

**RIVER PLANTATION MUNICIPAL UTILITY DISTRICT**

**NOTICE OF SPECIAL 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 **2:00 p.m.** on **Friday, July 21, 2023.**

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

1. Public Comment
2. Engineering Matters; Survey of District Facilities; Drainage Analysis
3. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, and 551.076 as necessary
4. Engage Whitney & Associates to Perform Appraisals
5. Authorize Acquisition of Real Property as Necessary
6. Authorize Legal Action to Protect District Facilities



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



**HITNEY & ASSOCIATES**  
Real Estate Valuation and Consulting

---

July 18, 2023

River Plantation Municipal Utility District  
c/o Paul, Radich, The Radich Law Firm, PLLC  
7670 Woodway Drive, Suite 357  
Houston, Texas 77063

**Sent via email: ([paul@radichlawfirm.com](mailto:paul@radichlawfirm.com))**

**Re:** Appraisal Reports

Dear Mr. Radich;

Pursuant to your request, I hereby submit my proposal for appraisal services pertaining to the herein described client, River Plantation Municipal Utility District.

This proposal is for appraisal reports of **Market Value for Land Swaps, Non-Condemnation Transactions, Fee Acquisition or Easement Acquisition** purposes.

Upon execution of this agreement and request of individual appraisals, I agree to furnish one (1) PDF original of the appraisal findings of the market value, estimated in accordance with recognized appraisal procedures and applicable principles of law.

In consideration of the preparation of complete initial appraisal reports and services described above, the appraiser shall be paid an amount not to exceed **Three Thousand Five Hundred Dollars (\$3,500) for each appraisal**, which shall constitute full payment for all work done and reimbursement for all expenses incurred, including the costs of all supplies, materials, and equipment.

In addition to the appraisal services and production of initial appraisal reports described above, the appraiser agrees to provide condemnation support as requested. Condemnation support includes updated appraisal reports, testimony as an expert witness at condemnation hearings, and all other necessary support including but not limited to production of exhibits for hearings and consultation in preparation for hearings. The hourly fee for these services is \$250.

All sums of money due under this agreement are due and payable in Montgomery County, Texas and venue for any actions pursuant to this agreement will be made in Montgomery County, Texas.

The appraisals will be made in accordance within the Uniform Standards of Professional Appraisal Practice and the Appraisal Institute's Uniform Standards of Professional

Appraisal Practice and Code of Ethics and is subject to the assumptions and limiting conditions contained herein.

Your signature of acceptance below will authorize this proposal and agreement between the parties.

Respectfully Submitted,  
*WHITNEY & ASSOCIATES*



---

Texas State Certified General  
Real Estate Appraiser TX-1326491-G

The above proposal is accepted and agreed to on this the \_\_\_\_\_ day of July, 2023.

---

River Plantation Municipal Utility District