

# Serving The Groves

HCMUD 504 TOWN HALL 2026



# Overview

- Board Introductions
- What is a MUD?
- Year in Review
- Committees
- Future Development
- Q&A

**PROSPERITY ADAPTIVE SPORTS COMPLEX**

**GROVES ELEMENTARY SCHOOL**

**WEST LAKE MIDDLE SCHOOL**

**THE YARD**

**MINI GROVES**

**LIFESTYLE CENTER**

**FISH CAMP**

**THE HEARTH AMENITY CENTER**

**AMENITY CENTER POOL**

**DRILL SITE PARK**

**Parking**

**Trail System**

**Future Commercial**

**Future Development**

**The Groves™**

**FINISHED MODEL HOMES**

<b>Perry Homes (40' &amp; 45')</b> 346.227.7755	<b>3 Chesmar Auto Court</b> 281.387.6699	<b>5 David Weekley (40')</b> 281.249.7827
<b>Westin Homes (45')</b> 281.758.8807	<b>4 David Weekley (35')</b> 281.249.7827	<b>6 Beazer Homes Duets</b> 281.214.0450

Plans of The Groves may indicate the location of homes, lots, and commercial parcels and/or describe plans for future development and other items of interest. Such facilities and uses are based on current plans, which are subject to change without notice. There is no assurance that any such proposed or future facilities or uses will be developed.

# Meet Your Board of Directors



**Kedrin Bell**  
Secretary  
*Term: May 6, 2028*



**John Hernandez**  
President  
*Term: May 6, 2028*



**Anthony Turner**  
Asst. Secretary  
*Term: May 4, 2030*



**Ebony McGowen**  
Vice President  
*Term: May 4, 2030*



**Kimberly Badu**  
Asst. Vice President  
*Term: May 6, 2028*

# Meet HCMUD 504 Consultants & Vendors

## Legal Team

Elizabeth Cone, Jennifer Ramirez  
*Allen Boone Humphries Robinson LLP*

## Bookkeeper

Christina Ferguson  
*Myrtle Cruz, Inc.*

## Communications/Public Outreach

Jenna Craig  
*Touchstone District Services*

## Engineer

Rachel Sternberg  
*BGE, Inc.*

## Financial Advisor

Craig Rathmann  
*Rathmann & Associates, L.P.*

## Operator

Trina Kilgore  
*Inframark*

## Tax Assessor/Collector

David Patterson  
*Assessments of the Southwest, Inc*

## Waste Collection

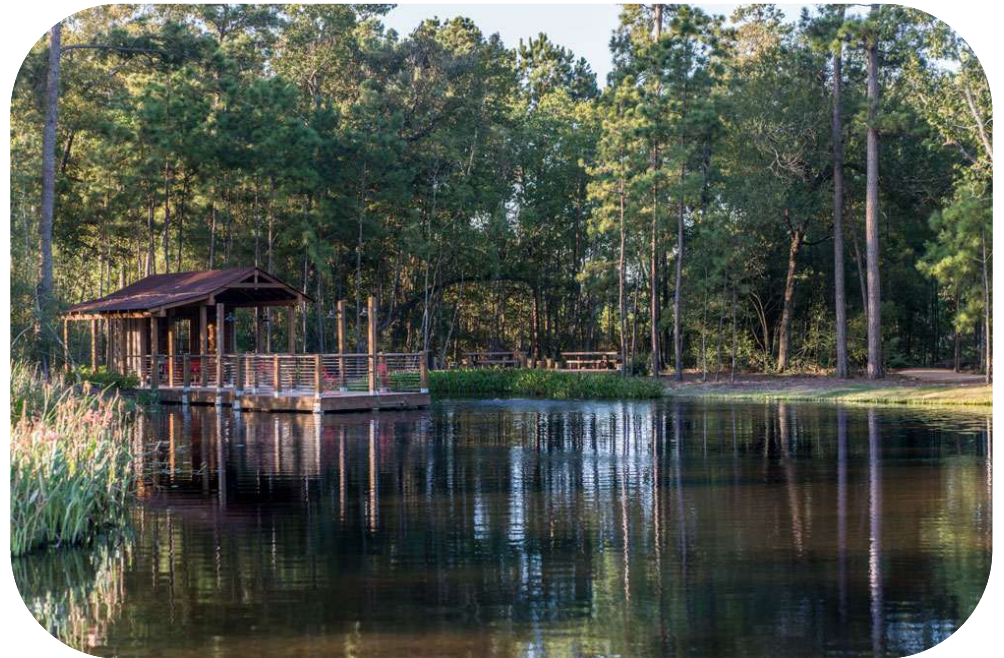
Christie Leighton  
*Best Trash, LLC*

# What is a MUD?



# What is a MUD?

- A Municipal Utility District (MUD) is like a mini local government for your neighborhood.
- Since we're not part of a city, the MUD provides essential services like:
  - Water & sewer
  - Drainage & flood mitigation
  - Trash & recycling
  - Parks & green spaces
- It's run by a locally elected board of directors and funded through property taxes and utility fees.



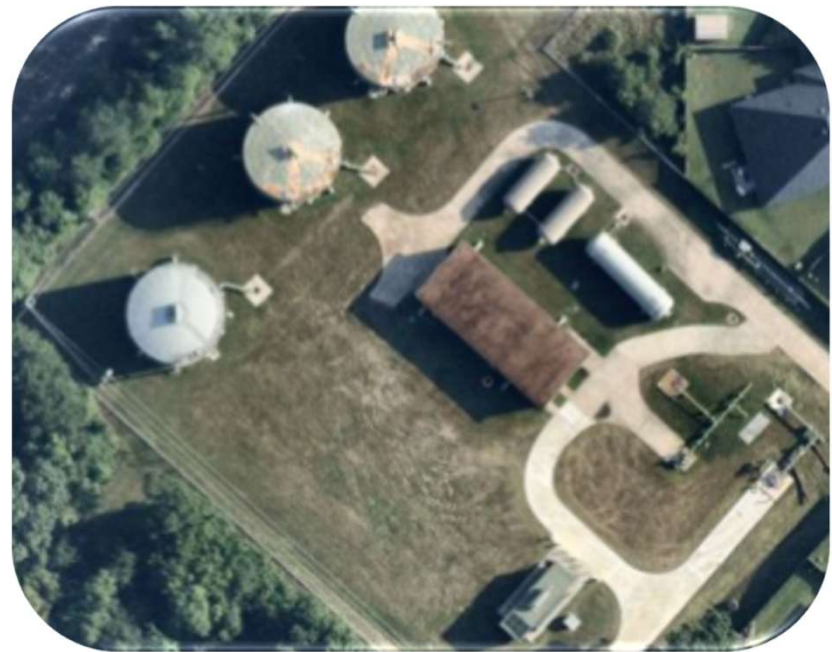
# How is the MUD funded?

The MUD is funded through a combination of:

- **Property Taxes** – used to pay for infrastructure like water lines, sewer systems, and drainage
- **Water & Wastewater Fees** – cover daily operations and maintenance of those systems

Two Phases of MUD Financing:

- **Phase I: Development**  
core infrastructure needed to support new homes and businesses.
- **Phase II: Maintenance**  
As the community matures, more funds go toward maintaining and upgrading existing facilities.



# How is a MUD Different From An HOA?



# Understanding the Difference

## **Municipal Utility District (MUD)**

- Government entity, regulated by the State of Texas, Texas Commission on Environmental Quality (TCEQ)
- Provides essential public services like water, wastewater, drainage, trash, and parks
- Funded through property taxes and utility fees

## **Homeowner's Association (HOA)**

- Private organization created by the developer or homeowners
- Enforced neighborhood rules, manages common areas and aesthetics
- Funded by HOA dues/assessments from homeowners

# Year In Review



# Year In Review



# District Committees



# District Committees

## Security

Directors Badu & Bell

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- Coordinates with Harris County Precinct 3 Constables Office
- Three constables patrol The Groves community
- Each officer spends 70% of their time patrolling the District

## Communications

Directors Bell & McGowen

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- Public outreach
- Website, text alerts, and other channels used to help spread important information about the District

## Joint Facilities

Directors Badu & Hernandez

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- Works with the board of Harris County MUD 412 on items that impact both boards
- Water plant, repairs, infrastructure, future planning

## HOA Liaison

Director Badu & McGowen (alternate)

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- Primary point of contact between the MUD Board and the HOA

# Future Development



# The Market at The Groves

## Now Open

- Pacific Dental
- Iza Robata
- Tiger Kim TKD
- Southern Vet
- Dunkin
- Saigon Café
- Chipotle
- Whataburger
- Chase Bank



More information at [read-king.com/properties](https://read-king.com/properties)

# The Market at The Groves

## Coming Soon\*

- Milano – Q2 2026
- Longhorn Liquor – Q2 2026
- Batters & Brunch – Q4 2026
- Donatos – Q4 2026
- Daves Hot Chicken – Q4 2026
- PNC Bank – Q4 2026
- Panda Express – Q4 2026
- Avid Storage – Q4 2026
- Mavis – Q4 2026
- Valvoline – Q4 2026

## The Market at The Groves — Site Plan



Suite	Tenant	SF	Tract	Tenant	SF	Suite	Tenant	SF
1	Milano Nails Spa	4,418 SF	Tract 1	Chase Bank		1	Dunkin' Donuts	2,000 SF
2	Pacific Dental	5,000 SF	Tract 2	PNC Bank		1A	Donato's Pizza	1,700 SF
3	Longhorn Liquor	3,500 SF	Tract 3	Whataburger		2	Building D (Available)	5,014 SF
4	Dave's Hot Chicken	3,000 SF	Tract 5	Panda Express		3	Saigon Cafe	1,200 SF
5	Available	3,072 SF	Tract 6	Valvoline		4	Chipotle	2,400 SF
6	Iza Robota	3,000 SF	Tract 7	±0.82 AC		1	Building E (Available)	8,569 SF
7	Available	3,767 SF	Tract 8	±0.91 AC		1	Building F (Available)	8,530 SF
8	Batters & Brunch	4,017 SF	Tract 9	Mavis Tires and Brakes				
9	Tiger Kim Taekwondo	2,580 SF	Tract 10	±0.688 AC				
10	Southern Veterinary Partners	4,000 SF						

5 The Market at The Groves | Atascocita, Texas

Read King Commercial Real Estate

*\*Opening dates are estimates only and subject to change*

# The Groves Office Center

**13803 Madera Run Parkway**

- Restore ABA & Speech Therapy
- Magnolia Psychiatry
- Fleet Shield & Geotab ELD-GPS Tracking Provider



More information at <https://shbdevelopment.com/properties/>

## Looking to the Future

- ❖ **Leading joint plant construction with HCMUD 412**
- ❖ **Sidewalks Project**
- ❖ **Ongoing Capital Projects Review**
- ❖ **Transitioning from “Developing” to “Developed”  
Community**
- ❖ **Board Efficiency**

## **HCMUD 504 Website**

All the information provided today can be found on the District website:

[www.hcmud504.com](http://www.hcmud504.com)



# Q&A



**Thank You!**

