

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



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

July 22, 2022

Ms. Laurie Gharis, Chief Clerk  
Office of the Chief Clerk  
Texas Commission on Environmental Quality  
P.O. Box 13087, MC-105  
Austin, Texas 78711-3087

Re: TCEQ Docket No. 2022-0536-DIS; Consideration of a Petition for Creation of  
Riceland Management District of Chambers County

Dear Ms. Gharis:

Enclosed for filing with the Texas Commission on Environmental Quality (Commission) are the following backup materials for the August 10, 2022, agenda item on the above referenced matter:

1. Proposed Order;
  - a. Exhibit A: Metes and Bounds
  - b. Exhibit B: Staff Memorandum
2. Petition for Creation;
3. City Resolution;
4. Certificate and Notice of Hearing;
5. Affidavit of Publication and Tear Sheets;
6. Mailing List; and
7. Caption.

Please do not hesitate to contact me at (512) 239-4761 if you have any questions regarding this material. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Kayla Murray".

Kayla Murray  
Staff Attorney  
Environmental Law Division

Attachment 1  
Proposed Order

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## AN ORDER GRANTING THE PETITION FOR CREATION OF RICELAND MANAGEMENT DISTRICT AND APPOINTING TEMPORARY DIRECTORS

**DOCKET NO. 2022-0536-DIS**

On August 10, 2022, the Texas Commission on Environmental Quality (Commission) met in regular session at its offices in Austin, Texas, with notice of the meeting issued in compliance with the Open Meetings Act, Texas Government Code §§ 551.001-551.146, and the Administrative Procedure Act, Texas Government Code §§ 2001.001-2001.902, to consider the petition (Petition) filed by RDC Partners, LP, as authorized, to create Riceland Management District (District) of Chambers County pursuant to Article XVI, § 59, and Article III, §§ 52 and 52(a) of the Texas Constitution and Chapter 375 Texas Local Government Code, and Chapter 49, Texas Water Code.

The Commission has jurisdiction to consider this matter and the following Findings of Fact and Conclusions of Law are appropriate after examining the application and supporting documentation:

### FINDINGS OF FACT

1. On April 28, 2022, an application (including the Petition) by RDC Partners, LP (Petitioner) was filed with the Commission pursuant to Chapter 375, Texas Local Government Code; Chapter 49, Texas Water Code; and Chapter 293, Title 30 Texas Administrative Code.
2. The Petition was signed by a duly authorized officer of the Petitioner.
3. The Petitioner holds a majority in value of title to the land to be included within the proposed District's boundaries.
4. Petitioner requested that the Commission hold a public hearing on the question of the creation of the District pursuant to Texas Local Government Code §375.023; Chapter 49, Texas Water Code; and Title 30 Texas Administrative Code §293.12(g).
5. The Petition contains a metes and bounds description of the boundaries of the District; states the specific purpose for which the District will be created; states the general nature of the work, the necessity for the work, and the approximate cost of the work; includes the name of the District; includes a proposed list of initial directors, their experience, and their initial term of service; and includes a Resolution by the City of Mont Belvieu, which expresses the city's consent to create the District.
6. There are no lienholders on the land in the proposed District.
7. Chambers County is the county in which the District is to be located.

8. Notice of the hearing on the application was published on July 7 and July 14, 2022, in the *Baytown Sun*, a newspaper regularly published and generally circulated in Chambers County, Texas, which is the county in which the proposed District is to be located.

9. Submitted within the petition were notarized affidavits for each of the proposed initial directors, listed as follows and indicating that each meets the qualification requirements of Texas Local Government Code § 375.063:

| <u>Two-Year Term</u> | <u>Four-Year Term</u> |
|----------------------|-----------------------|
| Jared Fullylove      | Jim Ferris            |
| John Jennings        | Ed Heap               |
|                      | Jacob Grossman        |

Pursuant to Texas Local Government Code § 375.062, Petitioner requests that the Commission divide the initial directors into two groups, with two directors serving two-year terms and three directors serving four-year terms, as indicated above.

10. By Ordinance No. 2021-026, passed and approved November 9, 2021, the City of Mont Belvieu has consented to the creation of the District, as required by 30 Texas Administrative Code § 293.11(j)(1)(F).

11. The Executive Director conducted a review of the application and memorialized his findings in a technical memorandum dated June 20, 2022 (Memorandum). The Memorandum is attached as Exhibit "B" and is incorporated as part of this Order.

12. The creation of the District as set out in the Petition is feasible, necessary, and would be a benefit to the land to be included in the District.

13. The District and its system and subsequent development within the District will not have an unreasonable effect on the following: land elevations; subsidence; groundwater level within the region; recharge capability of a groundwater source; natural run-off rates and drainage; and water quality.

#### CONCLUSIONS OF LAW

1. The Commission has jurisdiction to consider this Petition and is authorized to make and enter its Findings of Fact, Conclusions of Law, and Orders with respect to the creation of the proposed District.

2. All of the land and property proposed may properly be included within the District.

3. The Petition conforms to the requirement of Texas Local Government Code § 375.022.

4. Proper notice of this application was given pursuant to Texas Local Government Code §§ 375.023 and 375.024.

5. All statutory and regulatory requirement for creation of Riceland Management District have been fulfilled in accordance with Chapter 375, Texas Local Government Code and Title 30 Texas Administrative Code § 293.11(j).

NOW THEREFORE, BE IT ORDERED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY THAT:

1. The Petition for the creation of Riceland Management District is hereby granted.



2. The District is created under the terms and conditions of Article XVI, § 59, and Article III, §§ 52 and 52(a) of the Texas Constitution, and Chapter 375, Texas Local Government Code, and Chapter 49, Texas Water Code.

3. The District shall have, and shall be subject to, all of the rights, duties, powers, privileges, authority, and functions conferred and imposed by the Commission and the general laws of the State of Texas relating to municipal management districts.

4. The general nature of the work proposed to be done by the District at the present time is to purchase, construct, acquire, provide, operate, maintain, repair, improve, or extend inside or outside of its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary or helpful to provide park and recreational facilities; to gather, conduct, divert, abate, amend, and control local storm water or other local harmful excesses of water in the proposed District; to construct, acquire, provide, operate, maintain, repair, improve, or extend inside or outside of its boundaries toads and related facilities; and to purchase, construct, acquire, provide, operate, maintain, repair, improve, or extend inside or outside of its boundaries such additional facilities, plants, systems, plants, and enterprises, as shall be consonant with the purposes for which the District is created, all as more particularly described in an engineer's report filed simultaneously with the filing of the petition, to which reference is made for a more detailed description, and such other additional facilities, systems, plants, and enterprises, and road, park and recreational facilities, as shall be consistent with all of the purposes for which the District is created.

5. The District shall be composed of the area situated wholly within the corporate limits of the City of Mont Belvieu, Chambers County, Texas, described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

6. The following five persons with terms, as noted, are hereby named, and appointed as initial directors of the District to serve until their successors are elected or have been appointed in accordance with applicable law:

Two-Year Term

Jared Fullylove

John Jennings

Four-Year Term

Jim Ferris

Ed Heap

Jacob Grossman

7. The foregoing initial directors shall, as soon as practicable after the date of entry of this Order, execute their official bonds and take their official oath of office. All such bonds shall be approved by the Board of Directors of the District and each bond and oath shall be filed with the District and retained in its records.

8. This Order shall in no event be construed as an approval of any proposed agreements or of any particular items in any documents provided in support of the petition for creation, nor as a commitment or requirement of the Commission in the future to approve or disapprove any particular items or agreements in future applications submitted by the District for Commission consideration.

9. This order shall not constitute approval or recognition of the validity of any provision in the City of Mont Belvieu consent Ordinance No. 2021-026, passed and approved November 9, 2021, and any other ordinance/resolution incorporated therein by reference to the extent that such provisions exceed the authority granted to the City of Mont Belvieu, by the laws of the State of Texas.

10. The Chief Clerk of the Texas Commission on Environmental Quality shall forward a copy of this Order to all affected persons.

11. If any provision, sentence, clause, or phrase of this Order is for any reason held to be invalid, the invalidity of any portion shall not affect the validity of the remaining portions of the Order.

Issue Date: (DRAFT)

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For the Commission

Exhibit A  
Metes and Bounds

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION  
TRACT 1  
454.700 ACRES

Description of 454.700 acres or 19,806,743 square feet of land located in the Henry Griffith Survey, Abstract 12, Chambers County, Texas, being part of the Benes Family Estate Properties and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a ½ inch iron rod found for the intersection of the north right-of-way of FM 3360 with the east right-of-way of Eagle Point Drive and the most westerly corner of the herein described tract;

THENCE NORTH 42 degrees 31 minutes 06 seconds East with the east right-of-way of Eagle Point Drive, a distance of 3,279.74 feet to a point in the southwest line of the City of Mont Belvieu called 228.452 acre tract described in Volume 415, Page 596 of Chambers County Deed Records;

THENCE SOUTH 47 degrees 25 minutes 54 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 644.43 feet to the southern most corner of said City of Mont Belvieu tract;

THENCE NORTH 39 degrees 20 minutes 18 seconds East with the southeast line of said Mont Belvieu tract a distance of 696.22 feet to a point for corner;

THENCE NORTH 75 degrees 25 minutes 27 seconds East a distance of 1,378.23 feet to a ½ inch iron rod found for the northwest corner of Lot 6 of the Hidden Fairways Subdivision recorded under Clerk's File Number 2009-4571 of the map records of Chambers County;

THENCE in a southerly direction with the center of Hodges Gully and the westerly line of Lots 6 and 7 of said Hidden Fairways Subdivision the following courses and distances;

SOUTH 08 degrees 08 minutes 34 seconds West a distance of 210.97 feet;  
SOUTH 53 degrees 21 minutes 22 seconds West a distance of 62.27 feet;  
SOUTH 07 degrees 20 minutes 10 seconds East a distance of 74.46 feet;  
SOUTH 17 degrees 40 minutes 09 seconds West a distance of 43.81 feet;  
SOUTH 02 degrees 51 minutes 45 seconds West a distance of 80.41 feet;  
SOUTH 55 degrees 51 minutes 39 seconds West a distance of 67.63 feet;  
SOUTH 64 degrees 51 minutes 53 seconds West a distance of 57.28 feet;  
SOUTH 72 degrees 16 minutes 42 seconds West a distance of 82.30 feet;  
SOUTH 39 degrees 03 minutes 32 seconds West a distance of 72.63 feet;  
SOUTH 10 degrees 18 minutes 20 seconds West a distance of 59.76 feet;  
SOUTH 44 degrees 08 minutes 48 seconds West a distance of 62.06 feet;  
SOUTH 25 degrees 20 minutes 18 seconds East a distance of 43.29 feet;

SOUTH 25 degrees 54 minutes 28 seconds West a distance of 70.21 feet;  
SOUTH 09 degrees 25 minutes 54 seconds East a distance of 96.47 feet;  
SOUTH 16 degrees 32 minutes 39 seconds West a distance of 29.35 feet;  
SOUTH 06 degrees 03 minutes 47 seconds West a distance of 84.27 feet;  
SOUTH 52 degrees 24 minutes 25 seconds East a distance of 29.96 feet;  
SOUTH 11 degrees 17 minutes 01 seconds East a distance of 14.18 feet to a 5/8 inch iron rod with cap found for the northwest corner of Lot 7 of said Hidden Fairways Subdivision;

THENCE SOUTH 62 degrees 40 minutes 20 seconds East with the southerly line of said Hidden Fairways Subdivision, a distance of 1,084.01 feet to the southeast corner of said Hidden Fairways Subdivision;

THENCE SOUTH 60 degrees 53 minutes 17 seconds East with the south line of a 30.0 feet wide private road described in deed to Volume 978, page 408 of Chambers County Deed Records, a distance of 94.79 feet to the beginning of a curve to the right,

THENCE in a southeasterly direction continuing with the southwest line of said private road and a curve having a central angle of  $37^{\circ} 33' 27.0''$ , a radius of 107.85 feet, chord bears S 42 degrees 06 minutes 34 seconds East, a chord distance of 69.44 feet, an arc distance of 70.70 feet to the point of tangency;

THENCE SOUTH 23 degrees 19 minutes 50 seconds East, continuing with the southwest line of said private road, a distance of 517.85 feet to the beginning of a curve to the right;

THENCE in a southeasterly direction continuing with the southwest line of said private road and a curve to the right having a central angle of  $22^{\circ} 56' 33.0''$ , a radius of 394.73 feet, chord bears S 11 degrees 51 minutes 34 seconds East, a chord distance of 157.00 feet, an arc distance of 158.06 feet to the point of tangency;

THENCE SOUTH 00 degrees 23 minutes 17 seconds East continuing with the west line of said private road, a distance of 2,175.83 feet to a point in the northwest right-of-way of FM 565;

THENCE in a southwesterly direction with the northwest right-of-way of FM 565 and a curve to the left having a central angle of  $01^{\circ} 03' 21.0''$ , a radius of 5,695.63 feet, chord bears S 59 degrees 21 minutes 36 seconds West, a chord distance of 104.96 feet, an arc distance of 104.96 feet to the point of tangency;

THENCE SOUTH 59 degrees 49 minutes 06 seconds West with the northwest right-of-way of FM 565, a distance of 1,696.98 feet to a point for corner;

THENCE SOUTH 60 degrees 01 minutes 21 seconds West continuing with the northwest right-of-way of FM 565, a distance of 394.04 feet to a point for corner;

THENCE NORTH 29 degrees 58 minutes 39 seconds West, departing the northwest right-of-way of FM 565, a distance of 150.01 feet to a point for corner;

THENCE SOUTH 60 degrees 01 minutes 21 seconds West a distance of 150.01 feet to a point for corner;

THENCE SOUTH 29 degrees 58 minutes 39 seconds East a distance of 138.63 feet to a point in the northwest right-of-way of FM 565;

THENCE SOUTH 59 degrees 16 minutes 01 seconds West with the northwest right-of-way of FM 565, a distance of 863.34 feet to a point for corner;

THENCE NORTH 77 degrees 10 minutes 45 seconds West a distance of 146.92 feet to a point for corner in the northeast right-of-way of FM 3360;

THENCE NORTH 34 degrees 00 minutes 08 seconds West with the northeast right-of-way of FM 3360, a distance of 2,620.55 feet to the beginning of a curve;

THENCE in a northwesterly direction continuing with the northeast right-of-way of FM 3360 and a curve to the left having a central angle of  $23^{\circ} 13' 00.0''$ , a radius of 2,935.20 feet, chord bears N 45 degrees 36 minutes 38 seconds West, a chord distance of 1,181.25 feet, an arc distance of 1,189.37 feet to the point of tangency;

THENCE North 57 degrees 13 minutes 08 seconds West continuing with the northeast right-of-way of FM 3360, a distance of 262.97 feet to the POINT OF BEGINNING and containing 454.700 acres of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

 6/25/2021

George Totten  
Registered Professional Land Surveyor  
State of Texas No. 4605



Riceland Municipal Utility District No. 2

November 2021

STATE OF TEXAS §  
COUNTY OF CHAMBERS §

DESCRIPTION OF 495.70 ACRES OF LAND  
SITUATED IN THE  
WILLIAM HODGES SURVEY, ABSTRACT NO. 13  
CHAMBERS, TEXAS

Description of 495.70 acres located in the William Hodges Survey, Abstract No. 13, Chambers County, and more particularly described as follows. Bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**COMMENCING** at a point found for the intersection of the northwest right-of-way line of Wilburn Ranch Drive (100.0 feet wide) with the northeast right-of-way of Eagle Drive (120.0 feet wide);

THENCE, North 57 degrees 19 minutes 21 seconds East with the northwest right-of-way of Wilburn Ranch Drive, a distance of 2157.93 feet to an angle point;

THENCE, North 57 degrees 33 minutes 26 seconds East continuing with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2.43 feet to the **POINT OF BEGINNING** and the west southwest corner of the herein described tract;

THENCE, North 32 degrees 47 minutes 06 seconds West departing the northwest right-of-way line of Wilburn Ranch Drive, a distance of 137.98 feet to a point of curvature to the left, non-tangent at this point;

THENCE, in a northwesterly direction and curve to the left having a radius of 1450.00 feet, a central angle of 63 degrees 49 minutes 40 seconds, a chord bearing of North 01 degrees 21 minutes 20 seconds West, a chord distance of 1533.07 feet, an arc distance of 1615.30 feet to a point of tangency;

THENCE, North 33 degrees 16 minutes 10 seconds West, a distance of 3445.28 feet to a point in the southeast right-of-way line of Farm to Market Road 565 and being the northwest corner of the herein described tract;

THENCE, North 60 degrees 00 minutes 31 seconds East with the southeast right-of-way of Farm to Market Road 565, a distance of 126.56 feet to a point for the beginning of a curve to the left;

THENCE, in a northeasterly direction continuing with the southeast right-of-way of Farm to Market Road 565 and curve to the left having a radius of 5729.58 feet, a central angle of 03 degrees 59 minutes 10 seconds, a chord bearing of North 58 degrees 00 minutes 56 seconds East, a chord distance of 398.52 feet, an arc distance of 398.60 feet to a point of tangency;



THENCE, North 56 degrees 01 minutes 21 seconds East, with the southeast right-of-way line of Farm to Marker Road 565, a distance of 1532.29 feet to an angle point;

THENCE, North 56 degrees 14 minutes 51 seconds East continuing with the southeast right-of-way of Farm to Market Road 565, a distance of 1,422.47 feet to a point and being the northeast corner of the herein described tract;

THENCE, South 32 degrees 53 minutes 34 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance 7514.11 feet to a point in the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242 and being the southeast corner of the herein described tract;

THENCE, South 57 degrees 30 minutes 36 seconds West, with the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 108.41 feet to a point for corner;

THENCE, North 82 degrees 03 minutes 41 seconds West, departing the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 1456.57 feet to angle point;

THENCE, North 81 degrees 55 minutes 32 seconds West, a distance of 443.22 feet to an angle point;

THENCE, North 82 degrees 11 minutes 16 seconds West, a distance of 1,326.03 feet to a point for corner;

THENCE, South 25 degrees 43 minutes 32 seconds East, a distance of 35.84 feet to a point for corner;

THENCE, North 82 degrees 13 minutes 08 seconds West, a distance of 714.24 feet to the beginning of a non-tangent curve to the right in the northwest right-of-way Wilburn Ranch Drive;

THENCE in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the right having a radius of 1950.18 feet, a central angle of 15 degrees 02 minutes 38 seconds, a chord bearing of South 57 degrees 50 minutes 47 seconds West, a chord distance of 510.58 feet, an arc distance of 512.05 feet to a point of tangency;

THENCE, South 65 degrees 22 minutes 06 seconds West continuing with the northwest right of way of Wilburn Ranch Drive, a distance of 121.90 feet for the beginning of a curve to the left;

THENCE, in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the left having a radius of 2150.20 feet, a central angle of 07 degrees 48 minutes 40 seconds, a chord bearing of South 61 degrees 27 minutes 46 seconds West, a chord distance of 292.91 feet, an arc distance of 293.14 feet to a point;



THENCE, South 57 degrees 33 minutes 26 seconds West continuing with the northwest right-of-way of Wilburn Ranch Drive, 238.87 feet to the **POINT OF BEGINNING** containing 495.70 of land, more or less.

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.**

Ally General Solutions, LLC



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GRACE Y. CERVIN, RPLS No. 5564  
7070 West 43<sup>rd</sup> St, Ste. 203  
Houston, Texas 77092  
(O) 281-888-7682  
TBPELS Firm No. 10194392

Riceland Municipal Utility District No. 3

November 2021

STATE OF TEXAS §  
COUNTY OF CHAMBERS §

DESCRIPTION OF 196.658 ACRES OF LAND  
SITUATED IN THE  
WILLIAM HODGES SURVEY, ABSTRACT NO. 12  
WILLIAM HODGES SURVEY, ABSTRACT NO. 13  
CHAMBERS, TEXAS

Description of 196.658 acres located in the William Hodges Survey, Abstract No. 12 and the William Hodges Survey, Abstract No. 13, Chambers County, and more particularly described as follows. Bearings base on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**BEGINNING** at a point found for the intersection of the northwest right-of-way line of Wilburn Ranch Drive (100.0 feet wide) with the northeast right-of-way of Eagle Drive (120.0 feet wide) and the southern most corner of the herein described tract;

THENCE, North 34 degrees 07 minutes 33 seconds West with the northeast right-of-way of Eagle Drive, a distance of 568.49 feet to a point for corner;

THENCE, North 55 degrees 52 minutes 27 seconds East departing the northeast right-of-way of Eagle Drive, a distance of 525.00 feet to a point for corner;

THENCE, North 34 degrees 07 minutes 33 seconds West, a distance of 350.00 feet to a point for corner;

THENCE, North 57 degrees 10 minutes 03 seconds East, a distance of 1,654.81 feet to a point for corner;

THENCE, North 33 degrees 07 minutes 23 seconds West, a distance of 2,290.06 feet to a point for corner;

THENCE, South 57 degrees 17 minutes 44 seconds West, a distance of 1,887.91 feet to a point for corner;

THENCE, North 33 degrees 38 minutes 54 seconds West, a distance of 1,793.91 feet to a point in the southeast right-of-way of Farm to Market Road 565 (70 feet wide) and being the northwest corner of the herein described tract;

THENCE, North 59 degrees 55 minutes 42 seconds East, with the southeast right-of-way of Farm to Market Road 565, a distance of 100.00 feet to a point for corner;

THENCE, South 33 degrees 46 minutes 24 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance of 301.66 feet to a point for corner;

THENCE, North 18 degrees 31 minutes 35 seconds East, a distance of 148.25 feet to a point for corner;

THENCE, North 59 degrees 51 minutes 57 seconds East, a distance of 407.10 feet to a point for corner;

THENCE, North 30 degrees 08 minutes 03 seconds West, a distance of 202.38 feet to a p5/8 inoint in the southeast right-of-way of Farm to Market Road 565;

THENCE, North 60 degrees 00 minutes 31 seconds East with the southeast right-of-way of Farm to Market Road 565, a distance of 2,066.53 feet to a point and being the northeast corner of the herein described tract;

THENCE, South 33 degrees 16 minutes 10 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance of 3445.28 feet to a point of curvature to the right;

THENCE, in a southeasterly direction and curve to the right having a radius of 1450.00 feet, a central angle of 63 degrees 49 minutes 40 seconds, a chord bearing of South 01 degrees 21 minutes 20 seconds East, a chord distance of 1533.07 feet, an arc distance of 1615.30 feet to a point for corner;

THENCE, South 32 degrees 47 minutes 06 seconds East, a distance of 137.98 feet to a point in the northwest right-of-way line of Wilburn Ranch Drive and being the southeast corner of the herein described tract;

THENCE, South 57 degrees 33 minutes 26 seconds West, with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2.43 feet to an angle point;

THENCE, South 57 degrees 19 minutes 21 seconds West, continuing with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2157.93 feet to the **POINT OF BEGINNING** containing 196.658 of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Ally General Solutions, LLC



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7070 West 43<sup>rd</sup> St, Ste. 203  
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TBPLS Firm No. 10194392

METES AND BOUNDS DESCRIPTION

TRACT 2  
77.99 ACRES

Description of 77.99 acres of land located in the Henry Griffith Survey, Abstract 12, Chambers County, Texas, being part of Tract 4, Tract 19, and Tract 24 described in Stipulation of Interest recorded under Volume 722, Page 151 of Chambers County Deed Records and more particularly described as follows:

Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a cap in concrete found for the southwest corner of the City of Mont Belvieu called 9.000 acre tract recorded under Volume 597, Page 51 of Chambers County Deed Records, the southeast corner of the residue of said Tract 4, and in the northwest right-of-way of FM 565;

THENCE South 60 degrees 14 minutes 31 seconds West with the northwest right-of-way of FM 565, a distance of 809.59 feet to the intersection with Parcel 1314E described in Possession and Use Agreement for construction of SH 99 recorded under Chambers County Clerk's File Number 151752 of the Chambers County Deed Records;

THENCE North 33 degrees 25 minutes 58 seconds West with northeast line of said Parcel 1314E, a distance of 88.95 feet to a point for corner;

THENCE South 60 degrees 47 minutes 34 seconds West with the northwest line of said Parcel 1314E, a distance of 136.75 feet to a point for corner;

THENCE South 55 degrees 13 minutes 57 seconds West continuing with the northwest line of said Parcel 1314E, a distance of 284.45 feet to a point for corner;

THENCE South 60 degrees 47 minutes 34 seconds West continuing with the northwest line of said Parcel 1314E, a distance of 588.30 feet to a point in the northeast right-of-way of Proposed SH 99 described as Parcel 1314 in aforesaid Possession and Use Agreement;

THENCE in a northerly direction with the proposed northeast right-of-way of SH 99 and a non-tangent curve to the left having a radius of 4,600.00 feet, a central angle of 17 degrees 24 minutes 28 seconds, a chord bearing of North 14 degrees 31 minutes 04 seconds West, a chord distance of 1392.22 feet, an arc distance of 1397.59 feet to a point in the northwest line of aforesaid Tract 19 and in the southeast line of the Mont Belvieu Caverns, LLC called 146.0 acre tract recorded under Volume 1381, Page 331 of the Chambers County Deed Records;

THENCE North 39 degrees 4 minutes 50 seconds East with the southeast line of said Mont Belvieu called 146.0 acre tract and the northwest line of Tract 19 and Tract 4, a distance of 2,080.75 feet to a point in the southwest right-of-way of FM 3360;

THENCE South 34 degrees 0 minutes 6 seconds East with the southwest right-of-way of FM 3360, a distance of 1,487.85 feet to the northern most corner of the aforesaid City of Mont Belvieu called 9.000 acre tract;

THENCE South 48 degrees 56 minutes 10 seconds West with the northwest line of said City of Mont Belvieu tract, a distance of 646.57 feet to the western most corner of said City of Mont Belvieu tract;

THENCE South 34 degrees 0 minutes 15 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 556.30 feet to the POINT OF BEGINNING and containing 77.99 acres of land, more or less..

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

METES AND BOUNDS DESCRIPTION  
TRACT 4  
83.27 ACRES

Description of 83.27 acres of land located in the Henry Griffith Survey, Abstract 12, and the William Hodges Survey, Abstract 13, Chambers County, Texas, being part of the Benes Family, LTD, and Riceland Interests, LTD Properties and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at the intersection of the east line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records with the southeast right-of-way of FM 565;

THENCE North 60 degrees 48 minutes 5 seconds East with the southeast right-of-way of FM 565, a distance of 2,116.08 feet to a point for corner;

THENCE South 32 degrees 39 minutes 57 seconds East with the southwest line of the City of Mont Belvieu called 6.526 acre tract recorded under Volume 1196, Page 595 of Chambers County Deed Records, a distance of 657.23 feet to a point for corner;

THENCE South 57 degrees 18 minutes 53 seconds West with the north line of said City of Mont Belvieu tract, a distance of 132.44 feet to a point for corner;

THENCE South 33 degrees 21 minutes 23 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 1,222.36 feet to a point for corner in the northwest line of The Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number 141532;

THENCE South 55 degrees 7 minutes 22 seconds West with the northwest line of said The Retreat of Barbers Hill tract, a distance of 362.88 feet to a point for corner being the eastern most corner of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE North 72 degrees 7 minutes 25 seconds West with the northeast line of said Mont Belvieu Caverns, LLC tract, a distance of 1,024.83 feet to the northern most corner of said Mont Belvieu Caverns tract;

THENCE South 56 degrees 0 minutes 41 seconds West with the northwest line of said Mont Belvieu Caverns tract, a distance of 1,888.70 feet to a point for corner;

THENCE North 33 degrees 59 minutes 51 seconds West with the east line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records, a distance of 220.55 feet to a point;



THENCE North 8 degrees 14 minutes 32 seconds East with the east line of said Mont Belvieu Caverns called 9.061 acre tract, a distance of 1,393.79 feet to the POINT OF BEGINNING and containing 83.27 acres of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



METES AND BOUNDS DESCRIPTION  
TRACT 5  
91.44 ACRES

Description of 91.44 acres of land located in the William Hodges Survey, Abstract 13, Chambers County, Texas, out of the Lula Fay Benes Trust and Jerilyn Branscome Trust called 118.283 acre tract recorded in Volume 308, Page 223 of Chambers County Deed Records and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a 1 ½ inch iron pipe found for the eastern most corner of the residue of said 118.283 acre tract, in the southwest right-of-way of Eagle Drive, and also the northern most corner of the Catholic Diocese of Beaumont called 10.00 acre tract recorded under Volume 188, Page 400 of Chambers County Deed Records;

THENCE South 57 degrees 5 minutes 12 seconds West with the southeast line of said 118.283 acre tract, the northwest line of said 10.00 acre tract and the northwest line of the K. B. Ranch Subdivision recorded under Chamber County Clerk's File Number 5419-B, a distance of 3,384.57 feet to a point for corner;

THENCE North 34 degrees 21 minutes 23 seconds West with the southwest line of said 118.283 acre tract and the northeast line of the Park Block, LTD called 342.656 acre tract recorded under Volume 1161, Page 209 of Chambers County Deed Records, a distance of 1,506.59 feet to a point for corner in the southeast line of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE North 57 degrees 20 minutes 17 seconds East with the southeast line of said 53.777 acre tract and the northwest line of said 118.283 tract, a distance of 1,816.42 feet to a point for corner;

THENCE in a southerly direction with the southwest line of the Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number 141532 and a curve to the right having a radius of 555.00 feet, a central angle of 15 degrees 34 minutes 24 seconds, a chord bearing of South 07 degrees 18 minutes 14 seconds East, a chord distance of 150.39 feet, an arc distance of 150.85 feet to a point in the north right-of-way of the 150 feet wide canal right-of-way to Old River Rice Irrigation Company recorded under Volume O, Page 223 of Chambers County Deed Records;

THENCE South 72 degrees 9 minutes 56 seconds East with the north line of said canal right-of-way, a distance of 343.37 feet to a point for corner;

THENCE North 81 degrees 40 minutes 54 seconds East continuing with the north right-of-way of the canal, a distance of 1,589.10 feet to a point for corner in the southwest right-of-way of Eagle Drive;

THENCE South 34 degrees 5 minutes 21 seconds East with the southwest right-of-way of Eagle Drive, a distance of 435.34 feet to the POINT OF BEGINNING and containing 91.44 acres of land, more or less..

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Exhibit B  
Staff Memorandum

# Texas Commission on Environmental Quality

## TECHNICAL MEMORANDUM

**To:** Justin P. Taack, Manager  
Districts Section

**Date:** June 20, 2022

**Thru:** Dan Finnegan, Team Lead  
Districts Bond Review Team

**From:** James Walker  
Districts Creation Review Team

**Subject:** Docket No. 2022-0536-DIS; Petition by RDC Partners, LP for the Creation of Riceland Management District; Pursuant to Chapter 375, Texas Local Government Code and Chapter 49, Texas Water Code.  
TCEQ Internal Control No. D-04282022-049 (TC)  
CN: 606013183 RN: 111489654

### **A. GENERAL INFORMATION**

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of Riceland Management District (District) of Chambers County. The petition was signed by Michael S. McGrath as the manager of MREP Mont Belvieu Partners, LLC, a Texas limited liability company, a general partner of RDC Partners, LP, a Texas limited partnership (Petitioner). In compliance with 30 Texas Administrative Code (30 TAC) § 293.11(j)(1), the petition states that the Petitioner constitutes a majority of the value of the holders of title of the land within the proposed District, as indicated by the tax rolls of Chambers County Appraisal District. There are no lienholders on the property to be included in the proposed District.

The proposed District will overlap the proposed Riceland Municipal Utility District (MUD) Nos. 1, 2, and 3. The proposed District will provide collector roads and recreation facilities for the three MUDs.

The District is proposed to be created and organized according to the terms and provisions of Article XVI, § 59, and Article III, §§ 52 and 52(a) of the Texas Constitution, and Chapter 375, Texas Local Government Code (TLGC), and Chapter 49, Texas Water Code (TWC).

#### **Location and Access**

The proposed District is located in Chambers County, Texas, approximately 35 miles east of the Central Business District of the City of Houston, Texas. The proposed District lies east of State Highway 146, north of Interstate 10 (I-10) and is adjacent to Eagle Drive on the east and west and FM 565 on the north and south. The proposed District is located entirely within the corporate limits of the City of Mont Belvieu, Texas (City). Access to the proposed District will be provided by Eagle Drive, FM 565, or Eagle Point Drive.

#### **Metes and Bounds Description**

The proposed District contains five tracts of land totaling 1,399.758 acres. The metes and bounds description of the proposed District has been checked by TCEQ staff and has been found to form an acceptable closure.

### City Consent

By Ordinance No. 2021-026, passed and approved November 9, 2021, the City granted its consent to the petition for creation of the proposed District. Accordingly, the requirement of 30 TAC § 293.11(j)(1)(F) has been satisfied.

### Statements of Filing Petition

Evidence of filing the petition with the City Secretary's office, Chambers County, the TCEQ's Houston regional office, the Texas State Representative, and the Texas State Senator was included in the application.

### Notice Requirements

Proper notice of the application was published on July 7 and July 14, 2022, in the *Baytown Sun*, a newspaper regularly published or circulated in Chambers County, the county in which the District is proposed to be located. Accordingly, the notice requirements of 30 TAC § 293.12(g) have been satisfied.

### Type of Project

The proposed District will be considered a "developer project" as defined by 30 TAC § 293.44(a). Therefore, developer cost participation in accordance with 30 TAC § 293.47 will be required.

### Developer Qualifications

Application material indicates that the developer of the proposed District will be RDC Partners, LP. RDC Partners was formed for the purpose of acquiring land and developing the area of the proposed District as a primarily single-family residential community with commercial retail development proposed for a portion of the land. Mike Springs is one of the executives of RDC Partners and has over 40 years of experience in developing MUDs in the Houston area. Mr. Springs has been an employee in multiple joint ventures that purchased land and developed lots throughout the greater Houston area as well as in other states. Those joint ventures subsequently developed and sold lots to builders resulting in the construction of more than 50,000 new homes from 1980 through 2020.

### Appraisal District Certificate

By certificate dated April 21, 2022, the Chambers County Appraisal District has certified that the appraisal roll indicates that the Petitioner represents the majority of value of the property in the proposed District.

### Temporary Director Affidavits

The TCEQ has received affidavits for consideration of the appointment of temporary directors for the following:

#### Two-Year Term

Jared Fullylove  
John Jennings

#### Four-Year Term

Jim Ferris  
Ed Heap  
Jacob Grossman

Submitted within the application were notarized affidavits for each of the proposed temporary directors, indicating that each meets the qualification requirements of Texas Local Government Code § 375.063.

Pursuant to Texas Local Government Code § 375.062, the Petitioner requests that the TCEQ divide the temporary directors into two groups, with two directors serving two-year terms and three directors serving four-year terms, as indicated above.

## **B. ENGINEERING ANALYSIS**

### Availability of Comparable Service

The proposed District will not provide any water, wastewater, or drainage facilities. Therefore, there is no need to evaluate comparable services.

### Water Supply and Distribution

The proposed District will not provide any water supply or distribution facilities. The water distribution facilities will be constructed by each of the three MUDs.

### Wastewater Treatment and Collection

The proposed District will not provide any wastewater treatment or collection facilities. The wastewater collection facilities will be constructed by each of the three MUDs.

### Storm Water Drainage System and Drainage Improvements

The proposed District will not provide any storm water facilities. The storm water facilities will be constructed by each of the three MUDs.

### Road Improvements

Application material indicates the proposed District will construct road improvements within the District. The proposed District will fund 22% of road costs while the three MUDs will fund 70% of road costs. The City has consented by ordinance to the creation of the District with road powers. The proposed paving improvements includes collector roads and other roadways throughout the development. The major connectors include the proposed intersections of Eagle Drive and FM 565. Internal subdivision streets are also proposed as reimbursable public improvements. All roadway facilities will be designed in accordance with criteria established by Chambers County and the City.

### Recreational Facilities

The proposed District will construct recreational facilities consisting of recreation centers, parks, landscaping, and trails for the three MUDs.

### Topography/Land Elevation

The topography of the proposed District is mostly pastureland and formerly rice fields. The area is wooded throughout. The terrain slopes vary throughout the proposed District, but the terrain slopes gently toward existing drainage channels. Elevations range from 38 feet above mean sea level (msl) along the northwestern side to 36 feet above msl on the southwestern side to 37 feet above msl on the northeastern side. The average land elevation is 36 feet above msl. Fill will be placed on areas to be developed to dispose of excavation created by the construction of water, wastewater, drainage, detention, and paving within the proposed District. In areas of the commercial development, some cosmetic land elevation changes might be used to enhance the appearance of the area.

### Floodplain

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48071C0180F, revised October 2, 2020, the majority of the proposed District is located outside of the 100-year floodplain with a portion of the site within the 100-year floodplain. A topographic survey of the floodplain area was conducted, and the elevations of the land within that area are above flood levels immediately adjacent to the property. A Letter of Map Revision (LOMR) will be submitted to FEMA to remove the 100-year floodplain to document the planned development is outside of the floodplain and floodway. The LOMR will be completed prior to construction of any structures within the area identified as floodplain.

### Subsidence

The proposed District will receive its water from the City's water system and should have minimal effect on subsidence. The proposed District is not located within a subsidence district.

### Dam Safety Analysis

The TCEQ Dam Safety Program personnel reviewed the location of the District and confirmed by letter dated January 5, 2022, that there are no dam safety issues associated with the proposed District.

### Groundwater Level/Recharge

The proposed District will utilize regulated and permitted City water supply facilities. There will be nominal additional effect on groundwater levels based on the increased demand from the proposed District. Additionally, the proposed District will have virtually no ability to recharge ground water. A ground water recharge system project would not be feasible.

### Natural Run-off and Drainage

The proposed District is located within four watersheds; Cherry Point, Old River, Hackberry, and Cotton Bayou. Land within the Cherry Point watershed drains through Hodges Gully into Cherry Point Gully to Old River. Land within Old River watershed drains to Old River. Old River then drains southeast into the upper end of Old River Lake and continues to drain south eventually draining into the Trinity Bay. Land within the Hackberry watershed drains through Hackberry Gully and merges with Cotton Bayou downstream. Land within the Cotton Bayou watershed drains into Cotton Bayou then into the west end of Dutton Lake and continues to drain south eventually draining into Trinity Bay.

Water Quality

No adverse effect of the water quality of ground or surface water is anticipated as a result of this development. The treatment and disposal of wastewater from the proposed District will be provided by the City in compliance with the terms of the waste discharge permit obtained from the TCEQ.

**C. SUMMARY OF COSTS**

**ROADS**

| <u>Construction Costs</u>                                   | District's <sup>(1)</sup><br><u>Share</u> |
|---|---|
| 1. Paving - Riceland MUD 1                                  | \$ 3,790,000                              |
| 2. Paving - Riceland MUD 2                                  | 3,790,000                                 |
| 3. Paving - Riceland MUD 3                                  | 3,603,000                                 |
| 4. Clearing and Grubbing                                    | 1,279,000                                 |
| 5. Contingencies  | 1,869,000                                 |
| 6. Escalation   | 2,150,000                                 |
| 7. Engineering  | <u>2,472,000</u>                          |
| TOTAL CONSTRUCTION COSTS (71.52% of Bond Issue)             | \$ 18,953,000                             |
| <br>  |   |
| <u>Non-construction Costs</u>                               |   |
| A. Legal Fees   | \$ 795,000                                |
| B. Fiscal Agent Fees  | 530,000                                   |
| C. Interest   |   |
| 1. Capitalized Interest (2 years at 5%)                     | 2,650,000                                 |
| 2. Developer Interest (2 years at 5% of Construction Costs) | 1,895,000 <sup>(2)</sup>                  |
| D. Bond Discount (3%)                                       | 795,000                                   |
| E. Initial Organization and Operation                       | 150,000                                   |
| F. Bond Issuance Expenses                                   | 293,700                                   |
| G. Bond Application Report Engineering Fees                 | 375,000                                   |
| H. Creation Engineering Costs                               | 25,000                                    |
| I. Creation Legal Costs                                     | 12,500                                    |
| J. Attorney General Fee (0.10%)                             | <u>26,500</u>                             |
| TOTAL NON-CONSTRUCTION COSTS                                | \$ 7,547,000                              |
| <b>TOTAL ROAD BOND ISSUE REQUIREMENT</b>                    | <b>\$ 26,500,000</b>                      |

Notes:

- (1) Assumes 22% funding of anticipated developer contribution items, where applicable.
- (2) Based on developer advancing funds approximately two years prior to reimbursement.

A preliminary layout of roads proposed for funding has been provided, and they appear to benefit the proposed District and the land included within the proposed District. Eligibility of costs may be subject to TCEQ review to be determined in accordance with TCEQ rules in effect at the time bond applications are reviewed.



**RECREATIONAL FACILITIES**

| <u>Construction Costs</u>                                   | District's <sup>(1)</sup><br><u>Share</u> |
|---|---|
| 1. Recreation Centers                                       | \$ 2,200,000                              |
| 2. Entries and Park Amenities                               | 5,765,000                                 |
| 3. Landscaping  | 2,673,000                                 |
| 4. Trails   | 1,217,000                                 |
| 5. Contingencies  | 1,778,000                                 |
| 6. Escalation   | 2,045,000                                 |
| 7. Architectural Services                                   | <u>2,352,000</u>                          |
| TOTAL CONSTRUCTION COSTS (71.40% of Bond Issue)             | \$ 18,030,000                             |
| <br>  |   |
| <u>Non-construction Costs</u>                               |   |
| A. Legal Fees   | \$ 757,500                                |
| B. Fiscal Agent Fees  | 505,000                                   |
| C. Interest   |   |
| 1. Capitalized Interest (2 years at 5%)                     | 2,525,000                                 |
| 2. Developer Interest (2 years at 5% of Construction Costs) | 1,803,900 <sup>(2)</sup>                  |
| D. Bond Discount (3%)                                       | 757,500                                   |
| E. Initial Organization and Operation                       | 150,000                                   |
| F. Bond Issuance Expenses                                   | 221,125                                   |
| G. Bond Application Report Engineering Fees                 | 375,000                                   |
| H. Creation Engineering Costs                               | 25,000                                    |
| I. Creation Legal Costs                                     | 12,500                                    |
| J. Attorney General Fee (0.10%)                             | 25,250                                    |
| K. TCEQ Bond Issuance Fee (0.25%)                           | <u>63,125</u>                             |
| TOTAL NON-CONSTRUCTION COSTS                                | \$ 7,220,000                              |
| <b>TOTAL RECREATIONAL BOND ISSUE REQUIREMENT</b>            | <b>\$ 25,250,000</b>                      |

Notes:

(1) Assumes 22% funding of anticipated developer contribution items, where applicable.

(2) Based on developer advancing funds approximately two years prior to reimbursement.

Eligibility of costs may be subject to TCEQ review to be determined in accordance with TCEQ rules in effect at the time bond applications are reviewed.

**D. ECONOMIC ANALYSIS**

Land Use

The land use for the proposed District is projected in the following table:

| <u>Development</u>        | <u>Acres</u> | <u>ESFCs</u> |
|---------------------------|--------------|--------------|
| Single Family/Residential | 984.80       | 3,511        |
| Commercial                | 63.90        | 367          |

|                           |              |          |
|---------------------------|--------------|----------|
| Drainage/Detention        | 165.20       | 0        |
| Park/Landscape/Open Space | 96.13        | 5        |
| Right-of-way              | <u>83.70</u> | <u>0</u> |
| <b>Total</b>              | 1,393.73     | 3,883    |

Market Study

A market study, prepared in October 2021, by Zonda, was submitted in support of the creation of the proposed District. The proposed District will serve the future Riceland master planned community in Mont Belvieu, Texas. The proposed District is expected to include approximately 3,901 equivalent single-family connections on a tract totaling approximately 1,399.758 acres. The overall community and proposed District will include Riceland MUD No. 1 (1,204 homes), Riceland MUD No. 2 (2,065 homes), and Riceland MUD No. 3 (662 homes). The study indicates single-family homes within the study's market area are expected to be absorbed at a rate of approximately 340 homes/year over the first four years.

Project Financing

The estimated total assessed valuation of the proposed district at completion is as follows:

| <u>Development Description</u>       | <u>Total Buildout Value</u> |
|--------------------------------------|-----------------------------|
| Riceland MUD No. 1                   | \$ 524,870,000              |
| Riceland MUD No. 2                   | \$ 513,420,000              |
| Riceland MUD No. 3                   | \$ 654,550,000              |
| <b>Total Assessed Valuation (AV)</b> | <b>\$ 1,692,840,000</b>     |

The application considers an estimated bond issue requirement of \$48,750,000 (\$26,500,000 for roads, and \$22,250,000 for recreational facilities), assuming 22% financing, a bond coupon rate of 5%, and a 30-year bond life; therefore, the average annual debt service requirement would be \$3,171,257 (\$1,723,863 for roads, and \$1,447,394 for recreational facilities). Assuming a 95% collection rate and an ultimate assessed valuation of \$1,692,840,000, a tax rate of approximately \$0.21 (\$0.11 for roads and \$0.10 for recreational facilities) per \$100 assessed valuation would be necessary to meet the annual debt service requirement. Application material also indicates a maintenance tax of \$0.03 per \$100 assessed valuation is anticipated.

The total 2021 overlapping tax rates on land within the proposed District are shown in the following table.

| <u>Taxing Jurisdiction</u>   | <u>Tax Rate within Riceland MUD 1</u> | <u>Tax Rate within Riceland MUD 2</u> | <u>Tax Rate within Riceland MUD 3</u> |        |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|--------|
| Riceland Management District | \$ 0.240000                           | 0.240000                              | 0.240000                              | (1)    |
| City of Mont Belvieu         | 0.454745                              | 0.454745                              | 0.454745                              | (3)(4) |
| Chambers County              | 0.539490                              | 0.539490                              | 0.539490                              | (5)    |
| Barbers Hill ISD             | 1.154500                              | 1.154500                              | 1.154500                              |        |
| Proposed Riceland MUD No. 1  | <u>0.650000</u>                       |                                       |                                       | (6)    |
| Proposed Riceland MUD No. 2  |                                       | <u>0.730000</u>                       |                                       | (7)    |
| Proposed Riceland MUD No. 3  |                                       |                                       | <u>0.530000</u>                       | (8)    |
| Total Tax Rate               | \$ 3.038735                           | 3.118735                              | 2.918735                              |        |

Notes:

- (1) Represents tax rate per \$100 assessed valuation.
- (2) Represents \$0.11 for roads, \$0.10 for recreational, and \$0.03 for operation and maintenance tax.
- (3) The City has a \$0.18 tax rate rebate.
- (4) Of such total 2021 City Tax Rate, approximately \$0.0446 per \$100 of taxable AV is attributable to water, wastewater, and drainage.
- (5) Represents \$0.416921 for county tax, \$0.080275 for Chambers County road and bridge fund, and \$0.042294 for Chambers County Department of Education.
- (6) Represents district tax rate (\$0.44 for utilities plus \$0.34 for roads plus \$0.05 for operation and maintenance tax revenue) less \$0.18 for City tax rate rebate.
- (7) Represents district tax rate (\$0.50 for utilities plus \$0.36 for roads plus \$0.05 for operation and maintenance tax revenue) less \$0.18 for City tax rate rebate.
- (8) Represents district tax rate (\$0.39 for utilities plus \$0.27 for roads plus \$0.05 for operation and maintenance tax revenue) less \$0.18 for City tax rate rebate.

Based on the proposed District tax rate and the year 2021 overlapping tax rate on land within the proposed District, the project is considered economically feasible.

### Water and Wastewater Rates

According to information provided, the City will provide retail water and wastewater services to the proposed District's customers. The estimated monthly fee for 10,000 gallons of water and wastewater will be \$80.92.

### Comparative Water District Tax Rates

A tax rate of \$0.8346 (\$0.24 District tax rate plus \$0.73 Riceland MUD 3 tax rate plus \$0.0446 overlapping City tax rate attributable to water, wastewater, and drainage facilities less \$0.18 for City tax rebate), which represents the highest of the overlapping tax rates of the three MUDs, per \$100 assessed valuation for 22% financing for the proposed District is comparable to other districts in the area. Based on the requirements of 30 TAC Section 293.59, this project is considered economically feasible.

## **E. SPECIAL CONSIDERATIONS**

### **1. Hearing Action**

Pursuant to Texas Local Government Code § 375.023, the TCEQ shall conduct a hearing to consider the petition received requesting the creation of a municipal management district and its necessity, the feasibility of the proposed District's projects, and the benefit it represents for the land within its boundary.

### **2. Powers of Municipal Management Districts**

Municipal management districts have the general powers granted to conservation and reclamation districts pursuant to Article XVI, § 59 of the Texas Constitution, including those conferred by Chapter 49, Texas Water Code. Pursuant to Article III, §§ 52 and 52(a) of the Texas Constitution municipal management districts also have the powers and authorities granted to road utility districts which includes the power to levy ad valorem taxes for construction and maintenance of roads, and for the provision of mass transit services. Municipal management districts may borrow money, purchase, or lease property, enter into agreements for joint use of facilities, establish fees for use of district facilities or property, pursue grants from government or private entities, among other things. Municipal management districts do not have the power of eminent domain.

A municipal management district may issue either general obligation or revenue bonds to finance improvements or services. Bonds payable from taxes may only be issued after first holding an election.

**F. CONCLUSIONS**

1. Based on TCEQ policy, compliance with TCEQ rules, and review of the engineering report and supporting documents, the proposed District is considered feasible, practicable, would be a benefit to the land within the proposed District, and would be necessary as a means to finance utilities and to provide utility service to future customers.
2. Based on a review of the preliminary engineering report, market study, the proposed District's water, wastewater, drainage, road, and recreational facilities; a combined projected tax rate of \$0.8346 per \$100 assessed valuation when assuming 22% financing; the proposed District obtaining a 5% bond coupon rate; and other supporting data, the proposed District is considered feasible under the feasibility limits prescribed by 30 TAC Section 293.59.
3. The recommendations are made under authority delegated by the Executive Director of the TCEQ.

**G. RECOMMENDATIONS**

1. Grant the petition for the creation of Riceland Management District.
2. Appoint the following to serve as temporary directors, with terms as noted, until permanent directors are elected and qualified:

Two-Year Term

Jared Fullylove  
John Jennings

Four-Year Term

Jim Ferris  
Ed Heap  
Jacob Grossman

3. The order granting the petition should include the following statements:

"This Order shall in no event be construed as an approval of any proposed agreements or of any particular items in any documents provided in support of the petition for creation, nor as a commitment or requirement of the TCEQ in the future to approve or disapprove any particular items or agreements in future applications submitted by the District for TCEQ consideration."

"This order shall not constitute approval or recognition of the validity of any provision in the City of Mont Belvieu consent Ordinance No. 2021-026, passed and approved November 9, 2021, and any other ordinance/resolution incorporated therein by reference to the extent that such provisions exceed the authority granted to the City of Mont Belvieu, by the laws of the State of Texas."

**H. ADDITIONAL INFORMATION**

The petitioner's professional representatives are:

Justin P. Taack, Manager  
June 20, 2022  
Page 10

Attorney: Mr. J. Davis Bonham, Jr. - Smith, Murdaugh, Little & Bonham, LLP  
Engineer: Mr. James C. Jones, P.E. - Jones Engineering Solutions, LLC

Attachment 2  
Petition for Creation

PETITION FOR THE CREATION OF  
RICELAND MANAGEMENT DISTRICT

THE STATE OF TEXAS

COUNTY OF CHAMBERS

TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

RDC Partners, LP, a Texas limited partnership (the "Petitioner"), respectfully petitions the Commissioners of the Texas Commission on Environmental Quality (the "Commission") for the creation of a municipal management district in Chambers County, Texas. Petitioner holds title to a majority of the assessed value of the real property described in Exhibit "A," attached hereto and incorporated herein for all purposes, as indicated by the appraisal rolls of Chambers County, Texas. Petitioner, acting pursuant to the provisions of Chapter 375, Texas Local Government Code and the provisions of Chapters 49 of the Texas Water Code, together with all amendments and additions thereto, and would respectfully show the following:

I.

The name of the proposed district shall be "RICELAND MANAGEMENT DISTRICT" (the "District"). There is no other conservation or reclamation district in Chambers County, Texas with the same name.

II.

The District shall be created and organized and shall exist under the terms and provisions of Article XVI, Section 59, and Article III, Sections 52 and 52-a, of the Texas Constitution and Chapter 375, Texas Local Government Code, and Chapter 49, Texas Water Code, together with all amendments and additions thereto.

III.

The District shall have all the rights, powers, privileges, authority and functions conferred by and shall be subject to all duties imposed by the Texas Local Government Code and Texas Water Code and the general laws of the State of Texas relating to municipal management districts.

IV.

The area proposed to be within the District consists of approximately 1,399.758 acres as described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"). The Property is located wholly within the extraterritorial jurisdiction of the City of Mont Belvieu (the "City") and Chambers County, Texas. No portion of the Property is located within the corporate boundaries or extraterritorial jurisdiction of any other incorporated city, City or village. All of the territory proposed to be included in the District may properly be included in the District.

V.

The undersigned constitute a majority of value of the holders of title of the land within the proposed district, as indicated by the tax rolls of the central appraisal district of Chambers County, Texas, and by conveyances of record since the date of preparation of said tax rolls. There are no lienholders on the property.

VI.

The general nature of the work proposed to be done by the District at the present time is to purchase, construct, acquire, provide, operate, maintain, repair, improve, or extend inside or outside of its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary or helpful to provide park and recreational facilities; to gather, conduct, divert, abate, amend and control local storm water or other local harmful excesses of water in the District; to construct, acquire, provide, operate, maintain, repair, improve, or extend inside or outside of its boundaries roads and related facilities; and to purchase, construct, acquire, provide, operate, maintain, repair, improve, or extend inside or outside of its boundaries such additional facilities, systems, plants and enterprises as shall be consistent with the powers of the District pursuant to Chapter 375, Texas Local Government Code and the purposes for which the District is created, all as more particularly described in an engineer's report filed simultaneously with the filing of this Petition, to which reference is made for a more detailed description.

VII.

There is, for the following reasons, a necessity for the above described work, services and improvements: The area proposed to be within the District is in a developing area of Chambers County, Texas, and within the foreseeable future will experience a substantial and sustained residential and commercial growth. There is not now available within the area, which will be developed as residential subdivisions with some commercial development, adequate park and recreational facilities, an adequate drainage system or a roadway system. The protection of the purity and sanitary condition of the State's water and the health and welfare of the present and future inhabitants of the area and of territories adjacent thereto require the purchase, construction, acquisition, provision, operation, maintenance, repair, improvement, extension and development of adequate parks and recreational facilities and an adequate drainage system and roadway system. A public necessity therefore exists for the organization of the District to provide for the purchase, construction, acquisition, provision, operation, maintenance, repair, improvement, extension and development of parks and recreational facilities, a drainage system and a roadway system.

VIII.

The proposed improvements are feasible and practicable, and the terrain of the territory to be included within the District is such that a waterworks system, a sanitary sewer system, and a drainage and storm sewer system, can be constructed and developed at a reasonable cost. A preliminary investigation has been instituted to determine the cost of the project, and it is now estimated by the Petitioners, from such information as it has at this time, that the ultimate cost of the project contemplated will be approximately ONE HUNDRED SIXTY THREE



MILLION EIGHT HUNDRED AND SIFT FIVE THOUSAND and no/100 Dollars (\$163,865,000).

IX.

The following named persons are each and all over eighteen (18) years of age, resident citizens of the State of Texas, owners of land subject to taxation within the District, and are otherwise qualified to serve as directors of the District under the provisions of the Texas Local Government Code, Chapter 375:

1. Jared Fullylove (two-year term)
2. John Jennings (two-year term)
3. Jim Ferris (four-year term)
4. Ed Heap (four-year term)
5. Jacob Grossman (four-year term)

A description of each individual's experience is attached hereto as Exhibit "B." Pursuant to Chapter 375.062, Texas Local Government Code, the Petition requests that the Commission divide the initial directors into two groups, with two directors serving two-year terms and three directors serving four-year terms.

X.

The City has heretofore adopted an Ordinance consenting to the creation of the District over the Property. A copy of the City's Ordinance is attached hereto as Exhibit "C."

WHEREFORE, the undersigned respectfully pray that this Petition be properly filed, as provided by law; that notice of the application be given as provided therein; that a hearing be held if necessary and that this Petition be in all things granted; that the proposed municipal management district be organized; that the five (5) persons named herein be appointed to serve as directors; and for such other orders, acts, procedures and relief as are proper, necessary and appropriate to the purpose of creating and organizing the District and to the execution of the purposes for which the District shall be organized, as you may deem proper and necessary.

[EXECUTION PAGE FOLLOWS]

RESPECTFULLY SUBMITTED this 4 day of February, 2022.

RDC PARTNERS, LP, a Texas limited partnership

By: MREP Mont Belvieu Partners, LLC,  
a Texas limited liability company,  
its General Partner

By:

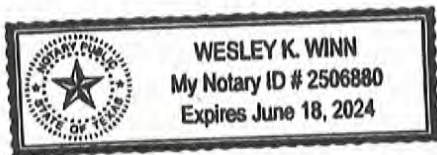
Name: Michael S. McGrath

Title: Manager

THE STATE OF TEXAS

COUNTY OF CHAMBERS

This instruments was acknowledged before me on this 4 day of February, 2022 by Michael S. McGrath, the Manager of MREP Mont Belvieu Partners, LLC, a Texas limited liability company, General Partner of RDC Partners, LP, for purposes intended.



*[Handwritten signature]*

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

## DESCRIPTION

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION  
TRACT 1  
454.700 ACRES

Description of 454.700 acres or 19,806,743 square feet of land located in the Henry Griffith Survey, Abstract 12, Chambers County, Texas, being part of the Benes Family Estate Properties and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a ½ inch iron rod found for the intersection of the north right-of-way of FM 3360 with the east right-of-way of Eagle Point Drive and the most westerly corner of the herein described tract;

THENCE NORTH 42 degrees 31 minutes 06 seconds East with the east right-of-way of Eagle Point Drive, a distance of 3,279.74 feet to a point in the southwest line of the City of Mont Belvieu called 228.452 acre tract described in Volume 415, Page 596 of Chambers County Deed Records;

THENCE SOUTH 47 degrees 25 minutes 54 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 644.43 feet to the southern most corner of said City of Mont Belvieu tract;

THENCE NORTH 39 degrees 20 minutes 18 seconds East with the southeast line of said Mont Belvieu tract a distance of 696.22 feet to a point for corner;

THENCE NORTH 75 degrees 25 minutes 27 seconds East a distance of 1,378.23 feet to a ½ inch iron rod found for the northwest corner of Lot 6 of the Hidden Fairways Subdivision recorded under Clerk's File Number 2009-4571 of the map records of Chambers County;

THENCE in a southerly direction with the center of Hodges Gully and the westerly line of Lots 6 and 7 of said Hidden Fairways Subdivision the following courses and distances;

SOUTH 08 degrees 08 minutes 34 seconds West a distance of 210.97 feet;  
SOUTH 53 degrees 21 minutes 22 seconds West a distance of 62.27 feet;  
SOUTH 07 degrees 20 minutes 10 seconds East a distance of 74.46 feet;  
SOUTH 17 degrees 40 minutes 09 seconds West a distance of 43.81 feet;  
SOUTH 02 degrees 51 minutes 45 seconds West a distance of 80.41 feet;  
SOUTH 55 degrees 51 minutes 39 seconds West a distance of 67.63 feet;  
SOUTH 64 degrees 51 minutes 53 seconds West a distance of 57.28 feet;  
SOUTH 72 degrees 16 minutes 42 seconds West a distance of 82.30 feet;  
SOUTH 39 degrees 03 minutes 32 seconds West a distance of 72.63 feet;  
SOUTH 10 degrees 18 minutes 20 seconds West a distance of 59.76 feet;  
SOUTH 44 degrees 08 minutes 48 seconds West a distance of 62.06 feet;  
SOUTH 25 degrees 20 minutes 18 seconds East a distance of 43.29 feet;

SOUTH 25 degrees 54 minutes 28 seconds West a distance of 70.21 feet;  
SOUTH 09 degrees 25 minutes 54 seconds East a distance of 96.47 feet;  
SOUTH 16 degrees 32 minutes 39 seconds West a distance of 29.35 feet;  
SOUTH 06 degrees 03 minutes 47 seconds West a distance of 84.27 feet;  
SOUTH 52 degrees 24 minutes 25 seconds East a distance of 29.96 feet;  
SOUTH 11 degrees 17 minutes 01 seconds East a distance of 14.18 feet to a 5/8 inch iron rod with cap found for the northwest corner of Lot 7 of said Hidden Fairways Subdivision;

THENCE SOUTH 62 degrees 40 minutes 20 seconds East with the southerly line of said Hidden Fairways Subdivision, a distance of 1,084.01 feet to the southeast corner of said Hidden Fairways Subdivision;

THENCE SOUTH 60 degrees 53 minutes 17 seconds East with the south line of a 30.0 feet wide private road described in deed to Volume 978, page 408 of Chambers County Deed Records, a distance of 94.79 feet to the beginning of a curve to the right,

THENCE in a southeasterly direction continuing with the southwest line of said private road and a curve having a central angle of  $37^{\circ} 33' 27.0''$ , a radius of 107.85 feet, chord bears S 42 degrees 06 minutes 34 seconds East, a chord distance of 69.44 feet, an arc distance of 70.70 feet to the point of tangency;

THENCE SOUTH 23 degrees 19 minutes 50 seconds East, continuing with the southwest line of said private road, a distance of 517.85 feet to the beginning of a curve to the right;

THENCE in a southeasterly direction continuing with the southwest line of said private road and a curve to the right having a central angle of  $22^{\circ} 56' 33.0''$ , a radius of 394.73 feet, chord bears S 11 degrees 51 minutes 34 seconds East, a chord distance of 157.00 feet, an arc distance of 158.06 feet to the point of tangency;

THENCE SOUTH 00 degrees 23 minutes 17 seconds East continuing with the west line of said private road, a distance of 2,175.83 feet to a point in the northwest right-of-way of FM 565;

THENCE in a southwesterly direction with the northwest right-of-way of FM 565 and a curve to the left having a central angle of  $01^{\circ} 03' 21.0''$ , a radius of 5,695.63 feet, chord bears S 59 degrees 21 minutes 36 seconds West, a chord distance of 104.96 feet, an arc distance of 104.96 feet to the point of tangency;

THENCE SOUTH 59 degrees 49 minutes 06 seconds West with the northwest right-of-way of FM 565, a distance of 1,696.98 feet to a point for corner;

THENCE SOUTH 60 degrees 01 minutes 21 seconds West continuing with the northwest right-of-way of FM 565, a distance of 394.04 feet to a point for corner;

THENCE NORTH 29 degrees 58 minutes 39 seconds West, departing the northwest right-of-way of FM 565, a distance of 150.01 feet to a point for corner;

THENCE SOUTH 60 degrees 01 minutes 21 seconds West a distance of 150.01 feet to a point for corner;

THENCE SOUTH 29 degrees 58 minutes 39 seconds East a distance of 138.63 feet to a point in the northwest right-of-way of FM 565;

THENCE SOUTH 59 degrees 16 minutes 01 seconds West with the northwest right-of-way of FM 565, a distance of 863.34 feet to a point for corner;

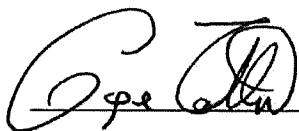
THENCE NORTH 77 degrees 10 minutes 45 seconds West a distance of 146.92 feet to a point for corner in the northeast right-of-way of FM 3360;

THENCE NORTH 34 degrees 00 minutes 08 seconds West with the northeast right-of-way of FM 3360, a distance of 2,620.55 feet to the beginning of a curve;

THENCE in a northwesterly direction continuing with the northeast right-of-way of FM 3360 and a curve to the left having a central angle of  $23^{\circ} 13' 00.0''$ , a radius of 2,935.20 feet, chord bears N 45 degrees 36 minutes 38 seconds West, a chord distance of 1,181.25 feet, an arc distance of 1,189.37 feet to the point of tangency;

THENCE North 57 degrees 13 minutes 08 seconds West continuing with the northeast right-of-way of FM 3360, a distance of 262.97 feet to the POINT OF BEGINNING and containing 454.700 acres of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

 6/25/2021

George Totten  
Registered Professional Land Surveyor  
State of Texas No. 4605



Riceland Municipal Utility District No. 2

November 2021

STATE OF TEXAS §  
COUNTY OF CHAMBERS §

DESCRIPTION OF 495.70 ACRES OF LAND  
SITUATED IN THE  
WILLIAM HODGES SURVEY, ABSTRACT NO. 13  
CHAMBERS, TEXAS

Description of 495.70 acres located in the William Hodges Survey, Abstract No. 13, Chambers County, and more particularly described as follows. Bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**COMMENCING** at a point found for the intersection of the northwest right-of-way line of Wilburn Ranch Drive (100.0 feet wide) with the northeast right-of-way of Eagle Drive (120.0 feet wide);

THENCE, North 57 degrees 19 minutes 21 seconds East with the northwest right-of-way of Wilburn Ranch Drive, a distance of 2157.93 feet to an angle point;

THENCE, North 57 degrees 33 minutes 26 seconds East continuing with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2.43 feet to the **POINT OF BEGINNING** and the west southwest corner of the herein described tract;

THENCE, North 32 degrees 47 minutes 06 seconds West departing the northwest right-of-way line of Wilburn Ranch Drive, a distance of 137.98 feet to a point of curvature to the left, non-tangent at this point;

THENCE, in a northwesterly direction and curve to the left having a radius of 1450.00 feet, a central angle of 63 degrees 49 minutes 40 seconds, a chord bearing of North 01 degrees 21 minutes 20 seconds West, a chord distance of 1533.07 feet, an arc distance of 1615.30 feet to a point of tangency;

THENCE, North 33 degrees 16 minutes 10 seconds West, a distance of 3445.28 feet to a point in the southeast right-of-way line of Farm to Market Road 565 and being the northwest corner of the herein described tract;

THENCE, North 60 degrees 00 minutes 31 seconds East with the southeast right-of-way of Farm to Market Road 565, a distance of 126.56 feet to a point for the beginning of a curve to the left;

THENCE, in a northeasterly direction continuing with the southeast right-of-way of Farm to Market Road 565 and curve to the left having a radius of 5729.58 feet, a central angle of 03 degrees 59 minutes 10 seconds, a chord bearing of North 58 degrees 00 minutes 56 seconds East, a chord distance of 398.52 feet, an arc distance of 398.60 feet to a point of tangency;

THENCE, North 56 degrees 01 minutes 21 seconds East, with the southeast right-of-way line of Farm to Marker Road 565, a distance of 1532.29 feet to an angle point;

THENCE, North 56 degrees 14 minutes 51 seconds East continuing with the southeast right-of-way of Farm to Market Road 565, a distance of 1,422.47 feet to a point and being the northeast corner of the herein described tract;

THENCE, South 32 degrees 53 minutes 34 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance 7514.11 feet to a point in the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242 and being the southeast corner of the herein described tract;

THENCE, South 57 degrees 30 minutes 36 seconds West, with the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 108.41 feet to a point for corner;

THENCE, North 82 degrees 03 minutes 41 seconds West, departing the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 1456.57 feet to angle point;

THENCE, North 81 degrees 55 minutes 32 seconds West, a distance of 443.22 feet to an angle point;

THENCE, North 82 degrees 11 minutes 16 seconds West, a distance of 1,326.03 feet to a point for corner;

THENCE, South 25 degrees 43 minutes 32 seconds East, a distance of 35.84 feet to a point for corner;

THENCE, North 82 degrees 13 minutes 08 seconds West, a distance of 714.24 feet to the beginning of a non-tangent curve to the right in the northwest right-of-way Wilburn Ranch Drive;

THENCE in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the right having a radius of 1950.18 feet, a central angle of 15 degrees 02 minutes 38 seconds, a chord bearing of South 57 degrees 50 minutes 47 seconds West, a chord distance of 510.58 feet, an arc distance of 512.05 feet to a point of tangency;

THENCE, South 65 degrees 22 minutes 06 seconds West continuing with the northwest right of way of Wilburn Ranch Drive, a distance of 121.90 feet for the beginning of a curve to the left;

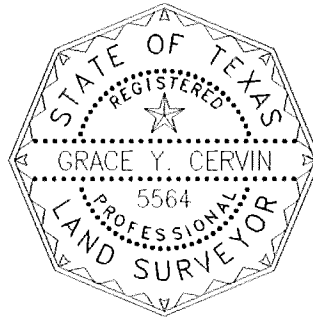
THENCE, in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the left having a radius of 2150.20 feet, a central angle of 07 degrees 48 minutes 40 seconds, a chord bearing of South 61 degrees 27 minutes 46 seconds West, a chord distance of 292.91 feet, an arc distance of 293.14 feet to a point;



THENCE, South 57 degrees 33 minutes 26 seconds West continuing with the northwest right-of-way of Wilburn Ranch Drive, 238.87 feet to the **POINT OF BEGINNING** containing 495.70 of land, more or less.

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.**

Ally General Solutions, LLC



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GRACE Y. CERVIN, RPLS No. 5564  
7070 West 43<sup>rd</sup> St, Ste. 203  
Houston, Texas 77092  
(O) 281-888-7682  
TBPELS Firm No. 10194392

## Riceland Municipal Utility District No. 3

443.15 ACRES OF LAND  
HENRY GRIFFITH SURVEY, A-12  
WILLIAM HODGES SURVEY, A-13  
CHAMBERS COUNTY, TEXAS

A **METE AND BOUNDS** description of 443.15 acres of land located in the Henry Griffith Survey, Abstract Number 12 and the William Hodges Survey, Abstract Number 13, Chambers County, Texas; being made up of four(4) tracts of land; said 443.15 acres being described as follows:

**TRACT 2:  
77.99 ACRES**

Description of 77.99 acres of land located in the Henry Griffith Survey, Abstract Number 12, Chambers County, Texas, being part of Tract 4, Tract 19, and Tract 24 described in Stipulation of Interest recorded under Volume 722, Page 151 of Chambers County Deed Records and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**BEGINNING** at a cap in concrete found for the southwest corner of the City of Mont Belvieu called 9.000 acre tract recorded under Volume 597, Page 51 of Chambers County Deed Records, the Southeast corner of the residue of said Tract 4, and in the northwest right-of-way of FM 565;

THENCE SOUTH 60 degrees 14 minutes 31 seconds WEST with the northwest right-of-way of FM 565, a distance of 809.59 feet to the intersection with Parcel 1314E described in Possession and Use Agreement for construction of SH 99 recorded under Chambers County Clerk's File Number 151752 of the Chambers County Deed Records;

THENCE NORTH 33 degrees 25 minutes 58 seconds WEST with northeast line of said Parcel 1314E, a distance of 88.95 feet to a point for corner;

THENCE SOUTH 60 degrees 47 minutes 34 seconds WEST with the northwest line of said Parcel 1314E, a distance of 136.75 feet to a point for corner;

THENCE SOUTH 55 degrees 13 minutes 57 seconds WEST continuing with the northwest line of said Parcel 1314E, a distance of 284.45 feet to a point for corner;

THENCE SOUTH 60 degrees 47 minutes 34 seconds WEST continuing with the northwest line of said Parcel 1314E, a distance of 588.30 feet to a point in the northeast right-of-way of Proposed SH 99 described as Parcel 1314 in aforesaid Possession and Use Agreement;

THENCE in a northerly direction, with the proposed northeast right-of-way of SH 99 and a non-tangent curve to the left, having a radius of 4,600.00 feet, a central angle of 17 degrees 24 minutes 28 seconds, a chord bearing of NORTH 14 degrees 31 minutes 04 seconds WEST, a chord distance of 1392.22 feet, an arc distance of 1397.59 feet to a point in the northwest line of aforesaid Tract 19 and in the southeast line of the Mont Belvieu Caverns, LLC called 146.0 acre tract recorded under Volume 1381, Page 331 of the Chambers County Deed Records;

THENCE NORTH 39 degrees 4 minutes 50 seconds EAST with the southeast line of said Mont Belvieu called 146.0 acre tract and the northwest line of Tract 19 and Tract 4, a distance of 2,080.75 feet to a point in the southwest right-of-way of FM 3360;

THENCE SOUTH 34 degrees 0 minutes 6 seconds EAST with the southwest right-of-way of FM 3360, a distance of 1,487.85 feet to the northern most corner of the aforesaid City of Mont Belvieu called 9.000 acre tract;

THENCE SOUTH 48 degrees 56 minutes 10 seconds WEST with the NORTHWEST line of said City of Mont Belvieu tract, a distance of 646.57 feet to the Western most corner of said City of Mont Belvieu tract;

THENCE SOUTH 34 degrees 0 minutes 15 seconds EAST with the SOUTHWEST line of said City of Mont Belvieu tract, a distance of 556.30 feet to the **POINT OF BEGINNING** and containing 77.99 acres of land, more or less.

**Tract 3-B**  
**196.74 acres**

Description of 196.74 acres located in the Griffith survey, Abstract Number 12 and the William Hodges survey, Abstract Number 13, Chambers County, Texas, being the residue of tract 12, tract 9, tract 5, tract 2, and tract 20 described in stipulation of interest executed may 15, 2004 and recorded under Volume 722, Page 151 of Chambers County Deed Records, and also being the residue of tract 2 called 248.781 acres and the residue of tract 1 called 483.180 acres described in deed to Theo Wilburn recorded under Volume 305, Page 704 of the Deed Records of Chambers County, Texas, residue of called 73.920 acres described in deed to Theo Wilburn recorded under Volume 292, Page 212 of the Deed Records of Chambers County, Texas, residue of called 71.07 acres described in deed to Theo Wilburn recorded under Volume 268, Page 500 of the Deed Records of Chambers County, Texas, residue of called 74.27 acres described in deed to Theo Wilburn recorded under Volume 267, Page 176 of the Deed Records of Chambers County, Texas, residue of 31.978 acres described in deed to Theo Wilburn recorded under Volume 356, Page 33 of the Deed Records of Chambers County, Texas, and residue of 41.4528 acres described in deed to Theo Wilburn recorded under Volume 531, Page 209 of the Deed Records of Chambers County, Texas; and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South central zone, NAD 83.

**Beginning** at a 1/2-inch iron rod found for the northwest corner of a called 6.178 acre tract of land described in a Deed to City of Mont Belvieu, recorded in Volume 1021, Page 507 of the Deed Records of Chambers County, Texas, and being on the northeast right-of-way line of Eagle Drive (120' wide), recorded in Volume 276, Page 490 of the Deed Records of Chambers County, Texas;

THENCE NORTH 55 degrees 52 minutes 27 seconds EAST with the southeast line of the called 4.218 acre tract described in deed to Mont Belvieu first united Pentecostal church, Inc. Recorded under Volume 1578, Page 98 of Chambers County Deed Records, a distance of 525.00 feet to a 5/8-inch iron rod found for corner;

THENCE, NORTH 34 degrees 7 minutes 33 seconds WEST with the northeast line of said Mont Belvieu First United Pentecostal Church Tract, distance of 350.00 feet to a 5/8 inch iron rod found for corner;

THENCE NORTH 57 degrees 10 minutes 3 seconds EAST with the southeast line of the residue of the called 25 acre tract described in deed to County of Chambers recorded under Volume 202, Page 53 of the Chambers County Deed Records, a distance of 1,654.81 feet to a 1 inch iron pipe found for corner;

THENCE NORTH 33 degrees 7 minutes 23 seconds WEST with the northeast line of said County of Chambers tract, the northeast line of the called 79.15 acre tract described in Special Warranty Deed to the City of Mont Belvieu recorded in Volume 873, Page 91 of Chambers County Deed Records, and also the southwest line of the residue of the called 483.180 acre tract described in deed to Theo Wilburn recorded under Volume 305, Page 704 of Chambers County Deed Records, a distance of 2,290.06 feet to a 3/4-inch iron rod found for corner;

THENCE SOUTH 57 degrees 17 minutes 44 seconds WEST with the northwest line of said City of Mont Belvieu tract, the SOUTHEAST line of the residue of the aforesaid Theo Wilburn called 73.920 acre tract, SOUTHEAST line of the residue of the Theo Wilburn called 71.07 acre tract, and the SOUTHEAST line of the Theo Wilburn called 74.27 acre tract, a distance of 1,887.91 feet to a 3/4-inch iron pipe found for corner;

THENCE NORTH 33 degrees 38 minutes 54 seconds WEST with the southwest line of said Theo Wilburn residue of called 74.27 acre tract, the northeast lines of the Camona's Early Childhood Development called 0.6440 acre tract recorded under Volume 1356, Page 324 of the Official Public Records of Chambers County, Texas, M&T auto repair lot 1 recorded under Volume 728, Page 597 of the plat records of Chambers County, Texas, Mobiloil Federal Credit Union called 1.2372 acre tract recorded under Volume 1617, Page 169 of the Official Public Records of Chambers County, Texas, Anthony Ggarbs, Inc, called 0.5988 acre tract recorded under Chambers County Clerk's File Number 2019-146630, Five Star Dry Cleaners and Laundry, LLC called 0.785 acre tract recorded under Volume 478, Page 355 of the Official Public Records of Chambers County, Texas, Anahuac National Bank called 2.00 acre tract recorded under Volume 413, Page 315 of the Official Public Records of Chambers County, Texas, Ronald Marsh called 0.8979 acre tract recorded under Volume 1076, Page 318 of the Official Public Records of Chambers County, Texas, Ronald Marsh called 1.089 acre tract recorded under Volume 1076, Page 318 of the Official Public Records of Chambers County, Texas, Texas bank called 2.00 acre tract recorded under Volume 109, Page 278 of the Official Public Records of Chambers County, Texas, and of Wilkey Commercial Subdivision recorded under Volume A, Page 247 of Chambers County Map Records, a distance of 1,794.81 feet to a 5/8-inch iron rod with cap market "SAM" set for corner in the southeast right-of-way of farm to marked road 565 (70.0' wide) as recorded in Volume 112, Pages 625 and 631, Deed Records of Chambers County, Texas;

THENCE NORTH 60 degrees 01 minutes 40 seconds EAST with the southeast right-of-way of farm to market road 565 (70.0 feet wide), a distance of 100.01 feet to a 5/8-inch iron rod with cap marked "SAM" set for corner;

THENCE SOUTH 33 degrees 47 minutes 49 seconds EAST with the southwest line of the called 1.247 acre tract described in deed to rex green recorded under Chambers County Clerk's File Number 2016-110884, a distance of 302.42 feet to a 1-inch iron pipe found for corner;

THENCE NORTH 18 degrees 29 minutes 07 seconds EAST with the southeast line of said rex green tract, a distance of 148.17 feet to a 5/8-inch iron rod with cap marked "SAM" set for corner;

THENCE NORTH 59 degrees 51 minutes 57 seconds EAST with the southeast line of the called 1.35192 acre tract described in deed to old river masonic lodge recorded under Volume 143, Page 335, a distance of 407.10 feet to a 3/4-inch iron pipe found for corner;

THENCE NORTH 30 degrees 8 minutes 3 seconds WEST with the northeast line of said old river masonic lodge tract, a distance of 202.33 feet to a 1/2-inch iron pipe found on the southeast right-of-way of farm to market road 565;

THENCE NORTH 60 degrees 1 minutes 40 seconds EAST with the southeast right-of-way of farm to market road 565, a distance of 507.80 feet to a 5/8-inch iron rod with cap marked "SAM" set for corner;

THENCE NORTH 59 degrees 49 minutes 40 seconds EAST continuing with the southeast right-of-way of farm to market road 565, a distance of 1,558.46 feet to a point for corner;

THENCE SOUTH 33°16'10" EAST, a distance of 3,449.99 feet to a point for corner, beginning a curve to the right;

THENCE southeasterly, with the arc of a curve to the right having a radius of 1,450.00 feet, a central angle of 63°49'39", an arc length of 1,615.30 feet, and a chord that bears SOUTH 01°21'21" EAST, a chord distance of 1,533.06 feet;

THENCE SOUTH 32°47'06" EAST a distance of 137.98 feet, to a point for corner in the northwest right-of-way of Wilburn Ranch Drive;

THENCE SOUTH 57°33'26" WEST, with the northwest right-of-way of Wilburn Ranch Drive a distance of 2.43 feet to a point for corner;

THENCE SOUTH 57 degrees 19 minutes 21 seconds WEST continuing with the northwest right-of-way of Wilburn Ranch Drive, a distance of 2,157.93 feet the **POINT OF BEGINNING** containing 196.74 acres, more or less.

**TRACT 4:  
83.27 ACRES**

Description of 83.27 acres of land located in the Henry Griffith Survey, Abstract 12, and the William Hodges Survey, Abstract 13, Chambers County, Texas, being part of the Benes Family, LTD, and Riceland Interests, LTD Properties and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

**BEGINNING** at the intersection of the EAST line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records with the southeast right-of-way of FM 565;

THENCE NORTH 60 degrees 48 minutes 5 seconds EAST with the southeast right-of-way of FM 565, a distance of 2,116.08 feet to a point for corner;

THENCE SOUTH 32 degrees 39 minutes 57 seconds EAST with the southwest line of the City of Mont Belvieu called 6.526 acre tract recorded under Volume 1196, Page 595 of Chambers County Deed Records, a distance of 657.23 feet to a point for corner;

THENCE SOUTH 57 degrees 18 minutes 53 seconds WEST with the north line of said City of Mont Belvieu tract, a distance of 132.44 feet to a point for corner;

THENCE SOUTH 33 degrees 21 minutes 23 seconds EAST with the southwest line of said City of Mont Belvieu tract, a distance of 1,222.36 feet to a point for corner in the northwest line of The Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number 141532;

THENCE SOUTH 55 degrees 7 minutes 22 seconds WEST with the northwest line of said The Retreat of Barbers Hill tract, a distance of 362.88 feet to a point for corner being the Eastern most corner of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE NORTH 72 degrees 7 minutes 25 seconds WEST with the northeast line of said Mont Belvieu Caverns, LLC tract, a distance of 1,024.83 feet to the northern most corner of said Mont Belvieu Caverns tract;

THENCE SOUTH 56 degrees 0 minutes 41 seconds WEST with the northwest line of said Mont Belvieu Caverns tract, a distance of 1,888.70 feet to a point for corner;

THENCE NORTH 33 degrees 59 minutes 51 seconds WEST with the east line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records, a distance of 220.55 feet to a point;

THENCE NORTH 8 degrees 14 minutes 32 seconds EAST with the east line of said Mont Belvieu Caverns called 9.061 acre tract, a distance of 1,393.79 feet to the **POINT OF BEGINNING** and containing 83.27 acres of land, more or less.

**Tract 5:  
85.15 Acres**

Description of 91.44 acres of land located in the William Hodges Survey, Abstract 13, Chambers County, Texas, out of the Lula Fay Benes Trust and Jerilyn Branscome Trust called 118.283 acre tract recorded in Volume 308, Page 223 of Chambers County Deed Records and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

**BEGINNING** at a 1 ½ inch iron pipe found for the eastern most corner of the residue of said 118.283 acre tract, in the SOUTHWEST right-of-way of Eagle Drive, and also the northern most corner of the Catholic Diocese of Beaumont called 10.00 acre tract recorded under Volume 188, Page 400 of Chambers County Deed Records;

THENCE SOUTH 57 degrees 5 minutes 26 seconds WEST with the southeast line of said 118.283 acre tract, the NORTHWEST line of said 10.00 acre tract and the northwest line of the K. B. Ranch Subdivision recorded under Chamber County Clerk's File Number 5419-B, a distance of 3,384.61 feet to a point for corner;

THENCE NORTH 34 degrees 21 minutes 50 seconds WEST with the southwest line of said 118.283 acre tract and the Northeast line of the Park Block, LTD called 342.656 acre tract recorded under Volume 1161, Page 209 of Chambers County Deed Records, a distance of 1343.12 feet to a point for corner in the southeast line of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE NORTH 57 degrees 22 minutes 25 seconds EAST with the southeast line of said 53.777 acre tract and the northwest line of said 118.283 tract, a distance of 1,739.51 feet to a point for corner;

THENCE NORTH 72 degrees 12 minutes 29 seconds WEST a distance of 213.50 feet to a point for corner;

THENCE NORTH 57 degrees 19 minutes 36 seconds a distance of 207.60 feet to a point for corner, beginning a curve to the right;

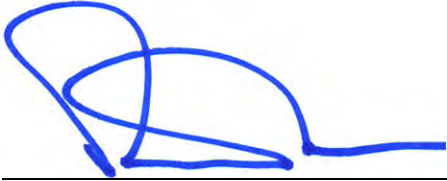
THENCE in a southerly direction with the southwest line of the Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number r 141532 and a curve to the right having a radius of 499.95 feet, a central angle of 17 degrees 28 minutes 06 seconds, a chord bearing of SOUTH 07 degrees 39 minutes 28 seconds EAST, a chord distance of 151.84 feet, an arc distance of 152.43 feet to a point in the north right-of-way of the 150 feet wide canal right-of-way to Old River Rice Irrigation Company recorded under Volume O, Page 223 of Chambers County Deed Records;

THENCE SOUTH 72 degrees 9 minutes 56 seconds EAST with the north line of said canal right-of-way, a distance of 340.18 feet to a point for corner;

THENCE NORTH 81 degrees 40 minutes 54 seconds EAST continuing with the north right-of-way of the canal, a distance of 1,589.10 feet to a point for corner in the southwest right-of-way of Eagle Drive;

THENCE SOUTH 34 degrees 5 minutes 21 seconds EAST with the southwest right-of-way of Eagle Drive, a distance of 435.34 feet to the **POINT OF BEGINNING** and containing 85.15 acres of land, more or less.

**This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.**



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Patrick Jordan  
Registered Professional Land Surveyor  
Texas Registration No. 5525





Attachment 3  
City Resolution

**ORDINANCE NO. 2021-026**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONT BELVIEU, TEXAS, APPROVING THE CREATION OF RICELAND MANAGEMENT DISTRICT WITHIN THE CITY LIMITS OF THE CITY OF MONT BELVIEU, TEXAS, AS FURTHER PROVIDED FOR HEREIN; AND MAKING CERTAIN FINDINGS OF FACT AND OTHER CONCLUSIONS AS HEREIN SET OUT.**

**WHEREAS**, the holder(s) of title to a majority in value of the underlying land ("Petitioner") has petitioned the City of Mont Belvieu (the "City") for consent to include such land in a Management District and has represented and does represent, as evidenced by the acceptance of such consent, that RICELAND MANAGEMENT DISTRICT ("District"), will be created and organized under the terms and provisions of Article XVI, Section 59 of the Texas Constitution and Chapters 375 of the Texas Local Government Code, as amended; and

**WHEREAS**, attached to this Ordinance as "Exhibit A," and made a part hereof, is a Petition for Consent to Creation of RICELAND MANAGEMENT DISTRICT (the "Petition") requesting the City's consent to the creation of the District; and

**WHEREAS**, the land included within the District is more particularly described on "Exhibit B," attached hereto and incorporated herein (the "District Land"); and

**WHEREAS**, Petitioner expressly stipulates and agrees that it will fully comply with the City's Code of Ordinances to the full extent that such codes are made applicable to the developer or development of the District Land by virtue of that certain Development Agreement by and between the City and RDC PARTNERS, LP effective on or about the date of this Ordinance; and

**WHEREAS**, the City Council desires to consent to the requested creation of RICELAND MANAGEMENT in accordance with the provisions hereof; now, therefore,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONT BELVIEU:**

Section 1. The facts and matters contained in the preamble of this Ordinance are hereby found to be true and correct and are hereby adopted.

Section 2. The City Council hereby finds, determines, recites, and declares that a sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Texas Open Meetings Act, Texas Government Code, Chapter 551, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and

formally acted upon. The City Council hereby further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 3. The City Council does hereby acknowledge that Petitioner has previously requested that the City Council give its formal consent, subject to the referenced conditions and applicable law, to creation of Riceland Management District within the city limits of the City.

Section 4. The City Council hereby grants its consent subject to the condition that Petitioner fully comply with the conditions set forth on "Exhibit C," attached hereto and incorporated herein, as well as to such other provisions of the City's Code of Ordinances and Chapter 40 (Utilities) of the City Code to the full extent that such codes are made applicable to the developer or development of the District Land by virtue of that certain Development Agreement by and between the City and RDC PARTNERS, LP, effective on or about the date of this Ordinance. The City does hereby give its consent and approval to creation of Riceland Management District to include all of the District Land as set out on "Exhibit C."

Section 5. The City Council does hereby further direct that the Mayor and City Secretary, and such other officers of the City as may be necessary and required, to execute such approvals and other documents that may be required from time to time in order to effectively place of record and acknowledge that the City Council has approved and consented to this creation of Riceland Management District pursuant to the conditions contained herein.


Section 6. In addition to the conditions and requirements otherwise set out herein, the Consent as herein provided shall be conditioned on the owners of the real property within the geographical configuration of Riceland Management District referred to as District Land fully complying with all provisions and requirements of the City's Code of Ordinances and Chapter 40 (Utilities) of the City Code to the full extent that such codes are made applicable to the developer or development of the District Land by virtue of that certain Development Agreement by and between the City and RDC PARTNERS, LP, effective on or about the date of this Ordinance.

PASSED AND APPROVED on this the 9<sup>th</sup> day of November 2021.


**ATTEST:**

  
\_\_\_\_\_  
Kori Schweinle, City Secretary

**APPROVED:**

  
\_\_\_\_\_  
Nick Dixon, Mayor

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
CITY ATTORNEY  
Randle Law Office, Ltd., L.L.P.

**EXHIBIT "A"**  
**THE PETITION**

PETITION FOR CONSENT TO THE CREATION  
OF A MANAGEMENT DISTRICT

STATE OF TEXAS

COUNTY OF CHAMBERS

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MONT BELVIEU,  
TEXAS:

The undersigned (herein the "Petitioners"), acting pursuant to the provisions of Chapter 375, Texas Local Government Code, respectfully petitions the City Council of the City of Mont Belvieu, Texas (the "City Council"), for its written consent to the creation of a management district and in support thereof would show the following:

I.

The name of the proposed District shall be RICELAND MANAGEMENT DISTRICT (the "District").

II.

The District shall be created and organized under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 375, Texas Local Government Code.

III.

The District shall contain an area of 1400 acres of land, more or less, situated in Chambers County, Texas. All of the land to be included in the District is within or will be annexed into the corporate boundaries of the City of Mont Belvieu, Texas (the "City"). All of the land proposed to be included may properly be included in the District. The land proposed to be included within the District consists of tracts, as described by metes and bounds in Exhibit "A," which is attached hereto and incorporated herein for all purposes (the "Land").

IV.

The Petitioners hold fee simple title to the Land or have contracted to purchase the Land. Petitioners hereby represents that it owns a majority in value of the Land which is proposed to be included in the District, as indicated by the tax rolls of Chambers County, Texas.

V.

The Petitioners represents that there are no lienholders on the Land and that there are no residents on the Land.

## VI.

The general nature of the work to be done by the District at the present time is the purchase, design, construction, acquisition, maintenance and operation of roads, parks, recreational facilities, waterworks and sanitary sewer system for domestic and commercial purposes, and the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate and amend local storm waters or other harmful excesses of waters, and such other purchase, construction, acquisition, improvement, maintenance and operation of such additional facilities, systems, plants and enterprises as shall be consistent with all of the purposes for which the District is created.

## VII.

There is, for the following reasons, a necessity for the above-described work. The area proposed to be within the District is urban in nature, is within the growing environs of the City of Mont Belvieu, Texas, and is in close proximity to populous and developed sections of Chambers County, Texas. There is not now available within the Land an adequate road system, sanitary sewer system, or drainage and storm sewer system. The health and welfare of the present and future inhabitants of the area and of the territories adjacent thereto require the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of an adequate waterworks system, sanitary sewer system, and drainage and storm sewer system. A public necessity, therefore, exists for the creation of the District, to provide for the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of such road system, waterworks system, sanitary sewer system, and drainage and storm sewer system, to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

## VIII.

A preliminary investigation has been made to determine the cost of the proposed District's projects, and it is now estimated by the Petitioners, from such information as they have at this time, that such cost will be approximately \$141,000,000.

WHEREFORE, the Petitioners pray that this petition be heard and that the City Council duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the land described herein within the District.

RESPECTFULLY SUBMITTED this 8<sup>th</sup> day of November, 2021.

RDC PARTNERS LP

By: [Signature]  
Name: Michael S. McSmith  
Title: Manager

THE STATE OF TEXAS  
COUNTY OF CHAMBERS

This instruments was acknowledged before me on this 8<sup>th</sup> day of November, 2021 by Michael S. McSmith, the Manager of RDC Partners, LP.

Allison Warschauer  
Notary Public, State of Texas

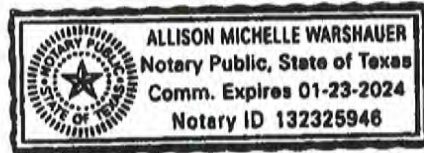




EXHIBIT "A"

METES AND BOUNDS DESCRIPTION  
TRACT I  
454.700 ACRES

Description of 454.700 acres or 19,806,743 square feet of land located in the Henry Griffith Survey, Abstract 12, Chambers County, Texas, being part of the Benes Family Estate Properties and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a ½ inch iron rod found for the intersection of the north right-of-way of FM 3360 with the east right-of-way of Eagle Point Drive and the most westerly corner of the herein described tract;

THENCE NORTH 42 degrees 31 minutes 06 seconds East with the east right-of-way of Eagle Point Drive, a distance of 3,279.74 feet to a point in the southwest line of the City of Mont Belvieu called 228.452 acre tract described in Volume 415, Page 596 of Chambers County Deed Records;

THENCE SOUTH 47 degrees 25 minutes 54 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 644.43 feet to the southern most corner of said City of Mont Belvieu tract;

THENCE NORTH 39 degrees 20 minutes 18 seconds East with the southeast line of said Mont Belvieu tract a distance of 696.22 feet to a point for corner;

THENCE NORTH 75 degrees 25 minutes 27 seconds East a distance of 1,378.23 feet to a ½ inch iron rod found for the northwest corner of Lot 6 of the Hidden Fairways Subdivision recorded under Clerk's File Number 2009-4571 of the map records of Chambers County;

THENCE in a southerly direction with the center of Hodges Gully and the westerly line of Lots 6 and 7 of said Hidden Fairways Subdivision the following courses and distances;

SOUTH 08 degrees 08 minutes 34 seconds West a distance of 210.97 feet;  
SOUTH 53 degrees 21 minutes 22 seconds West a distance of 62.27 feet;  
SOUTH 07 degrees 20 minutes 10 seconds East a distance of 74.46 feet;  
SOUTH 17 degrees 40 minutes 09 seconds West a distance of 43.81 feet;  
SOUTH 02 degrees 51 minutes 45 seconds West a distance of 80.41 feet;  
SOUTH 55 degrees 51 minutes 39 seconds West a distance of 67.63 feet;  
SOUTH 64 degrees 51 minutes 53 seconds West a distance of 57.28 feet;  
SOUTH 72 degrees 16 minutes 42 seconds West a distance of 82.30 feet;  
SOUTH 39 degrees 03 minutes 32 seconds West a distance of 72.63 feet;  
SOUTH 10 degrees 18 minutes 20 seconds West a distance of 59.76 feet;  
SOUTH 44 degrees 08 minutes 48 seconds West a distance of 62.06 feet;  
SOUTH 25 degrees 20 minutes 18 seconds East a distance of 43.29 feet;

SOUTH 25 degrees 54 minutes 28 seconds West a distance of 70.21 feet;  
SOUTH 09 degrees 25 minutes 54 seconds East a distance of 96.47 feet;  
SOUTH 16 degrees 32 minutes 39 seconds West a distance of 29.35 feet;  
SOUTH 06 degrees 03 minutes 47 seconds West a distance of 84.27 feet;  
SOUTH 52 degrees 24 minutes 25 seconds East a distance of 29.96 feet;  
SOUTH 11 degrees 17 minutes 01 seconds East a distance of 14.18 feet to a 5/8 inch iron rod with cap found for the northwest corner of Lot 7 of said Hidden Fairways Subdivision;

THENCE SOUTH 62 degrees 40 minutes 20 seconds East with the southerly line of said Hidden Fairways Subdivision, a distance of 1,084.01 feet to the southeast corner of said Hidden Fairways Subdivision;

THENCE SOUTH 60 degrees 53 minutes 17 seconds East with the south line of a 30.0 feet wide private road described in deed to Volume 978, page 408 of Chambers County Deed Records, a distance of 94.79 feet to the beginning of a curve to the right,

THENCE in a southeasterly direction continuing with the southwest line of said private road and a curve having a central angle of 37° 33' 27.0", a radius of 107.85 feet, chord bears S 42 degrees 06 minutes 34 seconds East, a chord distance of 69.44 feet, an arc distance of 70.70 feet to the point of tangency;

THENCE SOUTH 23 degrees 19 minutes 50 seconds East, continuing with the southwest line of said private road, a distance of 517.85 feet to the beginning of a curve to the right;

THENCE in a southeasterly direction continuing with the southwest line of said private road and a curve to the right having a central angle of 22° 56' 33.0", a radius of 394.73 feet, chord bears S 11 degrees 51 minutes 34 seconds East, a chord distance of 157.00 feet, an arc distance of 158.06 feet to the point of tangency;

THENCE SOUTH 00 degrees 23 minutes 17 seconds East continuing with the west line of said private road, a distance of 2,175.83 feet to a point in the northwest right-of-way of FM 565;

THENCE in a southwesterly direction with the northwest right-of-way of FM 565 and a curve to the left having a central angle of 01° 03' 21.0", a radius of 5,695.63 feet, chord bears S 59 degrees 21 minutes 36 seconds West, a chord distance of 104.96 feet, an arc distance of 104.96 feet to the point of tangency;

THENCE SOUTH 59 degrees 49 minutes 06 seconds West with the northwest right-of-way of FM 565, a distance of 1,696.98 feet to a point for corner;

THENCE SOUTH 60 degrees 01 minutes 21 seconds West continuing with the northwest right-of-way of FM 565, a distance of 394.04 feet to a point for corner;

THENCE NORTH 29 degrees 58 minutes 39 seconds West, departing the northwest right-of-way of FM 565, a distance of 150.01 feet to a point for corner;

THENCE SOUTH 60 degrees 01 minutes 21 seconds West a distance of 150.01 feet to a point for corner;

THENCE SOUTH 29 degrees 58 minutes 39 seconds East a distance of 138.63 feet to a point in the northwest right-of-way of FM 565;

THENCE SOUTH 59 degrees 16 minutes 01 seconds West with the northwest right-of-way of FM 565, a distance of 863.34 feet to a point for corner;


THENCE NORTH 77 degrees 10 minutes 45 seconds West a distance of 146.92 feet to a point for corner in the northeast right-of-way of FM 3360;

THENCE NORTH 34 degrees 00 minutes 08 seconds West with the northeast right-of-way of FM 3360, a distance of 2,620.55 feet to the beginning of a curve;

THENCE in a northwesterly direction continuing with the northeast right-of-way of FM 3360 and a curve to the left having a central angle of  $23^{\circ} 13' 00.0''$ , a radius of 2,935.20 feet, chord bears N 45 degrees 36 minutes 38 seconds West, a chord distance of 1,181.25 feet, an arc distance of 1,189.37 feet to the point of tangency;

THENCE North 57 degrees 13 minutes 08 seconds West continuing with the northeast right-of-way of FM 3360, a distance of 262.97 feet to the POINT OF BEGINNING and containing 454.700 acres of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

 6/25/2021

George Totten  
Registered Professional Land Surveyor  
State of Texas No. 4605



Riceland Municipal Utility District No. 2

November 2021

STATE OF TEXAS §  
COUNTY OF CHAMBERS §

DESCRIPTION OF 495.70 ACRES OF LAND  
SITUATED IN THE  
WILLIAM HODGES SURVEY, ABSTRACT NO. 13  
CHAMBERS, TEXAS

Description of 495.70 acres located in the William Hodges Survey, Abstract No. 13, Chambers County, and more particularly described as follows. Bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**COMMENCING** at a point found for the intersection of the northwest right-of-way line of Wilburn Ranch Drive (100.0 feet wide) with the northeast right-of-way of Eagle Drive (120.0 feet wide);

THENCE, North 57 degrees 19 minutes 21 seconds East with the northwest right-of-way of Wilburn Ranch Drive, a distance of 2157.93 feet to an angle point;

THENCE, North 57 degrees 33 minutes 26 seconds East continuing with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2.43 feet to the **POINT OF BEGINNING** and the west southwest corner of the herein described tract;

THENCE, North 32 degrees 47 minutes 06 seconds West departing the northwest right-of-way line of Wilburn Ranch Drive, a distance of 137.98 feet to a point of curvature to the left, non-tangent at this point;

THENCE, in a northwesterly direction and curve to the left having a radius of 1450.00 feet, a central angle of 63 degrees 49 minutes 40 seconds, a chord bearing of North 01 degrees 21 minutes 20 seconds West, a chord distance of 1533.07 feet, an arc distance of 1615.30 feet to a point of tangency;

THENCE, North 33 degrees 16 minutes 10 seconds West, a distance of 3445.28 feet to a point in the southeast right-of-way line of Farm to Market Road 565 and being the northwest corner of the herein described tract;

THENCE, North 60 degrees 00 minutes 31 seconds East with the southeast right-of-way of Farm to Market Road 565, a distance of 126.56 feet to a point for the beginning of a curve to the left;

THENCE, in a northeasterly direction continuing with the southeast right-of-way of Farm to Market Road 565 and curve to the left having a radius of 5729.58 feet, a central angle of 03 degrees 59 minutes 10 seconds, a chord bearing of North 58 degrees 00 minutes 56 seconds East, a chord distance of 398.52 feet, an arc distance of 398.60 feet to a point of tangency;

THENCE, North 56 degrees 01 minutes 21 seconds East, with the southeast right-of-way line of Farm to Marker Road 565, a distance of 1532.29 feet to an angle point;

THENCE, North 56 degrees 14 minutes 51 seconds East continuing with the southeast right-of-way of Farm to Market Road 565, a distance of 1,422.47 feet to a point and being the northeast corner of the herein described tract;

THENCE, South 32 degrees 53 minutes 34 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance 7514.11 feet to a point in the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242 and being the southeast corner of the herein described tract;

THENCE, South 57 degrees 30 minutes 36 seconds West, with the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 108.41 feet to a point for corner;

THENCE, North 82 degrees 03 minutes 41 seconds West, departing the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 1456.57 feet to angle point;

THENCE, North 81 degrees 55 minutes 32 seconds West, a distance of 443.22 feet to an angle point;

THENCE, North 82 degrees 11 minutes 16 seconds West, a distance of 1,326.03 feet to a point for corner;

THENCE, South 25 degrees 43 minutes 32 seconds East, a distance of 35.84 feet to a point for corner;

THENCE, North 82 degrees 13 minutes 08 seconds West, a distance of 714.24 feet to the beginning of a non-tangent curve to the right in the northwest right-of-way Wilburn Ranch Drive;

THENCE in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the right having a radius of 1950.18 feet, a central angle of 15 degrees 02 minutes 38 seconds, a chord bearing of South 57 degrees 50 minutes 47 seconds West, a chord distance of 510.58 feet, an arc distance of 512.05 feet to a point of tangency;

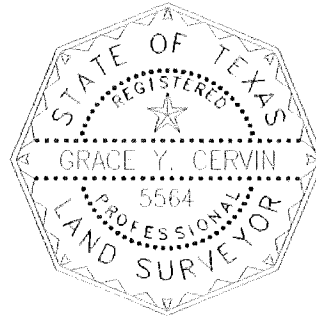
THENCE, South 65 degrees 22 minutes 06 seconds West continuing with the northwest right of way of Wilburn Ranch Drive, a distance of 121.90 feet for the beginning of a curve to the left;

THENCE, in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the left having a radius of 2150.20 feet, a central angle of 07 degrees 48 minutes 40 seconds, a chord bearing of South 61 degrees 27 minutes 46 seconds West, a chord distance of 292.91 feet, an arc distance of 293.14 feet to a point;

THENCE, South 57 degrees 33 minutes 26 seconds West continuing with the northwest right-of-way of Wilburn Ranch Drive, 238.87 feet to the **POINT OF BEGINNING** containing 495.70 of land, more or less.

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.**

Ally General Solutions, LLC



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GRACE Y. CERVIN, RPLS No. 5564  
7070 West 43<sup>rd</sup> St, Ste. 203  
Houston, Texas 77092  
(O) 281-888-7682  
TBPELS Firm No. 10194392

Riceland Municipal Utility District No. 3

November 2021

STATE OF TEXAS §  
COUNTY OF CHAMBERS §

DESCRIPTION OF 196.658 ACRES OF LAND  
SITUATED IN THE  
WILLIAM HODGES SURVEY, ABSTRACT NO. 12  
WILLIAM HODGES SURVEY, ABSTRACT NO. 13  
CHAMBERS, TEXAS

Description of 196.658 acres located in the William Hodges Survey, Abstract No. 12 and the William Hodges Survey, Abstract No. 13, Chambers County, and more particularly described as follows. Bearings base on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**BEGINNING** at a point found for the intersection of the northwest right-of-way line of Wilburn Ranch Drive (100.0 feet wide) with the northeast right-of-way of Eagle Drive (120.0 feet wide) and the southern most corner of the herein described tract;

THENCE, North 34 degrees 07 minutes 33 seconds West with the northeast right-of-way of Eagle Drive, a distance of 568.49 feet to a point for corner;

THENCE, North 55 degrees 52 minutes 27 seconds East departing the northeast right-of-way of Eagle Drive, a distance of 525.00 feet to a point for corner;

THENCE, North 34 degrees 07 minutes 33 seconds West, a distance of 350.00 feet to a point for corner;

THENCE, North 57 degrees 10 minutes 03 seconds East, a distance of 1,654.81 feet to a point for corner;

THENCE, North 33 degrees 07 minutes 23 seconds West, a distance of 2,290.06 feet to a point for corner;

THENCE, South 57 degrees 17 minutes 44 seconds West, a distance of 1,887.91 feet to a point for corner;

THENCE, North 33 degrees 38 minutes 54 seconds West, a distance of 1,793.91 feet to a point in the southeast right-of-way of Farm to Market Road 565 (70 feet wide) and being the northwest corner of the herein described tract;

THENCE, North 59 degrees 55 minutes 42 seconds East, with the southeast right-of-way of Farm to Market Road 565, a distance of 100.00 feet to a point for corner;

THENCE, South 33 degrees 46 minutes 24 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance of 301.66 feet to a point for corner;

THENCE, North 18 degrees 31 minutes 35 seconds East, a distance of 148.25 feet to a point for corner;

THENCE, North 59 degrees 51 minutes 57 seconds East, a distance of 407.10 feet to a point for corner;

THENCE, North 30 degrees 08 minutes 03 seconds West, a distance of 202.38 feet to a p5/8 inoint in the southeast right-of-way of Farm to Market Road 565;

THENCE, North 60 degrees 00 minutes 31 seconds East with the southeast right-of-way of Farm to Market Road 565, a distance of 2,066.53 feet to a point and being the northeast corner of the herein described tract;

THENCE, South 33 degrees 16 minutes 10 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance of 3445.28 feet to a point of curvature to the right;

THENCE, in a southeasterly direction and curve to the right having a radius of 1450.00 feet, a central angle of 63 degrees 49 minutes 40 seconds, a chord bearing of South 01 degrees 21 minutes 20 seconds East, a chord distance of 1533.07 feet, an arc distance of 1615.30 feet to a point for corner;

THENCE, South 32 degrees 47 minutes 06 seconds East, a distance of 137.98 feet to a point in the northwest right-of-way line of Wilburn Ranch Drive and being the southeast corner of the herein described tract;

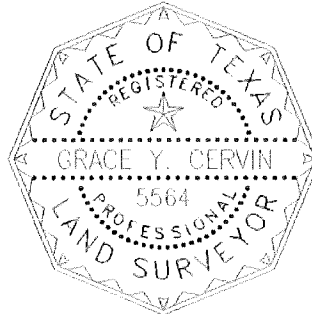
THENCE, South 57 degrees 33 minutes 26 seconds West, with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2.43 feet to an angle point;

THENCE, South 57 degrees 19 minutes 21 seconds West, continuing with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2157.93 feet to the **POINT OF BEGINNING** containing 196.658 of land, more or less.



THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Ally General Solutions, LLC



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GRACE Y. CERVIN, RPLS No. 5564  
7070 West 43<sup>rd</sup> St, Ste. 203  
Houston, Texas 77092  
(O) 281-888-7682  
TBPLS Firm No. 10194392

METES AND BOUNDS DESCRIPTION

TRACT 2

77.99 ACRES

Description of 77.99 acres of land located in the Henry Griffith Survey, Abstract 12, Chambers County, Texas, being part of Tract 4, Tract 19, and Tract 24 described in Stipulation of Interest recorded under Volume 722, Page 151 of Chambers County Deed Records and more particularly described as follows:

Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a cap in concrete found for the southwest corner of the City of Mont Belvieu called 9.000 acre tract recorded under Volume 597, Page 51 of Chambers County Deed Records, the southeast corner of the residue of said Tract 4, and in the northwest right-of-way of FM 565;

THENCE South 60 degrees 14 minutes 31 seconds West with the northwest right-of-way of FM 565, a distance of 809.59 feet to the intersection with Parcel 1314E described in Possession and Use Agreement for construction of SH 99 recorded under Chambers County Clerk's File Number 151752 of the Chambers County Deed Records;

THENCE North 33 degrees 25 minutes 58 seconds West with northeast line of said Parcel 1314E, a distance of 88.95 feet to a point for corner;

THENCE South 60 degrees 47 minutes 34 seconds West with the northwest line of said Parcel 1314E, a distance of 136.75 feet to a point for corner;

THENCE South 55 degrees 13 minutes 57 seconds West continuing with the northwest line of said Parcel 1314E, a distance of 284.45 feet to a point for corner;

THENCE South 60 degrees 47 minutes 34 seconds West continuing with the northwest line of said Parcel 1314E, a distance of 588.30 feet to a point in the northeast right-of-way of Proposed SH 99 described as Parcel 1314 in aforesaid Possession and Use Agreement;

THENCE in a northerly direction with the proposed northeast right-of-way of SH 99 and a non-tangent curve to the left having a radius of 4,600.00 feet, a central angle of 17 degrees 24 minutes 28 seconds, a chord bearing of North 14 degrees 31 minutes 04 seconds West, a chord distance of 1392.22 feet, an arc distance of 1397.59 feet to a point in the northwest line of aforesaid Tract 19 and in the southeast line of the Mont Belvieu Caverns, LLC called 146.0 acre tract recorded under Volume 1381, Page 331 of the Chambers County Deed Records;

THENCE North 39 degrees 4 minutes 50 seconds East with the southeast line of said Mont Belvieu called 146.0 acre tract and the northwest line of Tract 19 and Tract 4, a distance of 2,080.75 feet to a point in the southwest right-of-way of FM 3360;

THENCE South 34 degrees 0 minutes 6 seconds East with the southwest right-of-way of FM 3360, a distance of 1,487.85 feet to the northern most corner of the aforesaid City of Mont Belvieu called 9.000 acre tract;

THENCE South 48 degrees 56 minutes 10 seconds West with the northwest line of said City of Mont Belvieu tract, a distance of 646.57 feet to the western most corner of said City of Mont Belvieu tract;

THENCE South 34 degrees 0 minutes 15 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 556.30 feet to the POINT OF BEGINNING and containing 77.99 acres of land, more or less..

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

METES AND BOUNDS DESCRIPTION  
TRACT 4  
83.27 ACRES

Description of 83.27 acres of land located in the Henry Griffith Survey, Abstract 12, and the William Hodges Survey, Abstract 13, Chambers County, Texas, being part of the Benes Family, LTD, and Riceland Interests, LTD Properties and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at the intersection of the east line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records with the southeast right-of-way of FM 565;

THENCE North 60 degrees 48 minutes 5 seconds East with the southeast right-of-way of FM 565, a distance of 2,116.08 feet to a point for corner;

THENCE South 32 degrees 39 minutes 57 seconds East with the southwest line of the City of Mont Belvieu called 6.526 acre tract recorded under Volume 1196, Page 595 of Chambers County Deed Records, a distance of 657.23 feet to a point for corner;

THENCE South 57 degrees 18 minutes 53 seconds West with the north line of said City of Mont Belvieu tract, a distance of 132.44 feet to a point for corner;

THENCE South 33 degrees 21 minutes 23 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 1,222.36 feet to a point for corner in the northwest line of The Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number 141532;

THENCE South 55 degrees 7 minutes 22 seconds West with the northwest line of said The Retreat of Barbers Hill tract, a distance of 362.88 feet to a point for corner being the eastern most corner of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE North 72 degrees 7 minutes 25 seconds West with the northeast line of said Mont Belvieu Caverns, LLC tract, a distance of 1,024.83 feet to the northern most corner of said Mont Belvieu Caverns tract;

THENCE South 56 degrees 0 minutes 41 seconds West with the northwest line of said Mont Belvieu Caverns tract, a distance of 1,888.70 feet to a point for corner;

THENCE North 33 degrees 59 minutes 51 seconds West with the east line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records, a distance of 220.55 feet to a point;

THENCE North 8 degrees 14 minutes 32 seconds East with the east line of said Mont Belvieu Caverns called 9.061 acre tract, a distance of 1,393.79 feet to the POINT OF BEGINNING and containing 83.27 acres of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

METES AND BOUNDS DESCRIPTION  
TRACT 5  
91.44 ACRES

Description of 91.44 acres of land located in the William Hodges Survey, Abstract 13, Chambers County, Texas, out of the Lula Fay Benes Trust and Jerilyn Branscome Trust called 118.283 acre tract recorded in Volume 308, Page 223 of Chambers County Deed Records and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a 1 ½ inch iron pipe found for the eastern most corner of the residue of said 118.283 acre tract, in the southwest right-of-way of Eagle Drive, and also the northern most corner of the Catholic Diocese of Beaumont called 10.00 acre tract recorded under Volume 188, Page 400 of Chambers County Deed Records;

THENCE South 57 degrees 5 minutes 12 seconds West with the southeast line of said 118.283 acre tract, the northwest line of said 10.00 acre tract and the northwest line of the K. B. Ranch Subdivision recorded under Chamber County Clerk's File Number 5419-B, a distance of 3,384.57 feet to a point for corner;

THENCE North 34 degrees 21 minutes 23 seconds West with the southwest line of said 118.283 acre tract and the northeast line of the Park Block, LTD called 342.656 acre tract recorded under Volume 1161, Page 209 of Chambers County Deed Records, a distance of 1,506.59 feet to a point for corner in the southeast line of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE North 57 degrees 20 minutes 17 seconds East with the southeast line of said 53.777 acre tract and the northwest line of said 118.283 tract, a distance of 1,816.42 feet to a point for corner;

THENCE in a southerly direction with the southwest line of the Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number 141532 and a curve to the right having a radius of 555.00 feet, a central angle of 15 degrees 34 minutes 24 seconds, a chord bearing of South 07 degrees 18 minutes 14 seconds East, a chord distance of 150.39 feet, an arc distance of 150.85 feet to a point in the north right-of-way of the 150 feet wide canal right-of-way to Old River Rice Irrigation Company recorded under Volume O, Page 223 of Chambers County Deed Records;

THENCE South 72 degrees 9 minutes 56 seconds East with the north line of said canal right-of-way, a distance of 343.37 feet to a point for corner;

THENCE North 81 degrees 40 minutes 54 seconds East continuing with the north right-of-way of the canal, a distance of 1,589.10 feet to a point for corner in the southwest right-of-way of Eagle Drive;

THENCE South 34 degrees 5 minutes 21 seconds East with the southwest right-of-way of Eagle Drive, a distance of 435.34 feet to the POINT OF BEGINNING and containing 91.44 acres of land, more or less..

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

**EXHIBIT "B"**  
**THE DISTRICT LAND**



## EXHIBIT "A"

### METES AND BOUNDS DESCRIPTION TRACT 1 454.700 ACRES

Description of 454.700 acres or 19,806,743 square feet of land located in the Henry Griffith Survey, Abstract 12, Chambers County, Texas, being part of the Benes Family Estate Properties and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a ½ inch iron rod found for the intersection of the north right-of-way of FM 3360 with the east right-of-way of Eagle Point Drive and the most westerly corner of the herein described tract;

THENCE NORTH 42 degrees 31 minutes 06 seconds East with the east right-of-way of Eagle Point Drive, a distance of 3,279.74 feet to a point in the southwest line of the City of Mont Belvieu called 228.452 acre tract described in Volume 415, Page 596 of Chambers County Deed Records;

THENCE SOUTH 47 degrees 25 minutes 54 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 644.43 feet to the southern most corner of said City of Mont Belvieu tract;

THENCE NORTH 39 degrees 20 minutes 18 seconds East with the southeast line of said Mont Belvieu tract a distance of 696.22 feet to a point for corner;

THENCE NORTH 75 degrees 25 minutes 27 seconds East a distance of 1,378.23 feet to a ½ inch iron rod found for the northwest corner of Lot 6 of the Hidden Fairways Subdivision recorded under Clerk's File Number 2009-4571 of the map records of Chambers County;

THENCE in a southerly direction with the center of Hodges Gully and the westerly line of Lots 6 and 7 of said Hidden Fairways Subdivision the following courses and distances;

SOUTH 08 degrees 08 minutes 34 seconds West a distance of 210.97 feet;  
SOUTH 53 degrees 21 minutes 22 seconds West a distance of 62.27 feet;  
SOUTH 07 degrees 20 minutes 10 seconds East a distance of 74.46 feet;  
SOUTH 17 degrees 40 minutes 09 seconds West a distance of 43.81 feet;  
SOUTH 02 degrees 51 minutes 45 seconds West a distance of 80.41 feet;  
SOUTH 55 degrees 51 minutes 39 seconds West a distance of 67.63 feet;  
SOUTH 64 degrees 51 minutes 53 seconds West a distance of 57.28 feet;  
SOUTH 72 degrees 16 minutes 42 seconds West a distance of 82.30 feet;  
SOUTH 39 degrees 03 minutes 32 seconds West a distance of 72.63 feet;  
SOUTH 10 degrees 18 minutes 20 seconds West a distance of 59.76 feet;  
SOUTH 44 degrees 08 minutes 48 seconds West a distance of 62.06 feet;  
SOUTH 25 degrees 20 minutes 18 seconds East a distance of 43.29 feet;

SOUTH 25 degrees 54 minutes 28 seconds West a distance of 70.21 feet;  
SOUTH 09 degrees 25 minutes 54 seconds East a distance of 96.47 feet;  
SOUTH 16 degrees 32 minutes 39 seconds West a distance of 29.35 feet;  
SOUTH 06 degrees 03 minutes 47 seconds West a distance of 84.27 feet;  
SOUTH 52 degrees 24 minutes 25 seconds East a distance of 29.96 feet;  
SOUTH 11 degrees 17 minutes 01 seconds East a distance of 14.18 feet to a 5/8 inch iron rod with cap found for the northwest corner of Lot 7 of said Hidden Fairways Subdivision;

THENCE SOUTH 62 degrees 40 minutes 20 seconds East with the southerly line of said Hidden Fairways Subdivision, a distance of 1,084.01 feet to the southeast corner of said Hidden Fairways Subdivision;

THENCE SOUTH 60 degrees 53 minutes 17 seconds East with the south line of a 30.0 feet wide private road described in deed to Volume 978, page 408 of Chambers County Deed Records, a distance of 94.79 feet to the beginning of a curve to the right,

THENCE in a southeasterly direction continuing with the southwest line of said private road and a curve having a central angle of  $37^{\circ} 33' 27.0''$ , a radius of 107.85 feet, chord bears S 42 degrees 06 minutes 34 seconds East, a chord distance of 69.44 feet, an arc distance of 70.70 feet to the point of tangency;

THENCE SOUTH 23 degrees 19 minutes 50 seconds East, continuing with the southwest line of said private road, a distance of 517.85 feet to the beginning of a curve to the right;

THENCE in a southeasterly direction continuing with the southwest line of said private road and a curve to the right having a central angle of  $22^{\circ} 56' 33.0''$ , a radius of 394.73 feet, chord bears S 11 degrees 51 minutes 34 seconds East, a chord distance of 157.00 feet, an arc distance of 158.06 feet to the point of tangency;

THENCE SOUTH 00 degrees 23 minutes 17 seconds East continuing with the west line of said private road, a distance of 2,175.83 feet to a point in the northwest right-of-way of FM 565;

THENCE in a southwesterly direction with the northwest right-of-way of FM 565 and a curve to the left having a central angle of  $01^{\circ} 03' 21.0''$ , a radius of 5,695.63 feet, chord bears S 59 degrees 21 minutes 36 seconds West, a chord distance of 104.96 feet, an arc distance of 104.96 feet to the point of tangency;

THENCE SOUTH 59 degrees 49 minutes 06 seconds West with the northwest right-of-way of FM 565, a distance of 1,696.98 feet to a point for corner;

THENCE SOUTH 60 degrees 01 minutes 21 seconds West continuing with the northwest right-of-way of FM 565, a distance of 394.04 feet to a point for corner;

THENCE NORTH 29 degrees 58 minutes 39 seconds West, departing the northwest right-of-way of FM 565, a distance of 150.01 feet to a point for corner;

THENCE SOUTH 60 degrees 01 minutes 21 seconds West a distance of 150.01 feet to a point for corner;

THENCE SOUTH 29 degrees 58 minutes 39 seconds East a distance of 138.63 feet to a point in the northwest right-of-way of FM 565;

THENCE SOUTH 59 degrees 16 minutes 01 seconds West with the northwest right-of-way of FM 565, a distance of 863.34 feet to a point for corner;

THENCE NORTH 77 degrees 10 minutes 45 seconds West a distance of 146.92 feet to a point for corner in the northeast right-of-way of FM 3360;

THENCE NORTH 34 degrees 00 minutes 08 seconds West with the northeast right-of-way of FM 3360, a distance of 2,620.55 feet to the beginning of a curve;

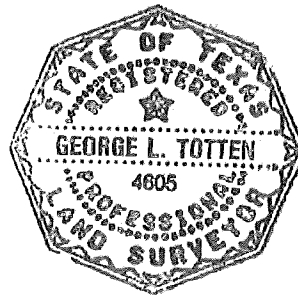
THENCE in a northwesterly direction continuing with the northeast right-of-way of FM 3360 and a curve to the left having a central angle of  $23^{\circ} 13' 00.0''$ , a radius of 2,935.20 feet, chord bears N 45 degrees 36 minutes 38 seconds West, a chord distance of 1,181.25 feet, an arc distance of 1,189.37 feet to the point of tangency;

THENCE North 57 degrees 13 minutes 08 seconds West continuing with the northeast right-of-way of FM 3360, a distance of 262.97 feet to the POINT OF BEGINNING and containing 454.700 acres of land, more or less.

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 6/25/2021

George Totten  
Registered Professional Land Surveyor  
State of Texas No. 4605



Riceland Municipal Utility District No. 2

November 2021

STATE OF TEXAS §  
COUNTY OF CHAMBERS §

DESCRIPTION OF 495.70 ACRES OF LAND  
SITUATED IN THE  
WILLIAM HODGES SURVEY, ABSTRACT NO. 13  
CHAMBERS, TEXAS

Description of 495.70 acres located in the William Hodges Survey, Abstract No. 13, Chambers County, and more particularly described as follows. Bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**COMMENCING** at a point found for the intersection of the northwest right-of-way line of Wilburn Ranch Drive (100.0 feet wide) with the northeast right-of-way of Eagle Drive (120.0 feet wide);

THENCE, North 57 degrees 19 minutes 21 seconds East with the northwest right-of-way of Wilburn Ranch Drive, a distance of 2157.93 feet to an angle point;

THENCE, North 57 degrees 33 minutes 26 seconds East continuing with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2.43 feet to the **POINT OF BEGINNING** and the west southwest corner of the herein described tract;

THENCE, North 32 degrees 47 minutes 06 seconds West departing the northwest right-of-way line of Wilburn Ranch Drive, a distance of 137.98 feet to a point of curvature to the left, non-tangent at this point;

THENCE, in a northwesterly direction and curve to the left having a radius of 1450.00 feet, a central angle of 63 degrees 49 minutes 40 seconds, a chord bearing of North 01 degrees 21 minutes 20 seconds West, a chord distance of 1533.07 feet, an arc distance of 1615.30 feet to a point of tangency;

THENCE, North 33 degrees 16 minutes 10 seconds West, a distance of 3445.28 feet to a point in the southeast right-of-way line of Farm to Market Road 565 and being the northwest corner of the herein described tract;

THENCE, North 60 degrees 00 minutes 31 seconds East with the southeast right-of-way of Farm to Market Road 565, a distance of 126.56 feet to a point for the beginning of a curve to the left;

THENCE, in a northeasterly direction continuing with the southeast right-of-way of Farm to Market Road 565 and curve to the left having a radius of 5729.58 feet, a central angle of 03 degrees 59 minutes 10 seconds, a chord bearing of North 58 degrees 00 minutes 56 seconds East, a chord distance of 398.52 feet, an arc distance of 398.60 feet to a point of tangency;

THENCE, North 56 degrees 01 minutes 21 seconds East, with the southeast right-of-way line of Farm to Marker Road 565, a distance of 1532.29 feet to an angle point;

THENCE, North 56 degrees 14 minutes 51 seconds East continuing with the southeast right-of-way of Farm to Market Road 565, a distance of 1,422.47 feet to a point and being the northeast corner of the herein described tract;

THENCE, South 32 degrees 53 minutes 34 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance 7514.11 feet to a point in the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242 and being the southeast corner of the herein described tract;

THENCE, South 57 degrees 30 minutes 36 seconds West, with the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 108.41 feet to a point for corner;

THENCE, North 82 degrees 03 minutes 41 seconds West, departing the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 1456.57 feet to angle point;

THENCE, North 81 degrees 55 minutes 32 seconds West, a distance of 443.22 feet to an angle point;

THENCE, North 82 degrees 11 minutes 16 seconds West, a distance of 1,326.03 feet to a point for corner;

THENCE, South 25 degrees 43 minutes 32 seconds East, a distance of 35.84 feet to a point for corner;

THENCE, North 82 degrees 13 minutes 08 seconds West, a distance of 714.24 feet to the beginning of a non-tangent curve to the right in the northwest right-of-way Wilburn Ranch Drive;

THENCE in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the right having a radius of 1950.18 feet, a central angle of 15 degrees 02 minutes 38 seconds, a chord bearing of South 57 degrees 50 minutes 47 seconds West, a chord distance of 510.58 feet, an arc distance of 512.05 feet to a point of tangency;

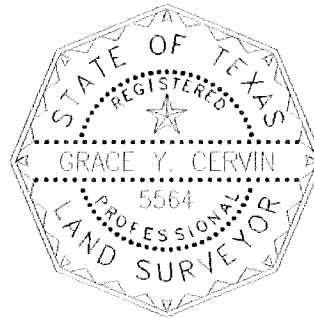
THENCE, South 65 degrees 22 minutes 06 seconds West continuing with the northwest right of way of Wilburn Ranch Drive, a distance of 121.90 feet for the beginning of a curve to the left;

THENCE, in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the left having a radius of 2150.20 feet, a central angle of 07 degrees 48 minutes 40 seconds, a chord bearing of South 61 degrees 27 minutes 46 seconds West, a chord distance of 292.91 feet, an arc distance of 293.14 feet to a point;

THENCE, South 57 degrees 33 minutes 26 seconds West continuing with the northwest right-of-way of Wilburn Ranch Drive, 238.87 feet to the **POINT OF BEGINNING** containing 495.70 of land, more or less.

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.**

Ally General Solutions, LLC



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Houston, Texas 77092  
(O) 281-888-7682  
TBPELS Firm No. 10194392

Riceland Municipal Utility District No. 3

November 2021

STATE OF TEXAS §  
COUNTY OF CHAMBERS §

DESCRIPTION OF 196.658 ACRES OF LAND  
SITUATED IN THE  
WILLIAM HODGES SURVEY, ABSTRACT NO. 12  
WILLIAM HODGES SURVEY, ABSTRACT NO. 13  
CHAMBERS, TEXAS

Description of 196.658 acres located in the William Hodges Survey, Abstract No. 12 and the William Hodges Survey, Abstract No. 13, Chambers County, and more particularly described as follows. Bearings base on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**BEGINNING** at a point found for the intersection of the northwest right-of-way line of Wilburn Ranch Drive (100.0 feet wide) with the northeast right-of-way of Eagle Drive (120.0 feet wide) and the southern most corner of the herein described tract;

THENCE, North 34 degrees 07 minutes 33 seconds West with the northeast right-of-way of Eagle Drive, a distance of 568.49 feet to a point for corner;

THENCE, North 55 degrees 52 minutes 27 seconds East departing the northeast right-of-way of Eagle Drive, a distance of 525.00 feet to a point for corner;

THENCE, North 34 degrees 07 minutes 33 seconds West, a distance of 350.00 feet to a point for corner;

THENCE, North 57 degrees 10 minutes 03 seconds East, a distance of 1,654.81 feet to a point for corner;

THENCE, North 33 degrees 07 minutes 23 seconds West, a distance of 2,290.06 feet to a point for corner;

THENCE, South 57 degrees 17 minutes 44 seconds West, a distance of 1,887.91 feet to a point for corner;

THENCE, North 33 degrees 38 minutes 54 seconds West, a distance of 1,793.91 feet to a point in the southeast right-of-way of Farm to Market Road 565 (70 feet wide) and being the northwest corner of the herein described tract;

THENCE, North 59 degrees 55 minutes 42 seconds East, with the southeast right-of-way of Farm to Market Road 565, a distance of 100.00 feet to a point for corner;

THENCE, South 33 degrees 46 minutes 24 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance of 301.66 feet to a point for corner;

THENCE, North 18 degrees 31 minutes 35 seconds East, a distance of 148.25 feet to a point for corner;

THENCE, North 59 degrees 51 minutes 57 seconds East, a distance of 407.10 feet to a point for corner;

THENCE, North 30 degrees 08 minutes 03 seconds West, a distance of 202.38 feet to a p5/8 inoint in the southeast right-of-way of Farm to Market Road 565;

THENCE, North 60 degrees 00 minutes 31 seconds East with the southeast right-of-way of Farm to Market Road 565, a distance of 2,066.53 feet to a point and being the northeast corner of the herein described tract;

THENCE, South 33 degrees 16 minutes 10 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance of 3445.28 feet to a point of curvature to the right;

THENCE, in a southeasterly direction and curve to the right having a radius of 1450.00 feet, a central angle of 63 degrees 49 minutes 40 seconds, a chord bearing of South 01 degrees 21 minutes 20 seconds East, a chord distance of 1533.07 feet, an arc distance of 1615.30 feet to a point for corner;

THENCE, South 32 degrees 47 minutes 06 seconds East, a distance of 137.98 feet to a point in the northwest right-of-way line of Wilburn Ranch Drive and being the southeast corner of the herein described tract;

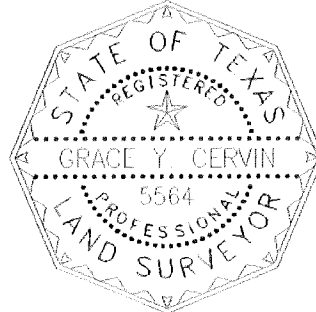
THENCE, South 57 degrees 33 minutes 26 seconds West, with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2.43 feet to an angle point;

THENCE, South 57 degrees 19 minutes 21 seconds West, continuing with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2157.93 feet to the **POINT OF BEGINNING** containing 196.658 of land, more or less.



THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Ally General Solutions, LLC



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(O) 281-888-7682  
TBPLS Firm No. 10194392

METES AND BOUNDS DESCRIPTION  
TRACT 2  
77.99 ACRES

Description of 77.99 acres of land located in the Henry Griffith Survey, Abstract 12, Chambers County, Texas, being part of Tract 4, Tract 19, and Tract 24 described in Stipulation of Interest recorded under Volume 722, Page 151 of Chambers County Deed Records and more particularly described as follows:  
Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a cap in concrete found for the southwest corner of the City of Mont Belvieu called 9.000 acre tract recorded under Volume 597, Page 51 of Chambers County Deed Records, the southeast corner of the residue of said Tract 4, and in the northwest right-of-way of FM 565;

THENCE South 60 degrees 14 minutes 31 seconds West with the northwest right-of-way of FM 565, a distance of 809.59 feet to the intersection with Parcel 1314E described in Possession and Use Agreement for construction of SH 99 recorded under Chambers County Clerk's File Number 151752 of the Chambers County Deed Records;

THENCE North 33 degrees 25 minutes 58 seconds West with northeast line of said Parcel 1314E, a distance of 88.95 feet to a point for corner;

THENCE South 60 degrees 47 minutes 34 seconds West with the northwest line of said Parcel 1314E, a distance of 136.75 feet to a point for corner;

THENCE South 55 degrees 13 minutes 57 seconds West continuing with the northwest line of said Parcel 1314E, a distance of 284.45 feet to a point for corner;

THENCE South 60 degrees 47 minutes 34 seconds West continuing with the northwest line of said Parcel 1314E, a distance of 588.30 feet to a point in the northeast right-of-way of Proposed SH 99 described as Parcel 1314 in aforesaid Possession and Use Agreement;

THENCE in a northerly direction with the proposed northeast right-of-way of SH 99 and a non-tangent curve to the left having a radius of 4,600.00 feet, a central angle of 17 degrees 24 minutes 28 seconds, a chord bearing of North 14 degrees 31 minutes 04 seconds West, a chord distance of 1392.22 feet, an arc distance of 1397.59 feet to a point in the northwest line of aforesaid Tract 19 and in the southeast line of the Mont Belvieu Caverns, LLC called 146.0 acre tract recorded under Volume 1381, Page 331 of the Chambers County Deed Records;

THENCE North 39 degrees 4 minutes 50 seconds East with the southeast line of said Mont Belvieu called 146.0 acre tract and the northwest line of Tract 19 and Tract 4, a distance of 2,080.75 feet to a point in the southwest right-of-way of FM 3360;

THENCE South 34 degrees 0 minutes 6 seconds East with the southwest right-of-way of FM 3360, a distance of 1,487.85 feet to the northern most corner of the aforesaid City of Mont Belvieu called 9.000 acre tract;

THENCE South 48 degrees 56 minutes 10 seconds West with the northwest line of said City of Mont Belvieu tract, a distance of 646.57 feet to the western most corner of said City of Mont Belvieu tract;

THENCE South 34 degrees 0 minutes 15 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 556.30 feet to the POINT OF BEGINNING and containing 77.99 acres of land, more or less..

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

METES AND BOUNDS DESCRIPTION  
TRACT 4  
83.27 ACRES

Description of 83.27 acres of land located in the Henry Griffith Survey, Abstract 12, and the William Hodges Survey, Abstract 13, Chambers County, Texas, being part of the Benes Family, LTD, and Riceland Interests, LTD Properties and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at the intersection of the east line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records with the southeast right-of-way of FM 565;

THENCE North 60 degrees 48 minutes 5 seconds East with the southeast right-of-way of FM 565, a distance of 2,116.08 feet to a point for corner;

THENCE South 32 degrees 39 minutes 57 seconds East with the southwest line of the City of Mont Belvieu called 6.526 acre tract recorded under Volume 1196, Page 595 of Chambers County Deed Records, a distance of 657.23 feet to a point for corner;

THENCE South 57 degrees 18 minutes 53 seconds West with the north line of said City of Mont Belvieu tract, a distance of 132.44 feet to a point for corner;

THENCE South 33 degrees 21 minutes 23 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 1,222.36 feet to a point for corner in the northwest line of The Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number 141532;

THENCE South 55 degrees 7 minutes 22 seconds West with the northwest line of said The Retreat of Barbers Hill tract, a distance of 362.88 feet to a point for corner being the eastern most corner of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE North 72 degrees 7 minutes 25 seconds West with the northeast line of said Mont Belvieu Caverns, LLC tract, a distance of 1,024.83 feet to the northern most corner of said Mont Belvieu Caverns tract;

THENCE South 56 degrees 0 minutes 41 seconds West with the northwest line of said Mont Belvieu Caverns tract, a distance of 1,888.70 feet to a point for corner;

THENCE North 33 degrees 59 minutes 51 seconds West with the east line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records, a distance of 220.55 feet to a point;

THENCE North 8 degrees 14 minutes 32 seconds East with the east line of said Mont Belvieu Caverns called 9.061 acre tract, a distance of 1,393.79 feet to the POINT OF BEGINNING and containing 83.27 acres of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

METES AND BOUNDS DESCRIPTION  
TRACT 5  
91.44 ACRES

Description of 91.44 acres of land located in the William Hodges Survey, Abstract 13, Chambers County, Texas, out of the Lula Fay Benes Trust and Jerilyn Branscome Trust called 118.283 acre tract recorded in Volume 308, Page 223 of Chambers County Deed Records and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a 1 ½ inch iron pipe found for the eastern most corner of the residue of said 118.283 acre tract, in the southwest right-of-way of Eagle Drive, and also the northern most corner of the Catholic Diocese of Beaumont called 10.00 acre tract recorded under Volume 188, Page 400 of Chambers County Deed Records;

THENCE South 57 degrees 5 minutes 12 seconds West with the southeast line of said 118.283 acre tract, the northwest line of said 10.00 acre tract and the northwest line of the K. B. Ranch Subdivision recorded under Chamber County Clerk's File Number 5419-B, a distance of 3,384.57 feet to a point for corner;

THENCE North 34 degrees 21 minutes 23 seconds West with the southwest line of said 118.283 acre tract and the northeast line of the Park Block, LTD called 342.656 acre tract recorded under Volume 1161, Page 209 of Chambers County Deed Records, a distance of 1,506.59 feet to a point for corner in the southeast line of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE North 57 degrees 20 minutes 17 seconds East with the southeast line of said 53.777 acre tract and the northwest line of said 118.283 tract, a distance of 1,816.42 feet to a point for corner;

THENCE in a southerly direction with the southwest line of the Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number 141532 and a curve to the right having a radius of 555.00 feet, a central angle of 15 degrees 34 minutes 24 seconds, a chord bearing of South 07 degrees 18 minutes 14 seconds East, a chord distance of 150.39 feet, an arc distance of 150.85 feet to a point in the north right-of-way of the 150 feet wide canal right-of-way to Old River Rice Irrigation Company recorded under Volume O, Page 223 of Chambers County Deed Records;

THENCE South 72 degrees 9 minutes 56 seconds East with the north line of said canal right-of-way, a distance of 343.37 feet to a point for corner;

THENCE North 81 degrees 40 minutes 54 seconds East continuing with the north right-of-way of the canal, a distance of 1,589.10 feet to a point for corner in the southwest right-of-way of Eagle Drive;

THENCE South 34 degrees 5 minutes 21 seconds East with the southwest right-of-way of Eagle Drive, a distance of 435.34 feet to the POINT OF BEGINNING and containing 91.44 acres of land, more or less..

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

**EXHIBIT "C"**  
**CONSENT CONDITIONS**

The city council hereby finds, determines, and declares that it is to the best interests of the City of Mont Belvieu and of the territory within its CITY LIMITS, that the proponents of any municipal utility district or any other political subdivision having as one (1) of its purposes the supplying of fresh water for domestic or commercial uses, the furnishing of sanitary sewer service, or the furnishing of drainage and/or flood control services when such district is sought to be created within the area of the CITY LIMITS of the City of Mont Belvieu, shall as a prerequisite to the written consent of the City of Mont Belvieu, agree and covenant in writing, to adhere to the following rules, regulations and standards: All references herein to the standards applicable to the District shall be those standards applicable by virtue of the City's Consent Ordinance or the Development Agreement by and between the City and RDC PARTNERS, LP, effective on or about the date of the City's Consent Ordinance.

(1)

Bonds may be issued by the district only for the purpose of purchasing and constructing, or purchasing or constructing, or under contract with the city, or otherwise acquiring waterworks systems, sanitary sewer systems, sewage treatment facilities, storm sewer systems and drainage facilities, levee facilities, parks, recreational facilities, roads, fire protection facilities or parts of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions and repairs thereto, and to purchase or acquire all necessary lands, rights-of-way, easements, sites, equipment, buildings, plants, structures, and facilities permitted by law, and maintain same and to sell water, sanitary sewer, and other services within or without the boundaries of the district. Such bonds of the district shall only be sold after taking public bids therefore. The district may also issue refunding bonds to refund one or more series of outstanding bonds issued by the district. All district bonds shall provide that the district shall reserve the right to redeem said bonds on any interest payment date subsequent to the fifteenth anniversary of the date of issuance without premium, provided that the District may reserve the right to redeem bonds on an earlier anniversary date. No bonds, other than refunding bonds, shall be sold at less than ninety-five (95) percent of par, provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after the notice of sale of the bonds is given. The district shall submit to the city pro forma cash flows evidencing a district tax rate (both maintenance and operations rate and interest and sinking rate combined) not to exceed one dollar and zero cents (\$1.00) per one hundred dollars (\$100.00) assessed valuation. The final maturity of each series of district bonds shall be no later than forty (40) years from the dated date of the first bonds sold by the district. Each issue of bonds shall be structured to achieve either debt service or principal payments which do not vary by more than 20% year over year, excluding the first two years unless otherwise approved by the City. The minimum par amount of any bonds issued, except a final issue, shall be one million dollars (\$1,000,000.00). Each bond issue shall not include more than two (2) years of capitalized interest. No land will be added or annexed to the district until



the City of Mont Belvieu has given its written consent by resolution or ordinance of the city council to such addition or annexation.

No bonds or notes of the district shall be issued or sold unless the district is in compliance with paragraph (1) above and not less than twenty (20) days following the filing of an application with the TCEQ for the approval of projects and bonds, the district provides the city with a copy of such application and not less than twenty (20) days prior to the publication of notice of sale, the district provides the city with a copy of the staff memorandum of the TCEQ approving the projects and bonds and a copy of its proposed bond order, preliminary official statement, bid form and notice of sale and the criteria set forth in subsection (1) above are met. Prior to the sale of any series of district bonds, the district shall secure a letter to the Attorney General of Texas from the City of Mont Belvieu to the effect that the district is in compliance with the terms and conditions of this ordinance. The city shall review the documents submitted and provide the letter to the Attorney General of Texas evidencing compliance with this ordinance to the District if the District is in compliance within fifteen (15) calendar days following receipt of the staff memorandum of the TCEQ approving the projects and bonds, proposed bond order, preliminary official statement, bid form and notice of sale. The issuance of bonds by the district must be approved by the city council of the city or its designee prior to the sale of the bonds. The letter to the Attorney General of Texas shall serve as evidence of City approval and no additional approval shall be required.

(2)

Before the commencement of any construction within the district, the district, its directors, officers, or developers and landowners will submit to the city or its designated representative all plans and specifications for the construction of water, sanitary sewer, and drainage facilities to serve such district and obtain the approval of such plans and specifications from the city. All water wells, water meters, flush valves, valves, pipes, drainage pipes, drainage ditches, drainage basins, all water service lines and sewer service lines, lift stations, sewage treatment facilities and appurtenances thereto, installed or used within the district shall comply with the city's standard plans and specifications. Prior to the construction of such facilities within the district, the district, or its engineer shall give written notice to the city stating the date that such construction will be commenced. The construction of the district's water, sanitary sewer and drainage facilities shall be in accordance with the approved plans and specifications of the city, and during the progress of the construction and installation of such facilities, the city or a designated representative of the city may make periodic on-the-ground inspections to determine that the construction and installation complies with the approved plans and specifications.

(3)

No such construction of water, sanitary sewer, and drainage facilities shall be started or undertaken by the district unless it has in its possession a certificate of the district's engineer, who shall be a registered professional engineer under the laws of the State of Texas, that in his opinion, such construction conforms to the city's established standards and specifications; and a letter or certificate from the engineer of the City of Mont Belvieu

that, in his opinion, such construction conforms to the city's established standards and specifications.

(4)

The owner and developer of the land within the district shall covenant and agree that he or they will, prior to the sale of any lot or parcel of land, obtain the approval of the planning commission and city council and all other applicable authorities of the City of Mont Belvieu of a plat thereof and properly record it in the deed records. This provision does not apply to the conveyance of land by the Developer to a member of the board of directors of the district.

(5)

The district will not provide water or sewer service to a residential lot unless the plat covering such a lot has been approved by the planning commission and city council and all other applicable authorities of the City of Mont Belvieu.

(6)

Full-time resident inspection shall be provided during the construction period by the district inspectors approved by the engineer of the city, which inspectors shall be removed upon the request of said city engineer if the inspectors are found not to be competent. In addition, an additional inspector or inspectors shall be furnished, if deemed necessary by the city engineer. Construction contracts shall be bid and awarded in compliance with all laws, rules and regulations applicable to the district. Bid bonds, payment bonds, performance bonds and affidavits of payment shall be in all cases required in compliance with all applicable laws, rules and regulations. Upon completion of construction, submission of a complete set of "as built" plans to the city by the district engineer shall be required.

(7)

Any district providing sewage treatment services agrees to employ a sewage treatment plant operator holding a valid certificate of competency issued by the Texas Commission on Environmental Quality ("TCEQ"). The district agrees to send copies to the city of all reports, data and filings required to be made to TCEQ or any other regulatory authority having jurisdiction over the district's facilities or operations.

(8)

The district, its board of directors, officers, developers, and/or landowners will not permit the construction, or commit to any development, within the district that will result in wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the district's allocated capacity therein.

(9)

The district shall levy a tax simultaneously with the first installment of bonds and continue

a tax levy until such bonds are paid in full.

(10)

The district shall comply with all applicable requirements of the TCEQ regarding the display of signage at entrances into the district.

(11)

In addition to any other notice requirements applicable to the district, the district must post notice of the meetings of its board of directors at all primary entrances into the district, and at the location designated for notices at city hall, not less than seventy-two (72) hours prior to any meeting. Notices shall also be provided to the city manager of the city prior to any meetings of the board of directors. The board of directors shall hold its meetings at a location accessible to its residents. At all times after the district has one hundred (100) residential connections, it shall hold the meetings of its board of directors at a location within the corporate limits of the city or within the boundaries of the district.

(12)

On an annual basis, the District shall file with the City Secretary and City Manager of the City a copy of its annual audit report, if any, a report on the status of construction and bond sales, and a copy of its proposed and final budgets for the following year showing expenses, income, and revenue.

(13)

In consideration of the development within the district and the related increase in taxable value within the corporate limits of the city through the acquisition and construction of public infrastructure and other improvements and in order to expedite the retirement of district obligations and to comply with the rules of the Texas Commission on Environmental Quality, the city shall make payments annually to the district. The annual payment shall be a payment of a portion of the city's ad valorem tax revenues actually collected and received by the city from taxpayers within the district and deposited with the city, exclusive of any interest and penalties paid by the taxpayer to the city and exclusive of any collection costs incurred by the city. All annual payments received by the district from the city shall be deposited into the district's debt service fund, to be used along with any interest thereon, solely for the repayment of district obligations. The annual payment to the district for each year shall equal to \$0.18 per \$100 certified taxable valuation within the district. As a condition to the annual payment the district agrees to the above terms, including those issues related to bond restrictions, in a consent resolution or other ancillary document. The district's deposit of the annual payment into the debt service fund and use of such funds for the retirement of debt will reduce the ad valorem tax rate which would otherwise be required to finance improvements in the district.

(14)

Following the completion of development of 95% of the developable acreage within the district by the installation of water, sanitary sewer, drainage, park, road and recreational facility infrastructure and the reimbursement of all developers with whom the District has

contracted in accordance with the rules of the Texas Commission on Environmental Quality and the laws of the State of Texas, the District agrees to recommend to the City for appointment to the Board of Directors of the District a list of candidates provided by the City for each succeeding Board of Directors.

(15)

Following completion of the development of 95% of the developable land within the District and reimbursement of the Developer in accordance with the terms of the Development Agreement and receipt of written notice from the City evidencing the City's intent to dissolve the District in accordance with the terms of the Development Agreement the District shall be prohibited entirely from issuing additional bonds without the express written consent of the City.

Attachment 4  
Certificate and Notice of Hearing

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## **CERTIFICATE SETTING HEARING FOR RICELAND MANAGEMENT DISTRICT OF CHAMBERS COUNTY**

I, Laurie Gharis, Chief Clerk of the Texas Commission on Environmental Quality, do hereby establish the following date, time, and place for the public hearing on the petition for creation of Riceland Management District of Chambers County. **TCEQ Docket No. 2022-0536-DIS** has been assigned to this matter.

**DATE:** Wednesday, August 10, 2022

**TIME:** 9:30 a.m.

**PLACE:** Due to the ongoing pandemic, the agenda meeting may be held in person in Room 201S of Building E at the Commission's offices located at 12100 Park 35 Circle in Austin, Texas, virtually, or both in person and virtually.

**Applicant's Attorney:** J. Davis Bonham, Jr.  
Smith, Murdaugh, Little & Bonham, LLP  
2727 Allen Parkway, Suite 1100  
Houston, Texas 77019

TCEQ Staff Attorney: Kayla Murray

TCEQ Technical Staff: James Walker

A copy of the Notice of Hearing was mailed to each party on the attached Mailing List on June 28, 2022. All cities which have extraterritorial jurisdiction in the county or counties in which the proposed district is located and which have formally requested notice have been included on the attached Mailing List.

Signed this the 28th day of June 2022.

A handwritten signature in cursive script that reads "Laurie Gharis".

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Laurie Gharis  
Chief Clerk  
Texas Commission on Environmental Quality

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## **NOTICE OF DISTRICT PETITION TCEQ Docket No. 2022-0536-DIS TCEQ Internal Control No. D-04282022-049**

**PETITION.** RDC Partners, LP, a Texas limited partnership (Petitioner) has filed a petition with the Texas Commission on Environmental Quality (TCEQ) for the creation of Riceland Management District (District) of Chambers County. The TCEQ will conduct this hearing under the authority of Chapter 375, Texas Local Government Code; Chapter 49 of the Texas Water Code; Title 30, Chapter 293 of the Texas Administrative Code, and the procedural rules of the TCEQ. The TCEQ will conduct the hearing at:

**9:30 a.m., Wednesday, August 10, 2022  
Building E, Room 201S  
12100 Park 35 Circle  
Austin, Texas**

Due to the ongoing pandemic, the agenda meeting may be held in person in Room 201S of Building E at the Commission's offices located at 12100 Park 35 Circle in Austin, Texas, virtually, or both in person and virtually. To confirm how the meeting will be held, please visit the Commissioners' Agenda webpage at: [https://www.tceq.texas.gov/agency/decisions/agendas/comm/comm\\_agendas.html](https://www.tceq.texas.gov/agency/decisions/agendas/comm/comm_agendas.html) eight days before the Agenda.

The proposed District will contain approximately 1,399.758 acres of land wholly within the corporate limits of the City of Mont Belvieu, Chambers County, Texas. The territory to be included in the proposed District is set forth in a metes and bounds description and is depicted in the vicinity map designated as Exhibit "B," which is attached to this document. The Petition states that the creation of the proposed District would be a benefit to the land within its boundary.

**HEARING.** As required by the Texas Local Government Code §§ 375.023 and 375.024 and Title 30 of the Texas Administrative Code § 293.12(g)(2)(A), the above hearing regarding this application will be held no earlier than 31 days after notice of this hearing is published in a newspaper with general circulation in the county or counties in which the District is located. The purpose of this hearing is to provide all interested persons the opportunity to appear and offer testimony for or against the proposal contained in the petition.

At the hearing, pursuant to Chapter 375, Texas Local Government Code; Chapter 49 of the Texas Water Code; and Chapter 293 of Title 30 of the Texas Administrative Code, the TCEQ will determine if creating Riceland Management District would be a benefit to the land and property included in the District, or, if there is any opposition to the proposed creation, the Commission may refer the application to the State Office of Administrative Hearings for a contested case hearing on the application.

**INFORMATION.** For information regarding the date and time this application will be heard before the Commission, please submit written inquiries to the Office of the Chief Clerk, MC

105, TCEQ, P.O. Box 13087, Austin, Texas 78711-3087, or by phone at (512) 239-3300. For information concerning the hearing process, please contact the Public Interest Counsel, MC 103, at the same address. For additional information, individual members of the general public may contact Justin Taack of the Districts Section at (512) 239-0418. General information regarding TCEQ can be found at our web site at [www.tceq.texas.gov](http://www.tceq.texas.gov).

**Si desea información en Español, puede llamar al (512) 239-0200.**

Persons with disabilities who plan to attend this hearing and who need special accommodations at the hearing should call the TCEQ External Relations Division at (800) 687-4040 or (800) RELAY-TX (TDD), at least one week prior to the hearing.

Issued: June 28, 2022



## MAILING LIST

Riceland Management District  
TCEQ Docket No. 2022-0536-DIS  
TCEQ Internal Control No. D-04282022-049

|  |  |
|--|--|
| <p>J. Davis Bonham, Jr.<br/>Smith, Murdaugh, Little &amp; Bonham, LLP<br/>2727 Allen Parkway, Suite 1100<br/>Houston, Texas 77019</p> <p>James C. Jones, P.E.<br/>Jones Engineering Solutions, LLC<br/>11211 Katy Freeway, Suite 325<br/>Houston, Texas 77079</p> <p>Nicole Bealle<br/>TCEQ Region 12<br/>5425 Polk Street, Suite H<br/>Houston, Texas 77023</p> <p>The Honorable Mayes Middleton<br/>State Representative, District No. 23<br/>P.O. Box 15<br/>Wallisville, Texas 77597</p> <p>The Honorable Brandon Creighton<br/>State Senator, District No. 4<br/>350 Pine Street, Suite 1450<br/>Beaumont, Texas 77701</p> <p>City of Mont Belvieu<br/>Attn: Kori Schweinle, City Secretary<br/>P.O. Box 1048<br/>Mont Belvieu, Texas 77580</p> <p>Chambers County Clerk<br/>The Honorable Heather Hawthorne<br/>P.O. Box 728<br/>Anahuac, Texas 77514</p> <p>Chuck Wemple, Executive Director<br/>Houston-Galveston Area Council<br/>P.O. Box 22777<br/>Houston, Texas 77227</p> | <p>Texas Commission on Environmental Quality<br/>P. O. Box 13087<br/>Austin, Texas 78711<br/><i>via Inter-Agency Mail</i></p> <p>Todd Galiga, Senior Attorney, Environmental<br/>Law Division, MC-173</p> <p>Kayla Murray, Staff Attorney, Environmental<br/>Law Division, MC-173</p> <p>James Walker, Technical Manager, Water<br/>Supply Division, MC-152</p> <p>Stephanie DeSouza, Technical Staff, Water<br/>Supply Division, MC-152</p> <p>Justin Taack, Section Manager, Water Supply<br/>Division, MC-152</p> <p>Sean Ables, Section Special Assistant, Water<br/>Supply Division, MC-153</p> <p>Vic McWherter, Office of the Public Interest<br/>Counsel, MC-103</p> |
|--|--|

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION  
TRACT 1  
454.700 ACRES

Description of 454.700 acres or 19,806,743 square feet of land located in the Henry Griffith Survey, Abstract 12, Chambers County, Texas, being part of the Benes Family Estate Properties and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a ½ inch iron rod found for the intersection of the north right-of-way of FM 3360 with the east right-of-way of Eagle Point Drive and the most westerly corner of the herein described tract;

THENCE NORTH 42 degrees 31 minutes 06 seconds East with the east right-of-way of Eagle Point Drive, a distance of 3,279.74 feet to a point in the southwest line of the City of Mont Belvieu called 228.452 acre tract described in Volume 415, Page 596 of Chambers County Deed Records;

THENCE SOUTH 47 degrees 25 minutes 54 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 644.43 feet to the southern most corner of said City of Mont Belvieu tract;

THENCE NORTH 39 degrees 20 minutes 18 seconds East with the southeast line of said Mont Belvieu tract a distance of 696.22 feet to a point for corner;

THENCE NORTH 75 degrees 25 minutes 27 seconds East a distance of 1,378.23 feet to a ½ inch iron rod found for the northwest corner of Lot 6 of the Hidden Fairways Subdivision recorded under Clerk's File Number 2009-4571 of the map records of Chambers County;

THENCE in a southerly direction with the center of Hodges Gully and the westerly line of Lots 6 and 7 of said Hidden Fairways Subdivision the following courses and distances;

SOUTH 08 degrees 08 minutes 34 seconds West a distance of 210.97 feet;  
SOUTH 53 degrees 21 minutes 22 seconds West a distance of 62.27 feet;  
SOUTH 07 degrees 20 minutes 10 seconds East a distance of 74.46 feet;  
SOUTH 17 degrees 40 minutes 09 seconds West a distance of 43.81 feet;  
SOUTH 02 degrees 51 minutes 45 seconds West a distance of 80.41 feet;  
SOUTH 55 degrees 51 minutes 39 seconds West a distance of 67.63 feet;  
SOUTH 64 degrees 51 minutes 53 seconds West a distance of 57.28 feet;  
SOUTH 72 degrees 16 minutes 42 seconds West a distance of 82.30 feet;  
SOUTH 39 degrees 03 minutes 32 seconds West a distance of 72.63 feet;  
SOUTH 10 degrees 18 minutes 20 seconds West a distance of 59.76 feet;  
SOUTH 44 degrees 08 minutes 48 seconds West a distance of 62.06 feet;  
SOUTH 25 degrees 20 minutes 18 seconds East a distance of 43.29 feet;

SOUTH 25 degrees 54 minutes 28 seconds West a distance of 70.21 feet;  
SOUTH 09 degrees 25 minutes 54 seconds East a distance of 96.47 feet;  
SOUTH 16 degrees 32 minutes 39 seconds West a distance of 29.35 feet;  
SOUTH 06 degrees 03 minutes 47 seconds West a distance of 84.27 feet;  
SOUTH 52 degrees 24 minutes 25 seconds East a distance of 29.96 feet;  
SOUTH 11 degrees 17 minutes 01 seconds East a distance of 14.18 feet to a 5/8 inch iron rod with cap found for the northwest corner of Lot 7 of said Hidden Fairways Subdivision;

THENCE SOUTH 62 degrees 40 minutes 20 seconds East with the southerly line of said Hidden Fairways Subdivision, a distance of 1,084.01 feet to the southeast corner of said Hidden Fairways Subdivision;

THENCE SOUTH 60 degrees 53 minutes 17 seconds East with the south line of a 30.0 feet wide private road described in deed to Volume 978, page 408 of Chambers County Deed Records, a distance of 94.79 feet to the beginning of a curve to the right,

THENCE in a southeasterly direction continuing with the southwest line of said private road and a curve having a central angle of  $37^{\circ} 33' 27.0''$ , a radius of 107.85 feet, chord bears S 42 degrees 06 minutes 34 seconds East, a chord distance of 69.44 feet, an arc distance of 70.70 feet to the point of tangency;

THENCE SOUTH 23 degrees 19 minutes 50 seconds East, continuing with the southwest line of said private road, a distance of 517.85 feet to the beginning of a curve to the right;

THENCE in a southeasterly direction continuing with the southwest line of said private road and a curve to the right having a central angle of  $22^{\circ} 56' 33.0''$ , a radius of 394.73 feet, chord bears S 11 degrees 51 minutes 34 seconds East, a chord distance of 157.00 feet, an arc distance of 158.06 feet to the point of tangency;

THENCE SOUTH 00 degrees 23 minutes 17 seconds East continuing with the west line of said private road, a distance of 2,175.83 feet to a point in the northwest right-of-way of FM 565;

THENCE in a southwesterly direction with the northwest right-of-way of FM 565 and a curve to the left having a central angle of  $01^{\circ} 03' 21.0''$ , a radius of 5,695.63 feet, chord bears S 59 degrees 21 minutes 36 seconds West, a chord distance of 104.96 feet, an arc distance of 104.96 feet to the point of tangency;

THENCE SOUTH 59 degrees 49 minutes 06 seconds West with the northwest right-of-way of FM 565, a distance of 1,696.98 feet to a point for corner;

THENCE SOUTH 60 degrees 01 minutes 21 seconds West continuing with the northwest right-of-way of FM 565, a distance of 394.04 feet to a point for corner;

THENCE NORTH 29 degrees 58 minutes 39 seconds West, departing the northwest right-of-way of FM 565, a distance of 150.01 feet to a point for corner;

THENCE SOUTH 60 degrees 01 minutes 21 seconds West a distance of 150.01 feet to a point for corner;

THENCE SOUTH 29 degrees 58 minutes 39 seconds East a distance of 138.63 feet to a point in the northwest right-of-way of FM 565;

THENCE SOUTH 59 degrees 16 minutes 01 seconds West with the northwest right-of-way of FM 565, a distance of 863.34 feet to a point for corner;

THENCE NORTH 77 degrees 10 minutes 45 seconds West a distance of 146.92 feet to a point for corner in the northeast right-of-way of FM 3360;

THENCE NORTH 34 degrees 00 minutes 08 seconds West with the northeast right-of-way of FM 3360, a distance of 2,620.55 feet to the beginning of a curve;

THENCE in a northwesterly direction continuing with the northeast right-of-way of FM 3360 and a curve to the left having a central angle of  $23^{\circ} 13' 00.0''$ , a radius of 2,935.20 feet, chord bears N 45 degrees 36 minutes 38 seconds West, a chord distance of 1,181.25 feet, an arc distance of 1,189.37 feet to the point of tangency;

THENCE North 57 degrees 13 minutes 08 seconds West continuing with the northeast right-of-way of FM 3360, a distance of 262.97 feet to the POINT OF BEGINNING and containing 454.700 acres of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

 6/25/2021

George Totten  
Registered Professional Land Surveyor  
State of Texas No. 4605



Riceland Municipal Utility District No. 2

November 2021

STATE OF TEXAS §  
COUNTY OF CHAMBERS §

DESCRIPTION OF 495.70 ACRES OF LAND  
SITUATED IN THE  
WILLIAM HODGES SURVEY, ABSTRACT NO. 13  
CHAMBERS, TEXAS

Description of 495.70 acres located in the William Hodges Survey, Abstract No. 13, Chambers County, and more particularly described as follows. Bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**COMMENCING** at a point found for the intersection of the northwest right-of-way line of Wilburn Ranch Drive (100.0 feet wide) with the northeast right-of-way of Eagle Drive (120.0 feet wide);

THENCE, North 57 degrees 19 minutes 21 seconds East with the northwest right-of-way of Wilburn Ranch Drive, a distance of 2157.93 feet to an angle point;

THENCE, North 57 degrees 33 minutes 26 seconds East continuing with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2.43 feet to the **POINT OF BEGINNING** and the west southwest corner of the herein described tract;

THENCE, North 32 degrees 47 minutes 06 seconds West departing the northwest right-of-way line of Wilburn Ranch Drive, a distance of 137.98 feet to a point of curvature to the left, non-tangent at this point;

THENCE, in a northwesterly direction and curve to the left having a radius of 1450.00 feet, a central angle of 63 degrees 49 minutes 40 seconds, a chord bearing of North 01 degrees 21 minutes 20 seconds West, a chord distance of 1533.07 feet, an arc distance of 1615.30 feet to a point of tangency;

THENCE, North 33 degrees 16 minutes 10 seconds West, a distance of 3445.28 feet to a point in the southeast right-of-way line of Farm to Market Road 565 and being the northwest corner of the herein described tract;

THENCE, North 60 degrees 00 minutes 31 seconds East with the southeast right-of-way of Farm to Market Road 565, a distance of 126.56 feet to a point for the beginning of a curve to the left;

THENCE, in a northeasterly direction continuing with the southeast right-of-way of Farm to Market Road 565 and curve to the left having a radius of 5729.58 feet, a central angle of 03 degrees 59 minutes 10 seconds, a chord bearing of North 58 degrees 00 minutes 56 seconds East, a chord distance of 398.52 feet, an arc distance of 398.60 feet to a point of tangency;

THENCE, North 56 degrees 01 minutes 21 seconds East, with the southeast right-of-way line of Farm to Marker Road 565, a distance of 1532.29 feet to an angle point;

THENCE, North 56 degrees 14 minutes 51 seconds East continuing with the southeast right-of-way of Farm to Market Road 565, a distance of 1,422.47 feet to a point and being the northeast corner of the herein described tract;

THENCE, South 32 degrees 53 minutes 34 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance 7514.11 feet to a point in the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242 and being the southeast corner of the herein described tract;

THENCE, South 57 degrees 30 minutes 36 seconds West, with the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 108.41 feet to a point for corner;

THENCE, North 82 degrees 03 minutes 41 seconds West, departing the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 1456.57 feet to angle point;

THENCE, North 81 degrees 55 minutes 32 seconds West, a distance of 443.22 feet to an angle point;

THENCE, North 82 degrees 11 minutes 16 seconds West, a distance of 1,326.03 feet to a point for corner;

THENCE, South 25 degrees 43 minutes 32 seconds East, a distance of 35.84 feet to a point for corner;

THENCE, North 82 degrees 13 minutes 08 seconds West, a distance of 714.24 feet to the beginning of a non-tangent curve to the right in the northwest right-of-way Wilburn Ranch Drive;

THENCE in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the right having a radius of 1950.18 feet, a central angle of 15 degrees 02 minutes 38 seconds, a chord bearing of South 57 degrees 50 minutes 47 seconds West, a chord distance of 510.58 feet, an arc distance of 512.05 feet to a point of tangency;

THENCE, South 65 degrees 22 minutes 06 seconds West continuing with the northwest right of way of Wilburn Ranch Drive, a distance of 121.90 feet for the beginning of a curve to the left;

THENCE, in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the left having a radius of 2150.20 feet, a central angle of 07 degrees 48 minutes 40 seconds, a chord bearing of South 61 degrees 27 minutes 46 seconds West, a chord distance of 292.91 feet, an arc distance of 293.14 feet to a point;



THENCE, South 57 degrees 33 minutes 26 seconds West continuing with the northwest right-of-way of Wilburn Ranch Drive, 238.87 feet to the **POINT OF BEGINNING** containing 495.70 of land, more or less.

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.**

Ally General Solutions, LLC



---

GRACE Y. CERVIN, RPLS No. 5564  
7070 West 43<sup>rd</sup> St, Ste. 203  
Houston, Texas 77092  
(O) 281-888-7682  
TBPELS Firm No. 10194392

Riceland Municipal Utility District No. 3

November 2021

STATE OF TEXAS §  
COUNTY OF CHAMBERS §

DESCRIPTION OF 196.658 ACRES OF LAND  
SITUATED IN THE  
WILLIAM HODGES SURVEY, ABSTRACT NO. 12  
WILLIAM HODGES SURVEY, ABSTRACT NO. 13  
CHAMBERS, TEXAS

Description of 196.658 acres located in the William Hodges Survey, Abstract No. 12 and the William Hodges Survey, Abstract No. 13, Chambers County, and more particularly described as follows. Bearings base on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**BEGINNING** at a point found for the intersection of the northwest right-of-way line of Wilburn Ranch Drive (100.0 feet wide) with the northeast right-of-way of Eagle Drive (120.0 feet wide) and the southern most corner of the herein described tract;

THENCE, North 34 degrees 07 minutes 33 seconds West with the northeast right-of-way of Eagle Drive, a distance of 568.49 feet to a point for corner;

THENCE, North 55 degrees 52 minutes 27 seconds East departing the northeast right-of-way of Eagle Drive, a distance of 525.00 feet to a point for corner;

THENCE, North 34 degrees 07 minutes 33 seconds West, a distance of 350.00 feet to a point for corner;

THENCE, North 57 degrees 10 minutes 03 seconds East, a distance of 1,654.81 feet to a point for corner;

THENCE, North 33 degrees 07 minutes 23 seconds West, a distance of 2,290.06 feet to a point for corner;

THENCE, South 57 degrees 17 minutes 44 seconds West, a distance of 1,887.91 feet to a point for corner;

THENCE, North 33 degrees 38 minutes 54 seconds West, a distance of 1,793.91 feet to a point in the southeast right-of-way of Farm to Market Road 565 (70 feet wide) and being the northwest corner of the herein described tract;

THENCE, North 59 degrees 55 minutes 42 seconds East, with the southeast right-of-way of Farm to Market Road 565, a distance of 100.00 feet to a point for corner;

THENCE, South 33 degrees 46 minutes 24 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance of 301.66 feet to a point for corner;



THENCE, North 18 degrees 31 minutes 35 seconds East, a distance of 148.25 feet to a point for corner;

THENCE, North 59 degrees 51 minutes 57 seconds East, a distance of 407.10 feet to a point for corner;

THENCE, North 30 degrees 08 minutes 03 seconds West, a distance of 202.38 feet to a p5/8 inoint in the southeast right-of-way of Farm to Market Road 565;

THENCE, North 60 degrees 00 minutes 31 seconds East with the southeast right-of-way of Farm to Market Road 565, a distance of 2,066.53 feet to a point and being the northeast corner of the herein described tract;

THENCE, South 33 degrees 16 minutes 10 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance of 3445.28 feet to a point of curvature to the right;

THENCE, in a southeasterly direction and curve to the right having a radius of 1450.00 feet, a central angle of 63 degrees 49 minutes 40 seconds, a chord bearing of South 01 degrees 21 minutes 20 seconds East, a chord distance of 1533.07 feet, an arc distance of 1615.30 feet to a point for corner;

THENCE, South 32 degrees 47 minutes 06 seconds East, a distance of 137.98 feet to a point in the northwest right-of-way line of Wilburn Ranch Drive and being the southeast corner of the herein described tract;

THENCE, South 57 degrees 33 minutes 26 seconds West, with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2.43 feet to an angle point;

THENCE, South 57 degrees 19 minutes 21 seconds West, continuing with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2157.93 feet to the **POINT OF BEGINNING** containing 196.658 of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Ally General Solutions, LLC



---

GRACE Y. CERVIN, RPLS No. 5564  
7070 West 43<sup>rd</sup> St, Ste. 203  
Houston, Texas 77092  
(O) 281-888-7682  
TBPLS Firm No. 10194392

METES AND BOUNDS DESCRIPTION

TRACT 2  
77.99 ACRES

Description of 77.99 acres of land located in the Henry Griffith Survey, Abstract 12, Chambers County, Texas, being part of Tract 4, Tract 19, and Tract 24 described in Stipulation of Interest recorded under Volume 722, Page 151 of Chambers County Deed Records and more particularly described as follows:

Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a cap in concrete found for the southwest corner of the City of Mont Belvieu called 9.000 acre tract recorded under Volume 597, Page 51 of Chambers County Deed Records, the southeast corner of the residue of said Tract 4, and in the northwest right-of-way of FM 565;

THENCE South 60 degrees 14 minutes 31 seconds West with the northwest right-of-way of FM 565, a distance of 809.59 feet to the intersection with Parcel 1314E described in Possession and Use Agreement for construction of SH 99 recorded under Chambers County Clerk's File Number 151752 of the Chambers County Deed Records;

THENCE North 33 degrees 25 minutes 58 seconds West with northeast line of said Parcel 1314E, a distance of 88.95 feet to a point for corner;

THENCE South 60 degrees 47 minutes 34 seconds West with the northwest line of said Parcel 1314E, a distance of 136.75 feet to a point for corner;

THENCE South 55 degrees 13 minutes 57 seconds West continuing with the northwest line of said Parcel 1314E, a distance of 284.45 feet to a point for corner;

THENCE South 60 degrees 47 minutes 34 seconds West continuing with the northwest line of said Parcel 1314E, a distance of 588.30 feet to a point in the northeast right-of-way of Proposed SH 99 described as Parcel 1314 in aforesaid Possession and Use Agreement;

THENCE in a northerly direction with the proposed northeast right-of-way of SH 99 and a non-tangent curve to the left having a radius of 4,600.00 feet, a central angle of 17 degrees 24 minutes 28 seconds, a chord bearing of North 14 degrees 31 minutes 04 seconds West, a chord distance of 1392.22 feet, an arc distance of 1397.59 feet to a point in the northwest line of aforesaid Tract 19 and in the southeast line of the Mont Belvieu Caverns, LLC called 146.0 acre tract recorded under Volume 1381, Page 331 of the Chambers County Deed Records;

THENCE North 39 degrees 4 minutes 50 seconds East with the southeast line of said Mont Belvieu called 146.0 acre tract and the northwest line of Tract 19 and Tract 4, a distance of 2,080.75 feet to a point in the southwest right-of-way of FM 3360;

THENCE South 34 degrees 0 minutes 6 seconds East with the southwest right-of-way of FM 3360, a distance of 1,487.85 feet to the northern most corner of the aforesaid City of Mont Belvieu called 9.000 acre tract;

THENCE South 48 degrees 56 minutes 10 seconds West with the northwest line of said City of Mont Belvieu tract, a distance of 646.57 feet to the western most corner of said City of Mont Belvieu tract;

THENCE South 34 degrees 0 minutes 15 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 556.30 feet to the POINT OF BEGINNING and containing 77.99 acres of land, more or less..

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

METES AND BOUNDS DESCRIPTION  
TRACT 4  
83.27 ACRES

Description of 83.27 acres of land located in the Henry Griffith Survey, Abstract 12, and the William Hodges Survey, Abstract 13, Chambers County, Texas, being part of the Benes Family, LTD, and Riceland Interests, LTD Properties and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at the intersection of the east line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records with the southeast right-of-way of FM 565;

THENCE North 60 degrees 48 minutes 5 seconds East with the southeast right-of-way of FM 565, a distance of 2,116.08 feet to a point for corner;

THENCE South 32 degrees 39 minutes 57 seconds East with the southwest line of the City of Mont Belvieu called 6.526 acre tract recorded under Volume 1196, Page 595 of Chambers County Deed Records, a distance of 657.23 feet to a point for corner;

THENCE South 57 degrees 18 minutes 53 seconds West with the north line of said City of Mont Belvieu tract, a distance of 132.44 feet to a point for corner;

THENCE South 33 degrees 21 minutes 23 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 1,222.36 feet to a point for corner in the northwest line of The Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number 141532;

THENCE South 55 degrees 7 minutes 22 seconds West with the northwest line of said The Retreat of Barbers Hill tract, a distance of 362.88 feet to a point for corner being the eastern most corner of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE North 72 degrees 7 minutes 25 seconds West with the northeast line of said Mont Belvieu Caverns, LLC tract, a distance of 1,024.83 feet to the northern most corner of said Mont Belvieu Caverns tract;

THENCE South 56 degrees 0 minutes 41 seconds West with the northwest line of said Mont Belvieu Caverns tract, a distance of 1,888.70 feet to a point for corner;

THENCE North 33 degrees 59 minutes 51 seconds West with the east line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records, a distance of 220.55 feet to a point;

THENCE North 8 degrees 14 minutes 32 seconds East with the east line of said Mont Belvieu Caverns called 9.061 acre tract, a distance of 1,393.79 feet to the POINT OF BEGINNING and containing 83.27 acres of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

METES AND BOUNDS DESCRIPTION  
TRACT 5  
91.44 ACRES

Description of 91.44 acres of land located in the William Hodges Survey, Abstract 13, Chambers County, Texas, out of the Lula Fay Benes Trust and Jerilyn Branscome Trust called 118.283 acre tract recorded in Volume 308, Page 223 of Chambers County Deed Records and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a 1 ½ inch iron pipe found for the eastern most corner of the residue of said 118.283 acre tract, in the southwest right-of-way of Eagle Drive, and also the northern most corner of the Catholic Diocese of Beaumont called 10.00 acre tract recorded under Volume 188, Page 400 of Chambers County Deed Records;

THENCE South 57 degrees 5 minutes 12 seconds West with the southeast line of said 118.283 acre tract, the northwest line of said 10.00 acre tract and the northwest line of the K. B. Ranch Subdivision recorded under Chamber County Clerk's File Number 5419-B, a distance of 3,384.57 feet to a point for corner;

THENCE North 34 degrees 21 minutes 23 seconds West with the southwest line of said 118.283 acre tract and the northeast line of the Park Block, LTD called 342.656 acre tract recorded under Volume 1161, Page 209 of Chambers County Deed Records, a distance of 1,506.59 feet to a point for corner in the southeast line of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE North 57 degrees 20 minutes 17 seconds East with the southeast line of said 53.777 acre tract and the northwest line of said 118.283 tract, a distance of 1,816.42 feet to a point for corner;

THENCE in a southerly direction with the southwest line of the Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number 141532 and a curve to the right having a radius of 555.00 feet, a central angle of 15 degrees 34 minutes 24 seconds, a chord bearing of South 07 degrees 18 minutes 14 seconds East, a chord distance of 150.39 feet, an arc distance of 150.85 feet to a point in the north right-of-way of the 150 feet wide canal right-of-way to Old River Rice Irrigation Company recorded under Volume O, Page 223 of Chambers County Deed Records;

THENCE South 72 degrees 9 minutes 56 seconds East with the north line of said canal right-of-way, a distance of 343.37 feet to a point for corner;

THENCE North 81 degrees 40 minutes 54 seconds East continuing with the north right-of-way of the canal, a distance of 1,589.10 feet to a point for corner in the southwest right-of-way of Eagle Drive;



THENCE South 34 degrees 5 minutes 21 seconds East with the southwest right-of-way of Eagle Drive, a distance of 435.34 feet to the POINT OF BEGINNING and containing 91.44 acres of land, more or less..

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



Exhibit "B"

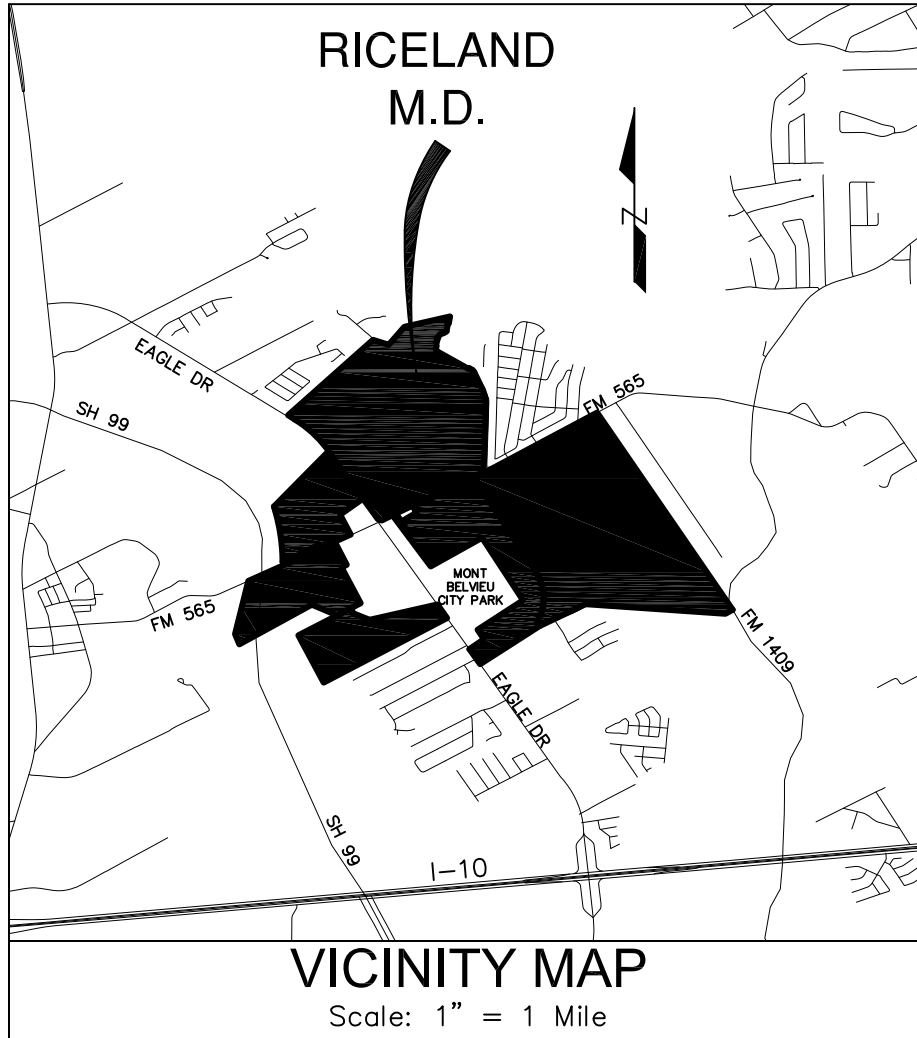


FIGURE 1  
VICINITY MAP  
RICELAND MANAGEMENT  
DISTRICT  
CHAMBERS COUNTY, TEXAS  
JANUARY 2022

PETITION FOR THE CREATION OF  
RICELAND MANAGEMENT DISTRICT

THE STATE OF TEXAS

COUNTY OF CHAMBERS

TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

RDC Partners, LP, a Texas limited partnership (the "Petitioner"), respectfully petitions the Commissioners of the Texas Commission on Environmental Quality (the "Commission") for the creation of a municipal management district in Chambers County, Texas. Petitioner holds title to a majority of the assessed value of the real property described in Exhibit "A," attached hereto and incorporated herein for all purposes, as indicated by the appraisal rolls of Chambers County, Texas. Petitioner, acting pursuant to the provisions of Chapter 375, Texas Local Government Code and the provisions of Chapters 49 of the Texas Water Code, together with all amendments and additions thereto, and would respectfully show the following:

I.

The name of the proposed district shall be "RICELAND MANAGEMENT DISTRICT" (the "District"). There is no other conservation or reclamation district in Chambers County, Texas with the same name.

II.

The District shall be created and organized and shall exist under the terms and provisions of Article XVI, Section 59, and Article III, Sections 52 and 52-a, of the Texas Constitution and Chapter 375, Texas Local Government Code, and Chapter 49, Texas Water Code, together with all amendments and additions thereto.

III.

The District shall have all the rights, powers, privileges, authority and functions conferred by and shall be subject to all duties imposed by the Texas Local Government Code and Texas Water Code and the general laws of the State of Texas relating to municipal management districts.

IV.

The area proposed to be within the District consists of approximately 1,399.758 acres as described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"). The Property is located wholly within the extraterritorial jurisdiction of the City of Mont Belvieu (the "City") and Chambers County, Texas. No portion of the Property is located within the corporate boundaries or extraterritorial jurisdiction of any other incorporated city, City or village. All of the territory proposed to be included in the District may properly be included in the District.

V.

The undersigned constitute a majority of value of the holders of title of the land within the proposed district, as indicated by the tax rolls of the central appraisal district of Chambers County, Texas, and by conveyances of record since the date of preparation of said tax rolls. There are no lienholders on the property.

VI.

The general nature of the work proposed to be done by the District at the present time is to purchase, construct, acquire, provide, operate, maintain, repair, improve, or extend inside or outside of its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary or helpful to provide park and recreational facilities; to gather, conduct, divert, abate, amend and control local storm water or other local harmful excesses of water in the District; to construct, acquire, provide, operate, maintain, repair, improve, or extend inside or outside of its boundaries roads and related facilities; and to purchase, construct, acquire, provide, operate, maintain, repair, improve, or extend inside or outside of its boundaries such additional facilities, systems, plants and enterprises as shall be consistent with the powers of the District pursuant to Chapter 375, Texas Local Government Code and the purposes for which the District is created, all as more particularly described in an engineer's report filed simultaneously with the filing of this Petition, to which reference is made for a more detailed description.

VII.

There is, for the following reasons, a necessity for the above described work, services and improvements: The area proposed to be within the District is in a developing area of Chambers County, Texas, and within the foreseeable future will experience a substantial and sustained residential and commercial growth. There is not now available within the area, which will be developed as residential subdivisions with some commercial development, adequate park and recreational facilities, an adequate drainage system or a roadway system. The protection of the purity and sanitary condition of the State's water and the health and welfare of the present and future inhabitants of the area and of territories adjacent thereto require the purchase, construction, acquisition, provision, operation, maintenance, repair, improvement, extension and development of adequate parks and recreational facilities and an adequate drainage system and roadway system. A public necessity therefore exists for the organization of the District to provide for the purchase, construction, acquisition, provision, operation, maintenance, repair, improvement, extension and development of parks and recreational facilities, a drainage system and a roadway system.

VIII.

The proposed improvements are feasible and practicable, and the terrain of the territory to be included within the District is such that a waterworks system, a sanitary sewer system, and a drainage and storm sewer system, can be constructed and developed at a reasonable cost. A preliminary investigation has been instituted to determine the cost of the project, and it is now estimated by the Petitioners, from such information as it has at this time, that the ultimate cost of the project contemplated will be approximately ONE HUNDRED SIXTY THREE

MILLION EIGHT HUNDRED AND SIFT FIVE THOUSAND and no/100 Dollars (\$163,865,000).

IX.

The following named persons are each and all over eighteen (18) years of age, resident citizens of the State of Texas, owners of land subject to taxation within the District, and are otherwise qualified to serve as directors of the District under the provisions of the Texas Local Government Code, Chapter 375:

1. Jared Fullylove (two-year term)
2. John Jennings (two-year term)
3. Jim Ferris (four-year term)
4. Ed Heap (four-year term)
5. Jacob Grossman (four-year term)

A description of each individual's experience is attached hereto as Exhibit "B." Pursuant to Chapter 375.062, Texas Local Government Code, the Petition requests that the Commission divide the initial directors into two groups, with two directors serving two-year terms and three directors serving four-year terms.

X.

The City has heretofore adopted an Ordinance consenting to the creation of the District over the Property. A copy of the City's Ordinance is attached hereto as Exhibit "C."

WHEREFORE, the undersigned respectfully pray that this Petition be properly filed, as provided by law; that notice of the application be given as provided therein; that a hearing be held if necessary and that this Petition be in all things granted; that the proposed municipal management district be organized; that the five (5) persons named herein be appointed to serve as directors; and for such other orders, acts, procedures and relief as are proper, necessary and appropriate to the purpose of creating and organizing the District and to the execution of the purposes for which the District shall be organized, as you may deem proper and necessary.

[EXECUTION PAGE FOLLOWS]

RESPECTFULLY SUBMITTED this 4 day of February, 2022.

RDC PARTNERS, LP, a Texas limited partnership

By: MREP Mont Belvieu Partners, LLC,  
a Texas limited liability company,  
its General Partner

By:

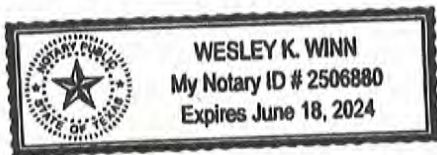
Name: Michael S. McGrath

Title: Manager

THE STATE OF TEXAS

COUNTY OF CHAMBERS

This instruments was acknowledged before me on this 4 day of February, 2022 by Michael S. McGrath, the Manager of MREP Mont Belvieu Partners, LLC, a Texas limited liability company, General Partner of RDC Partners, LP, for purposes intended.



*[Handwritten signature]*

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

DESCRIPTION

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION  
TRACT 1  
454.700 ACRES

Description of 454.700 acres or 19,806,743 square feet of land located in the Henry Griffith Survey, Abstract 12, Chambers County, Texas, being part of the Benes Family Estate Properties and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a ½ inch iron rod found for the intersection of the north right-of-way of FM 3360 with the east right-of-way of Eagle Point Drive and the most westerly corner of the herein described tract;

THENCE NORTH 42 degrees 31 minutes 06 seconds East with the east right-of-way of Eagle Point Drive, a distance of 3,279.74 feet to a point in the southwest line of the City of Mont Belvieu called 228.452 acre tract described in Volume 415, Page 596 of Chambers County Deed Records;

THENCE SOUTH 47 degrees 25 minutes 54 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 644.43 feet to the southern most corner of said City of Mont Belvieu tract;

THENCE NORTH 39 degrees 20 minutes 18 seconds East with the southeast line of said Mont Belvieu tract a distance of 696.22 feet to a point for corner;

THENCE NORTH 75 degrees 25 minutes 27 seconds East a distance of 1,378.23 feet to a ½ inch iron rod found for the northwest corner of Lot 6 of the Hidden Fairways Subdivision recorded under Clerk's File Number 2009-4571 of the map records of Chambers County;

THENCE in a southerly direction with the center of Hodges Gully and the westerly line of Lots 6 and 7 of said Hidden Fairways Subdivision the following courses and distances;

SOUTH 08 degrees 08 minutes 34 seconds West a distance of 210.97 feet;  
SOUTH 53 degrees 21 minutes 22 seconds West a distance of 62.27 feet;  
SOUTH 07 degrees 20 minutes 10 seconds East a distance of 74.46 feet;  
SOUTH 17 degrees 40 minutes 09 seconds West a distance of 43.81 feet;  
SOUTH 02 degrees 51 minutes 45 seconds West a distance of 80.41 feet;  
SOUTH 55 degrees 51 minutes 39 seconds West a distance of 67.63 feet;  
SOUTH 64 degrees 51 minutes 53 seconds West a distance of 57.28 feet;  
SOUTH 72 degrees 16 minutes 42 seconds West a distance of 82.30 feet;  
SOUTH 39 degrees 03 minutes 32 seconds West a distance of 72.63 feet;  
SOUTH 10 degrees 18 minutes 20 seconds West a distance of 59.76 feet;  
SOUTH 44 degrees 08 minutes 48 seconds West a distance of 62.06 feet;  
SOUTH 25 degrees 20 minutes 18 seconds East a distance of 43.29 feet;

SOUTH 25 degrees 54 minutes 28 seconds West a distance of 70.21 feet;  
SOUTH 09 degrees 25 minutes 54 seconds East a distance of 96.47 feet;  
SOUTH 16 degrees 32 minutes 39 seconds West a distance of 29.35 feet;  
SOUTH 06 degrees 03 minutes 47 seconds West a distance of 84.27 feet;  
SOUTH 52 degrees 24 minutes 25 seconds East a distance of 29.96 feet;  
SOUTH 11 degrees 17 minutes 01 seconds East a distance of 14.18 feet to a 5/8 inch iron rod  
with cap found for the northwest corner of Lot 7 of said Hidden Fairways Subdivision;

THENCE SOUTH 62 degrees 40 minutes 20 seconds East with the southerly line of said Hidden  
Fairways Subdivision, a distance of 1,084.01 feet to the southeast corner of said Hidden  
Fairways Subdivision;

THENCE SOUTH 60 degrees 53 minutes 17 seconds East with the south line of a 30.0 feet wide  
private road described in deed to Volume 978, page 408 of Chambers County Deed Records, a  
distance of 94.79 feet to the beginning of a curve to the right,

THENCE in a southeasterly direction continuing with the southwest line of said private road and  
a curve having a central angle of  $37^{\circ} 33' 27.0''$ , a radius of 107.85 feet, chord bears S 42 degrees  
06 minutes 34 seconds East, a chord distance of 69.44 feet, an arc distance of 70.70 feet to the  
point of tangency;

THENCE SOUTH 23 degrees 19 minutes 50 seconds East, continuing with the southwest line of  
said private road, a distance of 517.85 feet to the beginning of a curve to the right;

THENCE in a southeasterly direction continuing with the southwest line of said private road and  
a curve to the right having a central angle of  $22^{\circ} 56' 33.0''$ , a radius of 394.73 feet, chord bears S  
11 degrees 51 minutes 34 seconds East, a chord distance of 157.00 feet, an arc distance of 158.06  
feet to the point of tangency;

THENCE SOUTH 00 degrees 23 minutes 17 seconds East continuing with the west line of said  
private road, a distance of 2,175.83 feet to a point in the northwest right-of-way of FM 565;

THENCE in a southwesterly direction with the northwest right-of-way of FM 565 and a curve to  
the left having a central angle of  $01^{\circ} 03' 21.0''$ , a radius of 5,695.63 feet, chord bears S 59  
degrees 21 minutes 36 seconds West, a chord distance of 104.96 feet, an arc distance of 104.96  
feet to the point of tangency;

THENCE SOUTH 59 degrees 49 minutes 06 seconds West with the northwest right-of-way of  
FM 565, a distance of 1,696.98 feet to a point for corner;

THENCE SOUTH 60 degrees 01 minutes 21 seconds West continuing with the northwest right-  
of-way of FM 565, a distance of 394.04 feet to a point for corner;

THENCE NORTH 29 degrees 58 minutes 39 seconds West, departing the northwest right-of-  
way of FM 565, a distance of 150.01 feet to a point for corner;



THENCE SOUTH 60 degrees 01 minutes 21 seconds West a distance of 150.01 feet to a point for corner;

THENCE SOUTH 29 degrees 58 minutes 39 seconds East a distance of 138.63 feet to a point in the northwest right-of-way of FM 565;

THENCE SOUTH 59 degrees 16 minutes 01 seconds West with the northwest right-of-way of FM 565, a distance of 863.34 feet to a point for corner;

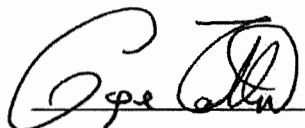
THENCE NORTH 77 degrees 10 minutes 45 seconds West a distance of 146.92 feet to a point for corner in the northeast right-of-way of FM 3360;

THENCE NORTH 34 degrees 00 minutes 08 seconds West with the northeast right-of-way of FM 3360, a distance of 2,620.55 feet to the beginning of a curve;

THENCE in a northwesterly direction continuing with the northeast right-of-way of FM 3360 and a curve to the left having a central angle of  $23^{\circ} 13' 00.0''$ , a radius of 2,935.20 feet, chord bears N 45 degrees 36 minutes 38 seconds West, a chord distance of 1,181.25 feet, an arc distance of 1,189.37 feet to the point of tangency;

THENCE North 57 degrees 13 minutes 08 seconds West continuing with the northeast right-of-way of FM 3360, a distance of 262.97 feet to the POINT OF BEGINNING and containing 454.700 acres of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

 6/25/2021

George Totten  
Registered Professional Land Surveyor  
State of Texas No. 4605



Riceland Municipal Utility District No. 2

November 2021

STATE OF TEXAS §  
COUNTY OF CHAMBERS §

DESCRIPTION OF 495.70 ACRES OF LAND  
SITUATED IN THE  
WILLIAM HODGES SURVEY, ABSTRACT NO. 13  
CHAMBERS, TEXAS

Description of 495.70 acres located in the William Hodges Survey, Abstract No. 13, Chambers County, and more particularly described as follows. Bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**COMMENCING** at a point found for the intersection of the northwest right-of-way line of Wilburn Ranch Drive (100.0 feet wide) with the northeast right-of-way of Eagle Drive (120.0 feet wide);

THENCE, North 57 degrees 19 minutes 21 seconds East with the northwest right-of-way of Wilburn Ranch Drive, a distance of 2157.93 feet to an angle point;

THENCE, North 57 degrees 33 minutes 26 seconds East continuing with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2.43 feet to the **POINT OF BEGINNING** and the west southwest corner of the herein described tract;

THENCE, North 32 degrees 47 minutes 06 seconds West departing the northwest right-of-way line of Wilburn Ranch Drive, a distance of 137.98 feet to a point of curvature to the left, non-tangent at this point;

THENCE, in a northwesterly direction and curve to the left having a radius of 1450.00 feet, a central angle of 63 degrees 49 minutes 40 seconds, a chord bearing of North 01 degrees 21 minutes 20 seconds West, a chord distance of 1533.07 feet, an arc distance of 1615.30 feet to a point of tangency;

THENCE, North 33 degrees 16 minutes 10 seconds West, a distance of 3445.28 feet to a point in the southeast right-of-way line of Farm to Market Road 565 and being the northwest corner of the herein described tract;

THENCE, North 60 degrees 00 minutes 31 seconds East with the southeast right-of-way of Farm to Market Road 565, a distance of 126.56 feet to a point for the beginning of a curve to the left;

THENCE, in a northeasterly direction continuing with the southeast right-of-way of Farm to Market Road 565 and curve to the left having a radius of 5729.58 feet, a central angle of 03 degrees 59 minutes 10 seconds, a chord bearing of North 58 degrees 00 minutes 56 seconds East, a chord distance of 398.52 feet, an arc distance of 398.60 feet to a point of tangency;

THENCE, North 56 degrees 01 minutes 21 seconds East, with the southeast right-of-way line of Farm to Market Road 565, a distance of 1532.29 feet to an angle point;

THENCE, North 56 degrees 14 minutes 51 seconds East continuing with the southeast right-of-way of Farm to Market Road 565, a distance of 1,422.47 feet to a point and being the northeast corner of the herein described tract;

THENCE, South 32 degrees 53 minutes 34 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance 7514.11 feet to a point in the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242 and being the southeast corner of the herein described tract;

THENCE, South 57 degrees 30 minutes 36 seconds West, with the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 108.41 feet to a point for corner;

THENCE, North 82 degrees 03 minutes 41 seconds West, departing the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 1456.57 feet to angle point;

THENCE, North 81 degrees 55 minutes 32 seconds West, a distance of 443.22 feet to an angle point;

THENCE, North 82 degrees 11 minutes 16 seconds West, a distance of 1,326.03 feet to a point for corner;

THENCE, South 25 degrees 43 minutes 32 seconds East, a distance of 35.84 feet to a point for corner;

THENCE, North 82 degrees 13 minutes 08 seconds West, a distance of 714.24 feet to the beginning of a non-tangent curve to the right in the northwest right-of-way Wilburn Ranch Drive;

THENCE in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the right having a radius of 1950.18 feet, a central angle of 15 degrees 02 minutes 38 seconds, a chord bearing of South 57 degrees 50 minutes 47 seconds West, a chord distance of 510.58 feet, an arc distance of 512.05 feet to a point of tangency;

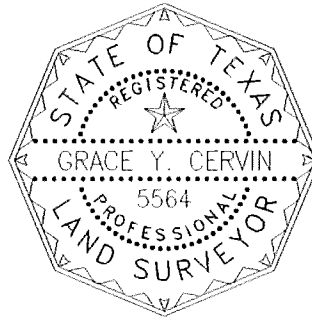
THENCE, South 65 degrees 22 minutes 06 seconds West continuing with the northwest right of way of Wilburn Ranch Drive, a distance of 121.90 feet for the beginning of a curve to the left;

THENCE, in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the left having a radius of 2150.20 feet, a central angle of 07 degrees 48 minutes 40 seconds, a chord bearing of South 61 degrees 27 minutes 46 seconds West, a chord distance of 292.91 feet, an arc distance of 293.14 feet to a point;

THENCE, South 57 degrees 33 minutes 26 seconds West continuing with the northwest right-of-way of Wilburn Ranch Drive, 238.87 feet to the **POINT OF BEGINNING** containing 495.70 of land, more or less.

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.**

Ally General Solutions, LLC



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GRACE Y. CERVIN, RPLS No. 5564  
7070 West 43<sup>rd</sup> St, Ste. 203  
Houston, Texas 77092  
(O) 281-888-7682  
TBPELS Firm No. 10194392

## Riceland Municipal Utility District No. 3

443.15 ACRES OF LAND  
HENRY GRIFFITH SURVEY, A-12  
WILLIAM HODGES SURVEY, A-13  
CHAMBERS COUNTY, TEXAS

A **METE AND BOUNDS** description of 443.15 acres of land located in the Henry Griffith Survey, Abstract Number 12 and the William Hodges Survey, Abstract Number 13, Chambers County, Texas; being made up of four(4) tracts of land; said 443.15 acres being described as follows:

**TRACT 2:  
77.99 ACRES**

Description of 77.99 acres of land located in the Henry Griffith Survey, Abstract Number 12, Chambers County, Texas, being part of Tract 4, Tract 19, and Tract 24 described in Stipulation of Interest recorded under Volume 722, Page 151 of Chambers County Deed Records and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**BEGINNING** at a cap in concrete found for the southwest corner of the City of Mont Belvieu called 9.000 acre tract recorded under Volume 597, Page 51 of Chambers County Deed Records, the Southeast corner of the residue of said Tract 4, and in the northwest right-of-way of FM 565;

THENCE SOUTH 60 degrees 14 minutes 31 seconds WEST with the northwest right-of-way of FM 565, a distance of 809.59 feet to the intersection with Parcel 1314E described in Possession and Use Agreement for construction of SH 99 recorded under Chambers County Clerk's File Number 151752 of the Chambers County Deed Records;

THENCE NORTH 33 degrees 25 minutes 58 seconds WEST with northeast line of said Parcel 1314E, a distance of 88.95 feet to a point for corner;

THENCE SOUTH 60 degrees 47 minutes 34 seconds WEST with the northwest line of said Parcel 1314E, a distance of 136.75 feet to a point for corner;

THENCE SOUTH 55 degrees 13 minutes 57 seconds WEST continuing with the northwest line of said Parcel 1314E, a distance of 284.45 feet to a point for corner;

THENCE SOUTH 60 degrees 47 minutes 34 seconds WEST continuing with the northwest line of said Parcel 1314E, a distance of 588.30 feet to a point in the northeast right-of-way of Proposed SH 99 described as Parcel 1314 in aforesaid Possession and Use Agreement;

THENCE in a northerly direction, with the proposed northeast right-of-way of SH 99 and a non-tangent curve to the left, having a radius of 4,600.00 feet, a central angle of 17 degrees 24 minutes 28 seconds, a chord bearing of NORTH 14 degrees 31 minutes 04 seconds WEST, a chord distance of 1392.22 feet, an arc distance of 1397.59 feet to a point in the northwest line of aforesaid Tract 19 and in the southeast line of the Mont Belvieu Caverns, LLC called 146.0 acre tract recorded under Volume 1381, Page 331 of the Chambers County Deed Records;

THENCE NORTH 39 degrees 4 minutes 50 seconds EAST with the southeast line of said Mont Belvieu called 146.0 acre tract and the northwest line of Tract 19 and Tract 4, a distance of 2,080.75 feet to a point in the southwest right-of-way of FM 3360;

THENCE SOUTH 34 degrees 0 minutes 6 seconds EAST with the southwest right-of-way of FM 3360, a distance of 1,487.85 feet to the northern most corner of the aforesaid City of Mont Belvieu called 9.000 acre tract;

THENCE SOUTH 48 degrees 56 minutes 10 seconds WEST with the NORTHWEST line of said City of Mont Belvieu tract, a distance of 646.57 feet to the Western most corner of said City of Mont Belvieu tract;

THENCE SOUTH 34 degrees 0 minutes 15 seconds EAST with the SOUTHWEST line of said City of Mont Belvieu tract, a distance of 556.30 feet to the **POINT OF BEGINNING** and containing 77.99 acres of land, more or less.

**Tract 3-B**  
**196.74 acres**

Description of 196.74 acres located in the Griffith survey, Abstract Number 12 and the William Hodges survey, Abstract Number 13, Chambers County, Texas, being the residue of tract 12, tract 9, tract 5, tract 2, and tract 20 described in stipulation of interest executed may 15, 2004 and recorded under Volume 722, Page 151 of Chambers County Deed Records, and also being the residue of tract 2 called 248.781 acres and the residue of tract 1 called 483.180 acres described in deed to Theo Wilburn recorded under Volume 305, Page 704 of the Deed Records of Chambers County, Texas, residue of called 73.920 acres described in deed to Theo Wilburn recorded under Volume 292, Page 212 of the Deed Records of Chambers County, Texas, residue of called 71.07 acres described in deed to Theo Wilburn recorded under Volume 268, Page 500 of the Deed Records of Chambers County, Texas, residue of called 74.27 acres described in deed to Theo Wilburn recorded under Volume 267, Page 176 of the Deed Records of Chambers County, Texas, residue of 31.978 acres described in deed to Theo Wilburn recorded under Volume 356, Page 33 of the Deed Records of Chambers County, Texas, and residue of 41.4528 acres described in deed to Theo Wilburn recorded under Volume 531, Page 209 of the Deed Records of Chambers County, Texas; and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South central zone, NAD 83.

**Beginning** at a 1/2-inch iron rod found for the northwest corner of a called 6.178 acre tract of land described in a Deed to City of Mont Belvieu, recorded in Volume 1021, Page 507 of the Deed Records of Chambers County, Texas, and being on the northeast right-of-way line of Eagle Drive (120' wide), recorded in Volume 276, Page 490 of the Deed Records of Chambers County, Texas;

THENCE NORTH 55 degrees 52 minutes 27 seconds EAST with the southeast line of the called 4.218 acre tract described in deed to Mont Belvieu first united Pentecostal church, Inc. Recorded under Volume 1578, Page 98 of Chambers County Deed Records, a distance of 525.00 feet to a 5/8-inch iron rod found for corner;

THENCE, NORTH 34 degrees 7 minutes 33 seconds WEST with the northeast line of said Mont Belvieu First United Pentecostal Church Tract, distance of 350.00 feet to a 5/8 inch iron rod found for corner;

THENCE NORTH 57 degrees 10 minutes 3 seconds EAST with the southeast line of the residue of the called 25 acre tract described in deed to County of Chambers recorded under Volume 202, Page 53 of the Chambers County Deed Records, a distance of 1,654.81 feet to a 1 inch iron pipe found for corner;

THENCE NORTH 33 degrees 7 minutes 23 seconds WEST with the northeast line of said County of Chambers tract, the northeast line of the called 79.15 acre tract described in Special Warranty Deed to the City of Mont Belvieu recorded in Volume 873, Page 91 of Chambers County Deed Records, and also the southwest line of the residue of the called 483.180 acre tract described in deed to Theo Wilburn recorded under Volume 305, Page 704 of Chambers County Deed Records, a distance of 2,290.06 feet to a 3/4-inch iron rod found for corner;

THENCE SOUTH 57 degrees 17 minutes 44 seconds WEST with the northwest line of said City of Mont Belvieu tract, the SOUTHEAST line of the residue of the aforesaid Theo Wilburn called 73.920 acre tract, SOUTHEAST line of the residue of the Theo Wilburn called 71.07 acre tract, and the SOUTHEAST line of the Theo Wilburn called 74.27 acre tract, a distance of 1,887.91 feet to a 3/4-inch iron pipe found for corner;

THENCE NORTH 33 degrees 38 minutes 54 seconds WEST with the southwest line of said Theo Wilburn residue of called 74.27 acre tract, the northeast lines of the Camona's Early Childhood Development called 0.6440 acre tract recorded under Volume 1356, Page 324 of the Official Public Records of Chambers County, Texas, M&T auto repair lot 1 recorded under Volume 728, Page 597 of the plat records of Chambers County, Texas, Mobiloil Federal Credit Union called 1.2372 acre tract recorded under Volume 1617, Page 169 of the Official Public Records of Chambers County, Texas, Anthony Ggarbs, Inc, called 0.5988 acre tract recorded under Chambers County Clerk's File Number 2019-146630, Five Star Dry Cleaners and Laundry, LLC called 0.785 acre tract recorded under Volume 478, Page 355 of the Official Public Records of Chambers County, Texas, Anahuac National Bank called 2.00 acre tract recorded under Volume 413, Page 315 of the Official Public Records of Chambers County, Texas, Ronald Marsh called 0.8979 acre tract recorded under Volume 1076, Page 318 of the Official Public Records of Chambers County, Texas, Ronald Marsh called 1.089 acre tract recorded under Volume 1076, Page 318 of the Official Public Records of Chambers County, Texas, Texas bank called 2.00 acre tract recorded under Volume 109, Page 278 of the Official Public Records of Chambers County, Texas, and of Wilkey Commercial Subdivision recorded under Volume A, Page 247 of Chambers County Map Records, a distance of 1,794.81 feet to a 5/8-inch iron rod with cap market "SAM" set for corner in the southeast right-of-way of farm to marked road 565 (70.0' wide) as recorded in Volume 112, Pages 625 and 631, Deed Records of Chambers County, Texas;

THENCE NORTH 60 degrees 01 minutes 40 seconds EAST with the southeast right-of-way of farm to market road 565 (70.0 feet wide), a distance of 100.01 feet to a 5/8-inch iron rod with cap marked "SAM" set for corner;

THENCE SOUTH 33 degrees 47 minutes 49 seconds EAST with the southwest line of the called 1.247 acre tract described in deed to rex green recorded under Chambers County Clerk's File Number 2016-110884, a distance of 302.42 feet to a 1-inch iron pipe found for corner;

THENCE NORTH 18 degrees 29 minutes 07 seconds EAST with the southeast line of said rex green tract, a distance of 148.17 feet to a 5/8-inch iron rod with cap marked "SAM" set for corner;

THENCE NORTH 59 degrees 51 minutes 57 seconds EAST with the southeast line of the called 1.35192 acre tract described in deed to old river masonic lodge recorded under Volume 143, Page 335, a distance of 407.10 feet to a 3/4-inch iron pipe found for corner;

THENCE NORTH 30 degrees 8 minutes 3 seconds WEST with the northeast line of said old river masonic lodge tract, a distance of 202.33 feet to a 1/2-inch iron pipe found on the southeast right-of-way of farm to market road 565;

THENCE NORTH 60 degrees 1 minutes 40 seconds EAST with the southeast right-of-way of farm to market road 565, a distance of 507.80 feet to a 5/8-inch iron rod with cap marked "SAM" set for corner;

THENCE NORTH 59 degrees 49 minutes 40 seconds EAST continuing with the southeast right-of-way of farm to market road 565, a distance of 1,558.46 feet to a point for corner;

THENCE SOUTH 33°16'10" EAST, a distance of 3,449.99 feet to a point for corner, beginning a curve to the right;

THENCE southeasterly, with the arc of a curve to the right having a radius of 1,450.00 feet, a central angle of 63°49'39", an arc length of 1,615.30 feet, and a chord that bears SOUTH 01°21'21" EAST, a chord distance of 1,533.06 feet;

THENCE SOUTH 32°47'06" EAST a distance of 137.98 feet, to a point for corner in the northwest right-of-way of Wilburn Ranch Drive;

THENCE SOUTH 57°33'26" WEST, with the northwest right-of-way of Wilburn Ranch Drive a distance of 2.43 feet to a point for corner;

THENCE SOUTH 57 degrees 19 minutes 21 seconds WEST continuing with the northwest right-of-way of Wilburn Ranch Drive, a distance of 2,157.93 feet the **POINT OF BEGINNING** containing 196.74 acres, more or less.

**TRACT 4:  
83.27 ACRES**

Description of 83.27 acres of land located in the Henry Griffith Survey, Abstract 12, and the William Hodges Survey, Abstract 13, Chambers County, Texas, being part of the Benes Family, LTD, and Riceland Interests, LTD Properties and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;



**BEGINNING** at the intersection of the EAST line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records with the southeast right-of-way of FM 565;

THENCE NORTH 60 degrees 48 minutes 5 seconds EAST with the southeast right-of-way of FM 565, a distance of 2,116.08 feet to a point for corner;

THENCE SOUTH 32 degrees 39 minutes 57 seconds EAST with the southwest line of the City of Mont Belvieu called 6.526 acre tract recorded under Volume 1196, Page 595 of Chambers County Deed Records, a distance of 657.23 feet to a point for corner;

THENCE SOUTH 57 degrees 18 minutes 53 seconds WEST with the north line of said City of Mont Belvieu tract, a distance of 132.44 feet to a point for corner;

THENCE SOUTH 33 degrees 21 minutes 23 seconds EAST with the southwest line of said City of Mont Belvieu tract, a distance of 1,222.36 feet to a point for corner in the northwest line of The Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number 141532;

THENCE SOUTH 55 degrees 7 minutes 22 seconds WEST with the northwest line of said The Retreat of Barbers Hill tract, a distance of 362.88 feet to a point for corner being the Eastern most corner of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE NORTH 72 degrees 7 minutes 25 seconds WEST with the northeast line of said Mont Belvieu Caverns, LLC tract, a distance of 1,024.83 feet to the northern most corner of said Mont Belvieu Caverns tract;

THENCE SOUTH 56 degrees 0 minutes 41 seconds WEST with the northwest line of said Mont Belvieu Caverns tract, a distance of 1,888.70 feet to a point for corner;

THENCE NORTH 33 degrees 59 minutes 51 seconds WEST with the east line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records, a distance of 220.55 feet to a point;

THENCE NORTH 8 degrees 14 minutes 32 seconds EAST with the east line of said Mont Belvieu Caverns called 9.061 acre tract, a distance of 1,393.79 feet to the **POINT OF BEGINNING** and containing 83.27 acres of land, more or less.

**Tract 5:  
85.15 Acres**

Description of 91.44 acres of land located in the William Hodges Survey, Abstract 13, Chambers County, Texas, out of the Lula Fay Benes Trust and Jerilyn Branscome Trust called 118.283 acre tract recorded in Volume 308, Page 223 of Chambers County Deed Records and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

**BEGINNING** at a 1 ½ inch iron pipe found for the eastern most corner of the residue of said 118.283 acre tract, in the SOUTHWEST right-of-way of Eagle Drive, and also the northern most corner of the Catholic Diocese of Beaumont called 10.00 acre tract recorded under Volume 188, Page 400 of Chambers County Deed Records;

THENCE SOUTH 57 degrees 5 minutes 26 seconds WEST with the southeast line of said 118.283 acre tract, the NORTHWEST line of said 10.00 acre tract and the northwest line of the K. B. Ranch Subdivision recorded under Chamber County Clerk's File Number 5419-B, a distance of 3,384.61 feet to a point for corner;

THENCE NORTH 34 degrees 21 minutes 50 seconds WEST with the southwest line of said 118.283 acre tract and the Northeast line of the Park Block, LTD called 342.656 acre tract recorded under Volume 1161, Page 209 of Chambers County Deed Records, a distance of 1343.12 feet to a point for corner in the southeast line of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE NORTH 57 degrees 22 minutes 25 seconds EAST with the southeast line of said 53.777 acre tract and the northwest line of said 118.283 tract, a distance of 1,739.51 feet to a point for corner;

THENCE NORTH 72 degrees 12 minutes 29 seconds WEST a distance of 213.50 feet to a point for corner;

THENCE NORTH 57 degrees 19 minutes 36 seconds a distance of 207.60 feet to a point for corner, beginning a curve to the right;

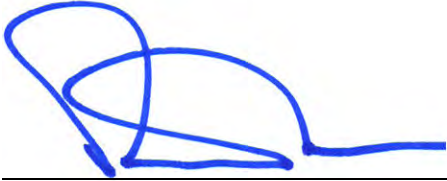
THENCE in a southerly direction with the southwest line of the Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number r 141532 and a curve to the right having a radius of 499.95 feet, a central angle of 17 degrees 28 minutes 06 seconds, a chord bearing of SOUTH 07 degrees 39 minutes 28 seconds EAST, a chord distance of 151.84 feet, an arc distance of 152.43 feet to a point in the north right-of-way of the 150 feet wide canal right-of-way to Old River Rice Irrigation Company recorded under Volume O, Page 223 of Chambers County Deed Records;

THENCE SOUTH 72 degrees 9 minutes 56 seconds EAST with the north line of said canal right-of-way, a distance of 340.18 feet to a point for corner;

THENCE NORTH 81 degrees 40 minutes 54 seconds EAST continuing with the north right-of-way of the canal, a distance of 1,589.10 feet to a point for corner in the southwest right-of-way of Eagle Drive;

THENCE SOUTH 34 degrees 5 minutes 21 seconds EAST with the southwest right-of-way of Eagle Drive, a distance of 435.34 feet to the **POINT OF BEGINNING** and containing 85.15 acres of land, more or less.

**This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.**



---

Patrick Jordan  
Registered Professional Land Surveyor  
Texas Registration No. 5525



Attachment 5  
Affidavit of Publication and Tear  
Sheets

TCEQ - Office of the Chief Clerk  
MC-105 Attention: Agenda Team  
PO Box 13087  
Austin TX 78711-3087

Applicant Name: Riceland Mgmt Dist of Chambers County  
TCEQ Tracking No. 2022-0536-DIS CID Item No. 127738  
Application Type: Creation

**AFFIDAVIT OF PUBLICATION**

STATE OF TEXAS §  
COUNTY OF: Chambers §

Before me, the undersigned authority, on this day personally appeared  
Daisie Herndon, who being by me duly  
*(name of newspaper representative)*

sworn, deposes and says that (s)he is the Circulation Supervisor  
*(title of newspaper representative)*

of the The Baytown Sun; that said newspaper is  
*(name of newspaper)*

regularly published or circulated in Chambers County/Countries,  
*(name of county or counties)*

Texas; that the attached notice was published in said newspaper on the following dates:

July 7, 2022 to July 14, 2022  
*(date or dates of publication)*

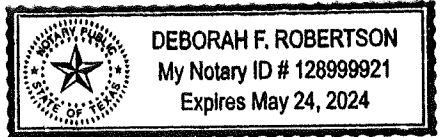
Daisie Herndon  
Newspaper Representative's Signature

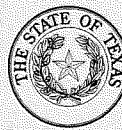
Subscribed and sworn to before me this the 14 day of July,  
20 22, to certify which witness my hand and seal of office.

Deborah Florence Robertson  
Notary Public in and for the State of Texas  
Deborah Florence Robertson  
Print or type Name of Notary Public

My Commission Expires 05-24-2024

(Seal)





## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF DISTRICT PETITION  
TCEQ Docket No. 2022-0536-DIS  
TCEQ Internal Control No. D-04282022-049

**PETITION.** RDC Partners, LP, a Texas limited partnership (Petitioner) has filed a petition with the Texas Commission on Environmental Quality (TCEQ) for the creation of Riceland Management District (District) of Chambers County. The TCEQ will conduct this hearing under the authority of Chapter 375, Texas Local Government Code; Chapter 49 of the Texas Water Code; Title 30, Chapter 293 of the Texas Administrative Code, and the procedural rules of the TCEQ. The TCEQ will conduct the hearing at:

9:30 a.m., Wednesday, August 10, 2022  
Building E, Room 201S  
12100 Park 35 Circle  
Austin, Texas

Due to the ongoing pandemic, the agenda meeting may be held in person in Room 201S of Building E at the Commission's offices located at 12100 Park 35 Circle in Austin, Texas, virtually, or both in person and virtually. To confirm how the meeting will be held, please visit the Commissioners' Agenda webpage at: [https://www.tceq.texas.gov/agency/decisions/agendas/comm/comm\\_agendas.html](https://www.tceq.texas.gov/agency/decisions/agendas/comm/comm_agendas.html) eight days before the Agenda.

The proposed District will contain approximately 1,399.758 acres of land wholly within the corporate limits of the City of Mont Belvieu, Chambers County, Texas. The territory to be included in the proposed District is set forth in a metes and bounds description and is depicted in the vicinity map designated as Exhibit "B," which is attached to this document. The Petition states that the creation of the proposed District would be a benefit to the land within its boundary.

**HEARING.** As required by the Texas Local Government Code §§ 375.023 and 375.024 and Title 30 of the Texas Administrative Code § 293.12(g)(2)(A), the above hearing regarding this application will be held no earlier than 31 days after notice of this hearing is published in a newspaper with general circulation in the county or counties in which the District is located. The purpose of this hearing is to provide all interested persons the opportunity to appear and offer testimony for or against the proposal contained in the petition.

At the hearing, pursuant to Chapter 375, Texas Local Government Code; Chapter 49 of the Texas Water Code; and Chapter 293 of Title 30 of the Texas Administrative Code, the TCEQ will determine if creating Riceland Management District would be a benefit to the land and property included in the District, or, if there is any opposition to the proposed creation, the Commission may refer the application to the State Office of Administrative Hearings for a contested case hearing on the application.

**INFORMATION.** For information regarding the date and time this application will be heard before the Commission, please submit written inquiries to the Office of the Chief Clerk, MC 105, TCEQ, P.O. Box 13087, Austin, Texas 78711-3087, or by phone at (512) 239-3300. For information concerning the hearing process, please contact the Public Interest Counsel, MC 103, at the same address. For additional information, individual members of the general public may contact Justin Taack of the Districts Section at (512) 239-0418. General information regarding TCEQ can be found at our web site at [www.tceq.texas.gov](http://www.tceq.texas.gov).

Si desea información en Español, puede llamar al (512) 239-0200.

Persons with disabilities who plan to attend this hearing and who need special accommodations



## MAILING LIST

Riceland Management District  
TCEQ Docket No. 2022-0536-DIS  
TCEQ Internal Control No. D-04282022-049

J. Davis Bonham, Jr.  
Smith, Murdaugh, Little & Bonham, LLP  
2727 Allen Parkway, Suite 1100  
Houston, Texas 77019

James C. Jones, P.E.  
Jones Engineering Solutions, LLC  
11211 Katy Freeway, Suite 325  
Houston, Texas 77079

Nicole Bealle  
TCEQ Region 12  
5425 Polk Street, Suite H  
Houston, Texas 77023

The Honorable Mayes Middleton  
State Representative, District No. 23  
P.O. Box 15  
Wallisville, Texas 77597

The Honorable Brandon Creighton  
State Senator, District No. 4  
350 Pine Street, Suite 1450  
Beaumont, Texas 77701

City of Mont Belvieu  
Attn: Kori Schweinle, City Secretary  
P.O. Box 1048  
Mont Belvieu, Texas 77580

Chambers County Clerk  
The Honorable Heather Hawthorne  
P.O. Box 728  
Anahuac, Texas 77514

Chuck Wemple, Executive Director  
Houston-Galveston Area Council  
P.O. Box 22777  
Houston, Texas 77227

Texas Commission on Environmental Quality  
P. O. Box 13087  
Austin, Texas 78711  
*via Inter-Agency Mail*

Todd Galiga, Senior Attorney, Environmental  
Law Division, MC-173

Kayla Murray, Staff Attorney, Environmental  
Law Division, MC-173

James Walker, Technical Manager, Water  
Supply Division, MC-152

Stephanie DeSouza, Technical Staff, Water  
Supply Division, MC-152

Justin Taack, Section Manager, Water Supply  
Division, MC-152

Sean Ables, Section Special Assistant, Water  
Supply Division, MC-153

Vic McWherter, Office of the Public Interest  
Counsel, MC-103



## EXHIBIT "A"

METES AND BOUNDS DESCRIPTION  
TRACT 1  
454.700 ACRES

Description of 454.700 acres or 19,806,743 square feet of land located in the Henry Griffith Survey, Abstract 12, Chambers County, Texas, being part of the Benes Family Estate Properties and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a ½ inch iron rod found for the intersection of the north right-of-way of FM 3360 with the east right-of-way of Eagle Point Drive and the most westerly corner of the herein described tract;

THENCE NORTH 42 degrees 31 minutes 06 seconds East with the east right-of-way of Eagle Point Drive, a distance of 3,279.74 feet to a point in the southwest line of the City of Mont Belvieu called 228.452 acre tract described in Volume 415, Page 596 of Chambers County Deed Records;

THENCE SOUTH 47 degrees 25 minutes 54 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 644.43 feet to the southern most corner of said City of Mont Belvieu tract;

THENCE NORTH 39 degrees 20 minutes 18 seconds East with the southeast line of said Mont Belvieu tract a distance of 696.22 feet to a point for corner;

THENCE NORTH 75 degrees 25 minutes 27 seconds East a distance of 1,378.23 feet to a ½ inch iron rod found for the northwest corner of Lot 6 of the Hidden Fairways Subdivision recorded under Clerk's File Number 2009-4571 of the map records of Chambers County;

THENCE in a southerly direction with the center of Hodges Gully and the westerly line of Lots 6 and 7 of said Hidden Fairways Subdivision the following courses and distances;

SOUTH 08 degrees 08 minutes 34 seconds West a distance of 210.97 feet;  
SOUTH 53 degrees 21 minutes 22 seconds West a distance of 62.27 feet;  
SOUTH 07 degrees 20 minutes 10 seconds East a distance of 74.46 feet;  
SOUTH 17 degrees 40 minutes 09 seconds West a distance of 43.81 feet;  
SOUTH 02 degrees 51 minutes 45 seconds West a distance of 80.41 feet;  
SOUTH 55 degrees 51 minutes 39 seconds West a distance of 67.63 feet;  
SOUTH 64 degrees 51 minutes 53 seconds West a distance of 57.28 feet;  
SOUTH 72 degrees 16 minutes 42 seconds West a distance of 82.30 feet;  
SOUTH 39 degrees 03 minutes 32 seconds West a distance of 72.63 feet;

SOUTH 25 degrees 54 minutes 28 seconds West a distance of 70.21 feet;  
SOUTH 09 degrees 25 minutes 54 seconds East a distance of 96.47 feet;  
SOUTH 16 degrees 32 minutes 39 seconds West a distance of 29.35 feet;  
SOUTH 06 degrees 03 minutes 47 seconds West a distance of 84.27 feet;  
SOUTH 52 degrees 24 minutes 25 seconds East a distance of 29.96 feet;  
SOUTH 11 degrees 17 minutes 01 seconds East a distance of 14.18 feet to a 5/8 inch iron rod with cap found for the northwest corner of Lot 7 of said Hidden Fairways Subdivision;

THENCE SOUTH 62 degrees 40 minutes 20 seconds East with the southerly line of said Hidden Fairways Subdivision, a distance of 1,084.01 feet to the southeast corner of said Hidden Fairways Subdivision;

THENCE SOUTH 60 degrees 53 minutes 17 seconds East with the south line of a 30.0 feet wide private road described in deed to Volume 978, page 408 of Chambers County Deed Records, a distance of 94.79 feet to the beginning of a curve to the right,

THENCE in a southeasterly direction continuing with the southwest line of said private road and a curve having a central angle of 37° 33' 27.0", a radius of 107.85 feet, chord bears S 42 degrees 06 minutes 34 seconds East, a chord distance of 69.44 feet, an arc distance of 70.70 feet to the point of tangency;

THENCE SOUTH 23 degrees 19 minutes 50 seconds East, continuing with the southwest line of said private road, a distance of 517.85 feet to the beginning of a curve to the right;

THENCE in a southeasterly direction continuing with the southwest line of said private road and a curve to the right having a central angle of 22° 56' 33.0", a radius of 394.73 feet, chord bears S 11 degrees 51 minutes 34 seconds East, a chord distance of 157.00 feet, an arc distance of 158.06 feet to the point of tangency;

THENCE SOUTH 00 degrees 23 minutes 17 seconds East continuing with the west line of said private road, a distance of 2,175.83 feet to a point in the northwest right-of-way of FM 565;

THENCE in a southwesterly direction with the northwest right-of-way of FM 565 and a curve to the left having a central angle of 01° 03' 21.0", a radius of 5,695.63 feet, chord bears S 59 degrees 21 minutes 36 seconds West, a chord distance of 104.96 feet, an arc distance of 104.96 feet to the point of tangency;

THENCE SOUTH 59 degrees 49 minutes 06 seconds West with the northwest right-of-way of FM 565, a distance of 1,696.98 feet to a point for corner;

THENCE SOUTH 60 degrees 01 minutes 21 seconds West continuing with the northwest right-of-way of FM 565, a distance of 394.04 feet to a point for corner;



THENCE SOUTH 60 degrees 01 minutes 21 seconds West a distance of 150.01 feet to a point for corner;

THENCE SOUTH 29 degrees 58 minutes 39 seconds East a distance of 138.63 feet to a point in the northwest right-of-way of FM 565;

THENCE SOUTH 59 degrees 16 minutes 01 seconds West with the northwest right-of-way of FM 565, a distance of 863.34 feet to a point for corner;

THENCE NORTH 77 degrees 10 minutes 45 seconds West a distance of 146.92 feet to a point for corner in the northeast right-of-way of FM 3360;

THENCE NORTH 34 degrees 00 minutes 08 seconds West with the northeast right-of-way of FM 3360, a distance of 2,620.55 feet to the beginning of a curve;

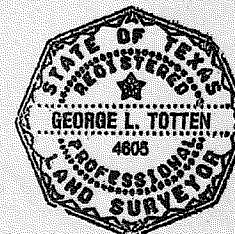
THENCE in a northwesterly direction continuing with the northeast right-of-way of FM 3360 and a curve to the left having a central angle of  $23^{\circ} 13' 00.0''$ , a radius of 2,935.20 feet, chord bears N 45 degrees 36 minutes 38 seconds West, a chord distance of 1,181.25 feet, an arc distance of 1,189.37 feet to the point of tangency;

THENCE North 57 degrees 13 minutes 08 seconds West continuing with the northeast right-of-way of FM 3360, a distance of 262.97 feet to the POINT OF BEGINNING and containing 454.700 acres of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

 6/25/2021

George Totten  
Registered Professional Land Surveyor  
State of Texas No. 4605



Riceland Municipal Utility District No. 2

November 2021

STATE OF TEXAS §  
COUNTY OF CHAMBERS §

DESCRIPTION OF 495.70 ACRES OF LAND  
SITUATED IN THE  
WILLIAM HODGES SURVEY, ABSTRACT NO. 13  
CHAMBERS, TEXAS

Description of 495.70 acres located in the William Hodges Survey, Abstract No. 13, Chambers County, and more particularly described as follows. Bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**COMMENCING** at a point found for the intersection of the northwest right-of-way line of Wilburn Ranch Drive (100.0 feet wide) with the northeast right-of-way of Eagle Drive (120.0 feet wide);

THENCE, North 57 degrees 19 minutes 21 seconds East with the northwest right-of-way of Wilburn Ranch Drive, a distance of 2157.93 feet to an angle point;

THENCE, North 57 degrees 33 minutes 26 seconds East continuing with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2.43 feet to the **POINT OF BEGINNING** and the west southwest corner of the herein described tract;

THENCE, North 32 degrees 47 minutes 06 seconds West departing the northwest right-of-way line of Wilburn Ranch Drive, a distance of 137.98 feet to a point of curvature to the left, non-tangent at this point;

THENCE, in a northwesterly direction and curve to the left having a radius of 1450.00 feet, a central angle of 63 degrees 49 minutes 40 seconds, a chord bearing of North 01 degrees 21 minutes 20 seconds West, a chord distance of 1533.07 feet, an arc distance of 1615.30 feet to a point of tangency;

THENCE, North 33 degrees 16 minutes 10 seconds West, a distance of 3445.28 feet to a point in the southeast right-of-way line of Farm to Market Road 565 and being the northwest corner of the herein described tract;

THENCE, North 60 degrees 00 minutes 31 seconds East with the southeast right-of-way of Farm to Market Road 565, a distance of 126.56 feet to a point for the beginning of a curve to the left;

THENCE, in a northeasterly direction continuing with the southeast right-of-way of Farm to Market Road 565 and curve to the left having a radius of 5729.58 feet, a central angle of 03 degrees 59 minutes 10 seconds, a chord bearing of North 58 degrees 00 minutes 56 seconds East, a chord distance of 398.52 feet, an arc distance of 398.60 feet to a point of tangency;



WILLIAM H. HODGES SURVEY, ABSTRACT NO. 13

WILLIAM H. HODGES SURVEY, ABSTRACT NO. 13

THENCE, North 56 degrees 01 minutes 21 seconds East, with the southeast right-of-way line of Farm to Market Road 565, a distance of 1532.29 feet to an angle point;

THENCE, North 56 degrees 14 minutes 51 seconds East continuing with the southeast right-of-way of Farm to Market Road 565, a distance of 1,422.47 feet to a point and being the northeast corner of the herein described tract;

THENCE, South 32 degrees 53 minutes 34 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance 7514.11 feet to a point in the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242 and being the southeast corner of the herein described tract;

THENCE, South 57 degrees 30 minutes 36 seconds West, with the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 108.41 feet to a point for corner;

THENCE, North 82 degrees 03 minutes 41 seconds West, departing the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 1456.57 feet to angle point;

THENCE, North 81 degrees 55 minutes 32 seconds West, a distance of 443.22 feet to an angle point;

THENCE, North 82 degrees 11 minutes 16 seconds West, a distance of 1,326.03 feet to a point for corner;

THENCE, South 25 degrees 43 minutes 32 seconds East, a distance of 35.84 feet to a point for corner;

THENCE, North 82 degrees 13 minutes 08 seconds West, a distance of 714.24 feet to the beginning of a non-tangent curve to the right in the northwest right-of-way Wilburn Ranch Drive;

THENCE in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the right having a radius of 1950.18 feet, a central angle of 15 degrees 02 minutes 38 seconds, a chord bearing of South 57 degrees 50 minutes 47 seconds West, a chord distance of 510.58 feet, an arc distance of 512.05 feet to a point of tangency;

THENCE, South 65 degrees 22 minutes 06 seconds West continuing with the northwest right of way of Wilburn Ranch Drive, a distance of 121.90 feet for the beginning of a curve to the left;

THENCE, in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the left having a radius of 2150.20 feet, a central angle of 07 degrees

THENCE, South 57 degrees 33 minutes 26 seconds West continuing with the northwest right-of-way of Wilburn Ranch Drive, 238.87 feet to the POINT OF BEGINNING containing 495.70 of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Ally General Solutions, LLC

*Grace Y. Cervin*





Riceland Municipal Utility District No. 3

November 2021

STATE OF TEXAS §  
COUNTY OF CHAMBERS §

DESCRIPTION OF 196.658 ACRES OF LAND  
SITUATED IN THE  
WILLIAM HODGES SURVEY, ABSTRACT NO. 12  
WILLIAM HODGES SURVEY, ABSTRACT NO. 13  
CHAMBERS, TEXAS

Description of 196.658 acres located in the William Hodges Survey, Abstract No. 12 and the William Hodges Survey, Abstract No. 13, Chambers County, and more particularly described as follows. Bearings base on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**BEGINNING** at a point found for the intersection of the northwest right-of-way line of Wilburn Ranch Drive (100.0 feet wide) with the northeast right-of-way of Eagle Drive (120.0 feet wide) and the southern most corner of the herein described tract;

THENCE, North 34 degrees 07 minutes 33 seconds West with the northeast right-of-way of Eagle Drive, a distance of 568.49 feet to a point for corner;

THENCE, North 55 degrees 52 minutes 27 seconds East departing the northeast right-of-way of Eagle Drive, a distance of 525.00 feet to a point for corner;

THENCE, North 34 degrees 07 minutes 33 seconds West, a distance of 350.00 feet to a point for corner;

THENCE, North 57 degrees 10 minutes 03 seconds East, a distance of 1,654.81 feet to a point for corner;

THENCE, North 33 degrees 07 minutes 23 seconds West, a distance of 2,290.06 feet to a point for corner;

THENCE, South 57 degrees 17 minutes 44 seconds West, a distance of 1,887.91 feet to a point for corner;

THENCE, North 33 degrees 38 minutes 54 seconds West, a distance of 1,793.91 feet to a point in the southeast right-of-way of Farm to Market Road 565 (70 feet wide) and being the northwest corner of the herein described tract;

THENCE, North 59 degrees 55 minutes 42 seconds East, with the southeast right-of-way of Farm to Market Road 565, a distance of 100.00 feet to a point for corner;

THENCE, South 33 degrees 46 minutes 24 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance of 301.66 feet to a point for corner;

THENCE, North 18 degrees 31 minutes 35 seconds East, a distance of 148.25 feet to a point for corner;

THENCE, North 59 degrees 51 minutes 57 seconds East, a distance of 407.10 feet to a point for corner;

THENCE, North 30 degrees 08 minutes 03 seconds West, a distance of 202.38 feet to a p5/8 inoirt in the southeast right-of-way of Farm to Market Road 565;

THENCE, North 60 degrees 00 minutes 31 seconds East with the southeast right-of-way of Farm to Market Road 565, a distance of 2,066.53 feet to a point and being the northeast corner of the herein described tract;

THENCE, South 33 degrees 16 minutes 10 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance of 3445.28 feet to a point of curvature to the right;

THENCE, in a southeasterly direction and curve to the right having a radius of 1450.00 feet, a central angle of 63 degrees 49 minutes 40 seconds, a chord bearing of South 01 degrees 21 minutes 20 seconds East, a chord distance of 1533.07 feet, an arc distance of 1615.30 feet to a point for corner;

THENCE, South 32 degrees 47 minutes 06 seconds East, a distance of 137.98 feet to a point in the northwest right-of-way line of Wilburn Ranch Drive and being the southeast corner of the herein described tract;

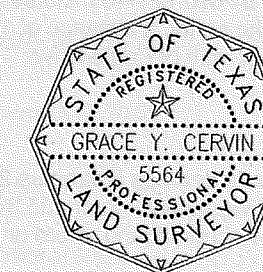
THENCE, South 57 degrees 33 minutes 26 seconds West, with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2.43 feet to an angle point;

THENCE, South 57 degrees 19 minutes 21 seconds West, continuing with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2157.93 feet to the **POINT OF BEGINNING** containing 196.658 of land, more or less.

WILLIAM H. HODGES SURVEY, ABSTRACT NO. 13

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.**

Ally General Solutions, LLC



GRACE Y. CERVIN, RPLS No. 5564  
7070 West 43<sup>rd</sup> St, Ste. 203  
Houston, Texas 77092  
(O) 281-888-7682  
TBPLS Firm No. 10194392



METES AND BOUNDS DESCRIPTION  
TRACT 2  
77.99 ACRES

Description of 77.99 acres of land located in the Henry Griffith Survey, Abstract 12, Chambers County, Texas, being part of Tract 4, Tract 19, and Tract 24 described in Stipulation of Interest recorded under Volume 722, Page 151 of Chambers County Deed Records and more particularly described as follows:  
Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a cap in concrete found for the southwest corner of the City of Mont Belvieu called 9.000 acre tract recorded under Volume 597, Page 51 of Chambers County Deed Records, the southeast corner of the residue of said Tract 4, and in the northwest right-of-way of FM 565;

THENCE South 60 degrees 14 minutes 31 seconds West with the northwest right-of-way of FM 565, a distance of 809.59 feet to the intersection with Parcel 1314E described in Possession and Use Agreement for construction of SH 99 recorded under Chambers County Clerk's File Number 151752 of the Chambers County Deed Records;

THENCE North 33 degrees 25 minutes 58 seconds West with northeast line of said Parcel 1314E, a distance of 88.95 feet to a point for corner;

THENCE South 60 degrees 47 minutes 34 seconds West with the northwest line of said Parcel 1314E, a distance of 136.75 feet to a point for corner;

THENCE South 55 degrees 13 minutes 57 seconds West continuing with the northwest line of said Parcel 1314E, a distance of 284.45 feet to a point for corner;

THENCE South 60 degrees 47 minutes 34 seconds West continuing with the northwest line of said Parcel 1314E, a distance of 588.30 feet to a point in the northeast right-of-way of Proposed SH 99 described as Parcel 1314 in aforesaid Possession and Use Agreement;

THENCE in a northerly direction with the proposed northeast right-of-way of SH 99 and a non-tangent curve to the left having a radius of 4,600.00 feet, a central angle of 17 degrees 24 minutes 28 seconds, a chord bearing of North 14 degrees 31 minutes 04 seconds West, a chord distance of 1392.22 feet, an arc distance of 1397.59 feet to a point in the northwest line of aforesaid Tract 19 and in the southeast line of the Mont Belvieu Caverns, LLC called 146.0 acre tract recorded under Volume 1381, Page 331 of the Chambers County Deed Records;

THENCE North 39 degrees 4 minutes 50 seconds East with the southeast line of said Mont Belvieu called 146.0 acre tract and the northwest line of Tract 19 and Tract 4, a distance of 2,080.75 feet to a point in the southwest right-of-way of FM 3360;

THENCE South 34 degrees 0 minutes 6 seconds East with the southwest right-of-way of FM 3360, a distance of 1,487.85 feet to the northern most corner of the aforesaid City of Mont Belvieu called 9.000 acre tract;

THENCE South 48 degrees 56 minutes 10 seconds West with the northwest line of said City of Mont Belvieu tract, a distance of 646.57 feet to the western most corner of said City of Mont Belvieu tract;

THENCE South 34 degrees 0 minutes 15 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 556.30 feet to the POINT OF BEGINNING and containing 77.99 acres of land, more or less..

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT

METES AND BOUNDS DESCRIPTION  
TRACT 4  
83.27 ACRES

Description of 83.27 acres of land located in the Henry Griffith Survey, Abstract 12, and the William Hodges Survey, Abstract 13, Chambers County, Texas, being part of the Benes Family, LTD, and Riceland Interests, LTD Properties and more particularly described as follows.  
Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at the intersection of the east line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records with the southeast right-of-way of FM 565;

THENCE North 60 degrees 48 minutes 5 seconds East with the southeast right-of-way of FM 565, a distance of 2,116.08 feet to a point for corner;

THENCE South 32 degrees 39 minutes 57 seconds East with the southwest line of the City of Mont Belvieu called 6.526 acre tract recorded under Volume 1196, Page 595 of Chambers County Deed Records, a distance of 657.23 feet to a point for corner;

THENCE South 57 degrees 18 minutes 53 seconds West with the north line of said City of Mont Belvieu tract, a distance of 132.44 feet to a point for corner;

THENCE South 33 degrees 21 minutes 23 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 1,222.36 feet to a point for corner in the northwest line of The Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number 141532;

THENCE South 55 degrees 7 minutes 22 seconds West with the northwest line of said The Retreat of Barbers Hill tract, a distance of 362.88 feet to a point for corner being the eastern most corner of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE North 72 degrees 7 minutes 25 seconds West with the northeast line of said Mont Belvieu Caverns, LLC tract, a distance of 1,024.83 feet to the northern most corner of said Mont Belvieu Caverns tract;

THENCE South 56 degrees 0 minutes 41 seconds West with the northwest line of said Mont Belvieu Caverns tract, a distance of 1,888.70 feet to a point for corner;

THENCE North 33 degrees 59 minutes 51 seconds West with the east line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records, a distance of 220.55 feet to a point;

THENCE North 8 degrees 14 minutes 32 seconds East with the east line of said Mont Belvieu Caverns called 9.061 acre tract, a distance of 1,393.79 feet to the POINT OF BEGINNING and containing 83.27 acres of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE



METES AND BOUNDS DESCRIPTION  
TRACT 5  
91.44 ACRES

Description of 91.44 acres of land located in the William Hodges Survey, Abstract 13, Chambers County, Texas, out of the Lula Fay Benes Trust and Jerilyn Branscome Trust called 118.283 acre tract recorded in Volume 308, Page 223 of Chambers County Deed Records and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a 1 ½ inch iron pipe found for the eastern most corner of the residue of said 118.283 acre tract, in the southwest right-of-way of Eagle Drive, and also the northern most corner of the Catholic Diocese of Beaumont called 10.00 acre tract recorded under Volume 188, Page 400 of Chambers County Deed Records;

THENCE South 57 degrees 5 minutes 12 seconds West with the southeast line of said 118.283 acre tract, the northwest line of said 10.00 acre tract and the northwest line of the K. B. Ranch Subdivision recorded under Chamber County Clerk's File Number 5419-B, a distance of 3,384.57 feet to a point for corner;

THENCE North 34 degrees 21 minutes 23 seconds West with the southwest line of said 118.283 acre tract and the northeast line of the Park Block, LTD called 342.656 acre tract recorded under Volume 1161, Page 209 of Chambers County Deed Records, a distance of 1,506.59 feet to a point for corner in the southeast line of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE North 57 degrees 20 minutes 17 seconds East with the southeast line of said 53.777 acre tract and the northwest line of said 118.283 tract, a distance of 1,816.42 feet to a point for corner;

THENCE in a southerly direction with the southwest line of the Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number 141532 and a curve to the right having a radius of 555.00 feet, a central angle of 15 degrees 34 minutes 24 seconds, a chord bearing of South 07 degrees 18 minutes 14 seconds East, a chord distance of 150.39 feet, an arc distance of 150.85 feet to a point in the north right-of-way of the 150 feet wide canal right-of-way to Old River Rice Irrigation Company recorded under Volume O, Page 223 of Chambers County Deed Records;

THENCE South 72 degrees 9 minutes 56 seconds East with the north line of said canal right-of-way, a distance of 343.37 feet to a point for corner;

THENCE North 81 degrees 40 minutes 54 seconds East continuing with the north right-of-way of the canal, a distance of 1,589.10 feet to a point for corner in the southwest right-of-way of Eagle Drive;

THENCE South 34 degrees 5 minutes 21 seconds East with the southwest right-of-way of Eagle Drive, a distance of 435.34 feet to the POINT OF BEGINNING and containing 91.44 acres of land, more or less..

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

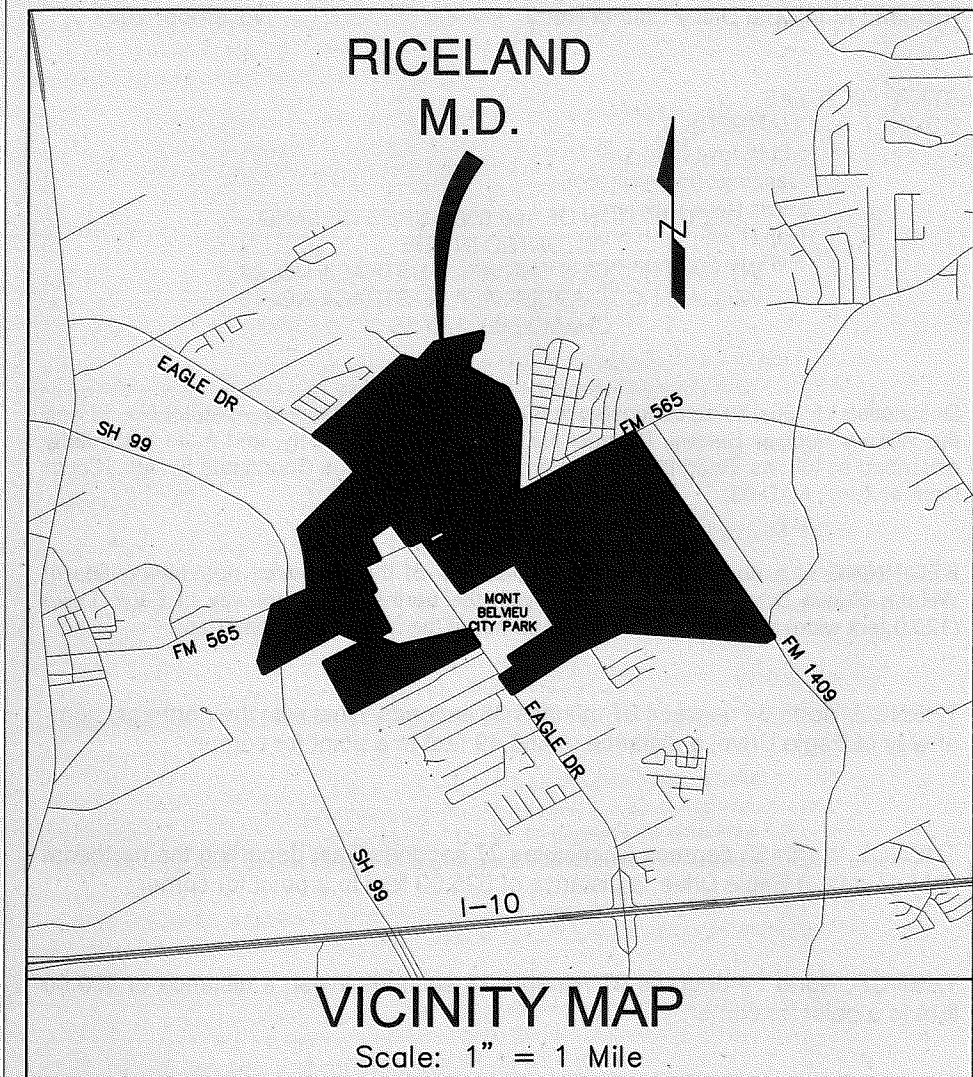


FIGURE 1  
VICINITY MAP  
RICELAND MANAGEMENT  
DISTRICT  
CHAMBERS COUNTY, TEXAS  
JANUARY 2022



PETITION FOR THE CREATION OF RICELAND MANAGEMENT DISTRICT

THE STATE OF TEXAS

COUNTY OF CHAMBERS

TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

RDC Partners, LP, a Texas limited partnership (the "Petitioner"), respectfully petitions the Commissioners of the Texas Commission on Environmental Quality (the "Commission") for the creation of a municipal management district in Chambers County, Texas. Petitioner holds title to a majority of the assessed value of the real property described in Exhibit "A," attached hereto and incorporated herein for all purposes, as indicated by the appraisal rolls of Chambers County, Texas. Petitioner, acting pursuant to the provisions of Chapter 375, Texas Local Government Code and the provisions of Chapters 49 of the Texas Water Code, together with all amendments and additions thereto, and would respectfully show the following:

I.

The name of the proposed district shall be "RICELAND MANAGEMENT DISTRICT" (the "District"). There is no other conservation or reclamation district in Chambers County, Texas with the same name.

II.

The District shall be created and organized and shall exist under the terms and provisions of Article XVI, Section 59, and Article III, Sections 52 and 52-a, of the Texas Constitution and Chapter 375, Texas Local Government Code, and Chapter 49, Texas Water Code, together with all amendments and additions thereto.

III.

The District shall have all the rights, powers, privileges, authority and functions conferred by and shall be subject to all duties imposed by the Texas Local Government Code and Texas Water Code and the general laws of the State of Texas relating to municipal management districts.

IV.

The area proposed to be within the District consists of approximately 1,399.758 acres as described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"). The Property is located wholly within the extraterritorial jurisdiction of the City of Mont Belvieu (the "City") and Chambers County, Texas. No portion of the Property is located within the corporate boundaries or extraterritorial jurisdiction of any other incorporated city, City or village. All of the territory proposed to be included in the District may properly be included in the District.

V.

The undersigned constitute a majority of value of the holders of title of the land within the proposed district, as indicated by the tax rolls of the central appraisal district of Chambers County, Texas, and by conveyances of record since the date of preparation of said tax rolls. There are no lienholders on the property.

VI.

The general nature of the work proposed to be done by the District at the present time is to purchase, construct, acquire, provide, operate, maintain, repair, improve, or extend inside or outside of its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary or helpful to provide park and recreational facilities; to gather, conduct, divert, abate, amend and control local storm water or other local harmful excesses of water in the District; to construct, acquire, provide, operate, maintain, repair, improve, or extend inside or outside of its boundaries roads and related facilities; and to purchase, construct, acquire, provide, operate, maintain, repair, improve, or extend inside or outside of its boundaries such additional facilities, systems, plants and enterprises as shall be consistent with the powers of the District pursuant to Chapter 375, Texas Local Government Code and the purposes for which the District is created, all as more particularly described in an engineer's report filed simultaneously with the filing of this Petition, to which reference is made for a more detailed description.

VII.

There is, for the following reasons, a necessity for the above described work, services and improvements: The area proposed to be within the District is in a developing area of Chambers County, Texas, and within the foreseeable future will experience a substantial and sustained residential and commercial growth. There is not now available within the area, which will be developed as residential subdivisions with some commercial development, adequate park and recreational facilities, an adequate drainage system or a roadway system. The protection of the purity and sanitary condition of the State's water and the health and welfare of the present and future inhabitants of the area and of territories adjacent thereto require the purchase, construction, acquisition, provision, operation, maintenance, repair, improvement, extension and development of adequate parks and recreational facilities and an adequate drainage system and roadway system. A public necessity therefore exists for the organization of the District to provide for the purchase, construction, acquisition, provision, operation, maintenance, repair, improvement, extension and development of parks and recreational facilities, a drainage system and a roadway system.

VIII.

The proposed improvements are feasible and practicable, and the terrain of the territory to be included within the District is such that a waterworks system, a sanitary sewer system, and a drainage and storm sewer system, can be constructed and developed at a reasonable cost. A preliminary investigation has been instituted to determine the cost of the project, and it is now estimated by the Petitioners, from such information as it has at this time, that the ultimate cost of the project contemplated will be approximately ONE HUNDRED SIXTY THREE MILLION EIGHT HUNDRED AND SIXTY FIVE THOUSAND and no/100 Dollars (\$163,865,000).



IX.

The following named persons are each and all over eighteen (18) years of age, resident citizens of the State of Texas, owners of land subject to taxation within the District, and are otherwise qualified to serve as directors of the District under the provisions of the Texas Local Government Code, Chapter 375:

1. Jared Fullylove (two-year term)
2. John Jennings (two-year term)
3. Jim Ferris (four-year term)
4. Ed Heap (four-year term)
5. Jacob Grossman (four-year term)

A description of each individual's experience is attached hereto as Exhibit "B." Pursuant to Chapter 375.062, Texas Local Government Code, the Petition requests that the Commission divide the initial directors into two groups, with two directors serving two-year terms and three directors serving four-year terms.

X.

The City has heretofore adopted an Ordinance consenting to the creation of the District over the Property. A copy of the City's Ordinance is attached hereto as Exhibit "C."

WHEREFORE, the undersigned respectfully pray that this Petition be properly filed, as provided by law; that notice of the application be given as provided therein; that a hearing be held if necessary and that this Petition be in all things granted; that the proposed municipal management district be organized; that the five (5) persons named herein be appointed to serve as directors; and for such other orders, acts, procedures and relief as are proper, necessary and appropriate to the purpose of creating and organizing the District and to the execution of the purposes for which the District shall be organized, as you may deem proper and necessary.

[EXECUTION PAGE FOLLOWS]

94200-002 529490v1

RESPECTFULLY SUBMITTED this 4 day of February, 2022.

RDC PARTNERS, LP, a Texas limited partnership

By: MREP Mont Belvieu Partners, LLC, a Texas limited liability company, its General Partner

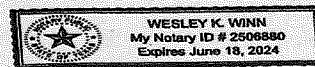
By: *Michael S. McGrath*

Name: Michael S. McGrath

Title: Manager

THE STATE OF TEXAS  
COUNTY OF CHAMBERS

This instrument was acknowledged before me on this 4 day of February, 2022 by Michael S. McGrath, the Manager of MREP Mont Belvieu Partners, LLC, a Texas limited liability company, General Partner of RDC Partners, LP, for purposes intended.



*Wesley K. Winn*  
Notary Public, State of Texas

94200-002 529490v1

METES AND BOUNDS DESCRIPTION  
TRACT 1  
454.700 ACRES

Description of 454.700 acres or 19,806,743 square feet of land located in the Henry Griffith Survey, Abstract 12, Chambers County, Texas, being part of the Benes Family Estate Properties and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

BEGINNING at a 1/2 inch iron rod found for the intersection of the north right-of-way of FM 3360 with the east right-of-way of Eagle Point Drive and the most westerly corner of the herein described tract;

THENCE NORTH 42 degrees 31 minutes 06 seconds East with the east right-of-way of Eagle Point Drive, a distance of 3,279.74 feet to a point in the southwest line of the City of Mont Belvieu called 228.452 acre tract described in Volume 415, Page 596 of Chambers County Deed Records;

THENCE SOUTH 47 degrees 25 minutes 54 seconds East with the southwest line of said City of Mont Belvieu tract, a distance of 644.43 feet to the southern most corner of said City of Mont Belvieu tract;

THENCE NORTH 39 degrees 20 minutes 18 seconds East with the southeast line of said Mont Belvieu tract a distance of 696.22 feet to a point for corner;

THENCE NORTH 75 degrees 25 minutes 27 seconds East a distance of 1,378.23 feet to a 1/2 inch iron rod found for the northwest corner of Lot 6 of the Hidden Fairways Subdivision recorded under Clerk's File Number 2009-4571 of the map records of Chambers County;

THENCE in a southerly direction with the center of Hodges Gully and the westerly line of Lots 6 and 7 of said Hidden Fairways Subdivision the following courses and distances;

SOUTH 08 degrees 08 minutes 34 seconds West a distance of 210.97 feet;

SOUTH 53 degrees 21 minutes 22 seconds West a distance of 62.27 feet;

SOUTH 07 degrees 20 minutes 10 seconds East a distance of 74.46 feet;

SOUTH 17 degrees 40 minutes 09 seconds West a distance of 43.81 feet;

SOUTH 02 degrees 51 minutes 45 seconds West a distance of 80.41 feet;

SOUTH 55 degrees 51 minutes 39 seconds West a distance of 67.63 feet;

SOUTH 64 degrees 51 minutes 53 seconds West a distance of 57.28 feet;

SOUTH 72 degrees 16 minutes 42 seconds West a distance of 82.30 feet;

SOUTH 39 degrees 03 minutes 32 seconds West a distance of 72.63 feet;

SOUTH 10 degrees 18 minutes 20 seconds West a distance of 59.76 feet;

SOUTH 44 degrees 08 minutes 48 seconds West a distance of 62.06 feet;

SOUTH 25 degrees 20 minutes 18 seconds East a distance of 43.29 feet;



SOUTH 25 degrees 54 minutes 28 seconds West a distance of 70.21 feet;

SOUTH 09 degrees 25 minutes 54 seconds East a distance of 96.47 feet;

SOUTH 16 degrees 32 minutes 39 seconds West a distance of 29.35 feet;

SOUTH 06 degrees 03 minutes 47 seconds West a distance of 84.27 feet;

SOUTH 52 degrees 24 minutes 25 seconds East a distance of 29.96 feet;

SOUTH 11 degrees 17 minutes 01 seconds East a distance of 14.18 feet to a 5/8 inch iron rod

with cap found for the northwest corner of Lot 7 of said Hidden Fairways Subdivision;

THENCE SOUTH 62 degrees 40 minutes 20 seconds East with the southerly line of said Hidden Fairways Subdivision, a distance of 1,084.01 feet to the southeast corner of said Hidden Fairways Subdivision;

THENCE SOUTH 60 degrees 53 minutes 17 seconds East with the south line of a 30.0 feet wide private road described in deed to Volume 978, page 408 of Chambers County Deed Records, a distance of 94.79 feet to the beginning of a curve to the right,

THENCE in a southeasterly direction continuing with the southwest line of said private road and a curve having a central angle of 37° 33' 27.0", a radius of 107.85 feet, chord bears S 42 degrees 06 minutes 34 seconds East, a chord distance of 69.44 feet, an arc distance of 70.70 feet to the point of tangency;

THENCE SOUTH 23 degrees 19 minutes 50 seconds East, continuing with the southwest line of said private road, a distance of 517.85 feet to the beginning of a curve to the right;

THENCE in a southeasterly direction continuing with the southwest line of said private road and a curve to the right having a central angle of 22° 56' 33.0", a radius of 394.73 feet, chord bears S 11 degrees 51 minutes 34 seconds East, a chord distance of 157.00 feet, an arc distance of 158.06 feet to the point of tangency;

THENCE SOUTH 00 degrees 23 minutes 17 seconds East continuing with the west line of said private road, a distance of 2,175.83 feet to a point in the northwest right-of-way of FM 565;

THENCE in a southwesterly direction with the northwest right-of-way of FM 565 and a curve to the left having a central angle of 01° 03' 21.0", a radius of 5,695.63 feet, chord bears S 59 degrees 21 minutes 36 seconds West, a chord distance of 104.96 feet, an arc distance of 104.96 feet to the point of tangency;

THENCE SOUTH 59 degrees 49 minutes 06 seconds West with the northwest right-of-way of FM 565, a distance of 1,696.98 feet to a point for corner;

THENCE SOUTH 60 degrees 01 minutes 21 seconds West continuing with the northwest right-of-way of FM 565, a distance of 394.04 feet to a point for corner;

THENCE SOUTH 60 degrees 01 minutes 21 seconds West a distance of 150.01 feet to a point for corner;

THENCE SOUTH 29 degrees 58 minutes 39 seconds East a distance of 138.63 feet to a point in the northwest right-of-way of FM 565;

THENCE SOUTH 59 degrees 16 minutes 01 seconds West with the northwest right-of-way of FM 565, a distance of 863.34 feet to a point for corner;

THENCE NORTH 77 degrees 10 minutes 45 seconds West a distance of 146.92 feet to a point for corner in the northeast right-of-way of FM 3360;

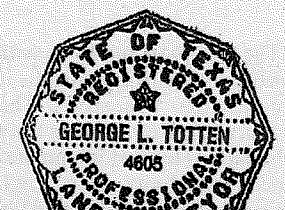
THENCE NORTH 34 degrees 00 minutes 08 seconds West with the northeast right-of-way of FM 3360, a distance of 2,620.55 feet to the beginning of a curve;

THENCE in a northwesterly direction continuing with the northeast right-of-way of FM 3360 and a curve to the left having a central angle of 23° 13' 00.0", a radius of 2,935.20 feet, chord bears N 45 degrees 36 minutes 38 seconds West, a chord distance of 1,181.25 feet, an arc distance of 1,189.37 feet to the point of tangency;

THENCE North 57 degrees 13 minutes 08 seconds West continuing with the northeast right-of-way of FM 3360, a distance of 262.97 feet to the POINT OF BEGINNING and containing 454.700 acres of land, more or less.

*George L. Totten* 6/25/2021

George Totten  
Registered Professional Land Surveyor  
State of Texas No. 4605





Riceland Municipal Utility District No. 2

November 2021

STATE OF TEXAS §  
COUNTY OF CHAMBERS §

DESCRIPTION OF 495.70 ACRES OF LAND  
SITUATED IN THE  
WILLIAM HODGES SURVEY, ABSTRACT NO. 13  
CHAMBERS, TEXAS

Description of 495.70 acres located in the William Hodges Survey, Abstract No. 13, Chambers County, and more particularly described as follows. Bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**COMMENCING** at a point found for the intersection of the northwest right-of-way line of Wilburn Ranch Drive (100.0 feet wide) with the northeast right-of-way of Eagle Drive (120.0 feet wide);

THENCE, North 57 degrees 19 minutes 21 seconds East with the northwest right-of-way of Wilburn Ranch Drive, a distance of 2157.93 feet to an angle point;

THENCE, North 57 degrees 33 minutes 26 seconds East continuing with the northwest right-of-way line of Wilburn Ranch Drive, a distance of 2.43 feet to the **POINT OF BEGINNING** and the west southwest corner of the herein described tract;

THENCE, North 32 degrees 47 minutes 06 seconds West departing the northwest right-of-way line of Wilburn Ranch Drive, a distance of 137.98 feet to a point of curvature to the left, non-tangent at this point;

THENCE, in a northwesterly direction and curve to the left having a radius of 1450.00 feet, a central angle of 63 degrees 49 minutes 40 seconds, a chord bearing of North 01 degrees 21 minutes 20 seconds West, a chord distance of 1533.07 feet, an arc distance of 1615.30 feet to a point of tangency;

THENCE, North 33 degrees 16 minutes 10 seconds West, a distance of 3445.28 feet to a point in the southeast right-of-way line of Farm to Market Road 565 and being the northwest corner of the herein described tract;

THENCE, North 60 degrees 00 minutes 31 seconds East with the southeast right-of-way of Farm to Market Road 565, a distance of 126.56 feet to a point for the beginning of a curve to the left;

THENCE, in a northeasterly direction continuing with the southeast right-of-way of Farm to Market Road 565 and curve to the left having a radius of 5729.58 feet, a central angle of 03 degrees 59 minutes 10 seconds, a chord bearing of North 58 degrees 00 minutes 56 seconds East, a chord distance of 398.52 feet, an arc distance of 398.60 feet to a point of tangency;

THENCE, North 56 degrees 01 minutes 21 seconds East, with the southeast right-of-way line of Farm to Market Road 565, a distance of 1532.29 feet to an angle point;

THENCE, North 56 degrees 14 minutes 51 seconds East continuing with the southeast right-of-way of Farm to Market Road 565, a distance of 1,422.47 feet to a point and being the northeast corner of the herein described tract;

THENCE, South 32 degrees 53 minutes 34 seconds East, departing the southeast right-of-way line of Farm to Market Road 565, a distance 7514.11 feet to a point in the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242 and being the southeast corner of the herein described tract;

THENCE, South 57 degrees 30 minutes 36 seconds West, with the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 108.41 feet to a point for corner;

THENCE, North 82 degrees 03 minutes 41 seconds West, departing the southeast line of the William Hodges Survey, Abstract No. 13 and the northwest line of the Charles Tilton Survey, Abstract 242, a distance of 1456.57 feet to angle point;

THENCE, North 81 degrees 55 minutes 32 seconds West, a distance of 443.22 feet to an angle point;

THENCE, North 82 degrees 11 minutes 16 seconds West, a distance of 1,326.03 feet to a point for corner;

THENCE, South 25 degrees 43 minutes 32 seconds East, a distance of 35.84 feet to a point for corner;

THENCE, North 82 degrees 13 minutes 08 seconds West, a distance of 714.24 feet to the beginning of a non-tangent curve to the right in the northwest right-of-way Wilburn Ranch Drive;

THENCE in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the right having a radius of 1950.18 feet, a central angle of 15 degrees 02 minutes 38 seconds, a chord bearing of South 57 degrees 50 minutes 47 seconds West, a chord distance of 510.58 feet, an arc distance of 512.05 feet to a point of tangency;

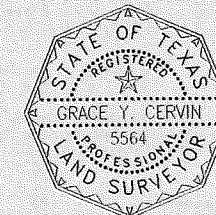
THENCE, South 65 degrees 22 minutes 06 seconds West continuing with the northwest right of way of Wilburn Ranch Drive, a distance of 121.90 feet for the beginning of a curve to the left;

THENCE, in a southwesterly direction with the northwest right-of-way of Wilburn Ranch Drive and curve to the left having a radius of 2150.20 feet, a central angle of 07 degrees 48 minutes 40 seconds, a chord bearing of South 61 degrees 27 minutes 46 seconds West, a chord distance of 292.91 feet, an arc distance of 293.14 feet to a point;

THENCE, South 57 degrees 33 minutes 26 seconds West continuing with the northwest right-of-way of Wilburn Ranch Drive, 238.87 feet to the **POINT OF BEGINNING** containing 495.70 of land, more or less.

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.**

Ally General Solutions, LLC



GRACE Y. CERVIN, RPLS No. 5564  
7070 West 43<sup>rd</sup> St, Ste. 203  
Houston, Texas 77092  
(O) 281-888-7682  
TBPELS Firm No. 10194392



Riceland Municipal Utility District No. 3

443.15 ACRES OF LAND  
HENRY GRIFFITH SURVEY, A-12  
WILLIAM HODGES SURVEY, A-13  
CHAMBERS COUNTY, TEXAS

A **METE AND BOUNDS** description of 443.15 acres of land located in the Henry Griffith Survey, Abstract Number 12 and the William Hodges Survey, Abstract Number 13, Chambers County, Texas; being made up of four(4) tracts of land; said 443.15 acres being described as follows:

**TRACT 2:  
77.99 ACRES**

Description of 77.99 acres of land located in the Henry Griffith Survey, Abstract Number 12, Chambers County, Texas, being part of Tract 4, Tract 19, and Tract 24 described in Stipulation of Interest recorded under Volume 722, Page 151 of Chambers County Deed Records and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**BEGINNING** at a cap in concrete found for the southwest corner of the City of Mont Belvieu called 9.000 acre tract recorded under Volume 597, Page 51 of Chambers County Deed Records, the Southeast corner of the residue of said Tract 4, and in the northwest right-of-way of FM 565;

THENCE SOUTH 60 degrees 14 minutes 31 seconds WEST with the northwest right-of-way of FM 565, a distance of 809.59 feet to the intersection with Parcel 1314E described in Possession and Use Agreement for construction of SH 99 recorded under Chambers County Clerk's File Number 151752 of the Chambers County Deed Records;

THENCE NORTH 33 degrees 25 minutes 58 seconds WEST with northeast line of said Parcel 1314E, a distance of 88.95 feet to a point for corner;

THENCE SOUTH 60 degrees 47 minutes 34 seconds WEST with the northwest line of said Parcel 1314E, a distance of 136.75 feet to a point for corner;

THENCE SOUTH 55 degrees 13 minutes 57 seconds WEST continuing with the northwest line of said Parcel 1314E, a distance of 284.45 feet to a point for corner;

THENCE SOUTH 60 degrees 47 minutes 34 seconds WEST continuing with the northwest line of said Parcel 1314E, a distance of 588.30 feet to a point in the northeast right-of-way of Proposed SH 99 described as Parcel 1314 in aforesaid Possession and Use Agreement;

THENCE in a northerly direction, with the proposed northeast right-of-way of SH 99 and a non-tangent curve to the left, having a radius of 4,600.00 feet, a central angle of 17 degrees 24 minutes 28 seconds, a chord bearing of NORTH 14 degrees 31 minutes 04 seconds WEST, a chord distance of 1392.22 feet, an arc distance of 1397.59 feet to a point in the northwest line of aforesaid Tract 19 and in the southeast line of the Mont Belvieu Caverns, LLC called 146.0 acre tract recorded under Volume 1381, Page 331 of the Chambers County Deed Records;

THENCE NORTH 39 degrees 4 minutes 50 seconds EAST with the southeast line of said Mont Belvieu called 146.0 acre tract and the northwest line of Tract 19 and Tract 4, a distance of 2,080.75 feet to a point in the southwest right-of-way of FM 3360;

THENCE SOUTH 34 degrees 0 minutes 6 seconds EAST with the southwest right-of-way of FM 3360, a distance of 1,487.85 feet to the northern most corner of the aforesaid City of Mont Belvieu called 9.000 acre tract;

THENCE SOUTH 48 degrees 56 minutes 10 seconds WEST with the NORTHWEST line of said City of Mont Belvieu tract, a distance of 646.57 feet to the Western most corner of said City of Mont Belvieu tract;

THENCE SOUTH 34 degrees 0 minutes 15 seconds EAST with the SOUTHWEST line of said City of Mont Belvieu tract, a distance of 556.30 feet to the **POINT OF BEGINNING** and containing 77.99 acres of land, more or less.

**Tract 3-B  
196.74 acres**

Description of 196.74 acres located in the Griffith survey, Abstract Number 12 and the William Hodges survey, Abstract Number 13, Chambers County, Texas, being the residue of tract 12, tract 9, tract 5, tract 2, and tract 20 described in stipulation of interest executed may 15, 2004 and recorded under Volume 722, Page 151 of Chambers County Deed Records, and also being the residue of tract 2 called 248.781 acres and the residue of tract 1 called 483.180 acres described in deed to Theo Wilburn recorded under Volume 305, Page 704 of the Deed Records of Chambers County, Texas, residue of called 73.920 acres described in deed to Theo Wilburn recorded under Volume 292, Page 212 of the Deed Records of Chambers County, Texas, residue of called 71.07 acres described in deed to Theo Wilburn recorded under Volume 268, Page 500 of the Deed Records of Chambers County, Texas, residue of called 74.27 acres described in deed to Theo Wilburn recorded under Volume 267, Page 176 of the Deed Records of Chambers County, Texas, residue of 31.978 acres described in deed to Theo Wilburn recorded under Volume 356, Page 33 of the Deed Records of Chambers County, Texas, and residue of 41.4528 acres described in deed to Theo Wilburn recorded under Volume 531, Page 209 of the Deed Records of Chambers County, Texas; and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South central zone, NAD 83.

**Beginning** at a 1/2-inch iron rod found for the northwest corner of a called 6.178 acre tract of land described in a Deed to City of Mont Belvieu, recorded in Volume 1021, Page 507 of the Deed Records of Chambers County, Texas, and being on the northeast right-of-way line of Eagle Drive (120' wide), recorded in Volume 276, Page 490 of the Deed Records of Chambers County, Texas;

THENCE NORTH 55 degrees 52 minutes 27 seconds EAST with the southeast line of the called 4.218 acre tract described in deed to Mont Belvieu first united Pentecostal church, Inc. Recorded under Volume 1578, Page 98 of Chambers County Deed Records, a distance of 525.00 feet to a 5/8-inch iron rod found for corner;



THENCE, NORTH 34 degrees 7 minutes 33 seconds WEST with the northeast line of said Mont Belvieu First United Pentecostal Church Tract, distance of 350.00 feet to a 5/8 inch iron rod found for corner;

THENCE NORTH 57 degrees 10 minutes 3 seconds EAST with the southeast line of the residue of the called 25 acre tract described in deed to County of Chambers recorded under Volume 202, Page 53 of the Chambers County Deed Records, a distance of 1,654.81 feet to a 1 inch iron pipe found for corner;

THENCE NORTH 33 degrees 7 minutes 23 seconds WEST with the northeast line of said County of Chambers tract, the northeast line of the called 79.15 acre tract described in Special Warranty Deed to the City of Mont Belvieu recorded in Volume 873, Page 91 of Chambers County Deed Records, and also the southwest line of the residue of the called 483.180 acre tract described in deed to Theo Wilburn recorded under Volume 305, Page 704 of Chambers County Deed Records, a distance of 2,290.06 feet to a 3/4-inch iron rod found for corner;

THENCE SOUTH 57 degrees 17 minutes 44 seconds WEST with the northwest line of said City of Mont Belvieu tract, the SOUTHEAST line of the residue of the aforesaid Theo Wilburn called 73.920 acre tract, SOUTHEAST line of the residue of the Theo Wilburn called 71.07 acre tract, and the SOUTHEAST line of the Theo Wilburn called 74.27 acre tract, a distance of 1,887.91 feet to a 3/4-inch iron pipe found for corner;

THENCE NORTH 33 degrees 38 minutes 54 seconds WEST with the southwest line of said Theo Wilburn residue of called 74.27 acre tract, the northeast lines of the Camona's Early Childhood Development called 0.6440 acre tract recorded under Volume 1356, Page 324 of the Official Public Records of Chambers County, Texas, M&T auto repair lot 1 recorded under Volume 728, Page 597 of the plat records of Chambers County, Texas, Mobiloil Federal Credit Union called 1.2372 acre tract recorded under Volume 1617, Page 169 of the Official Public Records of Chambers County, Texas, Anthony Ggarbs, Inc, called 0.5988 acre tract recorded under Chambers County Clerk's File Number 2019-146630, Five Star Dry Cleaners and Laundry, LLC called 0.785 acre tract recorded under Volume 478, Page 355 of the Official Public Records of Chambers County, Texas, Anahuac National Bank called 2.00 acre tract recorded under Volume 413, Page 315 of the Official Public Records of Chambers County, Texas, Ronald Marsh called 0.8979 acre tract recorded under Volume 1076, Page 318 of the Official Public Records of Chambers County, Texas, Ronald Marsh called 1.089 acre tract recorded under Volume 1076, Page 318 of the Official Public Records of Chambers County, Texas, Texas bank called 2.00 acre tract recorded under Volume 109, Page 278 of the Official Public Records of Chambers County, Texas, and of Wilkey Commercial Subdivision recorded under Volume A, Page 247 of Chambers County Map Records, a distance of 1,794.81 feet to a 5/8-inch iron rod with cap marked "SAM" set for corner in the southeast right-of-way of farm to marked road 565 (70.0' wide) as recorded in Volume 112, Pages 625 and 631, Deed Records of Chambers County, Texas;

THENCE NORTH 60 degrees 01 minutes 40 seconds EAST with the southeast right-of-way of farm to market road 565 (70.0 feet wide), a distance of 100.01 feet to a 5/8-inch iron rod with cap marked "SAM" set for corner;

THENCE SOUTH 33 degrees 47 minutes 49 seconds EAST with the southwest line of the called 1.247 acre tract described in deed to rex green recorded under Chambers County Clerk's File Number 2016-110884, a distance of 302.42 feet to a 1-inch iron pipe found for corner;

THENCE NORTH 18 degrees 29 minutes 07 seconds EAST with the southeast line of said rex green tract, a distance of 148.17 feet to a 5/8-inch iron rod with cap marked "SAM" set for corner;

THENCE NORTH 59 degrees 51 minutes 57 seconds EAST with the southeast line of the called 1.35192 acre tract described in deed to old river masonic lodge recorded under Volume 143, Page 335, a distance of 407.10 feet to a 3/4-inch iron pipe found for corner;

THENCE NORTH 30 degrees 8 minutes 3 seconds WEST with the northeast line of said old river masonic lodge tract, a distance of 202.33 feet to a 1/2-inch iron pipe found on the southeast right-of-way of farm to market road 565;

THENCE NORTH 60 degrees 1 minutes 40 seconds EAST with the southeast right-of-way of farm to market road 565, a distance of 507.80 feet to a 5/8-inch iron rod with cap marked "SAM" set for corner;

THENCE NORTH 59 degrees 49 minutes 40 seconds EAST continuing with the southeast right-of-way of farm to market road 565, a distance of 1,558.46 feet to a point for corner;

THENCE SOUTH 33°16'10" EAST, a distance of 3,449.99 feet to a point for corner, beginning a curve to the right;

THENCE southeasterly, with the arc of a curve to the right having a radius of 1,450.00 feet, a central angle of 63°49'39", an arc length of 1,615.30 feet, and a chord that bears SOUTH 01°21'21" EAST, a chord distance of 1,533.06 feet;

THENCE SOUTH 32°47'06" EAST a distance of 137.98 feet, to a point for corner in the northwest right-of-way of Wilburn Ranch Drive;

THENCE SOUTH 57°33'26" WEST, with the northwest right-of-way of Wilburn Ranch Drive a distance of 2.43 feet to a point for corner;

THENCE SOUTH 57 degrees 19 minutes 21 seconds WEST continuing with the northwest right-of-way of Wilburn Ranch Drive, a distance of 2,157.93 feet the **POINT OF BEGINNING** containing 196.74 acres, more or less.

**TRACT 4:  
83.27 ACRES**

Description of 83.27 acres of land located in the Henry Griffith Survey, Abstract 12, and the William Hodges Survey, Abstract 13, Chambers County, Texas, being part of the Benes Family, LTD, and Riceland Interests, LTD Properties and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;



**BEGINNING** at the intersection of the EAST line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records with the southeast right-of-way of FM 565;

THENCE NORTH 60 degrees 48 minutes 5 seconds EAST with the southeast right-of-way of FM 565, a distance of 2,116.08 feet to a point for corner;

THENCE SOUTH 32 degrees 39 minutes 57 seconds EAST with the southwest line of the City of Mont Belvieu called 6.526 acre tract recorded under Volume 1196, Page 595 of Chambers County Deed Records, a distance of 657.23 feet to a point for corner;

THENCE SOUTH 57 degrees 18 minutes 53 seconds WEST with the north line of said City of Mont Belvieu tract, a distance of 132.44 feet to a point for corner;

THENCE SOUTH 33 degrees 21 minutes 23 seconds EAST with the southwest line of said City of Mont Belvieu tract, a distance of 1,222.36 feet to a point for corner in the northwest line of The Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number 141532;

THENCE SOUTH 55 degrees 7 minutes 22 seconds WEST with the northwest line of said The Retreat at Barbers Hill tract, a distance of 362.88 feet to a point for corner being the Eastern most corner of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE NORTH 72 degrees 7 minutes 25 seconds WEST with the northeast line of said Mont Belvieu Caverns, LLC tract, a distance of 1,024.83 feet to the northern most corner of said Mont Belvieu Caverns tract;

THENCE SOUTH 56 degrees 0 minutes 41 seconds WEST with the northwest line of said Mont Belvieu Caverns tract, a distance of 1,888.70 feet to a point for corner;

THENCE NORTH 33 degrees 59 minutes 51 seconds WEST with the east line of the Mont Belvieu Caverns, LLC called 9.061 acre tract recorded under Volume 1391, Page 155 of Chambers County Deed Records, a distance of 220.55 feet to a point;

THENCE NORTH 8 degrees 14 minutes 32 seconds EAST with the east line of said Mont Belvieu Caverns called 9.061 acre tract, a distance of 1,393.79 feet to the **POINT OF BEGINNING** and containing 83.27 acres of land, more or less.

**Tract 5:  
85.15 Acres**

Description of 91.44 acres of land located in the William Hodges Survey, Abstract 13, Chambers County, Texas, out of the Lula Fay Benes Trust and Jerilyn Branscome Trust called 118.283 acre tract recorded in Volume 308, Page 223 of Chambers County Deed Records and more particularly described as follows. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83;

**BEGINNING** at a 1 ½ inch iron pipe found for the eastern most corner of the residue of said 118.283 acre tract, in the SOUTHWEST right-of-way of Eagle Drive, and also the northern most corner of the Catholic Diocese of Beaumont called 10.00 acre tract recorded under Volume 188, Page 400 of Chambers County Deed Records;

THENCE SOUTH 57 degrees 5 minutes 26 seconds WEST with the southeast line of said 118.283 acre tract, the NORTHWEST line of said 10.00 acre tract and the northwest line of the K. B. Ranch Subdivision recorded under Chamber County Clerk's File Number 5419-B, a distance of 3,384.61 feet to a point for corner;

THENCE NORTH 34 degrees 21 minutes 50 seconds WEST with the southwest line of said 118.283 acre tract and the Northeast line of the Park Block, LTD called 342.656 acre tract recorded under Volume 1161, Page 209 of Chambers County Deed Records, a distance of 1343.12 feet to a point for corner in the southeast line of the Mont Belvieu Caverns, LLC called 53.777 acre tract recorded under Volume 1384, Page 560 of Chambers County Deed Records;

THENCE NORTH 57 degrees 22 minutes 25 seconds EAST with the southeast line of said 53.777 acre tract and the northwest line of said 118.283 tract, a distance of 1,739.51 feet to a point for corner;

THENCE NORTH 72 degrees 12 minutes 29 seconds WEST a distance of 213.50 feet to a point for corner;

THENCE NORTH 57 degrees 19 minutes 36 seconds a distance of 207.60 feet to a point for corner, beginning a curve to the right;

THENCE in a southerly direction with the southwest line of the Retreat at Barbers Hill, LTD called 7.3777 acre tract recorded under Chambers County Clerk's File Number r 141532 and a curve to the right having a radius of 499.95 feet, a central angle of 17 degrees 28 minutes 06 seconds, a chord bearing of SOUTH 07 degrees 39 minutes 28 seconds EAST, a chord distance of 151.84 feet, an arc distance of 152.43 feet to a point in the north right-of-way of the 150 feet wide canal right-of-way to Old River Rice Irrigation Company recorded under Volume O, Page 223 of Chambers County Deed Records;

THENCE SOUTH 72 degrees 9 minutes 56 seconds EAST with the north line of said canal right-of-way, a distance of 340.18 feet to a point for corner;

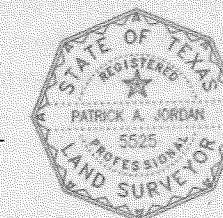
THENCE NORTH 81 degrees 40 minutes 54 seconds EAST continuing with the north right-of-way of the canal, a distance of 1,589.10 feet to a point for corner in the southwest right-of-way of Eagle Drive;

THENCE SOUTH 34 degrees 5 minutes 21 seconds EAST with the southwest right-of-way of Eagle Drive, a distance of 435.34 feet to the **POINT OF BEGINNING** and containing 85.15 acres of land, more or less.

**This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.**



Patrick Jordan  
Registered Professional Land Surveyor  
Texas Registration No. 5525



# Attachment 6

## Mailing List

## MAILING LIST

Riceland Management District  
TCEQ Docket No. 2022-0536-DIS  
TCEQ Internal Control No. D-04282022-049

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|--|---|
| <p>J. Davis Bonham, Jr.<br/>Smith, Murdaugh, Little &amp; Bonham, LLP<br/>2727 Allen Parkway, Suite 1100<br/>Houston, Texas 77019</p> <p>James C. Jones, P.E.<br/>Jones Engineering Solutions, LLC<br/>11211 Katy Freeway, Suite 325<br/>Houston, Texas 77079</p> <p>Nicole Bealle<br/>TCEQ Region 12<br/>5425 Polk Street, Suite H<br/>Houston, Texas 77023</p> <p>The Honorable Mayes Middleton<br/>State Representative, District No. 23<br/>P.O. Box 15<br/>Wallisville, Texas 77597</p> <p>The Honorable Brandon Creighton<br/>State Senator, District No. 4<br/>350 Pine Street, Suite 1450<br/>Beaumont, Texas 77701</p> <p>City of Mont Belvieu<br/>Attn: Kori Schweinle, City Secretary<br/>P.O. Box 1048<br/>Mont Belvieu, Texas 77580</p> <p>Chambers County Clerk<br/>The Honorable Heather Hawthorne<br/>P.O. Box 728<br/>Anahuac, Texas 77514</p> <p>Chuck Wemple, Executive Director<br/>Houston-Galveston Area Council<br/>P.O. Box 22777<br/>Houston, Texas 77227</p> | <p>Texas Commission on Environmental Quality<br/>P. O. Box 13087<br/>Austin, Texas 78711<br/><i>via Inter-Agency Mail</i></p> <p>Todd Galiga, Senior Attorney<br/>Environmental Law Division, MC-173</p> <p>James Walker, Technical Manager<br/>Water Supply Division, MC-152</p> <p>Stephanie DeSouza, Technical Staff<br/>Water Supply Division, MC-152</p> <p>Justin Taack, Section Manager<br/>Water Supply Division, MC-152</p> <p>Sean Ables, Section Special Assistant<br/>Water Supply Division, MC-153</p> <p>Vic McWherter, Office of the Public Interest<br/>Counsel, MC-103</p> |
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# Attachment 7

## Caption

**Docket No. 2022-0536-DIS**. Consideration and hearing on a petition from RDC Partners, LP, for creation of Riceland Management District ("District") of Chambers County, pursuant to Chapter 375, Texas Local Government Code. The proposed District is comprised of approximately 1399.758 acres of land wholly within the corporate limits of the City of Mont Belvieu, Chambers County, Texas. (Kayla Murray, James Walker)