

SCHWARTZ, PAGE & HARDING, L.L.P.

ATTORNEYS AT LAW

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HOUSTON, TEXAS 77056

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ABRAHAM I. RUBINSKY
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DANIEL S. RINGOLD
MITCHELL G. PAGE
BRYAN T. YEATES

CHRISTINA J. COLE
MATTHEW R. REED
WILLIAM D. STAFFORD
TRAVIS M. HEDGPETH
GINA FREE
JOHN H. EICHELBERGER
DIANA MILLER

April 14, 2016

VIA MESSENGER AND
ELECTRONIC MAIL: mudreview@cityofhouston.net

City of Houston
Planning and Development Services Division
Attention: Ms. Veronica Osegueda
611 Walker, 18th Floor
Houston, Texas 77002

Re: Harris County Municipal Utility District No. 200, of Harris County, Texas (the "District")

Dear Ms. Osegueda:

The above-captioned District respectfully requests the consent of the City of Houston for the addition of 6.8784 acres to Harris County Municipal Utility District No. 200, of Harris County, Texas. We are transmitting herewith the following:

1. Our firm check in the amount of \$470.39 which represents the processing fee for the addition of such land to the District;
2. One (1) original of Water District Consent Application Form which has been completed by Justin Abshire of Jones & Carter, Inc., the engineer for the District;
3. One (1) original of a Petition for Consent to Include Additional Land in Harris County Municipal Utility District No. 200, of Harris County, Texas from Friedel Grundmeyer and Doris Grundmeyer, as Trustees of the Grundmeyer Living Trust;
4. Copy of GRP Notice Correspondence to the Central Harris County Regional Water Authority;
5. One (1) District vicinity map; and

Ms. Veronica Osegueda
April 14, 2016
Page 2

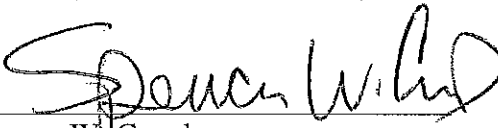
6. One (1) full size and one (1) reduced size boundary map showing the area proposed to be added.

Please note the documents submitted herewith have been scanned and submitted electronically on this date.

If you should require any additional information to facilitate your consideration of the Petition, please feel free to contact either the undersigned or Justin Abshire, the District's engineer.

Very truly yours,

SCHWARTZ, PAGE & HARDING, L.L.P.

By: 
Spencer W. Creed
Attorneys for the District

Enclosures

419022

cc: Mr. Justin Abshire (w/o encl.)
Jones & Carter Engineering, Inc.

Mr. Friedel Grundmeyer (w/o encl.)
Ms. Doris Grundmeyer
Grundmeyer Living Trust

SCHWARTZ, PAGE & HARDING, L.L.P.
CITY OF HOUSTON

03/18/2016

051734

OUR REF. NO.	YOUR INVOICE NO.	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN	NET CHECK AMOUNT
63739	4200-6900	03/18/16		470.39		470.39
Annexation Package						
			CHECK AMOUNT			
						\$470.39

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER - THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX

SCHWARTZ, PAGE & HARDING, L.L.P.
SPECIAL ACCOUNT
1300 POST OAK BLVD., SUITE 1400
HOUSTON, TEXAS 77056
(713) 623-4531

FROST BANK
San Antonio, Texas

051734

PAY TO THE ORDER OF Four hundred seventy and thirty-nine/100*****

\$470.39

CHECK NO. 51734 CHECK DATE 3/18/2016 VENDOR NO. COH

CITY OF HOUSTON

VOID AFTER 6 MONTHS
Surpha Miller
AUTHORIZED SIGNATURE



⑈051734⑈ ⑆114000093⑆ 502153793⑈

THE BACK OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES



CITY OF HOUSTON



Department of Public Works and Engineering Water District Consent Application Form

Application is hereby made for consent of the City of Houston to the creation/ addition of 6.8784 acres to Harris County Municipal Utility District No. 200, of Harris County, Texas under the provisions of Chapters 49 and 54 Texas Water Code.

Spencer W. Culp
Attorney for the District

Attorney: Schwartz, Page & Harding, L.L.P.
1300 Post Oak Blvd., Ste 1400
 Address: Houston, Texas Zip: 77056 Phone: 713-623-4531
 Email: screed@sphllp.com

Engineer: Jones & Carter, Inc.
8701 New Trails Drive, Ste 200
 Address: The Woodlands, TX Zip: 77381 Phone: 281-363-4039
 Email: jabshire@jonescarter.com

Owner(s): Friedel Grundmeyer
Doris Grundmeyer
2464 FM 1960 W.
 Address: Houston, Texas Zip: 77068 Phone: 281-440-8974

(If more than one owner, attach additional page. List all owners of property within the District)

Location

Inside City Limits Outside City Limits Name of County: Harris
 Survey: John W. Bryan Abstract: 159
 Key Map #: 372-B

Geographic Location (List only major streets, bayous or creeks):
 North of: Stonefield Drive East of: Ella Boulevard
 South of: Kuykendahl Road West of: Interstate Highway 45

Water District Data

Existing Acreage of District: 747.5061 acres Existing Acreage Plus Proposed Land: 754.3845 acres

Development Breakdown (in Percentage) for tract(s) being considered for consent:

Single Family Residential: _____ Multi-Family Residential: _____
 Commercial: 100% Industrial: _____ Institutional: _____



CITY OF HOUSTON



Department of Public Works and Engineering Water District Consent Application Form

Other: _____

Wastewater Treatment Plant Information:

Wastewater generated by the District will be served by a:

District Plant

Regional Plant

Wastewater Treatment Plant Name: Harris County Municipal Utility District No. 200

NPDES/ TPDES Permit No: WQ0012294001 TCEQ Permit No: TX0085413

Existing Permitted Capacity (MGD): 1.44 MGD Ultimate Capacity (MGD): 1.44 MGD

Size of Treatment Plant Site: 2.55 Acres square feet / acres

If Treatment plant is to serve other Districts or properties, as a regional plant, please list all districts served, or to be served by the plant and their allotted capacities below:
(If more than two Districts – attach additional page(s))

Name of District or property owner(s):	<u>Harris County MUD No. 200</u>	Capacity Allocation (MGD):	<u>1.10923 MGD</u>
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Name of District or property owner(s):	<u>Harris County MUD No. 215</u>	Capacity Allocation (MGD):	<u>0.33077 MGD</u>
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Water Treatment Plant Information:

Name of Water Treatment Plant: HCMUD No. 200 Water Plants Nos. 1,2,3 & 4

Water Treatment Plant Address: SEE ATTACHED LIST

Water Well Permit Number: SEE ATTACHED LIST

Existing Capacity:	Well(s):	<u>3,719</u>	GPM
	Booster Pump(s):	<u>8,750</u>	GPM
	Tank(s):	<u>3.050</u>	MG
Ultimate Capacity:	Well(s):	<u>3,719</u>	GPM
	Booster Pump(s):	<u>8,750</u>	GPM
	Tank(s):	<u>4.050</u>	MG



CITY OF HOUSTON



Department of Public Works and Engineering Water District Consent Application Form

Size of Treatment Plant Site: SEE ATTACHED LIST square feet / acres

Is the District a member of the City of Houston Ground Water Reduction Plan (GRP)?

Yes

No

If yes, please attach 40 year water demand projection

If no, please provide name of the GRP the District is a member of:

Central Harris County Regional Water Authority

Comments or Additional Information: Please see the enclosed correspondence to the Central Harris County Regional Water Authority relative to the proposed annexation.



CITY OF HOUSTON



Department of Public Works and Engineering Water District Consent Application Form

For office use only:

Application Received: _____

Application Accepted as Complete: _____

Application Sent to Committee: _____

Checklist for Completion

- The attorney for the district signed the application.
- The rounding of the acreage is consistent throughout the application (i.e. metes and bounds, petition, application, survey, and vicinity map).
All documents are scanned electronically including survey and vicinity maps and submitted by e-mail to mudreview@houstontx.gov. The original with original signatures must be delivered to the address below.

Required Attachments

- Petition to the City of Houston.
- Exhibit A – Metes and Bounds signed and sealed by a licensed surveyor.
- Exhibit B – Consent Conditions, either ETJ (2006 version) or in-city. If in-city, exhibit must state that bonds must be approved by the city.
- Survey Exhibit signed and sealed by a license surveyor.
An 8 ½ by 11 inch vicinity map showing the existing boundary of the district, nearby roads identified on application, north arrow, if annexation request highlight the area to be annexed. Indicate the numbers of acres to be created/annexed on the vicinity map.
- Letters from adjacent districts and municipalities stating availability of utility services. (Only required for creation petitions and applicable only if there is not an existing regional plant)
- Certificates of Authority from Lien holders.
An Application fee of \$467.88 per each non-contiguous tract requesting consent. The Filing Fee for District Petitions / requests for Consent per Ordinance 2-73 is recalculated on January 1st of each calendar year. Please refer to the City-Wide Fee Schedule for the current application fee at http://cohapp.cityofhouston.gov/FIN_FeeSchedule/default.aspx.

Please submit a complete application with all attachments to:

City of Houston Planning & Development Services Division
Attention: Veronica Osegueda
611 Walker, 18th Floor
Houston, TX 77002

An electronic copy of the entire application, including all attachments, will expedite processing and is encouraged. Please direct any questions regarding



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

**consent applications and submissions of the electronic copy to:
mudreview@houstontx.gov**

The applicant may be contacted at any time during the review process for additional information.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT
WATER PLANTS & WELL PERMIT NUMBERS

Water Plant No. 1	0.7878 ac.	1201 Clear Valley, Houston, TX 77014	Permit # 3567
Water Plant No. 2	0.6453 ac.	1750 Rushworth, Houston, TX 77014	Permit # 3863
Water Plant No. 3	2.3339 ac.	13325½ Kuykendahl, Houston, TX 77090	Permit # 9922
Water Plant No. 4	1.3670 ac.	12895½ Kuykendahl , Houston, TX 77090	N/A

PETITION FOR CONSENT TO INCLUDE ADDITIONAL LAND IN
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO.200,
OF HARRIS COUNTY, TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

TO THE HONORABLE MAYOR AND
CITY COUNCIL OF THE CITY OF HOUSTON:

Friedel Grundmeyer and Doris Grundmeyer, as Trustees of the Grundmeyer Living Trust, being the holder of title to all of, and therefore, a majority in value of the land hereinafter described, as such values are indicated by the tax rolls of the central appraisal district of Harris County, Texas ("Landowner"), and Harris County Municipal Utility District No. 200, of Harris County, Texas ("District") (Landowner and District hereinafter called "Petitioner"), acting pursuant to the provisions of Section 54.016, Texas Water Code, as amended, and Section 42.0425, Texas Local Government Code, as amended, respectfully petition for consent to include additional land in a municipal utility district. In support of this petition, Petitioner shows as follows:

I.

The District, to which the land hereinafter described is sought to be annexed, exists under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, as amended, and was created by order of the Texas Water Commission, predecessor to the Texas Commission on Environmental Quality, dated October 8, 1980. Landowner is the sole owner and holder of fee simple title to the land sought to be annexed to the District, as indicated by the tax rolls of the central appraisal district of Harris County, Texas. Landowner represents and warrants that there are no holders of liens against said land.

II.

The land sought to be added to the District contains approximately 6.8784 acres of land, more or less, and lies wholly within Harris County, Texas. Under the provisions of Chapter 42, Texas Local Government Code, as amended, said area is within the extraterritorial jurisdiction of the City of Houston and is not within such jurisdiction of any other city. All of the territory to be annexed may properly be annexed to the District.

III.

The land sought to be added to the area of the District is described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

IV.

The general nature of the work proposed to be done in the area sought to be annexed shall be the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to:

- (1) provide a water supply for municipal, domestic and commercial purposes;
- (2) collect, transport, process, dispose of and control all domestic, industrial or communal wastes whether in fluid, solid or composite state;
- (3) gather, conduct, divert and control local storm water or other harmful excesses of water in the area;
- (4) establish, finance, provide, operate and maintain a fire department and/or fire-fighting services ("firefighting-facilities") within the District subject to approval of the Texas Commission on Environmental Quality pursuant to its rules and Chapter 49 of the Texas Water Code, as amended, as and if required;
- (5) finance, develop and maintain recreational facilities for the people of the District if and as allowed by applicable law; and
- (6) to provide such other facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is created and permitted under state law.

V.

The area of the District is urban in nature, is within the growing environs of the City of Houston, and is in close proximity to populous and developed sections of Harris County. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Therefore, there is a necessity for the improvements described above for the following reasons:

- (1) The land sought to be added to the District is not supplied with adequate water and sanitary sewer facilities and services, or with adequate drainage facilities nor is it presently economically feasible for such facilities to be added to said land. The health and welfare of the present and future inhabitants of the District, the land sought to be added to the District, and of territories adjacent thereto require the installation and acquisition of adequate water, sanitary sewer, and drainage facilities for and within the land sought to be added to the District.

(2) The present and future inhabitants of the District, the land sought to be added to the District, and of territories adjacent thereto require recreational facilities, as same are necessary and desirable for the health and well-being of such inhabitants. The land sought to be added to the District does not currently include adequate recreational facilities.

(3) The present and future inhabitants of the District, the land sought to be added to the District and of territories adjacent thereto may require fire-fighting facilities in order to supplement or supplant fire-fighting services otherwise provided by governmental entities other than the District, as fire-fighting services are necessary and desirable for the health and welfare of such inhabitants.

A public necessity exists for the addition of said lands to the District to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community, by and through the purchase, construction, extension, improvement, maintenance and operation of a water supply and sanitary sewer system, drainage facilities, recreational facilities (if allowed by applicable law), and, subject to the laws of the State of Texas and the rules of the Texas Commission on Environmental Quality, fire-fighting facilities and road facilities.

VI.

The Petitioner agrees and hereby covenants that if the requested consent to the annexation of the land to the District is given, the Petitioner will adopt and abide by the conditions set forth in Exhibit "B" attached hereto and incorporated herein for all purposes.

VII.

It is now estimated by the Petitioner from such information as is available at this time, that the amount of bonds necessary to be issued to finance development costs contemplated within the area proposed to be annexed will be approximately \$0.00.

WHEREFORE, Petitioner respectfully prays that this petition be granted in all respects and that the City of Houston give its consent to the annexation of the aforesaid land into said District.

[signature pages follow]

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 200, OF HARRIS COUNTY, TEXAS

By: James Wright
James Wright
President, Board of Directors

By: Yvonne Smith
Yvonne Smith
Secretary, Board of Directors

(SEAL)



THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 8th day of March, 2016, by James Wright, the President of Harris County Municipal Utility District No. 200, of Harris County, Texas, on behalf of said district.

Spencer W. Creed
Notary Public in and for the
State of Texas



Dated this the 8th day of March, 2016.

PETITIONER

FRIEDEL GRUNDMEYER, TRUSTEE OF THE
GRUNDMEYER LIVING TRUST

By: Friedel Grundmeyer
Friedel Grundmeyer, Trustee

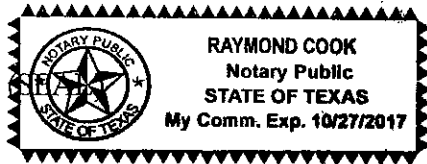
DORIS GRUNDMEYER, TRUSTEE OF THE
GRUNDMEYER LIVING TRUST

By: Doris Grundmeyer
Doris Grundmeyer, Trustee

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 8th day of March,
2016, by Friedel Grundmeyer and Doris Grundmeyer, as Trustees of the Grundmeyer Living
Trust, on behalf of said trust.

Raymond Cook
Notary Public in and for the
State of Texas



"EXHIBIT A"

DESCRIPTION

6.8784 acres of land situated in the John W. Bryan Survey, Abstract Number 159, Harris County, Texas, being that certain called 6.8784 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number X782608, said 6.8784 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe with cap found in the Southwesterly right-of-way line of Kuykendahl Road (100 foot right-of-way), for the most Northerly corner of that certain called 2.5939 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number X782701 and the most Easterly corner of said 6.8784 acre tract;

Thence, S 43°32'05" W, along the Northwesterly line of said 2.5939 acre tract, a distance of 425.00 feet to a 1 inch iron pipe found in the Northeasterly line of that certain called 9.550 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number Z122160, for the most Westerly corner of said 2.5939 acre tract;

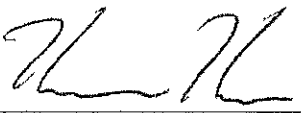
Thence, N 46°27'55" W, along the Northeasterly line of said 9.550 acre tract, a distance of 705.00 feet to a 1 inch iron pipe with cap found for the most Southerly corner of that certain called 2.1360 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number Z248796;

Thence, N 43°32'05" E, along the Southeasterly line of said 2.1360 acre tract, a distance of 425.00 feet to a 5/8 inch iron rod with cap found in the Southwesterly line of said Kuykendahl Road, for the most Easterly corner of said 2.1360 acre tract;

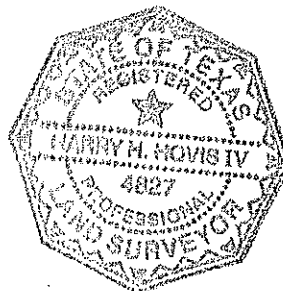
Thence, S 46°27'55" E, along the Southwesterly right-of-way line of Kuykendahl Road, a distance of 705.00 feet to the POINT OF BEGINNING and containing 6.8784 acres of land.

TRACT BEING SHOWN ON MAP (SEE HSC 01858-E-3)

HOVIS SURVEYING COMPANY, INC.

By: 

Date: August 22, 2013
Job No.: 11-020-00
Dwg. No.: HSC 01858-E-3
File No.: A11-020.00D



SCHWARTZ, PAGE & HARDING, L.L.P.

ATTORNEYS AT LAW

1300 POST OAK BOULEVARD

SUITE 1400

HOUSTON, TEXAS 77056

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MATTHEW R. REED
WILLIAM D. STAFFORD
TRAVIS M. HEDGPETH
GINA FREE
JOHN H. EICHELBERGER
DIANA MILLER

January 19, 2016

VIA CERTIFIED MAIL

No. 7015 0640 0002 6988 2372

Central Harris County Regional Water Authority
1300 Post Oak Boulevard, Suite 1400
Houston, Texas 77056

Re: Harris County Municipal Utility District No. 200, of Harris County, Texas (the "District")

Dear Mr. Rubinsky:

You are hereby notified that the above referenced District has an application pending with the City of Houston for its consent to the annexation of 6.8784 acres of land into the boundaries of the District. If you have any questions or concerns regarding this matter, please contact me at (713) 623-4531.

Very truly yours,

SCHWARTZ, PAGE & HARDING, L.L.P.

By: _____


Spencer W. Creed

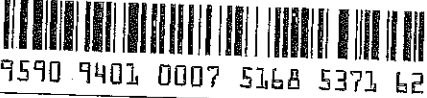
Attorneys for the District

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CHCRWA
1300 Post Oak Blvd. #1400
Houston, TX 77056



9590 9401 0007 5168 5371 62

7015 0640 0002 6988 2372

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x M. Morales

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

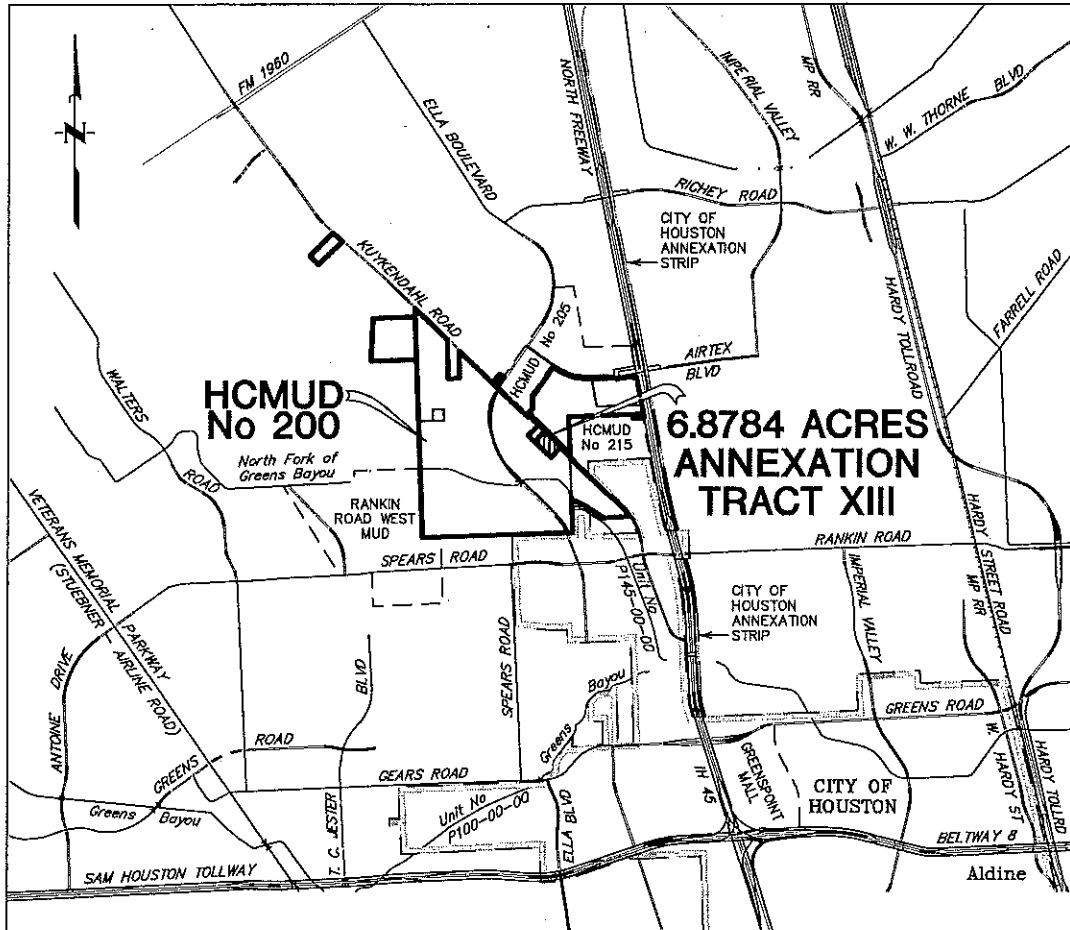
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

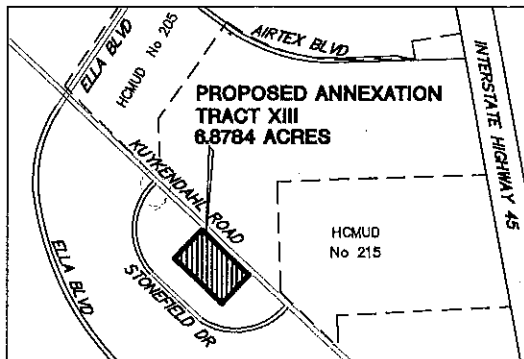
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 200

PROPOSED ANNEXATION OF 6.8784 ACRES OF LAND
(HARRIS COUNTY KEY MAP 372-B)



VICINITY MAP
N.T.S.



JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
8701 New Trails Drive, Suite 200 • The Woodlands, Texas 77381 • 281.363.4039

