

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 7, 2022

Ms. Laurie Gharis, Chief Clerk
Officer of the Chief Clerk
Texas Commission on Environmental Quality
P.O. Box 13087, MC-105
Austin, Texas 78711-3087

Re: TCEQ Docket No. 2021-0152-DIS; Consideration of a Resolution Requesting Additional Powers for Walden Pond Fresh Water Supply District of Kaufman County

Dear Ms. Gharis:

Enclosed for filing with the Texas Commission on Environmental Quality are the following backup materials for the January 26, 2022 agenda item on the above referenced matter.

1. Proposed Order:
 - a. Staff Memorandum;
2. Resolution for Additional Powers:
 - a. Metes and Bounds;
3. Mailing List; and
4. Caption.

The Applicant has represented that it published notice on December 30, 2021 and January 6, 2022. The Affidavits of Publication and Tear Sheets will be filed in a supplemented backup once they are available. The Notice of Hearing will also be included in that supplemental backup.

Please do not hesitate to contact me if you have any questions regarding the material. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Kayla Murray".

Kayla Murray
Staff Attorney
Environmental Law Division

cc: Mailing List

Proposed Order

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



DOCKET NO. 2021-0152-DIS

AN ORDER AUTHORIZING ADDITIONAL POWERS TO WALDEN POND FRESH WATER SUPPLY DISTRICT OF KAUFMAN COUNTY

On January 26, 2022, the Texas Commission on Environmental Quality (Commission) met in regular session at its offices in Austin, Texas, with notice of the meeting issued in compliance with the Open Meetings Act, TEX. GOVT. CODE §§ 551.001-551.146, and the Administrative Procedure Act, TEX. GOVT. CODE §§ 2001.001-2001.903, to consider the application of Walden Pond Fresh Water Supply District of Kaufman County (District) for additional powers to provide drainage services within the District pursuant to TEX. WATER CODE §§ 51.331-51.332 and 30 TEX. ADMIN. CODE § 293.15.

Proper notice of the hearing was published on December 30, 2021 and January 6, 2022, in the *Kaufman Herald*, a newspaper generally circulated in Kaufman County, the county in which the District is located. Accordingly, the notice requirements of 30 TEX. ADMIN. CODE § 293.15(h) have been satisfied.

The Commission, after having considered the application as a whole and the memorandum dated January 26, 2022, from the Executive Director, a copy of which is attached and made a part hereof as Attachment A, finds that the District's request for additional powers to provide drainage services within the District should be approved. The Commission finds that expanding the powers of the District to include drainage services will give it control of storm water to prevent erosion and flooding. The Commission finds that the District's request for additional drainage powers is feasible and practicable, will benefit the land, and will further public welfare.

NOW, THEREFORE, BE IT ORDERED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY that the application of Walden Pond Fresh Water Supply District of Kaufman County for additional powers to provide drainage services within the District is approved pursuant to TEX. WATER CODE §§ 51.331-51.332 and 30 TEX. ADMIN. CODE § 293.15.

Issue Date:

For the Commission

Staff Memorandum

Texas Commission on Environmental Quality

TECHNICAL MEMORANDUM

To: Texas Commission on Environmental Quality **Date:** January 26, 2022

Thru: Justin P. Taack, Manager
Districts Section

From: Andrew Paynter, Technical Specialist
Districts Section

Subject: Docket No. 2021-0152-DIS. Walden Pond Fresh Water Supply District of Kaufman County; Application for Approval of Additional Powers for Drainage; Pursuant to Texas Water Code Sections 51.331-51.332 and 30 Texas Administrative Code Section 293.15. TCEQ Internal Control No. D-10252019-069 (TC)
CN: 605658574 RN: 110775848

A. GENERAL INFORMATION

The Commission received an application from Walden Pond Water Control and Improvement District of Kaufman County requesting approval for additional powers to provide drainage services to its customers as provided in Texas Water Code (TWC) Sections 51.331-51.332 and 30 Texas Administrative Code (TAC) Section 293.15. The District's name was changed to Walden Pond Fresh Water Supply District of Kaufman County (District) by the Texas Commission on Environmental Quality (TCEQ) Order dated December 9, 2019.

The District encompasses approximately 429 acres located east of Ridge Crest Road, north of US Highway 80 and is split by Farm to Market 548. Access to the District is provided via Farm to Market 548. The District is located within the extraterritorial jurisdiction (ETJ) of the City of Dallas.

The District was created by Order of the Kaufman County Commissioners' Court on November 7, 2018, to provide water supply, treatment, and distribution facilities, wastewater control facilities and road construction and operation for the anticipated residential and commercial development within the District's current area. The application includes a land use plan which projects an ultimate development of 2,030 equivalent single-family connections (ESFCs) and a corresponding population of 6,090 within the District's current area. The District's engineer indicates that the District is undeveloped and currently has three permanent residents and that the land within the District currently consists of Houston Black Clay with one tributary that flows north to south.

The District has not previously issued bonds and has no outstanding debt.

The District operates under Chapters 49, 51 and 53 of the Texas Water Code.

Notice Requirements

Proper notice of the application was published on December 30, 2021 and January 6, 2022, in the *Kaufman Herald*, a newspaper regularly published or circulated in Kaufman County, the county in which the District is proposed to be located. Accordingly, the notice requirements of 30 TAC Section 293.15(h) have been satisfied.

ATTACHMENT A

B. ENGINEERING ANALYSIS

Storm Water Drainage System and Drainage Improvements

Storm water runoff within the proposed District will be directed through a curb and gutter street system and internal lines provided by the district. All facilities will be designed to convey the 100-year storm within the pipe system to existing drainage courses. The proposed internal drainage system and drainage improvements appear to provide adequate drainage and detention for the developed property without adversely affecting run-off rates or drainage.

C. SUMMARY OF COSTS

Water, Wastewater and Drainage

<u>Construction Costs</u>	District's ⁽¹⁾ <u>Share</u>
A. Developer Contribution Items	
1. Water System Improvements	\$ 8,185,690
2. Wastewater System Improvements	10,165,706
3. Drainage Improvements	11,320,616
4. Clearing Grubbing and Excavation	4,307,149
5. Offsite Water Supply System	10,767,048
6. Offsite Wastewater Treatment System	<u>11,366,681</u>
Total Developer Contribution Items	\$ 56,112,890
B. District Items	
TOTAL CONSTRUCTION COSTS	\$ 56,112,890
<u>Nonconstruction Costs</u>	
A. Legal Fees (2.5%)	\$ 1,901,825
B. Fiscal Agent Fees (2.0%)	1,521,460
C. Interest	
1. Capitalized Interest (24 Months at 6.0%)	7,607,300
2. Developer Interest (24 Months at 6.0%)	5,611,289
D. Bond Discount (3.0%)	2,282,190
E. Bond Issuance Expenses	155,763
F. Bond Application Report Costs	180,000
G. TCEQ Application Fee	600
H. Creation Costs	500,000
I. Attorney General Fee (0.10%)	9,500
J. TCEQ Bond Issuance Fee (0.25%)	<u>190,183</u>
TOTAL NONCONSTRUCTION COSTS	\$ 19,960,110
TOTAL W, WW & D BOND ISSUE REQUIREMENT	76,073,000

Note:

(1) Assumes 100% funding of anticipated developer contribution items, where applicable.

The eligible reimbursement of utility costs will be determined in accordance with the TCEQ's Rules at the time bond applications are reviewed.

D. ECONOMIC ANALYSIS

Water Supply

High Point SUD and Kaufman County Fresh Water Supply District No. 1 are intended to be the retail water provider and charge rates equivalent to its existing customers.

The current retail water rates for residential customers of High Point SUD are as follows:

Gallons use per month (Water)	Unit Cost (per 1,000 gallons)
0 - 3,000	\$33.30 base rate
3,001 - 10,000	\$5.55
10,001 - 15,000	\$7.41
15,001 and up	\$12.01

The current retail water rates for residential customers of Kaufman County Fresh Water Supply District No. 1-A are as follows:

Gallons use per month (Water)	Unit Cost (per 1,000 gallons)
Minimum Monthly Charge	\$40.00 base rate
0 - 5,000	\$2.50
5,001 - 10,000	\$3.50
Over 10,001	\$4.50

Wastewater Treatment

Kaufman County Fresh Water Supply District No. 1 will be the retail sewer provider.

The current retail wastewater rates for residential customers for Kaufman County Fresh Water Supply District No. 1 are as follows:

Gallons use per month (Water)	Unit Cost (per 1,000 gallons)
0 - 5,000	\$ 2.50
5,001 - 10,000	\$ 3.50
Over 10,001	\$ 4.50

Land Use

The land use for the proposed District is projected in the following table:

<u>Development</u>	<u>Acres</u>	<u>ESFCs</u>
Open Space	71	5
Single-Family	358	2,030
Total	429	2,035

Project Financing

The estimated total assessed valuation of the proposed District at completion is as follows:

<u>Units Planned</u>	<u># of Lots/Acreage</u>	<u>Average Unit Value</u>	<u>Total Value at Build-out</u>
Single-family 40' x 115' Lots	962 Lots	\$250,000	\$240,500,000
Single-family 45' x 115' Lots	391 Lots	\$275,000	\$107,525,000
Single-family 50' x 115' Lots	677 Lots	\$290,000	\$196,330,000
	Total Assessed Valuation		\$544,355,000

The District provided cost estimates for its projected construction of water, wastewater, drainage, clearing, grubbing and excavation to develop the District. The total estimated District construction and engineering costs are \$76,073,000, including \$8,185,690 for water system improvements, \$10,165,706 for wastewater system improvements, \$11,320,616 for drainage improvements, \$4,307,149 for clearing, grubbing, and site excavation, and \$22,133,729 for offsite water supply and wastewater treatment.

Considering an estimated bond issue requirement of \$76,073,000 (assuming 100% district share), a bond interest rate of 5.0%, and a 25-year bond life, the average annual debt service requirement would be \$5,397,566. Assuming a 95% collection rate and an ultimate assessed valuation of \$544,355,000, a tax rate of approximately \$1.05 per \$100 valuation would be necessary to meet the annual debt service requirement. The District is projecting a maintenance tax rate of \$0.14 per \$100 valuation. Each particular bond issue will be reviewed and justified on its own economic feasibility merits prior to the issuance of any bonds by the District.

The total 2019 overlapping tax rates on land within the proposed District are shown in the following table:

<u>Taxing Jurisdiction</u>	Tax Per \$100 Valuation
Forney Independent School District	\$ 1.47
Kaufman County	\$ 0.44
Kaufman County ESD #6	\$ 0.03
Road and Bridge	\$ 0.10
Walden Pond WCID	\$ <u>1.19</u> (1)
Total tax per \$100 valuation:	\$ 3.23

Note:

(1) Includes a \$1.05 debt service tax rate and a \$0.14 maintenance tax rate.

Based on the proposed District tax rate and the year 2019 overlapping tax rate on land within the proposed District, the project is considered economically feasible.

Water and Wastewater Rates

According to information provided, the estimated monthly fee for 10,000 gallons of water service would be approximately \$72.15 for residential customers within the High Point SUD service area and \$70 for residential customers within Kaufman county FWSD No. 1-A. The estimated monthly fee for 10,000 gallons of wastewater service would be approximately \$30 for residential customers within Kaufman county FWSD No. 1-A.

E. SPECIAL CONSIDERATIONS

None

F. CONCLUSIONS

1. Based on a review of the application and supporting documents, the District's request to have the authority to provide for the purchase, maintenance, and operation of drainage facilities for its customers is considered feasible.
2. The recommendation is made under authority delegated by the Executive Director of the TCEQ.

G. RECOMMENDATION

Grant the District's request for additional power to provide drainage services to its residents in accordance with Texas Water Code Sections 51.331-51.332 and 30 TAC Section 293.15.

H. ADDITIONAL INFORMATION

The petitioner's professional representatives are:

Attorney: Mr. Ross Martin - Winstead, PC
Engineer: Mr. Art Barraza, P.E. - Barraza Consulting Group, LLC
Fiscal Agent: Mr. Jim Sabonis - Hilltop Securities, Inc.

Resolution for Additional Powers

**CERTIFICATE FOR RESOLUTION REQUESTING
ADDITION OF DRAINAGE POWERS**

THE STATE OF TEXAS

COUNTY OF KAUFMAN

WALDEN POND WATER CONTROL AND IMPROVEMENT DISTRICT
OF KAUFMAN COUNTY

RECEIVED
WATER SUPPLY DIVISION
2019 OCT 25 9:55

We, the undersigned officers of the Board of Supervisors of Walden Pond Water Control and Improvement District of Kaufman County (hereinafter called the "Board"), hereby certify as follows:

1. The Board convened on the October 8, 2019, in special session, at 14925 Landmark Boulevard, Dallas, Texas 75254, an office of the District outside the boundaries of the District, and the roll was called of the fully constituted officers and members of the Board, to-wit:

Linda Patman	President
Blake Beecroft	Vice President
Casie Eeds	Secretary
Randy Edwards	Assistant Secretary
Riley Hamilton	Assistant Secretary

All members of the Board were present. Whereupon, among other business a

RESOLUTION REQUESTING ADDITION OF DRAINAGE POWERS

was introduced for the consideration of the Board. It was duly moved and seconded that said Resolution be adopted; after a full discussion, said motion, carrying with it the adoption of said Resolution, prevailed, carried, and became effective by unanimous vote.

2. A true, full, and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said order has been duly recorded in the Board's minutes of said meeting; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of them was notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting, and said officers and members consented, in advance, to the holding of said meeting; said meeting was open to the public as required by law; and public notice of the time, place, and subject of the meeting was given as required by Texas Water Code, Section 49.063, as amended, and Chapter 551, Texas Government Code, as amended.

[Signature Page Follows]

SIGNED AND SEALED the 8th day of October, 2019.

Linda Patman

Linda Patman, President
Board of Supervisors

ATTEST:

Casie Eeds

Casie Eeds, Secretary



RESOLUTION REQUESTING ADDITION OF DRAINAGE POWERS

THE STATE OF TEXAS §
COUNTY OF KAUFMAN §
WALDEN POND WATER CONTROL AND IMPROVEMENT DISTRICT §
OF KAUFMAN COUNTY

WHEREAS, Walden Pond Water Control and Improvement District of Kaufman County (the "District") is a fresh water supply district created under Article XVI, Section 59, of the Texas Constitution, and operating pursuant to Chapters 49 and 53 of the Texas Water Code, as amended, with jurisdiction over the land lying within the boundaries described by the metes and bounds attached hereto as Exhibit "A";

WHEREAS, pursuant to 30 TAC § 293.15, a District created under Article XVI, Section 59, of the Texas Constitution may adopt a resolution requesting that the Texas Commission on Environmental Quality (the "TCEQ") hold a hearing on the question of the addition of drainage powers for the District;

WHEREAS, the Board of Supervisors of the District has determined that the District should have the additional power to provide drainage service to the District pursuant to § 51.331 of the Texas Water Code;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WALDEN POND WATER CONTROL AND IMPROVEMENT DISTRICT OF KAUFMAN COUNTY THAT:

Section 1. The matters and facts set out in the preamble of this order are hereby found and declared to be true and complete.

Section 2. The District hereby requests the approval of the TCEQ for the addition of drainage powers pursuant to Texas Water Code § 51.331 and 30 TAC § 293.15.

Section 3. The Board of Supervisors directs its engineers, Barraza Consulting Group, LLC, to prepare a preliminary engineering report and associated information in accordance with 30 TAC § 293.15.

Section 4. The Board of Supervisors directs its attorneys, Winstead PC, to submit this Resolution to the TCEQ, along with the \$700 application fee required pursuant to 30 TAC § 293.15, the payment of which is hereby authorized, to request that the TCEQ hold a hearing on the question of the addition of drainage powers for the District and that the Chief Clerk prepare a Notice of said hearing in accordance with 30 TAC § 293.15(c)(1).

[Signature Page Follows]

PASSED AND APPROVED the 8th day of October; 2019.

Linda Patman
Linda Patman, President
Board of Supervisors

ATTEST:

C Eeds
Casie Eeds, Secretary

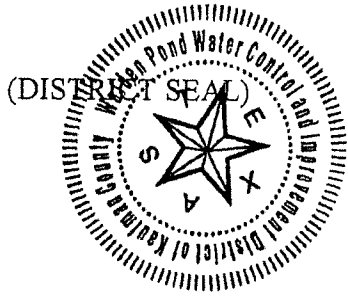


EXHIBIT "A"

**WALDEN POND EAST
214.991 ACRE TRACT**

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described as follows:

245.907 ACRE TRACT

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being all of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch pipe at the base of a 12 inch wood corner post found at the east corner of said Harlan Properties, Inc. tract, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. 2007-00027356, DRKCT;

THENCE South 45°13'22" West, with the southeast line of said Harlan Properties, Inc. tract, a distance of 2001.96 feet to a 1/2 inch iron rod with cap stamped "USA" found for corner at the west corner of that certain tract of land described in deed to 130 Windmill Farms, LP, recorded in Volume 3061, Page 276, DRKCT, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. Volume 3348, Page 65, DRKCT;

THENCE South 45°07'15" West, with the southeast line of said Harlan Properties, Inc. tract, passing at a distance of 300.01 feet a 1/2 inch iron rod with cap stamped "USA" found at the west corner of said EQK Windmill Farms, LLC tract, continuing in all, a total distance of 1931.41 feet to a 12 inch wood corner post (leaning) found for corner at the southerly corner of said Harlan Properties, Inc. tract;

THENCE North 46°00'08" West, with the southwest line of said Harlan Properties, Inc. tract, a distance of 2716.64 feet to a 1/2 inch iron rod with cap stamped "RSCI" found at the westerly corner of said Harlan Properties, Inc. tract, and being located on the southeast right-of-way line of Farm to Market Road No. 548 (FM Road 548 - called 100 foot R.O.W.);

THENCE North 44°43'56" East, with said southeast right-of-way line of FM Road 548, said southeast line according to deed to the State of Texas recorded in Volume 441, Page 482, DRKCT, a distance of 457.02 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" set for corner, from which a broken concrete monument found bears North 17°30'59" East, a distance of 1.27 feet;

THENCE North 45°09'30" East, continuing with the southeast right-of-way line of FM Road 548, a distance of 2963.69 feet to a point for corner;

THENCE North 44°40'46" East, continuing with said southeast right-of-way line of FM Road 548, a distance of 524.40 feet to an "X" cut in concrete set for corner;

THENCE South 45°45'08" East, with the northeast line of said Harlan Properties, Inc. tract, a distance of 2725.20 feet to the POINT OF BEGINNING of herein described tract, containing 245.907 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED 30.916 ACRE TRACT OF LAND:

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch pipe at the base of a 12 inch wood corner post found at the east corner of said Harlan Properties, Inc. tract, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. 2007-00027356, DRKCT;

THENCE South 45°13'22" West, with the southeast line of said Harlan Properties, Inc. tract, a distance of 9.43 feet to a point for corner, from which a 1/2 inch iron rod with cap stamped "USA" found at the west corner of that certain tract of land described in deed to 130 Windmill Farms, LP, recorded in Volume 3061, Page 276, DRKCT, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. Volume 3348, Page 65, DRKCT bears South 45°13'22" West, a distance of 1992.53 feet, said point for corner being the beginning of a non-tangent curve to the right;

THENCE northwesterly, over and across said Harlan Properties, Inc. tract, and with said curve having a central angle of 08°01'09", a radius of 1431.78 feet, a chord which bears North 49°47'54" West, a distance of 200.23 feet, for an arc distance of 200.39 feet to the end of said curve, a point for corner;

THENCE continuing over and across said Harlan Properties, Inc. tract, the following courses to points for corner;

North 45°49'00" West, a distance of 822.60 feet;

South 45°07'58" West, a distance of 746.57 feet;

And North 46°14'22" West, a distance of 1699.34 feet, said point being located on the southeast right-of-way line of Farm to Market Road No. 548 (FM Road 548 - called 100 foot R.O.W.);

THENCE North 45°09'30" East, with said southeast right-of-way line of FM Road 548, said southeast line according to deed to the State of Texas recorded in Volume 441, Page 482, DRKCT, a distance of 261.06 feet to a point for corner;

THENCE North 44°40'46" East, continuing with said southeast right-of-way line of FM Road 548, a distance of 524.40 feet to an "X" cut in concrete set for corner;

THENCE South 45°45'08" East, with the northeast line of said Harlan Properties, Inc. tract, a distance of 2725.20 feet to the POINT OF BEGINNING of herein described tract, containing 30.916 acres of land, more or less.

LEAVING A NET AREA OF 214.991 ACRES OF LAND, MORE OR LESS.

WALDEN POND WEST
213.780 ACRE TRACT

BEING that certain tract of land situated in the Juan Lopez Survey, Abstract No. 286, in Kaufman County, Texas, and being all of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 2035, Page 129, of the Deed Records of Kaufman County, Texas (DRKCT), and part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 1942, Page 350, DRKCT, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped RPLS No. 5111 found on the northwest right-of-way line of Farm to Market Road No. 548 (called 100 foot R.O.W.), and being the southeasterly corner of that certain tract of land described in deed to Sunbelt Self Storage XVII, Ltd. recorded in Volume 5289, Page 431, DRKCT;

THENCE North 45°47'55" West, leaving said northwest right-of-way line of Farm to Market Road No. 548, and with a northeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 225.02 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 44°41'08" East, with a southeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 179.97 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 45°46'52" West, with a northeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 389.99 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE South 44°40'43" West, with a northwest line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 449.95 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 45°46'57" West, with a southwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 194.63 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 44°43'37" West, with a southeast line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 248.88 feet to an aluminum post found for corner at a southeasterly corner of that certain tract of land described in deed to High Point Water Supply Corporation recorded in Volume 3157, Page 287, DRKCT;

THENCE North 46°12'24" West, with a northeast line of said High Point Water Supply Corporation tract, a distance of 274.63 feet to an aluminum post found for corner;

THENCE South 44°08'13" West, with a northwest line of said High Point Water Supply Corporation tract, a distance of 378.17 feet to an wood post found for corner;

THENCE North 45°48'10" West, with a southwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 2701.94 feet to a T-Post found for corner;

THENCE North 44°16'13" East, with the northwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 1716.38 feet to a 1-inch iron pipe found for corner;

Thence South 45°43'55" East, with the northeast line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 1276.77 feet to a 1/2" inch iron rod with cap marked "JYC" found for corner at the northwesterly corner of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT;

THENCE North 44°42'59" East, with the northwest line of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT, a distance of 1471.35 feet to a 1/2 inch iron rod with cap stamped "RPLS 3917" found for corner at the northeasterly corner of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT;

THENCE South 45°03'40" East, with the northeast line of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT, a distance of 2519.47 feet to a 1/2 inch iron rod with cap stamped "PATE ENGINEERING" found for corner, said iron rod being located on said northwest right-of-way line of Farm to Market Road No. 548;

THENCE South 44°50'25" West, with said northwest right-of-way line of Farm to Market Road No. 548, a distance of 1460.90 feet to a 1/2 inch iron rod found for corner at the southeasterly corner of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT;

THENCE South 44°32'36" West, continuing with said northwest right-of-way line of Farm to Market Road No. 548, a distance of 793.97 feet to the POINT OF BEGINNING of herein described tract, containing 213.780 acres of land, more or less.

Mailing List

MAILING LIST

Walden Pond Fresh Water Supply District of Kaufman County
TCEQ Internal Control No. D-10252019-069

Mr. Ross Martin
Winstead, P.C.
2728 North Harwood Street, Suite 500
Dallas, Texas 75201

Mr. Arturo Barraza, P. E.
Barraza Consulting Group, LLC
801 East Campbell Road, Suite 142
Richardson, Texas 75081

Mr. Jim Sabonis
Hilltop Securities, Inc.
1201 Elm Street, Suite 3500
Dallas, Texas 75270

TCEQ Region 4
Attn: Tony Walker, Director
2309 Gravel Drive
Fort Worth, Texas 76118

Walden Pond Clerk
Ms. Linda Patman
2728 North Harwood Street
Dallas, 75201

City of Dallas
Attn: Ms. Bilierae Johnson, City Secretary
1500 Marilla Street, Room 5D South
Dallas, Texas 75201

Texas Commission on Environmental Quality
P. O. Box 13087
Austin, Texas 78711

Todd Galiga, Environmental Law Division, MC-173
Kayla Murray, Environmental Law Division, MC-173
Andrew Paynter, Districts Section, Water Supply Division, MC-152
Justin P. Taack, Districts Section, Water Supply Division, MC-152
Genera Navarra, Drinking Water Special Functions Section, Water Supply Division, MC-153
Vic McWherter, Office of the Public Interest Counsel, MC-103

Caption

CAPTION

Walden Pond Fresh Water Supply District of Kaufman County

TCEQ Internal Control No. D-10252019-069

Docket No. 2021-0152-DIS. Consideration and hearing on a resolution from Walden Pond Fresh Water Supply District of Kaufman County (“District”) for additional powers. The District requests approval to exercise additional drainage powers as provided in TEXAS WATER CODE Sections 51.331-51.332 and 30 TEXAS ADMINISTRATIVE CODE Section 293.15. The District is comprised of approximately 429 acres within Kaufman County. (Kayla Murray, Andrew Paynter)