, Petitioner No. 1, Petitioner No. 2, and Petitioner No. 3 (hereinafter the "Petitioners") joined that certain Petition to the City of Houston for consent to addition of 131.92 acres of land into the District dated August 14, 2019 (the "City Petition"), and copies of the Weiser Petition, Don-Mar Petition, Huffmeister Petition, and City Petition (hereinafter the "Petitions") are attached hereto as Exhibit "A"; and

**WHEREAS**, the undersigned supports the request by Petitioners for addition of said 131.92 acres to the boundaries of the District as set forth in the Petitions, and hereby consents, joins and agrees to be bound by the terms of the Petitions; and

**WHEREAS**, the undersigned attests that there are no lienholders on the above-described land, and no lienholders have joined in this consent;

**NOW, THEREFORE**, the undersigned has **CONSENTED, JOINED, and AGREED**, and by these presents does hereby **CONSENT, JOIN and AGREE** to be bound by the terms of the Petitions and each and every request therein contained as fully and to the same extent as if the undersigned had been an original signatory thereto.

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## EXHIBIT "A"

### PETITION TO DISTRICT FOR ADDITION OF LAND

TO THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY  
DISTRICT NO. 248:

WEISER PROPERTIES HOLDINGS, LTD., a Texas limited partnership, and THE ESTATE OF ROBERT WEISER, DECEASED (a/k/a The Estate of Robert A. Weiser, Jr., Deceased), and BRENDA WEISER and GLORIA ASHBAUGH, as their interest may appear, (collectively hereinafter called "Petitioner") hereby petitions the board of directors of Harris County Municipal Utility District No. 248 situated in Harris County, Texas (the "District"), which District has heretofore been created and established, that the land described below, a portion of which is owned by Petitioner, be added to and become a part of said established District.

In support of this petition, Petitioner will show as follows:

1. The land sought to be added is accurately described by the metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.
2. Petitioner is the sole owner of and has fee simple title to a portion of the land. Said land lies within the extraterritorial jurisdiction of the City of Houston, Texas. Further, said land lies wholly within the county in which District is situated, and is not within the boundaries of any conservation district created pursuant to Article XVI, Section 59, or Article III, Section 52, of the Constitution of Texas, whose main purpose is the supplying of water, sewer and drainage services.
3. Petitioner elects, accepts and assumes the proportionate part of the outstanding indebtedness which may be owed, contracted, or authorized by District, to be chargeable only against the described land owned by Petitioner and all taxable property thereon on a pro rata share basis. Further, Petitioner elects, accepts and assumes the proportionate part of outstanding indebtedness which may be created by the sale of bonds voted but unissued at the time of the addition of the land, and hereby authorizes the District to levy a tax on said property owned by Petitioner to pay a proportionate share of the principal and interest on said bonds when

issued, or for other lawful purposes. Said proportionate part of the indebtedness is ascertained and figured by dividing the taxable value of the described property and all taxable property thereon as determined and fixed on the tax rolls of the District by the taxable values of the District as shown by the same tax rolls and multiplying this resulting percentage by the amount of the outstanding indebtedness of the District.

4. Petitioner elects, accepts, assumes and acknowledges the right, power, duty and necessity of the District to assess, levy and collect taxes on and against the land owned by Petitioner and all taxable property thereon for the payment of any outstanding indebtedness which may be owed, contracted or authorized by District, or any taxes levied for or in anticipation of the payment of any such outstanding indebtedness which may be owed, contracted or authorized by District. Further, Petitioner elects, accepts, assumes and acknowledges the right, power, duty and necessity of the District to assess, levy and collect taxes on and against the land owned by Petitioner and all taxable property thereon for the payment of outstanding indebtedness which may be created by the sale of bonds voted but unissued at the time of the addition of the land or for other lawful purposes.

5. For and in consideration of the addition of the land to District, Petitioner agrees that the covenants and stipulations stated herein shall become fixed with the land, shall run with the land, and shall be binding on Petitioner and all successors and assigns of Petitioner.

6. There are no lienholders on the portion of land owned by Petitioner to be added to and become a part of the District.

WHEREFORE, PETITIONER PRAYS AS FOLLOWS:

That this petition be granted in all respects. That the described land be added to and become a part of said established District as provided by law. That after this petition is granted that it and the board's action thereon be filed of record and be recorded in the office of the County Clerk of Harris County, Texas. That Petitioner have any other relief to which Petitioner may be entitled.

Dated this 8/2, 2019.

WEISER PROPERTIES HOLDINGS, LTD., a  
Texas limited partnership

By: Weiser Real Estate Management, L.L.C., a  
Texas limited liability company, its General  
Partner

By: Brenda Weiser  
Brenda Weiser, Manager

By: Gloria Ashbaugh  
Gloria Ashbaugh, Manager

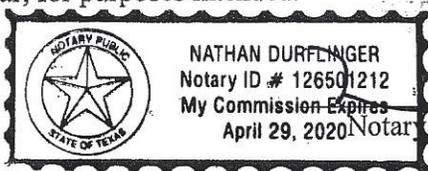
THE ESTATE OF ROBERT WEISER,  
DECEASED, (a/k/a THE ESTATE OF ROBERT  
A. WEISER, JR., DECEASED)

By: Brenda Weiser  
Brenda Weiser, as Independent Executrix of The  
Estate of Robert Weiser, Deceased (a/k/a The Estate  
of Robert A. Weiser, Jr., Deceased)

Brenda Weiser  
Brenda Weiser  
Gloria Ashbaugh  
Gloria Ashbaugh

STATE OF TEXAS §  
COUNTY OF Harris §

This instrument was acknowledged before me on 8/2, 2019  
by Brenda Weiser and Gloria Ashbaugh, the Managers of Weiser Real Estate Management,  
L.L.C., a Texas limited liability company, the General Partner of WEISER PROPERTIES  
HOLDINGS, LTD., a Texas limited partnership, on behalf of said company and partnership, and  
by Brenda Weiser as Independent Executrix of The Estate of Robert Weiser, Deceased, (a/k/a  
The Estate of Robert A. Weiser, Jr., Deceased), and by Brenda Weiser and Gloria Ashbaugh, as  
their interest may appear, for purposes intended.



Nathan Durlinger  
Notary Public, State of Texas

## EXHIBIT "A"

July 19, 2019  
Job No. 0460-4810

131.92 ACRES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
ANNEXATION TRACT

Being 131.92 acres of land located in the R. Turner Survey, Abstract No. 767, and the H & T.C. R.R. Co. Survey, Abstract 1397, Harris County Texas more particularly being all of that certain 27.57 acre tract, described as "Exhibit C", a portion of that certain called 30 acre tract, described as "Exhibit A", a portion of that certain called 50.31 acre tract, described as "Exhibit B", said 27.57 acre tract, said 30 acre tract, and said 50.31 acre tract being described in deed to Weiser Properties Holdings, LTD., by an instrument of record in File Number 20110126383 of the Official Public Records of Real Property of Harris County, Texas (H.C.O.P.R.R.P.) , all of that called 0.009 acre tract described in deed to Brenda Gayle Weiser by an instrument of record in File Number T508783, H.C.O.P.R.R.P., all of Restricted Reserve "A", Restricted Reserve "B", and Fallbrook Drive (60 foot right-of-way) of Schmidt Fields, a subdivision of record in Film Code 610076 of the Map Records of Harris County, Texas (H.C.M.R.), all of a called 12.217 acre tract, "Tract 2", and a 0.455 acre tract, "Tract 4", described in deed to Huffmeister Interest, L.P. by an instrument of record in File Number 20070058881, H.C.O.P.R.R.P., and all of that certain called residue of a 29.63 acre tract conveyed to Don-Mar R&D Company by an instrument of record in File Number U141801, H.C.O.P.R.R.P., said 131.92 acres being more particularly described by metes and bounds as follows, all bearings referenced to a north line of said W. M. Jones Survey, North 87° 57' 32" East;

BEGINNING at the northwest corner of said 27.57 acre tract;

Thence, North 87° 29' 06" East, along the north line of said 27.57 acre tract, 1,026.99 feet to the northeast corner of said 27.57 acre tract;

Thence, South 11° 46' 15" East, along the east line of said 27.57 acre tract, 1,201.38 feet to the southeast corner of said 27.57 acre tract, same being on the north line of the aforementioned 50.31 acre tract;

Thence, North 87° 19' 10" East, along the north line of said 50.31 acre tract and the north line of the aforementioned 30 acre tract, 1,041.69 feet to a point for corner on the north line of the aforementioned 30 acre tract;

131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, North  $86^{\circ} 24' 34''$  East, continuing along the north line of said 30 acre tract, 730.21 feet to a point for corner on the north line of said 30 acre tract;

Thence, North  $87^{\circ} 03' 58''$  East, continuing along the north line of said 30 acre tract, 1,229.70 feet to a point for corner on the west right-of-way of Huffmeister Road (100 feet wide) ;

Thence, South  $02^{\circ} 56' 02''$  East, along the west right-of-way line of said Huffmeister Road, 216.62 feet to a point for corner, the beginning of a tangent curve;

Thence, 290.95 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the right, having a radius of 11,409.16 feet, a central angle of  $01^{\circ} 27' 40''$ , and a chord which bears South  $02^{\circ} 12' 12''$  East, 290.94 feet to a point for corner;

Thence, South  $01^{\circ} 28' 22''$  East, continuing along the west right-of-way line of said Huffmeister Road, 100.00 feet to a point for corner, the beginning of a tangent curve;

Thence, 293.60 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the left, having a radius of 11,509.16 feet, a central angle of  $01^{\circ} 27' 42''$ , and a chord which bears South  $02^{\circ} 12' 13''$  East, 293.59 feet to the southeast corner of the aforementioned 0.455 acre tract;

Thence, South  $87^{\circ} 57' 32''$  West, along the south line of said 0.455 acre tract and the south line of the aforementioned 12.217 acre tract, 974.26 feet to a point for corner on the south line of said 12.217 acre tract;

Thence, South  $87^{\circ} 54' 35''$  West, along the south line of said 12.217 acre tract and the south line of the aforementioned Schmidt Fields subdivision, 898.31 feet to a point for corner on the south line of the said Schmidt Fields and the east line of Hemwick Place Section One, a subdivision of record in Volume 73, Page 13 H.C.M.R.;

Thence, North  $02^{\circ} 00' 05''$  West, along a south line of said Schmidt Fields, common to a west line of said Hemwick Place Section One, 0.72 feet to a point for corner on the northeast corner of said Hemwick Place Section One;

131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, South  $87^{\circ} 59' 53''$  West, along the north line of said Hemwick Place Section One, and a south line of said Schimidt Fields and the aforementioned 50.31 acre tract, 2,644.81 feet to a point for corner on the northwest corner of said Hemwick Place, Section One, and on the south line of the aforementioned 50.31 acre tract;

Thence, South  $88^{\circ} 46' 05''$  West, continuing along the south line of said 50.31 acre tract, 208.36 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, North  $53^{\circ} 19' 08''$  West, continuing along a south line of said 50.31 acre tract, 367.79 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, South  $36^{\circ} 57' 17''$  West, continuing along the south line of said 50.31 acre tract, 149.66 feet to a point for corner on the east right-of-way of U.S. Highway 290 (width varies);

Thence, North  $53^{\circ} 02' 35''$  West, departing the south line of said 50.31 acre tract, and along the east right-of-way of said U.S. Highway 290, 221.40 feet to a point for corner on the northeast right-of-way of said U.S. Highway 290;

Thence, North  $48^{\circ} 43' 07''$  West, continuing along the east right-of-way line of said U.S. Highway 290, 529.13 feet to the northwest corner of the aforementioned 0.009 acre tract, same being on the northeast right-of-way of said U.S. Highway 290;

Thence, North  $89^{\circ} 04' 22''$  East, along the north line of said 0.009 acre tract and said 50.31 acre tract, 392.83 feet to a westerly angle corner of said 50.31 acre tract;

Thence, North  $01^{\circ} 13' 20''$  West, along a west line of said 50.31 acre tract, 229.11 feet to an angle point on a north line of said 50.31 acre tract;

Thence, North  $87^{\circ} 49' 08''$  East, along a north line of said 50.31 acre tract, 75.87 feet to a point for corner on the north line of said 50.31 acre tract;

131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, North 87° 45' 33" East, continuing along a north line of said 50.31 acre tract, 1,161.46 feet to the southwest corner of the aforementioned 27.57 acre tract, same being on the north line of said 50.31 acre tract ;

Thence, North 11° 52' 58" West, departing the north line of said 50.31 acre tract, and along the west line of said 27.57 acre tract, 1,197.30 feet to the POINT OF BEGINNING and containing 131.92 acres of land.

"This document, prepared under 22 TAC § 663.21, does not reflect the result 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."



*Keith W. Monroe*  
7-19-2019

LJA Surveying, Inc.

# EXHIBIT "A"

## PETITION TO DISTRICT FOR ADDITION OF LAND

TO THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY  
DISTRICT NO. 248:

DON-MAR REAL ESTATE, LTD., a Texas limited partnership, (hereinafter called "Petitioner") hereby petitions the board of directors of Harris County Municipal Utility District No. 248 situated in Harris County, Texas (the "District"), which District has heretofore been created and established, that the land described below, a portion of which is owned by Petitioner, be added to and become a part of said established District.

In support of this petition, Petitioner will show as follows:

1. The land sought to be added is accurately described by the metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.
2. Petitioner is the sole owner of and has fee simple title to a portion of the land. Said land lies within the extraterritorial jurisdiction of the City of Houston, Texas. Further, said land lies wholly within the county in which District is situated, and is not within the boundaries of any conservation district created pursuant to Article XVI, Section 59, or Article III, Section 52, of the Constitution of Texas, whose main purpose is the supplying of water, sewer and drainage services.
3. Petitioner elects, accepts and assumes the proportionate part of the outstanding indebtedness which may be owed, contracted, or authorized by District, to be chargeable only against the described land owned by Petitioner and all taxable property thereon on a pro rata share basis. Further, Petitioner elects, accepts and assumes the proportionate part of outstanding indebtedness which may be created by the sale of bonds voted but unissued at the time of the addition of the land, and hereby authorizes the District to levy a tax on said property owned by Petitioner to pay a proportionate share of the principal and interest on said bonds when issued, or for other lawful purposes. Said proportionate part of the indebtedness is ascertained and figured by dividing the taxable value of the described property and all taxable property

thereon as determined and fixed on the tax rolls of the District by the taxable values of the District as shown by the same tax rolls and multiplying this resulting percentage by the amount of the outstanding indebtedness of the District.

4. Petitioner elects, accepts, assumes and acknowledges the right, power, duty and necessity of the District to assess, levy and collect taxes on and against the land owned by Petitioner and all taxable property thereon for the payment of any outstanding indebtedness which may be owed, contracted or authorized by District, or any taxes levied for or in anticipation of the payment of any such outstanding indebtedness which may be owed, contracted or authorized by District. Further, Petitioner elects, accepts, assumes and acknowledges the right, power, duty and necessity of the District to assess, levy and collect taxes on and against the land owned by Petitioner and all taxable property thereon for the payment of outstanding indebtedness which may be created by the sale of bonds voted but unissued at the time of the addition of the land or for other lawful purposes.

5. For and in consideration of the addition of the land to District, Petitioner agrees that the covenants and stipulations stated herein shall become fixed with the land, shall run with the land, and shall be binding on Petitioner and all successors and assigns of Petitioner.

6. There are no lienholders on the portion of land owned by Petitioner to be added to and become a part of the District.

WHEREFORE, PETITIONER PRAYS AS FOLLOWS:

That this petition be granted in all respects. That the described land be added to and become a part of said established District as provided by law. That after this petition is granted that it and the board's action thereon be filed of record and be recorded in the office of the County Clerk of Harris County, Texas. That Petitioner have any other relief to which Petitioner may be entitled.

Dated this August 9<sup>th</sup>, 2019.

DON-MAR REAL ESTATE, LTD., a Texas limited partnership

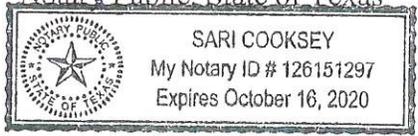
By: Don-Mar Services, L.L.C., a Texas limited liability company, its General Partner

By: *R. F. Schmidt*  
Robert F. Schmidt, Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on AUGUST 9<sup>th</sup>, 2019 by Robert F. Schmidt, the Manager of Don-Mar Services, L.L.C., a Texas limited liability company, the General Partner of DON-MAR REAL ESTATE, LTD., a Texas limited partnership, on behalf of said company and partnership, for purposes intended.

*Sari Cooksey*  
Notary Public, State of Texas



## EXHIBIT "A"

July 19, 2019  
Job No. 0460-4810

131.92 ACRES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
ANNEXATION TRACT

Being 131.92 acres of land located in the R. Turner Survey, Abstract No. 767, and the H & T.C. R.R. Co. Survey, Abstract 1397, Harris County Texas more particularly being all of that certain 27.57 acre tract, described as "Exhibit C", a portion of that certain called 30 acre tract, described as "Exhibit A", a portion of that certain called 50.31 acre tract, described as "Exhibit B", said 27.57 acre tract, said 30 acre tract, and said 50.31 acre tract being described in deed to Weiser Properties Holdings, LTD., by an instrument of record in File Number 20110126383 of the Official Public Records of Real Property of Harris County, Texas (H.C.O.P.R.R.P.) , all of that called 0.009 acre tract described in deed to Brenda Gayle Weiser by an instrument of record in File Number T508783, H.C.O.P.R.R.P., all of Restricted Reserve "A", Restricted Reserve "B", and Fallbrook Drive (60 foot right-of-way) of Schmidt Fields, a subdivision of record in Film Code 610076 of the Map Records of Harris County, Texas (H.C.M.R.), all of a called 12.217 acre tract, "Tract 2", and a 0.455 acre tract, "Tract 4", described in deed to Huffmeister interest, L.P. by an instrument of record in File Number 20070058881, H.C.O.P.R.R.P., and all of that certain called residue of a 29.63 acre tract conveyed to Don-Mar R&D Company by an instrument of record in File Number U141801, H.C.O.P.R.R.P., said 131.92 acres being more particularly described by metes and bounds as follows, all bearings referenced to a north line of said W. M. Jones Survey, North 87° 57' 32" East;

BEGINNING at the northwest corner of said 27.57 acre tract;

Thence, North 87° 29' 06" East, along the north line of said 27.57 acre tract, 1,026.99 feet to the northeast corner of said 27.57 acre tract;

Thence, South 11° 46' 15" East, along the east line of said 27.57 acre tract, 1,201.38 feet to the southeast corner of said 27.57 acre tract, same being on the north line of the aforementioned 50.31 acre tract;

Thence, North 87° 19' 10" East, along the north line of said 50.31 acre tract and the north line of the aforementioned 30 acre tract, 1,041.69 feet to a point for corner on the north line of the aforementioned 30 acre tract;

Page 1 of 4

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131.92 acres

July 19, 2019  
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Thence, North  $86^{\circ} 24' 34''$  East, continuing along the north line of said 30 acre tract, 730.21 feet to a point for corner on the north line of said 30 acre tract;

Thence, North  $87^{\circ} 03' 58''$  East, continuing along the north line of said 30 acre tract, 1,229.70 feet to a point for corner on the west right-of-way of Huffmeister Road (100 feet wide) ;

Thence, South  $02^{\circ} 56' 02''$  East, along the west right-of-way line of said Huffmeister Road, 216.62 feet to a point for corner, the beginning of a tangent curve;

Thence, 290.95 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the right, having a radius of 11,409.16 feet, a central angle of  $01^{\circ} 27' 40''$ , and a chord which bears South  $02^{\circ} 12' 12''$  East, 290.94 feet to a point for corner;

Thence, South  $01^{\circ} 28' 22''$  East, continuing along the west right-of-way line of said Huffmeister Road, 100.00 feet to a point for corner, the beginning of a tangent curve;

Thence, 293.60 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the left, having a radius of 11,509.16 feet, a central angle of  $01^{\circ} 27' 42''$ , and a chord which bears South  $02^{\circ} 12' 13''$  East, 293.59 feet to the southeast corner of the aforementioned 0.455 acre tract;

Thence, South  $87^{\circ} 57' 32''$  West, along the south line of said 0.455 acre tract and the south line of the aforementioned 12.217 acre tract, 974.26 feet to a point for corner on the south line of said 12.217 acre tract;

Thence, South  $87^{\circ} 54' 35''$  West, along the south line of said 12.217 acre tract and the south line of the aforementioned Schmidt Fields subdivision, 898.31 feet to a point for corner on the south line of the said Schmidt Fields and the east line of Hemwick Place Section One, a subdivision of record in Volume 73, Page 13 H.C.M.R.;

Thence, North  $02^{\circ} 00' 05''$  West, along a south line of said Schmidt Fields, common to a west line of said Hemwick Place Section One, 0.72 feet to a point for corner on the northeast corner of said Hemwick Place Section One;

131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, South 87° 59' 53" West, along the north line of said Hemwick Place Section One, and a south line of said Schmidt Fields and the aforementioned 50.31 acre tract, 2,644.81 feet to a point for corner on the northwest corner of said Hemwick Place, Section One, and on the south line of the aforementioned 50.31 acre tract;

Thence, South 88° 46' 05" West, continuing along the south line of said 50.31 acre tract, 208.36 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, North 53° 19' 08" West, continuing along a south line of said 50.31 acre tract, 367.79 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, South 36° 57' 17" West, continuing along the south line of said 50.31 acre tract, 149.66 feet to a point for corner on the east right-of-way of U.S. Highway 290 (width varies);

Thence, North 53° 02' 35" West, departing the south line of said 50.31 acre tract, and along the east right-of-way of said U.S. Highway 290, 221.40 feet to a point for corner on the northeast right-of-way of said U.S. Highway 290;

Thence, North 48° 43' 07" West, continuing along the east right-of-way line of said U.S. Highway 290, 529.13 feet to the northwest corner of the aforementioned 0.009 acre tract, same being on the northeast right-of-way of said U.S. Highway 290;

Thence, North 89° 04' 22" East, along the north line of said 0.009 acre tract and said 50.31 acre tract, 392.83 feet to a westerly angle corner of said 50.31 acre tract;

Thence, North 01° 13' 20" West, along a west line of said 50.31 acre tract, 229.11 feet to an angle point on a north line of said 50.31 acre tract;

Thence, North 87° 49' 08" East, along a north line of said 50.31 acre tract, 75.87 feet to a point for corner on the north line of said 50.31 acre tract;

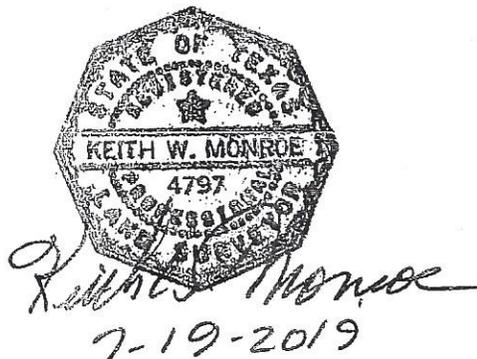
131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, North 87° 45' 33" East, continuing along a north line of said 50.31 acre tract, 1,161.46 feet to the southwest corner of the aforementioned 27.57 acre tract, same being on the north line of said 50.31 acre tract ;

Thence, North 11° 52' 58" West, departing the north line of said 50.31 acre tract, and along the west line of said 27.57 acre tract, 1,197.30 feet to the POINT OF BEGINNING and containing 131.92 acres of land.

"This document, prepared under 22 TAC § 663.21, does not reflect the result 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."



LJA Surveying, Inc.

**EXHIBIT "A"****PETITION TO DISTRICT FOR ADDITION OF LAND**

TO THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY  
DISTRICT NO. 248:

HUFFMEISTER INTERESTS, L.P., a Texas limited partnership, (hereinafter called "Petitioner") hereby petitions the board of directors of Harris County Municipal Utility District No. 248 situated in Harris County, Texas (the "District"), which District has heretofore been created and established, that the land described below, a portion of which is owned by Petitioner, be added to and become a part of said established District.

In support of this petition, Petitioner will show as follows:

1. The land sought to be added is accurately described by the metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

2. Petitioner is the sole owner of and has fee simple title to a portion of the land. Said land lies within the extraterritorial jurisdiction of the City of Houston, Texas. Further, said land lies wholly within the county in which District is situated, and is not within the boundaries of any conservation district created pursuant to Article XVI, Section 59, or Article III, Section 52, of the Constitution of Texas, whose main purpose is the supplying of water, sewer and drainage services.

3. Petitioner elects, accepts and assumes the proportionate part of the outstanding indebtedness which may be owed, contracted, or authorized by District, to be chargeable only against the described land owned by Petitioner and all taxable property thereon on a pro rata share basis. Further, Petitioner elects, accepts and assumes the proportionate part of outstanding indebtedness which may be created by the sale of bonds voted but unissued at the time of the addition of the land, and hereby authorizes the District to levy a tax on said property owned by Petitioner to pay a proportionate share of the principal and interest on said bonds when issued, or for other lawful purposes. Said proportionate part of the indebtedness is ascertained

and figured by dividing the taxable value of the described property and all taxable property thereon as determined and fixed on the tax rolls of the District by the taxable values of the District as shown by the same tax rolls and multiplying this resulting percentage by the amount of the outstanding indebtedness of the District.

4. Petitioner elects, accepts, assumes and acknowledges the right, power, duty and necessity of the District to assess, levy and collect taxes on and against the land owned by Petitioner and all taxable property thereon for the payment of any outstanding indebtedness which may be owed, contracted or authorized by District, or any taxes levied for or in anticipation of the payment of any such outstanding indebtedness which may be owed, contracted or authorized by District. Further, Petitioner elects, accepts, assumes and acknowledges the right, power, duty and necessity of the District to assess, levy and collect taxes on and against the land owned by Petitioner and all taxable property thereon for the payment of outstanding indebtedness which may be created by the sale of bonds voted but unissued at the time of the addition of the land or for other lawful purposes.

5. For and in consideration of the addition of the land to District, Petitioner agrees that the covenants and stipulations stated herein shall become fixed with the land, shall run with the land, and shall be binding on Petitioner and all successors and assigns of Petitioner.

6. As there is a lienholder on a portion of the land owned by Petitioner, the lienholder has joined in signing this petition.

WHEREFORE, PETITIONER PRAYS AS FOLLOWS:

That this petition be granted in all respects. That the described land be added to and become a part of said established District as provided by law. That after this petition is granted that it and the board's action thereon be filed of record and be recorded in the office of the County Clerk of Harris County, Texas. That Petitioner have any other relief to which Petitioner may be entitled.

Dated this August 9<sup>th</sup>, 2019.

HUFFMEISTER INTERESTS, L.P., a Texas limited partnership

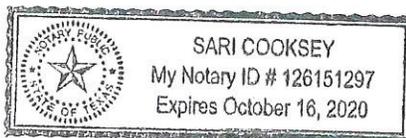
By: Huffmeister Interests Management, L.L.C., a Texas limited liability company, its General Partner

By: [Signature]  
Robert F. Schmidt, Manager

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on AUGUST 9<sup>th</sup>, 2019 by Robert F. Schmidt, the Manager of Huffmeister Interests Management, L.L.C., a Texas limited liability company, the General Partner of HUFFMEISTER INTERESTS, L.P., a Texas limited partnership, on behalf of said company and partnership, for purposes intended.

[Signature]  
Notary Public, State of Texas



CONSENT OF LIENHOLDER:

The undersigned is a lienholder to a portion of the land described in Exhibit "A" to be added to the District and hereby consents that said land be added to and become a part of said District.

DON-MAR REAL ESTATE, LTD., a Texas limited partnership

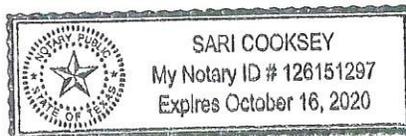
By: Don-Mar Services, L.L.C., a Texas limited liability company, its General Partner

By: *Robert F. Schmidt*  
Robert F. Schmidt, Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on AUGUST 9th, 2019 by Robert F. Schmidt, the Manager of Don-Mar Services, L.L.C., a Texas limited liability company, the General Partner of DON-MAR REAL ESTATE, LTD., a Texas limited partnership, on behalf of said company and partnership, for purposes intended.

*Sari Cooksey*  
Notary Public, State of Texas



## EXHIBIT "A"

July 19, 2019  
Job No. 0460-4810

131.92 ACRES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
ANNEXATION TRACT

Being 131.92 acres of land located in the R. Turner Survey, Abstract No. 767, and the H & T.C. R.R. Co. Survey, Abstract 1397, Harris County Texas more particularly being all of that certain 27.57 acre tract, described as "Exhibit C", a portion of that certain called 30 acre tract, described as "Exhibit A", a portion of that certain called 50.31 acre tract, described as "Exhibit B", said 27.57 acre tract, said 30 acre tract, and said 50.31 acre tract being described in deed to Weiser Properties Holdings, LTD., by an instrument of record in File Number 20110126383 of the Official Public Records of Real Property of Harris County, Texas (H.C.O.P.R.R.P.) , all of that called 0.009 acre tract described in deed to Brenda Gayle Weiser by an instrument of record in File Number T508783, H.C.O.P.R.R.P., all of Restricted Reserve "A", Restricted Reserve "B", and Fallbrook Drive (60 foot right-of-way) of Schmidt Fields, a subdivision of record in Film Code 610076 of the Map Records of Harris County, Texas (H.C.M.R.), all of a called 12.217 acre tract, "Tract 2", and a 0.455 acre tract, "Tract 4", described in deed to Huffmeister Interest, L.P. by an instrument of record in File Number 20070058881, H.C.O.P.R.R.P., and all of that certain called residue of a 29.63 acre tract conveyed to Don-Mar R&D Company by an instrument of record in File Number U141801, H.C.O.P.R.R.P., said 131.92 acres being more particularly described by metes and bounds as follows, all bearings referenced to a north line of said W. M. Jones Survey, North 87° 57' 32" East;

BEGINNING at the northwest corner of said 27.57 acre tract;

Thence, North 87° 29' 06" East, along the north line of said 27.57 acre tract, 1,026.99 feet to the northeast corner of said 27.57 acre tract;

Thence, South 11° 46' 15" East, along the east line of said 27.57 acre tract, 1,201.38 feet to the southeast corner of said 27.57 acre tract, same being on the north line of the aforementioned 50.31 acre tract;

Thence, North 87° 19' 10" East, along the north line of said 50.31 acre tract and the north line of the aforementioned 30 acre tract, 1,041.69 feet to a point for corner on the north line of the aforementioned 30 acre tract;

131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, North  $86^{\circ} 24' 34''$  East, continuing along the north line of said 30 acre tract, 730.21 feet to a point for corner on the north line of said 30 acre tract;

Thence, North  $87^{\circ} 03' 58''$  East, continuing along the north line of said 30 acre tract, 1,229.70 feet to a point for corner on the west right-of-way of Huffmeister Road (100 feet wide) ;

Thence, South  $02^{\circ} 56' 02''$  East, along the west right-of-way line of said Huffmeister Road, 216.62 feet to a point for corner, the beginning of a tangent curve;

Thence, 290.95 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the right, having a radius of 11,409.16 feet, a central angle of  $01^{\circ} 27' 40''$ , and a chord which bears South  $02^{\circ} 12' 12''$  East, 290.94 feet to a point for corner;

Thence, South  $01^{\circ} 28' 22''$  East, continuing along the west right-of-way line of said Huffmeister Road, 100.00 feet to a point for corner, the beginning of a tangent curve;

Thence, 293.60 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the left, having a radius of 11,509.16 feet, a central angle of  $01^{\circ} 27' 42''$ , and a chord which bears South  $02^{\circ} 12' 13''$  East, 293.59 feet to the southeast corner of the aforementioned 0.455 acre tract;

Thence, South  $87^{\circ} 57' 32''$  West, along the south line of said 0.455 acre tract and the south line of the aforementioned 12.217 acre tract, 974.26 feet to a point for corner on the south line of said 12.217 acre tract;

Thence, South  $87^{\circ} 54' 35''$  West, along the south line of said 12.217 acre tract and the south line of the aforementioned Schmidt Fields subdivision, 898.31 feet to a point for corner on the south line of the said Schmidt Fields and the east line of Hemwick Place Section One, a subdivision of record in Volume 73, Page 13 H.C.M.R.;

Thence, North  $02^{\circ} 00' 05''$  West, along a south line of said Schmidt Fields, common to a west line of said Hemwick Place Section One, 0.72 feet to a point for corner on the northeast corner of said Hemwick Place Section One;

131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, South  $87^{\circ} 59' 53''$  West, along the north line of said Hemwick Place Section One, and a south line of said Schimidt Fields and the aforementioned 50.31 acre tract, 2,644.81 feet to a point for corner on the northwest corner of said Hemwick Place, Section One, and on the south line of the aforementioned 50.31 acre tract;

Thence, South  $88^{\circ} 46' 05''$  West, continuing along the south line of said 50.31 acre tract, 208.36 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, North  $53^{\circ} 19' 08''$  West, continuing along a south line of said 50.31 acre tract, 367.79 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, South  $36^{\circ} 57' 17''$  West, continuing along the south line of said 50.31 acre tract, 149.66 feet to a point for corner on the east right-of-way of U.S. Highway 290 (width varies);

Thence, North  $53^{\circ} 02' 35''$  West, departing the south line of said 50.31 acre tract, and along the east right-of-way of said U.S. Highway 290, 221.40 feet to a point for corner on the northeast right-of-way of said U.S. Highway 290;

Thence, North  $48^{\circ} 43' 07''$  West, continuing along the east right-of-way line of said U.S. Highway 290, 529.13 feet to the northwest corner of the aforementioned 0.009 acre tract, same being on the northeast right-of-way of said U.S. Highway 290;

Thence, North  $89^{\circ} 04' 22''$  East, along the north line of said 0.009 acre tract and said 50.31 acre tract, 392.83 feet to a westerly angle corner of said 50.31 acre tract;

Thence, North  $01^{\circ} 13' 20''$  West, along a west line of said 50.31 acre tract, 229.11 feet to an angle point on a north line of said 50.31 acre tract;

Thence, North  $87^{\circ} 49' 08''$  East, along a north line of said 50.31 acre tract, 75.87 feet to a point for corner on the north line of said 50.31 acre tract;

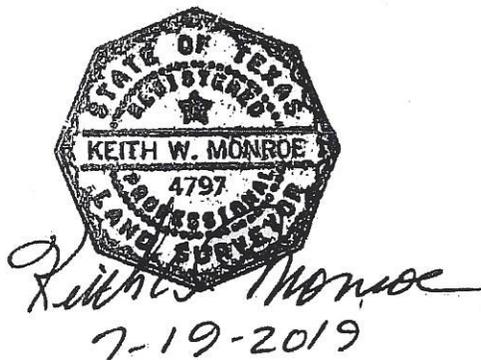
131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, North 87° 45' 33" East, continuing along a north line of said 50.31 acre tract, 1,161.46 feet to the southwest corner of the aforementioned 27.57 acre tract, same being on the north line of said 50.31 acre tract ;

Thence, North 11° 52' 58" West, departing the north line of said 50.31 acre tract, and along the west line of said 27.57 acre tract, 1,197.30 feet to the POINT OF BEGINNING and containing 131.92 acres of land.

"This document, prepared under 22 TAC § 663.21, does not reflect the result 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."



LJA Surveying, Inc.

**EXHIBIT "A"****PETITION TO CITY OF HOUSTON  
FOR ADDITION OF LAND**

The undersigned majority of the Board of Directors of Harris County Municipal Utility District No. 248, hereinafter called "District," a municipal utility district heretofore existing under the terms and provisions of Article XVI of the Constitution of the State of Texas and operating under Chapters 49 and 54, Texas Water Code, as amended and created by order of the Texas Water Commission (predecessor to the Texas Commission on Environmental Quality), dated May 2, 1984, and the undersigned landowners joining in this petition desire to obtain the written consent of the City of Houston, hereinafter called "City", for the addition to the District of an area of land in the amount of 131.92 acres within the City's extraterritorial jurisdiction in accordance with Section 54.016, Texas Water Code, which land is in Harris County, Texas, and is described in Exhibit "A" attached hereto and made a part hereof.

Said Section 54.016 provides in part that no municipal utility district operating under Chapter 54, Texas Water Code, may add land within the area of the extraterritorial jurisdiction of any city without the written consent of the city if the governing body of such city is given ninety (90) days to refuse or grant permission for the addition of land to the district, and said governing body is permitted an additional one hundred twenty (120) days' time within which to mutually agree with the landowners and officers of the district concerning the addition to the district of land within the city's extraterritorial jurisdiction.

The undersigned directors deem it beneficial to District for the City of Houston's personnel to review, study and approve the District's plans and specifications for the installation and construction of water, sewer and drainage facilities, and also deem it beneficial to District that the land described in Exhibit "A" be added to District.

Now, therefore, being in all things fully advised, for and in consideration of the premises and the timely written consent of the City of Houston for the addition of an area of land to this District as aforesaid, and in consideration of the benefits derived by said District from the City of Houston's engineering assistance in the review, study and approval of the District's utility installation plans and specifications, as will be evidenced by the passage of an Ordinance and the acceptance of this agreement and undertaking by the City Council, the undersigned District directors and the joining landowners hereby expressly covenant and agree to the terms and conditions contained in Exhibit "B" attached hereto and incorporated herein.

The lienholder who has consented to this Petition by execution hereof is the only lienholder on any portion of the land to be added to and become a part of the District.

The general nature of the work proposed to be done in the land to be included in the District is construction and extension of water, sewer and drainage facilities.

The work proposed to be done in the land to be included in the District is necessary to provide utility service to proposed new commercial development to be located within the District.

It is now estimated by those filing this petition, from such information as is available at this time, that the ultimate cost of the development contemplated will be approximately \$15,000,000, including costs of issuance and financing.

Wherefore, District respectfully prays that this petition be granted in all respects and that the City of Houston give its written consent to the addition of the aforesaid land to said District.

Dated August 14, 2019.

HARRIS COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 248

\_\_\_\_\_  
A. Richard Wilson  
President and Director

ATTEST:

\_\_\_\_\_  
Long Nguyen  
Secretary and Director

\_\_\_\_\_  
E. Paul Daigle, Jr.  
Director



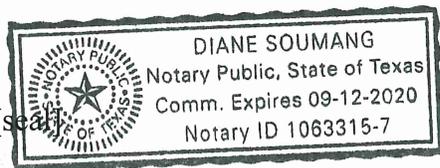
\_\_\_\_\_  
Richard C. Ford  
Director

\_\_\_\_\_  
Marie Godard  
Director

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me on August 14, 2019, by  
A. Richard Wilson, E. Paul Daigle, Jr., Richard C. Ford, and Marie Godard

\_\_\_\_\_  
the directors and officers of Harris County Municipal Utility District No. 248 on behalf of said  
District.



\_\_\_\_\_  
Notary Public, State of Texas

JOINDER OF LANDOWNER NO. 1:

The undersigned owner of a portion of the land described in Exhibit "A" to be added to the District has joined in this Petition.

WEISER PROPERTIES HOLDINGS, LTD., a Texas limited partnership

By: Weiser Real Estate Management, L.L.C., a Texas limited liability company, its General Partner

By: [Signature]  
Brenda Weiser, Manager

By: [Signature]  
Gloria Ashbaugh, Manager

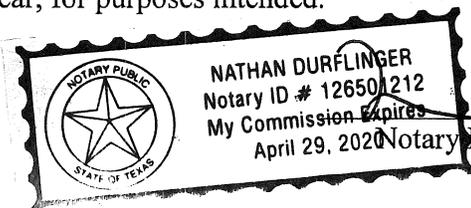
THE ESTATE OF ROBERT WEISER, DECEASED, (a/k/a THE ESTATE OF ROBERT A. WEISER, JR., DECEASED)

By: [Signature]  
Brenda Weiser, as Independent Executrix of The Estate of Robert Weiser, Deceased (a/k/a The Estate of Robert A. Weiser, Jr., Deceased)

[Signature]  
Brenda Weiser  
[Signature]  
Gloria Ashbaugh

STATE OF TEXAS §  
COUNTY OF Deer §

This instrument was acknowledged before me on 8/2, 2019 by Brenda Weiser and Gloria Ashbaugh, the Managers of Weiser Real Estate Management, L.L.C., a Texas limited liability company, the General Partner of WEISER PROPERTIES HOLDINGS, LTD., a Texas limited partnership, on behalf of said company and partnership, and by Brenda Weiser as Independent Executrix of The Estate of Robert Weiser, Deceased, (a/k/a The Estate of Robert A. Weiser, Jr., Deceased), and by Brenda Weiser and Gloria Ashbaugh, as their interest may appear, for purposes intended.

 [Signature]  
Notary Public, State of Texas

JOINDER OF LANDOWNER NO. 2:

The undersigned owner of a portion of the land described in Exhibit "A" to be added to the District has joined in this Petition.

DON-MAR REAL ESTATE, LTD., a Texas limited partnership

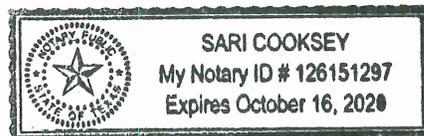
By: Don-Mar Services, L.L.C., a Texas limited liability company, its General Partner

By: *Robert F. Schmidt*  
Robert F. Schmidt, Manager

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on AUGUST 9<sup>th</sup>, 2019 by Robert F. Schmidt, the Manager of Don-Mar Services, L.L.C., a Texas limited liability company, the General Partner of DON-MAR REAL ESTATE, LTD., a Texas limited partnership, on behalf of said company and partnership, for purposes intended.

*Sari Cooksey*  
Notary Public, State of Texas



JOINDER OF LANDOWNER NO. 3:

The undersigned owner of a portion of the land described in Exhibit "A" to be added to the District has joined in this Petition.

HUFFMEISTER INTERESTS, L.P., a Texas limited partnership

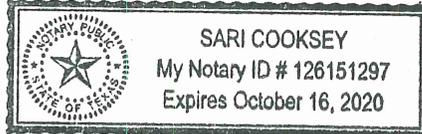
By: Huffmeister Interests Management, L.L.C., a Texas limited liability company, its General Partner

By: R. F. Schmidt  
Robert F. Schmidt, Manager

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on AUGUST 9<sup>th</sup>, 2019 by Robert F. Schmidt, the Manager of Huffmeister Interests Management, L.L.C., a Texas limited liability company, the General Partner of HUFFMEISTER INTERESTS, L.P., a Texas limited partnership, on behalf of said company and partnership, for purposes intended.

Sari Cooksey  
Notary Public, State of Texas



CONSENT OF LIENHOLDER TO PETITION TO CITY:

The undersigned is a lienholder on a portion of the land described in Exhibit "A" owned by Huffmeister Interests, L.P. to be added to the District and hereby consents that said land be added to and become a part of said District.

DON-MAR REAL ESTATE, LTD., a Texas limited partnership

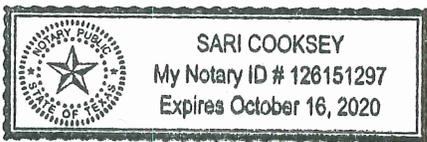
By: Don-Mar Services, L.L.C., a Texas limited liability company, its General Partner

By: R. F. Schmidt  
Robert F. Schmidt, Manager

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on AUGUST 9th, 2019 by Robert F. Schmidt, the Manager of Don-Mar Services, L.L.C., a Texas limited liability company, the General Partner of DON-MAR REAL ESTATE, LTD., a Texas limited partnership, on behalf of said company and partnership, for purposes intended.

Sari Cooksey  
Notary Public, State of Texas



## EXHIBIT "A"

July 19, 2019  
Job No. 0460-4810

131.92 ACRES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
ANNEXATION TRACT

Being 131.92 acres of land located in the R. Turner Survey, Abstract No. 767, and the H & T.C. R.R. Co. Survey, Abstract 1397, Harris County Texas more particularly being all of that certain 27.57 acre tract, described as "Exhibit C", a portion of that certain called 30 acre tract, described as "Exhibit A", a portion of that certain called 50.31 acre tract, described as "Exhibit B", said 27.57 acre tract, said 30 acre tract, and said 50.31 acre tract being described in deed to Weiser Properties Holdings, LTD., by an instrument of record in File Number 20110126383 of the Official Public Records of Real Property of Harris County, Texas (H.C.O.P.R.R.P.) , all of that called 0.009 acre tract described in deed to Brenda Gayle Weiser by an instrument of record in File Number T508783, H.C.O.P.R.R.P., all of Restricted Reserve "A", Restricted Reserve "B", and Fallbrook Drive (60 foot right-of-way) of Schmidt Fields, a subdivision of record in Film Code 610076 of the Map Records of Harris County, Texas (H.C.M.R.), all of a called 12.217 acre tract, "Tract 2", and a 0.455 acre tract, "Tract 4", described in deed to Huffmeister Interest, L.P. by an instrument of record in File Number 20070058881, H.C.O.P.R.R.P., and all of that certain called residue of a 29.63 acre tract conveyed to Don-Mar R&D Company by an instrument of record in File Number U141801, H.C.O.P.R.R.P., said 131.92 acres being more particularly described by metes and bounds as follows, all bearings referenced to a north line of said W. M. Jones Survey, North 87° 57' 32" East;

BEGINNING at the northwest corner of said 27.57 acre tract;

Thence, North 87° 29' 06" East, along the north line of said 27.57 acre tract, 1,026.99 feet to the northeast corner of said 27.57 acre tract;

Thence, South 11° 46' 15" East, along the east line of said 27.57 acre tract, 1,201.38 feet to the southeast corner of said 27.57 acre tract, same being on the north line of the aforementioned 50.31 acre tract;

Thence, North 87° 19' 10" East, along the north line of said 50.31 acre tract and the north line of the aforementioned 30 acre tract, 1,041.69 feet to a point for corner on the north line of the aforementioned 30 acre tract;

131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, North  $86^{\circ} 24' 34''$  East, continuing along the north line of said 30 acre tract, 730.21 feet to a point for corner on the north line of said 30 acre tract;

Thence, North  $87^{\circ} 03' 58''$  East, continuing along the north line of said 30 acre tract, 1,229.70 feet to a point for corner on the west right-of-way of Huffmeister Road (100 feet wide) ;

Thence, South  $02^{\circ} 56' 02''$  East, along the west right-of-way line of said Huffmeister Road, 216.62 feet to a point for corner, the beginning of a tangent curve;

Thence, 290.95 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the right, having a radius of 11,409.16 feet, a central angle of  $01^{\circ} 27' 40''$ , and a chord which bears South  $02^{\circ} 12' 12''$  East, 290.94 feet to a point for corner;

Thence, South  $01^{\circ} 28' 22''$  East, continuing along the west right-of-way line of said Huffmeister Road, 100.00 feet to a point for corner, the beginning of a tangent curve;

Thence, 293.60 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the left, having a radius of 11,509.16 feet, a central angle of  $01^{\circ} 27' 42''$ , and a chord which bears South  $02^{\circ} 12' 13''$  East, 293.59 feet to the southeast corner of the aforementioned 0.455 acre tract;

Thence, South  $87^{\circ} 57' 32''$  West, along the south line of said 0.455 acre tract and the south line of the aforementioned 12.217 acre tract, 974.26 feet to a point for corner on the south line of said 12.217 acre tract;

Thence, South  $87^{\circ} 54' 35''$  West, along the south line of said 12.217 acre tract and the south line of the aforementioned Schmidt Fields subdivision, 898.31 feet to a point for corner on the south line of the said Schmidt Fields and the east line of Hemwick Place Section One, a subdivision of record in Volume 73, Page 13 H.C.M.R.;

Thence, North  $02^{\circ} 00' 05''$  West, along a south line of said Schmidt Fields, common to a west line of said Hemwick Place Section One, 0.72 feet to a point for corner on the northeast corner of said Hemwick Place Section One;

131.92 acres

July 19, 2019  
Job No. 0460-4810-030

Thence, South  $87^{\circ} 59' 53''$  West, along the north line of said Hemwick Place Section One, and a south line of said Schimidt Fields and the aforementioned 50.31 acre tract, 2,644.81 feet to a point for corner on the northwest corner of said Hemwick Place, Section One, and on the south line of the aforementioned 50.31 acre tract;

Thence, South  $88^{\circ} 46' 05''$  West, continuing along the south line of said 50.31 acre tract, 208.36 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, North  $53^{\circ} 19' 08''$  West, continuing along a south line of said 50.31 acre tract, 367.79 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, South  $36^{\circ} 57' 17''$  West, continuing along the south line of said 50.31 acre tract, 149.66 feet to a point for corner on the east right-of-way of U.S. Highway 290 (width varies);

Thence, North  $53^{\circ} 02' 35''$  West, departing the south line of said 50.31 acre tract, and along the east right-of-way of said U.S. Highway 290, 221.40 feet to a point for corner on the northeast right-of-way of said U.S. Highway 290;

Thence, North  $48^{\circ} 43' 07''$  West, continuing along the east right-of-way line of said U.S. Highway 290, 529.13 feet to the northwest corner of the aforementioned 0.009 acre tract, same being on the northeast right-of-way of said U.S. Highway 290;

Thence, North  $89^{\circ} 04' 22''$  East, along the north line of said 0.009 acre tract and said 50.31 acre tract, 392.83 feet to a westerly angle corner of said 50.31 acre tract;

Thence, North  $01^{\circ} 13' 20''$  West, along a west line of said 50.31 acre tract, 229.11 feet to an angle point on a north line of said 50.31 acre tract;

Thence, North  $87^{\circ} 49' 08''$  East, along a north line of said 50.31 acre tract, 75.87 feet to a point for corner on the north line of said 50.31 acre tract;

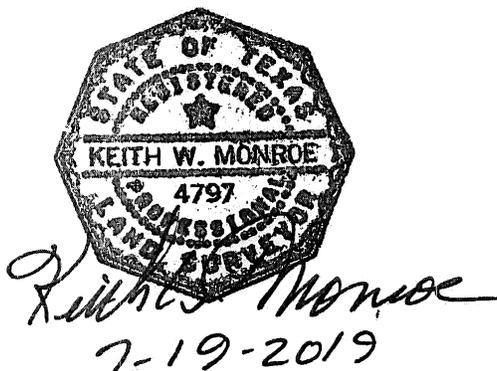
131.92 acres

July 19, 2019  
Job No. 0460-4810-030

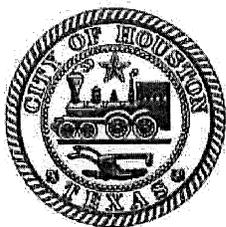
Thence, North 87° 45' 33" East, continuing along a north line of said 50.31 acre tract, 1,161.46 feet to the southwest corner of the aforementioned 27.57 acre tract, same being on the north line of said 50.31 acre tract ;

Thence, North 11° 52' 58" West, departing the north line of said 50.31 acre tract, and along the west line of said 27.57 acre tract, 1,197.30 feet to the POINT OF BEGINNING and containing 131.92 acres of land.

"This document, prepared under 22 TAC § 663.21, does not reflect the result 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."



LJA Surveying, Inc.



### 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.

**EXHIBIT "B"**

August 14, 2019  
Job No. 0460-4810

DESCRIPTION OF  
508.95 ACRES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
REVISED BOUNDARY

All those certain tracts or parcels containing a total of 508.95 acres of land in the W.H. Gentry Survey, Abstract No. 295, the W. M. Jones Survey, Abstract No. 489, the F. Fry Survey, Abstract No. 268, the F. Fry Survey, Abstract No. 276, the S.C. Rice Survey, Abstract No. 655, the R. Turner Survey, Abstract No. 767, and the H. & T.C. R.R. Co. Survey, Abstract No. 1397, Harris County, Texas and being more particularly described as Part One containing 237.39 acres, Part Two containing 65.51 acres, Part Three containing 19.69 acres, Part Four containing 33.98 acres, Part Five containing 5.88 acres, Part Six containing 137.85 acres, and Part Seven containing 8.65 acres by metes and bounds as follows, all bearings referenced to a north line of said W. M. Jones Survey, North 87° 57' 32" East;

PART ONE  
237.39 ACRES

BEGINNING at the northwest corner of said 27.57 acre tract, described as Exhibit "C" in the deed to Weiser Properties Holdings, LTD., by an instrument of record in File Number 20110126383 of the Official Public Records of Real Property of Harris County, Texas (H.C.O.P.R.R.P.);

Thence, North 87° 29' 06" East, along the north line of said 27.57 acre tract, 1,026.99 feet to the northeast corner of said 27.57 acre tract;

Thence, South 11° 46' 15" East, along the east line of said 27.57 acre tract, 1,201.38 feet to the southeast corner of said 27.57 acre tract, same being on the north line of a certain called 50.31 acre tract, described as Exhibit "B" in the deed to Weiser Properties Holdings, LTD., by an instrument of record in File Number 20110126383, H.C.O.P.R.R.P.;

Thence, North 87° 19' 10" East, along the north line of said 50.31 acre tract and the north line of a certain called 30 acre tract, described as Exhibit "A" in the deed to Weiser Properties Holdings, LTD., by an instrument of record in File Number 20110126383, H.C.O.P.R.R.P., 1,041.69 feet to a point for corner on the north line of the aforementioned 30 acre tract;

508.95 Acres

August 14, 2019  
Job No. 0460-4810

Thence, North  $86^{\circ} 24' 34''$  East, continuing along the north line of said 30 acre tract, 730.21 feet to a point for corner on the north line of said 30 acre tract;

Thence, North  $87^{\circ} 03' 58''$  East, continuing along the north line of said 30 acre tract, 1,229.70 feet to a point for corner on the west right-of-way of Huffmeister Road (100 feet wide) ;

Thence, South  $02^{\circ} 56' 02''$  East, along the west right-of-way line of said Huffmeister Road, 216.62 feet to a point for corner, the beginning of a curve;

Thence, 290.95 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the right, having a radius of 11,409.16 feet, a central angle of  $01^{\circ} 27' 40''$ , and a chord which bears South  $02^{\circ} 12' 12''$  East, 290.94 feet to a point for corner;

Thence, South  $01^{\circ} 28' 22''$  East, continuing along the west right-of-way line of said Huffmeister Road, 100.00 feet to a point for corner, the beginning of a tangent curve;

Thence, 293.60 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the left, having a radius of 11509.16 feet, a central angle of  $01^{\circ} 27' 42''$ , and a chord which bears South  $02^{\circ} 12' 13''$  East, 293.59 feet to the southeast corner of a called 0.455 acre tract, described as "Tract 4" in the deed to Huffmeister Interest, L.P., by an instrument of record in File Number 20070058881, H.C.O.P.R.R.P.;

Thence, North  $87^{\circ} 57' 32''$  East, along the north line of the said W. M. Jones Survey and the south line of said H. & T. C. R. R. Co. Survey, 19.92 feet to a point for a corner in the westerly line of Huffmeister Road (80.0 feet wide);

Thence, South  $02^{\circ} 56' 45''$  East, 2,768.96 feet, along the west line of Huffmeister Road, to a point for corner, the beginning of a curve;

Thence, 67.38 feet along the arc of a curve to the right, with said northerly line, having a central angle of  $35^{\circ} 05' 48''$ , a radius of 110.00 feet and a chord which bears South  $14^{\circ} 36' 09''$  West, 66.33 feet to a point for corner;

Thence, South  $02^{\circ} 56' 45''$  East, 503.70 feet to a point for corner;

Thence, South 41° 24' 40" West, 70.71 feet to a point for corner on the arc of a curve whose center bears North 01° 42' 59" East;

Thence, 692.20 feet along the arc of a curve to the right, having a central angle of 12° 29' 25", a radius of 3,175.26 feet and a chord which bears North 82° 02' 19" West, 690.83 feet to a point for corner on a north line of the U.S. Highway 290 right-of-way and on the arc of a curve whose center bears North 10° 06' 42" East;

Thence 77.80 feet along the arc of a curve to the right, continuing with a northerly line of U.S. Highway 290, having a central angle of 09° 20' 07", a radius of 477.47 feet and a chord which bears North 75° 13' 14" West, 77.71 feet to a point for corner at the end of said curve;

Thence North 70° 33' 11" West, 13.91 feet, continuing along the northerly line of U.S. Highway 290, to a point for corner, the beginning of a curve;

Thence 820.10 feet along the arc of a curve to the right, continuing along the northerly line of U.S. Highway 290, having a central angle of 17° 26' 12", a radius of 2,694.79 feet and a chord which bears North 61° 50' 05" West, 816.94 feet to a point for corner at the end of said curve;

Thence North 53° 06' 59" West, 171.07 feet, continuing along the northerly line of U.S. Highway 290, to a point for corner;

Thence North 37° 06' 25" East, 1,000.32 feet, departing said north line, to a point for corner in the west line of the aforesaid W. M. Jones Survey, the east line of the aforesaid W.H. Gentry Survey and the southerly line of a State of Texas 50-foot wide outfall easement as recorded in Volume 6518, Page 1 of the Harris County Deed Records;

Thence North 02° 00' 22" West, 643.30 feet along said common survey line to a point for corner;

Thence North 53° 04' 07" West, 1,239.65 feet to a point for corner;

Thence North  $16^{\circ} 35' 15''$  East, 195.20 feet to a point for corner;

Thence North  $02^{\circ} 05' 26''$  West, 336.58 feet to a point for corner on the common line between the aforesaid W.H. Gentry and the H. & T. C. R. R. Co. Surveys:

Thence, North  $02^{\circ} 00' 05''$  West, 0.72 feet to a point for corner, same being the northeast corner of said Hemwick Place Section One, a subdivision of record in Volume 73, Page 13 of the Map Records of Harris County, Texas (H.C.M.R.);

Thence, South  $87^{\circ} 59' 53''$  West, along the north line of said Hemwick Place Section One, 2,644.81 feet to a point for corner, same being the northwest corner of said Hemwick Place, Section One, and on the south line of the aforementioned 50.31 acre tract;

Thence, South  $88^{\circ} 46' 05''$  West, continuing along the south line of said 50.31 acre tract, 208.36 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, North  $53^{\circ} 19' 08''$  West, continuing along a south line of said 50.31 acre tract, 367.79 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, South  $36^{\circ} 57' 17''$  West, continuing along the south line of said 50.31 acre tract, 149.66 feet to a point for corner on the northeast right-of-way of U.S. Highway 290 (width varies);

Thence, North  $53^{\circ} 02' 35''$  West, departing the south line of said 50.31 acre tract, and along the northeast right-of-way of said U.S. Highway 290, 221.40 feet to a point for corner on the northeast right-of-way of said U.S. Highway 290;

Thence, North  $48^{\circ} 43' 07''$  West, continuing along the east right-of-way line of said U.S. Highway 290, 529.13 feet to the northwest corner of a called 0.009 acre tract, described in deed to Brenda Gayle Weiser by an instrument of record in File Number T508783, same being on the northeast right-of-way of said U.S. Highway 290;

Thence, North  $89^{\circ} 04' 22''$  East, along the north line of said 0.009 acre tract and said 50.31 acre tract, 392.83 feet to a westerly re-entrant corner of said 50.31 acre tract;

508.95 Acres

August 14, 2019  
Job No. 0460-4810

Thence, North 01° 13' 20" West, along a west line of said 50.31 acre tract, 229.11 feet to an angle point on a north line of said 50.31 acre tract;

Thence, North 87° 49' 08" East, along a north line of said 50.31 acre tract, 75.87 feet to a point for corner on the north line of said 50.31 acre tract;

Thence, North 87° 45' 33" East, continuing along a north line of said 50.31 acre tract, 1,161.46 feet to the southwest corner of the aforementioned 27.57 acre tract;

Thence, North 11° 52' 58" West, departing the north line of said 50.31 acre tract, and along the west line of said 27.57 acre tract, 1,197.30 feet to the POINT OF BEGINNING and containing 237.39 acres of land.

**PART TWO  
65.51 ACRES**

BEGINNING at the intersection of south line of U.S. Highway 290, varying width, and the east line of Huffmeister Road, both established in a judgement by the State of Texas against Gus Wortham, et al, as recorded in Volume 5763, Page 1, of the Harris County Deed Records;

Thence South 87° 56' 45" East, 558.49 feet, along the south line of U.S. Highway 290, to the beginning of a curve for corner;

Thence 1,659.66 feet along the arc of a curve to the right, continuing along the south line of U.S. Highway 290, having a central angle of 35° 01' 38", a radius of 2,714.79 feet and a chord which bears South 70° 25' 56" East, 1,633.94 feet to a point for corner at the end of said curve;

Thence South 52° 55' 07" East, 762.84 feet, continuing along the south line of U.S. Highway 290, to a point for corner in the westerly line of a 180-foot wide Houston Lighting & Power Company (HL&P) easement as recorded in Volume 6470, Page 213, of the Harris County Deed Records;

Thence South  $60^{\circ} 01' 51''$  West, 1,535.69 feet, along the westerly line of said 180-foot wide HL&P easement, to a point for corner in the northerly right-of-way line of Hempstead Highway, 100.00 feet wide;

Thence North  $52^{\circ} 55' 07''$  West, 1,823.91 feet, along the northerly line of said Hempstead Highway, to a point for corner in the east line of Huffmeister Road, 80.00 foot wide, as established by right-of-way deed from Herbert R. Weiman and wife, to the County of Harris as described in Volume 3015, Page 511 of the Harris County Deed Records;

Thence North  $02^{\circ} 56' 45''$  West, 190.00 feet, along the east right-of-way line of Huffmeister Road, to a point for corner;

Thence North  $64^{\circ} 10' 19''$  East, 60.00 feet, continuing along the east right-of-way line of Huffmeister Road, varying width, to a point for corner;

Thence North  $04^{\circ} 10' 17''$  East, 480.00 feet, continuing along the east line of right-of-way line of Huffmeister Road, to the POINT OF BEGINNING and containing 65.51 acres of land.

PART THREE  
19.69 ACRES

BEGINNING at the intersection of the south right-of-way line of U. S. Highway 290, varying width, and the easterly line of a 180-foot wide HL&P easement as recorded in Volume 6470, Page 213 of the Harris County Deed Records, same being on the arc of a curve;

Thence 593.03 feet along the arc of a curve to the right, along the south line of U.S. Highway 290, having a central angle of  $12^{\circ} 30' 57''$ , a radius of 2,714.79 feet and a chord which bears South  $46^{\circ} 07' 19''$  East, 591.85 feet to a point for corner;

Thence South  $60^{\circ} 01' 51''$  West, 1,459.50 feet, departing said south line, to a point for corner in the northerly right-of-way line of Hempstead Highway, 100.0 feet wide;

Thence North  $52^{\circ} 55' 07''$  West, 617.35 feet, along the northerly right-of-way line of Hempstead Highway, to a point for corner in the easterly line of the aforesaid HL&P easement;

Thence North  $60^{\circ} 01' 51''$  East, 1,535.56 feet, along the easterly line of said HL&P easement, to the POINT OF BEGINNING and containing 19.69 acres of land.

**PART FOUR  
33.98 ACRES**

Beginning at the intersection of the northerly right-of-way line of Hempstead Highway, 100-foot wide, and the southerly right-of-way line of U.S. Highway 290, varying width, as recorded in Volume 5032, Page 310 of the Harris County Deed Records;

Thence North  $52^{\circ} 55' 07''$  West, 2,937.52 feet, along the northerly line of said Hempstead Highway, to a point for corner, the beginning of a curve;

Thence 98.83 feet along the arc of a curve to the right, having a central angle  $113^{\circ} 15' 09''$ , a radius of 50.00 feet and a chord which bears North  $03^{\circ} 42' 15''$  East, 83.51 feet to a point for corner at the end of said curve and on the easterly right-of-way line of F.M. 1960, varying width;

Thence North  $60^{\circ} 19' 37''$  East, 231.23 feet, along the easterly right-of-way line of F.M. 1960, to a point for corner;

Thence North  $64^{\circ} 08' 28''$  East, 601.33 feet, continuing along the easterly right-of-way line of F.M. 1960, to a point for corner;

Thence North  $60^{\circ} 19' 37''$  East, 150.00 feet, continuing along the easterly right-of-way line of F.M. 1960, to a point for corner;

Thence South  $74^{\circ} 40' 23''$  East, 106.07 feet, continuing along the easterly right-of-way line of F.M. 1960, to a point for corner on the southerly right-of-way line of the aforesaid U.S. Highway 290;

Thence South 29° 46' 00" East, 2,016.82 feet, along the southerly right-of-way line of said U.S. Highway 290, to a point for corner, the beginning of a curve;

Thence 639.98 feet along the arc of a curve to the left, continuing along the southerly right-of-way line of U.S. Highway 290, having a central angle of 09° 28' 58", a radius of 3,866.80 feet and a chord which bears South 34° 30' 29" East, 639.25 feet to the POINT OF BEGINNING and containing 33.98 acres of land.

**PART FIVE  
5.88 ACRES**

BEGINNING at the intersection of the southerly right-of-way of U.S. Highway 290, varying width, and the westerly right-of-way line of Huffmeister Road, varying width, both established in a judgement by the State of Texas against Gus Wortham, et al, as recorded in Volume 5763, Page 1 of the Harris County Deed Records;

Thence South 10° 10' 29" East, along the westerly right-of-way line of Huffmeister Road, 508.43 feet to a point for corner;

Thence South 70° 13' 03" East, 30.22 feet, continuing along said westerly line, to a point for corner on the arc of a curve;

Thence 48.27 feet along the arc of a curve to the right, continuing along the west line of Huffmeister Road, having a central angle of 03° 27' 25", a radius of 800.00 feet and a chord which bears South 07° 10' 59" West, 48.26 feet to a point of compound curve for corner;

Thence 62.33 feet along the arc of a curve to the right, continuing with the west line of Huffmeister Road, having a central angle of 119° 02' 46", a radius of 30.00 feet and a chord which bears South 67° 50' 36" West, 51.71 feet to a point for corner at the end of said curve and on the northerly right-of-way line of Hempstead Highway, 100.0 feet wide;

Thence North 52° 55' 07" West, along said northerly right-of-way line of Hempstead Highway, 1,071.46 feet to a point for corner;

Thence North 17° 59' 32" East, departing said northerly right-of-way line, 79.24 feet to a point for corner on the southerly right-of-way line of said U.S. Highway 290;

Thence 781.47 feet along the arc of a non-tangent curve to the left, with said southerly right-of-way line, having a central angle of 14° 51' 06", a radius of 3,014.79 feet and a chord which bears South 79° 23' 59" East, 779.29 feet to the POINT OF BEGINNING and containing 5.88 acres of land.

**PART SIX  
137.85 ACRES**

All that certain tract or parcel containing 137.85 acres of land in the Francis Fry Survey, A-268, the W.H. Gentry Survey, A-295, and the W.M. Jones Survey, A-489, Harris County, Texas, being part of that certain tract called 99.9365 acres conveyed to the Mack Worthington Foundation, Inc. by an instrument of record in File No. K337841 of the Official Public Records Of Real Property of said Harris County (H.C.O.P.R.O.R.P.) and all of that certain tract called 40.557 acres conveyed to William Marsh Rice University by an instrument of record in File No. R161540 of the H.C.O.P.R.O.R.P. and being more particularly described by metes and bounds as follows;

BEGINNING at the intersection of the westerly line of the H. & T.C. Railroad Company's 100.0 foot wide right-of-way with the common line between the said Francis Fry Survey, A-268 and the W.M. Jones Survey, A-489, same being the northeast corner of said 99.9365 acre tract and the southeast corner of said 40.557 acre tract;

Thence South 52° 55' 07" East, 1,263.10 feet with said westerly right-of-way line and with an easterly line of said 99.9365 acre tract to a point for corner in the westerly right-of-way line of Huffmeister Road, 100.0 feet wide;

Thence departing said westerly right-of-way line the H. & T.C. Railroad and with the westerly right-of-way line of said Huffmeister Road the following two (2) courses;

- 1) South 22° 05' 00" West, 169.12 feet to a point for corner, the beginning of a curve;
- 2) 234.42 feet along the arc of a curve to the left, having a central angle of 06° 33' 07", a radius of 2,050.00 feet and a chord which bears South 18° 48' 26" West, 234.30 feet to a point for corner in the south line of the aforesaid 99.9365 acre tract and in the north line of that certain tract called 50.0 acres conveyed to Cypress Fairbanks Independent School District by an instrument of record in File No. M047668 of the H.C.O.P.R.O.R.P.;

Thence South 87° 52' 50" West, 3,789.95 feet with the common line between said 99.9365 acre and 50.0 acre tracts and the common line between said 99.9365 acre and that certain tract called 239.421 acres conveyed to Randall A. Hendricks, Trustee, by an instrument of record in File No. D840438 of the H.C.O.P.R.O.R.P. to a point for corner, the southwest corner of said 99.9365 acre tract;

Thence North 02° 20' 05" West, 1,196.58 feet with the west line of said 99.9365 acre tract to a point for corner, the northwest corner of said 99.9365 acre tract and on a south line of that certain tract called Tract 5 conveyed to Texas Commerce Bank National Association record in File No. S567483 of the H.C.O.P.R.O.R.P.;

Thence North 88° 21' 57" East, 620.44 feet with the north line of said 99.9365 acre tract and the south line of said Tract 5 to a point for corner, the southwest corner of the aforesaid 40.557 acre tract and a southeast corner of said Tract 5;

Thence North 15° 46' 12" East, 1,577.54 feet with the common line between said tracts to a point for corner, the most northerly corner of said 40.557 acre tract and on the westerly line of the aforesaid H. & T.C. Railroad Company's right-of-way;

Thence South 52° 52' 54" East, 1,405.24 feet with the common line between said 40.557 acre tract and said westerly line to a point for corner;

Thence South 52° 55' 07" East, 1,000.39 feet continuing with said common line to the POINT OF BEGINNING and containing 137.85 acres of land.

**PART SEVEN  
8.65 ACRES**

Being 8.65 acres of land located in the W.H. Gentry Survey, Abstract No. 295, more particularly being all of that certain 8.6469 acre tract conveyed to 21420 Northwest Freeway LLC by an instrument of record under File Number File No. RP-2018-520623 in the Official Public Records of Harris County, Texas (H.C.O.P.R.R.P.), said 8.65 acres being more particularly described by metes and bounds as follows, all bearings referenced to a north line of said W. M. Jones Survey, North 87° 57' 32" East;

BEGINNING at the northeast corner of that certain called 0.0453 acre tract conveyed to the State of Texas by an instrument of record under File Number 20130370462, H.C.O.P.R.R.P., same being the southeast corner of said 8.6469 acre tract;

Thence, North 53° 06' 57" West, with the north line of said 0.0453 acre tract, 420.58 feet to the northwest corner of said 0.0453 acre tract, same being in the southwest corner of said 8.6469 acre tract;

Thence, North 36° 53' 26" East, with the northwest line of said 8.6469 acre tract, 895.32 feet to a point for the northwest corner of said 8.6469 acre tract;

Thence, South 53° 06' 59" East, with the northeast line of said 8.6469 acre tract, 420.82 feet to a point for the northeast corner of said 8.6469 acre tract;

Thence, South 36° 54' 21" West, with the southeast line of said 8.6469 acre tract, 895.32 feet to the POINT OF BEGINNING and containing 8.65 acres of land.

Said Part One, Part Two, Part Three, Part Four, Part Five, Part Six, and Part Seven a total of 508.95 acres of land.

“This document, prepared under 22 TAC § 663.21, does not reflect the result 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.”



LJA Surveying, Inc.

I, the undersigned secretary of the board of directors of Harris County Municipal Utility District No. 248, hereby certify that the foregoing is a true and correct copy of the order adopted by said Board at its regular meeting held on May 13, 2020, together with excerpts from the minutes of said meeting showing the adoption thereof, adding the land therein described to the District and redefining the area of the District after the addition, to which order is attached the petition for addition. The originals of said order, excerpts and petition have been recorded in the Real Property Records of Harris County, Texas and are now on file in the official minute book of the Board, in the District's office.

I further certify that said meeting was open to the public, and that notice was given in compliance with the provisions of Tex. Gov't. Code Ann. § 551.001 et seq. as adopted, and as suspended in part by the Governor of Texas on March 16, 2020.

Witness my hand and the official seal of said District, this \_\_\_\_\_.

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Secretary



HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Amendment to Statement of Directors Furnishing Information  
Required by Section 49.455(b), Texas Water Code, as Amended

Whereas, the governing body of Harris County Municipal Utility District No. 248 has heretofore filed with the County Clerk of the County (or Counties) in which said District is located a Statement of Directors Furnishing Information Required by Section 49.455(b), Texas Water Code, as amended (hereinafter called the "Statement").

Whereas, certain changes have recently been made in the information contained in said Statement, and an amendment should be filed setting forth such changes, as required by Section 49.455(e) of said Code.

Now, therefore, the undersigned, who constitute a majority of the directors of District, file the following amendment to said Statement, hereby affirming and acknowledging that the following information is true and correct:

Sections 2 of said Statement is hereby amended in its entirety and shall hereafter read as follows:

"Section 2. A complete and accurate legal description of the district as it exists as of this date is attached hereto as Exhibit "A" and a complete and accurate map of said district as it exists as of this date is attached as Exhibit "B," which exhibits are made a part hereof for all purposes."

Date: May 13, 2020

\_\_\_\_\_  
A. RICHARD WILSON  
President and Director

\_\_\_\_\_  
MARIE GODARD  
Vice President and Director

\_\_\_\_\_  
LONG NGUYEN  
Secretary and Director

\_\_\_\_\_  
E. PAUL DAIGLE, JR.  
Director and Treasurer



\_\_\_\_\_  
RICHARD C. FORD  
Director

THE STATE OF TEXAS           §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

\_\_\_\_\_ the  
directors and officers of Harris County Municipal Utility District No. 248, on behalf of Harris  
County Municipal Utility District No. 248.

\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

SMITH, MURDAUGH, LITTLE & BONHAM, L.L.P.  
2727 ALLEN PARKWAY, SUITE 1100  
HOUSTON, TEXAS 77019

**EXHIBIT "A"**

August 14, 2019  
Job No. 0460-4810

DESCRIPTION OF  
508.95 ACRES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
REVISED BOUNDARY

All those certain tracts or parcels containing a total of 508.95 acres of land in the W.H. Gentry Survey, Abstract No. 295, the W. M. Jones Survey, Abstract No. 489, the F. Fry Survey, Abstract No. 268, the F. Fry Survey, Abstract No. 276, the S.C. Rice Survey, Abstract No. 655, the R. Turner Survey, Abstract No. 767, and the H. & T.C. R.R. Co. Survey, Abstract No. 1397, Harris County, Texas and being more particularly described as Part One containing 237.39 acres, Part Two containing 65.51 acres, Part Three containing 19.69 acres, Part Four containing 33.98 acres, Part Five containing 5.88 acres, Part Six containing 137.85 acres, and Part Seven containing 8.65 acres by metes and bounds as follows, all bearings referenced to a north line of said W. M. Jones Survey, North 87° 57' 32" East;

PART ONE  
237.39 ACRES

BEGINNING at the northwest corner of said 27.57 acre tract, described as Exhibit "C" in the deed to Weiser Properties Holdings, LTD., by an instrument of record in File Number 20110126383 of the Official Public Records of Real Property of Harris County, Texas (H.C.O.P.R.R.P.);

Thence, North 87° 29' 06" East, along the north line of said 27.57 acre tract, 1,026.99 feet to the northeast corner of said 27.57 acre tract;

Thence, South 11° 46' 15" East, along the east line of said 27.57 acre tract, 1,201.38 feet to the southeast corner of said 27.57 acre tract, same being on the north line of a certain called 50.31 acre tract, described as Exhibit "B" in the deed to Weiser Properties Holdings, LTD., by an instrument of record in File Number 20110126383, H.C.O.P.R.R.P.;

Thence, North 87° 19' 10" East, along the north line of said 50.31 acre tract and the north line of a certain called 30 acre tract, described as Exhibit "A" in the deed to Weiser Properties Holdings, LTD., by an instrument of record in File Number 20110126383, H.C.O.P.R.R.P., 1,041.69 feet to a point for corner on the north line of the aforementioned 30 acre tract;

508.95 Acres

August 14, 2019  
Job No. 0460-4810

Thence, North  $86^{\circ} 24' 34''$  East, continuing along the north line of said 30 acre tract, 730.21 feet to a point for corner on the north line of said 30 acre tract;

Thence, North  $87^{\circ} 03' 58''$  East, continuing along the north line of said 30 acre tract, 1,229.70 feet to a point for corner on the west right-of-way of Huffmeister Road (100 feet wide) ;

Thence, South  $02^{\circ} 56' 02''$  East, along the west right-of-way line of said Huffmeister Road, 216.62 feet to a point for corner, the beginning of a curve;

Thence, 290.95 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the right, having a radius of 11,409.16 feet, a central angle of  $01^{\circ} 27' 40''$ , and a chord which bears South  $02^{\circ} 12' 12''$  East, 290.94 feet to a point for corner;

Thence, South  $01^{\circ} 28' 22''$  East, continuing along the west right-of-way line of said Huffmeister Road, 100.00 feet to a point for corner, the beginning of a tangent curve;

Thence, 293.60 feet along the west right-of-way line of said Huffmeister Road, the arc of a tangent curve to the left, having a radius of 11509.16 feet, a central angle of  $01^{\circ} 27' 42''$ , and a chord which bears South  $02^{\circ} 12' 13''$  East, 293.59 feet to the southeast corner of a called 0.455 acre tract, described as "Tract 4" in the deed to Huffmeister Interest, L.P., by an instrument of record in File Number 20070058881, H.C.O.P.R.R.P.;

Thence, North  $87^{\circ} 57' 32''$  East, along the north line of the said W. M. Jones Survey and the south line of said H. & T. C. R. R. Co. Survey, 19.92 feet to a point for a corner in the westerly line of Huffmeister Road (80.0 feet wide);

Thence, South  $02^{\circ} 56' 45''$  East, 2,768.96 feet, along the west line of Huffmeister Road, to a point for corner, the beginning of a curve;

Thence, 67.38 feet along the arc of a curve to the right, with said northerly line, having a central angle of  $35^{\circ} 05' 48''$ , a radius of 110.00 feet and a chord which bears South  $14^{\circ} 36' 09''$  West, 66.33 feet to a point for corner;

Thence, South  $02^{\circ} 56' 45''$  East, 503.70 feet to a point for corner;

Thence, South 41° 24' 40" West, 70.71 feet to a point for corner on the arc of a curve whose center bears North 01° 42' 59" East;

Thence, 692.20 feet along the arc of a curve to the right, having a central angle of 12° 29' 25", a radius of 3,175.26 feet and a chord which bears North 82° 02' 19" West, 690.83 feet to a point for corner on a north line of the U.S. Highway 290 right-of-way and on the arc of a curve whose center bears North 10° 06' 42" East;

Thence 77.80 feet along the arc of a curve to the right, continuing with a northerly line of U.S. Highway 290, having a central angle of 09° 20' 07", a radius of 477.47 feet and a chord which bears North 75° 13' 14" West, 77.71 feet to a point for corner at the end of said curve;

Thence North 70° 33' 11" West, 13.91 feet, continuing along the northerly line of U.S. Highway 290, to a point for corner, the beginning of a curve;

Thence 820.10 feet along the arc of a curve to the right, continuing along the northerly line of U.S. Highway 290, having a central angle of 17° 26' 12", a radius of 2,694.79 feet and a chord which bears North 61° 50' 05" West, 816.94 feet to a point for corner at the end of said curve;

Thence North 53° 06' 59" West, 171.07 feet, continuing along the northerly line of U.S. Highway 290, to a point for corner;

Thence North 37° 06' 25" East, 1,000.32 feet, departing said north line, to a point for corner in the west line of the aforesaid W. M. Jones Survey, the east line of the aforesaid W.H. Gentry Survey and the southerly line of a State of Texas 50-foot wide outfall easement as recorded in Volume 6518, Page 1 of the Harris County Deed Records;

Thence North 02° 00' 22" West, 643.30 feet along said common survey line to a point for corner;

Thence North 53° 04' 07" West, 1,239.65 feet to a point for corner;

Thence North  $16^{\circ} 35' 15''$  East, 195.20 feet to a point for corner;

Thence North  $02^{\circ} 05' 26''$  West, 336.58 feet to a point for corner on the common line between the aforesaid W.H. Gentry and the H. & T. C. R. R. Co. Surveys:

Thence, North  $02^{\circ} 00' 05''$  West, 0.72 feet to a point for corner, same being the northeast corner of said Hemwick Place Section One, a subdivision of record in Volume 73, Page 13 of the Map Records of Harris County, Texas (H.C.M.R.);

Thence, South  $87^{\circ} 59' 53''$  West, along the north line of said Hemwick Place Section One, 2,644.81 feet to a point for corner, same being the northwest corner of said Hemwick Place, Section One, and on the south line of the aforementioned 50.31 acre tract;

Thence, South  $88^{\circ} 46' 05''$  West, continuing along the south line of said 50.31 acre tract, 208.36 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, North  $53^{\circ} 19' 08''$  West, continuing along a south line of said 50.31 acre tract, 367.79 feet to a point for corner on the south line of said 50.31 acre tract;

Thence, South  $36^{\circ} 57' 17''$  West, continuing along the south line of said 50.31 acre tract, 149.66 feet to a point for corner on the northeast right-of-way of U.S. Highway 290 (width varies);

Thence, North  $53^{\circ} 02' 35''$  West, departing the south line of said 50.31 acre tract, and along the northeast right-of-way of said U.S. Highway 290, 221.40 feet to a point for corner on the northeast right-of-way of said U.S. Highway 290;

Thence, North  $48^{\circ} 43' 07''$  West, continuing along the east right-of-way line of said U.S. Highway 290, 529.13 feet to the northwest corner of a called 0.009 acre tract, described in deed to Brenda Gayle Weiser by an instrument of record in File Number T508783, same being on the northeast right-of-way of said U.S. Highway 290;

Thence, North  $89^{\circ} 04' 22''$  East, along the north line of said 0.009 acre tract and said 50.31 acre tract, 392.83 feet to a westerly re-entrant corner of said 50.31 acre tract;

Thence, North 01° 13' 20" West, along a west line of said 50.31 acre tract, 229.11 feet to an angle point on a north line of said 50.31 acre tract;

Thence, North 87° 49' 08" East, along a north line of said 50.31 acre tract, 75.87 feet to a point for corner on the north line of said 50.31 acre tract;

Thence, North 87° 45' 33" East, continuing along a north line of said 50.31 acre tract, 1,161.46 feet to the southwest corner of the aforementioned 27.57 acre tract;

Thence, North 11° 52' 58" West, departing the north line of said 50.31 acre tract, and along the west line of said 27.57 acre tract, 1,197.30 feet to the POINT OF BEGINNING and containing 237.39 acres of land.

**PART TWO  
65.51 ACRES**

BEGINNING at the intersection of south line of U.S. Highway 290, varying width, and the east line of Huffmeister Road, both established in a judgement by the State of Texas against Gus Wortham, et al, as recorded in Volume 5763, Page 1, of the Harris County Deed Records;

Thence South 87° 56' 45" East, 558.49 feet, along the south line of U.S. Highway 290, to the beginning of a curve for corner;

Thence 1,659.66 feet along the arc of a curve to the right, continuing along the south line of U.S. Highway 290, having a central angle of 35° 01' 38", a radius of 2,714.79 feet and a chord which bears South 70° 25' 56" East, 1,633.94 feet to a point for corner at the end of said curve;

Thence South 52° 55' 07" East, 762.84 feet, continuing along the south line of U.S. Highway 290, to a point for corner in the westerly line of a 180-foot wide Houston Lighting & Power Company (HL&P) easement as recorded in Volume 6470, Page 213, of the Harris County Deed Records;

Thence South  $60^{\circ} 01' 51''$  West, 1,535.69 feet, along the westerly line of said 180-foot wide HL&P easement, to a point for corner in the northerly right-of-way line of Hempstead Highway, 100.00 feet wide;

Thence North  $52^{\circ} 55' 07''$  West, 1,823.91 feet, along the northerly line of said Hempstead Highway, to a point for corner in the east line of Huffmeister Road, 80.00 foot wide, as established by right-of-way deed from Herbert R. Weiman and wife, to the County of Harris as described in Volume 3015, Page 511 of the Harris County Deed Records;

Thence North  $02^{\circ} 56' 45''$  West, 190.00 feet, along the east right-of-way line of Huffmeister Road, to a point for corner;

Thence North  $64^{\circ} 10' 19''$  East, 60.00 feet, continuing along the east right-of-way line of Huffmeister Road, varying width, to a point for corner;

Thence North  $04^{\circ} 10' 17''$  East, 480.00 feet, continuing along the east line of right-of-way line of Huffmeister Road, to the POINT OF BEGINNING and containing 65.51 acres of land.

PART THREE  
19.69 ACRES

BEGINNING at the intersection of the south right-of-way line of U. S. Highway 290, varying width, and the easterly line of a 180-foot wide HL&P easement as recorded in Volume 6470, Page 213 of the Harris County Deed Records, same being on the arc of a curve;

Thence 593.03 feet along the arc of a curve to the right, along the south line of U.S. Highway 290, having a central angle of  $12^{\circ} 30' 57''$ , a radius of 2,714.79 feet and a chord which bears South  $46^{\circ} 07' 19''$  East, 591.85 feet to a point for corner;

Thence South  $60^{\circ} 01' 51''$  West, 1,459.50 feet, departing said south line, to a point for corner in the northerly right-of-way line of Hempstead Highway, 100.0 feet wide;

Thence North  $52^{\circ} 55' 07''$  West, 617.35 feet, along the northerly right-of-way line of Hempstead Highway, to a point for corner in the easterly line of the aforesaid HL&P easement;

Thence North  $60^{\circ} 01' 51''$  East, 1,535.56 feet, along the easterly line of said HL&P easement, to the POINT OF BEGINNING and containing 19.69 acres of land.

**PART FOUR  
33.98 ACRES**

Beginning at the intersection of the northerly right-of-way line of Hempstead Highway, 100-foot wide, and the southerly right-of-way line of U.S. Highway 290, varying width, as recorded in Volume 5032, Page 310 of the Harris County Deed Records;

Thence North  $52^{\circ} 55' 07''$  West, 2,937.52 feet, along the northerly line of said Hempstead Highway, to a point for corner, the beginning of a curve;

Thence 98.83 feet along the arc of a curve to the right, having a central angle  $113^{\circ} 15' 09''$ , a radius of 50.00 feet and a chord which bears North  $03^{\circ} 42' 15''$  East, 83.51 feet to a point for corner at the end of said curve and on the easterly right-of-way line of F.M. 1960, varying width;

Thence North  $60^{\circ} 19' 37''$  East, 231.23 feet, along the easterly right-of-way line of F.M. 1960, to a point for corner;

Thence North  $64^{\circ} 08' 28''$  East, 601.33 feet, continuing along the easterly right-of-way line of F.M. 1960, to a point for corner;

Thence North  $60^{\circ} 19' 37''$  East, 150.00 feet, continuing along the easterly right-of-way line of F.M. 1960, to a point for corner;

Thence South  $74^{\circ} 40' 23''$  East, 106.07 feet, continuing along the easterly right-of-way line of F.M. 1960, to a point for corner on the southerly right-of-way line of the aforesaid U.S. Highway 290;

Thence South 29° 46' 00" East, 2,016.82 feet, along the southerly right-of-way line of said U.S. Highway 290, to a point for corner, the beginning of a curve;

Thence 639.98 feet along the arc of a curve to the left, continuing along the southerly right-of-way line of U.S. Highway 290, having a central angle of 09° 28' 58", a radius of 3,866.80 feet and a chord which bears South 34° 30' 29" East, 639.25 feet to the POINT OF BEGINNING and containing 33.98 acres of land.

PART FIVE  
5.88 ACRES

BEGINNING at the intersection of the southerly right-of-way of U.S. Highway 290, varying width, and the westerly right-of-way line of Huffmeister Road, varying width, both established in a judgement by the State of Texas against Gus Wortham, et al, as recorded in Volume 5763, Page 1 of the Harris County Deed Records;

Thence South 10° 10' 29" East, along the westerly right-of-way line of Huffmeister Road, 508.43 feet to a point for corner;

Thence South 70° 13' 03" East, 30.22 feet, continuing along said westerly line, to a point for corner on the arc of a curve;

Thence 48.27 feet along the arc of a curve to the right, continuing along the west line of Huffmeister Road, having a central angle of 03° 27' 25", a radius of 800.00 feet and a chord which bears South 07° 10' 59" West, 48.26 feet to a point of compound curve for corner;

Thence 62.33 feet along the arc of a curve to the right, continuing with the west line of Huffmeister Road, having a central angle of 119° 02' 46", a radius of 30.00 feet and a chord which bears South 67° 50' 36" West, 51.71 feet to a point for corner at the end of said curve and on the northerly right-of-way line of Hempstead Highway, 100.0 feet wide;

Thence North 52° 55' 07" West, along said northerly right-of-way line of Hempstead Highway, 1,071.46 feet to a point for corner;

Thence North 17° 59' 32" East, departing said northerly right-of-way line, 79.24 feet to a point for corner on the southerly right-of-way line of said U.S. Highway 290;

Thence 781.47 feet along the arc of a non-tangent curve to the left, with said southerly right-of-way line, having a central angle of 14° 51' 06", a radius of 3,014.79 feet and a chord which bears South 79° 23' 59" East, 779.29 feet to the POINT OF BEGINNING and containing 5.88 acres of land.

PART SIX  
137.85 ACRES

All that certain tract or parcel containing 137.85 acres of land in the Francis Fry Survey, A-268, the W.H. Gentry Survey, A-295, and the W.M. Jones Survey, A-489, Harris County, Texas, being part of that certain tract called 99.9365 acres conveyed to the Mack Worthington Foundation, Inc. by an instrument of record in File No. K337841 of the Official Public Records Of Real Property of said Harris County (H.C.O.P.R.O.R.P.) and all of that certain tract called 40.557 acres conveyed to William Marsh Rice University by an instrument of record in File No. R161540 of the H.C.O.P.R.O.R.P. and being more particularly described by metes and bounds as follows;

BEGINNING at the intersection of the westerly line of the H. & T.C. Railroad Company's 100.0 foot wide right-of-way with the common line between the said Francis Fry Survey, A-268 and the W.M. Jones Survey, A-489, same being the northeast corner of said 99.9365 acre tract and the southeast corner of said 40.557 acre tract;

Thence South 52° 55' 07" East, 1,263.10 feet with said westerly right-of-way line and with an easterly line of said 99.9365 acre tract to a point for corner in the westerly right-of-way line of Huffmeister Road, 100.0 feet wide;

Thence departing said westerly right-of-way line the H. & T.C. Railroad and with the westerly right-of-way line of said Huffmeister Road the following two (2) courses;

- 1) South 22° 05' 00" West, 169.12 feet to a point for corner, the beginning of a curve;
- 2) 234.42 feet along the arc of a curve to the left, having a central angle of 06° 33' 07", a radius of 2,050.00 feet and a chord which bears South 18° 48' 26" West, 234.30 feet to a point for corner in the south line of the aforesaid 99.9365 acre tract and in the north line of that certain tract called 50.0 acres conveyed to Cypress Fairbanks Independent School District by an instrument of record in File No. M047668 of the H.C.O.P.R.O.R.P.;

Thence South 87° 52' 50" West, 3,789.95 feet with the common line between said 99.9365 acre and 50.0 acre tracts and the common line between said 99.9365 acre and that certain tract called 239.421 acres conveyed to Randall A. Hendricks, Trustee, by an instrument of record in File No. D840438 of the H.C.O.P.R.O.R.P. to a point for corner, the southwest corner of said 99.9365 acre tract;

Thence North 02° 20' 05" West, 1,196.58 feet with the west line of said 99.9365 acre tract to a point for corner, the northwest corner of said 99.9365 acre tract and on a south line of that certain tract called Tract 5 conveyed to Texas Commerce Bank National Association record in File No. S567483 of the H.C.O.P.R.O.R.P.;

Thence North 88° 21' 57" East, 620.44 feet with the north line of said 99.9365 acre tract and the south line of said Tract 5 to a point for corner, the southwest corner of the aforesaid 40.557 acre tract and a southeast corner of said Tract 5;

Thence North 15° 46' 12" East, 1,577.54 feet with the common line between said tracts to a point for corner, the most northerly corner of said 40.557 acre tract and on the westerly line of the aforesaid H. & T.C. Railroad Company's right-of-way;

508.95 Acres

August 14, 2019  
Job No. 0460-4810

Thence South 52° 52' 54" East, 1,405.24 feet with the common line between said 40.557 acre tract and said westerly line to a point for corner;

Thence South 52° 55' 07" East, 1,000.39 feet continuing with said common line to the POINT OF BEGINNING and containing 137.85 acres of land.

**PART SEVEN  
8.65 ACRES**

Being 8.65 acres of land located in the W.H. Gentry Survey, Abstract No. 295, more particularly being all of that certain 8.6469 acre tract conveyed to 21420 Northwest Freeway LLC by an instrument of record under File Number File No. RP-2018-520623 in the Official Public Records of Harris County, Texas (H.C.O.P.R.R.P.), said 8.65 acres being more particularly described by metes and bounds as follows, all bearings referenced to a north line of said W. M. Jones Survey, North 87° 57' 32" East;

BEGINNING at the northeast corner of that certain called 0.0453 acre tract conveyed to the State of Texas by an instrument of record under File Number 20130370462, H.C.O.P.R.R.P., same being the southeast corner of said 8.6469 acre tract;

Thence, North 53° 06' 57" West, with the north line of said 0.0453 acre tract, 420.58 feet to the northwest corner of said 0.0453 acre tract, same being in the southwest corner of said 8.6469 acre tract;

Thence, North 36° 53' 26" East, with the northwest line of said 8.6469 acre tract, 895.32 feet to a point for the northwest corner of said 8.6469 acre tract;

Thence, South 53° 06' 59" East, with the northeast line of said 8.6469 acre tract, 420.82 feet to a point for the northeast corner of said 8.6469 acre tract;

Thence, South 36° 54' 21" West, with the southeast line of said 8.6469 acre tract, 895.32 feet to the POINT OF BEGINNING and containing 8.65 acres of land.

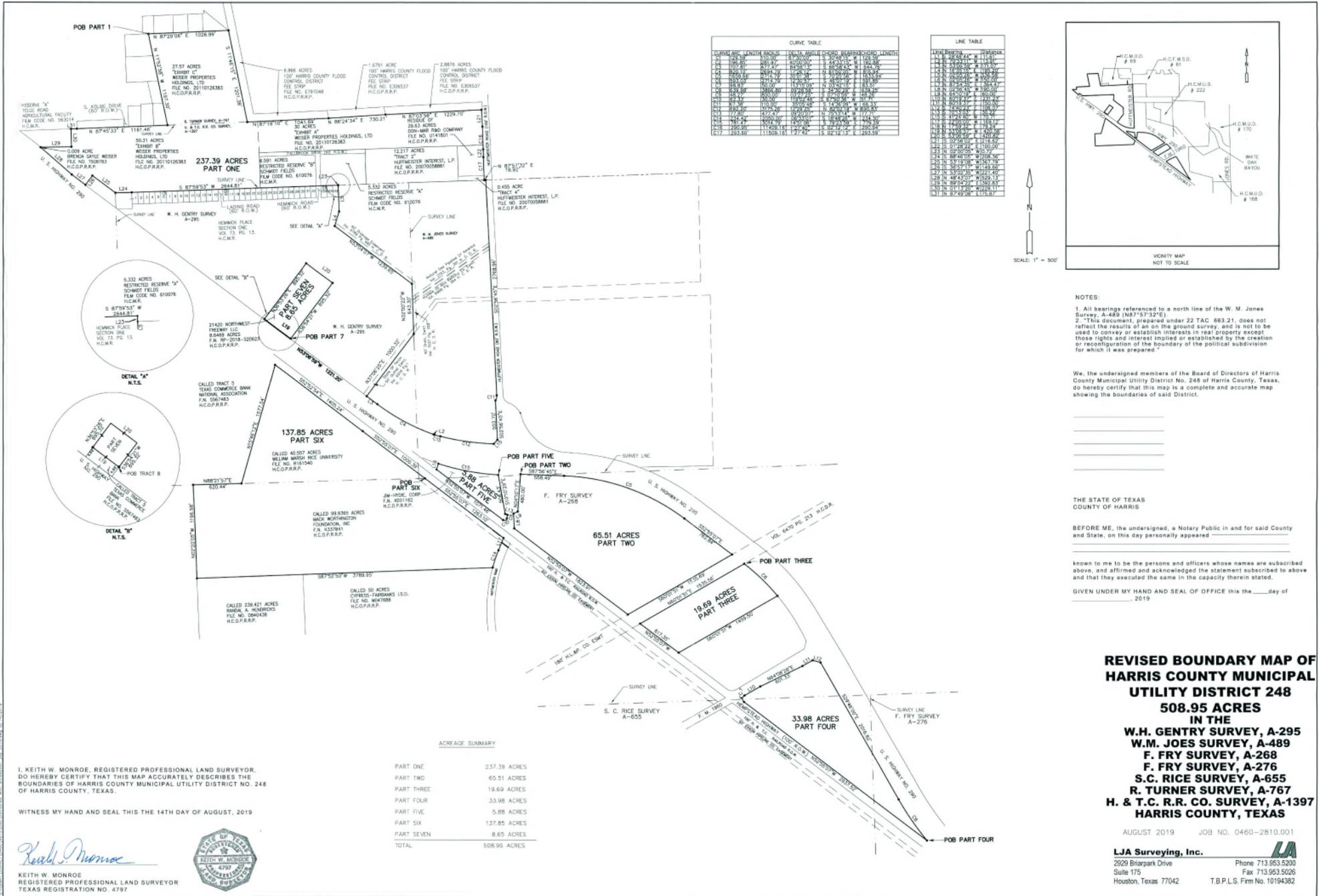
Said Part One, Part Two, Part Three, Part Four, Part Five, Part Six, and Part Seven a total of 508.95 acres of land.

“This document, prepared under 22 TAC § 663.21, does not reflect the result 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.”



LJA Surveying, Inc.

# EXHIBIT "B"



**CURVE TABLE**

CURVE NO.	LENGTH	CHORD	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
1	100.00	100.00	0.0000	S 90°00'00" W	100.00
2	100.00	100.00	0.0000	S 90°00'00" W	100.00
3	100.00	100.00	0.0000	S 90°00'00" W	100.00
4	100.00	100.00	0.0000	S 90°00'00" W	100.00
5	100.00	100.00	0.0000	S 90°00'00" W	100.00
6	100.00	100.00	0.0000	S 90°00'00" W	100.00
7	100.00	100.00	0.0000	S 90°00'00" W	100.00
8	100.00	100.00	0.0000	S 90°00'00" W	100.00
9	100.00	100.00	0.0000	S 90°00'00" W	100.00
10	100.00	100.00	0.0000	S 90°00'00" W	100.00
11	100.00	100.00	0.0000	S 90°00'00" W	100.00
12	100.00	100.00	0.0000	S 90°00'00" W	100.00
13	100.00	100.00	0.0000	S 90°00'00" W	100.00
14	100.00	100.00	0.0000	S 90°00'00" W	100.00
15	100.00	100.00	0.0000	S 90°00'00" W	100.00
16	100.00	100.00	0.0000	S 90°00'00" W	100.00
17	100.00	100.00	0.0000	S 90°00'00" W	100.00
18	100.00	100.00	0.0000	S 90°00'00" W	100.00
19	100.00	100.00	0.0000	S 90°00'00" W	100.00
20	100.00	100.00	0.0000	S 90°00'00" W	100.00
21	100.00	100.00	0.0000	S 90°00'00" W	100.00
22	100.00	100.00	0.0000	S 90°00'00" W	100.00
23	100.00	100.00	0.0000	S 90°00'00" W	100.00
24	100.00	100.00	0.0000	S 90°00'00" W	100.00
25	100.00	100.00	0.0000	S 90°00'00" W	100.00
26	100.00	100.00	0.0000	S 90°00'00" W	100.00
27	100.00	100.00	0.0000	S 90°00'00" W	100.00
28	100.00	100.00	0.0000	S 90°00'00" W	100.00
29	100.00	100.00	0.0000	S 90°00'00" W	100.00
30	100.00	100.00	0.0000	S 90°00'00" W	100.00
31	100.00	100.00	0.0000	S 90°00'00" W	100.00
32	100.00	100.00	0.0000	S 90°00'00" W	100.00
33	100.00	100.00	0.0000	S 90°00'00" W	100.00
34	100.00	100.00	0.0000	S 90°00'00" W	100.00
35	100.00	100.00	0.0000	S 90°00'00" W	100.00
36	100.00	100.00	0.0000	S 90°00'00" W	100.00
37	100.00	100.00	0.0000	S 90°00'00" W	100.00
38	100.00	100.00	0.0000	S 90°00'00" W	100.00
39	100.00	100.00	0.0000	S 90°00'00" W	100.00
40	100.00	100.00	0.0000	S 90°00'00" W	100.00
41	100.00	100.00	0.0000	S 90°00'00" W	100.00
42	100.00	100.00	0.0000	S 90°00'00" W	100.00
43	100.00	100.00	0.0000	S 90°00'00" W	100.00
44	100.00	100.00	0.0000	S 90°00'00" W	100.00
45	100.00	100.00	0.0000	S 90°00'00" W	100.00
46	100.00	100.00	0.0000	S 90°00'00" W	100.00
47	100.00	100.00	0.0000	S 90°00'00" W	100.00
48	100.00	100.00	0.0000	S 90°00'00" W	100.00
49	100.00	100.00	0.0000	S 90°00'00" W	100.00
50	100.00	100.00	0.0000	S 90°00'00" W	100.00

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1	S 90°00'00" W	100.00
2	S 90°00'00" W	100.00
3	S 90°00'00" W	100.00
4	S 90°00'00" W	100.00
5	S 90°00'00" W	100.00
6	S 90°00'00" W	100.00
7	S 90°00'00" W	100.00
8	S 90°00'00" W	100.00
9	S 90°00'00" W	100.00
10	S 90°00'00" W	100.00
11	S 90°00'00" W	100.00
12	S 90°00'00" W	100.00
13	S 90°00'00" W	100.00
14	S 90°00'00" W	100.00
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18	S 90°00'00" W	100.00
19	S 90°00'00" W	100.00
20	S 90°00'00" W	100.00
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22	S 90°00'00" W	100.00
23	S 90°00'00" W	100.00
24	S 90°00'00" W	100.00
25	S 90°00'00" W	100.00
26	S 90°00'00" W	100.00
27	S 90°00'00" W	100.00
28	S 90°00'00" W	100.00
29	S 90°00'00" W	100.00
30	S 90°00'00" W	100.00
31	S 90°00'00" W	100.00
32	S 90°00'00" W	100.00
33	S 90°00'00" W	100.00
34	S 90°00'00" W	100.00
35	S 90°00'00" W	100.00
36	S 90°00'00" W	100.00
37	S 90°00'00" W	100.00
38	S 90°00'00" W	100.00
39	S 90°00'00" W	100.00
40	S 90°00'00" W	100.00
41	S 90°00'00" W	100.00
42	S 90°00'00" W	100.00
43	S 90°00'00" W	100.00
44	S 90°00'00" W	100.00
45	S 90°00'00" W	100.00
46	S 90°00'00" W	100.00
47	S 90°00'00" W	100.00
48	S 90°00'00" W	100.00
49	S 90°00'00" W	100.00
50	S 90°00'00" W	100.00

**ACREAGE SUMMARY**

PART ONE	237.39 ACRES
PART TWO	65.51 ACRES
PART THREE	19.69 ACRES
PART FOUR	33.98 ACRES
PART FIVE	5.88 ACRES
PART SIX	137.85 ACRES
PART SEVEN	8.65 ACRES
TOTAL	508.95 ACRES

I, KEITH W. MONROE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY DESCRIBES THE BOUNDARIES OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248 OF HARRIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL THIS THE 14TH DAY OF AUGUST, 2019

*Keith W. Monroe*  
 KEITH W. MONROE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4797



**NOTES:**  
 1. All bearings referenced to a north line of the W. M. James Survey, A-488 (N87°57'32"E).  
 2. This document, prepared under 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 interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

We, the undersigned members of the Board of Directors of Harris County Municipal Utility District No. 248 of Harris County, Texas, do hereby certify that this map is complete and accurate map showing the boundaries of said District.

THE STATE OF TEXAS  
 COUNTY OF HARRIS

BEFORE ME, on this day signed, a Notary Public in and for said County and State, on the day personally appeared \_\_\_\_\_

known to me to be the persons and officers whose names are subscribed above, and affirmed and acknowledged the statement subscribed to above and that they executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2019

**REVISED BOUNDARY MAP OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT 248 508.95 ACRES IN THE W.H. GENTRY SURVEY, A-295 W.M. JOES SURVEY, A-489 F. FRY SURVEY, A-268 F. FRY SURVEY, A-276 S.C. RICE SURVEY, A-655 R. TURNER SURVEY, A-767 H. & T.C. R.R. CO. SURVEY, A-1397 HARRIS COUNTY, TEXAS**

AUGUST 2019 JOB NO. 0460-2810.001

**LJA Surveying, Inc.**  
 2929 Briarpark Drive Phone 713.953.5200  
 Suite 175 Fax 713.953.5026  
 Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382

Harris County MUD 248  
 Operating Fund  
 May 13, 2020

Page 1

CASH-CHECKING(End of last report)		(\$108,844.56)
ADD: Service collections	\$184,849.51	
Maintenance tax		
Checks voided	\$900.15	
Transfer from Money Market		
Taps		
Sewer Inspections		
Deposits	\$541.16	
Sales Tax - City of Houston	\$23,601.98	
Annexation Deposit		
Interest Income		
		<u>\$209,892.80</u>
LESS: Withdrawal to purchase investment		
Bank charges		
Check printing charge		
Payroll Tax	\$91.84	
Payroll Fee	\$107.74	
Customer Transaction Fee	\$1,255.35	
Transfer to Tax Account		
		<u>(\$1,454.93)</u>
Available cash		\$99,593.31
LESS: Checks to be issued (Scheduled)		<u>(\$248,841.94)</u>
		<u>(\$149,248.63)</u>
INVESTMENTS		\$3,550,801.02
COMMERCIAL PAPER		\$0.00
FUND BALANCE		<u><u>\$3,401,552.39</u></u>

Harris County MUD 248  
Operating Fund  
May 13, 2020

Page 2

<u>Certificates of Deposit</u>	<u>DUE</u>	<u>RATE</u>	<u>AMOUNT</u>
Green Bank	Oct07,20	1.90	\$245,230.06
Morgan Stanley			\$269,203.09
TexPool		.35	\$3,036,367.87
			<u>\$3,550,801.02</u>

Commercial Paper

\$0.00

Harris County MUD 248  
Operating Fund  
May 13, 2020

Page 3

CHECKS TO BE ISSUED	NUMBER	AMOUNT
A. Richard Wilson -----Per Diem	8251	\$138.52
E. Paul Daigle, Jr. -----	8252	\$138.52
Long Nguyen-----	8253	\$138.52
Richard Ford -----	8254	\$138.52
Marie Godard -----	8255	\$138.52
Municipal Business Service, Inc.	8256	\$949.60
Smith, Murdaugh, Little & Bonham	8257	\$12,292.07
H C FWSD #61 - Operations	8258	\$12,215.65
H C FWSD #61 - W/S	8259	\$12,037.59
H C FWSD #61 - White Oak Springs W/S	8260	\$7,319.89
H C FWSD #61 - White Oak Falls W/S	8261	\$23,245.81
H C FWSD #61 - Huffmeister	8262	\$3,556.93
H C FWSD #61 - Huffmeister	8263	\$3,948.58
H C FWSD #61 - Hospital	8264	\$11,318.21
H C FWSD #61 - Hospital	8265	\$12,469.22
H C FWSD #61 - Infrastructure Rehab Fee	8266	\$15,322.19
H C FWSD #61 - Hempstead	8267	\$991.14
H C FWSD #61 - Hempstead	8268	\$6.76
LJA Engineering, Inc. - #202006081-202006082	8269	\$3,824.15
Champions Hydro-Lawn, Inc. - #2020, 5-130, 4-196,4-298, 4-307	8270	\$7,483.35
Ninyo & Moore - #237791	8271	\$1,986.00
D.L. Meacham LP - Est #4	8272	\$117,862.56
Eloy Arzola -----Refund	8273	\$45.18
First Class Realty -----	8274	\$74.92
Michael Snyder -----	8275	\$36.78
Jason F. Reyes -----	8276	\$15.64
MD Mamunar Rashid -----	8277	\$98.37
Valerie Edwards -----	8278	\$78.97
Chasiti Joseph -----	8279	\$7.94
Empire Industries, LLC -----	8280	\$107.67
AT&T - Automatic Draft		\$549.34
CenterPoint Energy - 9902 1/2 Martesia Dr.		\$21.59
CenterPoint Energy - 10525 Huffmeister Rd.		\$19.97
Engie - 9902 1/2 Martesia Dr.		
Engie - 10525 Huffmeister Rd.		\$263.27
		<u>\$248,841.94</u>

Harris County MUD 248  
 Construction  
 May 13, 2020

Page 4

CASH-CHECKING(End of last report)		\$1,829.03
ADD: Developer Contributions		
Interest		
Checks voided		
Investment Maturities		
From M. M.		
From TexPool		
Bond Proceeds		
	<hr/>	\$0.00
LESS: Withdrawal to purchase investment		
Bank service charges	\$109.59	
Check printing charge		
Transfer to Escrow		
Transfer to Operating		
Transfer to Debt Service		
		<hr/>
		(\$109.59)
Available cash		\$1,719.44
LESS: Checks to be issued (Scheduled)		\$0.00
		<hr/>
		\$1,719.44
CERTIFICATES OF DEPOSIT SCHEDULED		\$81,400.63
ESCROWED		\$0.00
FUND BALANCE		<hr/> <hr/>
		\$83,120.07

Harris County MUD 248  
Construction  
May 13, 2020

Page 5

<u>CERTIFICATES OF DEPOSIT</u>	<u>DUE</u>	<u>RATE</u>	<u>AMOUNT</u>
TexPool		.35	\$71,527.16
Central Bank - Escrow		.20	\$9,873.47
			<u>\$81,400.63</u>
			<u>\$0.00</u>

Harris County MUD 248  
 Bond Fund  
 May 13, 2020

Page 6

CASH-CHECKING(End of last report)		\$5,682.91
Interest		
Investment Maturities		
Investment Sold		
Tax Transfers		
From Tex Pool		
Misc. Income		
Bond Proceeds - Accrued Interest		
Voided Checks		
Transfer from Capital Projects		
		<u>\$0.00</u>
LESS: Withdrawal to purchase investment		
Bank service charges	\$15.68	
Check printing charge		
Debt Service Payments wired		
Transfer to Tax Account		
		<u>(\$15.68)</u>
Available cash		\$5,667.23
LESS: Checks to be issued (Scheduled)		<u>(\$525.00)</u>
		\$5,142.23
INVESTMENTS		\$4,266,983.08
FUND BALANCE		<u><u>\$4,272,125.31</u></u>

Harris County MUD 248  
Bond Fund  
May 13, 2020

Page 7

<u>CERTIFICATES OF DEPOSIT</u>	<u>DUE</u>	<u>RATE</u>	<u>AMOUNT</u>
Tex Pool		.35	\$4,266,983.08
			<u>\$4,266,983.08</u>

Harris County MUD 248  
Bond Fund  
May 13, 2020

Page 8

<u>CHECKS TO BE ISSUED</u>	<u>NUMBER</u>	<u>AMOUNT</u>
Wells Fargo Bank - Series 2011 Fee	1276	\$525.00
		<u>\$525.00</u>

H C MUD 248

REVENUE	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	YEAR TO DATE	BUDGET	VARIANCE
WATER	\$24,325.27												\$24,325.27	\$453,750.00	5.36%
SEWER	\$27,798.25												\$27,798.25	\$493,680.00	5.63%
P & I	\$1,759.00												\$1,759.00	\$17,000.00	10.35%
MAINT. TAX													\$0.00	\$550,000.00	0.00%
INTEREST	\$1,064.49												\$1,064.49	\$45,000.00	2.37%
TAP FEES													\$0.00	\$30,000.00	0.00%
BOND PROCEEDS													\$0.00	\$0.00	0.00%
NHCRWA	\$38,654.00												\$38,654.00	\$802,203.00	4.82%
SALES TAX - COH	\$23,601.98												\$23,601.98	\$400,000.00	5.90%
ANNEXATION DEPOSIT													\$0.00	\$0.00	0.00%
SEWER INSP.													\$0.00	\$0.00	0.00%
TOTAL:	\$117,202.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$117,202.99	\$2,791,633.00	4.20%
EXPENDITURES															
DIRECTOR FEES	\$750.00												\$750.00	\$9,750.00	7.69%
OPERATOR FEES	\$2,745.00												\$2,745.00	\$50,000.00	5.49%
LEASE AGREEMENT													\$0.00	\$0.00	0.00%
OFFICE EXP.	\$84.75												\$84.75	\$3,000.00	2.83%
LAB	\$1,355.79												\$1,355.79	\$21,000.00	6.46%
DUES&MEETINGS													\$0.00	\$10,000.00	0.00%
UTILITIES													\$0.00	\$8,000.00	0.00%
LEGAL	\$12,042.07												\$12,042.07	\$110,000.00	10.95%
LEGAL - RECORDS M	\$250.00												\$250.00	\$3,000.00	8.33%
ENGINEERING	\$3,824.15												\$3,824.15	\$40,000.00	9.56%
ENG - FEASIBILITY													\$0.00	\$0.00	0.00%
ENG - TRAILS													\$0.00	\$16,000.00	0.00%
BOOKKEEPING	\$949.60												\$949.60	\$10,000.00	9.50%
INSURANCE													\$0.00	\$8,500.00	0.00%
PERMITS													\$0.00	\$2,000.00	0.00%
AUDIT													\$0.00	\$22,000.00	0.00%
REPAIR & MAINT.	\$8,030.12												\$8,030.12	\$210,000.00	3.82%
PUR. WATER	\$7,876.35												\$7,876.35	\$163,260.00	4.82%
PUR. SEWER	\$27,836.33												\$27,836.33	\$508,200.00	5.48%
INFRASTRUCTURE R	\$15,322.19												\$15,322.19	\$183,864.00	8.33%
TRAILS CONSTRUCT	\$119,848.56												\$119,848.56	\$120,000.00	99.87%
TAP COST/S.INSP													\$0.00	\$12,000.00	0.00%
CHEMICALS													\$0.00	\$0.00	0.00%
TELEPHONE													\$0.00	\$5,000.00	0.00%
PAYROLL TAXES	\$57.38												\$57.38	\$750.00	7.65%
SLUDGE REMOVAL													\$0.00	\$0.00	0.00%
T.C.E.Q. ANNUAL FEE													\$0.00	\$4,800.00	0.00%
NHCRWA FEES	\$39,181.45												\$39,181.45	\$866,541.00	4.52%
MISC.													\$0.00	\$2,500.00	0.00%
ELECTION													\$0.00	\$6,500.00	0.00%
DETENTION POND M	\$7,483.35												\$7,483.35	\$135,000.00	5.54%
ANNEXATION													\$0.00	\$0.00	0.00%
	\$247,637.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$247,637.09	\$2,531,665.00	9.78%
EXCESS REV.(EXP.)	(\$130,434.10)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$130,434.10)	\$259,968.00	

FYE 2021



**EQUI-TAX INC**  
**TAX ASSESSOR'S REPORT**  
**HARRIS COUNTY MUD 248**  
 April 2020  
**HISTORICAL TAX SUMMARY**

YEAR	RATE	LEVY AMOUNT	OUT STANDING	\$ COLLECTED	PCT
2019	0.4600	2,367,595.31	100,744.53	2,266,850.78	95.7%
2018	0.4600	2,148,120.57	5,371.43	2,142,749.14	99.8%
2017	0.4900	2,266,865.81	56,709.86	2,210,155.95	97.5%
2016	0.5200	2,260,857.31	40,098.39	2,220,758.92	98.2%
2015	0.5500	2,052,786.47	3,880.13	2,048,906.34	99.8%
2014	0.5500	1,892,431.68	3,036.26	1,889,395.42	99.8%
2013	0.5500	1,694,368.29	1,956.19	1,692,412.10	99.9%
2012	0.6300	1,761,994.28	1,570.02	1,760,424.26	99.9%
2011	0.6300	1,656,205.29	1,351.53	1,654,853.76	99.9%
2010	0.7500	2,083,425.03	165.38	2,083,259.65	99.9%
2009	0.7500	1,797,703.43	0.00	1,797,703.43	100.0%
2008	0.7500	1,795,269.49	0.00	1,795,269.49	100.0%
2007	0.7800	1,588,419.97	0.00	1,588,419.97	100.0%
2006	0.9000	1,119,232.15	0.00	1,119,232.15	100.0%
2005	1.1000	901,975.55	0.00	901,975.55	100.0%
2004	1.2000	553,131.84	0.00	553,131.84	100.0%

**FISCAL YEAR**  
**04/01/20 TO 03/31/21**

<b>BEGINNING CASH BALANCE</b>		54,704.44	54,704.44
<b>REVENUE</b>		<b>CURRENT MONTH</b>	<b>YEAR TO DATE</b>
2019 - TAXES		2,471.13	2,471.13
2018 - TAXES		-9,928.71	-9,928.71
2017 - TAXES		-15,175.90	-15,175.90
PRIOR YEARS - TAXES			0.00
PENALTY & INTEREST		162.88	162.88
OVERPAYMENTS			0.00
ESTIMATED PAYMENTS			0.00
M.M. INTEREST (PRIOR)			0.00
COLLECTION FEES		2.06	2.06
MISC. REVENUE			0.00
CAD ADJ DUE TAX PAYER		25,307.39	25,307.39
<b>REVENUE TOTAL</b>		<b>2,838.85</b>	<b>2,838.85</b>
<b>DISBURSEMENTS</b>			
	CHECK #		
TAX ASSESSOR FEE	3030	1,554.50	1,554.50
M/O TRANSFER			0.00
D/S TRANSFER			0.00
LEGAL FEES			0.00
MISC. DISBURSEMENTS			0.00
TAX ASSESSOR BOND			0.00
REFUND-OVERPAYMENTS			0.00
DATA PROCESS & POSTAGE			0.00
LEGAL NOTICES			0.00
BANKING SUPPLIES			0.00
AERIAL PHOTO/FRAMING			0.00
REFUNDS - CAD LAWSUITS			0.00
REFUNDS-CAD CORRECTIONS	3031 - 3032	19,782.64	19,782.64
CENTRAL APPRAISAL DIST.			0.00
<b>TOTAL DISBURSEMENTS</b>		<b>21,337.14</b>	<b>21,337.14</b>
<b>ENDING CASH BALANCE</b>		<b>36,206.15</b>	<b>36,206.15</b>

**TAX ASSESSOR'S REPORT  
HARRIS COUNTY MUD 248**

April 2020

**TAX ACCOUNT BOOKKEEPER'S NOTES:**

1	2019 Taxes collected in April 2020	2,673.91
	Reduced due to taxpayer CAD Correction Roll 08	-202.78
	Net result to 2019 April Taxes	2,471.13
2	201 8 Taxes collected in April 2020	0.00
	Reduced due to taxpayer CAD Correction Roll 19	-9,928.71
	Net result to 2018 April Taxes	-9,928.71
3	2017 Taxes collected in April 2020	0.00
	Reduced due to taxpayer CAD Correction Roll 30	-15,175.90
	Net result to 2017 April Taxes	-15,175.90

**CHECKS PRESENTED FOR APPROVAL:**

3033	Equi-Tax Inc - Tax Assessor Fee	1,554.50
3034	Duke Realty Land LLC - CAD Refund	24,721.42
3035	Jacquelyn Thompson - CAD Refund	585.97

TOTAL 26,861.89

**2019 EXEMPTIONS APPLIED:**

EXEMPTION TYPE	NUM. APPLIED	EXEMPTION AMOUNT	VALUATION
HOMESTEAD	475	20%	18,689,316
OVER 65 / DISABLED	82	25,000	2,006,408
DISABLED VETERAN	7	AS PER STATUTES	255,060

**COMMENTS :**

2015 CERTIFIED A/V:	373,059,683	SUPPLEMENTAL #52	CORRECTION #52	
2016 CERTIFIED A/V:	434,655,511	SUPPLEMENTAL #41	CORRECTION #41	
2017 CERTIFIED A/V:	461,513,240	SUPPLEMENTAL #30	CORRECTION #30	
2018 CERTIFIED A/V:	466,760,143	SUPPLEMENTAL #19	CORRECTION #19	
2019 CERTIFIED A/V:	514,694,625	SUPPLEMENTAL #08	CORRECTION #08	
			UNCERTIFIED	15,148,610

2016	RATE	2017	RATE	2018	RATE	2019	RATE
M/O	0.0300	M/O	0.1100	M/O	0.1100	M/O	0.1200
D/S	0.4900	D/S	0.3800	D/S	0.3500	D/S	0.3400
TOTAL	0.5200	TOTAL	0.4900	TOTAL	0.4600	TOTAL	0.4600

Maintenance Tax Election Date	Maximum Maintenance Rate
11/06/84	\$1.00 per \$100 valuation

I, KENNETH R. BYRD, TAX ASSESSOR AND COLLECTOR FOR THE ABOVE DISTRICT DO SOLEMNLY SWEAR THAT TO THE BEST OF MY KNOWLEDGE, THIS IS A TRUE AND CORRECT STATEMENT OF THE TAX ACCOUNT FOR THE MONTH STATED THEREON.

\_\_\_\_\_  
TAX ASSESSOR AND COLLECTOR

**HARRIS COUNTY MUD 248  
DEPOSITORY PLEDGE REPORT  
April 2020**

Depository Bank	WELLS FARGO BANK
Depository Pledge Agreement Signed	Oct-15
Minutes Confirming Collateral Pledge	Feb-16
Custodian Bank	Bank of New York Mellon
Collateral Receipt	10/31/19
Annual Bank Audit	Dec-18
Monthly Statement of Value	03/31/20

<u>Type of Collateral</u>	<u>Market Value</u>
FNMA 31417GB47	2,472,216
FNMA 3138EHB50	12,377
FNMA 31418CND2	103,816
FMAC 3132A9SE8	18,761
FNMA 3140JQTX1	32,066

Wells Fargo Bank Monitors Balances Daily and places securities as necessary.

**HARRIS COUNTY FRESH WATER SUPPLY DISTRICT 61**

P.O. BOX 325  
 CYPRESS, TEXAS 77429-0325  
 281-469-9405 / Fax 281-469-0518

**HARRIS COUNTY MUD # 248  
 OPERATIONS REPORT**

May 13, 2020

**WATER ACCOUNTABILITY**

<u>MASTER USAGE</u>	<u>CUSTOMER USAGE</u>	<u>% ACCOUNTABILITY</u>			
41,295,000	40,687,000	99 %	Jan - April	2020	
10,177,000	10,040,000	99 %	April May	2020 2020	Usage Billing

**DISTRIBUTION AND COLLECTION**

- 715 bills were prepared this month.
- 58 commercial, 643 residential, 5 HOA, 1 multifamily, 8 refunds.
- 10 bacteriological samples were taken. All were free of fecal coliform.
- Ongoing district development, 290 Texdot construction, 1 new commercial strip center, 3 tenants, including Shipley Donuts.
- Ongoing oil and grease sampling and review of commercial establishments.
- Monitored contractor progress on walking trail installation

**OTHER**

- Road construction taking toll on businesses at 290 and 1960/hwy6.
- Working closely with Texdot at Hwy 6 and 290.

**TAPS**

**Commercial**

Pending 0

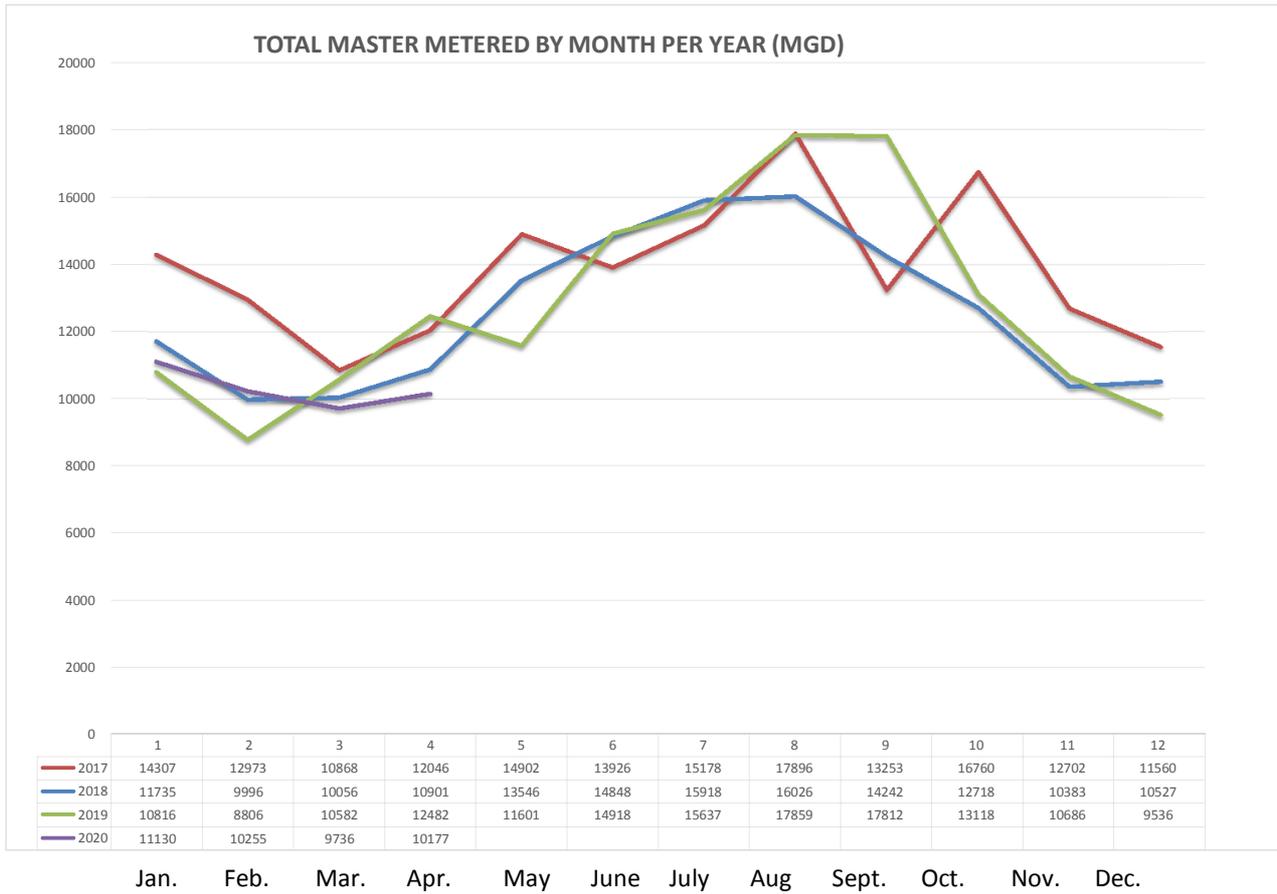
Complete 0

**Residential**

Pending 0

Complete 0





Jan.    Feb.    Mar.    Apr.    May    June    July    Aug    Sept.    Oct.    Nov.    Dec.

**HC MUD 248**  
**Annual Maintenance Budget 2019-2020 FYE March 31st**

**White Oak Falls Detention Basin & Pipeline ROW - 19.37AC      Gateway Detention Basin - 8.57AC      Park & 290 Detention Basin - 3AC**

**White Oak Springs Detention Basin - 8AC      290Commons Detention Basin - 4.65AC**

43.59 acres

Service	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mowing & Handwork \$ 65 acre	\$ 2,833.35	\$ 2,833.35	\$ 2,833.35	\$ 2,833.35	\$ 2,833.35	\$ 2,833.35	\$ 2,833.35	\$ 2,833.35	\$ 2,833.35	\$ 2,833.35	\$ 2,833.35	\$ 2,833.35	\$ 34,000.20
Fertilization \$ 189 acre						\$ 8,238.51							\$ 8,238.51
Spring Overseed & Fertilize \$ 535 acre			\$ 23,320.65										\$ 23,320.65
Fall Overseed & Fertilize \$ 378 each										\$ 16,477.02			\$ 16,477.02
<b>TOTALS</b>	<b>\$ 2,833.35</b>	<b>\$ 2,833.35</b>	<b>\$ 26,154.00</b>	<b>\$ 2,833.35</b>	<b>\$ 2,833.35</b>	<b>\$ 11,071.86</b>	<b>\$ 2,833.35</b>	<b>\$ 2,833.35</b>	<b>\$ 2,833.35</b>	<b>\$ 19,310.37</b>	<b>\$ 2,833.35</b>	<b>\$ 2,833.35</b>	<b>\$ 82,036.38</b>

**ACCEPTANCE OF BUDGET:**

The above service and pricing are satisfactory and are hereby accepted. CHL is authorized to perform the work per the budget as agreed.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_



**HYDRO - LAWN, INC.**  
 Erosion Control Specialist Since 1976

13226 Kaltenbrun  
 Houston TX 77086

Johnny Williams, Account Manager  
 (O) 281.445.2614  
 (M) 281.924.1581

**HC MUD 248**

**\*\*\*PROPOSED\*\*\* Annual Maintenance Budget 2019-2020 FYE March 31st**

**White Oak Falls Detention Basin & Pipeline ROW - 17.37AC**

**Gateway Detention Basin - 8.57AC**

**Park & 290 Detention Basin - 3AC**

**White Oak Springs Detention Basin - 6AC**

**290Commons Detention Basin - 4.65AC**

39.59 acres

4 Acres Landscape Mowing

43.59 Total Acentage

Service	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mowing & Handwork \$ 65 acre	\$ 2,573.35	\$ 2,573.35	\$ 2,573.35	\$ 2,573.35	\$ 2,573.35	\$ 2,573.35	\$ 2,573.35	\$ 2,573.35	\$ 2,573.35	\$ 2,573.35	\$ 2,573.35	\$ 2,573.35	\$ 30,880.20
Fertilization \$ 189 acre						\$ 8,238.51							\$ 8,238.51
Spring Overseed & Fertilize \$ 535 acre			\$ 23,320.65										\$ 23,320.65
Fall Overseed & Fertilize \$ 378 each										\$ 16,477.02			\$ 16,477.02
Landscape Mowing & Handwork \$ 190 acre	2X	2X	2X	2X	2X	2X	2X	2X	2X	2X	2X	2X	\$ 18,240.00
	\$ 1,520.00	\$ 1,520.00	\$ 1,520.00	\$ 1,520.00	\$ 1,520.00	\$ 1,520.00	\$ 1,520.00	\$ 1,520.00	\$ 1,520.00	\$ 1,520.00	\$ 1,520.00	\$ 1,520.00	\$ 18,240.00
<b>TOTALS</b>	<b>\$ 4,093.35</b>	<b>\$ 4,093.35</b>	<b>\$ 27,414.00</b>	<b>\$ 4,093.35</b>	<b>\$ 4,093.35</b>	<b>\$ 12,331.86</b>	<b>\$ 4,093.35</b>	<b>\$ 4,093.35</b>	<b>\$ 4,093.35</b>	<b>\$ 20,570.37</b>	<b>\$ 4,093.35</b>	<b>\$ 4,093.35</b>	<b>\$ 97,156.38</b>

**ACCEPTANCE OF BUDGET:**

The above service and pricing are satisfactory and are hereby accepted. CHL is authorized to perform the work per the budget as agreed.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_



**HYDRO - LAWN, INC.**  
Erosion Control Specialist Since 1976

13226 Kaltenbrun  
Houston TX 77086

Johnny Williams, Account Manager  
(O) 281.445.2614  
(M) 281.924.1581



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449  
 t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

**ENGINEER'S REPORT  
 HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248**

MAY 13, 2020

(✓)  
 Action  
 Item

**Agenda Item No. 4**

Developer's report, Status of Weiser Business Park development; Developer reimbursement audit for Molto Properties reimbursement; Approve reimbursement

**1. Weiser Business Park Development**

LJA is under design for the Detention Pond, Water Line, Sanitary Sewer and Drainage (WS&D), Paving, Signal and Public Lift Station. Demo of the airport is complete.

The detention pond bid opening was held for April 10, 2020. The apparent low bidder was R Construction Civil, LLC for \$1,002,274.30 The Owner is holding off on awarding the project at this time.

**2. Molto Properties Water Line, Sanitary Sewer and Force Main**

We received the attached administratively complete letter from the TCEQ and will update the Board when the TCEQ correspondence is received.

**Agenda Item No. 10**

Engineer's report; project design, approve award of construction contracts; approve change orders, pay estimates, and advertisement for bids; utility commitments; installation of walking trails and amenities around District facilities; advertisement for bids; approve contracts, pay estimates and change orders

**1. Weiser Business Park Road Powers Engineering Report**

**2. White Oak Springs and White Oak Falls Trails**

Construction of the trails are complete, and photos are attached. We present Pay Estimate No. 4 in the amount of \$117,862.56. A pre-final walkthrough was held in April and a punchlist was created. The contractor is working on addressing the items. There will be a final change order for the guideline signs and miscellaneous additional items.

✓

Contractor: D.L. Meacham, LP  
 Notice to Proceed: December 9, 2019  
 Contract Amount: \$395,587.00

**3. White Oak Falls Force Main TxDOT Conflict with Proposed Detention Pond**

Nothing new to report. The force main is located within an easement; therefore, the cost to offset the force main would be TxDOT's responsibility.

**4. Weiser Business Park Annexation**

Approved by the COH.

**5. Huffmeister Road and Hempstead Road (Triangle) Tracts**

Nothing new to report.

**6. North Trunk Sanitary Sewer Manhole Rehabilitation**

Bids were received on Friday May 8, 2020. The apparent low bidder is T.Gray Utility Co. in the amount of \$68,490.

✓

The District share for the project is 63% HCMUD 248 (\$43,148.70) and 37% HCMUD 222 (\$25,341.30).

**7. North Cypress Medical Center Professional Office Building Redevelopment (4.6 Acres)**

We received plans for the redevelopment of existing parking area to proposed professional office building. We previously sent the capacity letter and plan review letter with LJA and Operator comments.

**Agenda Item No. 11**

Adopt Defined Area Plan for building and financing roads and engineering report for bond election for Weiser Business Park; Call hearing on Defined Area Plan

**1. Weiser Business Park Road Powers Bond Election**

The draft Engineering Report is attached for review. We will address comments from consultants and finalize the report.

<b>One-Year Warranty Projects</b>	
Molto Properties Water Line, Sanitary Sewer and Force Main	August 21, 2020

**BID TABULATION FOR:**

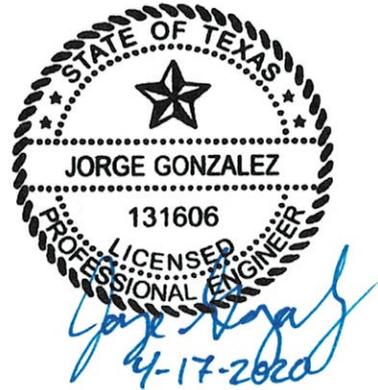
CONSTRUCTION OF THE DETENTION POND  
 TO SERVE WEISER BUSINESS PARK  
 HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
 CITY OF HOUSTON, HARRIS COUNTY, TEXAS  
 APRIL 15, 2020  
 LJA ENGINEERING, INC.  
 D. FORREST  
 APRIL 15, 2020  
 2004-1905 (9.2)

**BID OPENING DATE:**  
**BID OPENING LOCATION:**  
**TABULATION BY:**  
**TABULATION DATE:**  
**LJA JOB NO.**

BIDDER'S NAME	TOTAL BID AMOUNT
1) R CONSTRUCTION CIVIL, LLC DBA R CONSTRUCTION COMPANY	\$1,002,274.30
2) HARRIS CONSTRUCTION COMPANY, LTD.	\$1,023,166.00
3) SONORA SWQM CO., DBA SONORA CONSTRUCTION	\$1,052,256.50
4) LONNIE LISCHKA COMPANY, LP	\$1,052,691.45
5) BURNSIDE SERVICES, INC.	\$1,103,281.00
6) ENVIRONMENTAL ALLIES, INC.	\$1,175,837.00
7) COOLEY CONSTRUCTION, LLC	\$1,186,285.00
8) LINDSEY CONSTRUCTION, INC.	\$1,225,282.00
9) TEXAN DIRT, LLC	\$1,258,019.00
10) DOUBLE OAK CONSTRUCTION, INC.	\$1,275,927.20
11) CLEARX, LLC.	\$1,285,270.25
12) ALLGOOD CONSTRUCTION CO., INC.	\$1,372,167.08
13) PRINCIPAL SERVICES, LTD.	\$1,410,822.35
14) TLC CONSTRUCTION CONTRACT SERVICES	\$1,480,781.10
15) K & K EARTH WORKS, LLC	\$1,503,677.50
16) EARTH BUILDERS, LP	\$1,588,784.00
17) TRIPLE B SERVICES, LLP	\$1,846,646.50

CALENDAR DAYS - 110/125

LJA Engineering, Inc.



*Jorge Gonzalez*  
 I, Jorge Gonzalez, P.E., hereby certify these bid tabulations to be true and correct.

\* MATHEMATICAL ERROR

April 13, 2020

Harris County Municipal Utility District No. 248  
c/o Mr. Robert Ideus  
Municipal Business Services, Inc.  
16902 El Camino Real, Suite 3A  
Houston, Texas 77058

Re: Progress Estimate No. 4  
Construction of the White Oak Springs & White Oak Falls Trails  
Harris County Municipal Utility District No. 248  
City of Houston, Harris County, Texas  
LJA Job No. 0460-4898 (11.2)

Dear Mr. Ideus:

Enclosed for your approval is Progress Estimate No. 4 for the referenced project as submitted by D.L. Meacham LP. Included with the estimate are the Conditional Waiver and Release on Progress Payment and Unconditional Waiver and Release on Progress Payment.

We have reviewed this estimate with our project representative, and the quantities are in accordance with work performed. Therefore, we recommend payment in the amount of \$117,862.56.

Please call me at 713.358.8406 if you have any questions regarding this estimate.

Sincerely,



Patrick L. Newton  
Senior Project Manager

PLN/pc

Enclosure

Copy: Mr. Scott Smith, Smith, Murdaugh, Little and Bonham (w/ enclosure)  
TCEQ Regional Office (Houston) (w/ enclosure)  
Ms. Kourtney Zaskoda, D.L. Meacham, LP (w/ enclosure)  
Mr. Richard Hudson, LJA Engineering, Inc. (w/ enclosure)

PROGRESS ESTIMATE

Project: Construction of the White Oak Springs & White Oak Falls Trails Harris County Municipal Utility District No. 248 City of Houston Harris County, Texas

LJA Job No. 0460-4898 Estimate No. 4 For Period From 3-1-2020 to 3-31-2020 Contract Completion Date: 04/07/2020 Notice to Proceed Date: 12/09/2019 Approved Time Extensions: Revised Contract Completion Date:

Contract Date: November 14, 2019

TOTAL AMOUNT WORK: DONE TO DATE: \$ 292,634.23

Original Contract Amount: \$395,587.00

Less Late Start Amount: (\$ 0.00 )

Revised Contract Amount: \$

Less Amount Retained: (\$ 29,263.42 )

Final Contract Amount: \$

Less Previous Payments: (\$ 145,508.25 )

Less Economic Disincentives: (\$ 0.00 )

AMOUNT DUE CONTRACTOR: \$ 117,862.56

Owner: Harris County Municipal Utility District No. 248

Contractor: D. L. Meacham LP

CERTIFICATE OF THE CONTRACTOR OR HIS DULY AUTHORIZED REPRESENTATIVE

To the best of my knowledge, I certify that all items, quantities and prices of work and materials shown on the face of this estimate are correct; that all work has been performed and materials supplied in full accordance with the terms and conditions of the corresponding construction contractual documents between the Owner and the Contractor, including all changes authorized thereto; that the foregoing is a true and correct statement of the contract amount up to and including the last day of the period covered by this estimate and that no part of the "AMOUNT DUE CONTRACTOR" has been received.

I further certify that all just and lawful bills against the below named Contractor, for labor, material and expendable equipment employed in the performance of said contract have been paid in full accordance with the Contract requirements.

D. L. Meacham LP

Contractor

Date

3-30-2020

[Handwritten Signature]

Signature

Title

manager

CERTIFICATE OF ENGINEER'S REPRESENTATIVE

I certify that a qualified project representative was present on the project on a periodic basis to observe construction and that all materials and work included in this statement have been performed in general accordance with the construction plans and specifications and authorized changes thereto. I further certify that I have verified this estimate and that, to the best of my knowledge and belief, it is a true and correct statement of work performed and materials supplied by the Contractor, that the amount due him is correct and just.

PROJECT MANAGER: [Signature] DATE: 4/20/20

OWNER'S ACCEPTANCE: DATE:

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248**

**WHITE OAK SPRINGS & WHITE OAK FALLS TRAILS**

**LJA PROJECT NO. 0460-4898**

**LJA ENGINEERING, INC.**

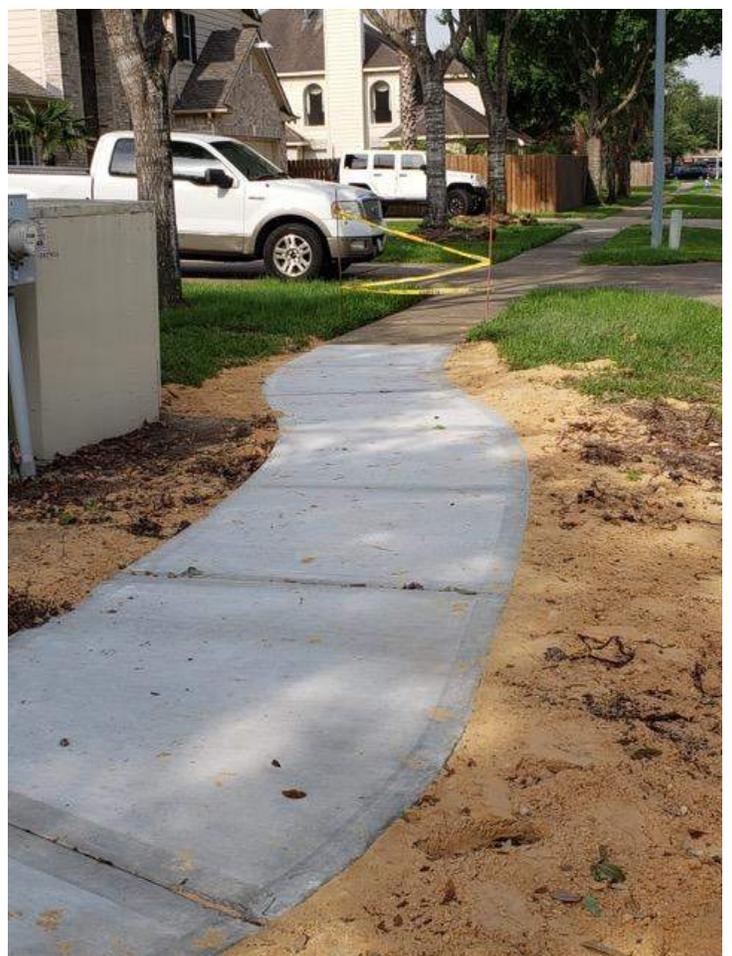
**1904 WEST GRAND PARKWAY NORTH, SUITE 100**

**KATY, TEXAS 77449**

**JULY 2019**



**WHITE OAK SPRINGS**





**WHITE OAK FALLS**



# DRAFT

**PRELIMINARY ENGINEERING REPORT  
FOR THE ACQUISITION OF  
ROAD UTILITY DISTRICT POWERS BY  
HARRIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 248**

**HARRIS COUNTY, TEXAS**

***LJA Job No. 0460-4899 (6.0)***

**MAY 2020**

LJA ENGINEERING, INC.  
1904 WEST GRAND PARKWAY NORTH, SUITE 100  
KATY, TEXAS 77449  
713.953.5200



**PRELIMINARY ENGINEERING REPORT  
FOR THE ACQUISITION OF  
ROAD UTILITY DISTRICT POWERS BY  
HARRIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 248  
HARRIS COUNTY, TEXAS**

**LJA Job No. 0460-4899 (6.0)**

**MAY 2020**

THIS DOCUMENT IS ISSUED  
FOR INTERIM REVIEW AND  
IS NOT TO BE USED FOR  
CONSTRUCTION, BIDDING,  
OR PERMITTING PURPOSES.

PATRICK L. NEWTON, P.E.  
TEXAS P.E. #101206

ISSUED ON:  
MAY 11 2020

**LJA Engineering, Inc.  
FRN F-1386**



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449  
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

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May 6, 2020

Harris County Municipal Utility District No. 248  
c/o Mr. William Scott Smith  
Smith, Murdaugh, Little and Bonham  
2727 Allen Parkway  
Suite 1100  
Houston, Texas 77019

Re: Harris County Municipal Utility District No. 248  
Preliminary Engineering Report for Road Powers Authorization  
City of Houston, Harris County, Texas  
LJA Job No. 0460-4899 (8.1)

Dear Directors:

We are pleased to present this preliminary engineering report detailing a \$6,920,0000 in total road powers bond authorization. The proposed construction of facilities described under the bond issue program is feasible, practical and necessary for development in the District. This preliminary engineering report, once approved by the Board, will be utilized in securing approval from the voters in the defined area.

Actual issuance of bonds will not be based on this report but will require preparation of detailed engineering reports and applications based on specific projects, construction contracts, and other costs incurred by the District.

If you have any questions or require additional information, please call me at 713.358.8406.

Sincerely,

A handwritten signature in black ink that reads 'Patrick L. Newton'.

Patrick L. Newton, PE  
Senior Project Manager

## Table of Contents

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**SECTION I – EXECUTIVE SUMMARY**

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This engineering report was prepared by *LJA Engineering, Inc.* (“LJA”) to support the acquisition of Road Utility District Powers by Harris County Municipal Utility District No. 248 (the “District”) pursuant to Texas Water Code Section 54.234. The District currently serves 580.95 acres.

The roadway improvements are located northeast of US 290 and west of Huffmeister Road approximately 0.75 miles north from the intersection of US 290 and Huffmeister Road.

The proposed bond program is feasible from engineering and economic standpoints and is necessary for the development of the property which has been annexed into the District. The feasibility of the District’s bond authorization program is outlined in the following summary.

**SECTION II – PROPOSED BOND AUTHORIZATION**

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A. Proposed Bond Authorization

The construction cost of the District's infrastructure and improvements includes engineering and contingencies.

B. Proposed Road Bonds

The proposed road bonds will fund the construction costs and engineering fees associated with roadway facilities, also called the Fallbrook Dr. Extension. (See attachment A for the Road Bond Cost Summary and exhibit B for the Road Improvements Exhibit.)

**SECTION III – CONCLUSION**

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The proposed \$6,920,000 in bond authorization is feasible from engineering and economic standpoints and is necessary for the continuing development District.

**Attachment A**

**Proposed Road Bond**

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
ROAD POWERS COST SUMMARY  
WEISER BUSINESS PARK

CONSTRUCTION COSTS

A. Developer Contribution Items	AMOUNT	DEVELOPER SHARE	DISTRICT SHARE
1. Road Improvements			
a. Paving	\$ 2,134,355	\$ -	\$ 2,134,355
b. Traffic Signal	\$ 350,000	\$ -	\$ 350,000
Subtotal	<u>\$ 2,484,355</u>	<u>\$ -</u>	<u>\$ 2,484,355</u>
2. Engineering, Material Testing and Surveying <sup>(1)</sup>	\$ 403,913	\$ -	\$ 403,913
3. Contingencies (20%)	\$ 577,654	\$ -	\$ 577,654
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 3,465,921</b>	<b>\$ -</b>	<b>\$ 3,465,921</b>

NON-CONSTRUCTION COSTS

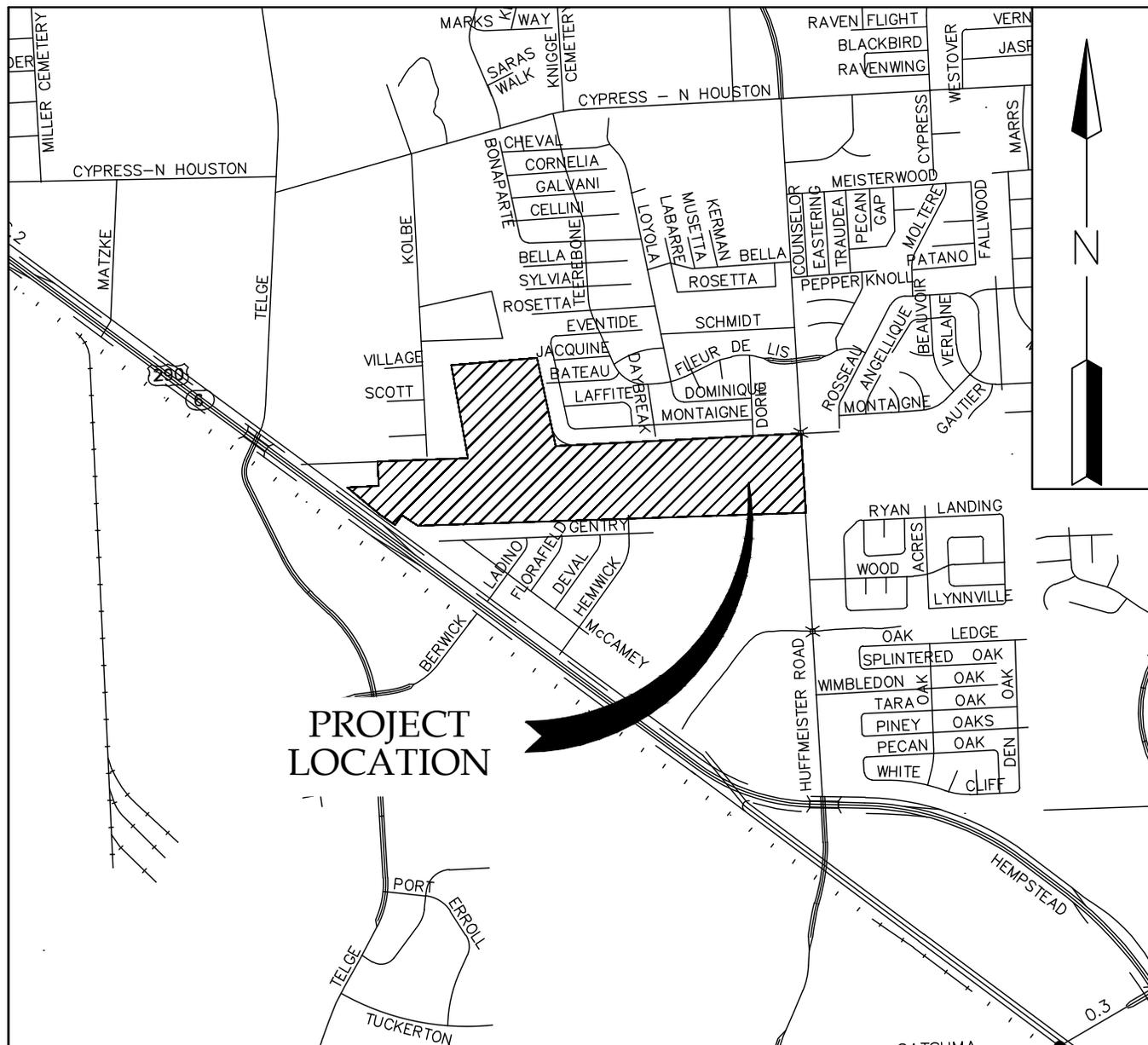
	DISTRICT SHARE
1. Legal Fees	\$ 178,000 <sup>(2)</sup>
2. Fiscal Fees (2%)	\$ 138,400
3. ROW Land Cost (\$253,456.05 per acre)	\$ 2,126,496
4. Developer Interest (2 years @ 4.5%)	\$ 503,318
5. Capitalized Interest (9 months at 4.50%)	\$ 188,744
6. Bond Discount (3%)	\$ 207,600
7. Attorney General Fee (0.1% BIR with max of \$9,500)	\$ 6,920
8. Bond Issue Engineering Report	\$ 20,000
8. Road Powers Acquisition Costs	\$ 45,000
10. Administrative & Issuance Expenses	\$ 39,601
<b>Total Non-Construction Costs</b>	<b>\$ 3,454,079</b>
<b>Total BOND ISSUANCE REQUIREMENT</b>	<b>\$ 6,920,000</b>

Notes:

- (1) The total amount of engineering fees is \$254,508.00, plus an estimated 7% for materials testing  
(2) Legal Fees of 3% for the first \$500,000, 2% for the remainder. Plus 0.5% Disclosure Counsel Fee

**Exhibit A**

**Vicinity Map**



PROJECT LOCATION

### ROAD POWERS ENGINEERING REPORT VICINITY MAP

SCALE: 1" = 2000'  
GIMS TILE: 6065 A,B,C,D

KEY MAP - 379U  
ZIPCODE: 77532

## LJA Engineering, Inc.

1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449

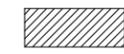


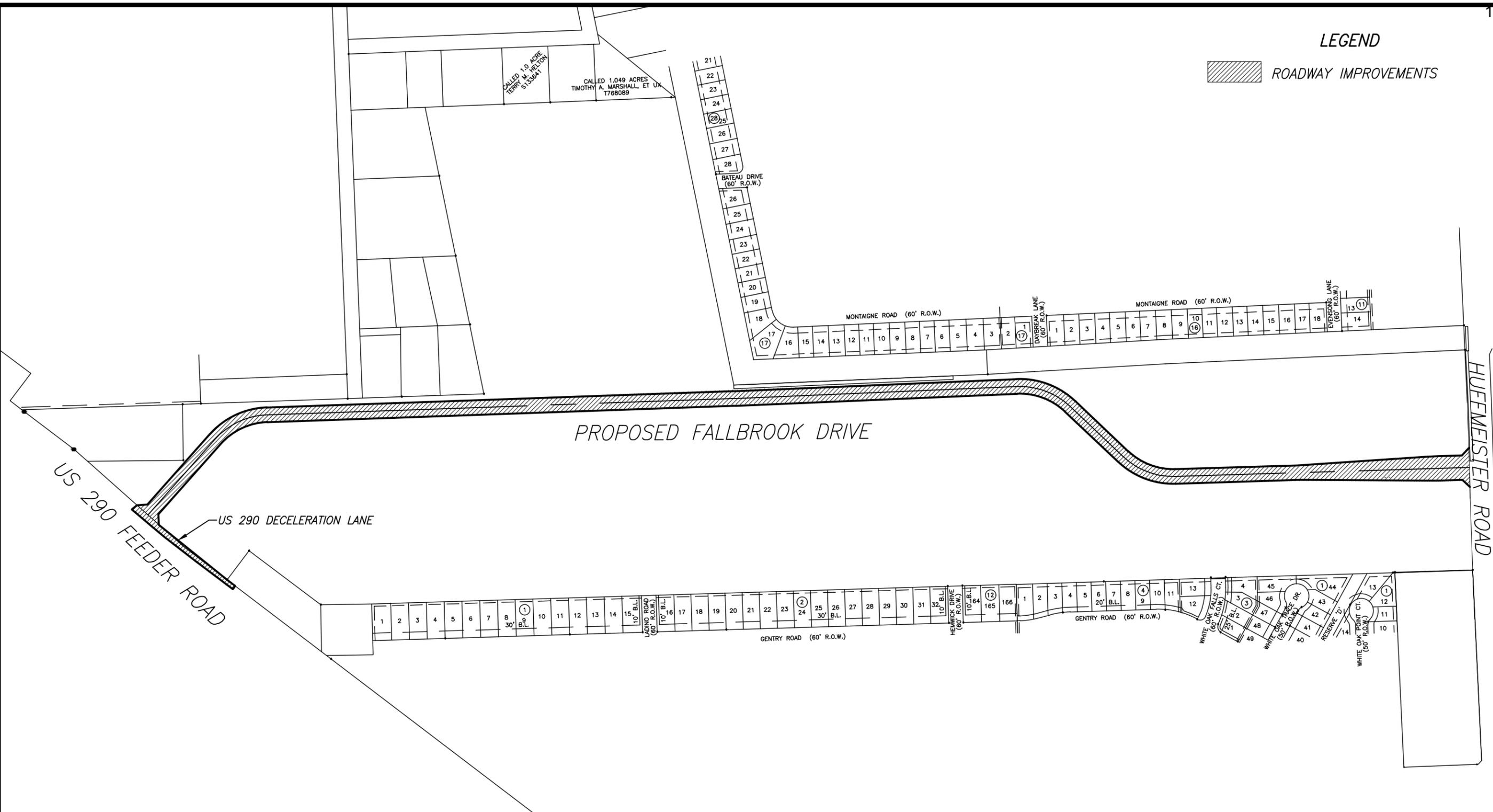
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

**Exhibit B**

**Road Improvements**

LEGEND

 ROADWAY IMPROVEMENTS



ROAD POWERS ENGINEERING REPORT  
ROAD IMPROVEMENTS

**LJA Engineering, Inc.**

1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449



Phone 713.953.5200  
Fax 713.953.5026  
163 FRN-F-1386

Date: Fri, 08 May 2020 - 4:23pm  
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