

## AMENDED AND RESTATED

### NOTICE OF MEETING HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 53 OF HARRIS COUNTY, TEXAS

TO: THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 53 OF HARRIS COUNTY, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Harris County Municipal Utility District No. 53 will meet in regular session, open to the public, at **6:30 P.M. on TUESDAY, MAY 13, 2025, at 367 QUEENSTOWN ROAD, HOUSTON, TEXAS**, outside the boundaries of the District. This meeting will also be conducted electronically\*, as provided below. Electronic copies of the meeting materials are available at <https://mud53.com/about-the-district/documents/> at such time as the meeting occurs or by contacting Audrey Lyons at [alyons@sklaw.us](mailto:alyons@sklaw.us).

#### **TO ATTEND VIA VIDEO:**

Link: <https://us02web.zoom.us/j/85034882477?pwd=KhZfDNxnCb9igsEtkH3LaaptP1Dqr.1>  
Meeting ID: 850 3488 2477  
Passcode: 780436

#### **TO ATTEND VIA AUDIO ONLY:**

Dial: 1-346-248-7799  
Meeting ID: 850 3488 2477  
Passcode: 780436

At the meeting the following items will be considered and acted on:

1. **Approve minutes of April 8, 2025, meeting;**
2. **Receive comments or questions from the public, including presentations concerning:**
  - a) customer invoices, claims, or requests;
  - b) facilities maintenance;
  - c) authorize appropriate action;
3. **Bookkeeping and Financial Matters:**
  - a) review account and fund activity statements;
  - b) review budget comparison;
  - c) review and approve Internal Management Report [investment transactions];
  - d) pay bills;
  - e) adopt budget for fiscal year ending May 31, 2026;
  - f) authorize other appropriate action;
4. **Association of Water Board Directors Matters:**
  - a) authorize conference participation and attendance;
  - b) approve expense projections;
  - c) authorize other appropriate action;
5. **Tax Assessor/Collector Report, including:**
  - a) review tax receipt and disbursement statements;
  - b) authorize other appropriate action;
6. **Engineering and Project Matters:**
  - a) receive general engineering report;
  - b) discuss traffic signal project at Dell Dale & Hidden Park [Harris County];
  - c) discuss pedestrian bridge work at Carpenters Bayou and area walking trails [Harris County];
  - d) review current CIP, and approve updates as determined necessary;
  - e) authorize appropriate action;
7. **Operations & Maintenance Matters:**
  - a) receive operations and maintenance report, including regional wastewater treatment plant report;
  - b) approve Letter Agreement for Regional Wastewater Treatment Plant electrical improvements [Harris County Fresh Water Supply District No. 51];
  - c) terminate utility service to customers with delinquent accounts;
  - d) authorize other appropriate action;

8. **Detention and drainage facilities report [Champions Hydro-Lawn]:**
  - a) receive general report;
  - b) authorize appropriate action;
9. **North Channel Water Authority Matters:**
  - a) receive report;
  - b) authorize appropriate action;
10. **Consider Adjournment.**

**\*The Board will conduct an in-person meeting at its physical meeting location with a quorum of the Board present; provided that some Board members may participate by videoconference as provided in Section 551.127, Government Code.**



SKLaw, Attorneys for the District

**THIS NOTICE OF MEETING REPLACES THE NOTICE FOR THE MEETING PREVIOUSLY POSTED.**

MINUTES OF MEETING  
OF  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 53  
OF HARRIS COUNTY, TEXAS

April 8, 2025

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF HARRIS       §

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 53 (the "District") of Harris County, Texas, met in regular session, open to the public, on the 8<sup>th</sup> day of April, 2025, at a designated meeting place outside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Judy Grant	President
Andre Bradley	Vice President
Drew Fontenette	Secretary/Treasurer
Kristine Johnstone	Assistant Vice President
Peter Mitchell	Assistant Secretary/Treasurer

and all of the said persons were present, except Director Fontenette, thus constituting a quorum. Director Fontenette subsequently joined the meeting.

Also attending the meeting were Billy Allen, Pat Gray, and Terri Quebodeaux of Harris County Fresh Water Supply District No. 51 ("FWSD No. 51"); Jaime Salinas of Huitt-Zollars, Inc. ("H-Z"); Darrell Hawthorne of Municipal Accounts & Consulting, L.P. ("Municipal Accounts"); Brenda McLaughlin of Bob Leared Interests ("BLI"); Perry Miller of Champions Hydro-Lawn ("Champions"); Allen DeJonge of Infinity Services; and P. John Kuhl, Jr., and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

President Grant noted that a quorum was present and called the meeting to order.

**APPROVE MINUTES**

The Board first considered approving the minutes of the March 11, 2025, meeting. Upon motion by Director Bradley, seconded by Director Johnstone, and after full discussion, the Board voted unanimously to approve the minutes as presented, and to authorize execution by the Secretary/Treasurer, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

**RECEIVE COMMENTS OR QUESTIONS FROM THE PUBLIC**

The next item on the agenda was to receive comments or questions from the public. There were no comments or questions from the public.

**DISCUSS WEBSITE HOSTING SERVICES**

The Board reviewed the two website hosting service proposals presented at prior meetings, expressing a preference for a custom package. The discussion was deferred until Director Fontenette joined the meeting.

**BOOKKEEPING REPORT**

**Review Account and Fund Activity Statements, Budget Comparison, and Investment Transactions**

Mr. Hawthorne reviewed with the Board the Bookkeeping Report covering the month of March and answered questions. Upon motion by Director Mitchell, seconded by Director Bradley, and after full

review and discussion of the bills and corresponding checks, the Board voted unanimously to approve the Bookkeeping Report.

Director Bradley queried on the first month of payroll processing with HR&P. Mr. Hawthorne advised that the transition went smoothly, with no issues to note.

Director Fontenette queried on the availability of an online portal for Directors to access payroll information. Mr. Hawthorne advised that he would follow up on the matter.

#### Review Budget

Mr. Hawthorne then reviewed with the Board a proposed budget for the fiscal year ending May 31, 2026, and answered questions. He advised a final budget will be presented to the Board for approval at the next meeting.

### **AUDIT AND REPORTING MATTERS**

#### Appoint Audit Committee

The Board then considered the appointment of an Audit Committee in connection with the audit for the fiscal year ending May 31, 2025. Upon motion by Director Fontenette, seconded by Director Mitchell, and after full discussion, the Board voted unanimously to appoint Director Mitchell, Director Bradley, and the District's Bookkeeper to the Audit Committee.

#### Confirm employment of auditor

The next item on the agenda was to confirm employment of the auditor to conduct the audit of the District's financial statements for the fiscal year ending May 31, 2025. He advised that a determination would be made as to the need for the Report this cycle, as all District debt has been paid off. Upon motion by Director Johnstone, seconded by Director Bradley, and after full discussion, the Board voted unanimously to confirm the engagement of MGSB, as the auditor to again perform the audit for the fiscal year ending May 31, 2025.

#### Authorize Preparation and Filing of Official Statement Supplement

The next item on the agenda was to authorize preparation of the Annual Report in accordance with the District's Continuing Disclosure of Information Agreement and as referenced by Securities and Exchange Commission ("SEC") Rule 15c2-12. Mr. Kuhl advised that the SEC Rule requires the District to disclose certain financial and tax data in connection with the District's outstanding debt if needed.

Upon motion by Director Johnstone, seconded by Director Bradley, and after full discussion, the Board voted unanimously to authorize SKLaw to prepare and file the above-described report, which would allow the District to comply with SEC Rule 15c2-12.

### **TAX ASSESSOR/COLLECTOR REPORT**

#### Review Tax Receipt and Disbursement Statements

The Board then received the Tax Assessor/Collector's Report. Ms. McLaughlin reviewed with the Board the tax report, advising that approximately 95.577% of the 2024 taxes have been collected.

Upon motion by Director Bradley, seconded by Director Johnstone, and after full discussion, the Board voted unanimously to approve the Tax Assessor/Collector Report, and to pay the tax bills as presented.

Ms. McLaughlin advised that an apartment complex located within the District is seeking designation as affordable housing projects through the Houston Housing Authority ("HHA"). Mr. Kuhl provided a brief overview of such actions, stating that affordable housing programs are facilitated through either partial or full property tax exemptions. The Board discussed the potential implications the designation would have on the District's tax revenue.



## **ENGINEERING REPORT**

The Board next reviewed the Engineering Report.

### **Review General Report**

Mr. Salinas first advised that water accountability for the month of March was approximately 88%. He noted that the annual percentage now stands at 72%.

### **Traffic signal project at Dell Dale and Hidden Park**

Mr. Salinas advised that the Harris County project remains in the design phase.

### **Pedestrian bridge at Carpenter's Bayou**

Mr. Salinas advised that Harris County's construction work continues on the bridge and walking trails.

### **Request for Record Drawings**

Mr. Salinas advised that HZ received a request for record drawings of District utilities at Dalton Oaks at Beltway 8 for proposed telecommunication lines. The Board expressed no objection to releasing the requested information.

### **Review CIP**

Mr. Salinas then discussed with the Board the current CIP budget and the status and development of projects. He advised that an updated CIP, reflecting new projects, will be presented at a future meeting.

Upon motion by Director Mitchell, seconded by Director Bradley, and after full discussion, the Board voted unanimously to approve the Project & Engineering report.

## **WEBSITE HOSTING SERVICES – CONTINUED**

The Board continued discussion on website hosting service providers. Director Fontenette expressed his preference for Infinity Services and their custom website package option, stating that it would be better to project the services and actions of the District. The Board then discussed additional options for the website.

The Board asked Ms. Lyons for feedback on her interactions with Infinity. She advised that her experience to date has been good, noting exceptional responsiveness.

Allen DeJonge with Infinity answered questions regarding the proposal, including lead time on website creation and text alerts.

Upon motion by Director Mitchell, seconded by Director Johnstone, and after full discussion, the Board voted unanimously to approve the proposal, including i) custom website design for a one-time cost of \$2,400, ii) unlimited updates with document monitoring for a cost of \$275 per month, iii) email and text alerts for a one-time cost of \$150 and \$90 per month, \$0.05 per text plus time to create and send, and iv) email accounts with unlimited storage for a cost of \$18 per month per account.

## **OPERATIONS & MAINTENANCE REPORT**

The Board next received the Operations Report. Mr. Gray reported on operations within the District, including repairs to District facilities during the preceding month. He advised that the fence around the Padstow Water Plant was damaged during a recent storm, and that repairs will cost approximately \$15,195.

Upon motion by Director Fontenette, seconded by Director Mitchell, and after full discussion, the Board voted unanimously to approve the Operations & Maintenance report, and to authorize the Operator to proceed with the contract for fence repairs.

#### Delinquent Utility Bills

Mr. Gray advised that customers appearing on the termination list were given proper notice and the opportunity to be heard in order to explain, contest, or correct the utility service bill and show reason why utility service should not be terminated for reason of nonpayment, all as required by the District's Rate Order. After discussion, Director Fontenette moved that since the customers were neither present at the meeting nor presented any written statement on the matter, that service be terminated, except customers denoted with an asterisk as those customers contacted the Operator to schedule payment. Director Mitchell seconded the motion, which passed by unanimous vote.

#### Adopt Order Evidencing Review of ID Theft Prevention Program

Mr. Kuhl reviewed with the Board a proposed Order Evidencing Review of Identity Theft Prevention Program [GO 2025-4]. Mr. Allen reviewed the annual report on the status of the Program, advising that no changes to the Program are recommended at this time. Upon motion by Director Fontenette, seconded by Director Mitchell, and after full discussion, the Board voted unanimously to adopt an Order Evidencing Review of Identity Theft Prevention Program [GO 2025-4], and to authorize execution by the President and Secretary/Treasurer, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

#### **RECEIVE DETENTION AND DRAINAGE FACILITIES REPORT**

The next item on the agenda was to receive the detention and drainage facilities report [Champions Hydro-Lawn]. Mr. Miller advised that the next major event is the fall over-seed in October. He confirmed that channels are in good condition and provided an update on mowing. He also advised that one unhealthy tree was saved, and that the other was replaced at no cost to the District.

Mr. Miller provided an update on the six Stormwater Quality Baskets, noting that the baskets are currently in the fabrication phase, and will likely be installed within the next month.

The Board took the detention and drainage facilities report under advisement.

#### **REPORT ON NORTH CHANNEL WATER AUTHORITY**

The next item on the agenda was to receive a report on the NCWA. Mr. Salinas reviewed with the Board a memorandum summarizing the NCWA meeting of March 10, 2025. He also updated the Board on NCWA projects.

The Board took the NCWA report under advisement.

#### **CONSIDER ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned.

(SEAL)

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Secretary/Treasurer, Board of Directors



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

**Bookkeeper's Report | May 13, 2025**

## **Harris County Municipal Utility District No. 53**



**WEBSITE**

[www.municipalaccounts.com](http://www.municipalaccounts.com)



**ADDRESS**

1281 Brittmoore Road  
Houston, Texas 77043





**CONTACT**


Phone: 713.623.4539  
Fax: 713.629.6859


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Your District Stats


 Created in ..... May 1973


 First Bond Sale ..... 1977

 Total ESFC Count ... 6,392

 Total Tax Rate ..... \$0.30

 Cost Per 10K Gal .... \$25.88



 Certified Value ..... \$1,554,012,754



 Services Provided  
Retail Water, Retail Wastewater, Joint Wastewater Facility, Wholesale Water, Wholesale Wastewater



All values are from the most recent audited financial statements.


Spotlight On Neighbor Districts

### Harris County Municipal Utility District No. 285 (HC MUD 285)



 Created ..... January 1986 Total Tax Rate ..... \$0.54



 First Bond ..... 1995 Cost Per 10K Gal ..... \$37.00



 ESFC Count ... 4,542 Certified Value ..... \$1,337,605,453


 Services Provided: Retail Water, Retail Wastewater, Solid Waste/Garbage, Joint Water Facility, Drainage, Security

### Greenwood Utility District (Greenwood)



 Created ..... June 1969 Total Tax Rate ..... \$0.70



 First Bond ..... 1970 Cost Per 10K Gal ..... \$139.10



 ESFC Count ... 3,263 Certified Value ..... \$608,159,468


 Services Provided: Retail Water, Retail Wastewater, Solid Waste/Garbage, Joint Water Facility, Joint Wastewater Facility, Security

### Parkway Utility District (Parkway)



 Created ..... June 1969 Total Tax Rate ..... \$0.67



 First Bond ..... 1971 Cost Per 10K Gal ..... \$128.35



 ESFC Count ... 2,840 Certified Value ..... \$722,412,041


 Services Provided: Retail Water, Retail Wastewater, Parks/Recreation, Solid Waste/Garbage, Joint Water Facility, Joint Wastewater Facility, Drainage, Security

### Harris County Fresh Water Supply District No. 51 (HC FWSD 51)




 Created ..... November 1960 Total Tax Rate ..... \$0.14

 First Bond ..... 1961 Cost Per 10K Gal ..... \$56.30

 ESFC Count ... 4,806 Certified Value ..... \$1,192,828,625

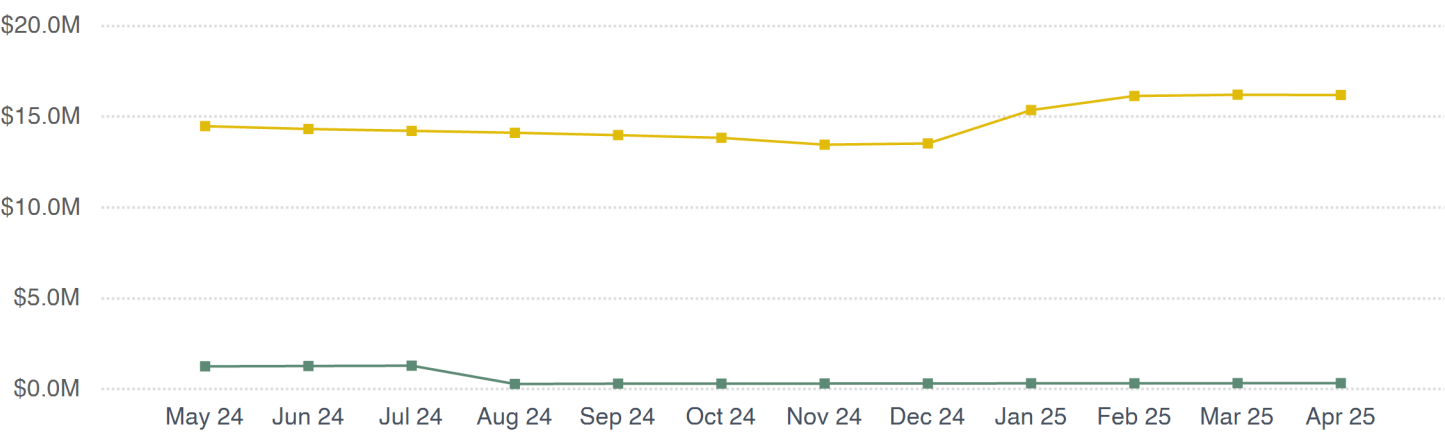
 Services Provided: Retail Water, Retail Wastewater, Joint Water Facility, Joint Wastewater Facility

Account Balance | As of 05/13/2025

 General Operating	 Capital Projects	 Debt Service
\$15,850,001	\$0	\$327,246

Total For All Accounts: \$16,177,248

Account Balance By Month | May 2024 - April 2025



# Monthly Financial Summary - General Operating Fund

Harris County MUD No. 53 - GOF



## Account Balance Summary

Balance as of 04/09/2025 **\$15,882,781**

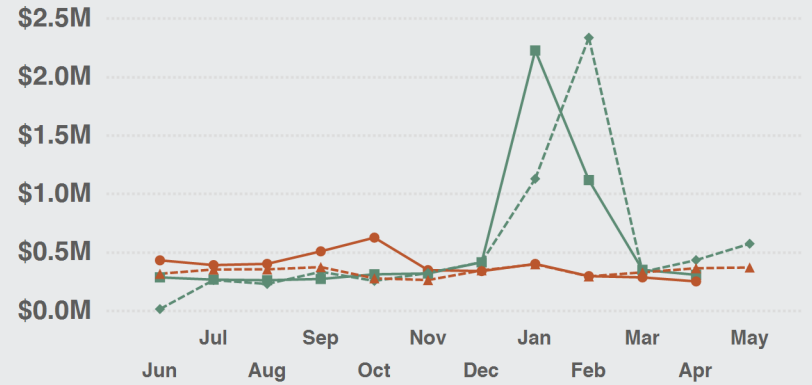
Receipts 649,968

Disbursements (682,748)

Balance as of 05/13/2025 **\$15,850,001**

## Overall Revenues & Expenditures By Month (Year to Date)

Current Year Revenues Prior Year Revenues  
Current Year Expenditures Prior Year Expenditures



## April 2025

### Revenues

Actual	Budget	Over/(Under)
\$310,119	\$296,265	\$13,854

### Expenditures

Actual	Budget	Over/(Under)
\$253,726	\$298,797	(\$45,071)

## June 2024 - April 2025 (Year to Date)

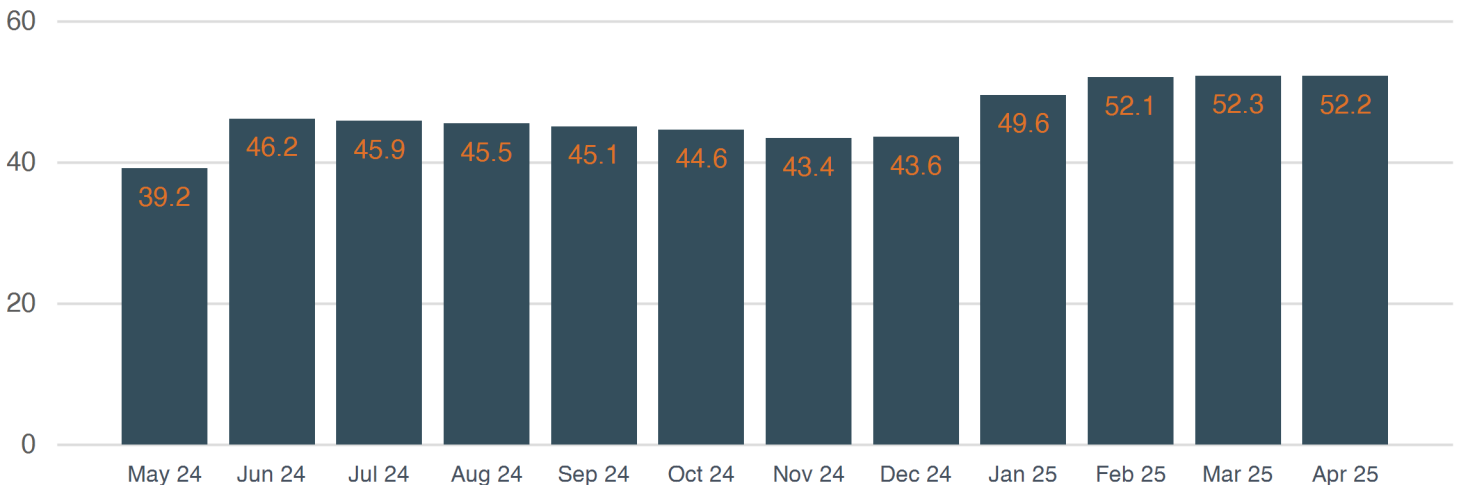
### Revenues

Actual	Budget	Over/(Under)
\$6,161,490	\$6,095,393	\$66,097

### Expenditures

Actual	Budget	Over/(Under)
\$4,307,982	\$3,838,894	\$469,087

## Operating Fund Reserve Coverage Ratio (In Months)



# Cash Flow Report - Checking Account

Harris County MUD No. 53 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 04/09/2025				\$46,417.87
Receipts				
	Transfer from Operator Checking		234,609.75	
	Interest Earned on Checking		140.37	
	Transfer from Money Market		100,000.00	
Total Receipts				\$334,750.12
Disbursements				
24795	Centerpoint Energy.	Utility Expense	(249.19)	
24796	North Channel Water Authority	Purchase Water Service	(120,675.25)	
24799	Alexandra Moreno	Customer Refund	(63.91)	
24800	Angelica Rubio	Customer Refund	(53.64)	
24801	Augustus Maxwell	Customer Refund	(80.81)	
24802	Cerberus SFR Holdings LP.	Customer Refund	(106.56)	
24803	D & D Investment Group	Customer Refund	(112.68)	
24804	Elia Contreras	Customer Refund	(87.74)	
24805	Eloisa Duarte	Customer Refund	(82.53)	
24806	Erika Garcia	Customer Refund	(90.14)	
24807	Invum Three LLC	Customer Refund	(98.98)	
24808	Jamika Green	Customer Refund	(32.82)	
24809	Javier Vazquez	Customer Refund	(103.10)	
24810	Jorge Cordon	Customer Refund	(43.54)	
24811	Juan Escalante	Customer Refund	(117.47)	
24812	Kimberly or Troy Gamble.	Customer Refund	(118.73)	
24813	Lawanda or Jonathon Horta	Customer Refund	(125.00)	
24814	LR Mays	Customer Refund	(89.41)	
24815	New Residential Borrower 2022-SFR2 LLC	Customer Refund	(119.23)	
24816	Oscar Garcia III	Customer Refund	(107.20)	
24817	Pablo Juarez	Customer Refund	(39.95)	
24818	Patrina or Sheldon Beckett	Customer Refund	(134.13)	
24819	Ramon Sinecio	Customer Refund	(121.78)	
24820	REI Nation LLC	Customer Refund	(107.70)	
24821	Ruben Sanchez	Customer Refund	(116.18)	
24822	Selena or Andres Alvares	Customer Refund	(22.86)	
24823	SFR JV-1 2019-1 Borrower LLC	Customer Refund	(95.89)	
24824	Sonal or Sanjay Bhagia	Cusotmer Refund	(100.97)	
24825	STAR 2021-SFR2 Borrower LP	Customer Refund	(118.16)	
24826	Tien Khuc	Customer Refund	(94.99)	
24827	Victor Garza	Customer Refund	(113.47)	
24828	Yaritza Camacho or Nestor A Martinez	Customer Refund	(65.09)	
24829	Yulisett Delgado	Csutomer Refund	(69.56)	
24830	AWBD	Registration Expense	(1,030.00)	
24831	Champions Hydro-Lawn, Inc.	Detention Pond Maintenance	(34,368.32)	

# Cash Flow Report - Checking Account

Harris County MUD No. 53 - GOF



Number	Name	Memo	Amount	Balance
<b>Disbursements</b>				
24832	Harris County FWSD 51	Maintenance & Operations	(81,035.89)	
24833	Huitt-Zollars, Inc.	Engineering Expense	(4,472.37)	
24834	Municipal Accounts & Consulting, LP.	Bookkeeping Expense	(7,531.29)	
24835	Sterling Green Comm. Improve Association	Garbage Expense	(39,919.64)	
24836	Sterling Green South	Garbage Expense	(37,983.77)	
24837	Sterling Green South Section 6	Garbage Expense	(2,458.38)	
24838	Texas State Comptroller	Unclaimed Property	(4,462.33)	
24839	Centerpoint Energy.	Utility Expense	0.00	
24840	North Channel Water Authority	Purchase Water Service	0.00	
24841	Harris County FWSD 51-RWTP	Purchase Wastewater Service	0.00	
24842	Reliant Energy Solutions	Utility Expense	0.00	
24843	Sanford Kuhl Hagan Kugle Parker Kahn LLP	Legal Expense	(8,764.15)	
Bank Chrg	Central Bank	Bank Service Charge	(5.00)	
Bank Chrg	Central Bank	Bank Service Charge - Positive Pay	(25.00)	
HR&P	Andre Bradley.	Fees of Office - 3/11, 3/22	(377.99)	
HR&P	Drew Fontenette.	Fees of Office - Mileage Reimbursement	(51.10)	
HR&P	Judy Grant.	Fees of Office - 3/11, 3/28	(399.39)	
HR&P	Peter Mitchell.	Fees of Office - 3/11, 3/12	(342.50)	
HR&P	United States Treasury	Payroll Taxes	(379.86)	
HR&P	HR&P	Payroll Admin Expense	(50.00)	
<b>Total Disbursements</b>				<b>(\$347,415.64)</b>
<b>Balance as of 05/13/2025</b>				<b>\$33,752.35</b>



# Cash Flow Report - Operator Account

Harris County MUD No. 53 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 04/09/2025				\$62,397.14
Receipts				
	Accounts Receivable		177,585.44	
	Accounts Receivable		30,783.99	
Total Receipts				\$208,369.43
Disbursements				
Bank Chrg	Central Bank	Bank Service Charge	(5.00)	
Ret Cks	Central Bank	Chargeback Items (2)	(56.67)	
Ret Cks	Central Bank	Chargeback Items Fee (2)	(20.00)	
Ret Cks	Central Bank	T Tech Fees (2)	(200.00)	
Ret Cks	Central Bank	Customer Returned Checks (11)	(440.80)	
Sweep	Harris County MUD No. 53	Transfer to GOF Checking	(234,609.75)	
Total Disbursements				(\$235,332.22)
Balance as of 05/13/2025				\$35,434.35

# Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



		April 2025			June 2024 - April 2025			
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Revenues								
Water Revenue								
14101	Water - Customer Service Fee	86,484	94,904	(8,420)	972,712	1,067,670	(94,958)	1,186,300
14102	TCEQ Assessment Fees - Water	344	400	(56)	3,845	4,400	(555)	4,800
14106	Meter Tampering Fees	250	108	142	1,350	1,192	158	1,300
14109	Service Fee	3,032	3,508	(476)	36,662	38,592	(1,930)	42,100
14110	No Bill Fee	4	8	(4)	82	92	(10)	100
Total Water Revenue		90,114	98,929	(8,815)	1,014,651	1,111,945	(97,294)	1,234,600
Wastewater Revenue								
14200	ROW Revenue	0	0	0	250,000	250,000	0	250,000
14201	Wastewater-Customer Service Fee	50,279	49,816	463	553,885	572,884	(18,999)	622,700
14202	TCEQ Assessment Fees-Wastewat	344	400	(56)	3,845	4,400	(555)	4,800
Total Wastewater Revenue		50,623	50,216	407	807,729	827,284	(19,555)	877,500
Property Tax Revenue								
14301	Maintenance Tax Collections	59,924	40,205	19,719	3,041,660	2,908,350	133,310	2,933,187
Total Property Tax Revenue		59,924	40,205	19,719	3,041,660	2,908,350	133,310	2,933,187
Sales Tax Revenue								
14401	Sales Tax Rebate - COH	45,839	41,603	4,236	589,010	526,377	62,633	571,200
Total Sales Tax Revenue		45,839	41,603	4,236	589,010	526,377	62,633	571,200
Tap Connection Revenue								
14502	Inspection Fees	0	63	(63)	600	688	(88)	750
Total Tap Connection Revenue		0	63	(63)	600	688	(88)	750
Administrative Revenue								
14702	Penalties & Interest	2,470	3,267	(797)	32,307	35,933	(3,626)	39,200
Total Administrative Revenue		2,470	3,267	(797)	32,307	35,933	(3,626)	39,200
Interest Revenue								
14801	Interest Earned on Checking	140	133	7	1,220	1,467	(247)	1,600
14802	Interest Earned on Temp. Invest	61,010	61,850	(840)	647,768	680,349	(32,581)	742,199
Total Interest Revenue		61,150	61,983	(833)	648,988	681,816	(32,828)	743,799
Other Revenue								
15801	Miscellaneous Income	0	0	0	26,545	3,000	23,545	3,000
Total Other Revenue		0	0	0	26,545	3,000	23,545	3,000
Total Revenues		310,119	296,265	13,854	6,161,490	6,095,393	66,097	6,403,236

# Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



			April 2025			June 2024 - April 2025			
			Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures									
Water Service									
16101	Billing Service Fees - Water		6,055	3,400	2,655	36,518	37,400	(882)	40,800
16102	Operations - Water		15,538	18,008	(2,471)	177,470	198,092	(20,621)	216,100
16103	Bulk Water Purchases		120,675	90,650	30,025	1,761,539	1,019,807	741,732	1,133,119
16105	Maintenance & Repairs - Water		30,683	26,308	4,374	300,814	289,392	11,422	315,700
16107	Chemicals - Water		864	908	(44)	11,178	9,992	1,186	10,900
16108	Laboratory Expense - Water		1,463	1,258	204	13,440	13,842	(402)	15,100
16109	Mowing - Water		1,102	1,102	0	12,581	12,117	464	13,218
16110	Utilities Expense - Water		57	5,542	(5,485)	48,655	60,958	(12,303)	66,500
16112	Service Account Collection		0	4,008	(4,008)	0	44,092	(44,092)	48,100
16114	Telephone Expense - Water		22	100	(78)	906	1,100	(194)	1,200
16115	Disconnect Expense		2,400	0	2,400	36,510	0	36,510	0
16116	Permit Expense - Water		0	1,275	(1,275)	14,582	14,025	557	15,300
16117	TCEQ Regulatory Fee - Water		0	0	0	2,398	2,700	(302)	2,700
16119	Sidewalk/Fire Hydrant Repair		0	5,508	(5,508)	33,630	60,592	(26,962)	66,100
16121	Meter Tampering Expense		250	108	142	1,350	1,192	158	1,300
Total Water Service			179,108	158,176	20,932	2,451,570	1,765,299	686,272	1,946,137
Wastewater Service									
16201	Billing Service Fees-Wastewater		6,055	3,400	2,655	36,518	37,400	(882)	40,800
16202	Operations - Wastewater		14,337	16,625	(2,288)	164,270	182,875	(18,605)	199,500
16204	Purchase Wastewater Service		0	55,125	(55,125)	442,840	606,375	(163,535)	661,500
16205	Maint & Repairs - Wastewater		67	2,950	(2,883)	57,329	32,450	24,879	35,400
16209	Mowing - Wastewater		638	638	0	7,013	7,013	0	7,650
16210	Utilities Expense - Wastewater		192	4,192	(4,000)	39,390	46,108	(6,718)	50,300
16214	Telephone Expense - Wastewater		111	217	(105)	1,508	2,383	(875)	2,600
16217	TCEQ Regulatory Exp-Wastewater		0	0	0	2,398	2,700	(302)	2,700
Total Wastewater Service			21,400	83,146	(61,745)	751,267	917,304	(166,038)	1,000,450
Garbage Service									
16301	Garbage Expense		0	75	(75)	1,514	825	689	900
Total Garbage Service			0	75	(75)	1,514	825	689	900
Storm Water Quality									
16401	SWQ Management		0	900	(900)	4,800	9,900	(5,100)	10,800
16402	Mowing - Detention Pond		2,769	539	2,230	5,574	5,926	(352)	6,465
16403	Detention Pond Maintenance		30,744	4,709	26,035	103,254	51,800	51,454	56,509
Total Storm Water Quality			33,513	6,148	27,365	113,628	67,626	46,002	73,774
Tap Connection									
16502	Inspection Expense		650	117	533	3,100	1,283	1,817	1,400

# Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



		April 2025			June 2024 - April 2025			
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures								
Total Tap Connection		650	117	533	3,100	1,283	1,817	1,400
Parks & Recreation Service								
16604	Utilities - Streetlights	500	17,267	(16,767)	157,578	189,933	(32,355)	207,200
Total Parks & Recreation Service		500	17,267	(16,767)	157,578	189,933	(32,355)	207,200
Administrative Service								
16703	Legal Fees	8,530	8,333	197	101,934	91,667	10,267	100,000
16705	Auditing Fees	0	0	0	24,000	24,000	0	24,000
16706	Engineering Fees	0	12,500	(12,500)	66,716	137,500	(70,784)	150,000
16710	Website Hosting	0	0	0	0	550	(550)	550
16711	Sales Tax Audit	0	0	0	2,000	2,000	0	2,000
16712	Bookkeeping Fees	6,667	5,943	724	68,408	78,957	(10,549)	84,900
16713	Legal Notices & Other Publ.	10	11	(1)	109	121	(12)	132
16714	Office Expense / Admin	215	258	(44)	2,233	2,842	(608)	3,100
16715	Filing Fees	0	8	(8)	38	92	(54)	100
16716	Delivery Expense	365	142	224	2,970	1,558	1,412	1,700
16717	Postage	46	83	(38)	952	917	35	1,000
16718	Insurance & Surety Bond	0	0	0	54,831	49,700	5,131	49,700
16719	Registration and Dues	280	1,250	(970)	5,315	5,700	(385)	5,700
16721	Meeting Expense	331	275	56	3,706	3,025	681	3,300
16722	Bank Fees	35	56	(21)	840	614	226	670
16723	Travel Expense	123	1,200	(1,077)	1,943	13,200	(11,257)	14,400
16728	Record Storage Fees	216	175	41	2,301	1,925	376	2,100
16729	Credit Card Fees	200	250	(50)	3,400	2,750	650	3,000
16731	Arbitrage Calculations	0	0	0	2,025	4,100	(2,075)	4,100
16739	AWBD Expense	0	0	0	12,066	0	12,066	0
Total Administrative Service		17,018	30,485	(13,467)	355,787	421,217	(65,430)	450,452
Payroll Expense								
17101	Payroll Expenses	1,326	3,083	(1,757)	31,952	33,917	(1,965)	37,000
17102	Payroll Admin Fee	109	67	42	952	733	219	800
17103	Payroll Tax Expense	101	233	(132)	2,444	2,567	(123)	2,800
Total Payroll Expense		1,536	3,383	(1,847)	35,348	37,217	(1,868)	40,600
Total Expenditures		253,726	298,797	(45,071)	3,869,792	3,400,704	469,087	3,720,913
Total Revenues (Expenditures)		56,394	(2,531)	58,925	2,291,698	2,694,688	(402,990)	2,682,323

## Other Expenditures

### Capital Outlay

# Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



	April 2025			June 2024 - April 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Other Expenditures							
Capital Outlay							
17901 Capital Outlay	0	0	0	34,220	34,220	0	50,000
17904 Capital Outlay - CIP	0	0	0	403,970	403,970	0	746,000
17924 Regional WWTP - Generators	0	0	0	0	0	0	1,245,922
Total Capital Outlay	0	0	0	438,190	438,190	0	2,041,922
Total Other Expenditures	0	0	0	438,190	438,190	0	2,041,922
Total Other Revenues (Expenditures)	0	0	0	(438,190)	(438,190)	0	(2,041,922)
Excess Revenues (Expenditures)	56,394	(2,531)	58,925	1,853,508	2,256,498	(402,990)	640,401

# Balance Sheet as of 04/30/2025

Harris County MUD No. 53 - GOF



## Assets

### Bank

11101 Cash in Bank	\$279,537
11102 Operator	35,434
<b>Total Bank</b>	<b>\$314,972</b>

### Investments

11201 Time Deposits	\$15,880,815
<b>Total Investments</b>	<b>\$15,880,815</b>

### Receivables

11301 Accounts Receivable	\$206,303
11303 Maintenance Tax Receivable	191,653
11305 Accrued Interest	49,926
11306 Due from City of Houston	160,492
<b>Total Receivables</b>	<b>\$608,374</b>

### Interfund Receivables

11403 Due From Tax Account	\$18,706
<b>Total Interfund Receivables</b>	<b>\$18,706</b>

### Reserves

11601 NCWA Reserve	\$76,999
11602 Sewer Plant Reserve	42,808
<b>Total Reserves</b>	<b>\$119,807</b>

## Total Assets

**\$16,942,673**

## Liabilities & Equity

### Liabilities

#### Accounts Payable

12101 Accounts Payable	\$338,488
12104 Due to Sterling Green	1,536
12105 Due to Sterling Green South	(1,584)
12106 Due to Sterling Green S Sec 6	67
<b>Total Accounts Payable</b>	<b>\$338,508</b>

#### Other Current Liabilities

12201 Unclaimed Property	\$4,462
<b>Total Other Current Liabilities</b>	<b>\$4,462</b>

### Deferrals

12502 Deferred Inflows	\$191,653
<b>Total Deferrals</b>	<b>\$191,653</b>

### Deposits

12601 Customer Meter Deposits	\$741,099
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# Balance Sheet as of 04/30/2025

Harris County MUD No. 53 - GOF



**Liabilities & Equity**

Liabilities		
Deposits		
12602 Deposits - Other		28,625
Total Deposits		\$769,724
Total Liabilities		\$1,304,347
Equity		
Unassigned Fund Balance		
13101 Unassigned Fund Balance		\$13,784,818
Total Unassigned Fund Balance		\$13,784,818
Net Income		\$1,853,508
Total Equity		\$15,638,326
Total Liabilities & Equity		\$16,942,673

# District Debt Summary as of 05/13/2025

Harris County MUD No. 53 - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
Total \$ Authorized		Authorized	Authorized	Authorized
\$80.40M		\$80.40M	N/A	\$35.25M
Total \$ Issued		Issued	Issued	Issued
\$60.20M		\$60.20M	N/A	\$18.40M
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
0	AA-	\$20.20M	N/A	\$16.85M

\*Actual 'Outstanding' Refunding Bonds issued below may differ from the 'Issued' total above pursuant to Chapter 1207, Texas Government Code.

## Outstanding Debt Breakdown

Series Issued	Original Bonds Issued	Maturity Date	Principal Outstanding
Total			



# Investment Profile as of 05/13/2025

Harris County MUD No. 53

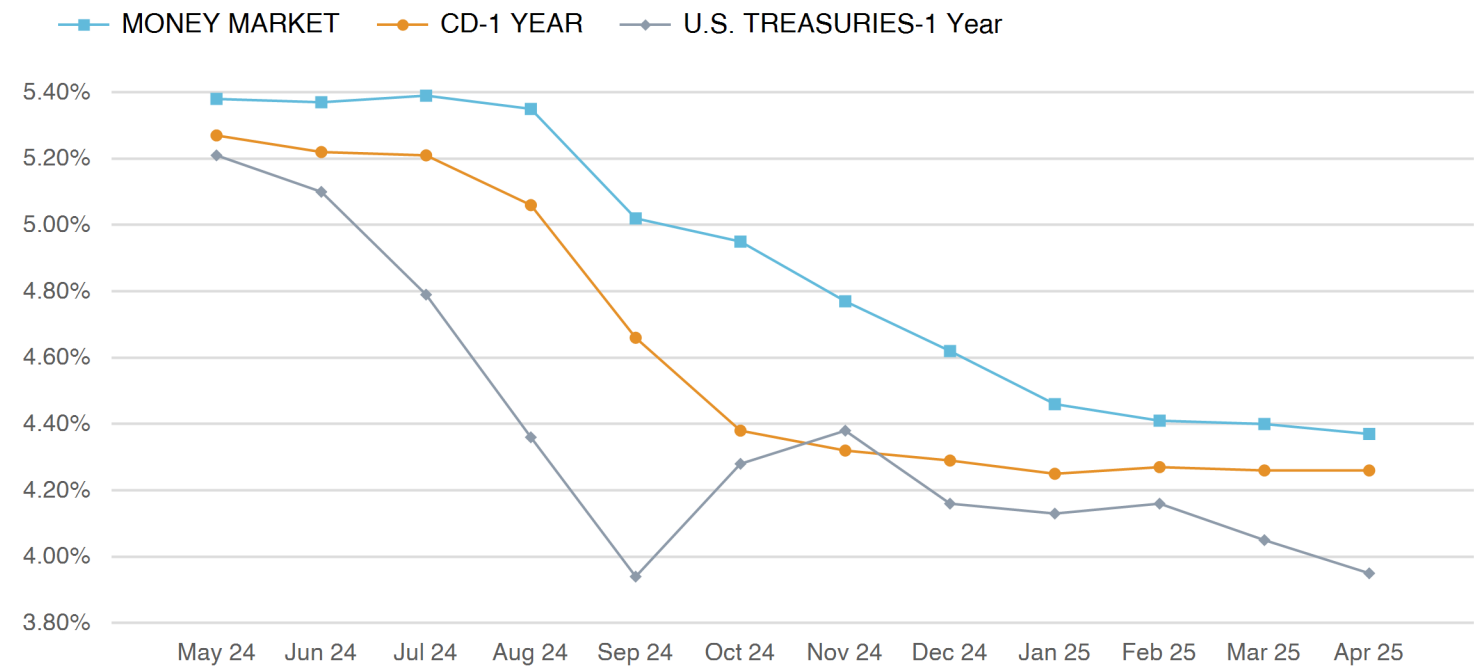


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
<b>Funds Available to Invest</b> \$15,850,001	<b>Funds Available to Invest</b> \$0	<b>Funds Available to Invest</b> \$327,246	<b>Funds Available to Invest</b> N/A
<b>Funds Invested</b> \$15,780,815	<b>Funds Invested</b> \$0	<b>Funds Invested</b> \$327,246	<b>Funds Invested</b> N/A
<b>Percent Invested</b> 99%	<b>Percent Invested</b> 0%	<b>Percent Invested</b> 100%	<b>Percent Invested</b> N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	4.35%	180 Days	4.31%	180 Days	4.26%
		270 Days	4.26%	270 Days	4.26%
		1 Yr	4.26%	1 Yr	4.12%
		13 Mo	2.47%	13 Mo	N/A
		18 Mo	3.45%	18 Mo	4.12%
		2 Yr	2.46%	2 Yr	3.99%

\*Rates are based on the most current quoted rates and are subject to change daily.

## Investment Rates Over Time (By Month) | May 2024 - April 2025



# Account Balance as of 05/13/2025

## Harris County MUD No. 53 - Investment Detail



### FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Certificates of Deposit</b>					
SUSSER BANK (XXXX6670)	05/15/2024	05/15/2025	5.18%	235,000.00	
PLAINS STATE BANK (XXXX5845)	06/14/2024	06/14/2025	5.00%	235,000.00	
THIRD COAST BANK, SSB (XXXX9797)	07/26/2024	07/26/2025	5.25%	235,000.00	
FRONTIER BANK (XXXX8951)	08/29/2024	08/29/2025	5.25%	235,000.00	
VERITEX COMMUNITY BANK (XXXX4427)	10/29/2024	10/29/2025	4.55%	235,000.00	
AMERICAN BANK, N.A. (XXXX1104)	04/07/2025	01/02/2026	4.00%	235,000.00	
INDEPENDENT BANK (XXXX9486)	04/13/2025	01/09/2026	4.17%	235,000.00	
SOUTH STAR BANK (XXXX0548)	03/10/2025	03/10/2026	4.09%	235,000.00	
WALLIS BANK (XXXX6526)	04/25/2025	04/25/2026	4.15%	235,000.00	
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0001)	03/21/2016		4.40%	13,665,814.62	
<b>Checking Account(s)</b>					
CENTRAL BANK - CHECKING (XXXX3991)			0.00%	33,752.35	Checking Account
CENTRAL BANK - CHECKING (XXXX4950)			0.00%	35,434.35	Operator
<b>Totals for General Operating Fund</b>				<b>\$15,850,001.32</b>	

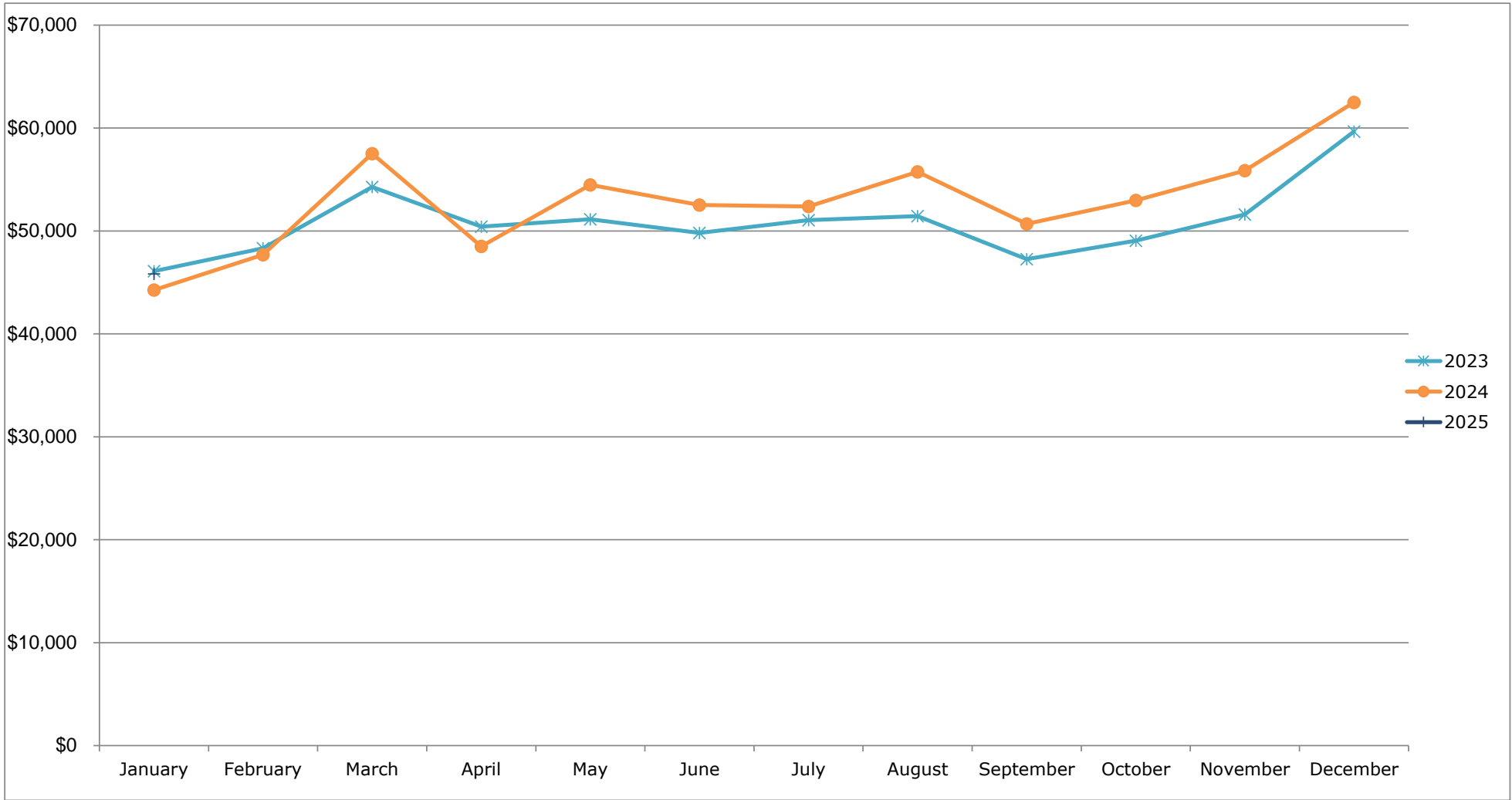
### FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0002)	03/21/2016		4.40%	327,246.35	
<b>Totals for Debt Service Fund</b>				<b>\$327,246.35</b>	
<b>Grand Total for Harris County MUD No. 53 :</b>				<b>\$16,177,247.67</b>	

# Sales Tax Revenue History

HC MUD No. 53

Year	January	February	March	April	May	June	July	August	September	October	November	December	Total
2023	\$46,090	\$48,316	\$54,274	\$50,421	\$51,139	\$49,810	\$51,047	\$51,444	\$47,252	\$49,062	\$51,607	\$59,663	\$610,126
2024	\$44,259	\$47,684	\$57,520	\$48,501	\$54,472	\$52,530	\$52,373	\$55,741	\$50,686	\$52,977	\$55,871	\$62,500	\$635,115
2025	\$45,839												\$45,839
Total	\$136,188	\$96,001	\$111,794	\$98,922	\$105,611	\$102,340	\$103,420	\$107,185	\$97,939	\$102,039	\$107,478	\$122,163	\$1,291,079



# Cash Flow Forecast

Harris County MUD No. 53

	5/25	5/26	5/27	5/28	5/29
Assessed Value	\$1,328,144,260	\$1,328,144,260	\$1,328,144,260	\$1,328,144,260	\$1,328,144,260
Maintenance Tax Rate	\$0.240	\$0.240	\$0.240	\$0.240	\$0.240
Maintenance Tax	\$3,123,795	\$3,123,795	\$3,123,795	\$3,123,795	\$3,123,795
% Change in Water Rate		3.00%	3.00%	3.00%	3.00%
% Change in Wastewater Rate		3.00%	3.00%	3.00%	3.00%
% Change in Expenses		5.00%	5.00%	5.00%	5.00%
<b>Beginning Cash Balance 05/31/2024</b>	<b>\$14,483,158</b>	<b>\$15,128,287</b>	<b>\$16,907,940</b>	<b>\$17,676,566</b>	<b>\$18,801,029</b>

## Revenues

Maintenance Tax	\$2,933,187	\$3,123,795	\$3,123,795	\$3,123,795	\$3,123,795
Water Revenue	1,186,300	1,221,889	1,258,546	1,296,302	1,335,191
Wastewater Revenue	622,700	641,381	660,622	680,441	700,854
COH Sales Tax Rebate	571,200	599,760	629,748	661,235	694,297
Other	1,089,849	1,144,341	1,201,559	1,261,636	1,324,718
<b>Total Revenues</b>	<b>\$6,403,236</b>	<b>\$6,731,167</b>	<b>\$6,874,270</b>	<b>\$7,023,410</b>	<b>\$7,178,856</b>

## Expenses

Purchase Water	\$1,133,119	\$1,167,113	\$1,202,126	\$1,238,190	\$1,275,335
Purchase Wastewater	661,500	681,345	701,785	722,839	744,524
Operations	415,600	436,380	458,199	481,109	505,164
Other Expenses	1,510,694	1,586,229	1,665,540	1,748,817	1,836,258
<b>Total Expenses</b>	<b>\$3,720,913</b>	<b>\$3,871,066</b>	<b>\$4,027,650</b>	<b>\$4,190,955</b>	<b>\$4,361,282</b>
<b>Net Surplus</b>	<b>\$2,682,323</b>	<b>\$2,860,100</b>	<b>\$2,846,619</b>	<b>\$2,832,456</b>	<b>\$2,817,574</b>

## Capital Outlay

Capital Outlay	\$50,000	\$0	\$0	\$0	\$0
Black Rock Water Plant	310,000	30,000	3,000	240,000	858,000
Padstow Water Plant	0	0	332,000	0	0
Wallisville Road Water Plant	0	200,000	1,100,000	1,100,000	0
Replace Asbestos Water Lines w/ PVC	300,000	300,000	300,000	300,000	300,000
Replace Dry-Pit Pumps w/ Submersible	0	200,000	0	0	0
Smoke Test SS Line & Manhole	55,880	77,448	82,993	67,993	543,943
Detention Pond	16,000	23,000	10,000	0	0
Water Well Rehab	250,000	250,000	250,000	0	0
Regional WWTP - Generators	1,245,922	0	0	0	0
Incremental M&O	(190,608)				
<b>Total Capital Outlay</b>	<b>\$2,037,194</b>	<b>\$1,080,448</b>	<b>\$2,077,993</b>	<b>\$1,707,993</b>	<b>\$1,701,943</b>

<b>Ending Cash Balance</b>	<b>\$15,128,287</b>	<b>\$16,907,940</b>	<b>\$17,676,566</b>	<b>\$18,801,029</b>	<b>\$19,916,660</b>
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## Operating Reserve % of Exp

Percentage	407%	437%	439%	449%	457%
Number of Months	49	52	53	54	55

## Bond Authority

Remaining Bonding Capacity - \$20,200,000

Maintenance Tax Rate Cap - \$0.25

# 2025 AWBD Summer Conference

Harris County MUD No. 53

**Thursday, June 12 - Saturday, June 14, 2025**

Henry B. Gonzalez Convention Center, San Antonio, TX

Director	Registration			Prior Conference Expenses
Name	Attending	Online	Paid	Paid
Andre Bradley	Yes	Yes	Yes	Yes
Drew Fontenette	Yes	Yes	Yes	Yes
Judy Grant	Yes	Yes	Yes	Yes
Peter Mitchell	Yes	Yes	Yes	Yes
Kristine Johnstone	Yes	Yes	Yes	N/A

## Note

**Register on-line [www.awbd-tx.org](http://www.awbd-tx.org)** (For log in assistance, contact Taylor Cavnar: [tcavnar@awbd-tx.org](mailto:tcavnar@awbd-tx.org))

This page only confirms registration for the conference, not hotel registrations.

All hotel reservations are the sole responsibility of each attendee.

Your conference registration confirmation will contain a housing reservation request web link.

The link will require the registration number from your conference registration before you can reserve a room.

All requests for an advance of funds must be sent via email to the bookkeeper within 30 days of conference.

## Registration Dates

Early Registration:	Begins	2/5/2025	\$465
Regular Registration:	Begins	2/27/2025	\$515
Late Registration	Begins	5/1/2025	\$615

## Cancellation Policy

All cancellations must be made in writing.

A \$50.00 administrative fee is assessed for each conference registration cancelled on or before 04/30/25.

There will be no refunds after 04/30/25.

## Housing Information

Hotel reservations are only available to attendees who are registered with AWBD-TX for the Conference.

If you have questions, please call Taylor Cavnar at (281) 350-7090.

# Adopted Budget

Harris County Municipal Utility District No. 53 - Fiscal Year Ending 05/2026

	10 Month Actuals	Twelve Months Annualized	Approved Amended	Adopted
	06/24 - 03/25	FYE 05/25	2025 Budget	2026 Budget

## Revenues

14101 · Water - Customer Service Fee	887,550	1,127,550	1,186,300	1,240,300
14102 · TCEQ Assessment Fees - Water	3,501	4,201	4,800	4,600
14106 · Meter Tampering Fees	1,100	1,320	1,300	1,400
14109 · Service Fee	33,630	40,356	42,100	41,600
14110 · No Bill Fee	78	94	100	100
14200 · ROW Revenue	250,000	250,000	250,000	250,000
14201 · Wastewater-Customer Service Fee	504,927	605,912	622,700	666,500
14202 · TCEQ Assessment Fees-Wastewater	3,501	4,201	4,800	4,600
14301 · Maintenance Tax Collections	3,041,660	3,041,660	2,933,187	3,038,562
14401 · Sales Tax Rebate - COH	543,171	651,806	571,200	671,400
14502 · Inspection Fees	600	750	750	800
14702 · Penalties & Interest	29,837	35,805	39,200	36,900
14801 · Interest Earned on Checking	1,079	1,295	1,600	1,300
14802 · Interest Earned on Temp. Invest	586,758	704,110	742,199	555,241
15801 · Miscellaneous Income	26,545	26,545	3,000	500
<b>Total Revenues</b>	<b>\$5,913,938</b>	<b>\$6,495,604</b>	<b>\$6,403,236</b>	<b>\$6,513,803</b>

## Expenditures

16101 · Billing Service Fees - Water	\$30,463	\$36,555	\$40,800	\$38,400
16102 · Operations - Water	161,933	194,319	216,100	204,000
16103 · Bulk Water Purchases	1,761,539	2,121,539	1,133,119	2,439,800
16105 · Maintenance & Repairs - Water	270,131	324,157	315,700	340,400
16107 · Chemicals - Water	10,313	12,376	10,900	13,000
16108 · Laboratory Expense - Water	11,977	14,373	15,100	15,100
16109 · Mowing - Water	11,479	13,775	13,218	13,218
16110 · Utilities Expense - Water	48,598	58,318	66,500	61,200
16112 · Service Account Collections	0	0	45,915	0
16114 · Telephone Expense - Water	883	1,060	1,200	1,100
16115 · Disconnect Expense	34,110	40,932	0	43,000
16116 · Permit Expense - Water	14,582	14,582	15,300	15,300
16117 · TCEQ Regulatory Fee - Water	2,398	4,100	2,700	4,300

# Adopted Budget

Harris County Municipal Utility District No. 53 - Fiscal Year Ending 05/2026

	10 Month Actuals	Twelve Months Annualized	Approved Amended	Adopted
	06/24 - 03/25	FYE 05/25	2025 Budget	2026 Budget
16119 · Sidewalk/Fire Hydrant Repair	33,630	40,356	66,100	42,400
16121 · Meter Tampering Expense	1,100	1,320	1,300	1,400
16201 · Billing Service Fees-Wastewater	30,463	36,555	40,800	38,400
16202 · Operations - Wastewater	149,933	179,919	199,500	188,900
16204 · Purchase Wastewater Service	442,840	590,453	661,500	574,097
16205 · Maint & Repairs - Wastewater	57,262	68,715	35,400	72,200
16209 · Mowing - Wastewater	6,375	7,650	7,650	7,650
16210 · Utilities Expense - Wastewater	39,198	47,038	50,300	49,400
16214 · Telephone Expense - Wastewater	1,397	2,600	2,600	2,700
16217 · TCEQ Regulatory Exp-Wastewater	2,398	4,100	2,700	4,300
16301 · Garbage Expense	1,514	1,514	900	1,600
16401 · SWQ Management	4,800	10,800	10,800	10,800
16402 · Mowing - Detention Pond	2,550	6,465	6,465	6,465
16403 · Detention Pond Maintenance	103,254	108,713	56,509	55,309
16502 · Inspection Expense	2,450	2,940	1,400	3,100
16604 · Utilities - Streetlights	157,078	209,438	207,200	219,900
16703 · Legal Fees	93,404	124,538	100,000	100,000
16705 · Auditing Fees	24,000	24,000	24,000	25,200
16706 · Engineering Fees	62,244	82,992	150,000	150,000
16709 · Election Expense	0	0	0	5,000
16710 · Website Hosting	0	0	550	550
16711 · Sales Tax Audit	2,000	2,000	2,000	2,000
16712 · Bookkeeping Fees	61,742	81,499	84,900	89,600
16713 · Legal Notices & Other Publ.	99	132	132	150
16714 · Office Expense / Admin	2,018	2,422	3,100	2,500
16715 · Filing Fees	38	38	100	100
16716 · Delivery Expense	2,605	3,126	1,700	3,400
16717 · Postage	906	1,088	1,000	1,100
16718 · Insurance & Surety Bond	54,831	54,831	49,700	57,600
16719 · Registration and Dues	4,285	4,285	5,700	4,500

# Adopted Budget

Harris County Municipal Utility District No. 53 - Fiscal Year Ending 05/2026

	10 Month Actuals	Twelve Months Annualized	Approved Amended	Adopted
	06/24 - 03/25	FYE 05/25	2025 Budget	2026 Budget
16721 · Meeting Expense	3,375	4,050	3,300	4,300
16722 · Bank Fees	805	966	670	1,000
16723 · Travel Expense	1,819	2,183	14,400	2,300
16728 · Record Storage Fees	2,085	2,502	2,100	2,600
16729 · Credit Card Fees	3,200	3,840	3,000	4,000
16731 · Arbitrage Calculations	2,025	2,025	4,100	2,100
16739 · AWBD Expense	12,066	12,066	0	12,700
17101 · Payroll Expenses	30,626	36,751	37,000	38,600
17102 · Payroll Admin Fee	843	1,012	800	600
17103 · Payroll Tax Expense	2,343	2,811	2,800	3,000
<b>Total Expenditures</b>	<b>\$3,762,008</b>	<b>\$4,603,819</b>	<b>\$3,718,728</b>	<b>\$4,980,339</b>
<b>Other Revenues</b>				
17901 · Transfer from Reserves	\$0	\$0	\$0	\$284,458
<b>Total Other Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$284,458</b>
<b>Capital Outlay</b>				
17901 · Capital Outlay	\$34,220	\$34,220	\$50,000	\$50,000
17904 · Capital Outlay - CIP	403,970	403,970	746,000	522,000
17925 · Regional WWTP - Generators	0	0	1,245,922	1,245,922
<b>Total Capital Outlay</b>	<b>\$438,190</b>	<b>\$438,190</b>	<b>\$2,041,922</b>	<b>\$1,817,922</b>
<b>Net Excess Revenues &lt;Expenditures&gt;</b>	<b>\$1,713,739</b>	<b>\$1,453,595</b>	<b>\$642,586</b>	<b>\$0</b>



**Harris County MUD No. 53**  
**2025 AWBD Summer Conference**  
**Estimated Budget**

<b>Date</b>	<b>Travel <sup>1</sup></b>	<b>Meals <sup>2</sup></b>	<b>Hotels <sup>3</sup></b>	<b>Parking</b>	<b>Misc.</b>	<b>Estimate</b>
<b>Thursday June 12, 2025</b>	161.00	75.00	300.00	50.00	50.00	636.00
<b>Friday June 13, 2025</b>	14.00	75.00	300.00	50.00	50.00	489.00
<b>Saturday June 14, 2025</b>	14.00	75.00	300.00	50.00	50.00	489.00
<b>Sunday June 15, 2025</b>	161.00	75.00	0.00	0.00	0.00	236.00
<b>Total Budget Costs</b>	<b>\$350.00</b>	<b>\$300.00</b>	<b>\$900.00</b>	<b>\$150.00</b>	<b>\$150.00</b>	<b>\$1,850.00</b>

1 - Travel Based on 210 miles to and from San Antonio with an additional 20 miles of miscellaneous travel per day at \$0.70 per mile.

2 - Meals based on \$25.00 per meal.

3 - Hotel based on \$300.00 per night plus tax.

**HARRIS COUNTY M.U.D. #53**  
**TAX ASSESSOR/COLLECTOR'S REPORT**

4/30/2025

Taxes Receivable: 8/31/2024	\$	318,821.43	
Reserve for Uncollectables	(	61,846.16)	
Adjustments		<u>4,285.47</u>	\$ <u>261,260.74</u>

Original 2024 Tax Levy	\$	2,976,550.19	
Adjustments		<u>209,444.20</u>	<u>3,185,994.39</u>

**Total Taxes Receivable** **\$ 3,447,255.13**

Prior Years Taxes Collected	\$	78,974.18	
2024 Taxes Collected ( 96.3%)		<u>3,071,135.72</u>	<u>3,150,109.90</u>

**Taxes Receivable at: 4/30/2025** **\$ 297,145.23**

2024 Receivables:  
Debt Service  
Maintenance 114,858.67

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*bob leared interests*

11111 Katy Freeway, Suite 725  
Houston, Texas 77079-2197

Phone: (713) 932-9011  
Fax: (713) 932-1150

**HARRIS COUNTY M.U.D. #53**

	Month of 4/2025	Fiscal to Date 6/01/2024 - 4/30/2025
<b>Beginning Cash Balance</b>	\$ 180,348.16	148,879.06
<b>Receipts:</b>		
Current & Prior Years Taxes	30,395.90	3,160,059.95
Penalty & Interest	4,257.69	45,207.00
Additional Collection Penalty	1,247.57	21,756.88
Stale Dated Checks	197.05	4,644.12
Bankruptcy Interest	62.35	62.35
Tax Certificates		30.00
Overpayments	19.04-	7,917.84
NSF Fee Collected		60.00
Credit Card Pymt Reversed	443.09	1,436.24
Return Check Charge		30.00
Funds Pending Certification		81.99-
Refund - due to adjustments	397.66	40,694.90
Unpaid Account		2,216.00
Rendition Penalty	22.88	894.37
<b>TOTAL RECEIPTS</b>	\$ 37,005.15	3,284,927.66
<b>Disbursements:</b>		
Atty's Fees, Delq. collection	3,065.14	19,351.98
CAD Quarterly Assessment		28,023.00
Publications, Legal Notice		854.90
Credit Card Pymt Reversed	443.09	1,436.24
Refund - due to adjustments	1,788.42	41,913.65
Refund - due to overpayments	20.00	5,661.82
Tax A/C Bond Premium		656.00
Transfer to Debt Service Fund	2,007.16	74,752.95
Transfer to General Fund	59,924.22	3,041,659.71
Tax Assessor/Collector Fee	5,581.82	59,029.90
Reissue Stale Dated Check		3,136.10
Unpaid Account		2,216.00
Rendition Penalty CAD Portion		39.64
Postage/Deliveries	153.14	5,003.00
Supplies	733.44	1,466.16
Tax Certificates		30.00
Audit Preparation		100.00
NSF Fee to BLI	60.00	60.00
Additional Services - BLI		100.00
Return Check Processing Fee		30.00
Records Maintenance	30.00	120.00
Continuing Disclosure Info		500.00
Copies		1,217.53
Envelopes - Original Stmts		1,027.50
Duplicate Statements		10.75
Mileage Expense	37.17	324.68
Envelopes - Feb Delinq Stmts		178.50
Envelopes - May Del Stmts		101.40
Tax Lien Transfers	120.00	280.00
Check Cost		180.60
Tax Rate Calculation		375.00
Positive Pay	25.00	275.00
Tax Code 26.16 & 26.17		330.00
<b>TOTAL DISBURSEMENTS</b>	(\$ 73,988.60)	( 3,290,442.01)
<b>CASH BALANCE AT: 4/30/2025</b>	\$ 143,364.71	143,364.71

HARRIS COUNTY M.U.D. #53

Additional disbursements for the month April, 2025

Check #	Payee	Description	Amount
	Taxpayer	Credit Card Pymt Reversed	443.09
TOTAL DISBURSEMENTS			\$ 443.09
Cash Balance at 4/30/2025			\$ 143,364.71

Disbursements for month of May, 2025

Check #	Payee	Description	Amount
	W/T to Debt Service 05/08/25	Transfer to Debt Service Fund	\$ 1,472.20
	W/T to General Fund 05/08/25	Transfer to General Fund	33,922.98
1576	PBFCM	Atty's Fees, Delq. collection	3,592.19
1577	CVS	Refund - due to adjustments	154.66
1578	Barnett Pecola J	Refund - due to adjustments	54.00
1579	Shepard Julie	Refund - due to adjustments	24.00
1580	Woodson Joseph	Refund - due to adjustments	87.00
1581	Martinez Victor & Maria F	Refund - due to adjustments	24.00
1582	Captain Timothy & Theresa	Refund - due to adjustments	54.00
1583	Bob Leared	Tax Assessor/Collector Fee	6,093.10
TOTAL DISBURSEMENTS			\$ 45,478.13
Remaining Cash Balance			\$ 97,886.58

Stellar Bank

## HARRIS COUNTY M.U.D. #53

## HISTORICAL COLLECTIONS DATA

Year	Collections Month Of 4/2025	Adjustments To Collections 4/2025	Total Tax Collections at 4/30/2025	Total Taxes Receivable at 4/30/2025	Collection Percentage
2024	26,131.53	274.66-	3,071,135.72	114,858.67	96.395
2023	2,972.32	90.00-	3,795,864.64	46,992.96	98.777
2022	343.80	33.00-	3,767,671.47	32,359.80	99.148
2021	220.75		4,126,810.19	21,302.17	99.486
2020	19.91		4,981,165.96	17,800.41	99.644
2019			4,885,166.26	12,601.37	99.743
2018			4,943,139.46	13,902.86	99.720
2017			4,683,851.15	11,117.50	99.763
2016			4,748,707.61	9,669.67	99.797
2015	394.74		4,890,183.45	5,614.65	99.885
2014	710.51		4,885,177.32	3,335.86	99.932
2013			4,803,165.37	2,085.48	99.957
2012			4,747,255.29	1,284.77	99.973
2011			4,821,454.55	758.83	99.984
2010			4,691,082.25	1,884.61	99.960
2009			4,635,923.37	70.39	99.998
2008			5,023,486.95	70.39	99.999
2007			4,923,622.73	740.88	99.985
2006			4,488,951.26	75.74	99.998
2005			4,123,631.63	65.20	99.998
2004			3,723,473.76	65.20	99.998
2003			3,438,244.67	63.57	99.998
2002			2,913,577.07	39.12	99.999
2001			2,602,109.42	39.36	99.998
2000			2,450,563.77	42.24	99.998
1999			2,431,509.68	46.37	99.998
1998			2,373,425.35	49.68	99.998
1997			2,343,070.49	51.84	99.998
1996			2,253,193.74	53.76	99.998
1995			2,237,919.56	56.16	99.997
1994			2,248,324.95	22.50	99.999
1993			1,899,520.72	23.22	99.999
1992			1,974,804.11		100.000
1991			2,052,375.63		100.000
1990			1,863,500.34		100.000
1989			1,818,451.07		100.000
1988			1,810,348.84		100.000
1987			1,827,881.77		100.000
1986			1,646,652.23		100.000
1985			1,545,183.29		100.000
1984			1,427,175.63		100.000
1983			1,113,061.05		100.000
1982			945,758.70		100.000
1981			818,952.30		100.000
1980			660,027.60		100.000
1979			497,794.10		100.000
1978			238,051.15		100.000
1977			80,974.00		100.000

(Percentage of collections same period last year 96.289 )

## HARRIS COUNTY M.U.D. #53

## HISTORICAL TAX DATA

Year	Taxable Value	SR/CR	Tax Rate	Adjustments	Reserve for Uncollectibles	Adjusted Levy
2024	1,327,497,681	08 / 08	.240000	209,444.20		3,185,994.39
2023	1,280,951,555	20 / 20	.300000	251,196.81		3,842,857.60
2022	1,151,524,543	32 / 32	.330000	310,134.93		3,800,031.27
2021	1,037,028,128	44 / 44	.400000	479,338.13		4,148,112.36
2020	943,201,123	56 / 56	.530000	449,710.14		4,998,966.37
2019	890,580,051	64 / 64	.550000	479,130.33	424.06	4,897,767.63
2018	826,287,723	68 / 68	.600000	339,296.02	684.07	4,957,042.32
2017	783,039,391	79 / 79	.600000	331,836.92	3,267.57	4,694,968.65
2016	721,384,212	85 / 85	.660000	442,691.03	2,759.08	4,758,377.28
2015	662,095,989	85 / 85	.740000	515,179.75	3,713.09	4,895,798.10
2014	604,147,570	96 / 96	.810000	438,454.27	5,082.70	4,888,513.18
2013	546,627,182	07 / 07	.880000	321,679.73	5,068.56	4,805,250.85
2012	522,141,625	90 / 90	.910000	258,589.96	2,948.48	4,748,540.06
2011	551,494,350	01 / 01	.875000	232,882.97	3,366.55	4,822,213.38
2010	569,169,574	01 / 12	.825000	316,033.25	2,683.65	4,692,966.86
2009	583,416,464	01 / 89	.795000	500,377.66	2,167.99	4,635,993.76
2008	632,034,645	02 / 70	.795000	612,642.40	1,118.68	5,023,557.34
2007	603,474,331	01 / 57	.815000	657,829.06	1,000.25	4,924,363.61
2006	550,949,389	01 / 63	.815000	593,043.17	1,213.25	4,489,027.00
2005	506,380,390	01 / 65	.815000	396,540.71	3,313.10	4,123,696.83
2004	457,210,130	01 / 45	.815000	244,025.49	2,736.05	3,723,538.96
2003	422,155,910	04 / 37	.815000	320,337.06	2,273.36	3,438,308.24
2002	357,610,560	06 / 37	.815000	117,768.60	920.72	2,913,616.19
2001	317,436,300	05 / 34	.820000	142,160.36	828.86	2,602,148.78
2000	278,470,780	12 / 35	.880000	11,960.46-	542.69	2,450,606.01
1999	251,818,570	12 / 28	.966000	120,423.15	1,011.51	2,431,556.05
1998	229,472,400	12 / 00	1.035000	138,596.41	1,541.02	2,373,475.03
1997	217,025,120	09 / 00	1.080000	87,926.57	748.87	2,343,122.33
1996	201,286,640	00 / 00	1.120000	40,699.16	1,163.24	2,253,247.50
1995	191,376,930	00 / 00	1.170000	80,129.22	1,134.91	2,237,975.72
1994	180,051,440	00 / 00	1.250000	20,837.93	2,296.75	2,248,347.45
1993	147,344,820	00 / 00	1.290000	85,738.72	1,205.46	1,899,543.94
1992	159,402,130	00 / 00	1.240000	95,304.63	1,782.00	1,974,804.11
1991	159,360,310	00 / 00	1.290000	186,554.18	3,372.59	2,052,375.63
1990	144,475,640	00 / 00	1.290000	58,453.03	236.07	1,863,500.34
1989	141,037,290	00 / 00	1.290000	35,953.26	99.33	1,818,451.07
1988	149,705,680	00 / 00	1.210000	65,381.49	131.89	1,810,348.84
1987	151,119,840	00 / 00	1.210000	83,076.31	131.89	1,827,881.77
1986	175,186,570	00 / 00	.940000	56,078.01	101.52	1,646,652.23
1985	181,859,910	00 / 00	.850000	19,579.67	91.80	1,545,183.29
1984	168,031,200	00 / 00	.850000	150,248.51	342.55	1,427,175.63
1983	123,711,450	00 / 00	.900000	555.30	342.00	1,113,061.05
1982	105,084,300	00 / 00	.900000	22.50-		945,758.70
1981	90,994,700	00 / 00	.900000			818,952.30
1980	73,336,400	00 / 00	.900000			660,027.60
1979	45,254,009	00 / 00	1.100000			497,794.10
1978	20,700,100	00 / 00	1.150000			238,051.15
1977	8,097,400	00 / 00	1.000000			80,974.00

# HARRIS COUNTY M.U.D. #53

## TAX RATE COMPONENTS

Year	Debt Service Rate	Debt Service Levy	Maintenance Rate	Maintenance Levy
2024			.240000	3,185,994.39
2023	.050000	640,476.39	.250000	3,202,381.21
2022	.080000	921,219.54	.250000	2,878,811.73
2021	.150000	1,555,542.14	.250000	2,592,570.22
2020	.300000	2,829,603.43	.230000	2,169,362.94
2019	.300000	2,671,509.39	.250000	2,226,258.24
2018	.400000	3,304,695.05	.200000	1,652,347.27
2017	.400000	3,129,979.26	.200000	1,564,989.39
2016	.460000	3,316,444.79	.200000	1,441,932.49
2015	.540000	3,572,609.28	.200000	1,323,188.82
2014	.610000	3,681,472.79	.200000	1,207,040.39
2013	.640000	3,494,727.76	.240000	1,310,523.09
2012	.670000	3,496,177.67	.240000	1,252,362.39
2011	.640000	3,527,104.78	.235000	1,295,108.60
2010	.590000	3,356,182.29	.235000	1,336,784.57
2009	.560000	3,265,605.59	.235000	1,370,388.17
2008	.560000	3,538,606.35	.235000	1,484,950.99
2007	.580000	3,504,454.88	.235000	1,419,908.73
2006	.580000	3,194,644.79	.235000	1,294,382.21
2005	.580000	2,934,655.24	.235000	1,189,041.59
2004	.580000	2,649,880.33	.235000	1,073,658.63
2003	.590000	2,489,082.11	.225000	949,226.13
2002	.590000	2,109,243.68	.225000	804,372.51
2001	.595000	1,888,144.66	.225000	714,004.12
2000	.675000	1,879,726.31	.205000	570,879.70
1999	.763000	1,920,576.95	.203000	510,979.10
1998	.841000	1,928,591.82	.194000	444,883.21
1997	.900000	1,952,601.86	.180000	390,520.47
1996	.950000	1,911,236.75	.170000	342,010.75
1995	1.000000	1,912,799.86	.170000	325,175.86
1994	1.080000	1,942,572.20	.170000	305,775.25
1993	1.290000	1,899,543.94		
1992	1.240000	1,974,804.11		
1991	1.290000	2,052,375.63		
1990	1.290000	1,863,500.34		
1989	1.290000	1,818,451.07		
1988	1.210000	1,810,348.84		
1987	1.210000	1,827,881.77		
1986	.940000	1,646,652.23		
1985	.850000	1,545,183.29		
1984	.850000	1,427,175.63		
1983	.900000	1,113,061.05		
1982	.900000	945,758.70		
1981	.900000	818,952.30		
1980	.900000	660,027.60		
1979	1.100000	497,794.10		
1978	1.150000	238,051.15		
1977	1.000000	80,974.00		

HARRIS COUNTY M.U.D. #53

Notes:

- \$ 397.66 - REPORTED AS TAXES COLLECTED ON PRIOR REPORTS. TRANSFERRED TO  
REFUND ADJUSTMENT 04/25 DUE TO CAD C/R #08, #20 AND #32.  
2024 TAXES - \$274.66 VARIOUS ACCOUNTS  
2023 TAXES - \$ 90.00 VARIOUS ACCOUNTS  
2022 TAXES - \$ 33.00 #0871-008-0240
- \$ 424.05 - ONLINE OVERPAYMENTS NOT BEING ISSUED. REVERSAL TO BE REQUESTED  
BY TAXPAYER.  
2024 TAXES - \$283.31 #0868-001-0460  
\$140.74 #9900-105-3251
- \$ 443.09 - ONLINE OVERPAYMENT NOT ISSUED ON 12/24 REPORT WAS REVERSED  
BY TAXPAYER.  
2024 TAXES - \$443.09 #0869-007-0290
- \$ 197.05 - CHECK #1460 ISSUED ON 08/24 REPORT IS BEING STALE DATED.  
TO BE REISSUED UPON TAXPAYER REQUEST.



**HARRIS COUNTY M.U.D. #53**

<b>Tax Exemptions:</b>	2024	2023	2022
Homestead	.00000	.00000	.00000
Over 65	10,000	10,000	10,000
Disabled	10,000	10,000	10,000

**Last Bond Premium Paid:**

Payee	Date of Check	Amount
Brown & Brown	11/05/2024	656.00
01/15/2025 - 01/15/2028		

<b>Adjustment Summary:</b>	2024	
10/2024	/ CORR 002	180,311.30
11/2024	/ CORR 003	30,713.12
12/2024	/ CORR 004	28.45-
1/2025	/ CORR 005	444.81
2/2025	/ CORR 006	980.36-
3/2025	/ CORR 007	807.56-
4/2025	/ CORR 008	208.66-
<b>TOTAL</b>		209,444.20

HARRIS COUNTY M.U.D. #53  
Homestead Payment Plans

<u>Account no.</u>	<u>Tax</u> <u>Year</u>	<u>Last</u> <u>Payment</u> <u>Amount</u>	<u>Last</u> <u>Payment</u> <u>Date</u>	<u>Balance</u> <u>Due</u>
*Total	Count 0			
(I) - BLI Contract		(A) - Delinquent Attorney Contract		

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Standard Payment Plans

<u>Account no.</u>	<u>Tax</u> <u>Year</u>	<u>Last</u> <u>Payment</u> <u>Amount</u>	<u>Last</u> <u>Payment</u> <u>Date</u>	<u>Balance</u> <u>Due</u>
*Total	Count 0			

**Harris County MUD No. 53  
Engineer's Report  
May 13, 2025**

Jaime Salinas, P.E.  
jsalinas@huitt-zollars.com  
832-350-2323 cell

**1. Usage Report:**

April 2025 – 41.6 million gallons for the month pumped; total taps – 5,580  
April 2024 – 46.5 million gallons for the month pumped; total taps – 5,580  
Accountability for the month = 89%  
Accountability for Fiscal Year to Date = 73%

**2. Harris County – Projects within HCMUD 53**

- Sonoma Ranch: Traffic signal at Dell Dale and Hidden Park, project is in the design phase
- Wallisville Road: Pedestrian bridge across Carpenter's Bayou and walking trails along the bayou are under construction

**3. Plan Review**

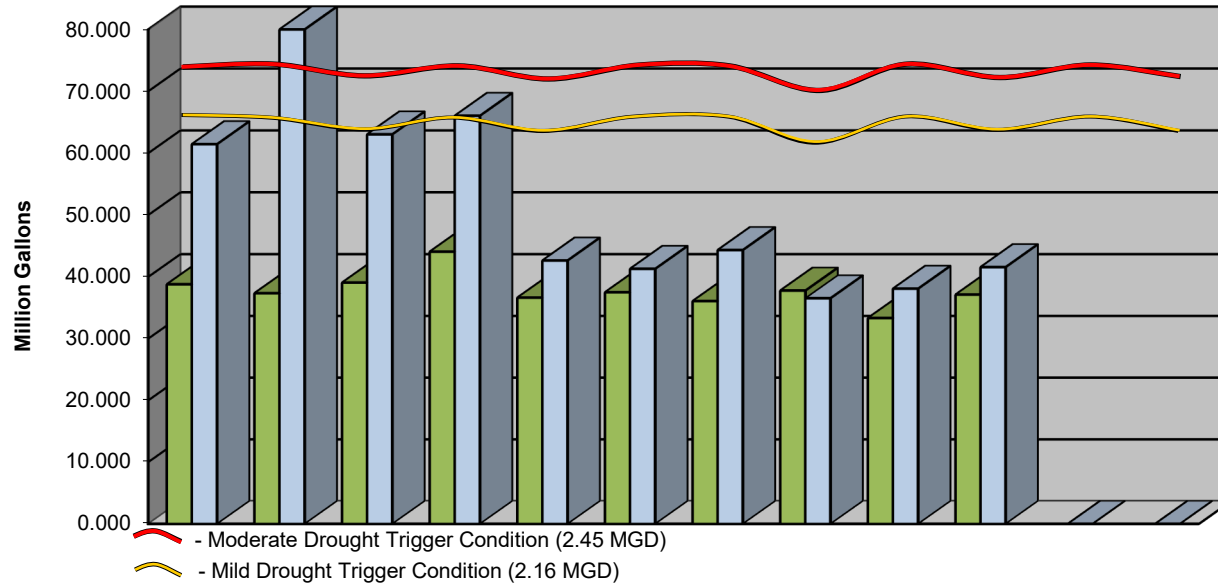
- TT Buffet (China Ko Restaurant), 5310 East Sam Houston Beltway
- Received plans for a re-model (minor) of the restaurant.
- We have reviewed the construction plans and all comments have been addressed.
- The site currently has a grease trap and a backflow preventer. No additional water or wastewater capacity has been requested.

**4. District Projects**

- Sidewalk Replacement Phase 4 (Sterling Green South)
- Sanitary Sewer Line Cleaning and Televising Phase 3 (Sterling Green South)

## Harris County Municipal Utility District No. 53

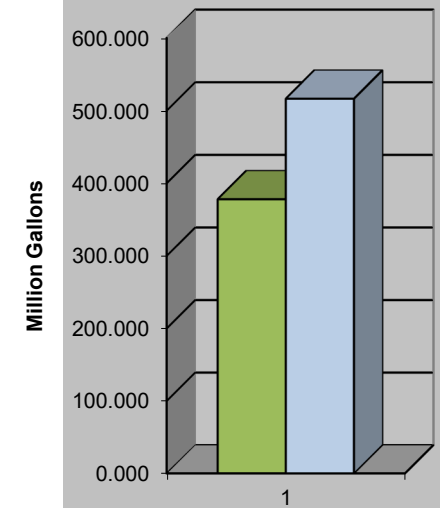
### Water Billed vs. Water Produced



	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Active Taps	5,521	5,531	5,525	5,527	5,527	5,524	5,524	5,525	5,525	5,529		
Inactive Taps	59	49	55	53	53	56	56	55	55	50		
Total Taps	5,580	5,580	5,580	5,580	5,580	5,580	5,580	5,580	5,580	5,579		
Flushing/Water Loss	0	0	0	0	0	0	0	0	0	0		
Padstow WP	6.459	9.449	12.862	3.527	2.659	0.000	1.994	1.842	0.683	5.698		
Willersley WP	0.128	1.703	0.516	0.193	0.074	0.101	0.019	0.113	0.100	1.324		
Black Rock WP	5.497	7.982	9.376	3.626	2.469	0.716	1.309	1.322	0.271	3.141		
Surface Water	49.371	62.030	40.290	58.702	37.458	40.494	41.027	33.268	37.043	31.422		
Billed, Total	38.805	37.362	39.083	44.082	36.648	37.516	36.087	37.793	33.338	37.138		
Pumped, Total	61.455	81.164	63.044	66.048	42.660	41.311	44.349	36.545	38.097	41.585		
% Accountable	63%	46%	62%	67%	86%	91%	81%	103%	88%	89%		
GPD/Conn	359	473	380	385	257	241	259	236	222	251		

Report Date: 5/9/2025

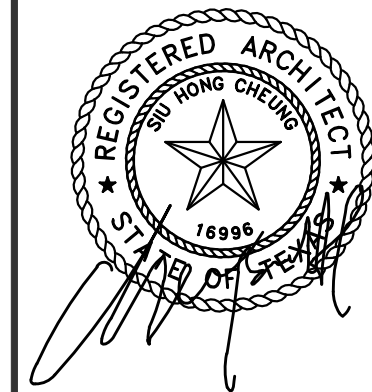
#### Year to Date Billed vs. Produced



- Notes: 1. Fiscal Year is June 1 to May 31  
 2. Pumpage Figures are in million gallons (MG)

YTD Billed	<b>377.852</b>
YTD Produced	<b>516.258</b>
YTD %	<b>73.2%</b>





REGISTERED ARCHITECT  
6444 WYOMING BLVD.  
HOUSTON, TEXAS 77035  
Phone 832.577.8829  
E-MAIL echo@tffood.com



TT Buffet  
5310 East Sam Houston Parkway N, Suite A  
Houston, Texas 77015

PROJECT INFORMATION:

PROJECT NO.: 2525  
DATE:  
ISSUE:  
REVISIONS:

DRAWN BY:  
PRINTED ON:

OWNERSHIP OF DOCUMENTS  
THIS DRAWING AND THE DATA CONTAINED THEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR BY ANY OTHER PERSON WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

Sheet:

SITE PLAN

A1.2

MUD PLUMBING NOTE:

1. CONTACT THE DISTRICT OPERATOR AT 713-637-8835 FOR APPLICABLE PLUMBING PERMITS AND APPLICATIONS BEFORE CONSTRUCTION. OWNER IS RESPONSIBLE FOR PAYMENT OF ALL FEES.
2. CONTACT THE DISTRICT OPERATOR AT 713-637-8835 FOR A PRE -CONSTRUCTION INSPECTION AND A POST CONSTRUCTION INSPECTION.
3. CONTACT THE DISTRICT OPERATOR AT 713-637-8835 FOR INSPECTION OF ALL WATER AND SANITARY SEWER LINES, INCLUDING PRIVATE LINES INSIDE AND OUTSIDE OF THE BUILDING.
4. ALL EXISTING PUBLIC WATER LINES AND SANITARY SEWER LINES AND APPURTENANCES SHALL REMAIN IN PLACE. OWNER IS RESPONSIBLE FOR REPAIRS OR DAMAGES.
5. THE OWNER SHALL INSTALL APPROPRIATE BACKFLOW PREVENTER DEVICES IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS, AND HOWARD 23 RATE ORDER. BACKFLOW PREVENTION DEVICES TEST REPORTS MUST BE AVAILABLE FOR INSPECTION AND COPIES SHALL BE PROVIDED TO DISTRICT OPERATOR. ANNUAL INSPECTION IS REQUIRED FOR BACKFLOW PREVENTION DEVICES. COPIES SHALL BE PROVIDED TO THE DISTRICT OPERATOR.
6. CONTACT THE DISTRICT ENGINEER AT 281-496-0066 BEFORE CONSTRUCTION.

PROJECT  
LOCATION

FDC

RISER  
ROOM

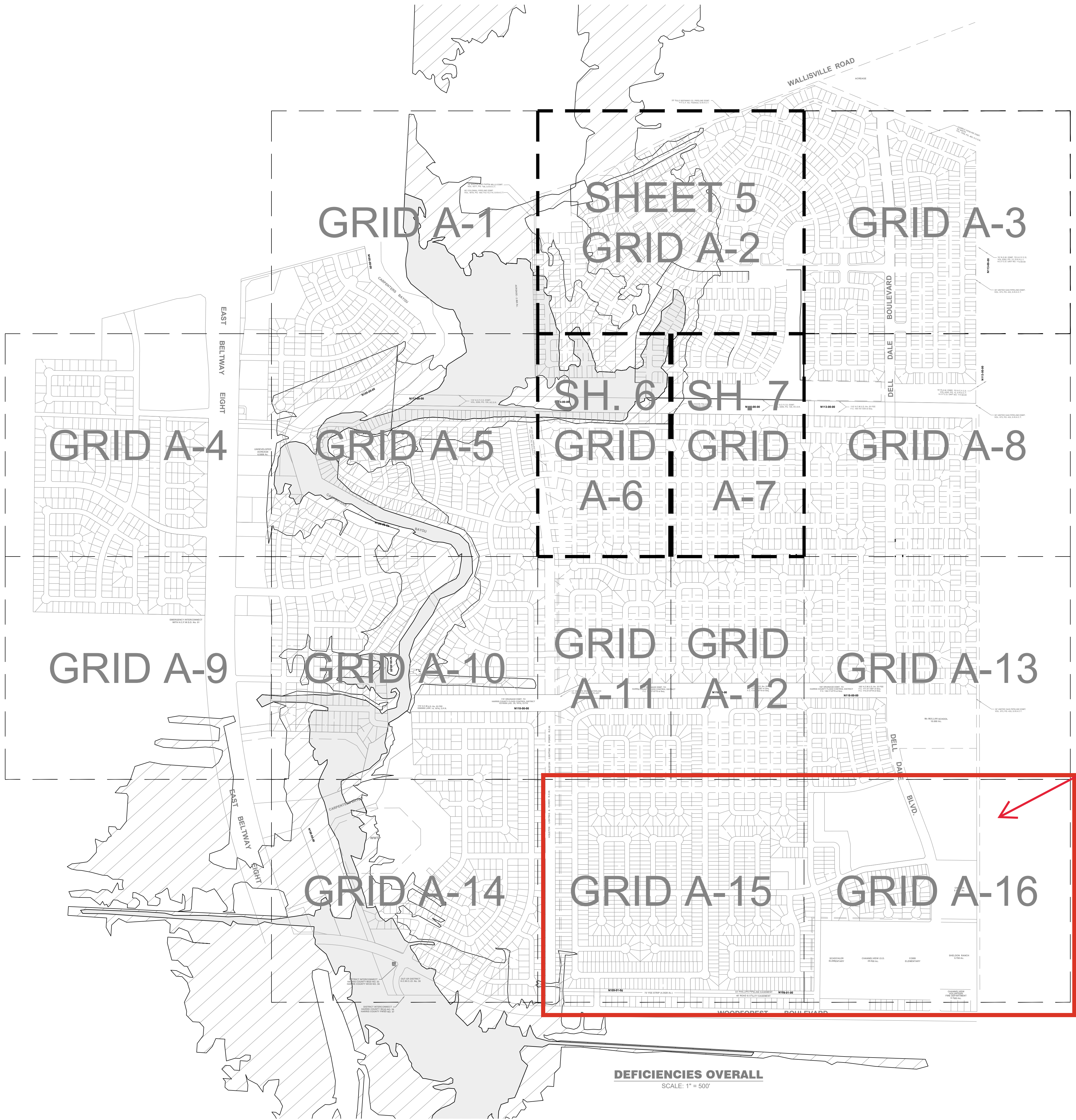
EXIST. BACKFLOW PREVENTER  
& METER



01 SITE PLAN  
N.T.S.



FILE NAME: 4 DEFICIENCY OVERALL.dwg SAVE DATE: October 16, 2020 PLOT DATE: October 16, 2020 PLOTTED BY: PERALES, MARTIN  
FILE PATH: G:\proj\02423x\hcmud53\project\sidewalk\_replacement - ph 3\10 used & km\AutoCAD\Phase 3\sheet files\4 DEFICIENCY OVERALL.dwg  
XREFS: XREF: OTN PH3 XREF: DEFICIENCIES XREF: BORDER PH3 XREF: JDS SEAL XREF: FLOODPLAIN



Sidewalk  
Replacement  
- Phase 4

KEY MAP

LEGEND

- 100 YR FLOODPLAIN
- 500YR FLOODPLAIN

NO.	REVISION	DATE

HUNT-ZOLLARS

Hunt-Zollars, Inc.    TPPE Reg. No. F-761  
10350 Richmond Ave. Suite 300  
Houston, Texas 77042-4248  
Phone (281) 496-0066    Fax (281) 496-0220

HCMUD 53 SIDEWALK IMPROVEMENTS PH 3

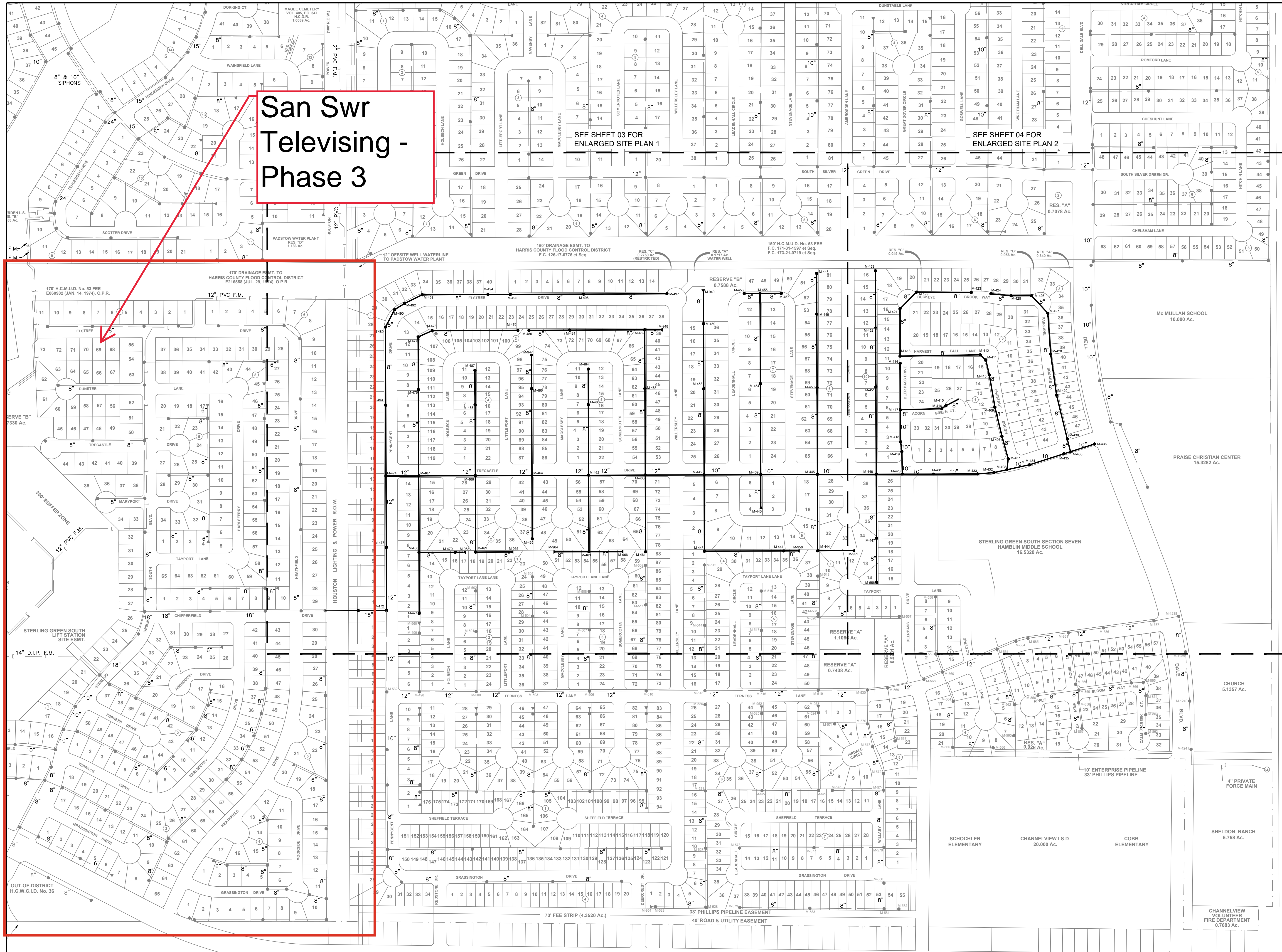
PROJECT OVERALL

DATE: 10/16/20  
DRAWN: MP  
DESIGNED: JS  
CHECKED: JS  
PROJ. NO.: R310610.13

SHEET: 4 OF 8



DWG FILE: C:\PROJ\020423\X\HCU\053\PROJECTS\TELEVISIONS\PH 2\10 CAD\ & B\10.1 AUTOCAD\02 SHEETS\02 OVERALL SITE PLAN.DWG  
SAVE DATE: 4/26/2022 BY: Mperales



No.	Date	Revisions	App.

0 200' 400'  
GRAPHIC SCALE 1"=200'

**LEGEND**

49	LOT NUMBER
3	BLOCK NUMBER
▼	CLEAN OUT
●	MANHOLE
---	LAYOUT BOUNDARY
---	SANITARY SEWER LINE
---	TELEVISIONS & CLEANING

TOTAL LENGTH = 21,292 LF

**TOTAL AMOUNT TO BE INSPECTED:**  
MANHOLES = 90  
CLEAN OUTS = 10

COMPANY: **HUITT-ZOLIARS**  
Huitt-Zollars, Inc. TBPE Reg. No. F-761  
10350 Richmond Avenue, Suite 300  
Houston, Texas 77042-4248  
Phone (281) 496-0066 Fax (281) 496-0220

SEAL:

DRAWN BY: M.P.	CHECKED BY: J.O.S.
DESIGNED BY: J.O.S.	PROJ NO.: R310610.14

**HARRIS COUNTY MUD 53  
TELEVISIONS & CLEANING - PHASE II**

**OVERALL SITE PLAN**

FILE NO:	CITY DWG NO.:
DRAWING SCALE:	
HORZ: 1"=200'	
VERT: N/A	
SHEET:	

NO.02 OF 04



Harris County MUD No. 53														
Capital Improvements Plan														
General Fund Projects														
May 9, 2025														
				Estimated Total Cost by Fiscal Year		\$ 1,767,922	\$ 453,000	\$ 469,000	\$ 702,000	\$ 992,000	\$ 1,650,000	\$ 1,650,000		
						June 2025	June 2026	June 2027	June 2028	June 2029	June 2030	June 2031	FINAL / ESTIMATED	
				Status		- May 2026	- May 2027	- May 2028	- May 2029	- May 2030	- May 2031	- May 2032	Completion Year	Costs
Water Production and Distribution Facilities														
1	Replace Water Lines across Drainage Channels													
		a. South Ditch												
		8" Welded Steel (buried) at Littleport Lane (built in 1979)		Future										
		12" Welded Steel (buried) at Sterling Green South Blvd (built in 1979)		Future										
		b. Carpenter's Bayou												
		6" Welded Steel (buried) at Elstree Drive (built in 1979)		Future										
		12" Welded Steel (above ground) at S. Silver Green Drive (replaced in 2021)		Completed									2021	\$ 276,163
		8" Welded Steel (above ground) at Woodforest Blvd (built in 1980)		Future										
2	Black Rock Water Plant													
		a. GST 1: Inspection (Int. / Ext. inspected in 2020) (Next inspection 2025)		Future	\$ 1,000								2025	\$ 1,000
		b. GST 1: Re-coat of Interior (Int. coated in 2009) (Re-coat in 2030)		Future				\$ 200,000					2027	\$ 200,000
		c. GST 1: Re-coat of Exterior (Ext. Coated in 2020) (Re-coat in 2030)		Future				\$ 200,000					2027	\$ 200,000
		d. GST 1: Remove and replace GST (Built in 1983)		Future										\$ -
		e. GST 2: Inspection (Int. / Ext. inspected in 2022) (Next inspection 2027)		Future	\$ 1,000								2025	\$ 1,000
		f. GST 2: Re-coat of Interior (Int. / Ext. coated in 2013) (Re-coat in 2028)		Future			\$ 200,000						2026	\$ 200,000
		g. GST 2: Re-coat of Exterior (Int. / Ext. coated in 2013) (Re-coat in 2028)		Future			\$ 200,000						2026	\$ 200,000
		h. HPT: Inspection (Int. / Ext. inspected in 2024) (Next inspection 2028)		Future	\$ 1,000								2026	\$ 1,000
		i. HPT: Re-coat of Interior / Exterior (Int. / Ext. Coated 2018) (Re-coat in 2028)		Future					\$ 30,000				2028	\$ 30,000
		j. Booster Pump: Add BP 4; need based on EST 2 and future Sonoma Ranch Sec. 4		Future						\$ 70,000			2030	\$ 70,000
3	Padstow Water Plant													
		a. GST 2: Inspect Interior / Exterior (Inspected in 2022)		Future	\$ 1,000								2025	\$ 1,000
		b. GST 2: Coat Interior (Coated in 2011, GST built in 2011)		Future						\$ 200,000			2029	\$ 200,000
		c. GST 2: Coat Exterior (Coated in 2011, GST built in 2011)		Future						\$ 200,000			2029	\$ 200,000
		d. GST 3: Inspect Interior / Exterior (Inspected in 2017)		Future	\$ 1,000								2025	\$ 1,000
		e. GST 3: Coat Interior (Coated in 2011, GST built in 2011)		Future					\$ 200,000				2028	\$ 200,000
		f. GST 3: Coat Exterior (Coated in 2011, GST built in 2011)		Future					\$ 200,000				2028	\$ 200,000
		g. EST 1: Inspect Interior / Exterior (Inspected in 2014, built in 1979, 39 yrs. old) (750K Gal)		Future	\$ 2,000								2025	\$ 2,000
		h. EST 1: Re-coat Interior / Exterior (Coated in 2009)		Future										\$ -
4	Wallisville Road Water Plant													
		a. EST 2: Site preparation - Clearing and Grubbing		Completed									2018	\$ 19,630
		b. EST 2: Perimeter Fence and Gates		Completed									2019	\$ 60,413
		c. EST 2: Concrete Demolition and Site Drainage		Completed									2019	\$ 56,525
		d. EST 2: Design and construction of EST (controls, generator, EST, site lighting) (750K Gal) (does not include GSTs or Water Well)		Future						\$ 200,000	\$ 1,100,000	\$ 1,100,000	2029-2032	\$ 2,400,000
		e. Land Acquisition		Completed									2018	
5	Replace Existing Water Lines with PVC													
		a. Replace water lines in phases (\$100/LF); Replace waterlines in Sterling Green Sec. 2, 3, 8 & 9		Future							\$ 300,000	\$ 300,000	2030	\$ 600,000
Sanitary Sewer System and Lift Stations														
6	Sanitary Sewer Line and Manhole Repairs													
		a. Repair sanitary sewer siphon at Carpenter's Bayou (point repair and manhole rehab)		Future	\$ 150,000								2025	\$ 150,000
7	Replace Dry-Pit Pumps with Submersible Pumps when Exist. Pump Fails													
		a. Install submersible pumps (Sterling Green S. LS and Tenderden LS)		Future					\$ 200,000					\$ 200,000



					June 2025	June 2026	June 2027	June 2028	June 2029	June 2030	June 2031	FINAL / ESTIMATED	
				Status	- May 2026	- May 2027	- May 2028	- May 2029	- May 2030	- May 2031	- May 2032	Completion Year	Costs
8	Tenderden Lift Station (Replace Valves, Fittings and Piping)												
	a.	Tenderden Lift Station Improvements		Completed								2024	\$ 343,500
9	Televisе - Clean / Manhole Inspection - Sanitary Sewer System												
	a.	Repairs to Sanitary Sewer Lines (from televising reports)		Future	\$ 150,000							2025	\$ 150,000
	f.	TV / Clean San. Swr. Line - Phase 1 (Sterling Green South) (16,574 LF)		Completed								2018	\$ 32,264
	g.	TV / Clean San. Swr. Line - Phase 2 (Sterling Green South) (21,292 LF)		Completed								2024	\$ 60,470
	h.	TV / Clean San. Swr. Line - Phase 3 (Sterling Green South) (16,218 LF @ \$4/LF)		Future	\$ 65,000							2025	\$ 65,000
	i.	TV / Clean San. Swr. Line - Phase 4 (Sterling Green South) (13,021 LF @ \$4/LF)		Future		\$ 53,000						2026	\$ 53,000
	j.	TV / Clean San. Swr. Line - Phase 5 (Sterling Green) (17,118 LF @ \$4/LF)		Future			\$ 69,000					2027	\$ 69,000
	k.	TV / Clean San. Swr. Line - Phase 6 (17,893 LF @ \$4/LF)		Future				\$ 72,000				2028	\$ 72,000
	l.	TV / Clean San. Swr. Line - Phase 7 (17,893 LF @ \$4/LF)		Future					\$ 72,000			2029	\$ 72,000
	m.	TV / Clean San. Swr. Line - Phase 7 - 15 (143,143 LF @ \$4/LF)		Future									\$ -
10	HCFWSD 51 - Regional WWTP												
	a.	PER by HCFWSD 51 (Electrical Upgrades / Replacements)		Completed								2015	\$ 10,587
		(HCMUD 53 share is 35.71%, total cost is \$29,648)											
	b.	Design of Electrical upgrades (MCC, Generator, Control Bldg.) (\$228,400 * 35.71%)		Authorized								2016-2021	\$ 81,562
	c.	Construction of Elec. upgrades (MCC, Generator, Control Bldg.) (Est: \$2,302,160 * 35.71%)		Authorized								2021-2023	\$ 631,520
	d.	Engineering for Generators at WWTP		Authorized	\$ 70,456							2025	\$ 70,456
	e.	Construction cost for Geenrators at WWTP		Future	\$ 1,175,466							2025	\$ 1,175,466
Detention Facilities													
11	Detention Ponds												
	a.	Replace Damaged Fence with Pipe Fence and Gate on Dell Dale		Completed								2018-2019	\$ 27,619
	b.	Additional - Replace Damaged Fence (980 LF @ \$51/LF Plus 10%)		Future								2023	\$ -
	c.	Detention Pond 1 (West of Macclesby) - Clean Concrete Pilot Channel; last cleaned in 2019		Completed								2024	\$ -
	d.	Detention Pond 2 (West of Dell Dale) - Clean Conc Pilot Channel; last cleaned in 2020		Completed								2025	\$ -
	e.	Detention Pond 3 (North of Rec. Center) - Clean Concrete Pilot Channel; last cleaned in 2021		Completed								2026	\$ -
	f.	Detention Pond 4 (East of Dell Dale) - Clean Concrete Pilot Channel; last cleaned in 2021		Completed								2026	\$ -
District Facilities													
12	Water Well Rehabilitation (Three Wells)												
	a.	Willersley Water Well (1979 - Drilled, 2002 - Rehab)		Future					\$ 250,000			2029	\$ 250,000
	b.	Black Rock Water Well (1984 - Drilled, 2002 - Rehab)		Future						\$ 250,000		2030	\$ 250,000
	c.	Padstow Water Well (1973 - Drilled, 2002 - Rehab)		Future							\$ 250,000	2031	\$ 250,000
13	Lift Stations												
	a.	SCADA system for operation of lift stations		Future									
Sanitary Sewer / Waterline / Sidewalk Repairs													
14	a.	Sidewalk Replacement / San Swr MH Repair - Phase II		Completed								2020	\$ 129,567
	b.	Sidewalk Replacement / San Swr MH Repair - Phase III		Completed								2023	\$ 101,745
	c.	Sidewalk Replacement / San Swr MH Repair - Phase IV		Future	\$ 150,000							2025	\$ 150,000
Sonoma Ranch Sec. 4 - Commercial Tract													
	a.	Sanitary Sewer Line Extension - Pari Investments (Reimbursement)		Completed								2022	\$ 104,194
	b.	Water Line Extension - Phase II Development		Future									\$ -
Estimated Total Cost by Fiscal Year					\$ 1,767,922	\$ 453,000	\$ 469,000	\$ 702,000	\$ 992,000	\$ 1,650,000	\$ 1,650,000	\$ 9,561,043	

**HARRIS COUNTY FRESH WATER SUPPLY DISTRICT NO. 51**

c/o Allen Boone Humphries Robinson LLP  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027

March 12, 2025

Board of Directors  
Harris County Water Control & Improvement District No. 36  
c/o Johnson Petrov LLP  
2929 Allen Parkway, Suite 3150  
Houston, Texas 77019

Board of Directors  
Harris County Municipal Utility District No. 53  
c/o Sanford Kuhl Hagan Kugle Parker Kahn LLP  
1980 Post Oak Boulevard, Suite 1380  
Houston, Texas 77056

Re: Regional Wastewater Treatment Plant; Electrical Improvements

Dear Board Members:

This letter ("Letter Agreement") is intended to document the agreement of the Boards of Directors of Harris County Fresh Water Supply District No. 51 ("FWSD 51"), Harris County Water Control & Improvement District No. 36 ("WCID 36"), and Harris County Municipal Utility District No. 53 ("MUD 53") (together, the "Districts"), with regard to the financing and construction of electrical improvements, including related structures, to the regional wastewater treatment plant serving all of them. The Districts have entered into that Certain Contract for Financing, Construction and Operation of Regional Wastewater Treatment Facilities, dated as of June 10, 1974, as amended (the "Contract"), relating to the regional wastewater treatment facilities described therein (the "Facilities"). Capitalized terms used herein shall have the meanings provided for them in the Contract, except as may be otherwise defined, or the context clearly requires otherwise.

1. The District, as manager of the Facilities, agrees to carry out the electrical improvements to the Facilities described more fully in **Exhibit A**, attached hereto and incorporated herein for all purposes (the "Electrical Improvements"), in the manner provided in this Letter Agreement. **Exhibit A** was prepared by IDS Engineering Group in its capacity as engineer for the Facilities, as a part of its report addressed to the Board of Directors of FWSD 51, dated November 6, 2024, a copy of which was provided to the other Districts.

2. The design, construction, permitting, equipment and related costs of the Electrical Improvements, as more fully shown on **Exhibit A**, shall be shared by the Districts in their respective percentages of the total capacity of the Facilities as shown below (such costs for each District, its "Proportionate Share"):
 

a. FWSD 51	40.48%
b. WCID 36	23.81%
c. MUD 53	35.71%
3. As soon as practicable after the execution of this Letter Agreement by the Districts, FWSD 51 will invoice each District, including itself, its Proportionate Share of the estimated engineering design and related costs of the Electrical Improvements as shown on **Exhibit A**, in the total amount of \$147,300. Each District will provide its Proportionate Share of such costs within 30 days of the date of the invoice, and FWSD 51 will use the funds to pay the applicable costs.
4. The FWSD 51 engineer, as engineer for the Facilities, will prepare the plans and specifications for the Electrical Improvements and secure all required permits and approvals, and FWSD 51 will solicit competitive bids therefor in accordance with applicable law. Upon receipt of bids, the FWSD 51 engineer will evaluate the bids and recommend the award of the bid most advantageous to the Districts. Prior to the award of the winning bid, FWSD 51 will notify each District of its Proportionate Share of the remaining Electrical Improvements costs, and each District will provide its Proportionate Share of such costs within 30 days of receipt of the invoice therefor. Upon receipt of the funds, FWSD 51 will award the contract for construction of the Electrical Improvements and give notice to proceed. In the event that the actual costs of the Electrical Improvements exceed the amounts previously invoiced to the Districts for same, FWSD 51 will notify the other Districts of such additional costs, and each District will be required to provide its Proportionate Share of such additional costs within 30 days of written notice and invoice of same. After completion of the Electrical Improvements and payment of all the costs thereof, FWSD 51 will return to each District its Proportionate Share of any unused funds.
5. FWSD 51 will use the funds received pursuant to this Letter Agreement solely for the Electrical Improvements, will establish a separate account for which the funds received pursuant to this Letter Agreement are provided, and will keep records of all expenditures, which shall be available to the Districts upon written request.
6. Except as specifically provided herein, the Contract, as previously amended, remains in full force and effect.

We look forward to working with you on this matter. Please evidence your agreement to the above terms and conditions by executing this Letter Agreement in the spaces provided below.

Sincerely,

HARRIS COUNTY FRESHWATER SUPPLY  
DISTRICT NO. 51

---

President, Board of Directors

ATTEST:

---

Secretary, Board of Directors

CC:


Billy Allen, General Manager of FWSD 51

Marcel Khouw, P.E., IDS Engineering Group

Andrew B. Vaughan, Allen Boone Humphries Robinson, LLP


IN WITNESS WHEREOF, the Districts to this Letter Agreement have caused this Letter Agreement to be duly executed in multiple copies, each of equal dignity, as of the date on the first page of this Letter Agreement.

HARRIS COUNTY WATER CONTROL AND  
IMPROVEMENT DISTRICT NO. 36



President, Board of Directors

ATTEST:



Secretary, Board of Directors

IN WITNESS WHEREOF, the Districts to this Letter Agreement have caused this Letter Agreement to be duly executed in multiple copies, each of equal dignity, as of the date on the first page of this Letter Agreement.

HARRIS COUNTY MUNICIPAL UTILITY  
DISTRICT NO. 53

---

President, Board of Directors

ATTEST:

---

Secretary, Board of Directors

November 6, 2024

Mr. Billy Allen Jr.  
General Manager  
Harris County Fresh Water Supply District No. 51  
P.O. Box 24338  
Houston, Texas 77229

Reference: Preliminary Engineering Letter Report for  
Harris County Fresh Water Supply District No. 51 Regional Wastewater Treatment Plant  
Emergency Generator Construction  
IDS Project No. 0772-029-02

Dear Mr. Allen:

Harris County Fresh Water Supply District No. 51 (HCFWSD No. 51) authorized IDS Engineering Group (IDS) to prepare a Preliminary Engineering Letter Report (PELR) for the evaluation of adding emergency generator(s) at the HCFWSD No. 51 Regional Wastewater Treatment Plant (RWTP). The RWTP serves HC MUD 53, HCFWSD No. 51 and HCWCID 36 and is located at 14701 Woodforest Blvd, Houston, TX, 77015. The authorization was provided on August 14<sup>th</sup>, 2024.

The purpose of this letter report is to document our investigation findings and provide a recommendation to HCFWSD No. 51 for a proposed back-up power generator(s) located at the RWTP. Burrer Engineering evaluated the existing electrical equipment at the RWTP, and the required power loads the generator will need to provide; their Preliminary Engineering Report is attached as **Attachment No. 1**.

## BACKGROUND

The RWTP is located north of Interstate 10 adjacent to Beltway 8. (**See Attachment No. 2**) The RWTP was constructed in 1974 and underwent two (2) expansions. In 1978 the RWTP was expanded from 2 MGD to 4 MGD and in 1985 it was expanded from 4 MGD to 6.3 MGD. Additionally, electrical improvements to the RWTP were performed in 2022 including the construction of a new motor controls center (MCC) building, automatic transfer switch, generator service disconnect switchboard, and a generator camlock connection cabinet for partial plant backup power. It services HCMUD 53, HCFWSD No. 51, and HCWICD 36.

The ownership of the 6.3 MGD capacity of the plant is:

District	Capacity	Ownership
HCWCID 36	1.5 MGD	23.81%
HCFWSD 51	2.55 MGD	40.48%
HCMUD 53	2.25 MGD	35.71%

## EXISTING CONDITIONS

The RWTP is comprised of four (4) aeration basins, two (2) thickeners, four (4) clarifiers, four (4) chlorine contact basins, a lift station, a blower station, sludge drying beds, chlorine-cylinder building, two (2) sludge dewatering buildings, three (3) storage buildings, a lab and office building containing an MCC, and a separate MCC building.

A site visit was conducted by IDS Engineering Group and Burrer Engineering to evaluate the existing condition of the existing electrical systems, including the existing generator equipment.

Additionally, conversations with the RWTP operator took place to determine the primary systems at the plant to be kept online by the generator back up power. The critical systems identified by the RWTP operator were then considered during Burrer Engineering power load analyses.

Existing CenterPoint Energy 4-inch gas service is located on the south side of Woodforest boulevard and will need to be extended to the RWTP for a natural gas generator(s) to be serviced.

## DESIGN CONSIDERATIONS

Design considerations for this project include the following:

- Existing plant equipment and maintaining critical plant operations
- Plant electrical loads and layout
- Existing site grade and available space for proposed facilities

Additional considerations were taken regarding the fuel source of the generator chosen. It was determined that natural gas would be the most viable option for the district due to the difficulty of having diesel fuel delivered to the site during flooded conditions. Correspondence with CenterPoint Energy has been initiated by IDS for evaluating a natural gas option and CenterPoint has deemed that extending the required gas capacity is feasible.

s

Existing impervious cover at the proposed location of the facilities was also considered. Based on Record Drawings for the RWTP it was determined that buried concrete removal will be required to install the proposed facilities.

## DESIGN RECOMMENDATION

Burrer Engineering's electrical load analyses of the RWTP (**See Attachment 1**) yielded a required power load for the plant ranging from 1,100 kW utilizing only critical infrastructure to 1,500 kW to power all plant equipment. We estimate the difference in cost between the generator capacity is less than 10%, therefore we recommend full plant backup utilizing two (2) permanent natural gas-powered 750 kW generators and 500kW load bank in a location outside of the floodplain, adjacent to the existing MCC building. A new 3000 A ATS will be required which will replace the existing 2000 A ATS located in the MCC building. These improvements will allow the RWTP to operate at full load during an emergency loss of power, such as during a weather event like a hurricane.



Additional improvements to accommodate the generators include approximately 125 SY of concrete foundation and 4-ft wide sidewalk, a load bank and a recommended 12'x15' concrete masonry unit (CMU) building to house the paralleling switchboard. Due to the proposed increase in impervious cover to the site, it is recommended to construct approximately 115 LF of 5-ft wide swale (approximately 2-ft deep) to accommodate Harris County detention requirements. For the location of the proposed facilities see **Attachment No. 3**.

It will be required to extend natural gas service to the site for the proposed generators. IDS initiated correspondence with CenterPoint Energy regarding gas service capacity on September 10<sup>th</sup>, 2024. IDS supplied CenterPoint with the anticipated generator sizing and natural gas flow rate required for the generator. CenterPoint Energy conducted a pressure study of the existing gas lines in the area and IDS received confirmation that the existing system has the capacity to serve the proposed generators on October 4<sup>th</sup>, 2024 (**See Attachment No. 4**) as well as a preliminary quote for the extension.

The gas service will need to be extended North across Woodforest Boulevard to the RWTP access road before turning east adjacent to the RWTP Southern fence and terminating at the proposed generator slab location. Further coordination with CenterPoint Energy will be required through design and construction.

### **FLOODWAY/FLOODPLAIN**

Based on FIRM Panel 720 of 1150 (Map Number 48201C0720M, dated January 2017) portions of the RWTP are located in both the 100-year and 500-year floodplain (0.2% annual chance flood hazard). The existing MCC building, and generator controls are not located in either the 100-year or 500-year floodplains (**See Attachment No. 5**). The proposed 750 kW natural gas generators will be located outside of both the 100-year and 500-year floodplain. The proposed generators and concrete slab will be a minimum of 24-inches above the 100-year floodplain. The nearest 100-year floodplain elevation is approximately 27 feet.

### **OPINION OF PROBABLE COST**

The Opinion of Probable Cost for this project is **\$3,489,000**, which includes a 30% contingency on the Construction Cost of the project (**See Attachment No. 6**).

### **SCHEDULE**

A preliminary schedule was developed by IDS for the design and construction of the proposed facilities. **See Attachment No. 7**

Mr. Billy Allen Jr., General Manager  
Harris County Fresh Water Supply District No. 51  
November 6, 2024  
Page 4 of 4

If you have any other questions, or require additional information, please do not hesitate to call either myself or Landry Harris at 832-590-7169.

Respectfully,



Marcel Khouw, P.E.  
Senior Project Manager



11/6/24

**List of Attachments:**

- Attachment 1 – Burrer Preliminary Engineering Electrical Report
- Attachment 2 – HCFWSD 51 RWTP Location Exhibit
- Attachment 3 – Proposed Facilities Location Exhibit (Aerial and Record Drawings)
- Attachment 4 – CenterPoint Energy Confirmation of Capacity
- Attachment 5 – FEMA FIRM Map
- Attachment 6 – Opinion of Probable Cost
- Attachment 7 – Design and Construction Schedule
- Attachment 8 – Photographs

**Attachment No.1**  
**(Burrer Engineering Preliminary Electrical Report)**

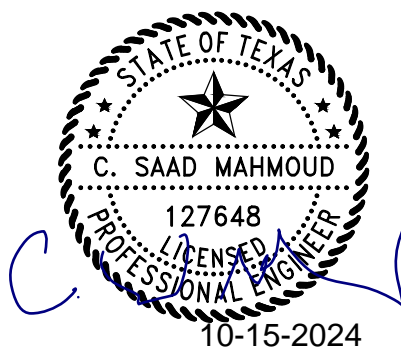
# HARRIS COUNTY FRESH WATER SUPPLY DISTRICT NO. 51

## EMERGENCY GENERATOR PRELIMINARY ENGINEERING REPORT

Prepared for:

**HC FWSD NO. 51**

October 15, 2024



Prepared by:



TBPE Firm # F-20420

## 1.0 EXECUTIVE SUMMARY

Burrer Engineering Inc. has been contracted by Harris County Fresh Water Supply District (HC FWSD) No. 51, under IDS Engineering oversight, to provide a Preliminary Engineering Report with recommendations for a permanent Emergency Generator capital improvement project. The permanent Emergency Generator is intended to be capable of providing Emergency Power to the entire plant as needed during utility power outages. The Emergency Generator installation is comprised of the Generator itself, a fuel system, and all monitoring, control, and alerts for both the Emergency Generator and associated fuel system.

Due to diesel fuel delivery issues during previous natural disasters, the district has elected to analyze natural gas fueled generators only.

Our evaluation has analyzed two solutions for the Generator and Fuel Systems. BEI has reviewed the solutions for capabilities for expansion, current requirements, and pricing.

- Paralleled 750 kW Natural Gas-Powered Emergency Generators
- Paralleled 500 kW Natural Gas-Powered Emergency Generators

After our analysis, we recommend the following items be utilized as the basis of design for the construction design documents:

- 1 – 3000 A 600V 3 Phase 4 Pole Automatic Transfer Switch
- 2 – 750 kW Generator with the following:
  - Level 2 Sound Enclosure
  - Generator Control Panel w/ cellular modem to transmit Alarms
  - Local Low-Voltage Panel for Miscellaneous Generator Accessories
- Modification to MCC-2 Blower Starters to add Generator Inhibits to allow for seamless Automatic Transition

In addition, BEI recommends the installation of a permanent 500 kW Load Bank for periodic generator maintenance to avoid the rental cost and scheduling requirements associated with a third-party company to run the generator under partial load.

<b>Total Cost of Equipment</b>	<b>\$ 2,016,410.00</b>
<b>Optional Load Bank</b>	<b>\$ 110,000.00</b>
<b>Total Engineering Fee</b>	<b>\$ 107,300.00</b>
<b>Contingency (30%)</b>	<b>\$ 676,200.00</b>
<hr/>	
<b><u>Total Capital Expenditure</u></b>	<b><u>\$ 3,029,910.00</u></b>

## **2.0 INTRODUCTION**

Burrer Engineering Inc. has been contracted by Harris County Fresh Water Supply District (HC FWSD) No. 51, under IDS Engineering oversight, to provide a Preliminary Engineering Report with recommendations for a permanent Emergency Generator system capital improvement project. A report has been commissioned prior to engineering design to provide recommendations for an emergency generator system and its required accessories for fueling, monitoring, and control. Based on the load analysis put together from record drawings, the report will cover generator system options and opinion of probable construction cost for their review and consideration of the board.

A site investigation was performed with IDS and operators to review/discuss the below items:

- Review the existing electrical system
- Discuss preferences on manufacturers and current maintenance contracts with operators
- Review base loads required and loads required to run under peak operation
- Evaluate potential locations for proposed equipment
- Discuss options and preliminary recommendations for input from operators and IDS

### **3.0 THE EXISTING SERVICE AND CONNECTED LOADS**

Harris County Fresh Water Supply District No. 51 experienced serious flood events in the past that severely damaged the main electrical switchboard at the plant. A prior capital improvement project has relocated the main electrical switchboard and consolidated other switchboards to a single location outside of the 500 - year flood plain. The electrical record drawings for this capital improvement project, dated August 2020, were used as the most recent load analysis to size the generator.

Power to the plant is supplied by CenterPoint Energy with a 1,000 kVA transformer stepping down 12,470V to a 480Y/277 V three phase service. This feeds the 3,000 A incoming service disconnect located adjacent to the electrical building to the west. The service disconnect feeds into an enclosure in the electrical room that serves as the place-holder for a future full plant automatic transfer switch (ATS), and continues to switchboard MDP-1. MDP-1 currently feeds the mobile belt press, MCC-3 located at the lab building, and a second ATS that feeds MDP-2.

The existing ATS feeds MDP-2, utilized for partial backup power via a portable generator and camlock connection, receives normal power from MDP-1 and the emergency side is fed from a 2000 A Service disconnect tied to a Generator quick connect for temporary generator service in the event of anticipated power outages or long term predicted weather events (for example, hurricanes). This camlock generator connection is located directly east of the electrical building.

MDP-2 feeds MCC-1, MCC-2, the lab building, and the lab building HVAC system. The loads were deemed to be critical to the current bare minimum operation of the plant based on operator input.

MCC-1 feeds the incoming lift station, chlorine contact basins, clarifiers, sludge-return pumps, non-potable water system, and the chlorine building.

MCC-2 feeds the 6 existing blowers.

MCC-3 feeds the existing sludge transfer pumps and filter screen control panels.

#### **3.1 Existing Emergency Power Scheme**

After power system investigations and discussions with operations, BEI has documented how the current wastewater treatment plant would handle a power outage and how a weather event would be handled.

##### **3.1.1 Non-Planned Utility Outage**

Under a non-planned utility outage, operations would need to reach out to existing and new contracts with portable generator vendors to have a trailer mounted generator delivered to the facility. This portable generator would be required to have at minimum 1,000KW and refueling scheduling would need to be coordinated to maintain operability of the portable generator. BEI has not verified if the district has a pending contract for this portable generator situation.

##### **3.1.2 Planned Weather Event**

This particular operation scheme is predicated on scheduled shutdowns or sufficient advance warning of severe weather events that would disrupt power at the plant. With advanced warning plant operations may have the required portable generator delivered prior to an outage based on internal risk analysis.

Upon the power outage under either scheme, plant operators are tasked with starting up the generator manually, and then starting up plant equipment per the plant's manual startup sequence. This process ensures everything doesn't start simultaneously leading to an overload condition that would cause the generator to shut down via high voltage dip. It should be noted that the equipment running is primarily to ensure that the plant does not become septic and is processing a minimal amount of sewage to prevent the plant from overflowing.

In addition, due to the location of the plant with respect to the 500-year flood plain, fuel delivery may be impacted during major flooding events.



## 4.0 Proposed System Upgrades

BEI will cover required upgrades for a permanent emergency power system and three separate options for board review under this section. Recommendations will be covered in subsequent sections.

### 4.1 The Generator Load

The overall intent of this report is to provide a permanent on-site generator system to serve the water treatment plant under emergency conditions. Industry standard recommends generators to be sized between 70% and 80% loaded with the upper limit ensuring that generator can accommodate motor startups and minor fluctuations during operation.

Four separate load requirements were analyzed for generator sizing. The first three load requirements utilized record drawing data for 1) full load backup, 2) loads designated as critical by CIP design assumptions, 3) loads designated as critical by operations staff, and 4) total load based on 12 months of historical data via district power provided invoices.

Load Analysis #1: The first load analysis performed consisted of operating all aspects of the plant with loads set aside per TCEQ backup requirements. Secondary transformer loads were taken as if the transformers were fully loaded. This led to a total minimum generator requirement of approximately a **1500 kW**.

Load Analysis #2: The second load analysis performed consisted of operating the loads that were identified as critical in the analysis for the previous capital improvement project. In this analysis loads were again set aside per TCEQ backup requirements. Similarly, transformer loads were taken as if the transformer were fully loaded. This led to a total minimum generator requirement of approximately a **1200 kW**.

Load Analysis #3: The third load analysis performed was similar to load analysis #2 performed, with further load reductions based on input from the plant operators to identify only loads critical for plant operation. This led to a total minimum generator requirement of **1100 kW**.

Load Analysis #4: The fourth load analysis performed was based on historical records from the power company. In the past year, billing information indicated a peak demand of 830 kW used by the plant. It is typical for the actual power usage to be lower than that of the load analysis due to typical motor operation. Per the NFPA 70, historical peak usage should be multiplied by 125%. This subsequently leads to a requirement of 1037.5 kW which, based on required 70%-80% generator sizing as mentioned above and contingency based on operations staff input, leads to a minimum generator sized at **1300 kW**.

In summary the load analyses have indicated that the total minimum generator size should be between 1100 kW and 1500kW.

Generator Manufacturers provide generators that operate off diesel or natural gas. Natural gas generators are available from select suppliers up to 1300kW. Larger generators would require special order and longer lead times. The choice of fuel sources does affect generator construction and subsequently generator pricing. In addition, care must be taken to ensure that the fuel delivery system is sufficient to ensure that the generator will start during an emergency. The subsequent sections will discuss requirements for various generator configurations and fuel sources.

## **4.2 Generator Configurations**

Two parallel generator configuration options were explored in this report and are described below. Multiple Natural Gas Generators in Parallel (Two 750 KW and Three 500 KW Units). The requirements for each are explored below. A single natural gas generator was not evaluated due to manufacturers maximum size KW engine set do not meet the minimum required capacity for this project. Acquiring an engine at this size would require custom ordering which would lead to a much larger cost as compared to the diesel option.

### **4.2.1 PARALLEL (750KW) NATURAL GAS GENERATORS**

Due to limited availability of a single unit generator for this specific application, multiple smaller generators may be used in parallel. From our research, Natural Gas Generators greater than 1300 kW are not commonly available, and the cost of a generators nearing that size increases exponentially than diesel generators of comparable size. Since the site load analysis led to 1600 kW generator the natural gas generators will need to be divided into multiple 750 KW paralleled generators.

While smaller generators are cheaper individually, and may have shorter manufacturing lead times, complications can arise during operation. The generators may be set up such that the additional generators are brought online only when needed; however, prior to bringing additional generators on-line the motors need to be phased and synchronized such that the power from one generator does not oppose that of the generators already running. An additional paralleling switchboard is recommended by several manufacturers to control when additional generators are brought online and to synchronize the generators to run concurrently.

The requirements for multiple natural gas generators in parallel are the following:

- 1) The Generator units
- 2) Paralleling Switchboard
- 3) Automatic Transfer Switch
- 4) Generator Controls, Monitoring, Alarms, and Miscellaneous Circuits
- 5) Load Bank (optional)

#### **4.2.1.1 Natural Gas Generators**

Given the previous requirement of 1500 kW of Generator power, the generators would be divided into two (2) 750 kW generators. Space for a third breaker may be reserved to give the owner flexibility of adding a future generator should the plant expand. This option allows the district to have a smaller expansion for additional backup power as compared to a single unit needing to be replaced or having paralleling gear added in the future.

#### **4.2.1.2 Natural Gas Fuel Delivery**

The benefit of a natural gas generator is that the fuel source is constant with limited utility outages in district local area. The natural gas lines feeding the area will require sufficient volume of natural gas to be delivered on site. Two (2) 750 kW Natural Gas Generators require 10,109 cubic feet per hour (CFH) each for a total of 20,218 CFH. The location of the nearest main natural gas line serving the area is along Woodforest boulevard, and associated additional costs may be required for Center Point Energy to extend

natural gas lines to that location. Accordingly, we cannot accurately estimate what this cost may be at this time.

#### **4.2.1.3 Generator Controls, Monitoring, Alarms, and Miscellaneous Circuits**

The startup of large motor loads on any electrical system causes the voltage to decrease with the extra strain of the load. Under normal operation, the plant is powered from the electrical grid which has suitable capacity to absorb this dip. While operating on a generator this capacity is far more limited and the voltage dip associated with starting all loads simultaneously often causes the generator to be overloaded and shut down unless the generator is oversized. At the size required for this plant, oversizing the generator would incur a significant cost increase. Fortunately, the size increase can be mitigated by controlling the equipment startup to ensure large equipment is not started simultaneously. Currently, under emergency situations, this procedure is entirely manual. This will require some additional control wiring and contactors in the existing motor control centers to inhibit and/or delay motor start-up by the generator. The generator control panel is typical of generators and includes several features including additional monitoring of typical generator vitals, fuel level, and whether the generator was called by the ATS. In addition, a panelboard may be included in the generator to provide power to the control panel, motor heaters, battery charger, and lights and receptacles within the enclosure. This control panel will require a branch circuit from the MDP-1 (which has space to add the circuit).

#### **4.2.1.4 Paralleling Switchboard**

The paralleling switchboard may be configured for three generators that are not of the same size. In addition, controls are needed to bring the generators online and synchronize the generators once they are brought online prior to adding the incoming power to the main bus to be delivered to the rest of the plant. In addition, there is not sufficient space in the electrical building to add an additional switchboard. A new paralleling switchboard would need to be constructed with a minimum NEMA 3R steel rating and mounted outside adjacent to the electrical building, or in a separate building.

#### **4.2.1.5 Automatic Transfer Switch**

A new stand-alone 3,000A Automatic Transfer Switch sized to match main existing switchboard MDP-1 and exceeds the generator breaker will be required to provide full backup of the treatment plan.

#### **4.2.1.6 Generator Controls and Maintenance**

Generator Controls may be consolidated in the Paralleling Switchboard. The panelboard required for generator accessories would need to increase based on the quantity of generators and their respective loads.

#### **4.2.1.7 Outdoor Rated Equipment**

As mentioned in previous sections, available space in the electrical room is limited and not all equipment may fit. The preliminary design is based on utilizing NEMA 4X 316 Stainless Steel equipment, as defined by The National Electrical Code as corrosive and outdoor weather rated, for all outside installed equipment. Outdoor equipment in this region may be installed with a sunshade to mitigate the sun's radiant heat. In lieu of (or in addition to per owner's request), outdoor equipment may be provided with air conditioning to ensure all electronic devices are maintained within specified temperature range of operation. Combined, this will protect electrical equipment from the elements over typical NEMA 1 rated

equipment typically installed indoors. Below chart describes listed uses for the various NEC enclosure ratings.

Environments	NEMA 1	NEMA 12	NEMA 3R	NEMA 4	NEMA 4X
Indoor use only	✓	✓			
Indoor & outdoor use			✓	✓	✓
Falling liquids & light splashing		✓	✓	✓	✓
Non-hazardous dust, lint, fibers		✓		✓	✓
Washdowns & splashing water				✓	✓
Oil & coolant seepage		✓	✓	✓	✓
Corrosive agents					✓
Hazardous Location (Class I, Division 1 & 2)				✓	✓

#### 4.2.1.8 Load Bank (optional)

A load bank is a separate resistive load that can be added to the running plant load or as an individual load during generator exercising to avoid running the generator without load. It is best practice for a generator to always have some form of load to strain the engine as recommended by the manufacturer. Running a generator without load can cause undesired wear. Most generators exercise without changing ATS position from the utility. This creates an unloaded generator exercise situation.

The optional load bank described has the same advantages for parallel generators as for a single generator. A load bank sized for the full generator load would be sufficient to exercise the two generators in parallel simultaneously. A smaller load bank could be sized for the largest single generator; however, this would then require an additional test for each generator.

#### 4.2.2 PARALLEL (500 KW) NATURAL GAS GENERATORS

From our research, Natural Gas Generators greater than 1300 kW are not commonly available, and the cost of a generators nearing that size increases exponentially than diesel generators of comparable size. Since the site load analysis led to 1600 kW generator the natural gas generators will need to be divided into multiple 500 KW paralleled generators.

##### 4.2.2.1 Natural Gas Generators

Given the previous requirement of 1600 kW of Generator power, the generators would be divided into three (3) 500 kW generators. Space for a third breaker may be reserved to give the owner flexibility of adding a future generator should the plant expand.

##### 4.2.2.2 Paralleling Switchboard

The paralleling switchboard may be configured for four generators that are not of the same size. In addition, controls are needed to bring the generators online and synchronize the generators once they are brought online prior to adding the incoming power to the main bus to be delivered to the rest of the plant. In addition, there is not sufficient space in the electrical building to add an additional switchboard. A new paralleling switchboard would need to be constructed with a minimum NEMA 3R steel rating and mounted outside adjacent to the electrical building.

#### **4.2.2.3 Automatic Transfer Switch**

The Automatic Transfer Switch requirements for the paralleling switchboard are the same as those for single Generator. (Refer to Section 4.2.1.5.)

#### **4.2.2.4 Natural Gas Fuel Delivery**

The benefit of a natural gas generator is that the fuel source is constant with limited utility outages in district local area. The natural gas lines feeding the area will require sufficient volume of natural gas to be delivered on site. Three (3) 500 kW Natural Gas Generators require 6,994 cubic feet per hour (CFH) each for a total of 20,982 CFH. The location of the nearest main natural gas line serving the area is along Woodforest boulevard, and associated additional costs may be required for Center Point Energy to extend natural gas lines to that location. Accordingly, we cannot accurately estimate what this cost may be at this time.

#### **4.2.2.5 Generator Controls and Maintenance**

Generator Controls may be consolidated in the Paralleling Switchboard. The panelboard required for generator accessories (Refer to section 4.2.1.6) would need to increase based on the quantity of generators and their respective loads.

#### **4.2.2.6 Generator Load Bank**

To maintain the life (and warranty) of the generator, general maintenance and periodic testing is required of the generator. Periodic testing consists of exercising the generator with approximately half of the load is a typical general maintenance procedure. While this can be done by running the entire plant on the generator, the current setup of the plant requires a manual startup procedure and subsequent manual control of the plant to ensure orderly startup of equipment. This can be greatly simplified with the addition of a load bank for periodic testing. With the load bank, the generator can be tested and exercised without the need to transition the plant from normal operation to emergency operation.

## 5.0 Proposed System Upgrades Cost Estimates

BEI has taken all available information to date to develop expected construction cost estimates for each facility category. A contingency has been added to each estimate due to the preliminary nature of the exercise and current market trends. RS Means cost estimating tools, vendor cost information, and previous bids within the greater Houston area have been utilized to provide our OPCC.

As of the date this report was developed, our local market has had significant impacts on pricing for new construction due to limitations on qualified construction workers, supply chain lead times of electrical equipment, and high demand for similar projects. Engineering peers across multiple trades have seen similar issues with no immediate correction being expected.

BEI provides the below detail line items for stakeholder use expanding on the summarized estimate on page 2 but should be understood that costs may not reflect any contractor's lowest bid, or any specific supply house advertised pricing. Final detail design may adjust electrical equipment shown below and these fluctuations are covered under the contingency.

### 5.1 Two (2) Paralleled 750 kW Natural Gas Generators (with Space for Future Expansion)

<b>Total Cost of Equipment</b>	<b>\$ 2,016,410.00</b>
<b>Optional Load Bank</b>	<b>\$ 110,000.00</b>
<b>Total Engineering Fee</b>	<b>\$ 107,300.00</b>
<b>Contingency (30%)</b>	<b>\$ 676,200.00</b>
<hr/>	
<b>Total Capital Expenditure</b>	<b><u>\$ 3,029,910.00</u></b>

### 5.2 Three (3) Paralleled 500 kW Natural Gas Generators (with Space for Future Expansion)

<b>Total Cost of Equipment</b>	<b>\$ 2,078,010.00</b>
<b>Optional Load Bank</b>	<b>\$ 110,000.00</b>
<b>Total Engineering Fee</b>	<b>\$ 107,300.00</b>
<b>Contingency (30%)</b>	<b>\$ 695,800.00</b>
<b>(Expansion of CenterPoint Gas Line Capacity)</b>	<b>\$ 120,000.00</b>
<hr/>	
<b>Total Capital Expenditure</b>	<b><u>\$ 3,111,110.00</u></b>

## **6.0 ENGINEER'S RECOMMENDATIONS**

### **6.1 General**

BEI has gathered all information collected into this report, utilized industry standards, and previous experience on similar projects to present recommendations for stakeholder evaluation. Our recommendations are made with fiscal and ethical responsibility as professional engineers in mind.

### **6.2 Evaluation**

BEI spoke with the preferred generator vendor for typical generator pricing. Manufacturers for emergency generators offer various KW sizes that are not all consistent across all vendors. BEI utilized a single vendor for offered KW sizing which led to the options evaluated do not line up exactly across the parallel options. During detailed design, vendors may submit their recommended size that meets performance specifications and step calculations for designed loads which may vary vendor to vendor.

### **6.3 Final Recommendations**

BEI recommends the following items be utilized as the basis of design for the construction design documents:

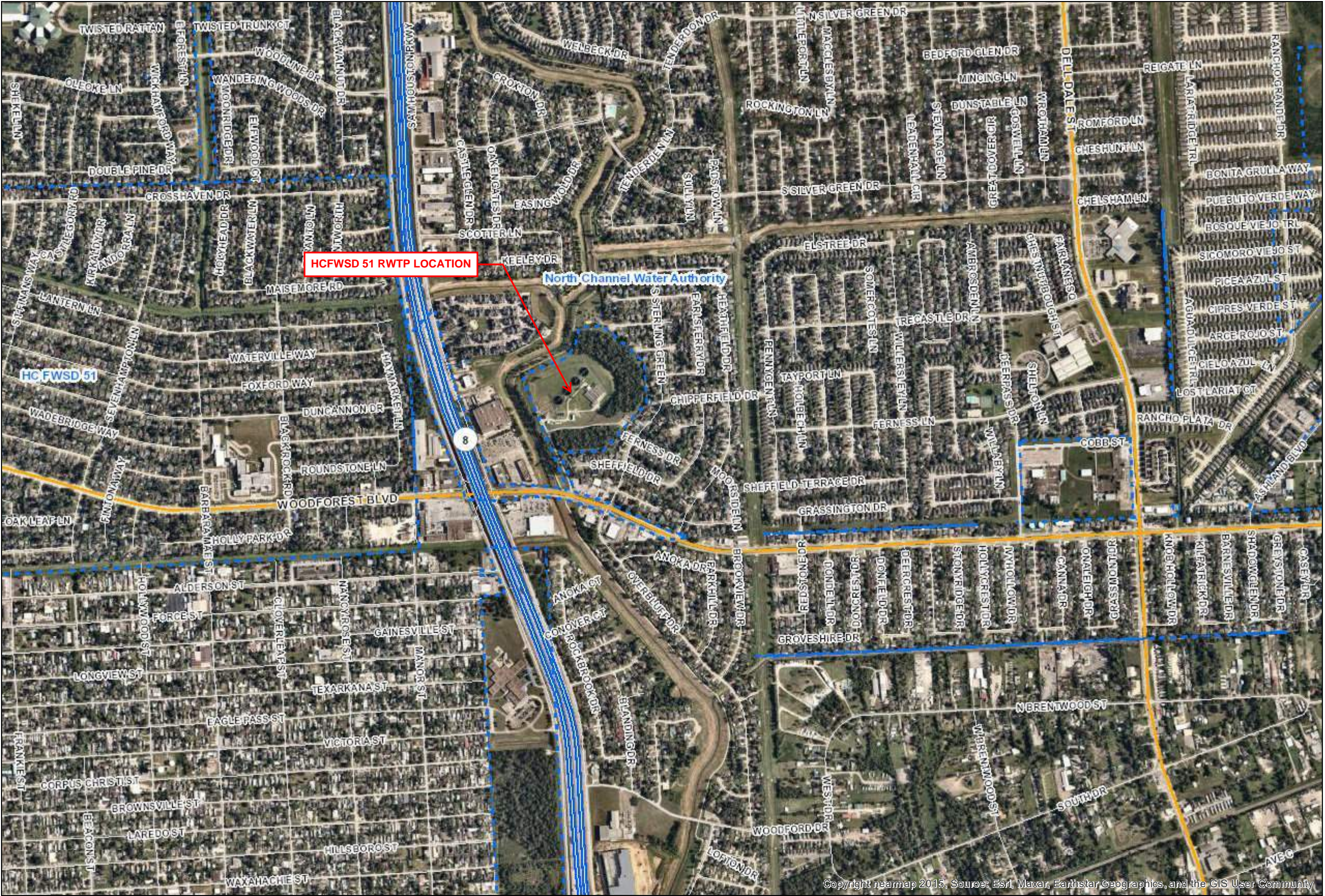
- 1 – 3000 A 600V 3 Phase 4 Pole Automatic Transfer Switch
- 2 – 750 kW Generator with the following:
  - Level 2 Sound Enclosure
  - Generator Control Panel w/ cellular modem to transmit Alarms
  - Local Low-Voltage Panel for Miscellaneous Generator Accessories
- Modification to MCC-2 Blower Starters to add Generator Inhibits to allow for seamless Automatic Transition

**Attachment No. 2**  
**(HCFWSD 51 RWTP Location Exhibits)**



**Legend**

-  IDS MUDs
- Low Resolution  
15m Imagery
- High Resolution  
60cm Imagery
- High Resolution  
30cm Imagery
- Citations
- 2.4m Resolution  
Metadata

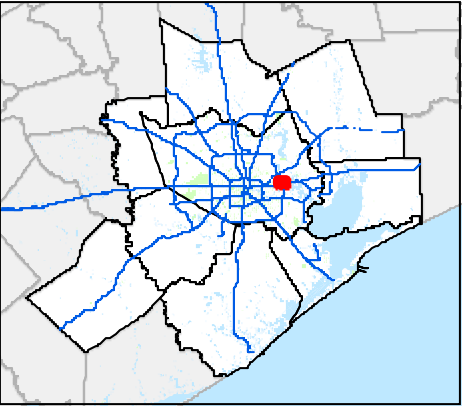


# HCFWSD 51 RWTP Location Exhibit

Print Date: 9/9/2024 9:42:59 AM      IDS Engineering Group

Disclaimer: This web site represents the information that has been made available for the use of this system and does not necessarily include the most complete and/or accurate data. IDS Engineering Group does not warrant its accuracy or completeness. Verification should be done as necessary.

This GIS Exhibit may include copyrighted material (aerial photos) by either NearMap or H-GAC. All Rights Reserved.





**Attachment No. 3**

**(Proposed Facilities Location Exhibit (Aerial and Record Drawings))**



**Legend**

 Proposed Concrete

 Proposed Generator

 Proposed Drainage

 GAS  
Proposed Gas Service

**ADDITIONAL IMPERVIOUS COVER**

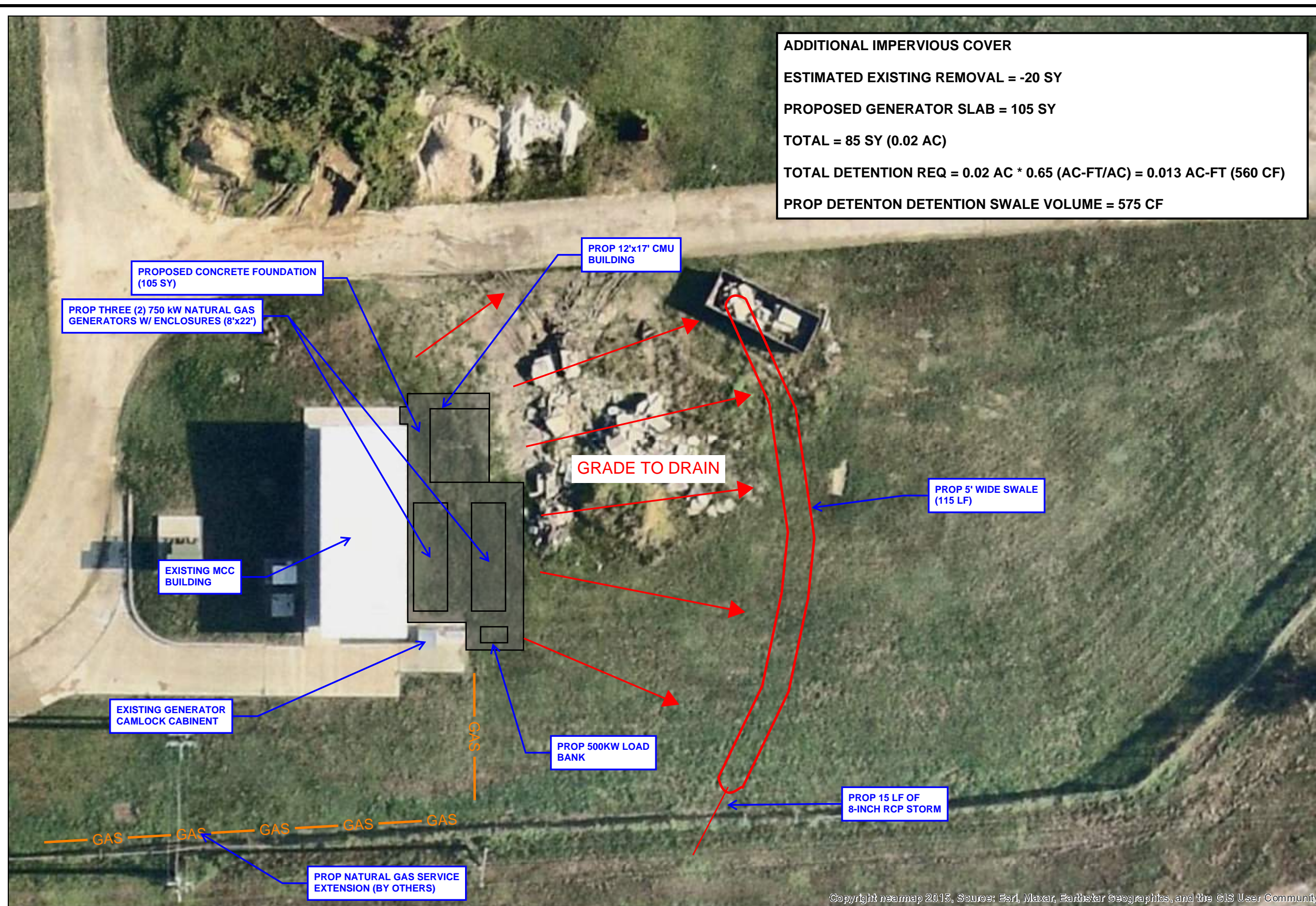
ESTIMATED EXISTING REMOVAL = -20 SY

PROPOSED GENERATOR SLAB = 105 SY

TOTAL = 85 SY (0.02 AC)

TOTAL DETENTION REQ = 0.02 AC \* 0.65 (AC-FT/AC) = 0.013 AC-FT (560 CF)

PROP DETENTON DETENTION SWALE VOLUME = 575 CF



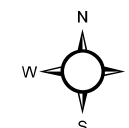
Copyright nearmap 2015, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

## Proposed Generator Location

Print Date: 10/2/2024 11:14:14 AM IDS Engineering Group

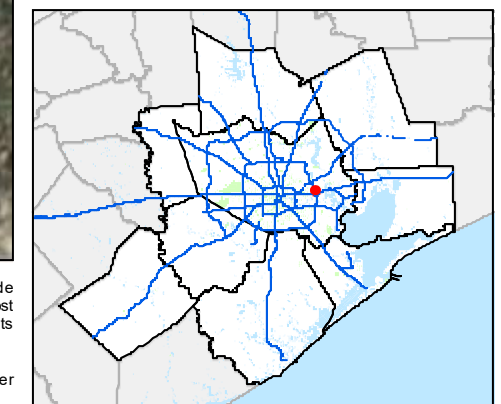


1 inch = 20 feet



Disclaimer: This web site represents the information that has been made available for the use of this system and does not necessarily include the most complete and/or accurate data. IDS Engineering Group does not warrant its accuracy or completeness. Verification should be done as necessary.

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**Attachment No. 4**  
**(CenterPoint Energy Confirmation of Gas Service)**

## Landry Harris (IDS)

---

**From:** Vega, Alfredo <alfredo.vega@centerpointenergy.com>  
**Sent:** Thursday, October 3, 2024 3:00 PM  
**To:** Landry Harris (IDS)  
**Subject:** RE: [External Email] RE: Gas Service Extension

[EXTERNAL EMAIL]

Buenos Dias,  
We can serve this load from the existing line. We will need t install a 4" line and the meter station is approximately 20' wide  
I am working on getting you a cost.

Thanks



**Alfredo Vega**  
**Sr Gas Service Specialist**

---

**CenterPoint Energy** | Energy Solutions and  
Business Development  
281-420-5945  
CenterPointEnergy.com

## Landry Harris (IDS)

---

**From:** Vega, Alfredo <alfredo.vega@centerpointenergy.com>  
**Sent:** Friday, October 4, 2024 2:43 PM  
**To:** Landry Harris (IDS)  
**Subject:** RE: [External Email] RE: Gas Service Extension

[EXTERNAL EMAIL]

Buenos Dias,  
The cost is \$23 per ft plus \$16,500 for the station

Thanks



**Alfredo Vega**  
**Sr Gas Service Specialist**

---

**CenterPoint Energy** | Energy Solutions and  
Business Development  
281-420-5945  
CenterPointEnergy.com

**Attachment No. 5**  
**(FEMA FIRM MAP No. 48201C0720M)**



## NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updates or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator, Zone 15. The horizontal datum was NAD83 (GRS80). Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NNGS-12  
National Geodetic Survey  
SSMC-3, #9202  
1315 East-West Highway  
Silver Spring, Maryland 20910-3282  
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit their website at <http://www.ngs.noaa.gov/>.

**Base map** information shown on this FIRM was provided in digital format by the Houston-Galveston Area Council and was revised and enhanced by Harris County.

This map reflects more detailed and up-to-date **stream channel** configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a listing of communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

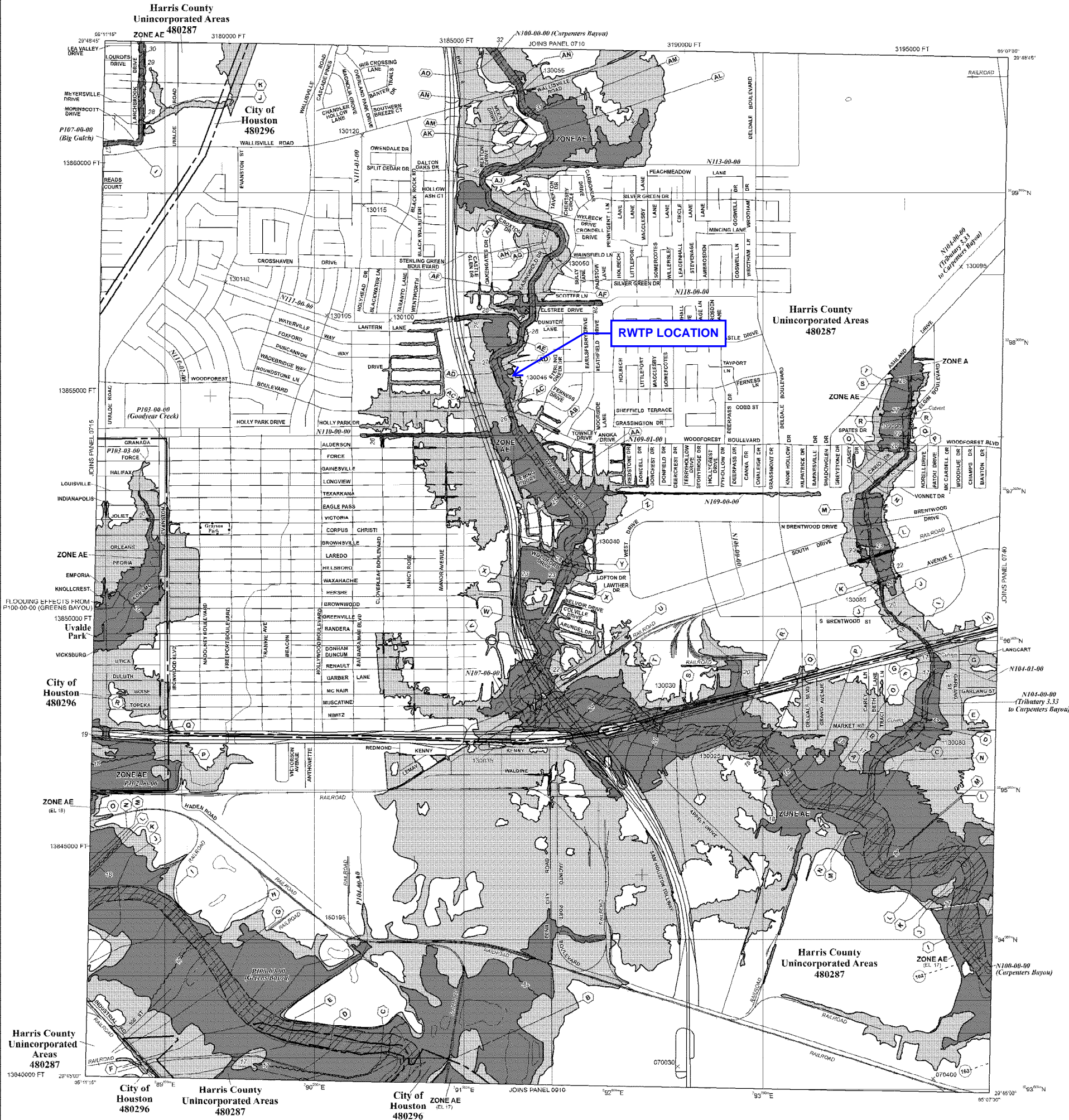
Contact the **FEMA Map Information eXchange** at 1-877-336-2621 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Information eXchange may also be reached by Fax at 1-800-358-9620 and their website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/national-flood-insurance-program>.

Vertical Datum Adjustment due to subsidence is the 2001 adjustment.

Benchmarks shown on this map were provided by either Harris County or the National Geodetic Survey. To obtain elevation, description, and location information for benchmarks provided by Harris County, please contact the Permits Office of the Engineering Department at 713-274-3900 or visit their website at <http://www.eng.hctx.net/permits>. For information regarding the benchmarks provided by National Geodetic Survey, please see note above.

Some bridges and other structures shown on the detailed studied streams are not labeled. See corresponding flood profile for appropriate names.



## LEGEND

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

## FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

## OTHER FLOOD AREAS

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

## OTHER AREAS

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE D** Areas in which flood hazards are undetermined, but possible.

## COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

## OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet
- Base Flood Elevation value where different within zone; elevation in feet

<sup>N</sup> Referenced to the North American Vertical Datum of 1988

Cross section line

Transect line

87°07'45", 32°22'30"

Geographic coordinate references to the North American Datum of 1983 (NAD 83), Western Hemisphere

1000-meter Universal Transverse Mercator grid values, zone 15N

600000 FT

5000-foot grid values: Texas State Plane coordinate system, South Central zone (FIPSZONE 4204), Lambert Conformal Conic projection

Bench mark (see explanation in Notes to Users section of this FIRM panel)

Bench mark

DX5510 x

River Mile

**MAP REPOSITORY**

Refer to listing of Map Repositories on Map Index

**EFFECTIVE DATE OF COUNTY-WIDE FLOOD INSURANCE RATE MAP**

September 23, 1960

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**

September 23, 1960

November 8, 1996

April 23, 2000

June 18, 2007

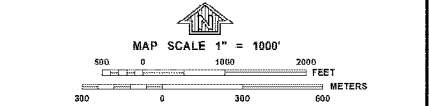
January 6, 2017

**FOR REASON OF REVISION**

SEE NOTICE TO FLOOD INSURANCE STUDY USERS IN THE FIS REPORT

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-256-6620.



**PANEL 0720M**

## FIRM FLOOD INSURANCE RATE MAP

**HARRIS COUNTY, TEXAS AND INCORPORATED AREAS**

**PANEL 720 OF 1150**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS**

COMMUNITY	NUMBER	PANEL	SUFFIX
HARRIS COUNTY	480287	0720	M
HOUSTON, CITY OF	480296	0720	M

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
48201C0720M

**MAP REVISED**  
JANUARY 6, 2017

Federal Emergency Management Agency



**Attachment No. 6**  
**(Opinion of Probable Cost)**

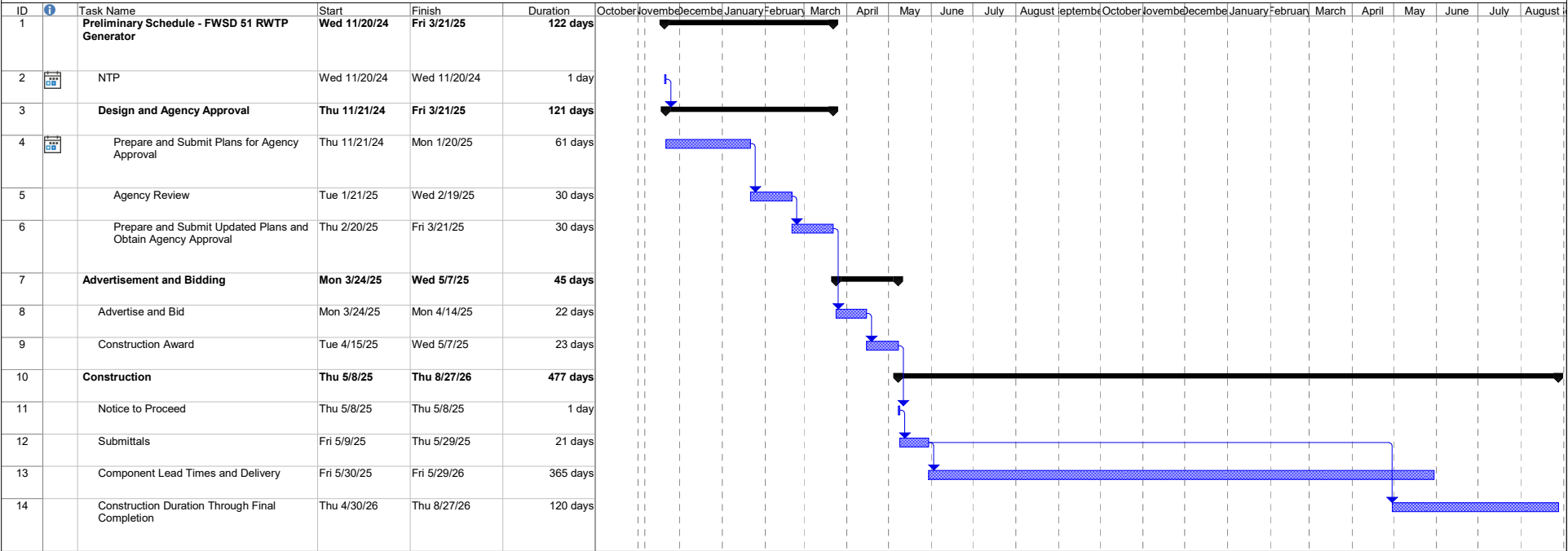
**OPINION OF PROBABLE COST  
HARRIS COUNTY FRESH WATER SUPPLY DISTRICT 51  
REGIONAL WASTEWATER TREATMENT PLANT GENERATOR INSTALLATION**

Item No.	Description	Quantity	Unit	Unit Price	Cost	Subtotal
<b>I</b>	<b>Civil Items</b>					<b>\$218,400</b>
	Remove Existing Concrete Pavement (Approx. 18-Inch Thick)	20	SY	\$ 100.00	\$2,000	
	Furnish and Install Reinforced Concrete Pavement (Including Cement Stabilized Subgrade)	105	SY	\$ 130.00	\$13,650	
	Concrete Masonry Unit Building to House Paralleling Switchboard (Including Ventilation and Lighting)	1	LS	\$ 60,000.00	\$60,000	
	Excavation	600	CY	\$ 20.00	\$12,000	
	Borrow (Fill for Site Grading)	500	CY	\$ 50.00	\$25,000	
	Site Grading and Restoration	500	SY	\$ 10.00	\$5,000	
	8-Inch Storm Sewer	15	LF	\$ 50.00	\$750	
	Mobilization	1	LS	\$ 100,000.00	\$100,000	
<b>II</b>	<b>Generator Items</b>					<b>\$2,126,410</b>
	Equipment Cost (1 - 3000 A 600V 3 Phase 4 Pole Automatic Transfer Switch, 2 - 750 kW Generator with Level 2 Sound Enclosures, Generator Control Panel, Local Low-Voltage Panel,	1	LS	\$ 2,016,410.00	\$2,016,410	
	Optional Load Bank	1	LS	\$ 110,000.00	\$110,000	
<b>III</b>	<b>Miscellaneous Items</b>					<b>\$187,241</b>
	Extra Unit Items	5	%	\$23,448	\$117,241	
	Extension/Expansion of CenterPoint Gas Service Capacity	1	LS	\$70,000	\$70,000	
	<b>30% Contingency</b>					<b>\$759,600.00</b>
	<b>SUB-TOTAL CONSTRUCTION COST</b>					<b>\$3,291,700.00</b>
<b>IV</b>	<b>Agency Permitting</b>					<b>\$10,000.00</b>
	Harris County and TCEQ Permits	1	LS	\$ 10,000.00	\$10,000	
<b>V</b>	<b>Professional Services</b>					<b>\$187,300.00</b>
	Civil Engineering	1	LS	\$ 30,000.00	\$30,000	
	Electrical Engineering	1	LS	\$ 107,300.00	\$107,300	
	Construction Management and Observation	1	LS	\$ 50,000.00	\$50,000	
	<b>GRAND TOTAL</b>					<b>\$3,489,000</b>

Note: Cost estimates were prepared on the basis of experience and judgment utilizing historical bid costs for similar work if available. Actual bids and ultimate construction costs may vary based on market conditions, inflation, and unforeseen field conditions. The final determination of construction cost is made through the bidding process with contractor(s).

**Attachment No. 7**  
**(Design and Construction Schedule)**

FWSD 51 RWTP Generator Schedule



Project: Design Schedule  
Date: Wed 11/6/24

Task

Split

Milestone

Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

Progress

Deadline

Deadline

Split

Down arrow

Page 1

**HCFWSD 51 RWTP Generator Construction**  
**Construction Duration Assumptions**

Item No.	Item Description	Unit	Quantity	Production Rate (Unit/Day)	No. of Working Days <sup>(1)</sup>
1	Mobilization	LS	1	14	14
2	Sawcut Concrete Pavement	LF	100	50	2
3	Remove & Dispose Reinforced Concrete Pvmt. with or without Base & Asphalt Surface	SY	100	20	5
4	Install Reinforced Concrete Pavement w/ Subgrade	SY	110	25	5
5	Generator, Panel, and Electrical Conduit Installation	LS	1	45	45
6	Site Restoration and Grading	SY	500	100	5
7	Completion of Substantial Completion Punchlist Items	LS	1	21	21
8	Rain Days, Holidays, Etc.	LS	1	25	25
				TOTAL	120.0

**Attachment No. 8**  
**(Site Photographs)**



1. Existing Portable Generator Connection Cabinet (CAMLOCK)





2. Existing Transformer and Gen Set Pull Box





3. Existing MCC Building Located Outside of Floodplains

## 53 Arrears

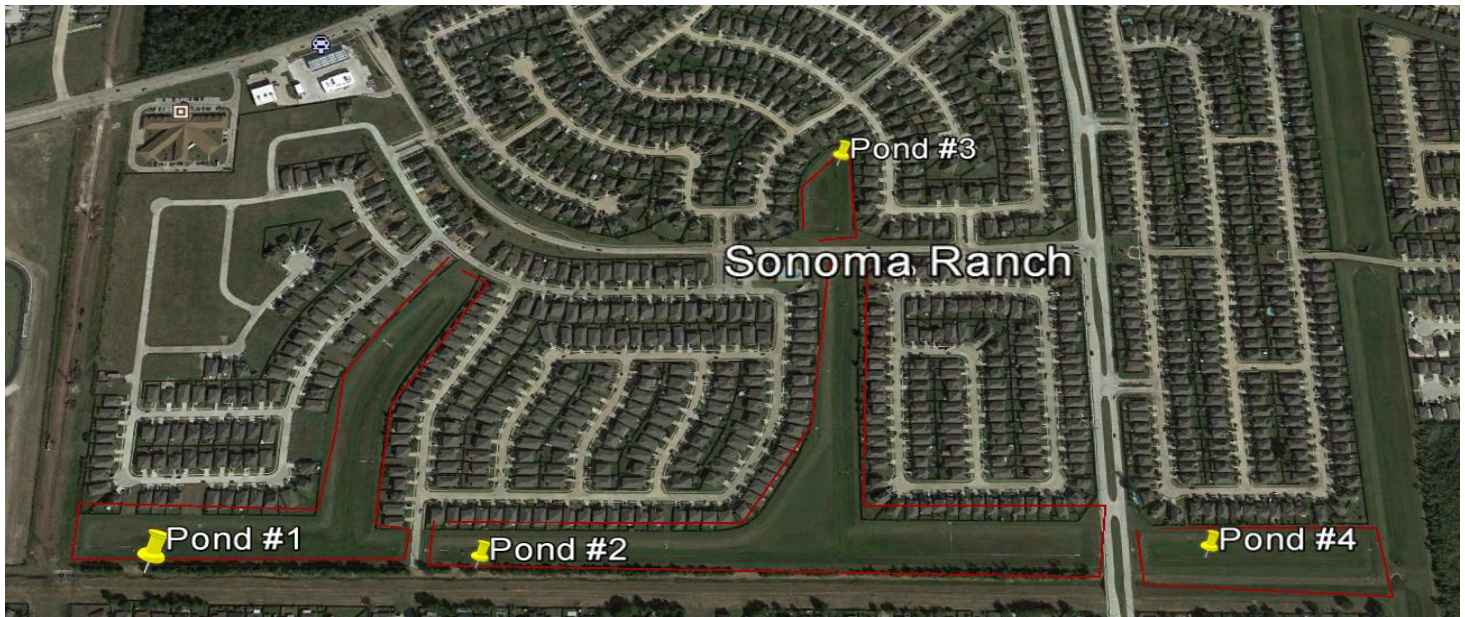
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HARRIS COUNTY  
MUNICIPAL UTILITY DISTRICT  
NO. 53  
SONOMA RANCH

Detention and Drainage Repairs Report



May 13, 2025

13226 Kaltenbrun ~ Houston, Texas 77086 ~ Phone: 281-445-2614 ~ Fax: 281-445-2349 ~ Mobile: 281-924-0662  
Account Representative: Perry Miller ~ Email: [pmiller@champhydro.com](mailto:pmiller@champhydro.com)

**These pictures were taken on May 7th 2025**

## SONOMA RANCH

- The next major event is the fall over-seed in October.
- The channels are in good condition.
- The new plant site has been mowed..
- The mowing was completed on the area on Wallisville.
- The tree has been planted.

### Pond #1









DIRECTION  
Unavailable

29.80840°N  
095.15048°W

ACCURACY 2 m  
DATUM WGS84



DIRECTION  
Unavailable

29.80841°N  
095.15047°W

ACCURACY 3 m  
DATUM WGS84









## Pond #2







DIRECTION  
Unavailable

29.80652°N  
095.14711°W

ACCURACY 35 m  
DATUM WGS84



2025-05-07  
13:23:33-05:00



DIRECTION  
Unavailable

29.80947°N  
095.14564°W

ACCURACY 18 m  
DATUM WGS84









## Pond #3





















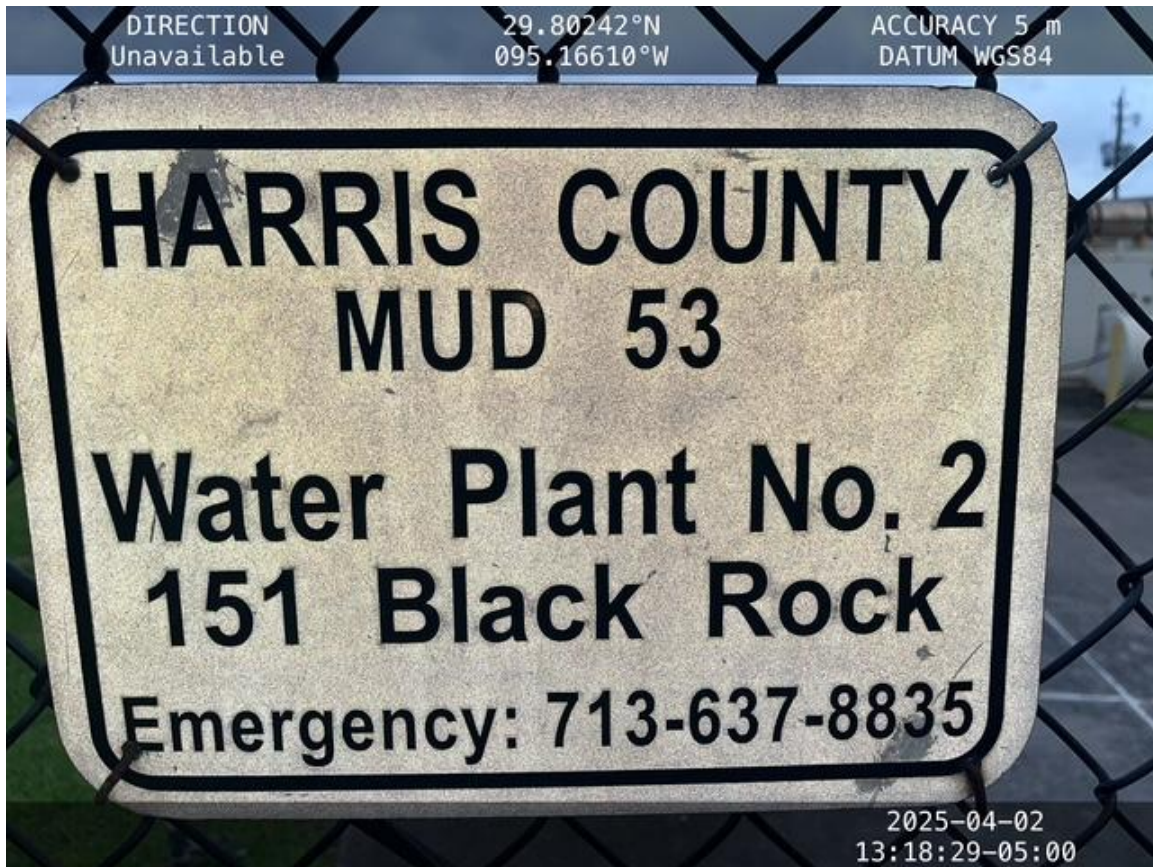
## Pond #4

















**New Water Plant Site**









## The mowing on Wallisville





## Memorandum

**DATE:** May 12, 2025  
**TO:** Board of Directors of Harris County MUD No. 53  
**FROM:** Jaime Salinas, P.E.  
**SUBJECT:** North Channel Water Authority (NCWA) Board Meeting of April 14, 2025

1. Rita Rodriguez, President, opened the meeting and asked for changes or approval of the last Board meeting minutes. There being no changes, the minutes were approved.
2. The NCWA Operations Report for the month ending **March 2025** was presented:

NCWA Surface Water Used	205.503 MG
NCWA Ground Water Used	82.952 MG

HCMUD 53 Surface Water Used	37.043 MG
HCMUD 53 Ground Water Used	1.054 MG

HCMUD 53 Cost for Surface Water Used	\$127,966.34
--------------------------------------	--------------

% accountability YTD \_\_\_\_\_ % (number not available)

% surface water used YTD	68.29 %
--------------------------	---------

Note: City of Houston has increased the water rate by 3.7%.

3. Gallagher W.I.N. insurance renewal was presented and approved (\$7,403.00). Net savings of approximately \$1,000.
4. The financial and bookkeeping report was reviewed, the report was approved, and all bills were paid.
5. The engineer provided an update on several projects:
  - 2239 Hayden Road service connection: NCWA engineer has reported that plans have been approved by all agencies.
  - Project was advertised for bids and none were received. Engineer stated they would re-advertise for bids.
6. There being no other matters to consider, the meeting was adjourned.

Cc: John Kuhl, Jr.  
Billy C. Allen, Jr.