

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

INTEROFFICE MEMORANDUM

To: Final Documents Team Leader **Date:** May 29, 2025
From: Fernando Salazar Martinez, Staff Attorney, Environmental Law Division
Subject: Backup Materials Filed for the Executive Director's
Response to Hearing Requests; Harris County Municipal
Utility District No. 584

Applicant: Bissonnet 136, LLC
Internal Control No.: D-01182024-023
Program: Water Districts
TCEQ Docket No.: 2025-0542-DIS

Enclosed please find a copy of the following documents for inclusion in the background material for this district creation application:

1. Technical Memorandum prepared by the Executive Director's Staff;
2. Temporary Directors' Affidavits; and
3. Notice of District Petition

Sincerely,



Fernando Salazar Martinez
Staff Attorney
Environmental Law Division

Texas Commission on Environmental Quality

TECHNICAL MEMORANDUM

To: Justin P. Taack, Manager
Districts Section

Date: June 28, 2024

Thru: Daniel J. Finnegan, Team Lead
Districts Bond Team

From: Daniel Harrison, Technical Reviewer
Districts Bond Team

Subject: Petition by Bissonnet 136, LLC for Creation of Harris County Municipal Utility District No. 584; Pursuant to Texas Water Code Chapters 49 and 54.
TCEQ Internal Control No. D-01182024-023 (TC)
CN: 606221513 RN: 111884862

A. GENERAL INFORMATION

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of Harris County Municipal Utility District No. 584 (District). The petition was signed by John Quinlan, President of Dublin, Inc., general partner of The Ireland Family Limited Partnership and member of Bissonnet 136, LLC (Petitioner). The petition states that the Petitioner holds title to a majority in value of the land in the proposed District. The application also includes a certificate confirming that the one lienholder on the lands included in the proposed District, International Interests, LP, consents to the creation of the District.

The District is proposed to be created and organized according to the terms and provisions of Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code (TWC).

Location and Access

The proposed District is located entirely within the corporate limits of the City of Houston, Texas (City). Physically, the proposed District is located west-southwest of the central business district of the City near the intersection of Bissonnet Street and Cook Road. Access to the proposed District will be by Bissonnet Street, Cook Road and South Kirkwood Road.

Metes and Bounds Description

The proposed District contains one tract of land, consisting of 136.892 acres. The metes and bounds legal description has been checked by the TCEQ's staff and has been found to form an acceptable closure.

City Consent

The City has consented to creation of the proposed District by Ordinance No. 2023-1109 passed and adopted on December 13, 2023. Accordingly, the requirements of Texas Local Government Code Section 42.042 and TWC Section 54.016 have been satisfied.

Lienholders' Consent

The petition states that there is one lienholder to land within the proposed District. A certificate was provided stating that the lienholder to some of the land within the District, International Interests, LP, consents to the creation of and inclusion of the land in the proposed District.

Statements of Filing Petition

Evidence of filing the petition with the Harris County Clerk's Office, the applicable Texas state representative and the applicable Texas state senator and TCEQ's Houston Regional office has been provided.

Type of Project

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

Developer Qualifications

According to application material, there is not currently a developer for the proposed District. Information provided states that the Petitioner plans to sell the land included in the District to a homebuilder or developer.

Certificate of Ownership

By affidavit dated April 19, 2022, the Harris County Appraisal District has certified that its tax rolls indicate that Bissonnet 136 LLC is the owner of the 136.892-acre property.

Temporary Director Affidavits

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

Dalit Bielaz

Jonathan W. Hicks

Nicholas Slaughter

Debra B. Tomer

Jaime Virkus

Each of the above persons named is qualified, as required by 30 TAC Section 293.32(a), to serve as a temporary director of the proposed District as each (1) is at least 18 years old; (2) is a resident citizen of the State of Texas; and (3) either owns land subject to taxation within the proposed District or is a qualified voter within the proposed District. Additionally, as required by TWC Section 54.022, the majority are residents of the county in which the proposed District is located, a county adjacent to the county in which the proposed District is located, or if the proposed District is located in a county that is in a metropolitan statistical area designated by the United States Office of Management and Budget or its successor agency, a county in the same metropolitan statistical area as the county in which the proposed District is located.

Notice Requirements

Proper notice of the application was published on May 8 and May 15, 2024, in the *Houston Chronicle*, a newspaper regularly published or circulated in Harris County, the

county in which the district is proposed to be located. Proper notice of the application was posted on May 10, 2024, on the bulletin board used for posting legal notices at the Harris County Courthouse. The comment period ended on June 14, 2024. Accordingly, the notice requirements of 30 TAC Section 293.12(b) have been satisfied.

B. ENGINEERING ANALYSIS

The creation engineering report indicates the following:

Availability of Comparable Service

The preliminary engineering report indicates that the proposed District is located within the Certificate of Convenience and Necessity (CCN) of the City for both water and wastewater service. According to the preliminary engineering report the District will obtain water service and wastewater treatment service from the City.

Water Supply

According to the preliminary engineering report, the City will provide retail water services to the District, and all water improvements constructed by the District will be conveyed to the City for ownership, operation and maintenance. The District will be required to pay connection fees to the City for each water service connection. The estimated number of connections required for the proposed District based on full development is 1,051 equivalent single-family connections (ESFCs), including 205 ESFCs of single-family, 504 ESFCs of multi-family, 211 ESFCs of industrial and 131 ESFCs of commercial or retail. The ultimate average daily demand is estimated to be 0.4 million gallons per day (MGD), according to the preliminary engineering report. All water supply and distribution system improvements to serve the proposed District will be designed and constructed to meet or exceed the minimum requirements of the TCEQ and the City.

Water Distribution Improvements

The District plans to construct approximately 7,510 linear feet of 12-inch onsite water line along with all related appurtenances. The water distribution system will be looped where feasible to provide alternate service routes and to equalize pressure in the system. The proposed distribution system will meet or exceed the minimum standards of the TCEQ and the City, according to the preliminary engineering report.

Wastewater Treatment Improvements

The City's existing wastewater treatment plant (WWTP) will provide wastewater service for the ultimate build-out of the District. The District's full development of 1,051 ESFCs will require an average daily demand of 0.3 MGD of wastewater capacity, according to the preliminary engineering report. The City will charge an impact fee for each connection to the wastewater system.

Wastewater Collection

The internal wastewater collection system for the proposed District will consist of 8-inch diameter sewer lines from each connection and approximately 5,330 linear feet of 12-inch wastewater lines to convey the sewer flow to an existing 12-inch wastewater line within Cook Road. All wastewater collection facilities will be designed in accordance with applicable criteria of the TCEQ, Harris County and the City, according to the preliminary engineering report.

Storm Water Drainage

Storm water runoff within the proposed District will be collected by a curb and gutter street system to underground lines, drainage channels and detention ponds that will discharge to Harris County Flood Control District (HCFCD) Channel D120-00-00. The storm water collection system will be designed to convey the 100-year storm within a pipe system that will ultimately discharge to HCFCD Unit No. D120-00-00. The drainage system will include up to three detention ponds which will be connected by detention channels that border the perimeter of the property. All storm drainage improvements will be designed in accordance with Harris County design criteria, according to the preliminary engineering report.

Road Improvement

Access to the District will be from Bissonnet Street, Cook Road and South Kirkwood Road. Application material indicates that the developer will construct two collector roads and make improvements such as left turn lanes and lane configurations to the perimeter roads. All roadways will be designed in accordance with design criteria established by Harris County and the City, according to the engineering report.

Recreation Facilities

The District plans to construct recreational facilities consisting of approximately 21 acres of green and open space and approximately 3,700 linear feet of streetscape planting. The streetscape areas will include sidewalk, street trees, plantings and irrigation, benches, trash cans, and banners. The recreational facilities will be designed in accordance with the City's applicable design criteria, according to the preliminary engineering report.

Topography/ Floodplain / Elevation

The District is located on moderate to steep sloped, grassy and scrub tree-covered land. Previously the land within the District was the site of a sand quarry, then was used as a landfill until 1999, after which it was developed as a golf course. Land elevations within the District range from approximately 78 feet above mean sea level (AMSL) to 118 feet AMSL, according to the preliminary engineering report.

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel No. 48201C-0840L revised June 18, 2007, the majority of the District land is outside the regulated floodplain, however, there is an area along the western boundary of the District which is within the 100-year floodplain. The development of the District will include no fill in the area within the floodplain, according to the preliminary engineering report.

According to the preliminary engineering report, the fill or excavation associated with the development of the District will not cause any changes in land elevation other than that normally associated with construction of underground utility systems, drainage facilities and road paving.

Effect of District on Land Subsidence

According to the engineering report, no facilities are proposed that will cause or contribute to land subsidence, and no information is known to the author that the area of Houston of the proposed District has experienced any significant subsidence resulting from groundwater extraction.

Effect of District on Groundwater Level in Region

According to the engineering report, the City sources its water supply in the vicinity of the proposed District from groundwater. It is anticipated that the City will provide water to the District utilizing its existing water plant, and a new water well is not proposed within the District.

Effect of District on Recharge Capability of Groundwater Source

According to the engineering report, recharge of the unconfined portions of the aquifers beneath the District land is primarily from infiltration of precipitation and seepage of surface water bodies. Approximately 32% of the District area will become impervious due to development, leaving the remaining 68% of the land pervious to runoff and capable of recharging the aquifer.

Effect of District on Natural Runoff Rates and Drainage

The storm water drainage system will be designed to assure no adverse impact or raised water surface elevations within the receiving drainage channel due to the development of the District, according to the engineering report.

Effect of District on Water Quality

According to the engineering report, water service for the District will utilize underground water lines, and wastewater from the District will be collected onsite and treated at an offsite WWTP located southwest of the District. These improvements are not expected to have any adverse impacts to water quality.

Dam Safety

According to a letter dated January 2, 2023 from the TCEQ Critical Infrastructure Division, there are no dams associated with the proposed District.

C. SUMMARIES OF COSTS

WATER, WASTEWATER, AND DRAINAGE

Construction Costs

A. Developer Contribution Items

1. Water Facilities

District's Share ⁽¹⁾

\$ 1,489,670

2. Wastewater Facilities	2,212,000	(2)
3. Drainage Facilities	5,851,230	
4. Detention Ponds	3,047,660	
5. Contingencies & Miscellaneous (Items no. 1-4)	2,170,280	(3)
6. Engineering, Surveying & Permitting (Items no. 1-4)	1,964,900	(4)
7. Materials Testing (Items no. 1-4)	245,700	(5)
8. Storm Water Pollution Prevention Planning (SWPPP)	52,500	(6)
9. Land Acquisition (Items no. 2-4)	<u>195,440</u>	(7)
Total Developer Contribution Items	\$ 17,229,380	
B. District Items		
1. Water Impact Fees	\$ 834,400	
2. Wastewater Impact Fees	<u>836,220</u>	
Total District Items	\$ <u>1,670,620</u>	
TOTAL CONSTRUCTION COSTS (76.7% OF BIR)	\$ 18,900,000	
<u>Non-Construction Costs</u>		
A. Legal Fees	\$ 615,750	
B. Fiscal Agent Fees	492,600	
C. Interest		
1. Capitalized Interest (12 months @ 5%)	1,231,500	
2. Developer Interest (24 months @ 5% of construction)	1,890,000	(8)
D. Bond Discount (3%)	738,900	
E. Operating Costs	100,000	
F. Bond Issuance Costs	175,000	
G. Bond Application Reports	300,000	
H. Creation Costs	100,000	
I. TCEQ Bond Issuance Fee (0.25%)	61,620	
J. Attorney General Fee (0.1% or \$9,500 maximum)	<u>24,630</u>	
TOTAL NON-CONSTRUCTION COSTS	\$ <u>5,730,000</u>	
TOTAL W, WW, & D BOND ISSUE REQUIREMENT	\$ 24,630,000	

Notes: (1) Assumes 70% District funding of anticipated developer contribution items, where applicable.
(2) Includes \$1,162,000 for wastewater lines plus \$1,050,000 for lift stations, according to application material.
(3) Includes \$230,860 for Item no. 1, plus \$391,020 for Item no. 2 plus \$1,548,400 for Items no. 3 and 4, according to application material.
(4) Includes \$202,230 for Item no. 1, plus \$346,430 for Item no. 2 plus \$1,416,240 for Items no. 3 and 4, according to application material.
(5) Includes \$25,340 for Item no. 1, plus \$43,330 for Item no. 2 plus \$177,030 for Items no. 3 and 4, according to application material.
(6) Includes \$17,500 for Item no. 1, plus \$17,500 for Item no. 2 plus \$17,500 for Items no. 3 and 4, according to application material.
(7) Includes estimated costs of \$3,500 for Item no. 2 plus \$191,940 for Items no. 3 and no. 4, according to application material.
(8) Estimated based on construction costs for two years on average, according to preliminary engineering report.

ROADS

<u>Construction Costs</u>	<u>District's Share</u> ⁽¹⁾
A. Collector Road Construction	\$ 3,874,000
B. Perimeter Road Construction	592,000
C. Pavement Marking & Signage	12,800
D. Contingencies & Miscellaneous (15% of Items A & B)	735,000
E. Engineering, Surveying & Permitting (Items A & B)	400,000
F. Materials Testing (2% of Items A & B)	90,000
G. SWPPP	105,700
H. Land Acquisition Costs for Item A	<u>190,000</u> ⁽²⁾
TOTAL CONSTRUCTION COSTS (78.5% of BIR)	\$ 5,999,500
<u>Non-Construction Costs</u>	
A. Legal Fees	\$ 191,000
B. Fiscal Agent Fees	152,800
C. Interest	
1. Capitalized Interest (12 months @ 5%)	382,000
2. Developer Interest (24 months @ 5% of construction)	599,950 ⁽³⁾
D. Bond Discount (3%)	229,200
E. Bond Issuance Costs	77,910
F. Attorney General Fee (0.1% or \$9,500 maximum)	<u>7,640</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 1,640,500
TOTAL ROAD BOND ISSUE REQUIREMENT	\$ 7,640,000

Note: (1) Assumes 84.5% District funding of anticipated developer contribution items for expected revenue bond amount limitations, where applicable.

(2) Acquisition of street right-of-way, according to preliminary engineering report.

(3) Estimated based on construction costs for two years on average, according to preliminary engineering report.

RECREATION IMPROVEMENTS

<u>Construction Costs</u>	<u>District's Share</u> ⁽¹⁾
A. Park, Recreation, & Open Space Facilities	\$ 1,050,000
B. Streetscape Planting	2,100,000
C. Design (10%)	<u>350,000</u>
TOTAL CONSTRUCTION COSTS (77.6% of BIR)	\$ 3,500,000
<u>Non-Construction Costs</u>	
A. Legal Fees	\$ 112,750
B. Fiscal Agent Fees	90,200
C. Interest	
1. Capitalized Interest (12 months @ 5%)	225,500
2. Developer Interest (24 months @ 5% of construction)	350,000
D. Bond Discount (3%)	135,300
E. Bond Issuance Costs	79,097
F. TCEQ Bond Issuance Fee (0.25%)	12,643

H. Attorney General Fee (0.1% or \$9,500 maximum)		<u>4,510</u>
TOTAL NON-CONSTRUCTION COSTS	\$	<u>1,010,000</u>
TOTAL RECREATION BOND ISSUE REQUIREMENT	\$	<u>4,510,000</u>

Notes: (1) Assumes 70% District funding for debt service revenue bond amount limitations, where Applicable, according to the engineering report.

Eligibility of costs for District funding and 30% developer contribution requirements will be determined in accordance with TCEQ rules in effect at the time bond applications are reviewed. A preliminary layout of roads proposed for funding has been provided, and they appear to benefit the District and the land included within the District.

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	19.11	205
Multi-family Residential	35.52	504 ⁽¹⁾
Light Industrial	20.21	211
Commercial/Retail	16.40	131
Parks, Trail & Open Space	21.00	0
Detention Ponds & Channels	13.71	0
Street Right-of-Way	10.68	0
Lift Station	<u>0.25</u>	<u>0</u>
Totals	136.88	1,051

Note: (1) Includes a total of 925 apartment units, according to information provided.

Market Study

A market study prepared by Zonda, dated October 2023 has been submitted in support of the creation of the proposed District. The market study indicates that the proposed District is located in a largely built out area of southwest Houston within the Houston Metropolitan Statistical Area. The study estimates that based on the site plan for the mix of development proposed, the estimated 127 single-family homes would be sold in two years, or alternatively, 190 single-family rental homes would be absorbed in one year. In addition, 925 multi-family units would be absorbed in five years, 28,000 square feet of retail space would be absorbed in one year and 600,000 square feet of industrial space would be absorbed in six years.

Project Financing

The estimated total assessed valuation (AV) of land in the proposed District at completion is as follows:

<u>Development Type/Size</u>	<u>No. of Units</u>	<u>Average Unit Value</u>	<u>Value at Build Out</u>
Single-Family	190	\$281,000	\$53,390,000
Multi-Family	925	\$186,000	\$172,050,000
Light Industrial	600,000 sq. ft.	\$113/sq. ft.	\$67,800,000
Retail	28,000 sq. ft.	\$200/sq. ft.	<u>\$5,600,000</u>
TOTAL VALUATION			\$298,840,000
5% Inflation Per Year for 5 Years			<u>\$82,563,982</u>
TOTAL VALUATION WITH INFLATION			\$381,403,982

Considering estimated bond issue requirements of \$24,630,000 for utilities, \$7,640,000 for roads, \$4,510,000 for recreation for a total of \$36,780,000 (assuming 70% District financing for utilities and recreation and 84.5% District financing for roads), a coupon bond rate of 5.0%, and a 25-year bond life, an average annual debt service of \$2,609,600 would be sufficient to retire the debt for the bonds. Assuming a 98% collection rate and an ultimate assessed valuation (AV) of \$381,403,982, a tax rate of approximately \$0.6981 per \$100 AV (\$0.4675 for utilities, \$0.145 for roads and \$0.0856 for recreational) would be necessary to meet the annual debt service requirement. The application material also indicates that a maintenance tax of \$0.05 per \$100 of AV may be levied, resulting in a combined tax rate of \$0.7482 per \$100 of AV.

The total year 2023 overlapping tax rates on land within the proposed District are shown in the following table:

<u>Taxing Jurisdiction</u>	<u>Tax Rates</u>
Alief Independent School District	\$0.9867
Harris County	0.3501
City of Houston	0.5192
Harris County Hospital District	0.1434
Harris County Flood Control District	0.0311
Port of Houston Authority	0.0057
Houston Community College	0.0922
Harris County Education Department	0.0048
Proposed District Tax	<u>0.7482</u>
Total Tax per \$100 of AV	\$2.8814

Based on the proposed District tax rate and the year 2023 overlapping tax rate on land within the proposed District, the project is considered economically feasible.

Water and Wastewater Rates

According to information provided, the following are the single-family residential water rates for the City:

Base Charge	\$7.78
1,000 gallons(gal.)	\$9.48
2,000 gal.	\$10.47
3,000 gal.	\$12.46
4,000 gal.	\$37.87

5,000 gal.	\$45.34
6,000 gal.	\$52.81
7,000 - 12,000 gal.	Total Charge for 6,000 gal. plus \$10.47/1,000 gal.
13,000 - 20,000 gal.	Total Charge for 12,000 gal. plus \$13.82/1,000 gal.
Over 20,000 gal.	Total Charge for 20,000 gal. plus \$18.43/1,000 gal.

Based on the above rates, the estimated monthly fee for 10,000 gallons of water service would be \$94.69.

According to information provided, the following are the single-family residential wastewater rates for the City:

Base Charge	\$14.35
1,000 gal.	\$19.87
2,000 gal.	\$25.39
3,000 gal.	\$30.91
Over 4,000 gal.	Total Charge for 3,000 gal. plus \$13.25/1,000 gal.

Based on the above rates, the estimated monthly fee for 10,000 gallons of wastewater service would be \$123.66.

According to information provided, the following are the City water and wastewater rates for multi-family, commercial and industrial customers:

Meter Size (Inches)	Rate	Monthly Water Charge	Monthly Wastewater Charge
5/8	Basic Charge	\$7.78	\$14.35
3/4	(0 Consumption)	\$7.78	\$14.35
1.0		\$10.96	\$18.77
1.5		\$15.48	\$25.07
2		\$18.18	\$28.84
3		\$40.79	\$59.95
4		\$78.77	\$111.79
6		\$184.11	\$255.59
8		\$229.32	\$317.31
10		\$304.82	\$420.37
12		\$425.08	\$584.53
All	Volume Charge	Plus \$7.53/1,000 gal.	Plus \$9.61/1,000 gal.

Comparative Water District Tax Rates

A combined tax rate of \$0.75 per \$100 of AV for the proposed District is considered reasonable and acceptable for this type of development, according to the preliminary engineering report. Based on the requirements of 30 TAC Section 293.59, this project is considered economically feasible.

E. SPECIAL CONSIDERATION

Request for Road Powers

A request for approval of road powers was included in the petition for creation of the proposed District. Pursuant to TWC Section 54.234, approval of road powers may be

requested at the time of creation. The engineering report provided with the application included a summary of the estimated costs. The proposed roads appear to benefit the proposed District, and financing appears feasible.

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 \$0.75 per \$100 of AV; the proposed District obtaining a 5.0% bond coupon interest 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 creation of Harris County Municipal Utility District No. 584.
2. Grant the District's request to acquire road powers in accordance with TWC Section 54.234 and 30 TAC Sections 293.11(d)(11), 293.201, and 293.202, subject to the requirements imposed by the TCEQ and the general laws of the State of Texas relating to the exercise of such powers.
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 City of Houston Ordinance No. 2023-1109 regarding consent to creation of the District, nor any utility agreement between the City of Houston and the District or Petitioners, nor any other ordinance/resolution incorporated therein by reference to the extent that such provision exceeds the authority granted to the City of Houston by the laws of the State of Texas."

4. Appoint the following to serve as temporary directors until permanent directors are elected and qualified:

Dalit Bielaz
Debra B. Tomer

Jonathan W. Hicks
Jaime Virkus

Nicholas Slaughter

H. ADDITIONAL INFORMATION

The petitioner's professional representatives are:

Attorney: Ms. Annette Stephens - Allen Boone Humphries Robinson

Engineer: Ms. Kelly L. Alling, P.E. - Kimley-Horn

AFFIDAVIT FOR CONSIDERATION OF
APPOINTMENT AS TEMPORARY DIRECTOR

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority of the State and County aforesaid, on this day personally appeared Jaime Virkus, a resident of Fort Bend County, Texas, being a county adjacent to the county in which Harris County Municipal Utility District No. 584 (hereinafter the "District") is located, who desires to be appointed a director of the District, to serve until her successor is elected or appointed and who on oath did state:

1. I am at least eighteen years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District.
2. I am not a developer of property in the District (a person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use of purchasers or owners of lots fronting thereon or adjacent thereto).
3. I am not, to the best of my knowledge, related within the third degree of affinity (marriage) or consanguinity (blood) to a developer of property within the District, or to any of the other temporary directors of the District, or to the attorney, engineer or manager of the District or other person providing professional services to the District or property located in the District.
4. I am not an employee of any developer of property within the District or any other temporary director, the attorney, engineer or manager of the District or other person providing professional services to the District or property located in the District.
5. I am not serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a developer of property in the District in connection with the District or property located in the District.
6. I am presently employed as marketing manager at D.R. Horton. This employment is my main source of income.
7. I do not, at the present time, plan to live in the District. I do plan to retain ownership of my land in the District for the indefinite future, but I anticipate that I will eventually offer it for resale.
8. Neither my employer nor I have any business or other connection with the developer of the District, the attorney representing the District or the consulting engineer

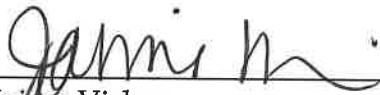
for the District in regard to the District and the development therein. I am not a party to a contract with a developer of property within the District relating to the District or to property therein other than as allowed by Texas Water Code §49.052(a)(5)(A).

9. I am generally familiar with the responsibilities of a director of a municipal utility district. I realize that as a director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers and residents of the District.

10. I am aware that the District will be a public entity and that, by law, notice of its meetings must be posted, its meetings must be open to the public and its records available for inspection by the public at all reasonable times.

11. I am aware that the District will be subject to the continuing supervision of, and I will fully cooperate with, the Texas Commission on Environmental Quality.

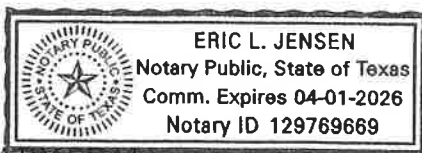
12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.



Jaime Virkus
Phone Number: 281-923-0669
Address: 3962 Inglewood Circle
Missouri City, Texas 77459

Before me, the undersigned authority, on this day personally appeared Jaime Virkus, who desires to be appointed as director of the District to serve until her successor is elected or appointed, and who being by me duly sworn on her oath deposed and said that every response and statement set forth herein is true and correct.

SWORN TO AND SUBSCRIBED before me this 10TH day of January, 2024.



(NOTARY SEAL)



Notary Public, State of Texas

AFFIDAVIT FOR CONSIDERATION OF
APPOINTMENT AS TEMPORARY DIRECTOR

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority of the State and County aforesaid, on this day personally appeared Nicholas Slaughter, a resident of Harris County, Texas, the county in which Harris County Municipal Utility District No. 584 (hereinafter the "District") is located, who desires to be appointed a director of the District, to serve until his successor is elected or appointed and who on oath did state:

1. I am at least eighteen years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District.

2. I am not a developer of property in the District (a person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use of purchasers or owners of lots fronting thereon or adjacent thereto).

3. I am not, to the best of my knowledge, related within the third degree of affinity (marriage) or consanguinity (blood) to a developer of property within the District, or to any of the other temporary directors of the District, or to the attorney, engineer or manager of the District or other person providing professional services to the District or property located in the District.

4. I am not an employee of any developer of property within the District or any other temporary director, the attorney, engineer or manager of the District or other person providing professional services to the District or property located in the District.

5. I am not serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a developer of property in the District in connection with the District or property located in the District.

6. I am presently employed as analyst at Dealsikes. This employment is my main source of income.

7. I do not, at the present time, plan to live in the District. I do plan to retain ownership of my land in the District for the indefinite future, but I anticipate that I will eventually offer it for resale.

8. Neither my employer nor I have any business or other connection with the developer of the District, the attorney representing the District or the consulting engineer

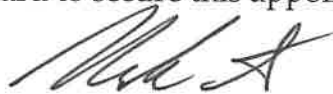
for the District in regard to the District and the development therein. I am not a party to a contract with a developer of property within the District relating to the District or to property therein other than as allowed by Texas Water Code §49.052(a)(5)(B).

9. I am generally familiar with the responsibilities of a director of a municipal utility district. I realize that as a director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers and residents of the District.

10. I am aware that the District will be a public entity and that, by law, notice of its meetings must be posted, its meetings must be open to the public and its records available for inspection by the public at all reasonable times.

11. I am aware that the District will be subject to the continuing supervision of, and I will fully cooperate with, the Texas Commission on Environmental Quality.

12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.



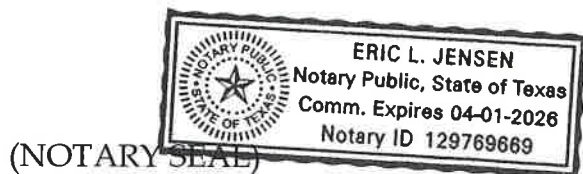
Nicholas Slaughter

Phone Number: 832-932-9628

Address: 3508 Huntsford Drive
Houston, TX 77008

Before me, the undersigned authority, on this day personally appeared Nicholas Slaughter, who desires to be appointed as director of the District to serve until his successor is elected or appointed, and who being by me duly sworn on his oath depose and said that every response and statement set forth herein is true and correct.

SWORN TO AND SUBSCRIBED before me this 5th day of January, 2024



Notary Public, State of Texas

AFFIDAVIT FOR CONSIDERATION OF
APPOINTMENT AS TEMPORARY DIRECTOR

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority of the State and County aforesaid, on this day personally appeared Dalit Bielaz, a resident of Harris County, Texas, the county in which Harris County Municipal Utility District No. 584 (hereinafter the "District") is located, who desires to be appointed a director of the District, to serve until her successor is elected or appointed and who on oath did state:

1. I am at least eighteen years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District.

2. I am not a developer of property in the District (a person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use of purchasers or owners of lots fronting thereon or adjacent thereto).

3. I am not, to the best of my knowledge, related within the third degree of affinity (marriage) or consanguinity (blood) to a developer of property within the District, or to any of the other temporary directors of the District, or to the attorney, engineer or manager of the District or other person providing professional services to the District or property located in the District.

4. I am not an employee of any developer of property within the District or any other temporary director, the attorney, engineer or manager of the District or other person providing professional services to the District or property located in the District.

5. I am not serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a developer of property in the District in connection with the District or property located in the District.

6. I am presently employed as PLANNING STUDIO LEAD at LJA ENGINEERING. This employment is my main source of income.

7. I do not, at the present time, plan to live in the District. I do plan to retain ownership of my land in the District for the indefinite future, but I anticipate that I will eventually offer it for resale.

8. Neither my employer nor I have any business or other connection with the developer of the District, the attorney representing the District or the consulting engineer

for the District in regard to the District and the development therein. I am not a party to a contract with a developer of property within the District relating to the District or to property therein other than as allowed by Texas Water Code §49.052(a)(5)(B).

9. I am generally familiar with the responsibilities of a director of a municipal utility district. I realize that as a director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers and residents of the District.

10. I am aware that the District will be a public entity and that, by law, notice of its meetings must be posted, its meetings must be open to the public and its records available for inspection by the public at all reasonable times.

11. I am aware that the District will be subject to the continuing supervision of, and I will fully cooperate with, the Texas Commission on Environmental Quality.

12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.

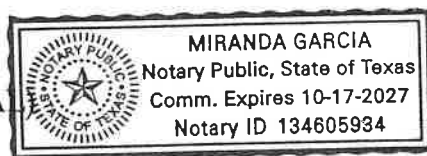


Dalit Bielaz
Phone Number: 512-949-9398
Address: 5622 Willowbend Blvd.
Houston, Texas 77096

Before me, the undersigned authority, on this day personally appeared Dalit Bielaz, who desires to be appointed as director of the District to serve until her successor is elected or appointed, and who being by me duly sworn on her oath deposed and said that every response and statement set forth herein is true and correct.

SWORN TO AND SUBSCRIBED before me this 09 day of January, 2024

(NOTARY SEAL)





Notary Public, State of Texas

AFFIDAVIT FOR CONSIDERATION OF
APPOINTMENT AS TEMPORARY DIRECTOR

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority of the State and County aforesaid, on this day personally appeared Jonathan W. Hicks, a resident of Harris County, Texas, the county in which Harris County Municipal Utility District No. 584 (hereinafter the "District") is located, who desires to be appointed a director of the District, to serve until his successor is elected or appointed and who on oath did state:

1. I am at least eighteen years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District.

2. I am not a developer of property in the District (a person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use of purchasers or owners of lots fronting thereon or adjacent thereto).

3. I am not, to the best of my knowledge, related within the third degree of affinity (marriage) or consanguinity (blood) to a developer of property within the District, or to any of the other temporary directors of the District, or to the attorney, engineer or manager of the District or other person providing professional services to the District or property located in the District.

4. I am not an employee of any developer of property within the District or any other temporary director, the attorney, engineer or manager of the District or other person providing professional services to the District or property located in the District.

5. I am not serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a developer of property in the District in connection with the District or property located in the District.

6. I am presently employed as President at Fourth Name Investments Inc. This employment is my main source of income.

7. I do not, at the present time, plan to live in the District. I do plan to retain ownership of my land in the District for the indefinite future, but I anticipate that I will eventually offer it for resale.

8. Neither my employer nor I have any business or other connection with the developer of the District, the attorney representing the District or the consulting engineer

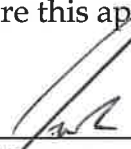
for the District in regard to the District and the development therein. I am not a party to a contract with a developer of property within the District relating to the District or to property therein other than as allowed by Texas Water Code §49.052(a)(5)(B).

9. I am generally familiar with the responsibilities of a director of a municipal utility district. I realize that as a director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers and residents of the District.

10. I am aware that the District will be a public entity and that, by law, notice of its meetings must be posted, its meetings must be open to the public and its records available for inspection by the public at all reasonable times.

11. I am aware that the District will be subject to the continuing supervision of, and I will fully cooperate with, the Texas Commission on Environmental Quality.

12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.

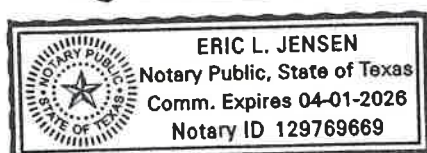

Jonathan W. Hicks

Phone Number: 713-598-0954

Address: 10610 Dayspring Drive
Cypress, Texas 77433

Before me, the undersigned authority, on this day personally appeared Jonathan W. Hicks, who desires to be appointed as director of the District to serve until his successor is elected or appointed, and who being by me duly sworn on his oath deposed and said that every response and statement set forth herein is true and correct.

SWORN TO AND SUBSCRIBED before me this 8TH day of January, 2024



(NOTARY SEAL)


Notary Public, State of Texas

AFFIDAVIT FOR CONSIDERATION OF
APPOINTMENT AS TEMPORARY DIRECTOR

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority of the State and County aforesaid, on this day personally appeared Debra B. Tomer, a resident of Harris County, Texas, the county in which Harris County Municipal Utility District No. 584 (hereinafter the "District") is located, who desires to be appointed a director of the District, to serve until her successor is elected or appointed and who on oath did state:

1. I am at least eighteen years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District.

2. I am not a developer of property in the District (a person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use of purchasers or owners of lots fronting thereon or adjacent thereto).

3. I am not, to the best of my knowledge, related within the third degree of affinity (marriage) or consanguinity (blood) to a developer of property within the District, or to any of the other temporary directors of the District, or to the attorney, engineer or manager of the District or other person providing professional services to the District or property located in the District.

4. I am not an employee of any developer of property within the District or any other temporary director, the attorney, engineer or manager of the District or other person providing professional services to the District or property located in the District.

5. I am not serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a developer of property in the District in connection with the District or property located in the District.

6. I am presently employed as Bond Issues Coordinator at EHRA. This employment is my main source of income.

7. I do not, at the present time, plan to live in the District. I do plan to retain ownership of my land in the District for the indefinite future, but I anticipate that I will eventually offer it for resale.

8. Neither my employer nor I have any business or other connection with the developer of the District, the attorney representing the District or the consulting engineer

for the District in regard to the District and the development therein. I am not a party to a contract with a developer of property within the District relating to the District or to property therein other than as allowed by Texas Water Code §49.052(a)(5)(A).

9. I am generally familiar with the responsibilities of a director of a municipal utility district. I realize that as a director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers and residents of the District.

10. I am aware that the District will be a public entity and that, by law, notice of its meetings must be posted, its meetings must be open to the public and its records available for inspection by the public at all reasonable times.

11. I am aware that the District will be subject to the continuing supervision of, and I will fully cooperate with, the Texas Commission on Environmental Quality.

12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.

Debra B. Tomer

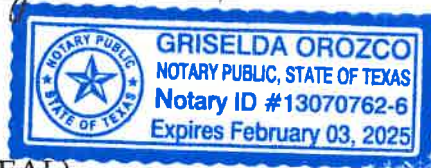
Debra B. Tomer

Phone Number: 713-828-9902

Address: 13427 Sterling Park Lane
Cypress, TX 77429

Before me, the undersigned authority, on this day personally appeared Debra B. Tomer, who desires to be appointed as director of the District to serve until her successor is elected or appointed, and who being by me duly sworn on her oath deposed and said that every response and statement set forth herein is true and correct.

SWORN TO AND SUBSCRIBED before me this 4th day of January, 2024.

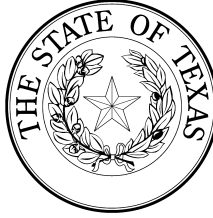


(NOTARY SEAL)

Griselda Orozco

Notary Public, State of Texas

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ Internal Control No. D-01182024-023

PETITION. Bissonnet 136, LLC, a Texas limited liability company, ("Petitioner") filed a petition for creation of Harris County Municipal Utility District No. 584 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, Section 59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioner is the owner of a majority of the assessed value of the land to be included in the proposed District; (2) there is one lienholder on the property to be included in the proposed District, International Interests, LP, and evidence was provided that the lienholder has consented to creation of and inclusion of the land in the proposed District; (3) the proposed District will contain approximately 136.892 acres of land, located within Harris County, Texas; (4) the land to be included in the proposed District is within the corporate limits of the City of Houston, Texas (City), and (5) by Resolution No. 2023-1109, passed and adopted on December 13, 2023, the City gave its consent to the creation of the proposed District, pursuant to Texas Water Code Section 54.016.

The land to be included in the proposed District is depicted on the vicinity map designated as Exhibit "A," which is attached to this document.

The petition further states that the proposed District will (1) purchase, design, construct, acquire, maintain, own, operate, repair, improve and extend a waterworks and sanitary sewer system for residential and commercial purposes; (2) construct, acquire, improve, extend, maintain and operate 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 (3) such other purchase, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of such additional facilities, including roads, parks and recreation facilities, systems, plants and enterprises as shall be consistent with all of the purposes for which the District is created.

According to the petition, a preliminary investigation has been made to determine the cost of purchasing and constructing the project, and it is estimated by the Petitioner, from the information available at this time, that the cost of said project will be approximately \$36,780,000, including \$24,630,000 for water, wastewater and drainage, \$7,640,000 for roads, and \$4,510,000 for recreational facilities.

CONTESTED CASE HEARING. The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice.

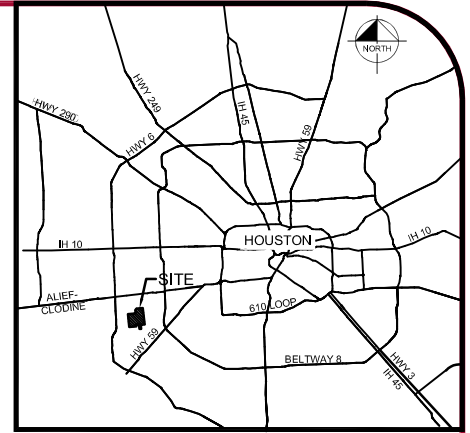
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the petitioner and the TCEQ Internal Control Number; (3) the statement "I/we request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not common to the general public; and (5) the location of your property relative to the proposed District's boundaries. You may also submit your proposed adjustments to the petition which would satisfy your concerns. Requests for a contested case hearing must be submitted in writing to the Office of the Chief Clerk at the address provided in the information section below.

The Executive Director may approve the petition unless a written request for a contested case hearing is filed within 30 days after the newspaper publication of this notice. If a hearing request is filed, the Executive Director will not approve the petition and will forward the petition and hearing request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting. If a contested case hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

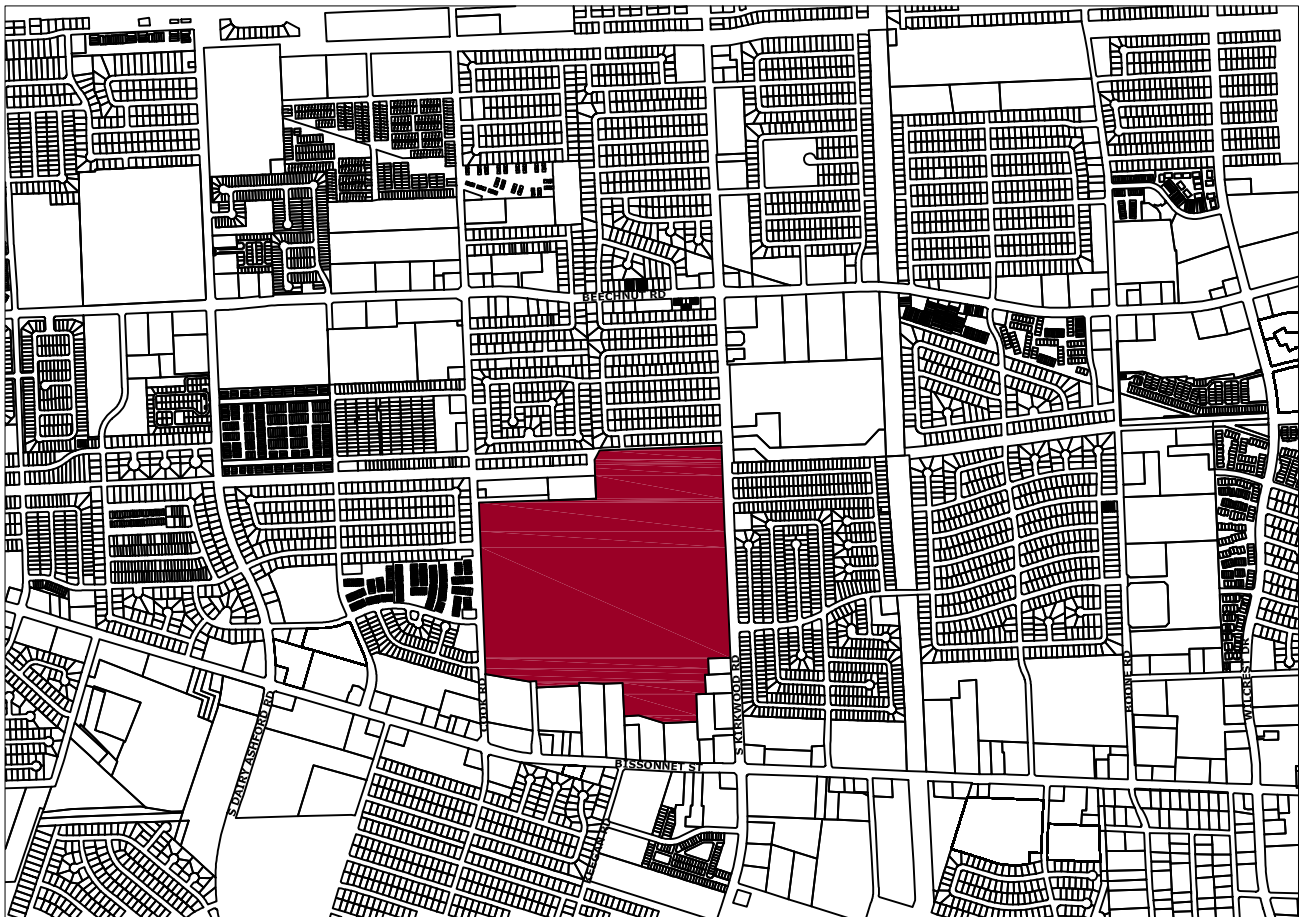
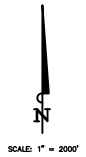
INFORMATION. Written hearing requests should be submitted to the Office of the Chief Clerk, MC 105, TCEQ, P. O. Box 13087, Austin, TX 78711-3087. For information concerning the hearing process, please contact the Public Interest Counsel, MC 103, at the same address. General information regarding TCEQ can be found at our web site <http://www.tceq.texas.gov/>.

Issued: April 19, 2024

Exhibit A



LOCATION MAP
N.T.S.



VICINITY MAP

HARRIS COUNTY MUD NO. 584
CITY OF HOUSTON, TX
HARRIS COUNTY
APPROX. 136.88 AC