

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-04282022-050

PETITION. RDC Partners, LP, a Texas limited partnership, (Petitioner) filed a petition for creation of Riceland Municipal Utility District No. 1 (District) of Chambers County with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §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.

Information provided indicates that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there are no lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 454.70 acres located within Chambers County, Texas. Information provided indicates that all of the land within the proposed District is within the corporate limits of the City of Mont Belvieu, Texas.

By Ordinance No. 2021-023, passed and adopted on November 9, 2021, the City of Mont Belvieu, Texas, gave its consent to the creation of the proposed District, pursuant to Texas Water Code §54.016.

The territory to be included in the proposed District is set forth in a metes and bounds description designated as Exhibit "A" and is depicted in the vicinity map designated as Exhibit "B," both of which are attached to this document.

The petition further states that the proposed District will: (1) 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 supply and distribute water for municipal, domestic, industrial, and commercial purposes; (2) collect, transport, process, dispose of and control domestic, industrial, and commercial wastes; (3) gather, conduct, divert, abate, amend, and control local storm water or other local harmful excesses of water in the proposed District; (4) construct, acquire, provide, operate, maintain, repair, improve, or extend inside or outside of its boundaries roads and related facilities; (5) 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 consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$59,730,000 (\$33,840,000 for utilities and \$25,890,000 for roads).

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.

809-96-2022-5344*



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 Petitioners 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: June 9, 2022

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;

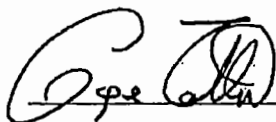
THENCE NORTH 77 degrees 10 minutes 45 seconds West a distance of 146.92 feet to a point for corner in the northeast right-of-way of FM 3360;

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



Exhibit "B"

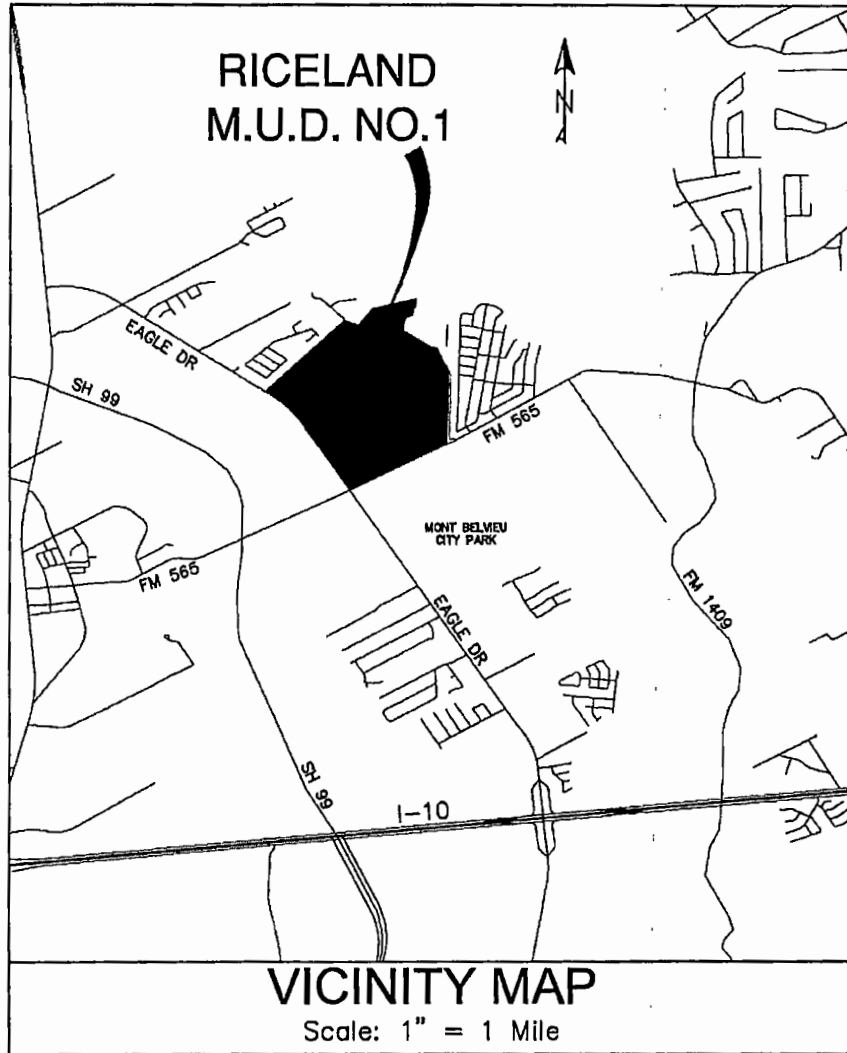


FIGURE 1
VICINITY MAP
RICELAND MUNICIPAL
UTILITY DISTRICT NO.1
CHAMBERS COUNTY, TEXAS
MAY 2021



FILED FOR RECORD IN:
Chambers County
On: 6/14/2022 1:53:35 PM
Doc Number: 2022 - 5844
Number of Pages: 6
Amount: 4.00
Order#: 20220614000033
By: PR



Heather H. Hawthorne, County Clerk

Recorded: _____

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-04282022-051

PETITION. RDC Partners, LP, a Texas limited partnership, (Petitioner) filed a petition for creation of Riceland Municipal Utility District No. 2 (District) of Chambers County with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §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.

Information provided indicates that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there are no lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 495.70 acres located within Chambers County, Texas. Information provided indicates that all of the land within the proposed District is within the corporate limits of the City of Mont Belvieu, Texas.

By Ordinance No. 2021-024, passed and adopted on November 9, 2021, the City of Mont Belvieu, Texas, gave its consent to the creation of the proposed District, pursuant to Texas Water Code §54.016.

The territory to be included in the proposed District is set forth in a metes and bounds description designated as Exhibit "A" and is depicted in the vicinity map designated as Exhibit "B," both of which are attached to this document.

The petition further states that the proposed District will: (1) 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 supply and distribute water for municipal, domestic, industrial, and commercial purposes; (2) collect, transport, process, dispose of and control domestic, industrial, and commercial wastes; (3) gather, conduct, divert, abate, amend, and control local storm water or other local harmful excesses of water in the proposed District; (4) construct, acquire, provide, operate, maintain, repair, improve, or extend inside or outside of its boundaries roads and related facilities; (5) 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 consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$63,630,000 (\$37,240,000 for utilities and \$26,390,000 for roads).

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 Petitioners 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: June 9, 2022

Exhibit "A"

WILLIAM H. HODGES SURVEY, ABSTRACT NO. 13

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

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 43rd St, Ste. 203
Houston, Texas 77092
(O) 281-888-7682
TBPELS Firm No. 10194392

Exhibit "B"

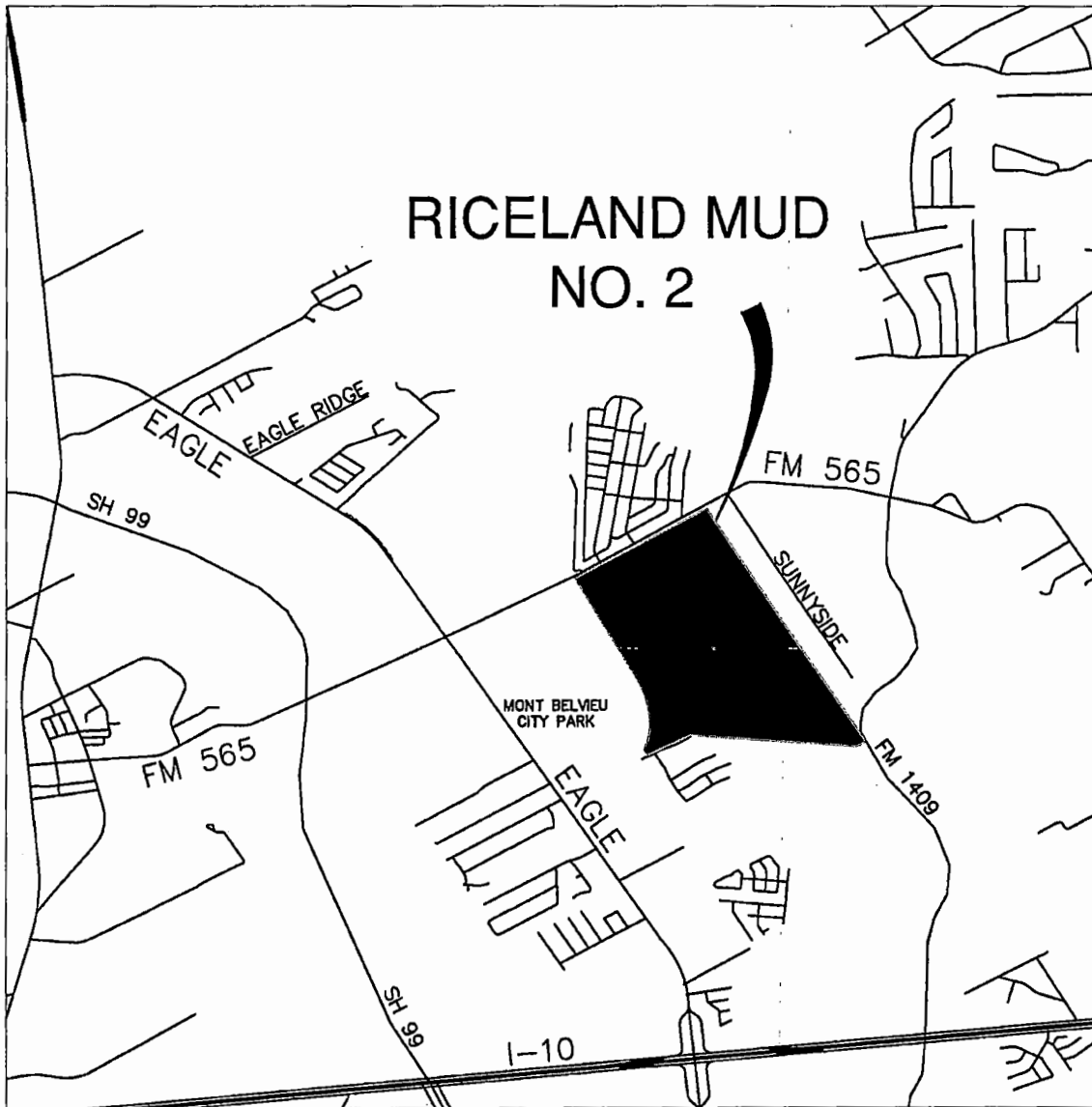


FIGURE 1
VICINITY MAP
RICELAND MUNICIPAL
UTILITY DISTRICT NO. 2

CHAMBERS COUNTY, TEXAS
DECEMBER 2021



FILED FOR RECORD IN:
Chambers County
On: 6/14/2022 1:53:35 PM
Doc Number: 2022 - 5845
Number of Pages: 6
Amount: 4.00
Order#: 20220614000033
By: PR



Heather H. Hawthorne, County Clerk

Recorded: 

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-04282022-052

PETITION. RDC Partners, LP, a Texas limited partnership, (Petitioner) filed a petition for creation of Riceland Municipal Utility District No. 3 (District) of Chambers County with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §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.

Information provided indicates that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there are no lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 443.15 acres located within Chambers County, Texas. Information provided indicates that all of the land within the proposed District is within the corporate limits of the City of Mont Belvieu, Texas.

By Ordinance No. 2021-025, passed and adopted on November 9, 2021, the City of Mont Belvieu, Texas, gave its consent to the creation of the proposed District, pursuant to Texas Water Code §54.016.

The territory to be included in the proposed District is set forth in a metes and bounds description designated as Exhibit "A" and is depicted in the vicinity map designated as Exhibit "B," both of which are attached to this document.

The petition further states that the proposed District will: (1) 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 supply and distribute water for municipal, domestic, industrial, and commercial purposes; (2) collect, transport, process, dispose of and control domestic, industrial, and commercial wastes; (3) gather, conduct, divert, abate, amend, and control local storm water or other local harmful excesses of water in the proposed District; (4) construct, acquire, provide, operate, maintain, repair, improve, or extend inside or outside of its boundaries roads and related facilities; (5) 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 consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$62,365,000 (\$37,190,000 for utilities and \$25,175,000 for roads).

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 Petitioners 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: June 9, 2022

Exhibit "A"

WILLIAM H. HODGES SURVEY, ABSTRACT NO. 12
WILLIAM H. HODGES SURVEY, ABSTRACT NO. 13

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;

WILLIAM H. HODGES SURVEY, ABSTRACT NO. 13

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;

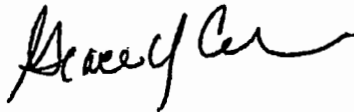
THENCE, South 32 degrees 47 minutes 06 seconds East, a distance of 137.98 feet to a point in the northwest right-of-way line of Wilburn Ranch Drive and being the southeast corner of the herein described tract;

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 43rd 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"

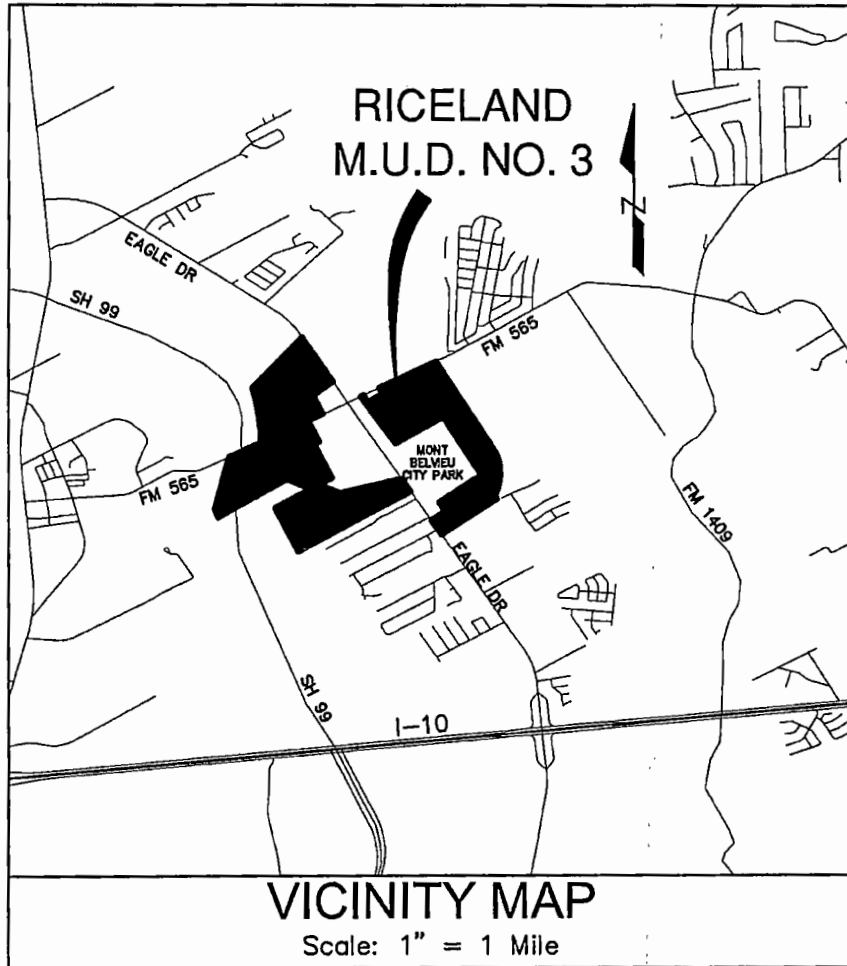


FIGURE 1
VICINITY MAP
RICELAND MUNICIPAL
UTILITY DISTRICT NO.3
CHAMBERS COUNTY, TEXAS
DECEMBER 2021

FILED FOR RECORD IN:
Chambers County
On: 6/14/2022 1:53:35 PM
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Heather H. Hawthorne, County Clerk

Recorded: _____