

## RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

### NOTICE OF PUBLIC MEETING

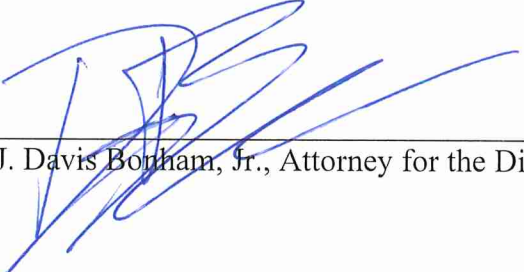
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Thursday, August 11, 2025.**

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

1. Minutes of the meeting(s) of Board of Directors
2. Receive comments from the Public
3. Financial and bookkeeping matters including:
  - a. Bookkeeper's report
  - b. Tax Assessor-Collector's report
  - c. Review of investments
  - d. Payment of District bills
4. Park maintenance matters
5. Review Truth in Taxation Calculations for 2025 Tax Rate
6. Adopt Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2025 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
7. Budget for F.Y.E. 09/30/2026
8. Operator's Report
9. Engineer's Report
10. Agreement for Water Line Construction with Cornerstone Church
11. Storage and posting of previously recorded and posted open meeting videos on District's website
12. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
13. Executive (closed) Session Pursuant to Texas Government Code Chapter 551 as necessary
14. Litigation Related to Damage to District Water Facilities by Tachus and Associated Contractors
15. Pending business



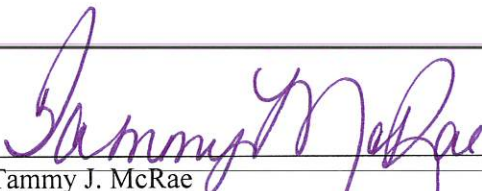
  
\_\_\_\_\_  
J. Davis Borham, Jr., Attorney for the District

**Tammy J. McRae**  
**Montgomery County**  
**Tax Assessor-Collector**


**Monthly Tax Collection Report**  
**For the month of July 2025**

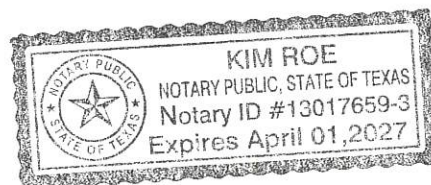
**River Plantation MUD**

	<b>MTD</b>	<b>YTD</b>
2024 Base Tax	\$ 13,554.63	\$ 1,495,103.76
2024 Penalty & Interest	1,015.46	11,102.88
Prior Years Base Tax	682.17	23,954.93
Prior Years Penalty & Interest	209.91	5,942.47
Reversals (Refunds, Returned Items, Transfers)	-	(27,531.20)
Collection Fee	-	(497.00)
5% Rendition Fee	-	(4.09)
<b>Total Collections</b>	<b>\$ 15,462.17</b>	<b>\$ 1,508,071.75</b>

  
Tammy J. McRae  
Montgomery County Tax Assessor-Collector

Sworn to and subscribed before me on the 5<sup>th</sup> day of AUGUST, 2025.

  
Notary Public in and for the State of Texas



FISCAL START: 10/01/2024 END: 09/30/2025 JURISDICTION: 0412 RIVER PLANTATION MUD

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
	-----	-----	-----	-----	-----	-----
CURRENT YEAR	216,972.524	14,242.185	231,214.709 0	00.660000	1,526,099.60	1,276
	-----	-----	-----	-----	-----	-----

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
-----								
2024	1,432,101.18	.00	93,998.42	13,554.63	1,469,387.35	56,712.25	96.28	0.00
2023	46,787.17	.00	3,781.14-	598.56	16,049.50	26,956.53	37.32	0.00
2022	17,931.54	.00	485.07-	83.61	4,721.31	12,725.16	27.06	0.00
2021	4,340.76	.00	78.97	0.00	748.95	3,670.78	16.95	0.00
2020	3,061.33	.00	80.55	0.00	604.00	2,537.88	19.22	0.00
2019	2,050.01	.00	79.99	0.00	79.99	2,050.01	3.76	0.00
2018	1,702.57	.00	0.00	0.00	0.00	1,702.57		0.00
2017	1,415.90	.00	0.00	0.00	0.00	1,415.90		0.00
2016	1,119.69	.00	0.00	0.00	0.00	1,119.69		0.00
2015	662.76	.00	0.00	0.00	2.60	660.16	.39	0.00
2014	304.19	.00	17.60-	0.00	0.00	286.59		0.00
2013	264.93	.00	0.00	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	19.24-	0.00	0.00	0.00		0.00
2003	0.00	.00	0.00	0.00	0.00	0.00		0.00
****	1,511,871.49	.00	89,934.88	14,236.80	1,491,593.70	110,212.67		0.00
CURR	1,432,101.18	.00	93,998.42	13,554.63	1,469,387.35	56,712.25		0.00
DELO	79,770.31	.00	4,063.54-	682.17	22,206.35	53,500.42		0.00

08/01/2025 02:58:00 4894570

TC298-D SELECTION: DEPOSIT

RECEIPT DATE: ALL

LOCATION: ALL

## TAX COLLECTION SYSTEM

## DEPOSIT DISTRIBUTION

FROM: 07/01/2025 THRU 07/31/2025

JURISDICTION: 0412 RIVER PLANTATION MUD

PAGE: 1

INCLUDES AG ROLLBACK

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2024	M & O	.410000	8,420.31	.00	630.82	.00	9,051.13	920.52	.00	.00	9,971.65
	I & S	.250000	5,134.32	.00	384.64	.00	5,518.96	.00	.00	.00	5,518.96
	TOTAL	.660000	13,554.63	.00	1,015.46	.00	14,570.09	920.52	.00	.00	15,490.61
2023	M & O	.400000	368.35	.00	110.51	.00	478.86	155.62	.00	.00	634.48
	I & S	.250000	230.21	.00	69.06	.00	299.27	.00	.00	.00	299.27
	TOTAL	.650000	598.56	.00	179.57	.00	778.13	155.62	.00	.00	933.75
2022	M & O	.270000	43.41	.00	15.76	.00	59.17	22.79	.00	.00	81.96
	I & S	.250000	40.20	.00	14.58	.00	54.78	.00	.00	.00	54.78
	TOTAL	.520000	83.61	.00	30.34	.00	113.95	22.79	.00	.00	136.74
ALL	M & O		8,832.07	.00	757.09	.00	9,589.16	1,098.93	.00	.00	10,688.09
ALL	I & S		5,404.73	.00	468.28	.00	5,873.01	.00	.00	.00	5,873.01
ALL	TOTAL		14,236.80	.00	1,225.37	.00	15,462.17	1,098.93	.00	.00	16,561.10
DLO	M & O		411.76	.00	126.27	.00	538.03	178.41	.00	.00	716.44
DLO	I & S		270.41	.00	83.64	.00	354.05	.00	.00	.00	354.05
DLO	TOTAL		682.17	.00	209.91	.00	892.08	178.41	.00	.00	1,070.49
CURR	M & O		8,420.31	.00	630.82	.00	9,051.13	920.52	.00	.00	9,971.65
CURR	I & S		5,134.32	.00	384.64	.00	5,518.96	.00	.00	.00	5,518.96
CURR	TOTAL		13,554.63	.00	1,015.46	.00	14,570.09	920.52	.00	.00	15,490.61

TAX COLLECTION SYSTEM  
DEPOSIT DISTRIBUTION  
SUMMARY OF PAYMENTS AND REVERSALS  
FROM: 07/01/2025 THRU 07/31/2025  
JURISDICTION: 412 RIVER PLANTATION MUD

INCLUDES AG ROLLBACK

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT
	2022 TOTAL		83.61	0.00	30.34	22.79	0.00	136.74
	2023 TOTAL		598.56	0.00	179.57	155.62	0.00	933.75
	2024 TOTAL		13,554.63	0.00	1,015.46	920.52	0.00	15,490.61
	TOTAL PAYMENTS		14,236.80	0.00	1,225.37	1,098.93	0.00	16,561.10
	TOTAL FOR UNIT		14,236.80	0.00	1,225.37	1,098.93	0.00	16,561.10

Held Funds By Deposit Date - Property Tax File

Report run on: August 1, 2025 11:16 AM

For Deposit Dates 07/01/2025 thru 07/31/2025 as of 08/01/2025

Ver: 1.39

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



**Municipal Operations  
& Consulting, Inc.**

**MONTHLY OPERATIONS REPORT FOR RIVER PLANTATION MUD**

July, 2025

**Connections:** 978  
**Vacant:** 37

REVENUE:	Water	LSGCD	Sewer	TCEQ	Taps	Deposits	Penalty	Misc.	TOTAL
	\$ 27,988.67	\$ 641.20	\$ 32,375.28	\$ 306.69	\$ -	\$ 2,350.00	\$ 849.78	\$ 7,729.34	\$ 72,240.96
BILLED CONS:	Residential	Builder/Temp	Multi-Family	Irrigation	STP/LS	Commercial	Total		
	7,052,000	4,000	0	276,000	175,000	206,000	7,713,000		

**WATER:**

Gallons pumped from Well No.2  
Gallons pumped from Well No.3  
Total Pumpage  
Total Gallons Billed  
Leaks, Construction, Flushing  
Pumped vs. Billed  
Pumped vs. Accounted  
Leaks repaired in District

06/18/25 - 07/18/25

2,103,000  
6,656,000  
8,759,000  
7,713,000  
390,000  
88%  
93%  
2

**LSGCD - Well Permit**

Permit Expires: 12/31/2025  
Permitted Authorization: 225,868,339  
July Withdrawal: 9,562,000  
Y-T-D Withdrawal: 58,333,000  
Amount Remaining: 167,535,339

Bacteriological samples: 6 Good

**WASTEWATER TREATMENT PLANT**

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

**July, 2025**

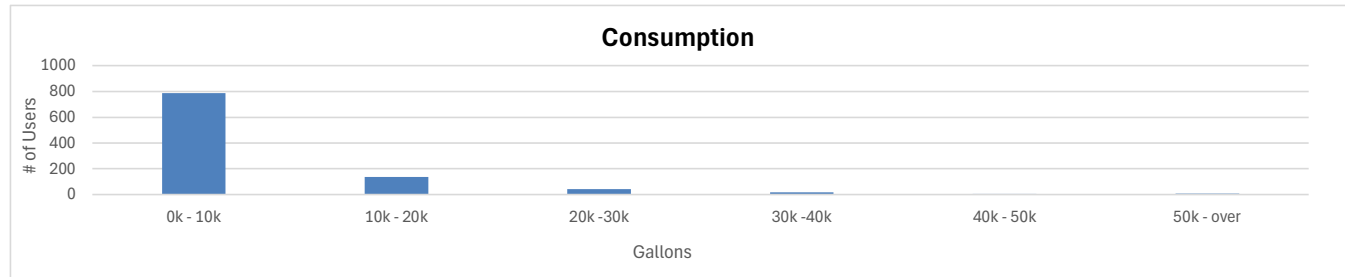
	July, 2025		Measured by:
Average daily flow	390,000	Permitted Daily Flow	600,000 gal.per day
Average CBOD	2.28	Permitted CBOD	10 mg/l
Average Total Suspended Solids	3.58	Permitted T.S.S.	15 mg/l
Average Ammonia Nitrogen	2.08	Permitted Ammonia Nitrogen	3 mg/l
Average PH	7.50	Permitted PH	6.00 - 9.00 STD UNIT
Average Dissolved Oxygen	7.70	Permitted Dissolved Oxygen (Min.)	6.0 mg/l
Maximum Chlorine Residual	3.88	Permitted Chlorine Maximum	4.0 mg/l
Minimum Chlorine Residual	1.14	Permitted Chlorine Minimum	1.0 mg/l
Average E. coli	1.00	Permitted E. coli	63.0 mpn/100 ml
Total Rainfall	5.40"		

Sewer Treatment plant is currently operating at 65% of the permitted capacity.

Total gallons of Reuse for the month of July - 5.918 MG

Reuse revenue - \$0.00

Aged Receivables:	Current	30 day	60 day	90 day	120 day	Total
	\$ 64,556.40	\$ (4,394.27)	\$ 2,357.29	\$ 1,516.52	\$ 1,147.17	\$ 65,183.11

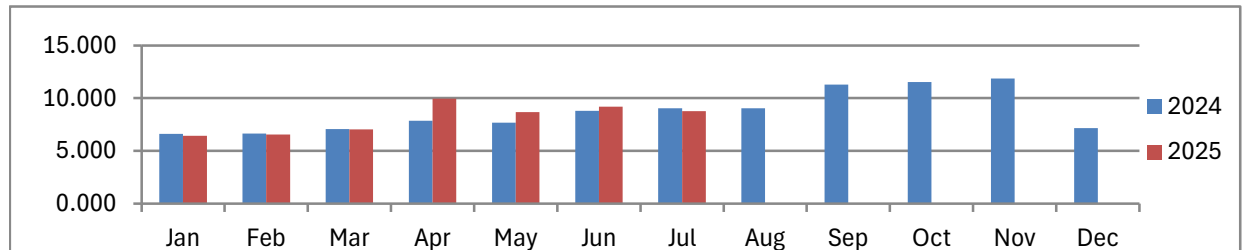


# River Plantation MUD

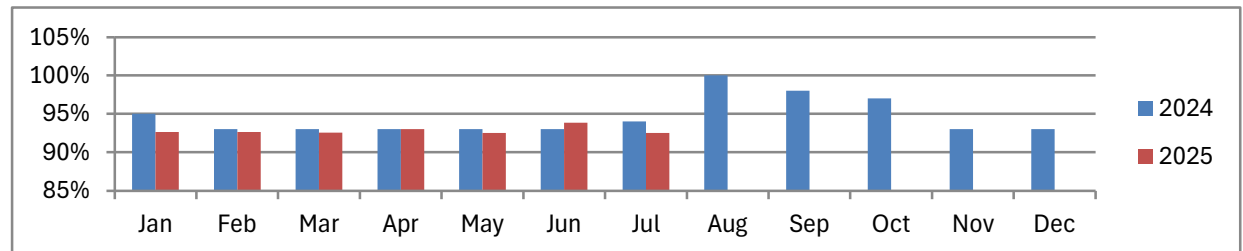
## Water Production and Accountability Report

Read Date	Produced	Billed	I/C	Leaks & Flushing	Accountability %	12 Month Avg.
12/19/23 - 01/18/24	6.613	6.261	0.000	0.005	95%	
01/18/24 - 02/19/24	6.650	5.960	0.000	0.200	93%	
02/19/24 - 03/18/24	7.062	6.411	0.000	0.130	93%	
03/18/24 - 04/17/24	7.846	7.102	0.000	0.160	93%	
04/17/24 - 05/17/24	7.675	7.063	0.000	0.040	93%	
05/17/24 - 06/18/24	8.804	7.726	0.000	0.450	93%	
06/18/24 - 07/17/24	9.030	8.471	0.000	0.015	94%	
07/17/24 - 08/16/24	9.040	9.025	0.000	0.005	100%	
08/16/24 - 09/18/24	11.274	11.058	0.000	0.005	98%	
09/18/24 - 10/17/24	11.510	11.177	0.000	0.005	97%	
10/17/24 - 11/18/24	11.846	9.404	0.000	1.560	93%	
11/18/24 - 12/18/24	7.150	6.588	0.000	0.030	93%	95%
12/18/24 - 01/17/25	6.411	5.880	0.000	0.060	93%	94%
01/17/25 - 02/17/25	6.534	5.923	0.000	0.130	93%	94%
02/17/25 - 03/19/25	7.026	5.974	0.000	0.530	93%	94%
03/19/25 - 04/21/25	9.944	8.549	0.000	0.700	93%	94%
04/21/25 - 05/19/25	8.667	7.337	0.000	0.680	93%	94%
05/19/25 - 06/18/25	9.197	8.625	0.000	0.005	94%	94%
06/18/26 - 07/18/25	8.759	7.713	0.000	0.390	93%	94%

### Water Production



### Water Accountability





## AGREEMENT FOR WATER LINE CONSTRUCTION

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY       §

This Agreement for Water Line Construction (the “Agreement”) is effective this \_\_\_\_\_ day of \_\_\_\_\_, 2025 (the “Effective Date”) and is made and entered into by and between RIVER PLANTATION MUNICIPAL UTILITY DISTRICT, a conservation and reclamation district and a political subdivision of the State of Texas, created and operating under the provisions of Article XVI, Section 59, of the Texas Constitution and Chapters 49 and 54, Texas Water Code, as amended (the “District”); and Cornerstone Christian Assembly of God of Conroe, a Texas domestic nonprofit corporation (the “Owner”).

### W I T N E S S E T H

#### Recitals

WHEREAS, Owner owns an approximately 4.8340-acre tract of land located adjacent to Mosswood Drive and Interstate 45 North Freeway Service Road in Montgomery County, Texas, located inside the boundaries of the District (the “Tract”);

WHEREAS, Owner desires District water service to the Tract necessitating the construction of the proposed 6” public water line along Mosswood Road to the Tract to provide water service to the Tract, as shown in Exhibit A (the “Water Line”);

WHEREAS, the District intends to design and construct the Water Line necessary to provide District service to Owner only upon receipt of a deposit in the amount of \$183,140.00 (the “Deposit”), the Deposit amount being equal to the estimated actual cost to design and construct the Water Line;

WHEREAS, the Owner has requested that the District install a water tap to obtain District water service for the Tract (the “Tap”);

WHEREAS, prior to the installation of the Tap necessary to provide District service to Owner, the District will require payment of a tap fee by Owner in the amount of the actual cost to the District to install the tap plus 200% (the “Tap Fee”);

NOW THEREFORE, for and in consideration of the mutual covenants and guarantees contained in this Agreement, District and Owner agree as follows:

1. District and Owner agree that the aforementioned Recitals are true and correct.
2. Within thirty (30) days of the Effective Date of this Agreement, Owner shall pay to District the Deposit in the amount of \$183,140.00. Upon the District’s receipt of the Deposit, the District will commence design and construction of the Water Line. Upon completion and final acceptance by the District of the Water Line, any unused portion of the Deposit will be returned to Owner within sixty (60) days of completion and final acceptance of the Water Line, provided,

however, that no portion of the Deposit will be returned to Owner prior to Owner's payment to the District of the Tap Fee in accordance with Section 3 herein.

3. Prior to the District's installation of the Tap to provide District water service to Owner, Owner shall pay to District the Tap Fee in the amount of the actual cost to the District to install the tap plus 200% of such actual cost. Upon receipt of the Tap Fee by the District, the District shall install the Tap and commence water service to Owner; provided, however, that notwithstanding early payment of the Tap Fee herein, the District has no obligation to install the Tap prior to final completion and acceptance by the District of the Water Line.

4. This Agreement shall have a term of two (2) years from the Effective Date; provided, however, that if Owner has not fulfilled its obligations under this Agreement within the two (2) years following the Effective Date and fails to cure the same within thirty (30) days following written notice from the District, this Agreement shall automatically terminate and will be of no further force and effect. Further, if the Deposit has been paid to District pursuant to Section 2 and if District has begun design of the Water Line pursuant to this Agreement, then the Deposit shall be surrendered by Owner in consideration for the District entering into this Agreement.

5. Owner agrees to convey to the District all easements upon which any necessary facilities to provide District service to Owner may be constructed, each in a form acceptable to the District.

6. District shall retain sole discretion regarding the review and approval of plans for the construction of the Water Line and the inspection and deemed final completion thereof; provided, however, that District shall provide a copy of the approved plans for the construction of the Water Line to Owner prior to construction of the Water Line.

7. Owner agrees that it shall not transfer, assign or alienate any of the rights obtained under this Agreement to any other person or entity without the prior written consent of the District.

8. None of the terms, provisions or covenants contained in this Agreement may be waived, altered, modified or amended except with written consent of the parties hereto.

9. This Agreement shall be binding upon the parties hereto, their successors and assigns, and shall be deemed to be a contract under the laws of the State of Texas and for all purposes shall be construed in accordance with the laws of the State of Texas.

10. In the event either party is rendered unable wholly or in part by force majeure to carry out any of its obligations under this Agreement, it is agreed that on such party's giving notice and the full particulars of such force majeure in writing to the other party as soon as possible after the occurrence of the cause relied upon, then the obligations of the party giving such notice, to the extent it is affected by force majeure and to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of any inability so caused as to the extent provided but for no longer period. Such cause shall, as far as possible, be remedied with all reasonable dispatch. The term "force majeure" as used herein shall include but not be limited to acts of God, acts of the public enemy, war, blockade, insurrections, riots, epidemics, landslides, lightning, earthquakes, fire, storms, floods,

winter storms, ice storms, washouts, droughts, tornadoes, hurricanes, arrests and restraints of government and people, explosions, breakage or any damage to machinery, pipelines, or canals or any other inability of either party, whether similar to those enumerated or otherwise and not within the control of the party claiming such inability, which by the exercise of due diligence and care such party could not have avoided.

11. This Agreement shall be for the sole and exclusive benefit of the District and Owner and their respective successors and assigns. Nothing herein shall be construed to confer standing to sue upon any party who did not otherwise have such standing.

13. The provisions of this Agreement are severable, and if any provisions or any part of this Agreement or the application thereof to any person or circumstance shall ever be held by any court of competent jurisdiction to be unconstitutional or invalid for any reason, then the remainder of this Agreement and the application of such provisions or part of this Agreement to other persons or circumstances shall not be affected thereby.

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

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

16. Pursuant to Section 2274.002, Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session) as amended, Owner hereby verifies that Owner, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code.

17. Pursuant to Section 2274.002, Texas Government Code (as added by Senate Bill 19, 87th Texas Legislature, Regular Session, "SB 19"), as amended, Owner hereby verifies that Owner, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of the Agreement. As used in the foregoing verification, "discriminate against a firearm entity or trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code (as added by SB 19).

This Agreement has been executed in dual counterparts, each of which shall be deemed an original.

**RIVER PLANTATION MUNICIPAL UTILITY  
DISTRICT**

By: \_\_\_\_\_  
President, Board of Directors

ATTEST:

\_\_\_\_\_  
Secretary, Board of Directors

Cornerstone Christian Assembly of God of Conroe  
a Texas domestic nonprofit corporation

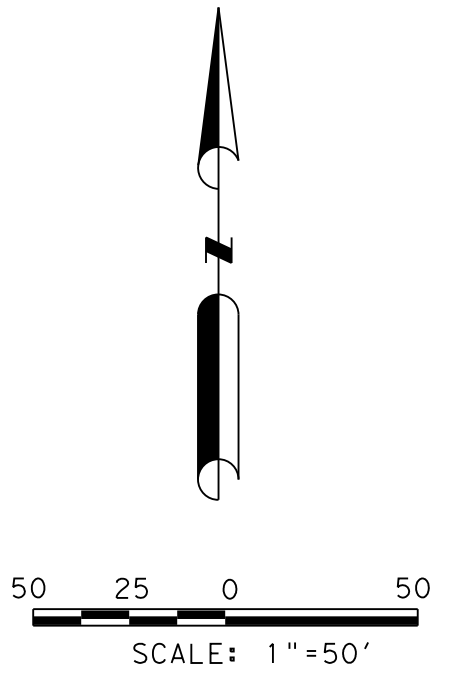
By: \_\_\_\_\_

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

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

## EXHIBIT A

Water Line  
(*Next page*)



**MOSSWOOD DRIVE  
WATER LINE  
EXTENSION EXHIBIT**



777 North Eldridge Parkway, Suite 500  
Houston, Texas 77079  
713-782-0042  
www.vse-eng.com  
Texas P. E. Firm Registration No. F148

