



Control Number: 44875



Item Number: 11

Addendum StartPage: 0

APPLICATION OF AQUA TEXAS, §
INC. DBA AQUA TEXAS TO AMEND §
CERTIFICATES OF CONVENIENCE §
OF AND NECESSITY IN §
MONTGOMERY COUNTY §

RECEIVED
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PUBLIC UTILITY COMMISSION
OF TEXAS
FILING CLERK

AQUA TEXAS' RESPONSE TO ORDER NO. 3

TO THE HONORABLE ADMINISTRATIVE LAW JUDGE:

Aqua Texas, Inc. d/b/a Aqua Texas ("Aqua Texas") files this Response to Order No. 3. In support thereof, Aqua Texas would show the following.

I. BACKGROUND

On June 24, 2015, Aqua Texas, Inc. d/b/a Aqua Texas (Applicant) filed an application to amend its water and sewer certificates of convenience and necessity (CCN) Nos. 13203 and 21065 in Montgomery County, Texas. Aqua Texas requests the addition of approximately 195.46 acres of property owned by Pulte Homes. On September 28, 2015, the Commission Administrative Law Judge (ALJ) issued Order No. 3, requiring Aqua Texas to amend its application to cure deficiencies noted by Commission Staff by October 23, 2015.

II. SUPPLEMENTAL APPLICATION INFORMATION PROVIDED

In response to Commission Staff's recommendation and Order No. 3, Aqua Texas hereby files the following information.

A. Map Issues

1. Attached as **Exhibit A** is the Affidavit of Suzanne Burt a Geographic Information System ("GIS") Specialist/Cartographer showing that the overlap between the requested property and the boundaries of Montgomery County Municipal Utility District 47 ("MCMUD 47") Commission Staff identified in its Response to Order No. 2 does not actually exist. Rather, the appearance of an overlap has resulted from improper positioning of the GIS data set created by the Texas Commission on Environmental Quality ("TCEQ") reflected in its Water Districts map layer. As Ms. Burt explains, this information is used by Commission Staff for overlap checks.

2. Attached as **Exhibit B** are Montgomery County tax records for the property Aqua Texas is requesting to serve. Those records provide further evidence that shows the property is not within the MCMUD 47 boundaries as MCMUD 47 is not identified as a taxing entity.

B. TCEQ Enforcement Issues

With respect to the TCEQ enforcement issues Staff noted in its Order No. 2 response memorandum attachment, Applicant understands from follow-up conversations with Staff that these items may be more fully addressed during the technical review phase of Application processing. Thus, Aqua Texas would like administrative acceptance without delay if the aforementioned map issues are resolved. Nevertheless, Applicant can provide the following status reports for both its Old Egypt water and wastewater systems.

1. Earlier this year, TCEQ sent a notice of violation (“NOV”) to Aqua Texas alleging two violations: (1) alleged failure to have proper well grading to ensure that surface water flows away from the well; and (2) alleged insufficient well capacity. Both issues are in the process of being resolved. The well grading issue is being addressed. The well capacity issue requires a compliance plan which Aqua Texas has developed, but not yet submitted to TCEQ. Aqua Texas anticipates submitting the plan to TCEQ very soon and expects approval to follow promptly thereafter. Aqua Texas plans to combine its Old Egypt and Greenfield Forest water systems to provide additional well capacity to accommodate growth and development along FM 1488. Aqua Texas will also be adding pressure tank capacity to be in place within the first quarter of 2016. This will create added capacity for approximately 427 additional connections and ensure capacity that is more than sufficient for all existing connections plus Section One of planned development within the Application area.
2. The wastewater treatment plant issues in TCEQ Docket No. 2015-0598-MWD-E also arose earlier this year and are in the process of being resolved through a TCEQ agreed order. Aqua Texas has signed the agreed order and submitted a check to TCEQ, but the agreed order is not yet effective since it must be approved at an open meeting of the TCEQ Commissioners. That is anticipated to occur by the end of this year. The alleged violations were based on Old Egypt wastewater treatment plant discharge monitoring reports and considered “minor.” They occurred while Aqua Texas was in the process of upgrading the plant, but have not occurred since Aqua Texas completed construction to double plant capacity and enhance its treatment process in July 2015.

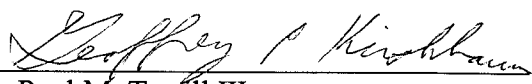
Aqua Texas plans to file supplemental information in this docket as it receives confirmation from TCEQ that these issues are resolved. While the precise schedule for those submissions is not known, Aqua Texas anticipates being in position to make such supplemental application submissions later this year during Commission Staff's substantive/technical review.

III. CONCLUSION

Aqua Texas respectfully requests, upon confirmation by Commission Staff, that the ALJ issue an order finding the application administratively complete and directing Commission Staff to continue application processing. If for any reason Commission Staff does not view the attachments as sufficient for application acceptance, Aqua Texas respectfully requests that it be notified immediately and provided an opportunity to cure any remaining deficiencies that are identified.

Respectfully submitted,

THE TERRILL FIRM, P.C.

By: 
Paul M. Terrill III
State Bar No. 00785094
Geoffrey P. Kirshbaum
State Bar No. 24029665
810 West 10th Street
Austin, Texas 78701
Tel: (512) 474-9100
Fax: (512) 474-9888

**ATTORNEYS FOR AQUA TEXAS, INC. D/B/A
AQUA TEXAS**

CERTIFICATE OF SERVICE

I certify that a copy of this document will be served on all parties of record on October 22, 2015 in accordance with P.U.C. Procedural Rule 22.74.

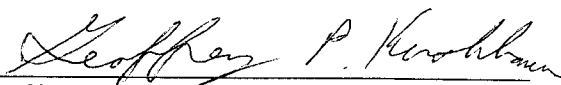

Geoffrey P. Kirshbaum

EXHIBIT A

DOCKET NO. 44875

APPLICATION OF AQUA TEXAS,	§	BEFORE THE PUBLIC UTILITY
INC. DBA AQUA TEXAS TO AMEND	§	
CERTIFICATES OF CONVENIENCE	§	
AND NECESSITY IN MONTGOMERY	§	COMMISSION OF TEXAS
COUNTY	§	
	§	

AFFIDAVIT OF SUZANNE BURT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned official, on this day personally appeared Suzanne Burt, who is personally known to me and first being duly sworn according to law, upon her oath deposed and said:

My name is Suzanne Burt. I am over the age of 18 years and reside in Travis County, Texas. I am of sound mind and fully competent to make this affidavit. I have personal knowledge of the facts stated herein, and they are true and correct.

1. I am President and Geographic Information System ("GIS") Specialist/Cartographer of A&S Business Group, Inc. ("A&S"). Prior to my current position, I was employed as a GIS Specialist/Cartographer under various titles by the Public Utility Commission of Texas ("Commission") and the Texas Commission on Environmental Quality ("TCEQ") (including its predecessor agencies back to the Texas Water Commission) for approximately 29 years. I have special expertise in the areas of GIS and cartography and, in particular, the maps used by both the Commission and TCEQ for the purpose of regulating retail public utilities. I was retained by Aqua Texas, Inc. ("Aqua Texas"), the Applicant in the above styled and numbered case, to analyze a deficiency finding in this docket by Commission Staff with respect to identified overlap between the

Certificate of Convenience and Necessity ("CCN") amendment area proposed in Aqua Texas' Docket No. 44875 Application and the Montgomery County Municipal Utility District No. 47 ("MCMUD 47") boundaries. I hereby make this affidavit to explain why there is in fact no such overlap as identified by Commission Staff.

2. Commission Staff's identified overlap appears to be based on the "TCEQ Water Districts Data Set" ("Districts Data") which is a GIS data set created by TCEQ that is reflected in its Water Districts map layer. That map layer is used to show water district locations to the public and is often used to show water district locations in relation to other types of areas on other maps, such as CCN service areas on CCN maps. Commission Staff relies on the Districts Data when performing overlap checks for CCN applications.

3. TCEQ has created the Districts Data over the years based on information submitted by water districts. Districts are required to report their boundaries to TCEQ, but the methods used to report those boundaries vary by district. Thus, there is no single uniform boundary reporting method incorporated into the Districts Data.

4. The most common water district boundary reporting method used is a combination of a metes and bounds property description with a hard copy map. Upon receipt, the customary practice is for a TCEQ GIS staff member to enter the metes and bounds provided by a district using coordinate geometry (COGO) tools in the ArcGIS software program to generate an electronic geographic shape of the district. Then, the TCEQ GIS staff member positions the district shape onto the base map in the GIS software program based on control point information (*e.g.*, intersections, roads, railroads, or other features) shown on the hard copy map. TCEQ staff members do not have the benefit of using pins on the ground as control points as are used by surveyors. This is the method TCEQ uses for the Districts

Data creation. The result of this process is that the positioning of a district's shape in the Districts Data may be slightly off when compared to the district's real property location on the ground.

5. The Districts Data is available to the public for download from a particular page on the TCEQ web site. See <http://www.tceq.state.tx.us/gis/download-tceq-gis-data> (last visited October 13, 2015) (a copy is attached as **Exhibit 1** at p. 1). On that site is a link to what we call the "Metadata" for the Districts Data. See http://www.tceq.state.tx.us/assets/public/gis/metadata/water_districts_met.pdf (last visited October 13, 2015) (a copy is attached as **Exhibit 1** at pp. 2-3). This document has several sections that reflect the process I have described under the header "Data_Quality_Information." **Exhibit 1** at p. 3. Most importantly, the "Horizontal_Positional_Accuracy_Report" section cautions: "This layer is not 100% accurate. Control points for the metes & bounds are not always available, [sic] in such cases the district was located based on recognizable physical geographic features found on the hard copy map and TxDOT digital files." **Exhibit 1** at p. 3. Thus, there is a distinct possibility with any district shape shown within the Districts Data that the positioning is slightly off.

6. To evaluate whether there is truly an overlap between Aqua Texas' proposed CCN area and MCMUD 47, I first looked at the attribute field table in the Districts Data for MCMUD 47. That table must be viewed within the Districts Data using ArcGIS software, but I am attaching a copy of a screen shot here. See **Exhibit 1** at p. 4. That information confirms that MCMUD 47 was positioned within the Districts Data using the Source "MAPMB", which stands for Map and Metes & Bounds.

7. My second action was to position MCMUD 47 using different base maps. The most useful is the World Imagery file available in ArcGIS which shows edges of properties/developments, fence lines, and roads. From this analysis, I was able to learn that MCMUD 47 is positioned slightly too far west within the Districts Data by approximately 100 feet.

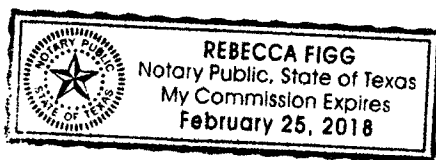
8. I created the maps included as **Exhibits 2, 3, 4, and 5** demonstrate my analysis and conclusion. First, **Exhibit 2** includes MCMUD 47 as shown in the Districts Data and reflects a small overlap of approximately 100 feet with Aqua Texas' proposed CCN amendment service area property; this map also shows that Buckshot road does not align with the road easement excluded from MCMUD 47. Second, **Exhibit 3** is the same as **Exhibit 2**, but here I changed the base map from "StratMap Transportation" to "World Imagery" showing that the road easement still does not line up with Buckshot Road; on this map, the MCMUD 47 shape also cuts through certain developed areas instead of following property lines. Third, **Exhibit 4** shows where I have corrected the MCMUD 47 positioning to align with Buckshot Road. Finally, **Exhibit 5** is the same as **Exhibit 4** except that I have changed the base map from "StratMap Transportation" to "World Imagery" to show that my correction makes MCMUD 47's boundaries align correctly to follow roads, developments, and the surveyed boundary of Aqua Texas' proposed CCN amendment service area. These maps show: (1) the positioning of MCMUD 47 within the Districts Data is off by approximately 100 feet; (2) there is no overlap between the MCMUD 47 boundary and Aqua Texas' proposed CCN amendment service area requested in its Docket No. 44875 Application; and (3) the Commission and its Staff should recognize the MCMUD 47 positioning shown in **Exhibits 4 and 5** as the correct version.

9. In sum, my conclusion is that the Districts Data was used by Commission Staff to identify an overlap between Aqua Texas' proposed CCN amendment area and the MCMUD 47 boundaries are about 100 feet off within the Districts Data. When correctly positioned, there is no overlap. I recommend that the Commission and its Staff treat Aqua Texas' application accordingly.

Further Affiant sayeth not.

Suzanne Burt
Suzanne Burt

SUBSCRIBED AND SWORN TO BEFORE ME on this the 15th day of October, 2015, to which witness my hand and official seal.




Rebecca Figg
Notary Public in and for the State of Texas

<http://www.tceq.texas.gov/gis/download-tceq-gis-data>
 Scroll down to "TCEQ Water Districts"
 Select "Meta"


EXHIBIT 1


- Licensing
- Permits, Registration
- Preventing Pollution
- Recycling
- Reporting
- Rules

 Data and Records


 Forms

 Maps


 Public Notices


 Publications

 Webcasts

 TCEQ Online Services
 e Pay, Permits
 Licenses, Reporting
 Filing, Comments

 About Us

 Contact Us

 How's our Customer
 service? Please fill out our
 Customer Satisfaction
 Survey

Download TCEQ GIS Data

Download GIS datasets maintained by the TCEQ. Each dataset is available in shapefile (.shp), file geodatabase (.gdb), and Google Earth (.kmz) formats. The metadata (a document describing the dataset) is also provided in PDF format.

- Administrative
- Water
- Land
- Landuse / Landcover
- Air





Note: All SHP and GDB layers are compressed as zip files . All Meta links are provided in PDF format .

All GIS datasets (except where otherwise indicated) are in DD - NAD83






SHP - ESRI Shapefile Format, GDB - ESRI File Geodatabase Format, KML/KMZ - Google Earth Format

To view SHP and GDB files, you will need to have ArcGIS Desktop or ArcGIS Explorer. To view KML/KMZ files, you will need to install Google Earth. ArcGIS Explorer and Google Earth are free software. ArcGIS Desktop would be purchased.

Administrative Boundaries

Name	Sample Graphic	SHP 	GDB 	KML	Meta 
TCEQ Regions		SHP	GDB	KML	Meta

Water

Name	Sample Graphic	SHP 	GDB 	KML	Meta 
Permitted Wastewater Outfalls		SHP	GDB	KML	Meta
TCEQ Water Districts		SHP	GDB	KML	Meta

TCEQ Water Districts

Table of Contents:

- Identification_Information
 - Data_Quality_Information
 - Spatial_Data_Organization_Information
 - Entity_and_Attribution_Information
 - Distribution_Information
 - Metadata_Reference_Information
-

Identification_Information:

Citation:

Citation_Information:

Originator: Texas Commission on Environmental Quality

(TCEQ) Publication_Date: 20150630

Title: Water Districts

Geospatial_Data_Presentation_Form: vector digital data

Online_Linkage:

Description:

Abstract:

The TCEQ has 'continuing right of supervision' over water districts in accordance with the Texas Water Code. As part of the regulatory effort, the Water Districts layer has been developed to provide information about the location, district type and acreage of the districts.

Purpose:

The District layer is used to identify the geographic location of water districts within the state of Texas. This information is used by state and local government agencies, water and sewer utility service purveyors and the public.

Supplemental_Information:

Information about individual Water Districts can be found within the Water Utility Database at <http://www10.tceq.state.tx.us/iwud/dist/>

Publications, Forms, Rules and General Information on Districts can be found at http://www.tceq.state.tx.us/permitting/water_supply/ud/udpubs.html

Contact_Address:

Address_Type: mailing address

Address: MC - 153

Address: PO Box 13087

City: Austin

State_or_Province: Texas

Postal_Code: 78711-3087

Contact_Voice_Telephone: 512-239-3760

Contact_Electronic_Mail_Address: kpatel@tceq.state.tx.us

Hours_of_Service: M-F 7-3:30pm

Native_Data_Set_Environment:

Microsoft Windows XP Version 5.1 (Build 2600) Service Pack 3; ESRI ArcCatalog 9.3.1.4000

Data_Quality_Information:

Attribute_Accuracy:

Attribute_Accuracy_Report:

All attribute information is entered, updated and maintained by staff in the Utilities & Districts Section of TCEQ. Most of the attribute information is taken directly from the Water Utility Database. Several of the attributes have missing information.

Logical_Consistency_Report:

Texas has approximately 2000 Water Districts, of these, approximately 1774 are in the Water Districts layer. The districts were either input using metes & bounds, digitized from hard copy maps or digital data received from the district.

Completeness_Report: The Water District data set is not complete.

Positional_Accuracy:

Horizontal_Positional_Accuracy:

Horizontal_Positional_Accuracy_Report:

This layer is not 100% accurate. Control points for the metes & bounds are not always available, in such cases the district was located based on recognizable physical geographic features found on the hard copy map and TxDOT digital files.

Quantitative_Horizontal_Positional_Accuracy_Assessment:

Horizontal_Positional_Accuracy_Explanation:

Water District boundaries are mapped from information provided by the District. Information for a given District is only as current as the most recent information provided by the District to TCEQ.

Lineage:

Source_Information:

Source_Citation:

Citation_Information:

Table

WD_07242014

NAME	DISTRICT_ID	TYPE	COUNTY	COGO_ACRES	PLAT_ACRES	DIGITIZED	STATUS	CREATION_DATE	BIDRY_CHANGE	METHOD	SOURCE
Montgomery County MUD 47	5858052	MUD	Montgomery	3297.3404	3297.308	NA	A	3/10/1983	2/17/2004	HB	MAPNB

< 1 1 (1 out of 1801 Selected)

WD_07242014



EXHIBIT 2

Proposed CCN Area

MCMUD47 - TCEQ Data



PUC Docket No. 44875

Aqua Texas, Inc.
Proposed Water & Sewer CCN Service Area
in Montgomery County



Montgomery County MUD 47's positioning in the TCEQ's GIS data layer is slightly off resulting in an overlap of approx. 100' with Aqua Texas, Inc.'s proposed water and sewer CCN service area.

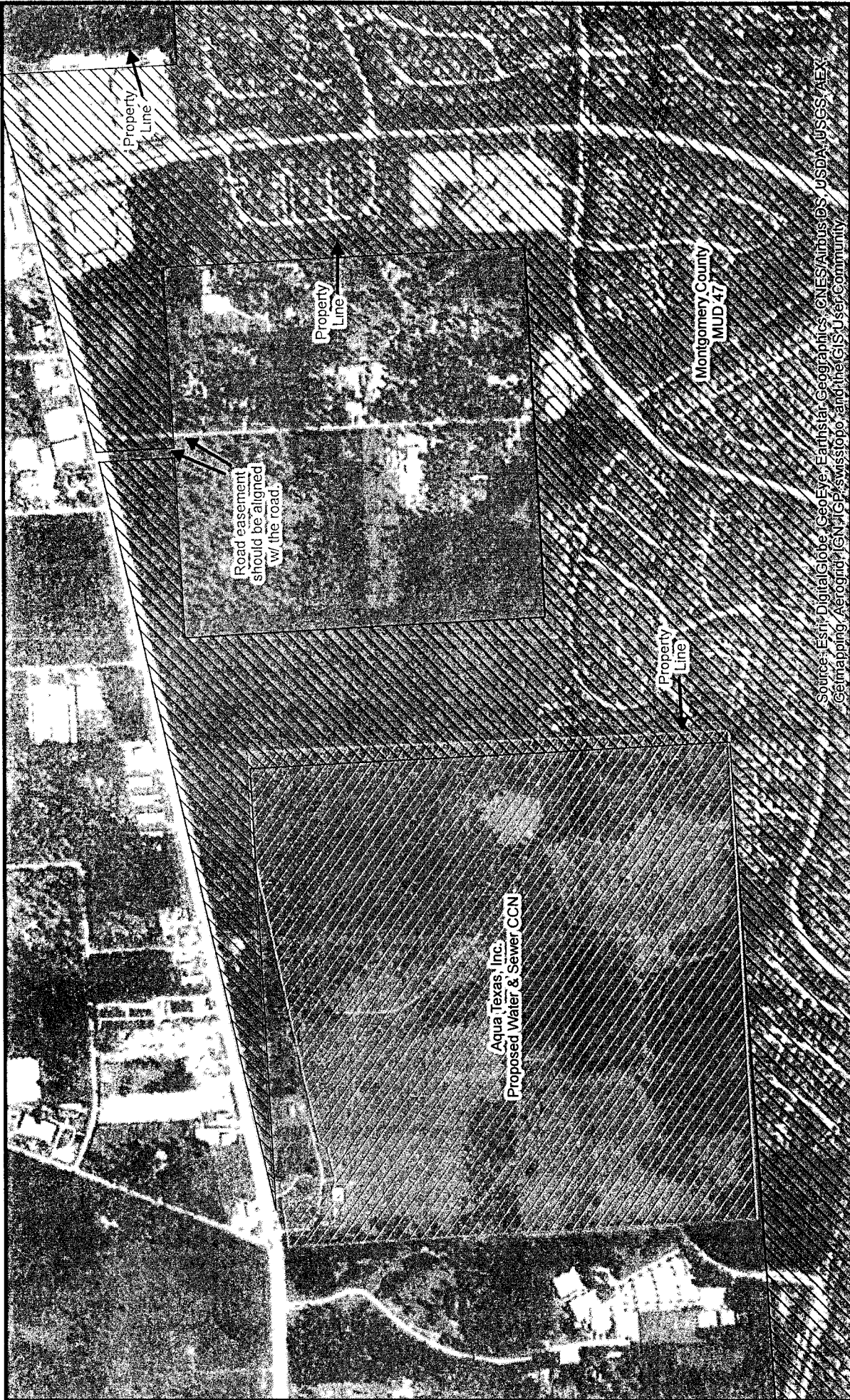


EXHIBIT 3

- Proposed CCN Area
- MCMUD47 - TCEQ Data



Montgomery County MUD 47's positioning in the TCEQ's GIS data layer is slightly off resulting in an overlap of approx. 100' with Aqua Texas, Inc.'s proposed water and sewer CCN service area.

PUC Docket No. 44875

Aqua Texas, Inc.
Proposed Water & Sewer CCN Service Area
in Montgomery County



EXHIBIT 4

MCMUD47 Repositioned
Proposed CCN Area

PUC Docket No. 44875

Aqua Texas, Inc.
Proposed Water & Sewer CCN Service Area
in Montgomery County

Montgomery County MUD 47 repositioned to align with roads and property lines more accurately and subsequently removing overlap with the proposed CCN service area.



EXHIBIT 5



0 400 800
Feet

 MCMUD47 Repositioned
 Proposed CCN Area

Montgomery County MUD 47 has been repositioned to align with roads and property lines more accurately and subsequently removing overlap with the proposed CCN service area.

PUC Docket No. 44875

Aqua Texas, Inc.
Proposed Water & Sewer CCN Service Area
in Montgomery County

2015 YEAR TAX STATEMENT



TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR/ COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823
PHONE NO. (936) 539-7897

EXHIBIT B

Mail To:

PULTE HOMES OF TEXAS LP
16670 PARK ROW
STE 100
HOUSTON, TX 77084-6866

Legal Description:

A0549 - THOMAS JOHN N, TRACT 3-A, ACRES
4.304

Legal Acres: 4.3040

Parcel Address: 4903 FM 1488 RD

Account No: 00.0549.00.00300

CAD No: R54209

As of Date: 10/15/2015

Print Date: 10/15/2015

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$128,040	\$54,890	\$182,930	\$182,930	\$0	\$182,930	\$0	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
MONTGOMERY COUNTY	\$182,930		\$0	\$182,930	0.476700	\$872.03
MONTGOMERY CO HOSPITAL DIST	\$182,930		\$0	\$182,930	0.071000	\$129.88
MAGNOLIA ISD	\$182,930		\$0	\$182,930	1.379500	\$2,523.52
MONTGOMERY CO ESD 10	\$182,930		\$0	\$182,930	0.097000	\$177.44
LONE STAR COLLEGE	\$182,930		\$0	\$182,930	0.107900	\$197.38

Total 2015 Tax: \$3,900.25
Total 2015 Levy Paid To Date: \$0.00
2015 Levy Due: \$3,900.25
Total 2015 Due: \$3,900.25

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:		Taxes become delinquent on February 01, 2016.			
11/02/2015 0%	11/30/2015 0%	12/31/2015 0%	02/01/2016 0%	02/29/2016 7%	03/31/2016 9%
\$3,900.25	\$3,900.25	\$3,900.25	\$3,900.25	\$4,173.27	\$4,251.27

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information :

MAGNOLIA ISD 2015 M&O 1.0400000 I&S .33950000 Total 1.3795000 2014 M&O 1.0400000 I&S .34950000 Total 1.3895000

TO PAY BY CREDIT CARD PLEASE CALL 1-866-549-1010 OR VISIT WWW.MCTX.ORG/TAX USE BUREAU CODE 7898505

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

7.1.49

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 10/15/2015

11/02/2015 0%	11/30/2015 0%	12/31/2015 0%	02/01/2016 0%	02/29/2016 7%	03/31/2016 9%
\$3,900.25	\$3,900.25	\$3,900.25	\$3,900.25	\$4,173.27	\$4,251.27

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

TAMMY J. MCRAE
400 N San Jacinto
CONROE, TX 77301-2823



00.0549.00.00300
PULTE HOMES OF TEXAS LP
16670 PARK ROW
STE 100
HOUSTON, TX 77084-6866

AMOUNT PAID:

\$ _____

0000000R54209 000000390025 000000390025 3

2015 YEAR TAX STATEMENT



TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR/ COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823
PHONE NO. (936) 539-7897

Mail To:

PULTE HOMES OF TEXAS LP
 16670 PARK ROW
 STE 100
 HOUSTON, TX 77084-6866

Legal Description:

A0549 - THOMAS JOHN N, TRACT 3, ACRES
 91.42

Legal Acres: 91.4200

Parcel Address:

Account No: 00.0549.00.00305

CAD No: R54210

As of Date: 10/15/2015

Print Date: 10/15/2015

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$2,298,240	\$0	\$2,298,240	\$2,298,240	\$0	\$0	\$0	\$2,298,240

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
MONTGOMERY COUNTY	\$2,298,240		\$0	\$2,298,240	0.476700	\$10,955.71
MONTGOMERY CO HOSPITAL DIST	\$2,298,240		\$0	\$2,298,240	0.071000	\$1,631.75
MAGNOLIA ISD	\$2,298,240		\$0	\$2,298,240	1.379500	\$31,704.22
MONTGOMERY CO ESD 10	\$2,298,240		\$0	\$2,298,240	0.097000	\$2,229.29
LONE STAR COLLEGE	\$2,298,240		\$0	\$2,298,240	0.107900	\$2,479.80

Total 2015 Tax: \$49,000.77
Total 2015 Levy Paid To Date: \$0.00
2015 Levy Due: \$49,000.77
Total 2015 Due: \$49,000.77

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:		Taxes become delinquent on February 01, 2016.			
11/02/2015 0%	11/30/2015 0%	12/31/2015 0%	02/01/2016 0%	02/29/2016 7%	03/31/2016 9%
\$49,000.77	\$49,000.77	\$49,000.77	\$49,000.77	\$52,430.83	\$53,410.84

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information :

MAGNOLIA ISD 2015 M&O 1.0400000 I&S .33950000 Total 1.3795000 2014 M&O 1.0400000 I&S .34950000 Total 1.3895000

TO PAY BY CREDIT CARD PLEASE CALL 1-866-549-1010 OR VISIT WWW.MCTX.ORG/TAX USE BUREAU CODE 7898505

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

7.149

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 10/15/2015

11/02/2015 0%	11/30/2015 0%	12/31/2015 0%	02/01/2016 0%	02/29/2016 7%	03/31/2016 9%
\$49,000.77	\$49,000.77	\$49,000.77	\$49,000.77	\$52,430.83	\$53,410.84

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

TAMMY J. MCRAE
 400 N San Jacinto
 CONROE, TX 77301-2823



00.0549.00.00305
 PULTE HOMES OF TEXAS LP
 16670 PARK ROW
 STE 100
 HOUSTON, TX 77084-6866

AMOUNT PAID:

\$ _____

0000000R54210 000004900077 000004900077 3

2015 YEAR TAX STATEMENT



**TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR/ COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823
PHONE NO. (936) 539-7897**

Mail To:

PULTE HOMES OF TEXAS LP
16670 PARK ROW
STE 100
HOUSTON, TX 77084-6866

Legal Description:

A0549 - THOMAS JOHN N, TRACT 4, ACRES
99.714

Legal Acres: 99.7140

Parcel Address:

Account No: 00.0549.00.00310

CAD No: R54211

As of Date: 10/15/2015

Print Date: 10/15/2015

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$1,695,140	\$0	\$1,695,140	\$1,695,140	\$0	\$0	\$0	\$1,695,140

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
MONTGOMERY COUNTY	\$1,695,140		\$0	\$1,695,140	0.476700	\$8,080.73
MONTGOMERY CO HOSPITAL DIST	\$1,695,140		\$0	\$1,695,140	0.071000	\$1,203.55
MAGNOLIA ISD	\$1,695,140		\$0	\$1,695,140	1.379500	\$23,384.46
MONTGOMERY CO ESD 10	\$1,695,140		\$0	\$1,695,140	0.097000	\$1,644.29
LONE STAR COLLEGE	\$1,695,140		\$0	\$1,695,140	0.107900	\$1,829.06

Total 2015 Tax: \$36,142.09
Total 2015 Levy Paid To Date: \$0.00
2015 Levy Due: \$36,142.09
Total 2015 Due: \$36,142.09

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:			Taxes become delinquent on February 01, 2016.		
11/02/2015 0%	11/30/2015 0%	12/31/2015 0%	02/01/2016 0%	02/29/2016 7%	03/31/2016 9%
\$36,142.09	\$36,142.09	\$36,142.09	\$36,142.09	\$38,672.03	\$39,394.89

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information :

MAGNOLIA ISD 2015 M&O 1.0400000 I&S .33950000 Total 1.3795000 2014 M&O 1.0400000 I&S .34950000 Total 1.3895000

TO PAY BY CREDIT CARD PLEASE CALL 1-866-549-1010 OR VISIT WWW.MCTX.ORG/TAX USE BUREAU CODE 7898505

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

7.1.49

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 10/15/2015

11/02/2015 0%	11/30/2015 0%	12/31/2015 0%	02/01/2016 0%	02/29/2016 7%	03/31/2016 9%
\$36,142.09	\$36,142.09	\$36,142.09	\$36,142.09	\$38,672.03	\$39,394.89

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

TAMMY J. MCRAE
400 N San Jacinto
CONROE, TX 77301-2823



00.0549.00.00310
PULTE HOMES OF TEXAS LP
16670 PARK ROW
STE 100
HOUSTON, TX 77084-6866

AMOUNT PAID:

\$ _____

0000000R54211 000003614209 000003614209 7