

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTICE OF PUBLIC MEETING


Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Thursday, April 25, 2024.**

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

1. Minutes of the meeting of Board of Director(s)
2. Receive comments from the Public
3. Agreement to Lease Administration Building to Montgomery County ESD No. 9
4. Financial and bookkeeping matters including:
 - a. Bookkeeper's report
 - b. Tax Assessor-Collectors' report
 - c. Review of investments
 - d. Payment of District bills
5. Discuss Use of Board Room by Outside Organizations
6. Park maintenance matters
7. Operator's Report
8. Engineer's Report
9. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, and 551.076 as necessary
10. Pending business





J. Davis Bonham, Jr., Attorney for the District

LEASE AND LICENSE AGREEMENT
by and between
RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
and
MONTGOMERY COUNTY ESD9

This Lease and License Agreement (“Agreement”) is made and entered into this ___ day of _____, 2024 (the “Commencement Date”) by River Plantation Municipal Utility District, a municipal utility district and political subdivision of the State of Texas (“RP MUD”), and by Montgomery County ESD9, a local government agency and political subdivision of the State of Texas (“MCESD9”).

RECITALS

WHEREAS, RP MUD was created in 1963 as a Ground Water Supply District and converted to a municipal utility district in 1978 which services approximately 894 acres of land platted into single family lots and operates water treatment plants and a wastewater treatment plant by which it provides water and wastewater services to the area it serves;

WHEREAS, MCESD9 is a fire department that provides fire suppression and emergency medical service to approximately 70 square miles of central Montgomery County, Texas;

WHEREAS, RP MUD desires that MCESD9 operate a fire station located within the area in which it serves in order to provide more efficient emergency service to the public and MCESD9 desires to maintain and operate a fire station located in the area served by RP MUD in order to provide more efficient emergency service to the public;

WHEREAS, RP MUD owns certain property located at 610 River Plantation Drive, Conroe, Texas 77302, as more particularly described on attached Exhibit A attached hereto together with all improvements located thereon (the “Property”) same being an approximately 9,000 square foot building utilized by RP MUD as its administrative office and Board meeting location (the “Building”) (the Property and Building are herein referred to as the “Premises”);

WHEREAS, MCESD9 desires to lease the Premises from RP MUD, and RP MUD desires to lease the Premises to MCESD9, for operation of an MCESD9 fire station that will provide emergency service to, in part, the area served by RP MUD;

THEREFORE, in consideration of the mutual covenants herein contained, including the above recitals, the parties agree as follows:

AGREEMENT

ARTICLE I DEMISE OF THE PREMISES

1.1 Premises.

- (a) RP MUD leases to MCESD9, and MCESD9 leases from RP MUD, the Premises for MCESD9's exclusive control, occupancy, and use for the purpose of operating an MCESD9 fire station, with the exception of the Board Room space located within the Building as depicted on attached Exhibit B (the "Board Room"), and subject to RP MUD's right to access the Premises as necessary to utilize the Board Room space for its Board meetings and official business. MCESD9 understands that the Board Room is not to be materially altered in dimension or nature, including with respect to any storage, restroom, or utilities facilities within the Board Room, without prior written consent from the Board in the form of plan approvals contemplated under paragraph 6.2.
- (b) RP MUD licenses to MCESD9, and MCESD9 licenses from RP MUD, the Board Room space located within the Building for MCESD9's non-exclusive use for the purpose of operating a MCESD9 fire station at times when the Board Room space is not being used by RP MUD or by an entity or organization with RP MUD's consent.

1.2 Demise. RP MUD, in consideration of the covenants and agreements to be performed by MCESD9 as described herein, does hereby lease, license, and demise unto MCESD9, and MCESD9 hereby accepts, the Premises for the Term of this Agreement. The Premises are to be used and possessed by MCESD9 subject to all the terms, provisions, covenants, agreements, and conditions contained in this Agreement and each of its exhibits, addenda, and riders, attached hereto.

1.3 Rent. MCESD 9 shall pay to RP MUD Rent in the amount of Fifty and No/100 Dollars (\$50) payable one time each year MCESD9 occupies the Premises.

1.4 Operating Expenses and Utility Sharing. MCESD9 will be obligated to pay for all utilities, including internet, and all other costs to maintain the Premises and the Board Room during the Term of this Agreement. RP MUD will be entitled to maintain and operate its own internet and network equipment as necessary within the Premises and Board Room to operate RP MUD's off Premises security systems.

1.5 Surrender of Premises. At the expiration of the Term, or earlier termination of this Agreement, MCESD9 shall surrender the Premises in the same condition subject to improvements made in accordance with this Agreement and reasonable wear and tear, and deliver all keys, cards, or other methods of access for the Premises to RP MUD.

ARTICLE II
TERM

2.1 Lease Term. The Term of this Agreement (“Term”) shall begin on the Commencement Date and, unless sooner terminated or renewed and extended in accordance with the terms and conditions set forth herein, shall end on the date that is ten (10) years thereafter (the “Expiration Date”).

2.2 Renewal Option. MCESD9 shall have, and is hereby granted, the option (the “Renewal Option”) to extend the Term of this Agreement for one (1) additional period of five (5) years. The Renewal Option may only be exercised by MCESD9 giving irrevocable written notice no later than nine (9) months prior to the expiration of the then current Term of this Agreement. If MCESD9 exercises the Renewal Option, the applicable extended Term shall be upon, and subject to, all of the terms, covenants and conditions provided in this Agreement except for any terms, covenants and conditions that are expressly or by their nature inapplicable to the applicable extended Term.

2.3 Effect of Non-Renewal. If MCESD9 holds over and continues in possession of the Premises after this Agreement terminates, MCESD9 will be considered to be occupying the Premises on a month-to-month tenancy, subject to all of the terms of this Agreement, with rent due pursuant to Section 1.3 above made prorated and payable on a monthly basis. Upon the termination of this Agreement, RP MUD shall take possession and all right, title, and interest to all real property, together with attachments and fixtures, unencumbered by any lien or other encumbrance, with the exception of the furniture, trade fixtures, and equipment owned by MCESD9, which RP MUD acknowledges is and will remain owned by MCESD9 and will be removed by MCESD9 upon termination of this Agreement.

2.4 Termination Option. Notwithstanding any provision herein to the contrary, MCESD9 shall have the ongoing option (the “Termination Option”) to terminate this Agreement effective as of a date certain (the “Early Termination Date”). To exercise the Termination Option, MCESD9 must give RP MUD written notice of its exercise of the Termination Option not later than six (6) months prior to the stated effective Early Termination Date.

ARTICLE III
TERMINATION

3.1 Notice of Termination for Cause. This Agreement may be terminated for cause by either party upon sixty (60) days written notice. Such notice should include an explanation of the other party’s breach of the Agreement and the effective date of the termination. Upon receipt of a notice of termination for cause, the breaching party shall have sixty (60) days in which to cure the breach; if the breach is not cured within the sixty (60) day notice period, this Agreement shall terminate on the effective date of termination listed in the notice at the option of the non-breaching party.

3.2 Termination upon Mutual Consent. This Agreement may be terminated at any time upon mutual consent of the parties, which must be reduced to writing and executed by the parties.

3.3 Casualty. If any or all of the Premises are damaged or destroyed by fire or other casualty thereby rendering the Premises substantially unusable by MCESD9, MCESD9 shall have the right to terminate this Agreement by written notice to RP MUD. Notwithstanding termination due to casualty, any damage or destruction shall be repaired by the parties with reasonable diligence after receipt of all insurance proceeds payable by reason of that damage or destruction. In the event of casualty during the Term or extended Term, MCESD9 shall exercise all available insurance remedies to the benefit of MCESD9 and RP MUD. The parties may agree to forego repair or reconstruction if the casualty event is deemed to have caused a total loss, in which case insurance proceeds shall be to the benefit of RP MUD in the amount of the loss attributable to RP MUD, or in the entirety if less than the value lost, with proceeds thereafter going to MCESD9.

3.4 Condemnation. If any or all of the Premises and improvements are taken by eminent domain thereby rendering the Premises substantially unusable by MCESD9, this Agreement shall terminate. In the event of any such taking or private purchase in lieu thereof, all compensation awarded for any taking or condemnation of the Premises, or sale proceeds in lieu thereof, shall be the property of RP MUD; however, if the condemnation occurs within the first five (5) years of MCESD9 taking possession of the Premises, MCESD9 shall be entitled to moving expenses in the amount of sixty-five percent (65%) of total moving expenses and for prorated reimbursement for MCESD9's Work and Improvements, as defined below, in the amount of the latest appraised value of the Premises according to Montgomery County Appraisal District ("MCAD") at the time of the taking, minus the latest appraised value of the Premises according to MCAD as of the Commencement Date of this Agreement, such latest appraised value of the Premises as of the Commencement Date being \$597,910.00; provided, however, that in no event shall such prorated reimbursement exceed MCESD9's actual construction costs for MCESD9's Work and Improvements.

ARTICLE IV MCESD9 USE OF PREMISES

4.1 Covenant to Use Premises for Specified Purpose. MCESD9 covenants and agrees to use the Premises only for operation of a MCESD9 fire station that will provide emergency service to all areas of Montgomery County as well as areas served by RP MUD. Except as otherwise provided herein, the use of the Premises for any other purpose shall constitute a default under the terms of this Agreement, unless otherwise approved in writing by RP MUD.

4.2 Covenant of Quiet Enjoyment. RP MUD agrees that MCESD9, subject to MCESD9's fulfillment of the obligations of this Agreement, shall have the peaceful and quiet possession of the Exclusive Premises and reasonable use of the Non-Exclusive Premises for the duration of this Agreement.

4.3 Security. MCESD9 shall be responsible for providing any and all security measures and procedures, of any type including physical barriers, badges, and personnel, that MCESD9 requires beyond security currently provided for the Building by RP MUD. MCESD9 shall provide

any additional or supplemental security personnel and equipment related to the Premises that it deems necessary and appropriate in its sole discretion.

4.4 Building and Premises Access. MCESD9 and its guests and invitees shall have access to the Building through all existing points of entry at all times during the Term of this Agreement. MCESD9 may restrict access to only authorized persons to the Premises at all times as it deems appropriate during the Term of this Agreement, subject to RP MUD's right to use the Board Room at its discretion.

4.5 Signage. MCESD9 may place and display all signs of any kind that it deems appropriate upon or within the Premises, with the consent of RP MUD, which consent shall not be unreasonably withheld.

4.6 Compliance. MCESD9 is responsible for assessing the Premises for compliance with all governing standards that may apply to MCESD9's use and occupancy of the Premises, including without limitation ingress/egress, ventilation, natural light, security, and ADA access. MCESD9 shall perform any alterations or improvements necessary as set forth in Article VI.

ARTICLE V SERVICES

5.1 Utility Services. MCESD9 shall be responsible for obtaining adequate utilities, internet, telephone and communication service including data transmission and IT service, repair, maintenance, security, and trash removal for the Premises. Utility Services shall include water, sewage services, electric power, custodial services, heating and air conditioning in quantities reasonably required by MCESD9. MCESD9 will remain subject to RP MUD's rate order for any and all utilities and services provided to MCESD9 and the Premises during the Term.

5.2 Data Security and Confidentiality. MCESD9 is responsible for ensuring compliance with applicable federal and state laws for privacy and security of MCESD9 provided data, equipment, telecommunications, and networks as identified for use with MCESD9 activities. RP MUD assumes no responsibility for MCESD9 compliance with applicable federal and state laws or other agreements regarding use, access, security, privacy of MCESD9 technology, information resources, or data.

ARTICLE VI IMPROVEMENTS, REPAIRS, AND MAINTENANCE

6.1 Condition of Premises and Expansion Premises. RP MUD makes no warranty or representation that the Premises, with or without MCESD's Work and Improvements, defined below, are suitable for MCESD9's use, it being assumed that MCESD9 has satisfied itself thereto. Subject to the performance and completion of MCESD's Work and Improvements, MCESD9 accordingly agrees and accepts the Premises in their existing "**AS IS**", "**WHERE IS**" and "**WITH ALL FAULTS**" condition and "**WITHOUT WARRANTY, EXPRESS OR IMPLIED**". RP MUD and MCESD9 each agree that this document constitutes the entire agreement of the parties with respect to the Premises, and no oral/verbal representations, warranties or understandings

pertaining to this Agreement survive except to the extent contained herein. RP MUD will not make any improvements to the Premises after MCESD9 occupies the Premises. **MCESD9 FURTHER ACKNOWLEDGES AND AGREES THAT RP MUD DOES HEREBY DISCLAIM ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THOSE OF FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO THE PREMISES AND/OR THE IMPROVEMENTS LOCATED THEREIN.**

6.2 MCESD9's Initial Alterations and Improvements. RP MUD acknowledges and agrees that certain alterations and improvements will be required to the Premises in furtherance of MCESD9's intended use of same as generally depicted in attached Exhibit B and listed in attached Exhibit C ("MCESD's Work and Improvements"). MCESD9's Work and Improvements shall be performed at MCESD9's sole cost and expense, in accordance with plans and specifications approved by RP MUD, which approval shall not be unreasonably withheld. Exhibit B and Exhibit C to this Agreement are for illustrative purposes only and RP MUD will not be deemed to have approved any plans and specifications as a result of being Party to this Agreement. No MCESD9 Work or Improvements may be commenced prior to RP MUD's review and approval of plans and specifications, including architectural designs, which shall be submitted for RP MUD's review as soon as practicable following MCESD9's receipt thereof. MCESD's Work and Improvements shall be in accordance with the following standards:

- (a) All such work shall be performed without cost, expense, or other liability to RP MUD and in a good and workmanlike manner in accordance with good industry practice for the type of work in question and in accordance with the plans and specifications approved by RP MUD. Additionally, RP MUD agrees to reimburse MCESD9 for sixty-five percent (65%) of the cost of improvements made on the Premises by MCESD9 if, within the first five (5) years of MCESD9 taking possession of the property, RP MUD exercises its rights to terminate this agreement pursuant to paragraph 3.1.
- (b) All such work shall be performed by MCESD9's contractors, subcontractors, or agents and at the sole cost and risk of MCESD9 with the exception stated in subsection (a) above.
- (c) MCESD9 shall pay all architectural and engineering fees, any permit or license fees, and all other costs and expenses associated with all such work.
- (d) All such work shall be done in compliance with all applicable building codes, ordinances, and other laws or regulations of governmental authorities having jurisdiction.
- (e) No such work shall be commenced until there shall have been first obtained all licenses, permits, and authorizations required by all governmental authorities having jurisdiction.

- (f) All such work shall commence immediately following RP MUD's approval of the plans and specifications, including architectural designs, and thereafter prosecuted with due diligence to completion.
- (a) MCESD9 shall not permit to be foreclosed any mechanic's or materialman's lien or other statutory lien against the Premises by reason of such work, labor, services, or materials supplied to or at the request of MCESD9. MCESD9 shall pay and discharge, cause to be paid and discharged, or bond around any such mechanic's or materialman's lien filed against the Premises within twenty (20) days after the filing thereof. MCESD9 may in good faith and at MCESD9's own expense contest the validity of such asserted lien, claim or demand, in which event MCESD9 shall bond around such lien or claim. In no event shall MCESD9 have the right, authority or power to bind RP MUD or any interest of RP MUD in the Premises for any claim for labor or material or for any other charge or expense incurred in the construction or alteration of the Premises.

6.3 Maintenance. Throughout the Term hereof, MCESD9, at MCESD9's sole cost and expense, shall maintain the Premises in good condition and repair (ordinary wear and tear excepted) and operate and maintain the same in accordance with all applicable laws, rules, ordinances, orders and regulations of federal, state, county, municipal, and other governmental agencies and bodies having jurisdiction over the Premises. RP MUD shall have no obligation to maintain or repair the Premises.

6.4 Ownership of Improvements. Except as otherwise provided herein in respect to MCESD9's right to remove certain personal property, all improvements and alterations on the Premises at the expiration of this Agreement shall become RP MUD's property free and clear of all claims to or against them by MCESD9 or anyone claiming by, through or under MCESD9.

6.5 Subsequent Alterations and Improvements. MCESD9 may alter, renovate, or remodel the improvements located on the Premises at MCESD9's sole cost and expense, in accordance with plans and specifications approved by RP MUD, which approval shall not be unreasonably withheld, in accordance with the standards described in paragraph 6.2, above. MCESD9 has sole authority to choose the contractors, architects, builders, individuals and/or companies who will conduct the alterations and improvements.

ARTICLE VII INSURANCE AND INDEMNIFICATION

7.1 Property Insurance.

- (a) During the Term of this Agreement, MCESD9 shall obtain and maintain a policy providing "All Risk" coverage insuring the Property and the Building for 100% of their full replacement value containing, an agreed amount endorsement waiving all co-insurance penalties.

- (b) RP MUD maintains personal property insurance covering RP MUD's business personal property against casualty loss and flood insurance for the property.
- (c) If MCESD9 desires business personal property to be insured in the event of damage to the Premises or Building, MCESD9 must obtain business personal property insurance coverage.

7.2 General Liability Insurance.

- (a) MCESD9, as an agency of the State of Texas, is insured for general liability insurance under a self-insurance program covering its limits of liability. Under the provisions of Chapter 101 of the Texas Tort Claims Act, MCESD9 is limited to liability for property damage and personal injury proximately caused by the wrongful act or omission or the negligence of employees or agents of MCESD9 acting within the course and scope of their employment in amounts not to exceed (i) \$250,000.00 for each person and \$500,000.00 for each single occurrence for bodily injury or death and (ii) \$100,000.00 for each single occurrence for injury to or destruction of property.
- (b) RP MUD, as a political subdivision of the State of Texas, is insured for general liability insurance under a self-insurance program in the amount of \$5,000,000 each occurrence and \$10,000,000 in the aggregate.

ARTICLE VIII GENERAL PROVISIONS

8.1 Relationship of the Parties. In the performance of its duties hereunder, MCESD9 and its employees and agents are at all times acting and performing as independent contractors and shall not be considered the partner, agent, servant, employee of, or joint venturer with RP MUD. RP MUD acknowledges and agrees that MCESD9 shall not be liable for the activities of RP MUD, including, but not limited to, any liabilities, losses, damages, suits, actions, fines, penalties, claims, or demands of any kind arising out of this Agreement, and RP MUD shall not be liable for the activities of MCESD9, including, but not limited to, any liabilities, losses, damages, suits, actions, fines, penalties, claims, or demands of any kind arising out of this Agreement.

8.2 Notices. Any notice required or permitted to be delivered hereunder shall be deemed to have been given when personally delivered, or if mailed, seventy-two (72) hours after deposit of the same in the United States Mail, postage prepaid, certified, or registered, return receipt requested, properly addressed to the parties hereto at the respective addresses set forth below, or at such other addresses as they shall specify by written notice delivered in accordance herewith. Any change in notice address will be effective ten (10) days after the date of the notice.

If to RP MUD:
River Plantation Municipality Utility
District
2727 Allen Parkway, Suite 1100
Houston, Texas 77019

If to MCESD9:
MCESD 9, Board President
Montgomery County ESD9
16723 FM-2090
Conroe, Texas 77306

8.3 No Assignment or Sublease. MCESD9 may not assign this Agreement or sublet the Premises without RP MUD's prior written consent.

8.4 Amendment. This Agreement may be amended at any time by mutual agreement of the parties hereto, but any such amendment shall not be operative or valid unless the same is reduced to writing, executed by the parties, and attached hereto.

8.5 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

8.6 Section Headings. The headings preceding the text of the several sections of this Agreement are inserted for convenience of reference only and shall not constitute a part of this Agreement, nor shall they affect the meaning, construction, or effect of any Section of this Agreement.

8.7 Presumption Waiver. Each party waives the presumption that this Agreement is presumed to be in favor of the party which did not prepare it, in case of a dispute as to interpretation.

8.8 Severability. In the event any one or more of the provisions of this Agreement is held to be invalid or unenforceable, that invalidity or unenforceability shall not affect the other provisions hereof, and the invalid or unenforceable provision shall be modified so as to be valid and enforceable and conform to the greatest extent possible to the original intent of such provision, and this Agreement shall be construed and enforced in all respects as modified.

8.9 No Waiver. No waiver by RP MUD or by MCESD9 of any default or violation of this Agreement shall be considered a waiver of any other default or violation of this Agreement.

8.10 Time is of the Essence. The parties acknowledge and agree that TIME IS OF THE ESSENCE with regard to this Agreement.

8.11 Cumulative Remedies. The rights and remedies set forth in this Agreement are cumulative of each other and any other rights or remedies available at law or in equity. The use of any right or remedy shall not preclude the use of any other right or remedy, and all rights and remedies may be exercised whenever and as often as such occasion arises.

8.12 Successors and Assigns. The covenants, agreements, and obligations contained in the Agreement shall extend to, bind, and inure to the benefit of not only the parties hereto, but also to their respective successors and assigns.

8.13 Counterparts. This Agreement may be executed in multiple original, facsimile, or PDF counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same agreement.

8.14 Entire Agreement. This Agreement constitutes the entire agreement of the parties. No oral or prior written statement shall be of any force and effect. The parties expressly acknowledge that in entering into and executing this Agreement the parties rely solely upon the representations and agreements contained in this Agreement and no others.

ARTICLE IX SPECIAL PROVISIONS

9.1 Right of First Offer. If at any time during the Term of this Agreement, including any extensions of said Term, RP MUD should desire to sell the Premises to any third-party RP MUD shall so notify MCESD9 in writing prior to executing any letter of intent or binding contract with respect to such sale (the "First Offer Notice"). Any First Offer Notice shall set forth RP MUD's proposal as to the sale price (the "First Offer Price"), the closing date, and such other material terms and conditions (collectively, the "First Offer Conditions") under which RP MUD would be willing to sell the Premises to MCESD9. Within ninety (90) days after RP MUD's delivery of any First Offer Notice, MCESD9 shall notify RP MUD in writing, as to whether MCESD9 accepts the First Offer Price and the other First Offer Conditions and agrees to purchase the Premises (the "First Offer Election Notice"). In the event that MCESD9 timely accepts the First Offer Price and other First Offer Conditions and agrees to purchase the Premises, then RP MUD and MCESD9 shall use commercially reasonable efforts to enter into a mutually acceptable purchase and sale agreement within thirty (30) days of MCESD9's timely delivery of the First Offer Election Notice. Such purchase and sale agreement shall memorialize MCESD9's right to purchase the Premises for the First Offer Price on an "AS IS, WHERE IS" basis, with the usual and customary representations contained in purchase and sale agreements of similar commercial real estate transactions. The terms of sale shall be as set forth in the First Offer Conditions and, unless specified otherwise in the First Offer Conditions, via Special Warranty Deed at closing with each party paying the usual and customary closing cost typically paid by a purchaser and a seller in a similar commercial real estate transaction.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the last date of signature below.

RIVER PLANTATION MUNICIPAL
UTILITY DISTRICT

MONTGOMERY COUNTY ESD9

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

ATTEST

ATTEST

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

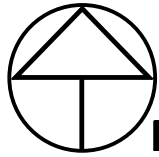
Date: _____

Date: _____

EXHIBIT “A”

LEGAL DESCRIPTION

[See next page]



NORTH

SCALE: 1" = 100'

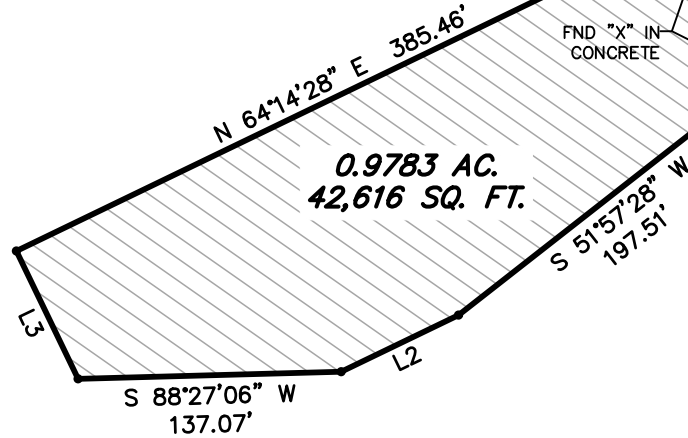


CALLED 20.3103 ACRES
PREISLER GOLF PROPERTIES, LLC
M.C.C.F. NO. 2018067997

CALLED 71.669 ACRES
INTERNATIONAL TRADING
COMPANY, TEXAS, LLC
M.C.C.F. NO. 359535303202

CALLED 5.000 ACRES
RIVER PLANTATION MUNICIPAL
UTILITY DISTRICT
VOL. 1143, PG. 704, M.C.D.R.

CALLED 4.2252 ACRES
RIVER PLANTATION COMMUNITY
IMPROVEMENT ASSOCIATION
M.C.C.F. NO. 2008048412



P.O.C.
FND 1/2" IR

P.O.B.
FND "X" IN
CONCRETE

RIVER PLANTATION DRIVE
90' R.O.W. VOL. 9, PG. 2, M.C.M.R.

GENERAL NOTES

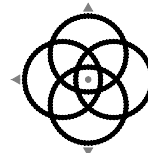
- 1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
- 2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE. (NAD83)
- 3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUND DESCRIPTION.
- 4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 26°03'17" E	65.46'
L2	S 64°14'28" W	67.86'
L3	N 25°45'32" W	73.90'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	735.00'	7°59'22"	102.49'	S 30°27'56" E	102.41'
C2	735.00'	1°18'36"	16.81'	S 25°48'57" E	16.81'
C3	1,380.00'	0°14'31"	5.83'	S 26°10'33" E	5.83'

EXHIBIT OF
0.9873 AC. / 42,616 SQ. FT.
SITUATED IN THE
C. STEWART SURVEY, A-476 AND
THE S. BRYAN SURVEY, A-70
MONTGOMERY COUNTY, TEXAS

FIELD BY: -	DATE: 03-08-24
DRAWN BY: TW	REV:
CHECKED BY: RK	REV:
JOB NO. 57955-MUD OC	REV:
SHEET 1 OF 2	REV:



WINDROSE
LAND SURVEYING | PLATING

5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 0.9783 ACRE OR 42,616 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.9783 ACRE OR 42,616 SQUARE FEET OF LAND SITUATED IN THE C. STEWART SURVEY, ABSTRACT NO. 476 AND THE S. BRYAN SURVEY, ABSTRACT NO. 70, MONTGOMERY COUNTY, TEXAS, BEING OUT OF A CALLED 5.000 ACRE TRACT OF LAND CONVEYED TO RIVER PLANTATION MUNICIPAL DISTRICT AS RECORDED UNDER VOLUME 1143, PAGE 704 OF THE MONTGOMERY COUNTY DEED RECORDS (M.C.D.R.), WITH SAID 0.9783 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83):

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF RIVER PLANTATION DRIVE (60' WIDTH) RECORDED UNDER VOLUME 9, PAGE 2 OF THE MONTGOMERY COUNTY MAP RECORDS (M.C.M.R.), MARKING THE COMMON NORTHEASTERLY CORNER OF SAID 5.000 ACRE TRACT AND A CALLED 20.3103 ACRE TRACT OF LAND CONVEYED TO PREISLER GOLF PROPERTIES, LLC AS RECORDED UNDER MONTGOMERY COUNTY CLERKS FILE (M.C.C.F.) NO. 2018067997;

THENCE, WITH SAID SOUTHWESTERLY R.O.W. LINE OF RIVER PLANTATION DRIVE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 735.00 FEET, A CENTRAL ANGLE OF 07 DEG. 59 MIN. 22 SEC., AN ARC LENGTH OF 102.49 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 30 DEG. 27 MIN. 56 SEC. EAST, - 102.41 FEET TO THE **POINT OF BEGINNING** AND THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 735.00 FEET, A CENTRAL ANGLE OF 01 DEG. 18 MIN. 36 SEC., AN ARC LENGTH OF 16.81 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 25 DEG. 48 MIN. 57 SEC. EAST, - 16.81 FEET TO AN "X" IN CONCRETE FOUND MARKING A POINT OF TANGENCY;

SOUTH 26 DEG. 03 MIN. 17 SEC. EAST, A DISTANCE OF 65.46 FEET TO AN "X" IN CONCRETE FOUND MARKING A POINT OF CURVATURE;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,380.00 FEET, A CENTRAL ANGLE OF 00 DEG. 14 MIN. 31 SEC., AN ARC LENGTH OF 5.83 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 26 DEG. 10 MIN. 33 SEC. EAST, - 5.83 FEET TO A POINT FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 5.000 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

SOUTH 51 DEG. 57 MIN. 28 SEC. WEST, A DISTANCE OF 197.51 FEET TO AN ANGLE POINT;

SOUTH 64 DEG. 14 MIN. 28 SEC. WEST, A DISTANCE OF 67.86 FEET TO AN ANGLE POINT;

SOUTH 88 DEG. 27 MIN. 06 SEC. WEST, A DISTANCE OF 137.07 FEET TO A POINT FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 25 DEG. 45 MIN. 32 SEC. WEST, A DISTANCE OF 73.90 FEET TO A POINT FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 64 DEG. 14 MIN. 28 SEC. EAST, A DISTANCE OF 385.46 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.9783 ACRE OR 42,616 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 57955-MUD OC, PREPARED BY WINDROSE.

ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



03-08-24

DATE:

EXHIBIT "B"

DEPICTION OF ESD IMPROVEMENTS



EXHIBIT “C”

LIST OF ESD IMPROVEMENTS

Proposal

Station 87

610 River Plantation Drive Conroe Texas 77302

1. Add a bay door to back of building.
2. Add shower inside living area.
3. Remodel shower and bathroom in shop area.
4. Install stove and refrigerator.
5. Modify/remove wall between front office and kitchenette hallway.
6. Modify closets in hallway and three smaller offices (dorms).
7. Update IT, phone AV, video, security, access and alarm systems as needed.
8. Update/replace driveway gate and access system.

River Plantation MUD
Cash Analysis
April 25, 2024

GENERAL OPERATING FUND - First Financial Bank

Ending Balance from last meeting	\$	70,265.23
<u>Receipts</u>		
Transfer from General Operating - Online Fund	+	100,000.00
Transfer from Capital Projects Fund, reimburse Vogler & Spencer - 711 Holly Springs Storm Sewer Replacement	+	595.00
Interest earned on account	+	19.86
<u>Withdrawals</u>		
Bank charges/fees	-	25.00
Checks previously approved		
24017 - Centerpoint Energy, utility expense	-	46.27
24018 - Consolidated Communications, telephone expenses	-	348.46
24039 - Entergy, utility expense	-	1,703.42
24040 - J & K Tree Services, tree removal	-	3,250.00
24041 - All Seasons Lawn Maintenance, lawn service	-	12,675.00
Checks presented for signatures on April 25, 2024		
24042 - BMI - Biosolids Management, lift station disposal	-	214.00
24043 - Hearst Newspaper, LLC., legal notice	-	719.70
24044 - L & S District Services, LLC., bookkeeping fees & expenses for March	-	4,084.39
24045 - Montgomery Central Appraisal District, quarterly appraisal fees	-	3,133.00
24046 - Municipal Operations & Consulting, Inc., maintenance & operations for March	-	25,148.74
24047 - Prepared Publications, Inc., operations admin	-	735.00
24048 - River Plantation MUD - STP, March billing - \$14,496.79, true up billing - \$8,909.19	-	23,405.98
24049 - Smith, Murdaugh, Little & Bonham, LLP., legal fees	-	9,865.39
24050 - The Radich Law Firm, PLLC., legal fees	-	8,190.00
24051 - Vogler & Spencer Engineering, general engineering fees - \$10,950.49, Fire Department - \$1,752.14, Plantation Village Drainage Improvements - \$2,450.00, Capital Improvement Plan - \$4,000.00	-	19,152.63
24052 - Carol Hill, refund	-	234.22
24053 - Gobar, LLC., refund	-	147.07
24054 - Drumman Management, LLC., refund	-	113.11
24055 - Maria Torres, refund	-	113.29
24056 - Jenny Liang, refund	-	95.29
24057 - JBB Enterprises, LLC., refund	-	219.05
24058 - Centerpoint Energy, blank check for utility expense		
24059 - Consolidated Communications, blank check for telephone expenses		
24060 - Entergy, blank check for utility expense		
Total Disbursements	\$	113,619.01
Ending Balance at April 25, 2024	\$	57,261.08

GENERAL OPERATING FUND - ONLINE - First Financial

Ending Balance from last meeting	\$	43,024.90
<u>Receipts</u>		
Accounts Receivable	+	68,273.85
Interest earned on account	+	28.67
<u>Withdrawals</u>		
Transfer to General Operating Fund	-	100,000.00
Total Disbursements	\$	100,000.00
Ending Balance at April 25, 2024	\$	11,327.42
<u>Investments</u>		
General Operating Fund - Texas Class	\$	1,556,979.35
Total Operating Funds	\$	1,625,567.85

TAX DEPOSIT ACCOUNT - First Financial Bank

Ending Balance from last meeting	\$	14,270.02
<u>Receipts</u>		
Tax Collections	+	15,525.96
Interest earned on account	+	110.34
Ending Balance at April 25, 2024	\$	29,906.32

2023 Levy - \$1,448,345.17 (91.72% collected as of 3/31/24)
All Outstanding - \$158,157.01

CAPITAL PROJECTS FUND - First Financial Bank

Ending Balance from last meeting	\$	6,082.68
<u>Receipts</u>		
Transfer from Texas Class - Series 2022 WSD	+	75,000.00
Interest earned on account	+	0.44
<u>Withdrawals</u>		
Transfer to General Operating, reimburse Vogler & Spencer - 711 Holly Springs Storm Sewer Replacement	-	595.00
Bank charges/fees	-	0.69
Checks presented for signatures on April 25, 2024		
2005 - C.F. McDonald Electric, Inc., Water Plant No. 2 Electrical Upgrades, Pay Estimate No. 4	-	18,000.00
2006 - River Plantation MUD - Joint Drainage, Holly Springs Storm Sewer Rehab	-	5,524.24
2007 - River Plantation MUD - STP, Wastewater Treatment Facility Rehab Phase 1	-	23,395.32
2008 - Vogler & Spencer Engineering, Water Plant No. 2 Electrical Controls - \$1,340.07, Sanitary Sewer Rehab Phase 2 - \$12,883.88, Storm Sewer Rehab Phase 1 - \$3,321.72, Sanitary Sewer Manhole Rehab Phase 1 - \$5,484.37	-	23,030.04
Total Disbursements	\$	70,545.29
Ending Balance at April 25, 2024	\$	10,537.83
<u>Investments</u>		
Texas Class - Series 2022 WSD	\$	3,572,501.68
Total Capital Projects Funds	\$	3,583,039.51

DEBT SERVICE FUND - Texas Class

Ending Balance from last meeting	\$	638,073.76
<u>Receipts</u>		
Interest earned on account	+	2,209.15
Ending Balance at April 25, 2024	\$	640,282.91
Next Debt Service payment due September 1, 2024 - \$265,206.25		

DEBT SERVICE FUND - PARK - Texas Class

Ending Balance from last meeting	\$	58,502.20
<u>Receipts</u>		
Interest earned on account	+	128.38
Ending Balance at April 25, 2024	\$	58,630.58
Next Park Debt Service payment due September 1, 2024 - \$53,990.63		

SEWER TREATMENT PLANT FUND - First Financial Bank

Ending Balance from last meeting	\$	2,883.86
<u>Receipts</u>		
Accounts Receivable - River Plantation MUD	+	50,771.68
Accounts Receivable - East Plantation UD	+	28,205.33
Interest earned on account	+	3.92
<u>Withdrawals</u>		
Bank service charges	-	4.17
Checks previously approved		
2005 - Entergy, utility expense	-	3,936.66
2012 - Republic Services, garbage expense	-	207.72
Checks presented for signatures on April 25, 2024		
2013 - GFL Environmental, sludge removal	-	3,648.00
2014 - L & S District Services, LLC., bookkeeping fees & expenses for March	-	595.11
2015 - Municipal Operations & Consulting, operations & maintenance	-	15,587.72
2016 - Vogler & Spencer Engineering, Wastewater Treatment Facility Rehab Phase 1	-	38,121.60
2017 - Entergy, blank check for utility expense		
2018 - Republic Services, blank check for garbage expense		
Total Disbursements	\$	62,100.98
Ending Balance at April 25, 2024	\$	19,763.81

JOINT DRAINAGE FUND - First Financial Bank

Ending Balance from last meeting	\$	25,929.50
<u>Receipts</u>		
Accounts Receivable - River Plantation MUD	+	833.11
Accounts Receivable - East Plantation UD	+	833.11
<u>Withdrawals</u>		
Bank service charges	-	6.57
Checks previously approved		
2008 - Entergy, utility expense	-	27.34
Checks presented for signatures on April 25, 2024		
2009 - L & S District Services, LLC., bookkeeping fees & expenses for March	-	445.36
2010 - Vogler & Spencer Engineering, 711 Holly Springs Storm Sewer Replacement - \$11,048.48, East Ditch Rehab - \$180.00	-	11,228.48
2011 - All Seasons Lawn Maintenance, channel cleanout	-	6,500.00
2012 - Entergy, blank check for utility expense		
Total Disbursements	\$	11,707.75
Ending Balance at April 25, 2024	\$	15,887.97

River Plantation MUD General Operating Fund Profit & Loss Budget Performance

March 2024

	Mar 24	Budget	Oct 23 - Mar 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Water Revenue	24,461.72	40,390.00	155,981.99	242,349.00	484,689.00
4100 - Customer Service Fees - Water	3,500.00	0.00	7,620.00	0.00	0.00
4110 - Water Tap Connection Fees	538.43	1,083.00	3,571.72	6,502.00	13,000.00
4150 - LSGCD Fees					
Total Water Revenue	28,500.15	41,473.00	167,173.71	248,851.00	497,689.00
Sewer Revenue					
4200 - Customer Service Fees - Sewer	34,612.66	35,416.00	209,136.07	212,504.00	425,000.00
Total Sewer Revenue	34,612.66	35,416.00	209,136.07	212,504.00	425,000.00
Other Revenues					
4320 - Maintenance Taxes	0.00	0.00	820,948.93	822,000.00	855,828.00
4330 - Penalties and Interest	962.79	1,000.00	5,087.55	6,000.00	12,000.00
4380 - Termination/Reconnection/NSF Fe	2,637.60	1,083.00	16,968.91	6,502.00	13,000.00
4400 - Transfer/Connection Fees	300.00	83.00	1,277.95	502.00	1,000.00
4600 - TCEQ Assessment Fees	292.42	333.00	1,541.56	2,002.00	4,000.00
4800 - Customer Service Inspections	0.00	166.00	0.00	1,004.00	2,000.00
5380 - Miscellaneous Income	0.00	83.00	200.00	502.00	1,000.00
5385 - Bank Fees	0.00	4.00	0.00	26.00	50.00
5386 - Interest Temp Investments	0.00	66.00	0.00	404.00	800.00
5391 - Interest Income	5,826.64	1,666.00	28,416.05	10,004.00	20,000.00
Total Other Revenues	10,019.45	4,484.00	874,440.95	848,946.00	909,678.00
Total Income	73,132.26	81,373.00	1,250,750.73	1,310,301.00	1,832,367.00
Expense					
Water Expenses					
6124 - Laboratory Expense	2,235.40	2,200.00	6,228.19	13,200.00	26,400.00
6126 - Permit Fees	0.00	0.00	6,113.90	3,500.00	3,500.00
6127 - LSGWCD Fees	0.00	1,708.00	19,198.81	10,252.00	20,500.00
6130 - TCEQ Regulatory - Water	0.00	0.00	2,038.44	0.00	1,750.00
6132 - Operator Fees	7,349.86	52,850.00	54,587.24	317,100.00	634,200.00
6135 - Repairs & Maintenance	8,557.85	16,250.00	133,833.53	97,500.00	195,000.00
6136 - Landscape Services - Water	6,337.50	6,824.00	23,712.50	40,946.00	81,890.00
6142 - Chemicals	1,140.07	1,250.00	1,585.57	7,500.00	15,000.00
6152 - Utilities	5,163.39	5,833.00	27,629.48	35,002.00	70,000.00
6170 - Tap Connection Expense	0.00	166.00	4,845.00	1,004.00	2,000.00
Total Water Expenses	30,784.07	87,081.00	279,772.66	526,004.00	1,050,240.00

River Plantation MUD General Operating Fund Profit & Loss Budget Performance

March 2024

	Mar 24	Budget	Oct '23 - Mar 24	YTD Budget	Annual Budget
Sewer Expenses					
6201 · Purchased Sewer Service	23,405.98	14,718.00	127,935.41	88,314.00	176,622.00
6224 · Laboratory Expense	0.00	166.00	0.00	1,004.00	2,000.00
6230 · TCEQ Regulatory - Wastewater	0.00	0.00	2,038.44	0.00	2,000.00
6232 · Operator Fees	3,074.86	2,291.00	25,923.22	13,754.00	27,500.00
6235 · Repair and Maintenance	3,214.70	6,250.00	22,555.60	37,500.00	75,000.00
6236 · Landscape Services - Wastewater	6,337.50	0.00	23,712.50	0.00	0.00
6240 · Purchased Drainage	0.00	833.00	12,628.28	5,002.00	10,000.00
6242 · Chemicals	0.00	0.00	222.75	0.00	0.00
6252 · Utilities	67.14	83.00	546.92	502.00	1,000.00
6271 · Tap Connection - Wastewater	0.00	416.00	2,200.00	2,504.00	5,000.00
6276 · Maintenance & Repairs - Park	0.00	3,333.00	33,152.86	20,002.00	40,000.00
Total Sewer Expenses	36,100.18	28,090.00	250,915.98	168,582.00	339,122.00
Other Expenses					
6310 · Director Fees	0.00	937.00	9,750.00	5,628.00	11,250.00
6314 · Payroll Taxes	0.00	93.00	745.89	567.00	1,125.00
6320 · Legal Fees	18,055.39	16,666.00	87,604.91	100,004.00	200,000.00
6321 · Auditing Fees	0.00	0.00	0.00	0.00	10,000.00
6322 · Engineering Fees	19,152.63	6,250.00	48,003.88	37,500.00	75,000.00
6326 · TCEQ Assessment Fees	0.00	0.00	0.00	0.00	0.00
6330 · Appraisal District Fees	3,133.00	375.00	6,743.00	2,250.00	4,500.00
6333 · Bookkeeping Fees	4,084.39	6,833.00	37,207.88	41,002.00	82,000.00
6335 · M&R - Park	3,250.00	0.00	5,600.00	0.00	0.00
6337 · Tax Assessor/Collector	0.00	66.00	0.00	404.00	800.00
6338 · Legal Notices/Other Publication	0.00	0.00	0.00	0.00	1,000.00
6340 · Office Expense	0.00	833.00	36.80	5,002.00	10,000.00
6341 · Delivery Expense	0.00	41.00	94.15	254.00	500.00
6350 · Postage	0.00	375.00	0.00	2,250.00	4,500.00
6353 · Insurance	0.00	0.00	34,156.92	32,000.00	32,000.00
6354 · Travel Expense	0.00	175.00	1,745.06	1,050.00	2,100.00
6356 · Registration/Membership Fees	0.00	0.00	965.00	30.00	30.00
6359 · Other Expenses	725.72	625.00	2,715.68	3,750.00	7,500.00
6360 · AWBD Expense	0.00	58.00	0.00	352.00	700.00
Total Other Expenses	48,401.13	33,327.00	235,369.17	232,043.00	443,005.00
Total Expense	115,285.38	148,498.00	766,057.81	926,629.00	1,832,367.00
Net Ordinary Income	-42,153.12	-67,125.00	484,692.92	383,672.00	0.00
Net Income	-42,153.12	-67,125.00	484,692.92	383,672.00	0.00

River Plantation MUD Joint Drainage Fund Profit & Loss Budget Performance

March 2024

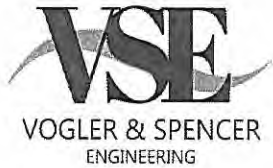
	Mar 24	Budget	Oct '23 - Mar 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4203 · RP MUD Revenue	5,853.87	833.00	13,323.39	5,002.00	10,000.00
4204 · EPUD Revenue	5,853.88	833.00	13,323.42	5,002.00	10,000.00
4205 · RP CPF Revenue	0.00	0.00	0.00	0.00	0.00
5391 · Interest Earned on Checking	0.00	4.00	0.00	26.00	50.00
Total Income	11,707.75	1,670.00	26,646.81	10,030.00	20,050.00
Gross Profit					
	11,707.75	1,670.00	26,646.81	10,030.00	20,050.00
Expense					
6235 · Repair and Maintenance	0.00	301.00	6,500.00	1,810.00	3,616.00
6252 · Utilities	27.34	29.00	172.65	176.00	350.00
6315 · Mowing	0.00	410.00	0.00	2,540.00	5,000.00
6322 · Engineering Fees	11,228.48	410.00	14,523.73	2,540.00	5,000.00
6333 · Bookkeeping Fees	445.36	500.00	5,407.41	3,000.00	6,000.00
6359 · Other Expenses	6.57	7.00	43.02	42.00	84.00
Total Expense	11,707.75	1,657.00	26,646.81	10,108.00	20,050.00
Net Ordinary Income	0.00	13.00	0.00	-78.00	0.00
Net Income	0.00	13.00	0.00	-78.00	0.00

River Plantation MUD STP Fund Profit & Loss Budget Performance March 2024

	Mar 24	Budget	Oct '23 - Mar 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4203 · RP MUD Revenue	14,496.79	14,718.00	119,026.22	88,314.00	176,622.00
4204 · EPUD Revenue	24,550.00	9,812.00	111,356.75	58,876.00	117,748.00
4205 · RP CPF Revenue	23,050.27	0.00	51,284.08	0.00	0.00
5380 · Miscellaneous Income	0.00	0.00	3,730.50	0.00	0.00
5391 · Interest earned	3.92	4.00	60.82	26.00	50.00
Total Income	62,100.98	24,534.00	285,458.37	147,216.00	294,420.00
Expense					
6236 · Mowing - Wastewater	0.00	75.00	0.00	450.00	900.00
6397 · Garbage Expense	207.72	66.00	1,087.81	404.00	800.00
6224 · Laboratory Expense	0.00	1,083.00	5,116.65	6,502.00	13,000.00
6226 · Permit Fees	0.00	0.00	0.00	0.00	34,000.00
6232 · Operator Fees	1,500.00	2,083.00	7,593.27	12,502.00	25,000.00
6235 · Repair and Maintenance	14,087.72	5,833.00	108,245.01	35,002.00	70,000.00
6237 · Sludge Removal	3,648.00	2,500.00	13,680.00	15,000.00	30,000.00
6242 · Chemicals	0.00	583.00	5,281.56	3,502.00	7,000.00
6251 · Telephone	0.00	60.00	0.00	360.00	720.00
6252 · Utilities	3,936.66	3,750.00	25,015.87	22,500.00	45,000.00
6322 · Engineering Fees	38,121.60	4,100.00	112,143.25	25,400.00	50,000.00
6333 · Bookkeeping Fees	595.11	833.00	7,281.13	5,002.00	10,000.00
6353 · Insurance	0.00	0.00	0.00	0.00	5,000.00
6359 · Other Expenses	4.17	0.00	13.82	0.00	0.00
6395 · Security Service	0.00	250.00	0.00	1,500.00	3,000.00
Total Expense	62,100.98	21,216.00	285,458.37	128,124.00	294,420.00
Net Ordinary Income	0.00	3,318.00	0.00	19,092.00	0.00
Net Income	0.00	3,318.00	0.00	19,092.00	0.00

RIVER PLANTATION
MUD

JOINT DRAINAGE
FACILITY



777 North Eldridge Parkway, Suite 500
 Houston, TX 77079
 713.782.0042 | Fax 713.782.5337
info@vs-eng.com
vs-eng.com



River Plantation MUD
 Attn: Tiffany Carden
 c/o L&S District Services, LLC
 305 Peach Street
 Tomball, TX 77375

April 5, 2024
 Project No: 320008121UTL
 Invoice No: 52186

Project 320008121UTL 711 Holly Springs Storm Sewere Replacement

Professional Services from February 28, 2024 to March 31, 2024

Professional Personnel

	Hours	Rate	Amount	
Engineer V	12.50	180.00	2,250.00	
Engineer II	23.00	120.00	2,760.00	
Designer II	11.50	120.00	1,380.00	
Clerical	1.25	80.00	100.00	
Executive Administrator	1.25	100.00	125.00	
Totals	49.50		6,615.00	
Total Labor				6,615.00

Consultants

Windrose Surveying and Land Services, LL				
3/22/2024	Windrose Surveying and Land Services, LLC	Topo, Boundary Surveys Inv. 129210-001	4,433.48	
	Total Consultants		4,433.48	4,433.48

Total this Invoice \$11,048.48

JOINT DRAINAGE AGREEMENT -



777 North Eldridge Parkway, Suite 500
 Houston, TX 77079
 713.782.0042 | Fax 713.782.5337
info@vs-eng.com
vs-eng.com



River Plantation MUD
 Attn: Tiffany Carden
 c/o L&S District Services, LLC
 305 Peach Street
 Tomball, TX 77375

April 5, 2024
 Project No: 320003012DCH
 Invoice No: 52178

Project 320003012DCH East Ditch Rehabilitation
Professional Services from February 28, 2024 to March 31, 2024
Professional Personnel

		Hours	Rate	Amount	
Engineer II		1.50	120.00	180.00	
	Totals	1.50		180.00	
	Total Labor				180.00
			Total this Invoice		\$180.00

TO BE PAID FROM JOINT DRAINAGE DISTRICT BUDGET

Invoices due upon receipt; if not paid within 30 days of invoice date, a 1% per month interest penalty will accrue.

L & S District Services, LLC

P. O. Box 170

Tomball, TX 77377

Invoice

Date
3/31/2024

Bill To
River Plantation MUD Joint Drainage P. O. Box 80 Tomball, TX 77377

Quantity	Description	Amount
76	Bookkeeping Services for the month of March, 2024	425.00
	Copies	11.40
	Postage	1.36
	Supplies	7.60

Total	\$445.36
--------------	----------

All Seasons Lawn Maintenance

PO Box 671345
Houston, Texas 77267
281-866-0107
info@allseasonslawnservices.com | allseasonslawnservices.com



RECIPIENT:

River Plantation MUD

610 River Plantation Drive
Conroe, Texas 77302

Phone: 832.374.4677

Invoice #8740

Issued Apr 22, 2024

Due Apr 22, 2024

Total \$6,500.00

Account Balance \$6,500.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Apr 16, 2024				
Regular Lawn Service	Full Lawn Service Vegetation Cleaning Up Cleaning all vegetation growth to improve water flow of concrete channel (every 3 months) includes all weeds removed from concrete joints, edging all sides of concrete channel.	1	\$6,500.00	\$6,500.00

Thank you for your business. Please contact us with any questions regarding this invoice.

If you refer someone to All Seasons Lawn Maintenance you can choose 1 of the 3. 1 free lawn service, \$10.00 off total monthly lawn service, and 10% off a project totaling \$500 or more.

Total \$6,500.00

Account balance \$6,500.00

[Pay Now](#)

RIVER PLANTATION
MUD

GENERAL OPERATING
FUND



BMI - Biosolids Management
 a division of K-3 Resources, LP
 9458 FM 362 Road
 Brookshire, TX 77423

(281) 375-5778

Invoice

DATE	INVOICE NO.
3/6/2024	248907

BILL TO
Municipal Operations & Consulting 20141 Schiel Road Cypress, TX 77433

SEND PAYMENT TO
K-3 BMI 9458 FM 362 Rd Brookshire, TX 77423

P.O. NO.	TERMS	PLANT
	Net 30	RP

Date	Manifest	Description	QTY/HRS	Rate	Amount
2/23/2024	007287099	LIFT STATION 1 Disposal	250	0.428	107.00T
2/23/2024	007287101	LIFT STATION 2 Disposal	250	0.428	107.00T
		Emailed LGK 03/06/24			0.00

Total			\$214.00
Payments/Credits			\$0.00
Balance Due			\$214.00

Hearst Newspapers, LLC Order Confirmation

<u>Ad Order Number</u> 0034327987	<u>Customer</u> SMITH, MURDAUGH, LITTLE & BC	<u>PO Number</u>
<u>Sales Rep.</u> 0630-HOU	<u>Customer Account</u> 20020732	<u>Ordered By</u> Dede Wyatt, email
<u>Order Taker</u> rwyatt	<u>Customer Address</u> 2727 ALLEN PKWY STE 1100 HOUSTON TX 770192191 USA	<u>Customer Fax</u>
<u>Order Source</u> Rep	<u>Customer Phone</u> 7136526500	<u>Customer Email</u>
	<u>Payer Address</u> 2727 ALLEN PKWY STE 1100 HOUSTON TX 770192191 USA	<u>Special Pricing</u>
	<u>Payer Phone</u> 7136526500	

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>
1	0	1			
<u>Invoice Text</u> Public Notice					
<u>Gross Amount</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>
719.70	\$719.70	\$0.00	\$719.70	Credit Card Pymt	\$0.00
					<u>Amount Due</u>
					\$719.70

Ad Order Notes

Ad Number	Ad Type	Production Method	Production Notes
0034327987-01	Legal	AdBooker	

External Ad Number	Ad Attributes	Ad Released	Pick Up
		No	

Ad Size	Color
2 X 38 II	

**NOTICE OF ADOPTION OF RULES AND REGULATIONS FOR
RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
PARKS, RECREATIONAL AREAS, AND DISTRICT PROPERTY,
FACILITIES, EASEMENTS AND RIGHTS-OF-WAY**

TO THE RESIDENTS AND TAXPAYERS OF RIVER PLANTATION MUNICIPAL UTILITY DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

NOTICE IS HEREBY GIVEN that the Board of Directors (hereinafter "Board") of River Plantation Municipal Utility District (hereinafter called "District"), at a meeting held on March 28, 2024, adopted rules and regulations for the parks and recreational areas and property, facilities, easements and rights-of-way owned by the District. These rules and regulations have been adopted for the purpose of promoting the safe and orderly use and operation of the parks and recreational area, and District-owned property, facilities, easements and rights-of-way.

Pursuant to the authority granted by Sections 49.004 and 54.205, Texas Water Code, as amended, the District may levy reasonable penalties for the breach of any requirement, rule or regulation for the parks and recreational sites, said penalty not to exceed the jurisdiction of a justice court as provided by Section 27.031, Texas Government Code, currently up to \$20,000, for each violation. Such penalties shall be in addition to any other penalties provided by the laws of the State of Texas. Further, in any suit to enforce its rules, the District shall seek to recover reasonable fees for attorneys, expert witnesses and other costs incurred by the District before the court. Full text of the rules and regulations are on file at 2727 Allen Parkway, Suite 1100, Houston, Texas, 77019 where they may be read by any interested person after the date of publication of this notice.

BOARD OF DIRECTORS OF RIVER
PLANTATION MUNICIPAL UTILITY
DISTRICT

JULIE GILMER
President

ATTEST:
BETTY L. BROWN
Secretary

Product	Placement	Position	First Run Date	Last Run Date
HON Contre Courier	Legals	Legal Notices	Friday, April 5, 2024	Friday, April 12, 2024
HOU Online	Legals	Legal Notices	Friday, April 5, 2024	Saturday, May 4, 2024

tiffany.n.loggins@gmail.com

From: Dede Wyatt <DWyatt@smithmur.com>
Sent: Wednesday, April 3, 2024 4:53 PM
To: tiffany.n.loggins@gmail.com
Subject: River Plantation MUD
Attachments: 34327987.pdf

Tiffany, I am having the attached notice published in the Conroe Courier, and the invoice is attached. Please process payment of the invoice at the April 25th meeting. Thank you.

Dede Wyatt
Office Administrator

SMITH, MURDAUGH, LITTLE & BONHAM, L.L.P.
2727 Allen Parkway, Suite 1100
Houston, Texas 77019
713.652.6500
dwyatt@smithmur.com | smithmur.com

L & S District Services, LLC

P. O. Box 170

Tomball, TX 77377

Invoice

Date
3/31/2024

Bill To
River Plantation MUD P. O. Box 80 Tomball, TX 77377

Quantity	Description	Amount
198	Bookkeeping Services for the month of March, 2024	3,950.00
	Copies	29.70
	Postage	8.84
	Supplies	19.85
	Storage	36.00
	Delivery Service	40.00

	Total	\$4,084.39
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INVOICE

Date:	3/1/2024
Account:	MRP

Montgomery Central Appraisal District
Operating Account
PO Box 2233
(936)756-3354

RIVER PLANTATION MUD
JACK CURTSINGER
P O BOX 747
CONROE TX 77302-0747

Due Date 03/31/2024

^Please return this portion with your payment^

Document No.	Date	Code	Description	Amount
SALES000000008540	3/1/2024	SLS	Quarterly Billing	\$3,133.00

Mail to: MCAD
PO Box 2233
Conroe, TX 77305

Amount Due:	\$3,133.00
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If a taxing unit fails to pay its appraisal district costs when due, that payment becomes delinquent. A delinquent payment incurs a penalty of 5% of the amount due, plus 10% per annum interest. (Section 6.06(e), Property Tax Code).

The MCAD BOD requires a jurisdiction to request a waiver of interest in writing. Interest will be applied if no written waiver is received.

Municipal Operations & Consulting, LLC

20141 Schiel Rd
 Cypress, TX 77433
 Phone: (281) 367-5511
 Fax: (281) 367-5517

Invoice: IN-14717

District: River Plantation MUD

Billing Period: MARCH 2024

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
		<u>Operations</u>					
Mar		Single Family Residential Connection		939	\$ 3.00	\$ 2,817.00	\$ 2,817.00
		Multi-Family & Commercial Connections (ESFC)		16	\$ 3.00	\$ 48.00	\$ 48.00
		Monthly Base Operations (LS #1)		1	\$ 600.00	\$ 600.00	\$ 600.00
		Monthly Base Operations (LS #2)		1	\$ 600.00	\$ 600.00	\$ 600.00
		Monthly Base Operations (LS #3)		1	\$ 600.00	\$ 600.00	\$ 600.00
		Total Operations				\$4,665.00	
		<u>Administration</u>					
Mar		Postage		1	\$ 541.23	\$ 541.23	\$ 541.23
		Photocopies		298	\$ 0.20	\$ 59.60	\$ 59.60
		One Page Billing Stationary		728	\$ 1.00	\$ 728.00	\$ 728.00
		Messenger Service		1	\$ 0.67	\$ 0.67	\$ 0.67
		Elec. Transmitted Letters		229	\$ 2.00	\$ 458.00	\$ 458.00
		Record Storage		1	\$ 32.00	\$ 32.00	\$ 32.00
		Scanned Bank Processing Fee		1	\$ 70.42	\$ 70.42	\$ 70.42
		Paperless Billing		381	\$ 0.80	\$ 304.80	\$ 304.80
		Online Access (Customer access to bill view, bill print & bill pay)		1	\$ 64.00	\$ 64.00	\$ 64.00

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
Mar	3812 Maple Drive 592 Florida Park	Closed account for non-payment.	Clerical	1.0	\$ 63.00	\$ 63.00	\$ 63.00
Mar		Prepared delinquent letters to customers.	Clerical	1.0	\$ 63.00	\$ 63.00	\$ 63.00
02/27		Prepared door tags for delinquent accounts.	Clerical	0.5	\$ 63.00	\$ 31.50	\$ 31.50
03/08	628 Bayou Teche	Additional time spent with customers regarding billing.	Clerical	0.5	\$ 63.00	\$ 31.50	\$ 31.50
03/20	632 River Plantation Dr	Prepared and submitted March DMR on behalf of district.	Clerical	1.0	\$ 63.00	\$ 63.00	
			CO Officer	0.5	\$ 78.00	\$ 39.00	\$ 102.00
		Total Administration				\$2,549.72	
		Laboratory Fees					
Mar		TCEQ Monitoring Plan Compliance		31	\$ 17.50	\$ 542.50	\$ 542.50
02/26		NWDLS, Inc. Lab Fees	Contractor	1.0	\$ 0.00	\$ 1,437.70	\$ 1,437.70
03/04		Water Utility Services, Inc. Bact. Sampling & Analysis	Contractor	1.0	\$ 0.00	\$ 255.20	\$ 255.20
		Total Laboratory Fees				\$2,235.40	
		Lift Station					
02/19	Phillips Park	Contacted contractor to schedule removing rags from pump.	Plant Operator Level II	0.5	\$ 51.00	\$ 25.50	
			Utility Truck	0.5	\$ 22.00	\$ 11.00	\$ 36.50
02/23	Phillips Park	Used crane truck and pulled pump and deragged.	CraneTruck Crew	3.0	\$ 125.00	\$ 375.00	
			Mechanical/Elec trical Tech	3.0	\$ 65.00	\$ 195.00	

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
02/27	Phillips Park	Responded to call out for high level wet well. Found pumps tripped at overload. Reset and pumped down to normal level. Rest auto dialer.	1-Ton Utility Truck	3.0	\$ 33.00	\$ 99.00	\$ 669.00
			Supervisor-OT	1.5	\$ 82.50	\$ 123.75	
			1-Ton Utility Truck-OT	1.5	\$ 33.00	\$ 49.50	\$ 173.25
02/28	Phillips Park	Adjusted floats and monitored cycle.	Plant Operator Level II-OT	1.5	\$ 76.50	\$ 114.75	
			Utility Truck	1.5	\$ 22.00	\$ 33.00	\$ 147.75
03/01	Phillips Park	Monthly auto dialer service.	Rate	1.0	\$ 34.00	\$ 34.00	\$ 34.00
03/01	Mosswood	Monthly auto dialer service.	Rate	1.0	\$ 34.00	\$ 34.00	\$ 34.00
03/01	Cumberland	Monthly auto dialer service.	Rate	1.0	\$ 34.00	\$ 34.00	\$ 34.00
03/08	Mosswood	Contacted contractor to get updates on pump #1 repairs.	Plant Operator Level II	0.5	\$ 51.00	\$ 25.50	
			Utility Truck	0.5	\$ 22.00	\$ 11.00	\$ 36.50
03/09	579 Mosswood Dr WP#3	Responded to call out for high level. Found pump 2 ragged up. Placed alternator in lock pump 1 for the pump service and scheduled repairs.	Plant Operator Level II-OT	1.0	\$ 76.50	\$ 76.50	
			Utility Truck	1.0	\$ 22.00	\$ 22.00	\$ 98.50
		Total Lift Station				\$1,263.50	
		<u>Residential Inspections</u>					
Feb		Pre Lot Inspection		1	\$ 29.50	\$ 29.50	\$ 29.50
		Total Residential Inspections				\$29.50	
		<u>Sewer Collection</u>					

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
02/20	698 Ravensworth	Located and marked sewer lines.	Skilled Laborer	1.0	\$ 37.00	\$ 37.00	\$ 59.00
			Utility Truck	1.0	\$ 22.00	\$ 22.00	
02/27	617 Mosswood Drive	Responded to call out for sewer back up; checked manholes and found customer's line charged. Made customer contact.	Plant Operator Level I-OT	3.0	\$ 70.50	\$ 211.50	\$ 277.50
			Utility Truck	3.0	\$ 22.00	\$ 66.00	
03/03	490 Charleston Park	Covered manhole per customer's request.	Plant Operator Level I-OT	1.5	\$ 70.50	\$ 105.75	\$ 138.75
			Utility Truck	1.5	\$ 22.00	\$ 33.00	
Total Sewer Collection					\$475.25		
<u>Water Distribution</u>							
Feb	752 Stone Mountain Drive	Investigated meter box replacement, no replacement needed.	Plant Operator Level II	0.5	\$ 51.00	\$ 25.50	\$ 36.50
			Utility Truck	0.5	\$ 22.00	\$ 11.00	
Mar	550 Roanoke	Replaced 5/8" x 3/4" meter.	Rate	1.0	\$ 395.00	\$ 395.00	\$ 417.00
			Utility Truck	1.0	\$ 22.00	\$ 22.00	
Mar	627 Atlanta Park 635 Atlanta Park-SPRK 654 Georgia Park Clubhouse Sprinkler/Lake Plantation Village Park S	Verified proper operation of meter.	Skilled Laborer	3.5	\$ 37.00	\$ 129.50	\$ 216.13
			Utility Truck	3.5	\$ 22.00	\$ 77.00	
			Materials			\$ 9.63	
Mar	3812 Maple Drive 592 Florida Park	Verified water was still off at the meter after previous month's cut off. Pulled meters if necessary.	Skilled Laborer	1.0	\$ 37.00	\$ 37.00	\$ 59.00
			Utility Truck	1.0	\$ 22.00	\$ 22.00	

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
02/22	655 Guilford Park	Used backhoe to repair service line leak.	Rental	4.0	\$ 14.00	\$ 56.00	
			Backhoe Crew-OT	4.0	\$ 300.00	\$ 1,200.00	
			Materials			\$ 422.86	\$ 1,678.86
02/22	655 Guilford Park	Repaired shallow service line leak.	Rate	1.0	\$ 325.00	\$ 325.00	\$ 325.00
02/27	629 Stonewall Jackson	Located meter box.	Skilled Laborer	0.5	\$ 37.00	\$ 18.50	
			Utility Truck	0.5	\$ 22.00	\$ 11.00	\$ 29.50
02/27	742 Stonewall Jackson Dr	Located meter box.	Skilled Laborer	0.5	\$ 37.00	\$ 18.50	
			Utility Truck	0.5	\$ 22.00	\$ 11.00	\$ 29.50
02/27	745 Stonewall Jackson Dr	Located meter box.	Skilled Laborer	0.5	\$ 37.00	\$ 18.50	
			Utility Truck	0.5	\$ 22.00	\$ 11.00	\$ 29.50
02/27	621 Augusta Park	Investigated reported leak and re-read meter; no leak found, made customer contact.	Skilled Laborer	0.5	\$ 37.00	\$ 18.50	
			Utility Truck	0.5	\$ 22.00	\$ 11.00	\$ 29.50
02/29	4001 Magnolia Drive	Pulled meter for vacant with consumption.	Skilled Laborer	1.0	\$ 37.00	\$ 37.00	
			Utility Truck	1.0	\$ 22.00	\$ 22.00	\$ 59.00
02/29	578 Roanoke	Unable to repair shallow service line leak.	Skilled Laborer	1.0	\$ 37.00	\$ 37.00	
			Utility Truck	0.5	\$ 22.00	\$ 11.00	\$ 48.00
02/29	833 Stone Mountain Drive	Investigated reported leak and re-read meter; no leak found, left door tag.	Skilled Laborer	0.5	\$ 37.00	\$ 18.50	
			Utility Truck	0.5	\$ 22.00	\$ 11.00	\$ 29.50

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
02/29	590 Florida Park	Investigated low pressure reported by customer. Customer had water upon arrival.	Skilled Laborer	0.5	\$ 37.00	\$ 18.50	\$ 29.50
			Utility Truck	0.5	\$ 22.00	\$ 11.00	
03/01	504 River Plantation Dr	Met with customer regarding status of sod repairs.	Skilled Laborer	0.5	\$ 37.00	\$ 18.50	\$ 29.50
			Utility Truck	0.5	\$ 22.00	\$ 11.00	
03/01	604 Orangewood Drive	Performed meter accuracy test and checked for leaks per customer request. Meter accurate and no leaks detected. Made customer contact.	Skilled Laborer	1.0	\$ 37.00	\$ 37.00	\$ 59.00
			Utility Truck	1.0	\$ 22.00	\$ 22.00	
03/01	733 River Plantation Dr	Performed meter accuracy test and checked for leaks per customer request. Meter accurate and no leaks detected. Made customer contact.	Skilled Laborer	0.5	\$ 37.00	\$ 18.50	\$ 29.50
			Utility Truck	0.5	\$ 22.00	\$ 11.00	
03/04	733 River Plantation Dr	Performed meter accuracy test and checked for leaks per customer request. Meter accurate and no leaks detected. Made customer contact.	Skilled Laborer	0.5	\$ 37.00	\$ 18.50	\$ 29.50
			Utility Truck	0.5	\$ 22.00	\$ 11.00	
03/04	River Plantation's CIA building	Investigated reported leak and re-read meter; leak found on customer's line, made customer contact.	Supervisor	2.0	\$ 55.00	\$ 110.00	\$ 176.00
			1-Ton Utility Truck	2.0	\$ 33.00	\$ 66.00	
03/07	621 Augusta Park	Investigated reported leak and re-read meter; no leak found, made customer contact.	Skilled Laborer	1.0	\$ 37.00	\$ 37.00	\$ 147.00
			Supervisor	1.0	\$ 55.00	\$ 55.00	
			Utility Truck	1.0	\$ 22.00	\$ 22.00	
			1-Ton Utility Truck	1.0	\$ 33.00	\$ 33.00	
Total Water Distribution					\$3,486.99		

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
		<u>Sod Repairs</u>					
01/23	454 Lexington Court	Took measurements for sod and concrete repairs.	Skilled Laborer	1.0	\$ 37.00	\$ 37.00	\$ 37.00
03/08	454 Lexington Court	Sod repairs due to previous excavations.	Clerical	0.5	\$ 63.00	\$ 31.50	
			Contractor	1.0	\$ 0.00	\$ 517.44	\$ 548.94
03/13	639 Mosswood Drive	Sod repairs due to previous excavations.	Contractor	1.0	\$ 0.00	\$ 729.28	\$ 729.28
		Total Sod Repairs				\$1,315.22	
		<u>Concrete Repairs</u>					
03/04	618 Spruce	Steel plate rental from previous excavations.	Contractor	1.0	\$ 0.00	\$ 1,293.11	
			Supervisor	3.0	\$ 55.00	\$ 165.00	
			1-Ton Utility Truck	3.0	\$ 33.00	\$ 99.00	
			Materials			\$ 484.30	\$ 2,041.41
03/15	618 Spruce	Steel plate rental from previous excavations.	Contractor	1.0	\$ 0.00	\$ 423.50	\$ 423.50
		Total Concrete Repairs				\$2,464.91	
		<u>Water Plant #2</u>					
Mar		Monthly Base Operations WTP #2		1	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
02/27	River Plantation Dr WP#2	PVS DX, Inc. Chlorine	Contractor	1.0	\$ 0.00	\$ 456.01	\$ 456.01
03/01	River Plantation Dr WP#2	Monthly auto dialer service.	Rate	1.0	\$ 34.00	\$ 34.00	\$ 34.00
03/08	River Plantation Dr WP#2	Scheduled chemical delivery for facility; NAPCO 300.	Contractor	1.0	\$ 0.00	\$ 1,200.38	
			Plant Operator Level II	0.5	\$ 51.00	\$ 25.50	

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
			Utility Truck	0.5	\$ 22.00	\$ 11.00	\$ 1,236.88
03/20	River Plantation Dr WP#2	PVS DX, Inc. Chlorine	Contractor	1.0	\$ 0.00	\$ 228.02	\$ 228.02
		Total Water Plant #2				\$3,454.91	
		Water Plant #3					
Mar		Monthly Base Operations WTP #3		1	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
02/23	579 Mosswood Dr WP#3	Turned plant back to auto.	Plant Operator Level II	2.0	\$ 51.00	\$ 102.00	
			Utility Truck	2.0	\$ 22.00	\$ 44.00	\$ 146.00
02/27	579 Mosswood Dr WP#3	PVS DX, Inc. Chlorine	Contractor	1.0	\$ 0.00	\$ 228.02	\$ 228.02
03/05	579 Mosswood Dr WP#3	Adjusted booster pump settings.	Plant Operator Level II	1.5	\$ 51.00	\$ 76.50	
			Utility Truck	1.5	\$ 22.00	\$ 33.00	\$ 109.50
03/08	579 Mosswood Dr WP#3	Scheduled chemical delivery for facility; NAPCO 300.	Contractor	1.0	\$ 0.00	\$ 960.30	
			Plant Operator Level II	0.5	\$ 51.00	\$ 25.50	
			Utility Truck	0.5	\$ 22.00	\$ 11.00	\$ 996.80
03/20	579 Mosswood Dr WP#3	PVS DX, Inc. Chlorine	Contractor	1.0	\$ 0.00	\$ 228.02	\$ 228.02
		Total Water Plant #3				\$3,208.34	
						Total:	\$25,148.74

INVOICE

PREPARED PUBLICATIONS, INC.

Date: 4/1/2024
INVOICE # 8660

TO

Attn: Carol Morrison
River Plantation MUD
610 River Plantation Drive
Conroe, Texas 77302

Payment Terms	Due Date
Net 30	5/1/2024

Description	Qty.	Unit Price	Line Total
Monthly website maintenance (March 2024)	1	\$75.00	\$75.00
Email account hosting	9	\$15.00	\$135.00
Sign production (Quantity 20)	1	\$525.00	\$525.00
		Subtotal:	\$735.00
		Sales Tax:	\$0.00
		Total:	\$735.00

Thank you for your business!

Make all checks payable to:

Prepared Publications
17211 W Grand Parkway S STE L-2, #102
Sugar Land, TX 77479

Phone 800-684-4054 Fax 800-691-6174 info@preparedpublications.com

RIVER PLANTATION MUD
SEWER TREATMENT PLANT
P.O. BOX 170
Tomball, TX 77377

Board of Directors
East Plantation UD

Board of Directors
River Plantation MUD

Billing Period: March, 2024

OPERATION & MAINTENANCE COSTS	Invoice #	Expenses
MOC	IN-14719	\$ 15,587.72
Vogler & Spencer		0.00
Entergy	55008101789	3,936.66
GFL Environmental		3,648.00
Republic Services		207.72
L & S District Services		595.11
Interest on checking account		(3.92)
Service Charge		4.17
	Total Expenses	23,975.46

Amount Due

<u>River Plantation MUD</u>	60.47%	x	23,975.46	=	\$ 14,496.79
<u>East Plantation MUD</u>	39.53%	x	23,975.46	=	\$ 9,478.67

Sewer Connections	
RP MUD	936
EPUD	612
Total	1548

River Plantation MUD
 Revised STP Billing - 2024

AMOUNT PAID					
	Expenses billed	Connection Billed		Amount paid	
		RP MUD	EPUD	RP MUD	EPUD
October	27,098.65	936	612.00	16,385.23	10,713.42
November	21,702.69	936	612.00	13,122.56	8,580.13
December	35,279.97	936	612.00	21,332.07	13,947.90
January	24,017.77	936	612.00	14,522.37	9,495.40
February	60,206.69	936	612.00	36,404.05	23,802.64
March	23,975.46	936	612.00	14,496.79	9,478.67

Total Amount Paid RP MUD EPUD
 116,263.07 76,018.16

AMOUNT OWED				
Connections		Amount Owed		
RP MUD	EPUD			
955	611.00	16,525.68		10,572.97
955	612.00	13,226.59		8,476.10
955	612.00	21,501.19		13,778.78
955	615.00	14,609.54		9,408.23
955	614.00	36,645.88		23,560.81
955	615.00	14,583.80		9,391.66

Total Amount Owed RP MUD EPUD
 117,092.68 75,188.55

River Plantation GOF OWES 829.61
East Plantation GOF - CREDIT -829.61

River Plantation MUD
 Revised STP Billing - 2023

AMOUNT PAID			
	Total Expenses billed	RP MUD	EPUD
December	5,974.50	3,621.61	2,352.89
January	29,049.76	17,615.67	11,434.09
February	28,326.07	17,169.97	11,156.10
March	29,180.12	12,664.43	16,515.69
April	46,973.31	28,402.46	18,570.85
May	24,116.26	14,627.15	9,489.11
June	29,643.16	17,923.77	11,719.39
July	18,369.93	11,107.40	7,262.53
August	51,335.02	29,731.70	21,603.32
September	36,078.70	20,942.98	15,135.72

Total Amount Paid	RP MUD	EPUD
	173,807.14	125,239.69

AMOUNT OWED			
True Connections		RP MUD	EPUD
RP MUD	EPUD	RP MUD	EPUD
947	611.00	3,631.48	2,343.02
947	611.00	17,657.33	11,392.43
948	611.00	17,224.58	11,101.49
949	612.00	17,739.87	11,440.25
950	614.00	28,532.38	18,440.93
950	613.00	14,658.00	9,458.26
953	611.00	18,062.62	11,580.54
953	612.00	11,186.29	7,183.64
955	616.00	31,206.20	20,128.82
955	612.00	21,987.98	14,090.72

Total Amount Owed	RP MUD	EPUD
	181,886.72	117,160.11

River Plantation GOF OWES 8,079.58

East Plantation GOF - CREDIT -8,079.58

SMITH, MURDAUGH, LITTLE & BONHAM, L.L.P.

2727 Allen Parkway
Suite 1100
Houston, Texas 77019

(713) 652-6500

Tax ID: 74-1985339

April 1, 2024

Billed through 03/31/2024

Client 009402 00002 Invoice# 44665 DBJ

River Plantation MUD
c/o Tiffany Carden / Debra Loggins
L & S District Services, LLC
P. O. Box 170

Tomball, TX 77377

General Legal Representation
PROFESSIONAL SERVICES

Rate Hours Billed

02/29/2024 DBJ	correspondence with engineer;	407.00	0.30	122.10
02/29/2024 DBJ	attention to proposed lease;	407.00	1.40	569.80
02/29/2024 DBJ	attention to survey exhibit;	407.00	0.30	122.10
03/01/2024 TSW	reviewed current operator's report to confirm number of connections for requirements of adopting and notification to entities of adoption of drought contingency plan and water conservation plan;	145.00	0.30	43.50
03/01/2024 DBJ	correspondence regarding survey;	407.00	0.30	122.10
03/01/2024 DBJ	attention to drought contingency plan;	407.00	0.70	284.90
03/05/2024 ATR	attention to park rules;	300.00	0.30	90.00
03/06/2024 TSW	reviewed files for last rate order for water conservation plan; drafted Order adopting water conservation plan and prepared for board adoption; uploaded to director meeting packet;	145.00	0.60	87.00
03/06/2024 ATR	revise lease agreement;	300.00	2.40	720.00
03/07/2024 TSW	reviewed files and last adopted drought contingency plan; drafted new Resolution Adopting Drought Contingency Plan and prepared for board adoption;	145.00	1.00	145.00
03/07/2024 DBJ	attention to open records request and related matters;	407.00	0.80	325.60
03/07/2024 DBJ	attention to proposed lease;	407.00	1.00	407.00

03/07/2024	ATR	attention to public information request;	300.00	0.50	150.00
03/07/2024	ATR	attention to public information request;	300.00	0.50	150.00
03/07/2024	ATR	revise ESD 9 lease;	300.00	1.70	510.00
03/08/2024	TSW	reviewed files to confirm current directors and officers and the 2023 tax rate; internet access of Comptroller's Transparency website and completed online 2024 Special Purpose District 625 Report and uploaded current audit; printed report and confirmation page of upload;	145.00	0.80	116.00
03/08/2024	ATR	revise ESD 9 lease;	300.00	0.70	210.00
03/11/2024	DBJ	attention to research regarding Visa settlement;	407.00	0.50	203.50
03/11/2024	DBJ	attention to lease agreement and related correspondence;	407.00	1.00	407.00
03/11/2024	DCM	research visa and master card settlement; correspondence with operator and MJP regarding settlement research;	330.00	0.50	165.00
03/12/2024	DBJ	correspondence regarding lease;	407.00	0.30	122.10
03/12/2024	ATR	attention to ESD 9 lease agreement;	300.00	0.50	150.00
03/13/2024	TSW	email from newspaper for outstanding invoice from Dec 2022 and forwarded to bookkeeper for confirmation check has cleared bank and copy of cancelled check;	145.00	0.30	43.50
03/14/2024	TSW	correspondence to operator forwarding Resolution Affirming ID Theft Prevention Program;	145.00	0.30	43.50
03/14/2024	TSW	correspondence to Perdue Brandon and Montgomery County Tax Office forwarding Order Levying Additional Penalty for Delinquent Taxes;	145.00	0.30	43.50
03/14/2024	DBJ	attention to open records request;	407.00	0.30	122.10
03/14/2024	ATR	attention to public information act request responses; attention to public information act research and redaction privileges;	300.00	2.60	780.00
03/15/2024	DBJ	attention to correspondence from bonding company;	407.00	0.30	122.10
03/15/2024	DBJ	attention to open records requests;	407.00	0.50	203.50

03/18/2024	TSW	interoffice conference regarding new representative of RBC Capital as financial advisor; updated district's information page; revised the District's registration page and forwarded for filing with the TCEQ;	145.00	0.30	43.50
03/18/2024	DBJ	board of directors meeting; prepared and posted notices; paid filing fees; notified directors and others;	407.00	1.00	407.00
03/18/2024	ATR	attention to public information act requests and responses; attention to public information act research;	300.00	1.50	450.00
03/19/2024	DBJ	attention to manhole matters and related correspondence;	407.00	0.30	122.10
03/19/2024	ATR	review notice of meeting; prepare for regular meeting of the Board;	300.00	0.40	120.00
03/20/2024	DBJ	phone call with engineer;	407.00	0.50	203.50
03/21/2024	DBJ	correspondence with operator;	407.00	0.30	122.10
03/21/2024	DBJ	attention to open records request;	407.00	0.30	122.10
03/22/2024	TSW	reviewed files and Order for park rules for adoption at March meeting; drafted Notice of Adoption of park rules for publishing in newspaper;	145.00	0.00	0.00
03/22/2024	DBJ	correspondence regarding personal property;	407.00	0.40	162.80
03/22/2024	ATR	attention to public information act request follow up;	300.00	0.50	150.00
03/25/2024	DBJ	attention to illicit connection and theft of service;	407.00	0.50	203.50
03/25/2024	ATR	revise ESD 9 lease;	300.00	0.80	240.00
03/25/2024	ATR	revise and correspond regarding ESD 9 lease;	300.00	0.40	120.00
03/25/2024	ATR	revise and correspond regarding ESD 9 lease;	300.00	0.90	270.00
03/26/2024	DBJ	attention to Texas Commission on Environmental Quality compliance;	407.00	0.30	122.10
03/26/2024	ATR	correspond regarding ESD 9 lease;	300.00	0.40	120.00
TOTAL FEES					\$9,559.60
<u>DISBURSEMENTS</u>					
03/31/2024	Overnight Delivery				26.54
03/31/2024	Photocopies				29.25

03/31/2024 Monthly Records Management Charge

250.00

TOTAL DISBURSEMENTS

\$305.79

BILLING SUMMARY

TOTAL FEES

\$9,559.60

TOTAL DISBURSEMENTS

\$305.79

TOTAL CURRENT INVOICE

\$9,865.39

ADJUSTED INVOICE TOTAL

\$9,865.39

PREVIOUS BALANCE

\$14,383.59

TOTAL BALANCE DUE

\$24,248.98

The Radich Law Firm, PLLC

7670 Woodway Drive, Suite 357
 Houston, TX 77063
 832.875.5617
 paul@radichlawfirm.com

**INVOICE**

BILL TO
 River Plantation MUD
 610 River Plantation Drive
 Conroe, Texas 77032

INVOICE 1093
DATE 04/05/2024
TERMS Due on receipt
DUE DATE 04/05/2024

ACCOUNT SUMMARY

03/04/2024	Balance Forward	8,508.50
	Other payments and credits after 03/04/2024 through 04/04/2024	0.00
04/05/2024	Other invoices from this date	0.00
	New charges (details below)	8,190.00
	Total Amount Due	16,698.50

DATE	ACTIVITY	DESCRIPTION	AMOUNT
03/01/2024	Hours	Address various District issues; review correspondence and update files; attention to pending activities in the Tachus and Storm-Tek lawsuit (.3); update task list (.2); client communications regarding such lawsuit and pending action items (.2). - Mr. Paul Radich	591.50
03/02/2024	Hours	Review correspondence and update files for the pending lawsuit; update task list; outline action items for discovery, motions, and experts. - Mr. Paul Radich	318.50
03/04/2024	Hours	Address unauthorized parking on Charleston Park; client communications regarding such parking; discussion with appraisal expert regarding condemnations for drainage and related uses. - Mr. Paul Radich	227.50
03/06/2024	Hours	Analysis of issues related to production of indemnity and insurance documents; review of proposed confidentiality agreement; correspondence regarding such agreement; attention to deadline for discovery responses. - Mr. Paul Radich	1,092.00
03/07/2024	Hours	Review parties' disclosure responses; attention to updated court deadlines in light of new DCO; update calendar; correspondence regarding proposed confidentiality agreement; revise such agreement. - Mr. Paul Radich	1,046.50
03/18/2024	Hours	Address various District issues; attention to additional misuses of Charleston Park; client communications regarding various matters. - Mr. Paul Radich	637.00
03/19/2024	Hours	Attention to status of discovery in the Tachus lawsuit. - Mr. Paul Radich	91.00
03/20/2024	Hours	Attention to ongoing improper uses of Charleston Park; analysis of issues related to handling of such matters; client conference regarding such matters and various other District issues; address condition of manholes and actions related thereto. - Mr. Paul Radich	1,274.00
03/25/2024	Hours	Attention to pending District matters, including the unauthorized use of Charleston Park, the condition and inspection of manholes within the District,	682.50

and the gating of District access points; client conference regarding such issues. - Mr. Paul Radich

03/28/2024	Hours	Continue preparations for monthly Board meeting; client conference in preparation for the meeting; attend and address various issues at the meeting; post-meeting analysis and planning. - Mr. Paul Radich	1,911.00
03/29/2024	Hours	Address discovery and confidentiality agreement in the Tachus and Storm-Tek lawsuit. - Mr. Paul Radich	182.00
03/30/2024	Hours	Review correspondence; update files and task list. - Mr. Paul Radich	136.50

Thank you for your business. We accept ACH payments, and checks may be mailed to the address shown above.

TOTAL OF NEW CHARGES	8,190.00
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BALANCE DUE	\$16,698.50
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777 North Eldridge Parkway, Suite 500
 Houston, TX 77079
 713.782.0042 | Fax 713.782.5337
info@vs-eng.com
vs-eng.com



River Plantation MUD
 Attn: Tiffany Carden
 c/o L&S District Services, LLC
 305 Peach Street
 Tomball, TX 77375

April 5, 2024
 Project No: 320000000DST
 Invoice No: 52177

Project 320000000DST River Plantation MUD
 Services related to preparing for and attending the March, 2024 District meeting; Drainage issue; Charleston Park work;
 District Map work; sinkhole issue, low water crossing map.

Professional Services from February 28, 2024 to March 31, 2024

Professional Personnel

	Hours	Rate	Amount	
Engineer V	23.00	180.00	4,140.00	
Draft/Computer Tech1	9.00	70.00	630.00	
Designer I	28.00	100.00	2,800.00	
Bookkeeper	2.25	100.00	225.00	
Totals	62.25		7,795.00	
Total Labor				7,795.00

Consultants

Windrose Surveying and Land Services, LL				
4/4/2024	Windrose Surveying and Land Services, LLC	Charleston Park Sprinkler Survey Inv. 128949-001	3,155.49	
	Total Consultants		3,155.49	3,155.49
		Total this Invoice		\$10,950.49



777 North Eldridge Parkway, Suite 500
 Houston, TX 77079
 713.782.0042 | Fax 713.782.5337
info@vs-eng.com
vs-eng.com



River Plantation MUD
 Attn: Tiffany Carden
 c/o L&S District Services, LLC
 305 Peach Street
 Tomball, TX 77375

April 5, 2024
 Project No: 320008131UTL
 Invoice No: 52187

Project 320008131UTL Plantation Village Drainage Improvements
Professional Services from February 28, 2024 to March 31, 2024

Professional Personnel

	Hours	Rate	Amount	
Engineer V	5.00	180.00	900.00	
Engineer II	12.75	120.00	1,530.00	
Clerical	.25	80.00	20.00	
Totals	18.00		2,450.00	
Total Labor				2,450.00
		Total this Invoice		\$2,450.00



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vs-eng.com

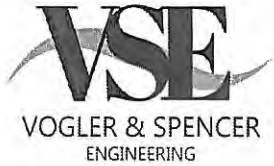


River Plantation MUD
 Attn: Tiffany Carden
 c/o L&S District Services, LLC
 305 Peach Street
 Tomball, TX 77375

April 5, 2024
 Project No: 320008101OTH
 Invoice No: 52184

Project 320008101OTH Fire Department
Professional Services from February 28, 2024 to March 31, 2024
Professional Personnel

	Hours	Rate	Amount	
Engineer V	4.00	180.00	720.00	
Clerical	.25	80.00	20.00	
Totals	4.25		740.00	
Total Labor				740.00
Consultants				
Windrose Surveying and Land Services, LL				
3/12/2024	Windrose Surveying and Land Services, LLC	Legal Description Inv. 129278-001	1,012.14	
	Total Consultants		1,012.14	1,012.14
		Total this Invoice		\$1,752.14



777 North Eldridge Parkway, Suite 500
 Houston, TX 77079
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vs-eng.com



River Plantation MUD
 Attn: Tiffany Carden
 c/o L&S District Services, LLC
 305 Peach Street
 Tomball, TX 77375

April 5, 2024
 Project No: 320006031RPT
 Invoice No: 52181

Project 320006031RPT Capital Improvement Plan
 NTE \$20,000
Professional Services from February 28, 2024 to March 31, 2024
Fee

Total Fee	20,000.00		
Percent Complete	100.00	Total Earned	20,000.00
		Previous Fee Billing	16,000.00
		Current Fee Billing	4,000.00
		Total Fee	4,000.00
		Total this Invoice	\$4,000.00

FIN177 - Refund Batch Report

Refund Batch #: 30556

Showing Transactions from Log Date: 03/28/24

Displaying by: G/L Account

Municipal Operations & Consulting

River Plantation MUD - 820

#	UT Res ID	Resident	Billing Address	City/State/Zip	Service Address	Final Bill Move Out	Balance Forward	Deposits	Lone Star Groundwater Conservation District	Sewer	Water	TCEQ Fee	Credit Refund	
1	173575	JBB ENTERPRISES, LLC	PO BOX 3983	THE WOODLANDS, TX 77387	714 SNEAD CT	03/11/24	\$0.00	(\$250.00)	\$0.17	\$21.70	\$8.93	\$0.15	\$219.05	
2	595647	LIANG, JENNY	4420 LAFAYETTE ST	BELLAIRE, TX 77401	533 ROANOKE DR	03/08/24	\$20.30	(\$150.00)	\$0.34	\$23.40	\$10.50	\$0.17	\$95.29	
3	74090	Maria Torres	15195 KALTEBRUN RD	HOUSTON, TX 77086	535 ROBERT E LEE DR	03/15/24	\$0.08	(\$150.00)	\$0.26	\$25.83	\$10.82	\$0.18	\$113.29	
4	604210	DRUMMAN MANAGEMENT LLC	13195 MCCROREY RD	CONROE, TX 77303	614 MOSSWOOD DR	03/15/24	\$0.00	(\$150.00)	\$0.00	\$25.83	\$10.82	\$0.18	\$113.11	
5	591415	GOBAR, LLC	14415 SPANISH RIVER LN.	CYPRESS, TX 77429	556 BRANDON RD	02/21/24	\$0.00	(\$150.00)	\$0.00	\$2.07	\$0.85	\$0.01	\$147.07	
6	76996	HILL, CAROL	735 TALMAGE HALL	Conroe, TX 77302	615 JEB STUART LN	02/26/24	\$5.52	(\$250.00)	\$0.77	\$7.23	\$2.98	\$0.05	\$234.22	
Total Residents: 6							Total:	\$25.90	(\$1,100.00)	\$0.77	\$106.06	\$44.50	\$0.74	\$922.03

RIVER PLANTATION
MUD

CAPITAL PROJECTS
FUND



777 North Eldridge Parkway, Suite 500
Houston, TX 77079
713.782.0042 | Fax 713.782.5337
info@vs-eng.com
vs-eng.com



April 5, 2024

River Plantation Municipal Utility District
c/o L&S District Services, LLC
P.O. Box 170
Tomball, Texas 77377

Attn: Tiffany Carden

Re: Water Plant No. 2 Electrical Upgrades within River Plantation Municipal Utility District
Montgomery County, Texas
VSE PROJECT NO: 32000-402-1-WPL (c&e)

Dear Ms. Carden:

Enclosed, for your review, is **Pay Application No. 4** for the referenced project.

We have reviewed the pay application and recommend payment in the amount of **\$18,000.00 to McDonald Municipal & Industrial – A Division of C.F. McDonald Electric, Inc.** to be paid using funds in Series 2022 Bond: Water Plant No. 2 Recoating.

Sincerely,

Peitao Long
Engineer-in-Training
Vogler & Spencer Engineering, Inc.
Texas Registered Professional Engineering Firm No. F-148

Enclosure

PL;jlb

xc: McDonald Municipal & Industrial
TCEQ Houston
File

Vogler & Spencer Engineering, Inc.

Texas Registered Engineering Firm No. F-148
777 North Eldridge Parkway Suite 500 Houston, Texas 77079 713-782-0042 713-782-5337 (fax)

APPLICATION AND CERTIFICATE FOR PAYMENT

PROJECT: Water Plant No. 2 Electrical Upgrades within
River Plantation Municipal Utility District

OWNER: River Plantation Municipal Utility District
c/o Smith Murdaugh Little & Bonham LLP
2727 Allen Parkway, Suite 1100
Houston, Texas 77019

VSE PROJECT NO.: 32000-402-1-WPL (c&e)

PAY APPLICATION NO. 4

APPLICATION DATE:

04/05/24

PERIOD: 10/25/23 through 03/31/24

CONTRACTOR: McDonald Municipal & Industrial
5044 Timber Creek
Houston, Texas 77017

Contract Time:

Date of Contract Award	08/16/23
Notice to Proceed	09/05/23
Projected Contract Substantial Completion Date	05/22/24
Certificate of Substantial Completion Issued	
Projected Contract Final Completion Date	
Total Contract Days and Approved Time Extensions	267
Contract Days to Date	208
Percent of Time Used to Date	78%
Percent of Work Completed to Date	25%

Contract Cost:

Original Contract Amount	\$ 551,469.00
Net Change Orders (See attached Change Order Summary)	\$ -
Current Contract Amount	\$ 551,469.00
Work Completed to Date	\$ 138,617.00
Less Amount Retained	\$ (13,861.70)
Less Previous Payment to Contractor	\$ (106,755.30)
AMOUNT DUE THIS PAYMENT	\$ 18,000.00

APPLICATION AND CERTIFICATE FOR PAYMENT

PAY APPLICATION NO. 4

APPLICATION DATE: 4/5/2024

VSE PROJECT NO.: 32000-402-1-WPL (c&e)

The undersigned Contractor certifies that the work covered by this Application for Payment has been completed in accordance with the Contract Document, that all amounts have been paid by him for work for which previous Recommendation for Payments were issued and payments received from the Owner, and that the current payment shown herein is now due.

CONTRACTOR: McDonald Municipal & Industrial

By: _____

Date: 4/5/24

Job progress is satisfactory and the work appears to be in compliance with plans and specifications. In accordance with the Contract, the undersigned recommends payment to the Contractor of the amount due as shown above.

ENGINEER: Vogler & Spencer Engineering, Inc.

By: _____

Date: 4/5/24

Change Order Summary:

_____ \$ _____

Contract Time Schedule:

	Substantial Completion	Final Completion
Original Contract Time	<u>260</u>	<u>7</u>
Previous Approved Time Extensions	_____	_____
Requested and Approved Time Extensions This Period	_____	_____
Total Contract Calendar Days and Approved Time Extensions	<u>260</u>	<u>7</u>
Previous Contract Days	<u>50</u>	<u>0</u>
Contract Days This Period	<u>158</u>	<u>0</u>
Total Contract Days To Date	<u>208</u>	<u>0</u>

Special Notes/Considerations:

APPLICATION AND CERTIFICATE FOR PAYMENT

PAY APPLICATION NO. 4

APPLICATION DATE: 4/5/2024

VSE PROJECT NO.: 32000-402-1-WPL (c&e)

ITEM	UNIT	QTY	WK. DONE THIS ESTIMATE	WK. DONE PREVIOUS ESTIMATE	WK. DONE TO DATE	% COM- PLETE	CONT. UNIT PRICE	AMOUNT
<u>A. MOBILIZATION:</u>								
1. Mobilization, including all Bonds. Insurance and Permits (Maximum amount not to exceed 3% of the Base Bid amount).	LS	1		1	1	100%	\$16,500.00	\$16,500.00
<u>B. CIVIL WORK:</u>								
1. Demolition of Old Existing Concrete Pipe Supports, Well Foundations, etc. (See plans)	LS	1	1	0	1	100%	\$20,000.00	\$20,000.00
2. Repair & Replacement of Damaged Fence Members (with engineers authorization only)	LF	50		0	0	0%	\$50.00	\$0.00
3. Demolish the existing wall (11.5' by 3') and rebuild the new wall 3' inward, relocate any wall mounted equipment, electrical wiring & conduits as necessary.	LS	1		0	0	0%	\$20,000.00	\$0.00
4. Demolish exist powered ventilator at the center of the GST dome. Provide & Install 22" T-Vent.	LS	1		0	0	0%	\$10,000.00	\$0.00
<u>C. ELECTRICAL WORK</u>								
1. Provide and install electrical equipment including, but not limited to, motor control center, autosensory panel, main breaker, automatic transfer switch, lighting transformer, lighting panel, instrumentation, duct bank, conduit, wire, and all ancillary devices as shown on construction drawings, complete in place.	LS	1		0.25	0.25	25%	\$408,469.00	\$102,117.00

APPLICATION AND CERTIFICATE FOR PAYMENT

PAY APPLICATION NO. 4

APPLICATION DATE: 4/5/2024

VSE PROJECT NO.: 32000-402-1-WPL (c&e)

				WK. DONE THIS ESTIMATE	WK. DONE PREVIOUS ESTIMATE	WK. DONE TO DATE	% COM- PLETE	CONT. UNIT PRICE	AMOUNT
ITEM	UNIT	QTY							
2. Demolish and remove existing MCC equipment, control panels, and electrical equipment as shown on construction drawings, complete as specified.	LS	1		0	0	0	0%	\$35,000.00	\$0.00
3. Allowance for electric utility charge to install new underground service. Exact amount will be reimbursed to Contractor upon submittal of invoice from Utility Service Provider.	LS	1		0	0	0	0%	\$10,000.00	\$0.00
4. Allowance for coordination and Arc Flash Hazard Analysis per Section 16015, completed by Baird Gilroy & Dixon, LLC.	LS	1		0	0	0	0%	\$7,000.00	\$0.00
5. Allowance for System Programming and SCADA applications development and implementation per Section 13325 – System Programming, completed by Baird Gilroy & Dixon, LLC.	LS	1		0	0	0	0%	\$22,000.00	\$0.00
Total Work Completed to Date									\$138,617.00

INVOICE

**M C.F. McDONALD
ELECTRIC, INC.**

CONTRACTORS • ENGINEERS

5044 Timber Creek • Houston, TX 77017 • (713) 921-1368

Sold To:

River Plantation MUD
C/O Vogler & Spencer
777 N. Eldridge Pkwy, #500
Houston, TX 77079

Date: 3/26/24

Invoice No.

W026196-4

PO. NO.	PROJECT NAME AND / OR ADDRESS	Water Plant #2 Upgrades	SUBCONTACT NO. \$2000-402-1-WPL
---------	----------------------------------	----------------------------	------------------------------------

NOTICE: Invoice due upon receipt. A Service charge equal to the maximum legal rate of interest allowable per month will be charged on any payment not received within 30 days after date of this invoice.

"Regulated by The Texas Department of Licensing and Regulations, License #18339, P.O. Box 12157, Austin, TX 78711, 1-800-803-9202, 512-463-6599, website: www.license.state.tx.us/complaints"

Base Contract Amount ----- \$551,469.00

Progress Billing - Tax Exempt \$138,617.00

Less 10% Retained \$13,861.70

\$124,755.30

Less Previous Billings \$106,755.30

TOTAL THIS INVOICE ----- \$18,000.00

Thank You!

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: River Plantation MUD

PROJECT:

Water Plant #2 Upgrades

APPLICATION NO:

4

Distribution to:

FROM CONTRACTOR: C.F. McDonald Electric, Inc.

5044 Timber Creek
Houston, TX 77017

VIA ENGINEER:

Vogler & Spencer
777 N. Eldridge Pkwy, #500
Houston, TX 77079

APPLICATION DATE:

3/26/24

OWNER
 ENGINEER
 CONTRACTOR

PERIOD TO:

3/31/24

PD PROJECT NO: 12000-402-1-WPL

CONTRACT DATE:

CONTRACT NO.

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		\$	551,469.00
2. Net Change by Change Orders		\$	0.00
3. CONTRACT SUM TO DATE (LINE 1 + 2)		\$	551,469.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		\$	138,617.00

5. RETAINAGE:

a. 10 % of Completed Work (Column D + E on G703)	\$	13,861.70
b. 5 % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	13,861.70

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	124,755.30
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from Prior Certificate)	\$	106,755.30
8. CURRENT PAYMENT DUE	\$	18,000.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 Less Line 6)	\$	426,713.70

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by the Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: C.F. McDonald Electric, Inc.

By:

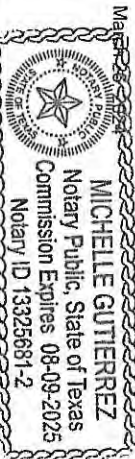
Wayne Berkenmaier

Date:

3/26/24

State of Texas
County of Harris
Subscribed and sworn to before me on:
Notary Public
My Commission expires:

8/9/2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified).
ENGINEER: Vogler & Spencer

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certificate is attached
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column 1 on Contracts where variable retainage for the items may apply.

Application No: 4
 Application Date: 3/28/24
 Period To: 3/31/24
 Project No: 32000-402-1-WPL

A ITEM NO.	B DESCRIPTION OF WORK 0.00	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED	G TOTAL COMPLETED AND STORED TO DATE		PERCENT %	H BALANCE TO FINISH	I RETAINAGE 10%
			FROM PREVIOUS APPLICATIONS	THIS PERIOD		STORED TO DATE	STORED TO DATE			
BASE CONTRACT										
1	Mobilization, Bonds & Insurance	\$ 16,500.00	\$ 16,500.00	\$ -	\$ -	\$ 16,500.00	\$ 16,500.00	100%	\$ -	\$ 1,650.00
2	Demo of old existing concrete pipe supports, well foundations, etc.	\$ 20,000.00	\$ -	\$ 20,000.00	\$ -	\$ 20,000.00	\$ 20,000.00	100%	\$ -	\$ 2,000.00
3	Repair and replacement of damaged fence members	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,500.00	\$ -
4	Demo the existing wall and rebuild the new wall 3' inward, relocate any wall mounted equipment, electrical wiring and conduit as necessary	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 20,000.00	\$ -
5	Demo exist powered ventilator at the center of the GST dome. Provide and install 22" T-Vent	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 10,000.00	\$ -
6	Provide and install electrical equipment	\$ 408,469.00	\$ 102,117.00	\$ -	\$ -	\$ 102,117.00	\$ 102,117.00	25%	\$ 306,352.00	\$ 10,211.70
7	Demo and remove existing MCC equipment, control panels, and electrical equipment	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 35,000.00	\$ -
8	ALLOWANCE: Electric utility charges	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 10,000.00	\$ -
9	ALLOWANCE: Arc flash hazard analysis	\$ 7,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 7,000.00	\$ -
10	ALLOWANCE: System programming and SCADA	\$ 22,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 22,000.00	\$ -
TOTAL BASE CONTRACT										
		\$ 551,469.00	\$ 118,617.00	\$ 20,000.00	\$ -	\$ 138,617.00	\$ 138,617.00		\$ 412,852.00	\$ 13,861.70
Change Orders										
1		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
2		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
3		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
4		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
5		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
Sub Total Change Orders		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
GRAND TOTAL		\$ 551,469.00	\$ 118,617.00	\$ 20,000.00	\$ -	\$ 138,617.00	\$ 138,617.00	25%	\$ 412,852.00	\$ 13,861.70

CONTRACTOR AFFIDAVIT FOR PARTIAL PAYMENT

STATE OF Texas §

COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared

Wayne Berkenmeier the VP Special Projects of McDonald Municipal & Industrial - A Division of C.F. McDonald Electric, Inc. ("CONTRACTOR"). CONTRACTOR has performed labor and furnished materials pursuant to that certain Contract entered into on the 16th day of August, 2023, by and between CONTRACTOR and River Plantation Municipal Utility District (OWNER), for the erection, construction, and completion of certain improvements and/or additions upon the following described premises, to wit:

Water Plant No. 2 Electrical Upgrades within River Plantation Municipal Utility District for (OWNER).

The undersigned, being by me duly sworn, states upon oath that the labor and/or materials supplied in connection with CONTRACTOR's Application for Partial Payment No. 4, dated 3/26/24 (the "Application Date"), represents the actual cost of good and workmanlike labor and/or sound materials that have been fabricated into the work in compliance with the agreed to plans and specifications (and all authorized changes thereto) and said Contract.

The undersigned further states that as of the Application Date, CONTRACTOR has paid in full all bills and claims for labor and/or materials supplied in connection with the aforesaid Partial Payment and that there are no outstanding unpaid bills or claims for labor performed or materials furnished.

CONTRACTOR acknowledges complete satisfaction of, and forever waives and releases, all claims of every kind against OWNER or the property where the labor and/or materials were installed, including, without limitation, any liens or potential liens, which CONTRACTOR may have as a result of, or in connection with, the labor and/or materials supplied in connection with the aforesaid Partial Payment.

CONTRACTOR represents that the person executing this affidavit on behalf of CONTRACTOR is duly authorized to sign this affidavit and to legally bind CONTRACTOR hereto. All of the provisions of this affidavit shall bind CONTRACTOR, its heirs, representatives, successors and assigns and shall inure to the benefit of OWNER, and its legal representatives, successors, assigns.

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

CONTRACTOR HEREBY AGREES TO INDEMNIFY AND HOLD OWNER SAFE AND HARMLESS FROM AND AGAINST ALL LOSSES, DAMAGES, COSTS, AND EXPENSES OF ANY CHARACTER WHATSOEVER SPECIFICALLY INCLUDING COURT COSTS,

BONDING FEES, AND ATTORNEY FEES ARISING OUT OF OR IN ANY WAY RELATING TO CLAIMS FOR UNPAID LABOR OR MATERIALS FURNISHED AS OF THE APPLICATION DATE.

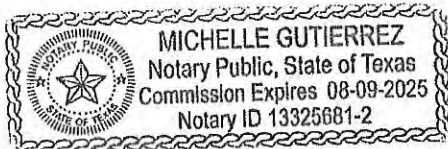
Executed this 26th day of March, 20 24.

C.F. McDonald Electric, Inc.
By: _____
Name Printed: Wayne Berkemeier
Title: VP Special Projects

STATE OF TEXAS §

COUNTY OF Harris §

Subscribed and sworn to before me, the undersigned authority, on this the 26th day of March, 20 24, to certify which, witness my hand and seal of office.



[Signature]
Notary Public, State of Texas
Notary's Name Printed:
Michelle Gutierrez

My commission expires: 8/9/25

RIVER PLANTATION MUD
JOINT DRAINAGE PLANT
P.O. BOX 170
Tomball, TX 77377

Board of Directors
East Plantation UD

Board of Directors
River Plantation MUD

Billing Period: March, 2024

711 Holly Springs Storm Sewer Replacement

Invoice:	Invoice #	Total
Vogler & Spencer	52186	\$ 11,048.48

River Plantation MUD - CPF	50.00% x	11,048.48	=	\$ 5,524.24
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<u>East Plantation MUD</u>	50.00% x	11,048.48	=	\$ 5,524.24
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RIVER PLANTATION MUD
SEWER TREATMENT PLANT

P.O. BOX 170
Tomball, TX 77377

Board of Directors
East Plantation UD

Board of Directors
River Plantation MUD

Billing Period: March, 2024 Capital

OPERATION & MAINTENANCE COSTS

Invoice:	Invoice #	Total
Vogler & Spencer - WWTF Rehab Phase 1	52180	\$ 38,121.60

River Plantation MUD - CPF

$$60.47\% \times 38,121.60 = \$ 23,050.27$$

East Plantation MUD - CPF

$$39.53\% \times 38,121.60 = \$ 15,071.33$$

Sewer Connections	
RP MUD	936
EPUD	612
<hr/>	
Total	1548



777 North Eldridge Parkway, Suite 500
 Houston, TX 77079
 713.782.0042 | Fax 713.782.5337
info@vs-eng.com
vs-eng.com

River Plantation MUD
 Attn: Tiffany Carden
 c/o L&S District Services, LLC
 305 Peach Street
 Tomball, TX 77375

April 5, 2024
 Project No: 320008082UTL
 Invoice No: 52182

Project 320008082UTL Sanitary Sewer Rehabilitation Phase 2
Professional Services from February 28, 2024 to March 31, 2024

Fee

Estimated Construction Cost	692,620.00
Fee Percentage	10.30
Total Fee	71,339.86

Billing Phase	Percent of Fee	Fee	Percent Complete	Earned
Preliminary Design	25.00	17,834.97	100.00	17,834.97
Design	60.00	42,803.92	20.00	8,560.78
Construction	15.00	10,700.98	0.00	0.00
Total Earned				26,395.75
Previous Fee Billing				13,750.00
Current Fee Billing				12,645.75
Total Fee				12,645.75

Reimbursable Expenses

Reimb Exp. - Misc				
3/20/2024	Card Service Center	Online Bid Service	238.13	
	Total Reimbursables		238.13	238.13

Total this Invoice \$12,883.88

TO BE PAID FROM SERIES 2022 BAR

Invoices due upon receipt; if not paid within 30 days of invoice date, a 1% per month interest penalty will accrue.



777 North Eldridge Parkway, Suite 500
 Houston, TX 77079
 713.782.0042 | Fax 713.782.5337
info@vs-eng.com
vs-eng.com



River Plantation MUD
 Attn: Tiffany Carden
 c/o L&S District Services, LLC
 305 Peach Street
 Tomball, TX 77375

April 5, 2024
 Project No: 320004021WPL
 Invoice No: 52179

Project 320004021WPL Water Plant No. 2 Electrical Controls
Professional Services from February 28, 2024 to March 31, 2024

Fee

Estimated Construction Cost	551,469.00
Fee Percentage	10.80
Total Fee	59,558.65

Billing Phase	Percent of Fee	Fee	Percent Complete	Earned
Preliminary Design	25.00	14,889.66	100.00	14,889.66
Design	60.00	35,735.19	100.00	35,735.19
Construction	15.00	8,933.80	65.00	5,806.97
		Total Earned		56,431.82
		Previous Fee Billing		55,091.75
		Current Fee Billing		1,340.07

Total Fee **1,340.07**

Total this Invoice **\$1,340.07**

TO BE PAID FROM SERIES 2022 BAR



777 North Eldridge Parkway, Suite 500
 Houston, TX 77079
 713.782.0042 | Fax 713.782.5337
info@vs-eng.com
vs-eng.com



River Plantation MUD
 Attn: Tiffany Carden
 c/o L&S District Services, LLC
 305 Peach Street
 Tomball, TX 77375

April 5, 2024
 Project No: 320008091OTH
 Invoice No: 52183

Project 320008091OTH Storm Sewer Rehabilitation Phase 1
Professional Services from February 28, 2024 to March 31, 2024

Phase 010 General Project

Fee

Estimated Construction Cost	1,216,748.00
Fee Percentage	9.10
Total Fee	110,724.07

Billing Phase	Percent of Fee	Fee	Percent Complete	Earned
Preliminary Design	25.00	27,681.02	100.00	27,681.02
Design	60.00	66,434.44	100.00	66,434.44
Construction	15.00	16,608.61	70.00	11,626.03
		Total Earned		105,741.49
		Previous Fee Billing		102,419.77
		Current Fee Billing		3,321.72

Total Fee 3,321.72

Total this Phase \$3,321.72

Total this Invoice \$3,321.72

TO BE PAID FROM SERIES 2022 BAR



777 North Eldridge Parkway, Suite 500
 Houston, TX 77079
 713.782.0042 | Fax 713.782.5337
info@vs-eng.com
vs-eng.com



River Plantation MUD
 Attn: Tiffany Carden
 c/o L&S District Services, LLC
 305 Peach Street
 Tomball, TX 77375

April 5, 2024
 Project No: 320008111UTL
 Invoice No: 52185

Project 320008111UTL Sanitary Sewer Manhole Rehabilitation Phase 1
Professional Services from February 28, 2024 to March 31, 2024

Fee

Estimated Construction Cost	375,000.00
Fee Percentage	11.70
Total Fee	43,875.00

Billing Phase	Percent of Fee	Fee	Percent Complete	Earned
Preliminary Design	25.00	10,968.75	100.00	10,968.75
Design	60.00	26,325.00	0.00	0.00
Construction	15.00	6,581.25	0.00	0.00
Total Earned				10,968.75
Previous Fee Billing				5,484.38
Current Fee Billing				5,484.37

Total Fee 5,484.37

Total this Invoice \$5,484.37

TO BE PAID FROM SERIES 2022 BAR

RIVER PLANTATION
MUD

SEWER TREATMENT
PLANT FUND



GFL ENVIRONMENTAL
 1820 CANDLE RIDGE PARK DR
 HOUSTON TX 77073
 713-316-5050

CUSTOMER #: TE1038
INVOICE #: TE0000001318
INVOICE DATE: 03/01/2024
TOTAL AMOUNT DUE: \$8,208.00
REF/PO #:

DUE DATE:
 Due Upon Receipt

DATE	DESCRIPTION	REFERENCE	RATE	QTY	AMOUNT
	(0001) RIVER PLANTATION MUD 610 RIVER PLANTATION DR , CONROE TX Serv #001 CAK HAULING 99YD				
2/2/24	SP ROUNDTRIP W.O# 13263		\$800.0000	1.00	\$800.00
2/6/24	SP ROUNDTRIP W.O# 13362		\$800.0000	1.00	\$800.00
2/20/24	SP ROUNDTRIP W.O# 13793		\$800.0000	1.00	\$800.00
2/26/24	SP ROUNDTRIP W.O# 13957		\$800.0000	1.00	\$800.00
2/26/24	FUEL SURCHARGE				\$448.00
	SITE TOTAL				\$3,648.00

Notes:

Your account is currently past due. Please remit payment today.

To pay your invoice online, please visit us at:
www.gflenv.com/pay-my-bill/

CURRENT \$3,648.00	31 - 60 DAYS \$1,824.00	61 - 90 DAYS \$2,736.00	OVER 90 DAYS \$0.00	ACCOUNT TOTAL \$8,208.00	TOTAL INVOICE \$3,648.00
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Please return bottom portion with your payment. Include customer and invoice numbers on check or money order.



GFL ENVIRONMENTAL
 1820 CANDLE RIDGE PARK DR
 HOUSTON TX 77073

CUSTOMER #: TE1038
INVOICE #: TE0000001318
INVOICE DATE: 03/01/2024
TOTAL AMOUNT DUE: \$8,208.00

DUE DATE: Due Upon Receipt
AMOUNT OF REMITTANCE:

\$

RIVER PLANTATION MUD
 PO BOX 747
 CONROE, TX 77305-0747

PLEASE REMIT PAYMENT TO:

GFL Environmental
 PO BOX 555193
 DETROIT MI 48255-5193

00555193TE000000131800001038000000003648008

L & S District Services, LLC

P. O. Box 170

Tomball, TX 77377

Invoice

Date
3/31/2024

Bill To
River Plantation MUD STP P. O. Box 80 Tomball, TX 77377

Quantity	Description	Amount
72	Bookkeeping Services for the month of March, 2024	575.00
	Copies	10.80
	Postage	1.36
	Supplies	7.95

Total	\$595.11
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Municipal Operations & Consulting, LLC

20141 Schiel Rd
 Cypress, TX 77433
 Phone: (281) 367-5511
 Fax: (281) 367-5517

Invoice: IN-14719

District: River Plantation MUD SP

Billing Period: MARCH 2024

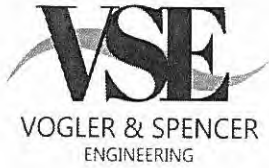
Date	Service Location	Work Description	Material/Labor Cost			Job Total	
			Labor/Equip	Qty	Rate		Amount
		<u>Operations</u>					
Mar		Wastewater Plant Operations		1	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
		Total Operations				\$1,500.00	
		<u>Wastewater Plant</u>					
Feb		Operated belt press.	Plant Operator Level II	15.5	\$ 51.00	\$ 794.43	
			Plant Operator Level II-OT	6.0	\$ 76.50	\$ 465.35	
			Supervisor	12.0	\$ 55.00	\$ 660.00	
			Supervisor-OT	1.5	\$ 82.50	\$ 123.75	
			Utility Truck	21.5	\$ 22.00	\$ 473.00	
			1-Ton Utility Truck	13.5	\$ 33.00	\$ 445.50	\$ 2,962.03
02/01		Monthly auto dialer service.	Rate	1.0	\$ 34.00	\$ 34.00	\$ 34.00
02/12		Materials for upcoming oil change.	Plant Operator Level II	0.5	\$ 51.00	\$ 25.50	
			Utility Truck	0.5	\$ 22.00	\$ 11.00	
			Materials			\$ 638.35	\$ 674.85

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
02/14		Met with director of East Plantation for tour of the wastewater treatment plant.	Supervisor	2.0	\$ 55.00	\$ 110.00	
			1-Ton Utility Truck	2.0	\$ 33.00	\$ 66.00	\$ 176.00
02/15		Additional time for process control. 02/12-02/15	Plant Operator Level II	1.5	\$ 51.00	\$ 76.50	
			Plant Operator Level II-OT	4.0	\$ 76.50	\$ 306.00	
			Utility Truck	6.0	\$ 22.00	\$ 132.00	\$ 514.50
02/16		De ragged pump, cleaned bar screens, adjusted CL2, cleaned clarifier, met with laboratory to pull samples, swept rooms and cleaned up facility. 02/12-02/16	Plant Operator Level II	5.5	\$ 51.00	\$ 280.50	
			Plant Operator Level II-OT	0.5	\$ 76.50	\$ 38.25	
			Utility Truck	5.5	\$ 22.00	\$ 121.00	
			Materials			\$ 298.38	\$ 738.13
02/22		Converted onsite lift station controls over to floats. Installed 3 pump alternator, 2 pump lockout circuitry and tested alternation.	Plant Operator Level II	9.5	\$ 51.00	\$ 484.50	
			Plant Operator Level II-OT	1.0	\$ 76.50	\$ 76.50	
			Plant Operator Level III	9.0	\$ 55.00	\$ 495.00	
			Plant Operator Level III-OT	1.0	\$ 82.50	\$ 82.50	
			Utility Truck	20.5	\$ 22.00	\$ 451.00	\$ 1,589.50
02/23		Cleaned pumps, cleaned bar screens, checked CL2 dose, cleaned CL2 filters and met with laboratory to pull samples. 02/19-02/21	Plant Operator Level II	6.0	\$ 51.00	\$ 306.00	
			Plant Operator Level II-OT	1.0	\$ 76.50	\$ 76.50	

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
02/23		Additional time for process control. 02/19-02/23	Utility Truck	6.5	\$ 22.00	\$ 143.00	\$ 525.50
			Plant Operator Level II	4.5	\$ 51.00	\$ 229.50	
			Plant Operator Level II-OT	2.5	\$ 76.50	\$ 191.25	
			Supervisor	0.5	\$ 55.00	\$ 27.50	
			Supervisor-OT	1.0	\$ 82.50	\$ 82.50	
			Utility Truck	7.0	\$ 22.00	\$ 154.00	
			1-Ton Utility Truck	1.5	\$ 33.00	\$ 49.50	
02/27		Purchased materials for facility use; pilot lights and ETM's.	Plant Operator Level II	1.5	\$ 51.00	\$ 76.50	\$ 703.36
			Plant Operator Level III	1.5	\$ 55.00	\$ 82.50	
			Utility Truck	3.0	\$ 22.00	\$ 66.00	
			Materials			\$ 478.36	
02/28		Ran conduit, hung new floats for Is control and new high level. Cored hole for pull on wet well. Installed jbox on wet well. 02/09 & 02/12	Plant Operator Level II	9.0	\$ 51.00	\$ 459.00	\$ 2,777.73
			Plant Operator Level II-OT	0.5	\$ 76.50	\$ 38.25	
			Plant Operator Level III	9.0	\$ 55.00	\$ 495.00	
			Plant Operator Level III-OT	0.5	\$ 82.50	\$ 41.25	
			Utility Truck	19.0	\$ 22.00	\$ 418.00	
			Materials			\$ 1,326.23	
			Plant Operator Level II	5.0	\$ 51.00	\$ 255.00	
02/28		Gathered materials for running pilot lights and ETM's then got to plant and installed lift pump pilot lights and ETM's and tested functionality.	Plant Operator Level II	5.0	\$ 51.00	\$ 255.00	

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
02/29		Met with contractor at sewer plant regarding weekly samples.	Plant Operator Level III	3.5	\$ 55.00	\$ 192.50	\$ 634.50
			Utility Truck	8.5	\$ 22.00	\$ 187.00	
03/01		Cleaned bar screens, made repairs to decant pump, pulled samples and checked CL2 dose. 02/28 & 02/29	Plant Operator Level II	0.5	\$ 51.00	\$ 25.50	\$ 36.50
			Utility Truck	0.5	\$ 22.00	\$ 11.00	
03/01		Additional time for process control. 02/26-03/01	Plant Operator Level II	5.0	\$ 51.00	\$ 256.68	\$ 441.82
			Plant Operator Level II-OT	0.5	\$ 76.50	\$ 38.25	
			Utility Truck	5.5	\$ 22.00	\$ 121.00	
			Materials			\$ 25.89	
03/01		Monthly auto dialer service.	Plant Operator Level II	3.5	\$ 51.00	\$ 178.50	\$ 304.75
			Plant Operator Level II-OT	0.5	\$ 76.50	\$ 38.25	
			Utility Truck	4.0	\$ 22.00	\$ 88.00	
03/01			Rate	1.0	\$ 34.00	\$ 34.00	\$ 34.00
03/07		Additional time for process control. 03/04-03/07	Plant Operator Level II	2.5	\$ 51.00	\$ 127.50	\$ 611.30
			Plant Operator Level II-OT	3.0	\$ 76.50	\$ 230.80	
			Supervisor	1.5	\$ 55.00	\$ 82.50	
			Utility Truck	5.5	\$ 22.00	\$ 121.00	
			1-Ton Utility Truck	1.5	\$ 33.00	\$ 49.50	

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
03/08		Cleansed bar screens, checked filters and cl2 feed. Pulled samples for laboratory, reset pump and cleansed facility and disposed of trash. 03/04-03/08	Plant Operator Level II	8.0	\$ 51.00	\$ 408.00	\$ 595.00
			Utility Truck	8.0	\$ 22.00	\$ 176.00	
			Materials			\$ 11.00	
		Total Wastewater Plant				\$14,087.72	
						Total:	\$15,587.72



777 North Eldridge Parkway, Suite 500
 Houston, TX 77079
 713.782.0042 | Fax 713.782.5337
info@vs-eng.com
vs-eng.com

River Plantation MUD
 Attn: Tiffany Carden
 c/o L&S District Services, LLC
 305 Peach Street
 Tomball, TX 77375

April 5, 2024
 Project No: 320005011STP
 Invoice No: 52180

Project 320005011STP Wastewater Treatment Facility Rehabilitation Phase 1
Professional Services from February 28, 2024 to March 31, 2024

Fee

Estimated Construction Cost	760,000.00
Fee Percentage	9.60
Total Fee	72,960.00

Billing Phase	Percent of Fee	Fee	Percent Complete	Earned
Preliminary Design	25.00	18,240.00	100.00	18,240.00
Design	60.00	43,776.00	90.00	39,398.40
Construction	15.00	10,944.00	0.00	0.00
Total Earned				57,638.40
Previous Fee Billing				57,638.40
Current Fee Billing				0.00

Total Fee **0.00**

Consultants

Baird Gilroy & Dixon, LLC				
3/15/2024	Baird Gilroy & Dixon, LLC	Electrical Engineering Inv. 4546	36,960.00	
Total Consultants			36,960.00	36,960.00

Reimbursable Expenses

Reimb Expenses Advertising				
3/22/2024	Houston Business Journal	Bid Ad Inv. 10468725	580.80	
3/29/2024	Houston Business Journal	Advertisement Inv. 10469566	580.80	
Total Reimbursables			1,161.60	1,161.60

Total this Invoice **\$38,121.60**

TO BE PAID FROM SERIES 2022 BAR - BILLED THROUGH JOINT FACILITIES BUDGET (WWTF)

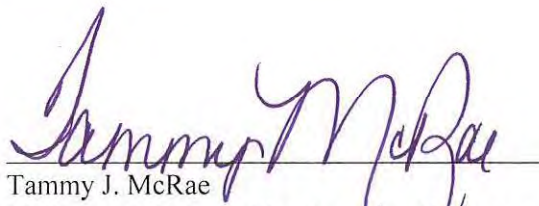
Invoices due upon receipt; if not paid within 30 days of invoice date, a 1% per month interest penalty will accrue.

Tammy J. McRae
Montgomery County
Tax Assessor-Collector

Monthly Tax Collection Report
For the month of March 2024


River Plantation MUD

	<u>MTD</u>	<u>YTD</u>
2023 Base Tax	\$ 13,651.10	\$ 1,336,418.71
2023 Penalty & Interest	516.13	1,664.03
Prior Years Base Tax	1,658.48	20,080.27
Prior Years Penalty & Interest	280.63	4,716.02
Reversals (Refunds, Returned Items, Transfers)	-	(9,158.46)
Collection Fee	-	(472.00)
5% Rendition Fee	-	(0.36)
Total Collections	<u>\$ 16,106.34</u>	<u>\$ 1,353,248.21</u>

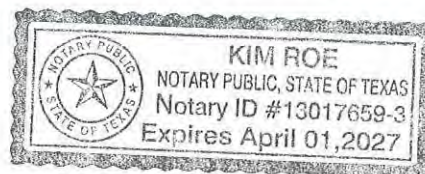


Tammy J. McRae
Montgomery County Tax Assessor-Collector

Sworn to and subscribed before me on the 3rd day of April, 2024.



Notary Public in and for the State of Texas



04/01/2024 02:14:06 4518435
 TC298-D SELECTION: DEPOSIT
 RECEIPT DATE: ALL
 LOCATION: ALL

TAX COLLECTION SYSTEM
 DEPOSIT DISTRIBUTION
 INCLUDES AG ROLLBACK
 FROM: 03/01/2024 THRU 03/31/2024
 JURISDICTION: 0412 RIVER PLANTATION MUD

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2023	M & O	.400000	8,400.65	.00	317.62	.00	8,718.27	175.48	.00	.00	8,893.75
	I & S	.250000	5,250.45	.00	198.51	.00	5,448.96	.00	.00	.00	5,448.96
	TOTAL	.650000	13,651.10	.00	516.13	.00	14,167.23	175.48	.00	.00	14,342.71
2022	M & O	.270000	586.91	.00	72.32	.00	659.23	91.65	.00	.00	750.88
	I & S	.250000	543.45	.00	66.96	.00	610.41	.00	.00	.00	610.41
	TOTAL	.520000	1,130.36	.00	139.28	.00	1,269.64	91.65	.00	.00	1,361.29
2021	M & O	.316000	528.12	.00	141.35	.00	669.47	30.85	.00	.00	700.32
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.316000	528.12	.00	141.35	.00	669.47	30.85	.00	.00	700.32
ALL	M & O		9,515.68	.00	531.29	.00	10,046.97	297.98	.00	.00	10,344.95
ALL	I & S		5,793.90	.00	265.47	.00	6,059.37	.00	.00	.00	6,059.37
ALL	TOTAL		15,309.58	.00	796.76	.00	16,106.34	297.98	.00	.00	16,404.32
DLO	M & O		1,115.03	.00	213.67	.00	1,328.70	122.50	.00	.00	1,451.20
DLO	I & S		543.45	.00	66.96	.00	610.41	.00	.00	.00	610.41
DLO	TOTAL		1,658.48	.00	280.63	.00	1,939.11	122.50	.00	.00	2,061.61
CURR	M & O		8,400.65	.00	317.62	.00	8,718.27	175.48	.00	.00	8,893.75
CURR	I & S		5,250.45	.00	198.51	.00	5,448.96	.00	.00	.00	5,448.96
CURR	TOTAL		13,651.10	.00	516.13	.00	14,167.23	175.48	.00	.00	14,342.71

TAX COLLECTION SYSTEM
DEPOSIT DISTRIBUTION
SUMMARY OF PAYMENTS AND REVERSALS
FROM: 03/01/2024 THRU 03/31/2024
JURISDICTION: 412 RIVER PLANTATION MUD

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT
	2021 TOTAL		528.12	0.00	141.35	30.85	0.00	700.32
	2022 TOTAL		1,130.36	0.00	139.28	91.65	0.00	1,361.29
	2023 TOTAL		13,651.10	0.00	516.13	175.48	0.00	14,342.71
	TOTAL PAYMENTS		15,309.58	0.00	796.76	297.98	0.00	16,404.32
	TOTAL FOR UNIT		15,309.58	0.00	796.76	297.98	0.00	16,404.32

Held Funds By Deposit Date - Property Tax File

Report run on: April 1, 2024 2:58 PM

For Deposit Dates 03/01/2024 thru 03/31/2024 as of 04/01/2024

Ver: 1.39

Tax Unit	Deposit Date	M & O Total	I & S Total	TIF Levy	TIF Interest	Fee Total	Total
	Grand Total						

TAX COLLECTION SYSTEM
 TAX COLLECTOR MONTHLY REPORT
 FROM 03/01/2024 TO 03/31/2024

INCLUDES AG ROLLBACK

FISCAL START: 10/01/2023 END: 09/30/2024 JURISDICTION: 0412 RIVER PLANTATION MUD

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
	-----	-----	-----	-----	-----	-----
CURRENT YEAR	200,831,428	21,988,594	222,820,022	0 00.650000	1,448,345.17	1,168
	-----	-----	-----	-----	-----	-----

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
	-----	-----	-----	-----	-----	-----	-----	-----
2023	1,305,419.11	.00	142,926.06	13,651.10	1,328,491.43	119,853.74	91.72	0.00
2022	37,688.59	.00	913.12-	1,130.36	14,046.74	22,728.73	38.20	0.00
2021	7,260.07	.00	0.00	528.12	2,413.63	4,846.44	33.25	0.00
2020	4,311.66	.00	0.00	0.00	1,250.33	3,061.33	29.00	0.00
2019	2,559.29	.00	0.00	0.00	509.28	2,050.01	19.90	0.00
2018	2,211.85	.00	0.00	0.00	509.28	1,702.57	23.03	0.00
2017	1,556.87	.00	0.00	0.00	140.97	1,415.90	9.05	0.00
2016	1,136.95	.00	0.00	0.00	0.00	1,136.95		0.00
2015	662.76	.00	0.00	0.00	0.00	662.76		0.00
2014	304.19	.00	0.00	0.00	0.00	304.19		0.00
2013	282.53	.00	17.60-	0.00	0.00	264.93		0.00
2012	12.80	.00	0.00	0.00	0.00	12.80		0.00
2011	16.00	.00	0.00	0.00	0.00	16.00		0.00
2010	12.40	.00	0.00	0.00	0.00	12.40		0.00
2009	12.40	.00	0.00	0.00	0.00	12.40		0.00
2008	12.44	.00	0.00	0.00	0.00	12.44		0.00
2007	12.62	.00	0.00	0.00	0.00	12.62		0.00
2006	13.54	.00	0.00	0.00	0.00	13.54		0.00
2005	18.02	.00	0.00	0.00	0.00	18.02		0.00
2004	19.24	.00	0.00	0.00	0.00	19.24		0.00
2003	67.70	.00	67.70-	0.00	0.00	0.00		0.00
2002	0.00	.00	0.00	0.00	0.00	0.00		0.00
****	1,363,591.03	.00	141,927.64	15,309.58	1,347,361.66	158,157.01		0.00
CURR	1,305,419.11	.00	142,926.06	13,651.10	1,328,491.43	119,853.74		0.00
DELO	58,171.92	.00	998.42-	1,658.48	18,870.23	38,303.27		0.00



MONTHLY OPERATIONS REPORT FOR RIVER PLANTATION MUD

March, 2024

Connections: 977
Vacant: 10

REVENUE:	Water	LSGCD	Sewer	TCEQ	Taps	Deposits	Penalty	Misc.	TOTAL
	\$ 21,336.52	\$ 454.85	\$ 33,381.77	\$ 275.04	\$ 3,189.33	\$ 4,000.00	\$ 921.08	\$ 5,756.16	\$ 69,314.75

BILLED CONS:	Residential	Builder/Temp	Multi Family	Irrigation	STP/LS	Commercial	Total
	6,075,000	29,000	0	169,000	44,000	94,000	6,411,000

WATER:	02/19/24 - 03/18/24	LSGCD - Well Permit
Gallons pumped from Well No.2	1,515,000	Permit Expires: 12/31/2024
Gallons pumped from Well No.3	5,547,000	Permitted Authorization: 225,868,339
Total Pumpage	7,062,000	March Withdrawal: 7,873,000
Total Gallons Billed	6,411,000	Y-T-D Withdrawal: 21,018,000
Leaks, Construction, Flushing	130,000	Amount Remaining: 204,850,339
Pumped vs. Billed	91%	
Pumped vs. Accounted	93%	
Leaks repaired in District	2	

Bacteriological samples: 6 Good

WASTEWATER TREATMENT PLANT

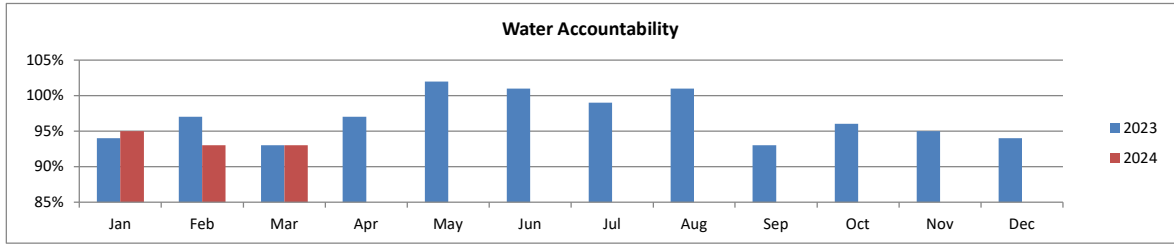
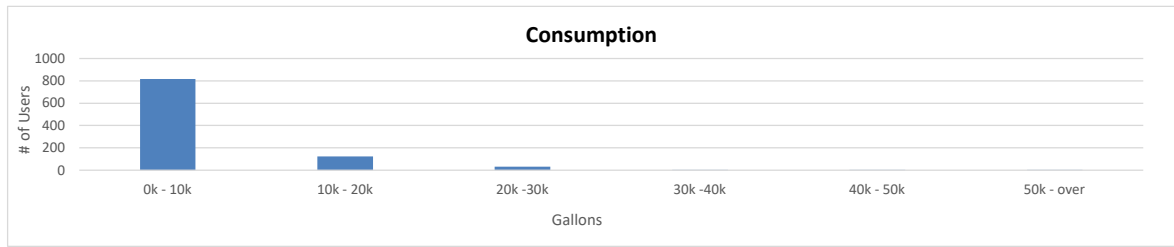
T.C.E.Q. Permit Number: WQ0010978001
Permit expiration date: January 2, 2029

	March, 2024	Permitted	Measured by:
Average daily flow	351,613	Permitted Daily Flow	600,000 gal.per day
Average CBOD	2.44	Permitted CBOD	10 mg/l
Average Total Suspended Solids	1.70	Permitted T.S.S.	15 mg/l
Average Ammonia Nitrogen	0.57	Permitted Ammonia Nitrogen	3 mg/l
Average PH	7.57	Permitted PH	6.00 - 9.00 STD UNIT
Average Dissolved Oxygen	8.95	Permitted Dissolved Oxygen (Min.)	6.0 mg/l
Maximum Chlorine Residual	3.80	Permitted Chlorine Maximum	4.0 mg/l
Minimum Chlorine Residual	1.02	Permitted Chlorine Minimum	1.0 mg/l
Average E. coli	1.76	Permitted E. coli	63.0 mpn/100 ml
Total Rainfall	3.68"		

Sewer Treatment plant is currently operating at 59% of the permitted capacity.

Total gallons of Reuse for the month of March - 1.540 MG

Aged Receivables:	Current	30 day	60 day	90 day	120 day	Total
	\$ 60,584.74	\$ (837.04)	\$ 1,445.18	\$ 339.28	\$ 991.15	\$ 62,523.31



PERMITTEE NAME/ADDRESS:

Name: RIVER PLANTATION

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

FORM APPROVED

OMB No.2040-0004

DISCHARGE MONITORING REPORT (DMR)

TX0025674

PERMIT NUMBER

001 A

DISCHARGE NUMBER

Facility: RIVER PLANTATION

MONITORING PERIOD

FROM	24/03/01	TO	24/03/31
	(YY/MM/DD)		(YY/MM/DD)

*** NO DISCHARGE [] ***

NOTE: Read instructions before completing this form.

PARAMETER (32-37)	SAMPLE MEASUREMENT	(3 Card Only)	Quantity or	Loading	(4 Card Only)	Quality or	Concentration	NO. EX	Frequency of analysis	Sample Type
		Average	Maximum	Unit	Minimum	Average	Maximum			
	PERMIT REQUIREMENT	(46-53)	(54-61)		(38-45)	(46-53)	(54-61)	(62-63)	(64-68)	(69-70)
Oxygen, dissolved (DO) 00300 1 0 0	SAMPLE MEASUREMENT	*****	*****		8.95	*****	*****	0	4/31	GR
Effluent Gross Value	PERMIT REQUIREMENT	*****	*****		6	*****	*****		01/07	GR
					Mo. MIN					
pH 00400 1 0 0	SAMPLE MEASUREMENT	*****	*****		7.39	*****	7.75	0	4/31	GR
Effluent Gross Value	PERMIT REQUIREMENT	*****	*****		6	*****	9		01/07	GR
					Mo. MIN		Mo. MAX			
Solids, total suspended 00530 1 0 0	SAMPLE MEASUREMENT	2.280	*****	lbs/day	*****	1.700	2.11	0	4/31	CS
Effluent Gross Value	PERMIT REQUIREMENT	75	*****		*****	15	40		01/07	CS
		Mo. AVG				Mo. AVG	Mo. MAX			
Nitrogen, ammonia total (as N) 00610 1 0 0	SAMPLE MEASUREMENT	0.819	*****	lbs/day	*****	0.569	0.763	0	4/31	CS
Effluent Gross Value	PERMIT REQUIREMENT	15	*****		*****	3	10		01/07	CS
		Mo. AVG				Mo. AVG	Mo. MAX			
Flow, in conduit or thru treatment plant 50050 1 0 0	SAMPLE MEASUREMENT	0.351613	0.914	MGD	*****	*****	*****	0	99/99	TM
Effluent Gross Value	PERMIT REQUIREMENT	.6	REQ		*****	*****	*****		99/99	TM
		Mo. AVG	Mo. MAX							
Chlorine, total residual 50060 1 0 0	SAMPLE MEASUREMENT	*****	*****		1.020	*****	3.800	0	01/01	GR
Effluent Gross Value	PERMIT REQUIREMENT	*****	*****		1	*****	4		01/01	GR
					Mo. MIN		Mo. MAX			
NAME/TITLE PRINCIPAL EXECUTIVE OFFICER	I CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED HEREIN AND BASED ON MY INQUIRY OF THOSE INDIVIDUALS IMMEDIATELY RESPONSIBLE FOR OBTAINING THE INFORMATION, I BELIEVE THE SUBMITTED INFORMATION IS TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT SEE 18 USC, 1001 AND 33 USC, 1319. (PENALTIES UNDER THESE STATUTES MAY INCLUDE FINES UP TO \$10,000 AND OR MAXIMUM IMPRISONMENT OF BETWEEN 6 MONTHS AND 5 YEARS.)							TELEPHONE	DATE	
WWTP Director	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT								24/04/17	
TYPED OR PRINTED								AREA CODE NUMBER	YEAR MO DAY	

COMMENT AND EXPLANATION OF ANY VIOLATIONS

(Reference all attachments here)

PERMITTEE NAME/ADDRESS:

Name: RIVER PLANTATION

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

FORM APPROVED

OMB No.2040-0004

DISCHARGE MONITORING REPORT (DMR)

TX0025674

PERMIT NUMBER

001 A

DISCHARGE NUMBER

Facility: RIVER PLANTATION

MONITORING PERIOD

FROM 24/03/01 TO 24/03/31

(YY/MM/DD)

(YY/MM/DD)

*** NO DISCHARGE [] ***

NOTE: Read instructions before completing this form.

PARAMETER (32-37)	SAMPLE MEASUREMENT	(3 Card Only)	Quantity or	Loading	(4 Card Only)	Quality or	Concentration	NO. EX	Frequency of analysis	Sample Type	
		(46-53)	(54-61)	Unit	(38-45)	(46-53)	(54-61)				
	PERMIT REQUIREMENT	Average	Maximum		Minimum	Average	Maximum	(62-63)	(64-68)	(69-70)	
E. coli 51040 1 0 0	SAMPLE MEASUREMENT	*****	*****		*****	1.761	3.1	MPN/100m L	0	2/31	GR
	PERMIT REQUIREMENT	*****	*****		*****	63 Geo Mean	200 Mo. MAX				
Effluent Gross Value	SAMPLE MEASUREMENT										
	PERMIT REQUIREMENT								02/30	GR	
BOD, carbonaceous (5 day, 20 C) 80082 1 0 0	SAMPLE MEASUREMENT	3.21	*****	lbs/day	*****	2.44	3.69	mg/L	0	4/31	CS
	PERMIT REQUIREMENT	50 Mo. AVG	*****		*****	10 Mo. AVG	25 Mo. MAX				
Effluent Gross Value	SAMPLE MEASUREMENT										
	PERMIT REQUIREMENT								01/07	CS	
	SAMPLE MEASUREMENT										
	PERMIT REQUIREMENT										
	SAMPLE MEASUREMENT										
	PERMIT REQUIREMENT										
	SAMPLE MEASUREMENT										
	PERMIT REQUIREMENT										
NAME/TITLE PRINCIPAL EXECUTIVE OFFICER		I CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED HEREIN AND BASED ON MY INQUIRY OF THOSE INDIVIDUALS IMMEDIATELY RESPONSIBLE FOR OBTAINING THE INFORMATION, I BELIEVE THE SUBMITTED INFORMATION IS TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT SEE 18 USC, 1001 AND 33 USC ,1319. (PENALTIES UNDER THESE STATUTES MAY INCLUDE FINES UP TO \$10,000 AND OR MAXIMUM IMPRISONMENT OF BETWEEN 6 MONTHS AND 5 YEARS.)					TELEPHONE		DATE		
WWTP Director							SIGNATURE OF PRINCIPAL EXECUTIVE		24/04/17		
TYPED OR PRINTED							OFFICER OR AUTHORIZED AGENT		AREA CODE NUMBER YEAR MO DAY		

COMMENT AND EXPLANATION OF ANY VIOLATIONS

(Reference all attachments here)

**RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
ENGINEER'S REPORT
VSE Project No. 32000-000-0-DST
April 25, 2024, 6:30 p.m.**

Engineering Representative: Taylor J. Reed, P.E.

**Directors: Julie Gilmer, President
Tim Goodman, Vice President
Tom Vandever, Treasurer
Betty Brown, Secretary
Karl Sakocius, Asst. Secretary**

08. Items for Discussion:

I. Permits

- A. WWTF Discharge Permit Renewal (Expires September 2028)**
 - 1. No update
- B. Storm Water Quality Management Plan – MS4 Permit (Expires January 2024)**
 - 1. Report has been submitted.
- C. Water Plant No. 1 – Water Well No. 1 Testing**
 - 1. Testing and Inspection due January 12, 2026
- D. Emergency Operation Information**
 - 1. Update as necessary.

II. Design Projects

- A. Joint Projects**
 - 1. East Ditch FEMA Work**
 - a)** Under review with FEMA. We continue to receive updates that it is progressing through the system. Quarterly report has been submitted as required.

2. East Ditch Maintenance

- a) Maintenance has been completed. I will be inspecting on Thursday before the meeting. Attached is the invoice for \$6,500 from All Seasons that I recommend payment.

3. WWTP Rehabilitation and Electrical Upgrades

- a) We received 2 bids. C3 Constructors was the low bid with an amount of \$1,495,000.00 which includes alternate of replacing the control building lights with LED lights. Attached is our Recommendation of award.

4. Holly Springs Drainage Issue

- a) Contracts have been provided to the contractor for signatures once they are returned, we will send them out for electronic signatures by the board president and secretary. The new easement for the work has been staked and a meeting will be held Thursday prior to the board meeting to discuss with contractor and residents.

B. District Projects

1. District Wide Drainage Study

- a) Questions?

2. Sanitary Sewer Rehabilitation Phase 2

- a) Construction is scheduled to begin on 4/29/2024.

C. Charleston Park Irrigation

1. They provided a proposal in the amount of \$15,600 for maintenance of the irrigation system. This includes 24 visits per year, checking for leaks, coverage, reprogram as needed, minor repairs and adjustments.
2. Received the attached proposal for 20 additional sprinkler heads to keep in storage along with necessary fittings.

D. Storm Sewer Phase 1 Rehabilitation

1. Construction underway.

E. Water Plant No. 2 Electrical Upgrades

1. Construction underway. The contractor is waiting on the Motor Control Center to be delivered. They have been working on the conduits and new service connection. No pay application this month.

F. Plantation Village Drainage Improvements

1. Received survey of the park and are working on the Design.

III. Other Matters

A. 10 Year CIP

1. Discuss status of bond series funds.

IV. Questions/Answers

A. 592 Stone Wall Jackson Bend

1. The hole was filled but recent rains have caused it to back out. I requested MOC to dye test some of the sinkholes and found that the concrete is coming out from the bottom cracks and/or construction joints. We are researching potential sealing agents to stop the issue before it gets worse.

B. Stonewall Jackson Manhole Sinkhole

1. Repair has been completed. I will be inspecting prior to the meeting.

C. Robert E. Lee Dr. Storm Sewer Issue

1. Repair has been completed. I will be inspecting prior to the meeting.

All Seasons Lawn Maintenance

PO Box 671345
Houston, Texas 77267
281-866-0107
info@allseasonslawnservices.com | allseasonslawnservices.com



RECIPIENT:

River Plantation MUD

610 River Plantation Drive
Conroe, Texas 77302

Phone: 832.374.4677

Invoice #8740

Issued Apr 22, 2024

Due Apr 22, 2024

Total \$6,500.00

Account Balance \$6,500.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Apr 16, 2024				
Regular Lawn Service	Full Lawn Service Vegetation Cleaning Up Cleaning all vegetation growth to improve water flow of concrete channel (every 3 months) includes all weeds removed from concrete joints, edging all sides of concrete channel.	1	\$6,500.00	\$6,500.00

Thank you for your business. Please contact us with any questions regarding this invoice.
If you refer someone to All Seasons Lawn Maintenance you can choose 1 of the 3. 1 free lawn service, \$10.00 off total monthly lawn service, and 10% off a project totaling \$500 or more.

Total \$6,500.00
Account balance \$6,500.00

[Pay Now](#)

All Seasons Lawn Maintenance

PO Box 671345
Houston, Texas 77267
281-866-0107
info@allseasonslawnservices.com | allseasonslawnservices.com



River Plantation MUD
610 River Plantation Drive
Conroe, Texas 77302

For Services Rendered

Invoice #: 8740
Due date: Apr 22, 2024
Amount due: \$6,500.00
Amount enclosed: _____

Mail to:
All Seasons Lawn Maintenance
PO Box 671345
Houston, Texas 77267



777 North Eldridge Parkway, Suite 500
Houston, TX 77079
713.782.0042 | Fax 713.782.5337
info@vs-eng.com
vs-eng.com



April 17, 2024

River Plantation Municipal Utility District
c/o Smith, Murdaugh, Little, & Bonham, LLP
2727 Allen Parkway, Suite 1100
Houston, TX 77019

Re: Recommendation of Award
0.6 MGD Wastewater Treatment Facility Rehabilitation
Within River Plantation Municipal Utility District
VSE Project No.: 32000-501-1-STP (c&e)

Dear Directors:

Enclosed please find the Bid Tabulation of bids received for construction of the above referenced project. A total of **Two (2)** bids were received.

We recommend that a construction contract be awarded to **C3 Constructors, LLC** based on their low bid of **One Million, Four Hundred Ninety-Five Thousand and 00/100 Dollars (\$1,495,000.00)** with a contract time of **Four Hundred Twenty (420) calendar days to Substantial Completion and an additional Thirty (30) calendar days to Final Completion.**

Sincerely,

Taylor J. Reed, P.E.
Project Manager
Vogler & Spencer Engineering, Inc.
Texas Registered Engineering Firm No. F-148

Enclosure

TJR ; amw

xc: C3 Constructors, LLC
TCEQ Region 12
File

BID TABULATION
Vogler & Spencer Engineering, Inc.
Wastewater Treatment Facility Rehabilitation Phase 1
Within River Plantation MUD
Montgomery County, Texas
Bid Date: Wednesday, April 17, 2024
VSE Project No.: 32000-501-1-STP (c&e)

ITEM No.	DESCRIPTION	UNIT	BID QTY.	1. C3 Constructors		2. CFG Industries	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
GENERAL ITEMS							
1	Mobilization, including all Bonds. Insurance and Permits (Maximum amount not to exceed 3% of the Base Bid amount).	LS	1	\$44,000.00	\$44,000.00	\$45,500.00	\$45,500.00
General Item Sub-Total					\$ 44,000.00		\$ 45,500.00
CIVIL WORK ITEMS							
1	Install 12" Gate Valves on each Influent Line at headworks, Complete in place per plans. Includes modification to piping to fit valves	EA	3	\$8,000.00	\$24,000.00	\$7,500.00	\$22,500.00
2	Remove and Replace Corroded Handrail Sections throughout plant	LS	1	\$27,000.00	\$27,000.00	\$25,000.00	\$25,000.00
3	Cut out 2'x2' opening in aeration basin dividing wall within treatment unit no. 1 per plans	LS	1	\$3,000.00	\$3,000.00	\$4,500.00	\$4,500.00
4	Install handrail around treatment unit no. 1 clarifier complete in place. Includes all appurtenances and modifications to existing walkway.	LS	1	\$24,000.00	\$24,000.00	\$40,000.00	\$40,000.00
5	Remove and replace clarifier wier trough within treatment unit no. 1	LS	1	\$50,000.00	\$50,000.00	\$30,000.00	\$30,000.00
6	Remove and replace aeration basin RAS lift pump	LS	1	\$13,000.00	\$13,000.00	\$45,000.00	\$45,000.00
7	Remove and replace RAS/WAS PVC discharge pump with Ductile iron pipe. Includes all appurtenances and fittings.	LS	1	\$6,000.00	\$6,000.00	\$4,500.00	\$4,500.00
8	Recoat existing process air piping header wtiin headworks and treatment unit no. 1	LS	1	\$34,000.00	\$34,000.00	\$45,000.00	\$45,000.00
9	Recoat existing walkway and hand rails throughout plant	LS	1	\$40,000.00	\$40,000.00	\$25,000.00	\$25,000.00
10	Drain, clean and disinfect existing digester basins	LS	1	\$35,000.00	\$35,000.00	\$45,000.00	\$45,000.00
11	Raise existing scum box tray on final clarifier	LS	1	\$8,000.00	\$8,000.00	\$25,000.00	\$25,000.00
12	Repair accesss stairway and landing	LS	1	\$21,000.00	\$21,000.00	\$9,500.00	\$9,500.00
13	Provide and maintaine bypass pumping	LS	1	\$23,000.00	\$23,000.00	\$25,000.00	\$25,000.00
Civil Work Items Sub-Total					\$ 308,000.00		\$ 346,000.00

BID TABULATION
Vogler & Spencer Engineering, Inc.
Wastewater Treatment Facility Rehabilitation Phase 1
Within River Plantation MUD
Montgomery County, Texas
Bid Date: Wednesday, April 17, 2024
VSE Project No.: 32000-501-1-STP (c&e)

				1. C3 Constructors		2. CFG Industries	
ITEM No.	DESCRIPTION	UNIT	BID QTY.	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
<u>ELECTRICAL WORK ITEMS</u>							
1	Provide and install electrical equipment including, but not limited to, main breaker, service rack, distribution panel, combination motor starters, lighting transformer, lighting panel, automatic transfer switch, service structure, generator, lift station control panel, pump terminal boxes, conduit penetrations into lift station wet well, wire, and all ancillary devices as shown on construction drawings, complete in place.	LS	1	\$ 1,079,000.00	\$1,079,000.00	\$1,125,000.00	\$1,125,000.00
2	Demolish and remove existing MCC equipment, control panels, and electrical equipment as shown on construction drawings, complete as specified	LS	1	9000.00	\$9,000.00	\$25,000.00	\$25,000.00
3	Allowance for electric utility to transfer pad mounted transformere service to new service rack; exact mount will be reimbursed to Contractor upon submittal of invoice from Utility Service Providers	LS	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
4	Allowance for coordination and Arc Flash Hazard Analysis per Section 16015, Complete by Baird, Gilroy & Dixon, LLC.	LS	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
<u>Electrical Work Items Sub-Total</u>					<u>\$ 1,113,000.00</u>	<u>\$ 1,175,000.00</u>	
<u>SUPPLEMENTAL ITEMS - WHEN AUTHORIZED BY THE ENGINEER</u>							
1	Remove and replace 1" air drops including butterfly valves and coarse bubbler	EA	10	\$1,700.00	\$17,000.00	\$750.00	\$7,500.00
2	Remove and replace air drop butterfly valve	EA	20	\$400.00	\$8,000.00	\$200.00	\$4,000.00
<u>Supplemental Items Sub-Total</u>					<u>\$ 25,000.00</u>	<u>\$ 11,500.00</u>	
<u>ALTERNATE BID ITEMS</u>							
A1	Remove and replace four (4) existing light fixtures inside electrical blower room with type "A" fixtures or approved equal and remove and replace one (1) fixture in lift station drypit with Lithonia OLVTWM wallmount LED fixture or approved equal, complete in place.	LS	1	\$5,000.00	\$5,000.00	\$6,500.00	\$6,500.00
<u>Total Alternate Items</u>					<u>\$ 5,000.00</u>	<u>\$ 6,500.00</u>	
TOTAL BASE BID				\$1,490,000.00		\$1,578,000.00	
TOTAL BASE BID + ALTERNATE BID ITEMS				\$1,495,000.00		\$1,584,500.00	
SUBSTANTIAL COMPLETION CALENDAR DAYS				420		320	
FINAL COMPLETION CALENDAR DAYS				30		30	
Rank	<u>Additional Bidders</u>		<u>Base Bid</u>		<u>Days</u>		
NO ADDITIONAL BIDDERS							



TEXAS IRRIGATION SUPPLY CON
 501 Hickerson, Building #1
 Conroe, TX 77301
 Phone 936-494-0046
 Fax 936-494-2276



Quotation

EXPIRATION DATE	QUOTE NUMBER
03/25/2024	S5362326
TEXAS IRRIGATION SUPPLY CON 501 Hickerson, Building #1 Conroe, TX 77301 Phone 936-494-0046 Fax 936-494-2276	PAGE NO.
	1 of 1

QUOTE TO:

SHIP TO:

HANSEN LANDSCAPE CONSTRUCTION, INC
 9240 LANTERN CREEK COURT
 CONROE, TX 77303

CHARLESTON PARK RIVER PLN GOLF CLUB
 550 COUNTRY CLUB DRIVE
 CONROE, TX 77302

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
52690	CHARLESTON PARK		ANDREW BAKER	
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
ANDREW BAKER	PK PICK-UP TX	Net Due 60 Days	03/26/2024	No
ORDER QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
20ea	D70E5080A 1 1/4 IN FULL CIRCLE ROTOR ELECTRIC VIH #50-BLACK NOZZLE 80 PSI WEATHERMATIC SPECIAL ORDER - NON-RETURNABLE		245.950/ea	4919.00
20ea	ADPT150N INLET BUSHING ADAPTER - 1-1/4 IN MALE ACME X 1-1/2 IN IN FEMALE NPT WEATHERMATIC SPECIAL ORDER - NON-RETURNABLE		18.917/ea	378.33

The pricing on this bid is good for 30 days from the date generated.
 Taxes are not included in totals.

Subtotal	5297.33
S&H Charges	0.00
Amount Due	5297.33