

IC
129055

October 13, 2022

TCEQ OCC

Office of the Chief Clerk
Attn: Laurie Gharis, Chief Clerk
MC-105
TCEQ
PO Box 13087
Austin, TX 78711-3087

REVIEWED

OCT 13 2022 H
By GCW

22OCT17 2:42PM

Ref: NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-07062022-010
Initial publication September 09, 2022 in the Lampasas Dispatch Record

Dear Ms. Gharis:

We the undersigned landowners request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1.

Groundwater is our only source of water for personal use and livestock. The proposed development will use groundwater because the proposed water supply is inadequate and the projected water cost is unrealistic. This demand could draw down groundwater levels and eliminate our only water source.

The Petition does not adequately support assertions of "no effect" on subsidence, groundwater levels or aquifer recharge on p.14 of Petition's Attachment L.

The petition's sole basis for the statements is "the District will obtain all of its water service from Corix Utilities". However nothing prevents purchasers of units in the District to install wells and access groundwater. Nor does the Petition address abandoning and plugging the existing wells on the property to preclude groundwater access. At least three are shown on p.21 of Petition's Attachment L.

We ask that the commission require petitioner to preclude groundwater access in the MUD in perpetuity by separating underground water rights from the surface estate and placing them with the Texas Water Trust or equivalent disinterested third party.

The Petition does not adequately support its assertion "There is an ample supply of water available" in paragraph VIII. Attachment L p.5 projects 100gal/day for each of 3.5 people/unit or 10,000gal/unit/month. 100gal/day is consistent with A&M AgriLife and EPA guidance.

However this includes only personal use and does not provide capacity for landscape, garden or livestock. TX A&M AgriLife - Rainwater-Harvesting-System-Practitioner-Manual states on p.79: Outdoor demand for water can be much greater than in-home usage. Turf irrigation systems for an average city lot with a 2,500-ft2 home can use 1,800 gallons each day during the summer months. Livestock and wildlife may require 2 to 25 gallons/head/day all year round (Kniffen, 2007). Petitioner could prohibit these uses by District rules per 54.205 or by deed restrictions, but the commission will anticipate extreme pressure on the board and any homeowner association by residents to change these rules after creation of the MUD.

We ask the commission consider Petitioner's projected water capacity is inadequate for normal residential use.

Petition's Attachment L shows two alternatives for pipeline connection to Corix' network. Corix' website shows their Lometa network as their only supply in Lampasas County.

Petition does not address Corix' ability to supply the projected quantity of water.

On August 9, 2022 Corix emailed a Stage 3 Conservation Notice to its current Lometa network customers, copy attached, which states:

"Corix pumps water from the Colorado River to supply the Lometa Water Plant Reservoir. However, water in the Colorado River continues to drop significantly and we anticipate that we will no longer be able to pump from the river within a few days. When we can no longer pump from the river, we estimate that there will be about 110 days of water supply available in the reservoir assuming normal water use."

With increasing downstream urban growth and demand on Colorado River water, and ongoing climate variability, we ask the commission consider how Corix will avoid future restrictions and supply Petitioner's proposed additional personal use of 54 million gallons per year plus landscape irrigation without accessing groundwater.

Petitions Attachment L p.17 states "The projected ... water service rates for the District are reasonable."

However **Petitioner's projected of \$69.50 average monthly bill is based on City of Lampasas rates, not Corix.**

Corix' current rates are linked to their website:

https://www.myutility.us/docs/default-source/texas-1/50557-staff-submits-clean-water-sewer-tariffs_09-25-2021.pdf

and are confirmed by customers' current bills.

Using Corix' current charges, 10,000gal a month on their Lometa network with a minimum 5/8" meter would cost \$179.34

Monthly minimum charge \$74.63

5000gal at \$7.17/1000 \$35.85

5000gal at \$9.69/1000 \$48.45

10,000gal at \$1.61/1000 \$16.10

Rate Case Surcharge \$ 2.55

Regulatory Fee \$ 1.76

Alternatively the "Wholesale" monthly water supply cost per unit would be $\$1793/421 + \$123.60 + \$16.10 = \143.95

On 8/1/2022 Corix filed a rate case with the Public Utility Commission of Texas (PUC) under Docket No. 53815. Corix estimates this will increase monthly costs 10% for 5000gal use on a minimum 5/8" connectio:..

[https://www.myutility.us/corixtexas/customer-service/customer-notices/tx-cn/2022/08/01/corix-utilities-\(texas\)-inc.-rate-filing-fags](https://www.myutility.us/corixtexas/customer-service/customer-notices/tx-cn/2022/08/01/corix-utilities-(texas)-inc.-rate-filing-fags)

We ask the commission consider that actual personal water use costs per unit will be more than twice Petitioner's estimate.

Thank you for your consideration and we look forward to your decision on a hearing.

Signatures and landowner details follow on additional pages.

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.

Randel C. Taylor
Signature(s)

Mary Joyce Taylor

Date: Oct / 12 /2022

Printed

Name(s): Randel C. Taylor, Mary Joyce Taylor

Property

Address: 5893 CR 1255, Lampasas, Texas

Mailing

Address: 5893 CR 1255, Lampasas, Texas 76550

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC): Due West of Pitt Creel Ranch, LLC

Email

Address: randvtaylor@tx@gmail.com, joycetaylor.nb@gmail.com

Phone

Number: 830-660-5495, 830-708-7167

REVIEWED

OCT 18 2022

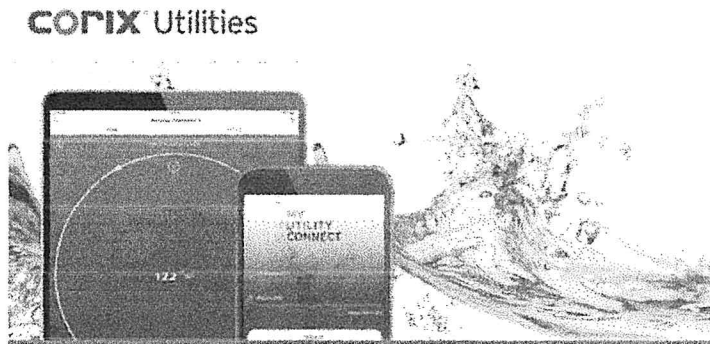
By GCW **H**

FILED OCT

2022 OCT 17 12:00 PM

Attachment A

From: <slon@reply@corixutilities.us>
Date: Tue, Aug 9, 2022, 11:45 AM
Subject: Corix Utilities (Texas) - Lometa Stage 3 Conservation Notice



Dear Customer,

This is an update from Corix Utilities, your local water provider for the Lometa Water System, at 1-877-718-4396. Corix pumps water from the Colorado River to supply the Lometa Water Plant Reservoir. Fortunately, up to this point, we have been able to maintain normal levels of water in the reservoir and only limited drought restrictions have been required. However, water in the Colorado River continues to drop significantly and we anticipate that we will no longer be able to pump from the river within a few days. When we can no longer pump from the river, we estimate that there will be about 110 days of water supply available in the reservoir assuming normal water use. Until flow in the river improves, we are implementing Stage 3 of the drought plan. The following conservation measures are effective immediately and are mandatory. These measures are critical to extending the water supply. Watering of lawns and landscape areas is limited to no more often than once per week. Landscape irrigation must be done in an efficient manner, and water may not runoff into the street in front of or past the owner's property. Watering may only occur between the hours of 7 pm and 10 am. No water will be available for planting new lawns or landscaped areas. No water is available for vehicle washing. All non-essential uses of water such as washing hard surfaced areas, controlling dust, or other non-essential maintenance uses are prohibited. To ensure an adequate water supply, it is critical that all customers reduce use by at least 30%. In addition, We have a crew focused on addressing breaks as they occur and appreciate your assistance in letting us know if you observe areas where there is standing water or an apparent line break. Thank you for your cooperation during this time. This has been a message from Corix Utilities (Texas), should you have any questions please contact our customer service department at 1-877-718-4396.

TCEQ OCC

'22OCT17 12:04PM

I request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.


Signature

Date: 10/13/2022

Printed Name(s): Janet Machen

Property Address: 698 PR 1296
Lampasas, TX 76550

REVIEWED
OCT 13 2022 H
By Gaw

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

Adjoins western boundary of the "Remainder of Pitt Creek Ranch, LLC" as shown on p.21 of the Petition's Attachment L - Engineering Report with Exhibits – Note B.

Email Address: machjm@yahoo.com
Phone Number: 361-746-0092

'22OCT17 12:04PM
TCEQ OCC

I request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.



Signature(s)

Date: 10/13/2022

Printed Name(s): Richard Andrews

Property Address: 5971 County Road 1255
Lampasas, TX 76550

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

200 yards west of the southwest corner of Pitt Creek Ranch

Email Address: aranch@gmail.com

Phone Number: 512-525-1300

REVIEWED

OCT 13 2022

By ECU

H

TCEQ OCC

22OCT17 12:04PM

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.



Signature(s)

Date: 10/13/2022

Printed Name(s): Sharon Smith
Ronnie Smith
Property Address: 715 CR.1139
Lampasas, Texas 76550

Mailing Address: 715 CR 1139
Lampasas, Texas 76550

REVIEWED

OCT 13 2022

By GCW

H

Location of property relative to proposed Lampasas MUD #1. (Pitt Creek Ranch LLC):

We are land owners who border immediately/share the fence line with the proposed MUDD/ Pitt Creek Ranch LLC in it's entirety to its east boundary north and from County Road 1255.

Email Address: smith2sharon@gmail.com

Phone Number: 254-722-4146

TCEQ OCC

'22OCT17 12:06PM

REVIEWED

OCT 18 2022

By GCW H

[We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No. 1. Attached petitioner has not adequately addressed one of essential requirements as outlined above.

John R. Bean *Sheila Bean*

Date: 10/13/2022

Printed Names: John R. Bean, Manager, and Sheila Bean, Manager,
Tilford Bean Ranch LLC

Property Address: 180 CR 1154
Lampasas, TX 76550

Mailing Address: 1322 FM 1494
Lampasas, Tx 76550

Location of property relative to proposed Lampasas M.D. #1 (Pitt Creek Ranch) LLC:

The southeast corner of Pitt Creek Ranch is approximately 1200' from the northwest corner of our ranch.

Email Address: beanspotjr@gmail.com

Phone Number: 210-823-4467

TCEM OCC

'22OCT17 12:06PM

I request a contested case hearing for the referenced petition by Pitt Creek Ranch, LLC for creation of Lampasas County Municipal District No. 1 because petitioner has not adequately addressed use of essential groundwater, as outlined above.

Thomas F. Vinn, Manager, CCR-Nix, LLC
Date: 10/13/2022

REVIEWED

THOMAS F. VINN
4567 CR 1255 - Property Address

OCT 13 2022

By Gen

H

Mailing Address:

1400 Fieldstone St
Cedar Park TX 78613

Location of property relative to proposed Lampasas MUD # 1 (Pitt Creek Ranch, LLC):

- Approximately 1/2 mile west of western boundary of MUD

22OCT17 12:06PM

- Existing well on this property went dry in September, 2022

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.

Granvil D. Trece
Signature(s)

Judith Gail Trece

Date: 10/13/2022

Printed

Name(s): Granvil D. Trece and Judith Gail Trece

Property

Address: 927 Private Road 1236, Lampasas, Texas 76550

Mailing

Address: same as property address.

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC): About 1.5 miles due north of Pitt Creek headquarters. We can see Pitt Creek property and headquarters on 1255 from out back or south pasture.

Email

Address: gdtrece@hotmail.com

Phone

Number: 979 255-6645

REVIEWED

OCT 13 2022

By GCW H

TCEQ OCC

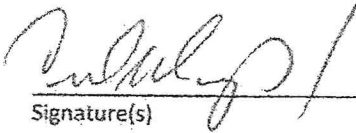
2200117 12106419

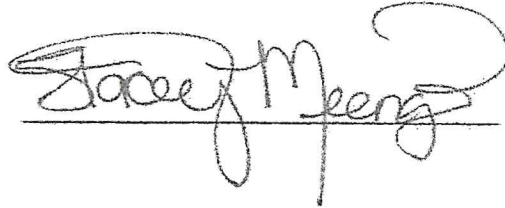
REVIEWED

OCT 13 2022

By GM H

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.


Signature(s)


Signature(s)

Date: 10/13/2022

Printed Name(s): CRAIG A. MEENGs STACEY L. MEENGs

Property Address: 7570 CR 1255
LAMPASAS TX 76550

Mailing Address: SAME

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

OUR GATE IS ACROSS CR 1255 PITT CREEK RANCH MAIN GATE W. 500 YARDS.


Email Address: CMEENGs1961@GMAIL.COM

Phone Number: 713 304-9458

2200117 1240784

TCEQ OCC

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.



Signature

Vice-President M. Nash Inc, General Partner for Mark Nash
Family Limited Partnership

Date: 10/13/2022

Printed
Name(s): Virginia Hodges

Property
Address: 6368 FM 580 West Lampasas Texas 76550

Mailing
Address:1301 River Bend Drive Tyler Texas 75703

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

The southwest corner of the Mark Nash FLP property joins the Pitt Creek Ranch across from CR 1139 for approximately 1400 feet at the first 90 degree turn on CR 1139 from FM 580.

Email
Address: genakahj@gmail.com

Phone
Number: (903) 312-6377

REVIEWED

OCT 13 2022 H
By GAN

TCEQ OCC

'22OCT17 12:07PM

REVIEWED

OCT 13 2022

By GCW H

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.

Tasha Bates
Signature(s)

Billy Bates
Signature(s)

Date: 10/13/2022

Printed Name(s): Tasha v Billy Bates

Property Address: 10088 CR 1255
LAMPASAS TX 76550

Mailing Address: PO Box 605
LAMPASAS, TX 76550

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC): Southeast border

Email Address: tbenton5416@yahoo bbates724@yahoo

Phone Number: 512 564 0154

TCEQ DCC

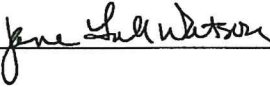
22OCT17 12:07PM

REVIEWED
OCT 13 2022
By GCW H

We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.



Signatures



Date: 10/13/2022

Printed Name(s): Thomas M. Watson III

Jane Tull Watson

Property Address: 2691 CR 1139
Lampasas, TX 76550

Mailing Address: PO Box 1866
Lampasas, TX 76550

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

Adjoins approximately 5100 feet of the northern border of the proposed MUD as shown on p.21 of the Petition's Attachment L - Engineering Report with Exhibits.

Email Address: watsons5@ptd.net

Phone Number: 512-786-9194

TCEQ OCC

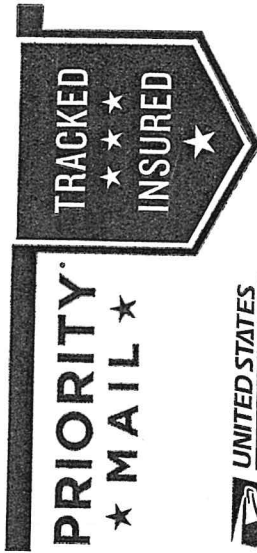
'22OCT17 12:07PM

Watson
PO Box 1866
Lampasas, TX 76650

FROM: United States Postal Service
CARR: 9505515635572287494718
TRK#: 9505515635572287494718
RCVD: 10/17/2022 1251

CLRK: Bradley Cooper
TO: CHIEF, CLERK
BDG: F
PKG: 1
PCS: 1

RTE: MSO 105



For Domestic Use Only

Label 107R, July 2013

Office of the Chief Clerk
Attn: Laurie Gharis, Chief Clerk
MC-105
TCEDQ
PO box 13087
Austin, TX 78711-3087

7/20/17 2:42PM

TCEDQ 001

Debbie Zachary

From: PUBCOMMENT-OCC
Sent: Friday, October 14, 2022 9:16 AM
To: PUBCOMMENT-OCC2; PUBCOMMENT-OPIC; PUBCOMMENT-ELD; Pubcomment-Dis
Subject: FW: Request for contested case hearing for creation of Lampasas County Municipal District No.1
Attachments: 20221013 neighbors MUD letter on groundwater.pdf

H

From: Laurie Gharis <Laurie.Gharis@tceq.texas.gov>
Sent: Friday, October 14, 2022 8:22 AM
To: PUBCOMMENT-OCC <PUBCOMMENT-OCC@tceq.texas.gov>
Subject: FW: Request for contested case hearing for creation of Lampasas County Municipal District No.1

Laurie Gharis
Office of the Chief Clerk
Texas Commission on Environmental Quality
Office Phone: 512-239-1835
Cell Phone: 512-739-4582

How is our customer service? Fill out our online customer satisfaction survey at:
www.tceq.texas.gov/customersurvey

From: [watsons5@ptd.net](mailto:watson5@ptd.net) <[watsons5@ptd.net](mailto:watson5@ptd.net)>
Sent: Friday, October 14, 2022 7:20 AM
To: Laurie Gharis <Laurie.Gharis@tceq.texas.gov>
Cc: Justin Taack <Justin.Taack@tceq.texas.gov>
Subject: Request for contested case hearing for creation of Lampasas County Municipal District No.1

Ref: NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-07062022-010
Initial publication September 09, 2022 in the Lampasas Dispatch Record

Ms. Gharis:
Attached is a request for a contested case hearing on the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1.

We have submitted this today through TCEQ's eComment portal, will US mail a paper copy to you today, and would appreciate your confirmation of receipt.

Thank you,

Thomas M Watson III
PO Box 1866
Lampasas, TX 76550
[watsons5@ptd.net](mailto:watson5@ptd.net)
512-786-9194

Begin forwarded message:

From: donotreply@tceq.texas.gov

Subject: TCEQ Confirmation: Your public comment on Permit Number D-07062022-010 was received.

Date: October 14, 2022 at 7:02:37 AM CDT

To: tmwatsoniii@yahoo.com

REGULATED ENTITY NAME LAMPASAS COUNTY MUD 1

RN NUMBER: RN111532891

PERMIT NUMBER: D-07062022-010

DOCKET NUMBER:

COUNTY: LAMPASAS

PRINCIPAL NAME: LAMPASAS COUNTY MUD 1

CN NUMBER: CN606037562

FROM

NAME: Thomas M Watson, III

EMAIL: tmwatsoniii@yahoo.com

COMPANY:

ADDRESS: PO BOX 1866
LAMPASAS TX 76550-0015

PHONE: 5127869194

FAX:

COMMENTS: Per letter attached: We the undersigned landowners request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1. Groundwater is our only source of water for personal use and livestock. The proposed development will use groundwater because the proposed water supply is inadequate and the projected water cost is unrealistic. This demand could draw down groundwater levels and eliminate our only water source.

Based on TCEQ rule Section 1.10(h), the TCEQ General Counsel has waived the filing requirements of Section 1.10(c) to allow the filing of comments, requests, or withdrawals using this online system. The General Counsel also has waived the requirements of Section 1.10(e) so that the time of filing your electronic comments or requests is the time this online system receives your comments or requests. Comments or requests are considered timely if received by 5:00 p.m. CST on the due date.

October 13, 2022

Office of the Chief Clerk
Attn: Laurie Gharis, Chief Clerk
MC-105
TCEQ
PO Box 13087
Austin, TX 78711-3087

Ref: NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-07062022-010
Initial publication September 09, 2022 in the Lampasas Dispatch Record

Dear Ms. Gharis:

We the undersigned landowners request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1.

Groundwater is our only source of water for personal use and livestock.
The proposed development will use groundwater because the proposed water supply is inadequate and the projected water cost is unrealistic. This demand could draw down groundwater levels and eliminate our only water source.

The Petition does not adequately support assertions of “no effect” on subsidence, groundwater levels or aquifer recharge on p.14 of Petition’s Attachment L.

The petition’s sole basis for the statements is “the District will obtain all of its water service from Corix Utilities”.

However nothing prevents purchasers of units in the District to install wells and access groundwater.

Nor does the Petition address abandoning and plugging the existing wells on the property to preclude groundwater access. At least three are shown on p.21 of Petition’s Attachment L.

We ask that the commission require petitioner to preclude groundwater access in the MUD in perpetuity by separating underground water rights from the surface estate and placing them with the Texas Water Trust or equivalent disinterested third party.

The Petition does not adequately support its assertion “There is an ample supply of water available” in paragraph VIII. Attachment L p.5 projects 100gal/day for each of 3.5 people/unit or 10,000gal/unit/month. 100gal/day is consistent with A&M AgriLife and EPA guidance.

However this includes only personal use and does not provide capacity for landscape, garden or livestock.

TX A&M AgriLife - Rainwater-Harvesting-System-Practitioner-Manual states on p.79:

Outdoor demand for water can be much greater than in-home usage. Turf irrigation systems for an average city lot with a 2,500-ft² home can use 1,800 gallons each day during the summer months. Livestock and wildlife may require 2 to 25 gallons/head/day all year round (Kniffen, 2007).

Petitioner could prohibit these uses by District rules per 54.205 or by deed restrictions, but the commission will anticipate extreme pressure on the board and any homeowner association by residents to change these rules after creation of the MUD.

We ask the commission consider Petitioner’s projected water capacity is inadequate for normal residential use.

Petition’s Attachment L shows two alternatives for pipeline connection to Corix’ network.

Corix’ website shows their Lometa network as their only supply in Lampasas County.

Petition does not address Corix’ ability to supply the projected quantity of water.

On August 9, 2022 Corix emailed a Stage 3 Conservation Notice to its current Lometa network customers, copy attached, which states:

“Corix pumps water from the Colorado River to supply the Lometa Water Plant Reservoir. However, water in the Colorado River continues to drop significantly and we anticipate that we will no longer be able to pump from the river within a few days. When we can no longer pump from the river, we estimate that there will be about 110 days of water supply available in the reservoir assuming normal water use.”

With increasing downstream urban growth and demand on Colorado River water, and ongoing climate variability, we ask the commission consider how Corix will avoid future restrictions and supply Petitioner's proposed additional personal use of 54 million gallons per year plus landscape irrigation without accessing groundwater.

Petitions Attachment L p.17 states "The projected ... water service rates for the District are reasonable."

However **Petitioner's projected of \$69.50 average monthly bill is based on City of Lampasas rates, not Corix.**

Corix' current rates are linked to their website:

https://www.myutility.us/docs/default-source/texas-1/50557-staff-submits-clean-water-sewer-tariffs_09-25-2021.pdf

and are confirmed by customers' current bills.

Using Corix' current charges, 10,000gal a month on their Lometa network with a minimum 5/8" meter would cost \$179.34

Monthly minimum charge \$74.63

5000gal at \$7.17/1000 \$35.85

5000gal at \$9.69/1000 \$48.45

10,000gal at \$1.61/1000 \$16.10

Rate Case Surcharge \$ 2.55

Regulatory Fee \$ 1.76

Alternatively the "Wholesale" monthly water supply cost per unit would be $\$1793/421 + \$123.60 + \$16.10 = \143.95

On 8/1/2022 Corix filed a rate case with the Public Utility Commission of Texas (PUC) under Docket No. 53815. Corix estimates this will increase monthly costs 10% for 5000gal use on a minimum 5/8" connection.

[https://www.myutility.us/corixtexas/customer-service/customer-notices/tx-cn/2022/08/01/corix-utilities-\(texas\)-inc.-rate-filing-fags](https://www.myutility.us/corixtexas/customer-service/customer-notices/tx-cn/2022/08/01/corix-utilities-(texas)-inc.-rate-filing-fags)

We ask the commission consider that actual personal water use costs per unit will be more than twice Petitioner's estimate.

Thank you for your consideration and we look forward to your decision on a hearing.

Signatures and landowner details follow on additional pages.

Attachment A

From: <donotreply@myutility.us>
Date: Tue, Aug 9, 2022, 11:45 AM
Subject: Corix Utilities (Texas) - Lometa Stage 3 Conservation Notice

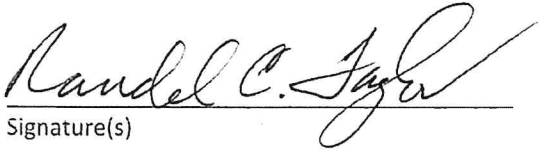
CORIX Utilities



Dear Customer,

This is an update from Corix Utilities, your local water provider for the Lometa Water System, at 1-877-718-4396. Corix pumps water from the Colorado River to supply the Lometa Water Plant Reservoir. Fortunately, up to this point, we have been able to maintain normal levels of water in the reservoir and only limited drought restrictions have been required. However, water in the Colorado River continues to drop significantly and we anticipate that we will no longer be able to pump from the river within a few days. When we can no longer pump from the river, we estimate that there will be about 110 days of water supply available in the reservoir assuming normal water use. Until flow in the river improves, we are implementing Stage 3 of the drought plan. The following conservation measures are effective immediately and are mandatory. These measures are critical to extending the water supply. Watering of lawns and landscape areas is limited to no more often than once per week. Landscape irrigation must be done in an efficient manner, and water may not runoff into the street in front of or past the owner's property. Watering may only occur between the hours of 7 pm and 10 am. No water will be available for planting new lawns or landscaped areas. No water is available for vehicle washing. All non-essential uses of water such as washing hard surfaced areas, controlling dust, or other non-essential maintenance uses are prohibited. To ensure an adequate water supply, it is critical that all customers reduce use by at least 30%. In addition, We have a crew focused on addressing breaks as they occur and appreciate your assistance in letting us know if you observe areas where there is standing water or an apparent line break. Thank you for your cooperation during this time. This has been a message from Corix Utilities (Texas), should you have any questions please contact our customer service department at 1-877-718-4396.

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.


Signature(s)



Date: __Oct__ / __12__ / 2022

Printed

Name(s): Randel C. Taylor, Mary Joyce Taylor

Property

Address: 5893 CR 1255, Lampasas, Texas

Mailing

Address: 5893 CR 1255, Lampasas, Texas 76550

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC): Due West of Pitt Creeel Ranch, LLC

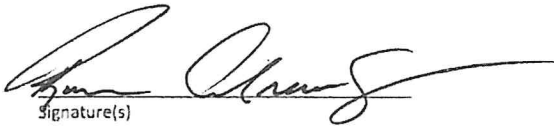
Email

Address: randytaylorltx@gmail.com, joycetaylor.nb@gmail.com

Phone

Number: 830-660-5495, 830-708-7167

I request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.



Signature(s)

Date: 10/13/2022

Printed
Name(s): Richard Andrews

Property
Address: 5971 County Road 1255
Lampasas, TX 76550

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

200 yards west of the southwest corner of Pitt Creek Ranch

Email
Address: a4ranch@gmail.com

Phone
Number: 512-525-1300

I request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.


Signature

Date: 10/13/2022

Printed
Name(s): Janet Machen

Property
Address: 698 PR 1296
Lampasas, TX 76550

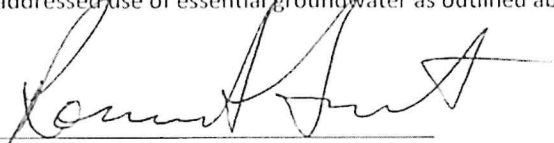
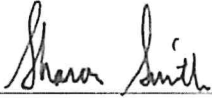
Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

Adjoins western boundary of the "Remainder of Pitt Creek Ranch, LLC" as shown on p.21 of the Petition's Attachment L - Engineering Report with Exhibits – Note B.

Email
Address: machjm@yahoo.com

Phone
Number: 361-746-0092

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.



Signature(s)

Date: 10/13/2022

Printed Name(s): Sharon Smith
Ronnie Smith

Property Address: 715 CR 1139
Lampasas, Texas 76550

Mailing Address: 715 CR 1139
Lampasas, Texas 76550

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

We are land owners who border immediately/share the fence line with the proposed MUDD/ Pitt Creek Ranch LLC in it's entirety to its east boundary north and from County Road 1255.

Email Address: smith2sharon@gmail.com

Phone Number: 254-722-4146

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No. 1 because petitioner has not adequately addressed use of essential groundwater as outlined above.

John R Bean
Signature(s)

Sheila Bean

Date 10/13/2022

Printed Name(s) John R. Bean, Manager, and Sheila Bean, Manager,
Tilford Bean Ranch LLC

Property Address 180 CR 1154
Lampasas, TX 76550

Mailing Address 1322 FM 1494
Lampasas, TX 76550

Location of property relative to proposed Lampasas M.D. #1 (Pitt Creek Ranch LLC)

The southeast corner of Pitt Creek Ranch is approximately 1,200' from the northwest corner of our ranch.

Email Address beanspotjr@gmail.com

Phone Number 210-823-4467

✓

I request a contested case hearing for the referenced petition by Pitt Creek Ranch, LLC for creation of Lampasas County Municipal District No. 1 because petitioner has not adequately addressed use of essential groundwater, as outlined above.

Thomas F. Vinn, Manager, CCR-Nix, LLC
Date: 10/13/2022

THOMAS F. VINN
4567 CR 1255 - Property Address

Mailing Address:

1400 Fieldstone St
Cedar Park TX 78613

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch, LLC):

- Approximately 1/2 mile west of western boundary of MUD

- Existing well on this property went dry in September, 2022

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.

Granvil Dean Treece
Signature(s)

Judith Gail Treece

Date: 10/13/2022

Printed
Name(s): Granvil D. Treece and Judith Gail Treece

Property
Address: 927 Private Road 1236, Lampasas, Texas 76550

Mailing
Address: same as property address.

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC): About 1.5 miles due north of Pitt Creek headquarters. We can see Pitt Creek property and headquarters on 1255 from out back or south pasture.

Email
Address: gdtreece@hotmail.com

Phone
Number: 979 255-6645

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.



Signature

Vice-President M. Nash Inc, General Partner for Mark Nash
Family Limited Partnership

Date: 10/13/2022

Printed

Name(s): Virginia Hodges

Property

Address: 6368 FM 580 West Lampasas Texas 76550

Mailing

Address:1301 River Bend Drive Tyler Texas 75703

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

The southwest corner of the Mark Nash FLP property joins the Pitt Creek Ranch across from CR 1139 for approximately 1400 feet at the first 90 degree turn on CR 1139 from FM 580.

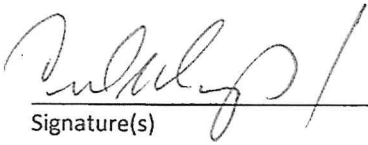
Email

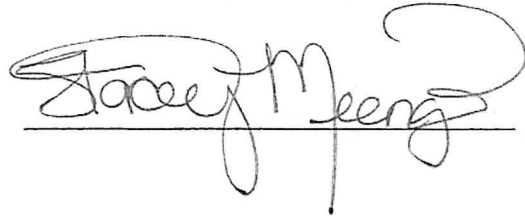
Address: genakahj@gmail.com

Phone

Number: (903) 312-6377

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.


Signature(s)


Signature(s)

Date: 10/13/2022

Printed Name(s): CRAIG A. MEENGs STACEY L. MEENGs

Property Address: 7570 CR 1255
LAMPASAS TX 76550

Mailing Address: SAME

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

OUR GATE IS ACROSS CR 1255 PITT CREEK
RANCH MAIN GATE W. 500 YARDS.

Email Address: CMEENGs1961@GMAIL.COM

Phone Number: 713 304-9458

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.

Tasha Bates
Signature(s)

Billy Bates

Date: 10/13/2022

Printed Name(s): Tasha v Billy Bates

Property Address: 10088 CR 1255
Lampasas TX 76550

Mailing Address: PO Box 605
Lampasas, TX 76550

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC): Southeast border

Email Address: tbenton5416@yahoo bbates724@yahoo

Phone Number: 512 564 0154

We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.



Signatures



Date: 10/13/2022

Printed Name(s): Thomas M. Watson III

Jane Tull Watson

Property Address: 2691 CR 1139
Lampasas, TX 76550

Mailing Address: PO Box 1866
Lampasas, T X76550

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

Adjoins approximately 5100 feet of the northern border of the proposed MUD as shown on p.21 of the Petition's Attachment L - Engineering Report with Exhibits.

Email Address: watsons5@ptd.net

Phone Number: 512-786-9194

Debbie Zachary

From: PUBCOMMENT-OCC
Sent: Friday, October 14, 2022 9:19 AM
To: PUBCOMMENT-OCC2; PUBCOMMENT-OPIC; PUBCOMMENT-ELD; Pubcomment-Dis
Subject: FW: Public comment on Permit Number D-07062022-010
Attachments: 20221013 neighbors MUD letter on groundwater.pdf

H

From: tmwatsoniii@yahoo.com <tmwatsoniii@yahoo.com>
Sent: Friday, October 14, 2022 7:03 AM
To: PUBCOMMENT-OCC <PUBCOMMENT-OCC@tceq.texas.gov>
Subject: Public comment on Permit Number D-07062022-010

REGULATED ENTY NAME LAMPASAS COUNTY MUD 1

RN NUMBER: RN111532891

PERMIT NUMBER: D-07062022-010

DOCKET NUMBER:

COUNTY: LAMPASAS

PRINCIPAL NAME: LAMPASAS COUNTY MUD 1

CN NUMBER: CN606037562

FROM

NAME: Thomas M Watson, III

EMAIL: tmwatsoniii@yahoo.com

COMPANY:

ADDRESS: PO BOX 1866
LAMPASAS TX 76550-0015

PHONE: 5127869194

FAX:

COMMENTS: Per letter attached: We the undersigned landowners request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1. Groundwater is our only source of water for personal use and livestock. The proposed development will use groundwater because the proposed

water supply is inadequate and the projected water cost is unrealistic. This demand could draw down groundwater levels and eliminate our only water source.

October 13, 2022

Office of the Chief Clerk
Attn: Laurie Gharis, Chief Clerk
MC-105
TCEQ
PO Box 13087
Austin, TX 78711-3087

Ref: NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-07062022-010
Initial publication September 09, 2022 in the Lampasas Dispatch Record

Dear Ms. Gharis:

We the undersigned landowners request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1.

Groundwater is our only source of water for personal use and livestock.
The proposed development will use groundwater because the proposed water supply is inadequate and the projected water cost is unrealistic. This demand could draw down groundwater levels and eliminate our only water source.

The Petition does not adequately support assertions of “no effect” on subsidence, groundwater levels or aquifer recharge on p.14 of Petition’s Attachment L.

The petition’s sole basis for the statements is “the District will obtain all of its water service from Corix Utilities”.
However nothing prevents purchasers of units in the District to install wells and access groundwater.
Nor does the Petition address abandoning and plugging the existing wells on the property to preclude groundwater access. At least three are shown on p.21 of Petition’s Attachment L.
We ask that the commission require petitioner to preclude groundwater access in the MUD in perpetuity by separating underground water rights from the surface estate and placing them with the Texas Water Trust or equivalent disinterested third party.

The Petition does not adequately support its assertion “There is an ample supply of water available” in paragraph VIII.
Attachment L p.5 projects 100gal/day for each of 3.5 people/unit or 10,000gal/unit/month. 100gal/day is consistent with A&M AgriLife and EPA guidance.

However this includes only personal use and does not provide capacity for landscape, garden or livestock.
TX A&M AgriLife - Rainwater-Harvesting-System-Practitioner-Manual states on p.79:
Outdoor demand for water can be much greater than in-home usage. Turf irrigation systems for an average city lot with a 2,500-ft² home can use 1,800 gallons each day during the summer months. Livestock and wildlife may require 2 to 25 gallons/head/day all year round (Kniffen, 2007).
Petitioner could prohibit these uses by District rules per 54.205 or by deed restrictions, but the commission will anticipate extreme pressure on the board and any homeowner association by residents to change these rules after creation of the MUD.

We ask the commission consider Petitioner’s projected water capacity is inadequate for normal residential use.

Petition’s Attachment L shows two alternatives for pipeline connection to Corix’ network.
Corix’ website shows their Lometa network as their only supply in Lampasas County.

Petition does not address Corix’ ability to supply the projected quantity of water.

On August 9, 2022 Corix emailed a Stage 3 Conservation Notice to its current Lometa network customers, copy attached, which states:

“Corix pumps water from the Colorado River to supply the Lometa Water Plant Reservoir. However, water in the Colorado River continues to drop significantly and we anticipate that we will no longer be able to pump from the river within a few days. When we can no longer pump from the river, we estimate that there will be about 110 days of water supply available in the reservoir assuming normal water use.”

With increasing downstream urban growth and demand on Colorado River water, and ongoing climate variability, we ask the commission consider how Corix will avoid future restrictions and supply Petitioner's proposed additional personal use of 54 million gallons per year plus landscape irrigation without accessing groundwater.

Petitions Attachment L p.17 states "The projected ... water service rates for the District are reasonable."
However **Petitioner's projected of \$69.50 average monthly bill is based on City of Lampasas rates, not Corix.**
Corix' current rates are linked to their website:

https://www.myutility.us/docs/default-source/texas-1/50557-staff-submits-clean-water-sewer-tariffs_09-25-2021.pdf

and are confirmed by customers' current bills.

Using Corix' current charges, 10,000gal a month on their Lometa network with a minimum 5/8" meter would cost \$179.34

Monthly minimum charge	\$74.63
5000gal at \$7.17/1000	\$35.85
5000gal at \$9.69/1000	\$48.45
10,000gal at \$1.61/1000	\$16.10
Rate Case Surcharge	\$ 2.55
Regulatory Fee	\$ 1.76

Alternatively the "Wholesale" monthly water supply cost per unit would be $\$1793/421 + \$123.60 + \$16.10 = \143.95

On 8/1/2022 Corix filed a rate case with the Public Utility Commission of Texas (PUC) under Docket No. 53815. Corix estimates this will increase monthly costs 10% for 5000gal use on a minimum 5/8" connection.

[https://www.myutility.us/corixtexas/customer-service/customer-notices/tx-cn/2022/08/01/corix-utilities-\(texas\)-inc.-rate-filing-faqs](https://www.myutility.us/corixtexas/customer-service/customer-notices/tx-cn/2022/08/01/corix-utilities-(texas)-inc.-rate-filing-faqs)

We ask the commission consider that actual personal water use costs per unit will be more than twice Petitioner's estimate.

Thank you for your consideration and we look forward to your decision on a hearing.

Signatures and landowner details follow on additional pages.

Attachment A

From: <donotreply@nyutility.us>
Date: Tue, Aug 9, 2022, 11:45 AM
Subject: Corix Utilities (Texas) - Lometa Stage 3 Conservation Notice


CORIX Utilities



Dear Customer,

This is an update from Corix Utilities, your local water provider for the Lometa Water System, at 1-877-718-4396. Corix pumps water from the Colorado River to supply the Lometa Water Plant Reservoir. Fortunately, up to this point, we have been able to maintain normal levels of water in the reservoir and only limited drought restrictions have been required. However, water in the Colorado River continues to drop significantly and we anticipate that we will no longer be able to pump from the river within a few days. When we can no longer pump from the river, we estimate that there will be about 110 days of water supply available in the reservoir assuming normal water use. Until flow in the river improves, we are implementing Stage 3 of the drought plan. The following conservation measures are effective immediately and are mandatory. These measures are critical to extending the water supply. Watering of lawns and landscape areas is limited to no more often than once per week. Landscape irrigation must be done in an efficient manner, and water may not runoff into the street in front of or past the owner's property. Watering may only occur between the hours of 7 pm and 10 am. No water will be available for planting new lawns or landscaped areas. No water is available for vehicle washing. All non-essential uses of water such as washing hard surfaced areas, controlling dust, or other non-essential maintenance uses are prohibited. To ensure an adequate water supply, it is critical that all customers reduce use by at least 30%. In addition, We have a crew focused on addressing breaks as they occur and appreciate your assistance in letting us know if you observe areas where there is standing water or an apparent line break. Thank you for your cooperation during this time. This has been a message from Corix Utilities (Texas), should you have any questions please contact our customer service department at 1-877-718-4396.

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.


Signature(s)



Date: __Oct__ / __12__ / 2022

Printed

Name(s): Randel C. Taylor, Mary Joyce Taylor

Property

Address: 5893 CR 1255, Lampasas, Texas

Mailing

Address: 5893 CR 1255, Lampasas, Texas 76550

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC): Due West of Pitt Creel Ranch, LLC

Email

Address: randytaylorltx@gmail.com, joycetaylor.nb@gmail.com

Phone

Number: 830-660-5495, 830-708-7167

I request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.



Signature(s)

Date: 10/13/2022

Printed
Name(s): Richard Andrews

Property
Address: 5971 County Road 1255
Lampasas, TX 76550

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

200 yards west of the southwest corner of Pitt Creek Ranch

Email
Address: a4ranch@gmail.com

Phone
Number: 512-525-1300

I request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.


Signature

Date: 10/13/2022

Printed
Name(s): Janet Machen

Property
Address: 698 PR 1296
Lampasas, TX 76550

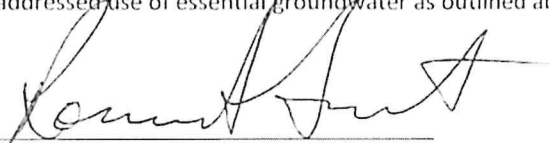
Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

Adjoins western boundary of the "Remainder of Pitt Creek Ranch, LLC" as shown on p.21 of the Petition's Attachment L - Engineering Report with Exhibits – Note B.

Email
Address: machjm@yahoo.com

Phone
Number: 361-746-0092

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.



Signature(s)

Date: 10/13/2022

Printed Name(s): Sharon Smith
Ronnie Smith

Property Address: 715 CR 1139
Lampasas, Texas 76550

Mailing Address: 715 CR 1139
Lampasas, Texas 76550

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

We are land owners who border immediately/share the fence line with the proposed MUDD/ Pitt Creek Ranch LLC in it's entirety to its east boundary north and from County Road 1255.

Email Address: smith2sharon@gmail.com

Phone Number: 254-722-4146

(We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No. 1 because petitioner has not adequately addressed use of essential groundwater as outlined above.)

John R Bean
Signatures

Sheila Bean

Date 10/13/2022

Printed Names: John R. Bean, Manager, and Sheila Bean, Manager,
Tilford Bean Ranch LLC

Property Address: 180 CR 1154
Lampasas, TX 76550

Mailing Address: 1322 FM 1494
Lampasas, TX 76550

Location of property relative to proposed Lampasas MCD #1 (Pitt Creek Ranch LLC):

The southeast corner of Pitt Creek Ranch is approximately 1,200' from the northwest corner of our ranch.

Email Address: beanspotjr@gmail.com

Phone Number: 210-823-4467

I request a contested case hearing for the referenced petition by Pitt Creek Ranch, LLC for creation of Lampasas County Municipal District No. 1 because petitioner has not adequately addressed use of essential groundwater, as outlined above.

Thomas F. Vinn, Manager, CCR-Nix, LLC
Date: 10/13/2022

THOMAS F. VINN
4567 CR 1255 - Property Address

Mailing Address:

1400 Fieldstone St
Cedar Park TX 78613

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch, LLC):

- Approximately 1/2 mile west of western boundary of MUD

- Existing well on this property went dry in September, 2022

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.

Granvil Dean Treece
Signature(s)

Judith Gail Treece

Date: 10/13/2022

Printed

Name(s): Granvil D. Treece and Judith Gail Treece

Property

Address: 927 Private Road 1236, Lampasas, Texas 76550

Mailing

Address: same as property address.

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC): About 1.5 miles due north of Pitt Creek headquarters. We can see Pitt Creek property and headquarters on 1255 from out back or south pasture.

Email

Address: gdtreece@hotmail.com

Phone

Number: 979 255-6645

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.



Signature

Vice-President M. Nash Inc, General Partner for Mark Nash
Family Limited Partnership

Date: 10/13/2022

Printed

Name(s): Virginia Hodges

Property

Address: 6368 FM 580 West Lampasas Texas 76550

Mailing

Address:1301 River Bend Drive Tyler Texas 75703

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

The southwest corner of the Mark Nash FLP property joins the Pitt Creek Ranch across from CR 1139 for approximately 1400 feet at the first 90 degree turn on CR 1139 from FM 580.

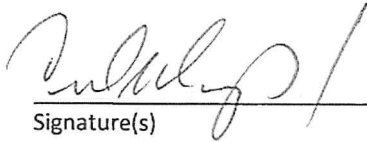
Email

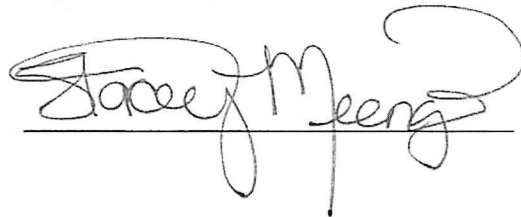
Address: genakahj@gmail.com

Phone

Number: (903) 312-6377

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.


Signature(s)


Signature(s)

Date: 10/13/2022

Printed Name(s): CRAIG A. MEENGs STACEY L. MEENGs

Property Address: 7570 CR 1255
LAMPASAS TX 76550

Mailing Address: SAME

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

OUR GATE IS ACROSS CR 1255 PITT CREEK
RANCH MAIN GATE W. 500 YARDS.

Email Address: CMEENGs1961@GMAIL.COM

Phone Number: 713 304-9458

I/We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.

Tasha B
Signature(s)

Billy Bates

Date: 10/13/2022

Printed Name(s): Tasha & Billy Bates

Property Address: 10088 CR 1255
Lampasas TX 76550

Mailing Address: PO Box 605
Lampasas, TX 76550

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC): Southeast border


Email Address: tbenton5416@yahoo bates724@yahoo

Phone Number: 512 564 0154

We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1 because petitioner has not adequately addressed use of essential groundwater as outlined above.



Signatures



Date: 10/13/2022

Printed
Name(s): Thomas M. Watson III

Jane Tull Watson

Property
Address: 2691 CR 1139
Lampasas, TX 76550

Mailing
Address: PO Box 1866
Lampasas, T X76550

Location of property relative to proposed Lampasas MUD #1 (Pitt Creek Ranch LLC):

Adjoins approximately 5100 feet of the northern border of the proposed MUD as shown on p.21 of the Petition's Attachment L - Engineering Report with Exhibits.

Email
Address: watsons5@ptd.net

Phone
Number: 512-786-9194

Mehgan Taack

From: PUBCOMMENT-OCC
Sent: Wednesday, October 19, 2022 8:39 AM
To: Pubcomment-Dis; PUBCOMMENT-ELD; PUBCOMMENT-OCC2; PUBCOMMENT-OPIC
Subject: FW: Public comment on Permit Number D-07062022-010
Attachments: WCM Notice of Petition No. D-07062022-010.docx

H

From: kgoen@tarleton.edu <kgoen@tarleton.edu>
Sent: Monday, October 17, 2022 4:39 PM
To: PUBCOMMENT-OCC <PUBCOMMENT-OCC@tceq.texas.gov>
Subject: Public comment on Permit Number D-07062022-010

REGULATED ENTY NAME LAMPASAS COUNTY MUD 1

RN NUMBER: RN111532891

PERMIT NUMBER: D-07062022-010

DOCKET NUMBER:

COUNTY: LAMPASAS

PRINCIPAL NAME: LAMPASAS COUNTY MUD 1

CN NUMBER: CN606037562

FROM

NAME: DR. KARLEY GOEN

EMAIL: kgoen@tarleton.edu

COMPANY: WCM Ranch

ADDRESS: 715 COUNTY ROAD 1139
LAMPASAS TX 76550-3034

PHONE: 5125254253

FAX:

COMMENTS: Please see attached

October 15, 2022

Office of the Chief Clerk
Attn: Laurie Gharis, Chief Clerk
MC-105
TCEQ
PO Box 13087
Austin, TX 78711-3087

Ref: NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO.D-07062022-010

Dear Ms. Gharis:

We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for the creation of Lampasas County Municipal District No.1. Our property adjoins approximately 14,716.87 feet of the western border of the proposed MUD as shown on p.21 of the Petition's Attachment L - Engineering Report with Exhibits.

Our land has been in our family lineage since 1850. The petition does not address preservation of our native wildlife, waterfowl migration, light pollution, soil and conservation measures, easement information, sustainability of country road 1139 with the influx of vehicle traffic, park access in the proposed planning of the district and asphalt pollution and water conservation.

Native wildlife. For decades the WCM Ranch has had generational hunters and anglers for fauna including waterfowl, deer, dove, turkey, wild boar, quail, bass and catfish. Our livelihoods depend on the income that we sustain from the hunting leases to our ranching property and its tranquil and pristine nature. The preliminary reports that we have been given for this proposed district, do not address the wildlife conservation measures nor the waterfowl migration studies that this subdivision will gravely disrupt and infringe on our family and other ranchers in the proposed district. The revenue that we gain from our hunters is a quintessential cornerstone to the lifeblood of our heritage ranch.

Soil and conservation measures. The preliminary engineering report for the creation of the proposed district does not adequately address the concerns of the preservation and conservation measures that will be implemented to ensure that adjacent and adjoining ranch land will not be gravely impacted by the projected onslaught of population growth. In the engineering report, it specifies that the district will have "no adverse effect on land elevation, subsidence, groundwater level, recharge capability, natural run-off and drainage, or water quality." Those studies that substantiate those claims from the developer, need to be provided to the adjacent and adjoining landowners, for clarity and conformation, that the above statement provides no adverse effect and will not be experienced by Lampasas County residences.

Easement information. The clarification of roadway construction and easement for water main lines on country roads 1139 to the north and 1255 to the south needs to be addressed within the engineering report to landowners that are adjacent and adjoining the proposed district. The isolated caliche road, country road 1139, cannot withstand the onslaught of construction fleet

vehicles and subdivision residence in the projected numbers of the proposed district. Clarity and easement specifics need to be provided to impacted parties.

Park access in the proposed planning of the district. The WCM Ranch is the home to Reservoir 2 of the Lampasas County watershed conservation measure. The 14.40-acre park that is projected to be build is right on our tributary into the Reservoir 2 and we have received no information on the projected infrastructure on how these 421 single-family subdivided homes will not impact our main water tributary for our livestock and waterfowl within our county. Clarity needs to be provided on how this park is not going to impact on our lifeblood as cattle raisers and trespassing laws known to those that want to invest in this district and its boundary lines.

Water conservation measures. The water conservation measure inquiry submitted by the Donalson Creek Wildlife Management Association, the week of October 10, 2022, reads in part, "we the undersigned landowners request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1. Groundwater is our only source of water for personal use and livestock. The proposed development will use groundwater because the proposed water supply is inadequate, and the projected water cost is unrealistic. This demand could draw down groundwater levels and eliminate our only water source."

The proposed district of 421 single family homes that the Pitt Creek LLC wants to incorporate in our town needs to provide clarification and research that the onslaught of residents will not deter nor derail heritage ranches to the adjoining and adjacent ranch lands. I have put in for information on the previous subdivisions that this district's engineering company has done in Williamson and Travis Counties. I will make my findings known to others in my county of the anecdotal and verified fallout from these subdivision ventures.

Sincerely,

Karley Anne Goen
Burton William Rawson Goen
Morgan Goen Kaldis
Suzanne Smith Rush
WCM Ranch

PO Box 1866
Lampasas, TX 76550
October 2, 2022

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

IC
129055

2022 OCT -5 AM 9:48

CHIEF CLERKS OFFICE

REVIEWED

OCT 05 2022

By Gaw H

Office of the Chief Clerk
Attn: Laurie Gharis, Chief Clerk
MC-105
TCEQ
PO Box 13087
Austin, TX 78711-3087

Ref: NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-07062022-010
Initial publication September 09, 2022 in the Lampasas Dispatch Record

Dear Ms. Gharis:

We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1.

Our property adjoins approximately 5100 feet of the northern border of the proposed MUD as shown on p.21 of the Petition's Attachment L - Engineering Report with Exhibits. It is our homestead where we have lived since 2017.

The Petition does not address preservation of Texas' natural dark sky resource (ref. TX Water Code Sec. 54.012(8)).

We and the other neighbors surrounding the proposed MUD are among the fortunate 15% of people in North America who can see the Milky Way at home. Part of the value of our property is its natural beauty, including the dark night skies.

Reducing light pollution and trespass is a priority for our community. See attached resolutions from Lampasas County and the City of Lampasas, expressing their commitment to preserve the night sky and reduce light trespass.

The attached Texas Dark Sky Quality graphic is based on the World Atlas of Artificial Sky Brightness, with locations of our property and Pitt Creek MUD added. It shows that both properties enjoy the highest "Excellent" level of dark sky today. To the east you can see that the City of Lampasas' legacy installed base of unshielded lighting degrades night sky quality to "Poor", and the effect of that concentration extends a band of intermediate "Good" sky quality 3 miles further around the city.

The infrastructure and 421 units of the MUD could add 2000 exterior lights in an area where today there are fewer than 10. Without lighting restrictions, we can expect the Pitt Creek MUD to degrade the current "Excellent" night sky quality to "Poor" within a mile of its borders and degrade to "Good" within 3 miles, merging with the "Good" ring around Lampasas. Ironically, the MUD would degrade the night sky while the city and county are working to improve it, and we and our neighbors would no longer see the Milky Way.

The Petition does not address light trespass onto the surrounding properties, including ours.

Most of the proposed MUD can be seen from our property (1). At night from our porch we can look from horizon to horizon and see only one outdoor light element. The attached pictures show day and night views south across the Pitt Creek valley.

The green lines on the USGS Exhibit on p. 37 of the Engineering Study show the highest terrain surrounding the Pitt Creek valley in the MUD on the North, West and South sides. To the East, the next ridge is another two miles on the east side of the Donalson Creek valley. Unshielded lights within the MUD would be visible to (trespass onto) ours and all the surrounding properties in these areas.

Fortunately the technical solution to both problems is simple: Illuminate only what is needed, when needed, and shield all lighting elements in the MUD to 10 degrees or more below the horizontal. This does not limit illumination within the MUD, and does not waste light into the night sky or onto neighboring properties. Further limiting MUD lighting to color temperature below 3000K provides additional benefits to wildlife and people. (2)

The effect of light pollution and the technology to avoid it are well understood. Conforming fixtures are available from a number of suppliers, and technical assistance is available from the International Dark Sky Association and our regional Hill Country Alliance. The main additional cost for new installations is in design - being mindful of the lighting fixtures and installation - and can be more than offset by eliminating the energy cost of wasted light.

These lighting restrictions could lead to recognition by Hill Country Alliance as a Night Sky Friendly Neighborhood, which may help promote the sale of units in the MUD.


A challenge will be how to prevent light pollution and trespass in the MUD area over time. Model ordinances and homeowner covenants are readily available. However the MUD must also provide a way to effectively enforce them in perpetuity.

We hope that the protest hearing will resolve these concerns, or that the petition is denied.

Sincerely,



Thomas M. Watson III



Jane Tull Watson

Notes

(1) **Most of the MUD area is visible from our home** at elevation 1350 feet and from our highest terrain at 1420 feet elevation. Referring to the topographical map on p.37 of the engineering study, CR1255 forming the south boundary of the MUD runs roughly along an E-W ridge, highest 1560 feet at the southwest corner. From the ridge, the terrain slopes down to the Pitt Creek running just south of the northern boundary, from an elevation of 1400 feet at the western boundary to 1340 at the eastern. The terrain slopes up to the north from the creek to the northern boundary of the MUD and continues up across our property to the next ridge.

The Pitt Creek bottom land and the 150ft rise up to CR 1255 – that is, almost all the terrain proposed for development - is visible from our home.

(2) <https://hillcountryalliance.org/our-work/night-skies/light-pollution-and-why-it-matters/>



LAMPASAS COUNTY SUPPORTING EFFORTS TO PRESERVE NIGHT SKIES

WHEREAS, Lampasas County residents recognize the Texas Hill Country for its diverse ecosystems, ethics for land stewardship, rich cultural heritage, and breathtaking scenic beauty; and


WHEREAS, the increased use of land for recreational and non-traditional agricultural uses in recent years has placed greater focus on the community economic and financial benefits of the region's scenic beauty, wildlife and open space, making activities such as tourism, outdoor recreation, hunting and fishing important to many community members; and


WHEREAS, due to the above-described increased use of land, accompanying light trespass from night lighting fixtures has been steadily on the rise, negatively impacting the natural environment and the quality of life of the people in this region by, among other things, reducing night sky visibility and enjoyment for landowners and visitors alike; and

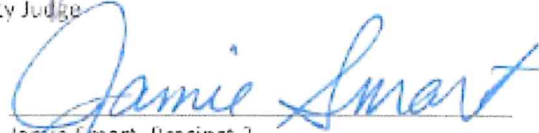
WHEREAS, Lampasas County is committed to supporting practices that limit or minimize light trespass from night lighting fixtures in order to protect the beauty of the night skies and allow others the full benefit and use of their private property.

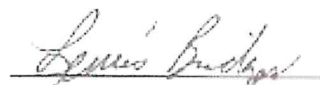
NOW, THEREFORE, by action of the Lampasas County Commissioner's Court at a duly noticed and held public meeting and as reflected in the minutes of the Court, be it resolved that Lampasas County will encourage outdoor lighting fixture and practices that follow up-to-date suggested guidelines and use available technologies for efficient, cost-effective, non-intrusive lighting and will work with its partners to educate and encourage landowners, businesses, resident communities and public entities to join this commitment to reduce energy consumption, save money and reduce light trespass.


Adopted this 23rd day of August, 2021.


Randall J Hoyer, County Judge


Bobby Carroll, Precinct 1


Jamie Smart, Precinct 2


Lewis Bridges, Precinct 3


Mark Rainwater, Precinct 4



RESOLUTION # 2114

A Resolution of the City of Lampasas Supporting Efforts to Preserve Night Skies

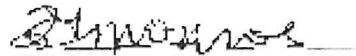
WHEREAS, The City of Lampasas residents recognize the Texas Hill Country for its rich cultural heritage, breathtaking scenic beauty, and ethics for land stewardship; and

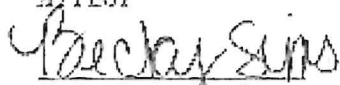
WHEREAS, the use of night lighting for security and illumination for residential and commercial applications has been steadily increasing in recent years and has negatively impacted the enjoyment of the night sky and appreciation of the natural benefits of our rural heritage and community aesthetic; and

WHEREAS, due to the increased night lighting and the poor design and practices of many light fixtures creating the accompanying light trespass from night lighting fixtures, disturbing the natural environment and the quality of life of the people in this community by, among other things, reducing night sky visibility; and

NOW THEREFORE, by action of the City Council of the City of Lampasas, be it resolved that the City of Lampasas will encourage outdoor lighting fixtures and practices that follow up-to-date suggested guidelines and use available technologies for efficient, cost-effective, non-intrusive lighting and will work with its partners to educate and encourage landowners, businesses, resident communities and public entities to join in this commitment to reduce energy consumption; save money and reduce light trespass.


IN WITNESS WHEREOF, I have herewith set my hand and caused the Great Seal of the City of Lampasas, Texas to be affixed on this 27th day of September 2021.


T.J. Monroe, Mayor
City of Lampasas

ATTEST

Becky Sims, City Secretary
City of Lampasas

Texas Dark Sky Quality

<https://www.arcgis.com/apps/MapSeries/index.html?appid=b69f681c61804f8ba676dce10a2d8528>

A Story Map  

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

6. "Light Pollution Awareness Project in Collaboration with International Dark-Sky Association." SKYGLOW, skyglowproject.com/.

Major TX Cities

Excellent

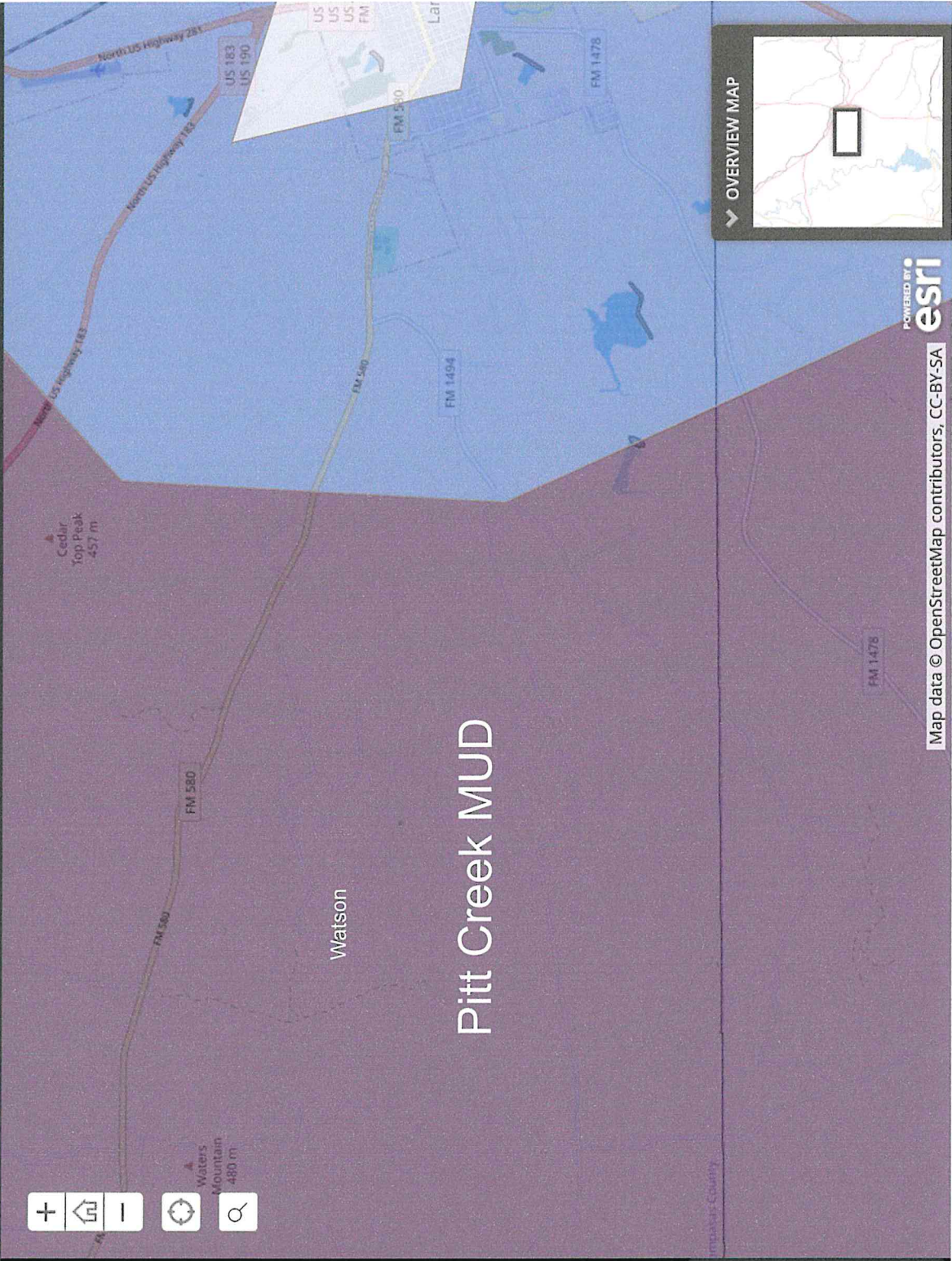
Good

Poor

IH 35

IH 10

TX Counties



OVERVIEW MAP

POWERED BY 

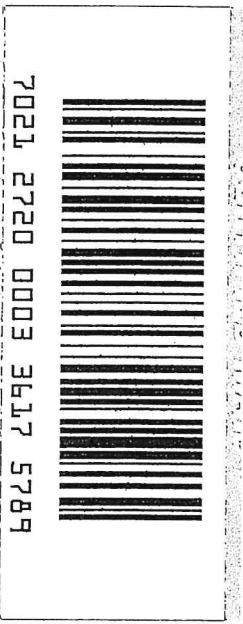
Map data © OpenStreetMap contributors, CC-BY-SA



2022 OCT -5 AM 9: 47

CHIEF CLERKS OFFICE

TO: TM & JT Watson
P.O. Box 1846
Lampasas, TX
76550



RECEIVED

OCT 05 2022

TCEQ MAIL CENTER
JR

TO: Office of the Chief Clerk
Attn: Laurie Sharris, Chief Clerk
MC-105
TCEQ
P.O. Box 13087
Austin, TX

78711-3087

U.S. POSTAGE PAID
FCM LG ENV
LAMPASAS, TX
76550
OCT 03, 22
AMOUNT
\$5.44
R2305K132460-01



1000



78711

IC
129055

Debbie Zachary

From: PUBCOMMENT-OCC
Sent: Monday, October 3, 2022 2:06 PM
To: PUBCOMMENT-OCC2; PUBCOMMENT-OPIC; PUBCOMMENT-ELD; Pubcomment-Dis
Subject: FW: Request for contested case hearing for creation of Lampasas County Municipal District No.1
Attachments: 20221002 Watson request hearing LC MUD 1.pdf

H

From: Laurie Gharis <Laurie.Gharis@tceq.texas.gov>
Sent: Monday, October 3, 2022 12:03 PM
To: PUBCOMMENT-OCC <PUBCOMMENT-OCC@tceq.texas.gov>
Subject: FW: Request for contested case hearing for creation of Lampasas County Municipal District No.1

Laurie Gharis
Office of the Chief Clerk
Texas Commission on Environmental Quality
Office Phone: 512-239-1835
Cell Phone: 512-739-4582

How is our customer service? Fill out our online customer satisfaction survey at:
www.tceq.texas.gov/customersurvey

From: Watson Family <watsons5@ptd.net>
Sent: Monday, October 3, 2022 11:56 AM
To: Laurie Gharis <Laurie.Gharis@tceq.texas.gov>
Cc: Justin Taack <Justin.Taack@tceq.texas.gov>
Subject: Request for contested case hearing for creation of Lampasas County Municipal District No.1

Ref: NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-07062022-010
Initial publication September 09, 2022 in the Lampasas Dispatch Record

Ms. Gharis:

Attached is our request for a contested case hearing on the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1.

We have sent today by US mail a paper copy of the attached letter and would appreciate your confirmation of receipt.

Thank you,

Jane Tull Watson and Thomas M Watson III
PO Box 1866
Lampasas, TX 76550
watsons5@ptd.net
512-786-9194

PO Box 1866
Lampasas, TX 76550
[watsons5@ptd.net](mailto:watson5@ptd.net)
512-786-9194
October 2, 2022

Office of the Chief Clerk
Attn: Laurie Gharis, Chief Clerk
MC-105
TCEQ
PO Box 13087
Austin, TX 78711-3087

Ref: NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-07062022-010
Initial publication September 09, 2022 in the Lampasas Dispatch Record

Dear Ms. Gharis:

We request a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal District No.1.

Our property adjoins approximately 5100 feet of the northern border of the proposed MUD as shown on p.21 of the Petition's Attachment L - Engineering Report with Exhibits. It is our homestead where we have lived since 2017.

The Petition does not address preservation of Texas' natural dark sky resource (ref. TX Water Code Sec. 54.012(8)).

We and the other neighbors surrounding the proposed MUD are among the fortunate 15% of people in North America who can see the Milky Way at home. Part of the value of our property is its natural beauty, including the dark night skies.

Reducing light pollution and trespass is a priority for our community. See attached resolutions from Lampasas County and the City of Lampasas, expressing their commitment to preserve the night sky and reduce light trespass.

The attached Texas Dark Sky Quality graphic is based on the World Atlas of Artificial Sky Brightness, with locations of our property and Pitt Creek MUD added. It shows that both properties enjoy the highest "Excellent" level of dark sky today. To the east you can see that the City of Lampasas' legacy installed base of unshielded lighting degrades night sky quality to "Poor", and the effect of that concentration extends a band of intermediate "Good" sky quality 3 miles further around the city.

The infrastructure and 421 units of the MUD could add 2000 exterior lights in an area where today there are fewer than 10. Without lighting restrictions, we can expect the Pitt Creek MUD to degrade the current "Excellent" night sky quality to "Poor" within a mile of its borders and degrade to "Good" within 3 miles, merging with the "Good" ring around Lampasas. Ironically, the MUD would degrade the night sky while the city and county are working to improve it, and we and our neighbors would no longer see the Milky Way.

The Petition does not address light trespass onto the surrounding properties, including ours.

Most of the proposed MUD can be seen from our property (1). At night from our porch we can look from horizon to horizon and see only one outdoor light element. The attached pictures show day and night views south across the Pitt Creek valley.

The green lines on the USGS Exhibit on p. 37 of the Engineering Study show the highest terrain surrounding the Pitt Creek valley in the MUD on the North, West and South sides. To the East, the next ridge is another two miles on the east side of the Donalson Creek valley. Unshielded lights within the MUD would be visible to (trespass onto) ours and all the surrounding properties in these areas.

Fortunately the technical solution to both problems is simple: illuminate only what is needed, when needed, and shield all lighting elements in the MUD to 10 degrees or more below the horizontal. This does not limit illumination within the MUD, and does not waste light into the night sky or onto neighboring properties. Further limiting MUD lighting to color temperature below 3000K provides additional benefits to wildlife and people. (2)

The effect of light pollution and the technology to avoid it are well understood. Conforming fixtures are available from a number of suppliers, and technical assistance is available from the International Dark Sky Association and our regional Hill Country Alliance. The main additional cost for new installations is in design - being mindful of the lighting fixtures and installation - and can be more than offset by eliminating the energy cost of wasted light.

These lighting restrictions could lead to recognition by Hill Country Alliance as a Night Sky Friendly Neighborhood, which may help promote the sale of units in the MUD.

A challenge will be how to prevent light pollution and trespass in the MUD area over time. Model ordinances and homeowner covenants are readily available. However the MUD must also provide a way to effectively enforce them in perpetuity.

We hope that the protest hearing will resolve these concerns, or that the petition is denied.

Sincerely,


Thomas M. Watson III


Jane Tull Watson

Notes

(1) **Most of the MUD area is visible from our home** at elevation 1350 feet and from our highest terrain at 1420 feet elevation. Referring to the topographical map on p.37 of the engineering study, CR1255 forming the south boundary of the MUD runs roughly along an E-W ridge, highest 1560 feet at the southwest corner. From the ridge, the terrain slopes down to the Pitt Creek running just south of the northern boundary, from an elevation of 1400 feet at the western boundary to 1340 at the eastern. The terrain slopes up to the north from the creek to the northern boundary of the MUD and continues up across our property to the next ridge.

The Pitt Creek bottom land and the 150ft rise up to CR 1255 – that is, almost all the terrain proposed for development - is visible from our home.

(2) <https://hillcountryalliance.org/our-work/night-skies/light-pollution-and-why-it-matters/>



LAMPASAS COUNTY SUPPORTING EFFORTS TO PRESERVE NIGHT SKIES

WHEREAS, Lampasas County residents recognize the Texas Hill Country for its diverse ecosystems, ethics for land stewardship, rich cultural heritage, and breathtaking scenic beauty; and

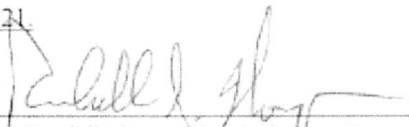
WHEREAS, the increased use of land for recreational and non-traditional agricultural uses in recent years has placed greater focus on the community economic and financial benefits of the region's scenic beauty, wildlife and open space, making activities such as tourism, outdoor recreation, hunting and fishing important to many community members; and


WHEREAS, due to the above-described increased use of land, accompanying light trespass from night lighting fixtures has been steadily on the rise, negatively impacting the natural environment and the quality of life of the people in this region by, among other things, reducing night sky visibility and enjoyment for landowners and visitors alike; and

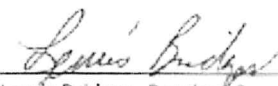
WHEREAS, Lampasas County is committed to supporting practices that limit or minimize light trespass from night lighting fixtures in order to protect the beauty of the night skies and allow others the full benefit and use of their private property.

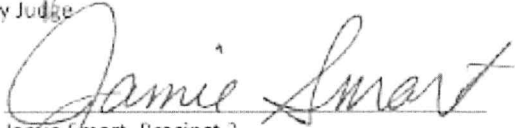
NOW, THEREFORE, by action of the Lampasas County Commissioner's Court at a duly noticed and held public meeting and as reflected in the minutes of the Court, be it resolved that Lampasas County will encourage outdoor lighting fixture and practices that follow up-to-date suggested guidelines and use available technologies for efficient, cost-effective, non-intrusive lighting and will work with its partners to educate and encourage landowners, businesses, resident communities and public entities to join this commitment to reduce energy consumption, save money and reduce light trespass.


Adopted this 23rd day of August, 2021.


Randall J. Hoyer, County Judge


Bobby Carroll, Precinct 1


Lewis Bridges, Precinct 3


Jamie Smart, Precinct 2


Mark Rainwater, Precinct 4



RESOLUTION # 2114

A Resolution of the City of Lampasas Supporting Efforts to Preserve Night Skies

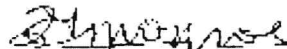
WHEREAS, The City of Lampasas residents recognize the Texas Hill Country for its rich cultural heritage, breathtaking scenic beauty, and ethics for land stewardships; and

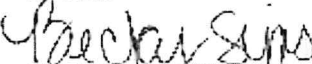
WHEREAS, the use of night lighting for security and illumination for residential and commercial applications has been steadily increasing in recent years and has negatively impacted the enjoyment of the night sky and appreciation of the natural benefits of our rural heritage and community aesthetic; and

WHEREAS, due to the increased night lighting and the poor design and practices of many light fixtures creating the accompanying light trespass from night lighting fixtures, disturbing the natural environment and the quality of life of the people in this community by, among other things, reducing night sky visibility; and

NOW THEREFORE, by action of the City Council of the City of Lampasas, be it resolved that the City of Lampasas will encourage outdoor lighting fixtures and practices that follow up-to-date suggested guidelines and use available technologies for efficient, cost-effective, non-intrusive lighting and will work with its partners to educate and encourage landowners, businesses, resident communities and public entities to join in this commitment to reduce energy consumption; save money and reduce light trespass.

IN WITNESS WHEREOF, I have herewith set my hand and caused the Great Seal of the City of Lampasas, Texas to be affixed on this 27th day of September 2021.


T.J. Monroe, Mayor
City of Lampasas

ATTEST

Becky Sims, City Secretary
City of Lampasas

Texas Dark Sky Quality

<https://www.arcgis.com/apps/MapSeries/index.html?appid=b69f681c61804f8ba676dce10a2d8528>

A Story Map



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

6."Light Pollution Awareness Project in Collaboration with International Dark-Sky Association," SKYGLOW, skyglowproject.com/.

Major TX Cities

Excellent

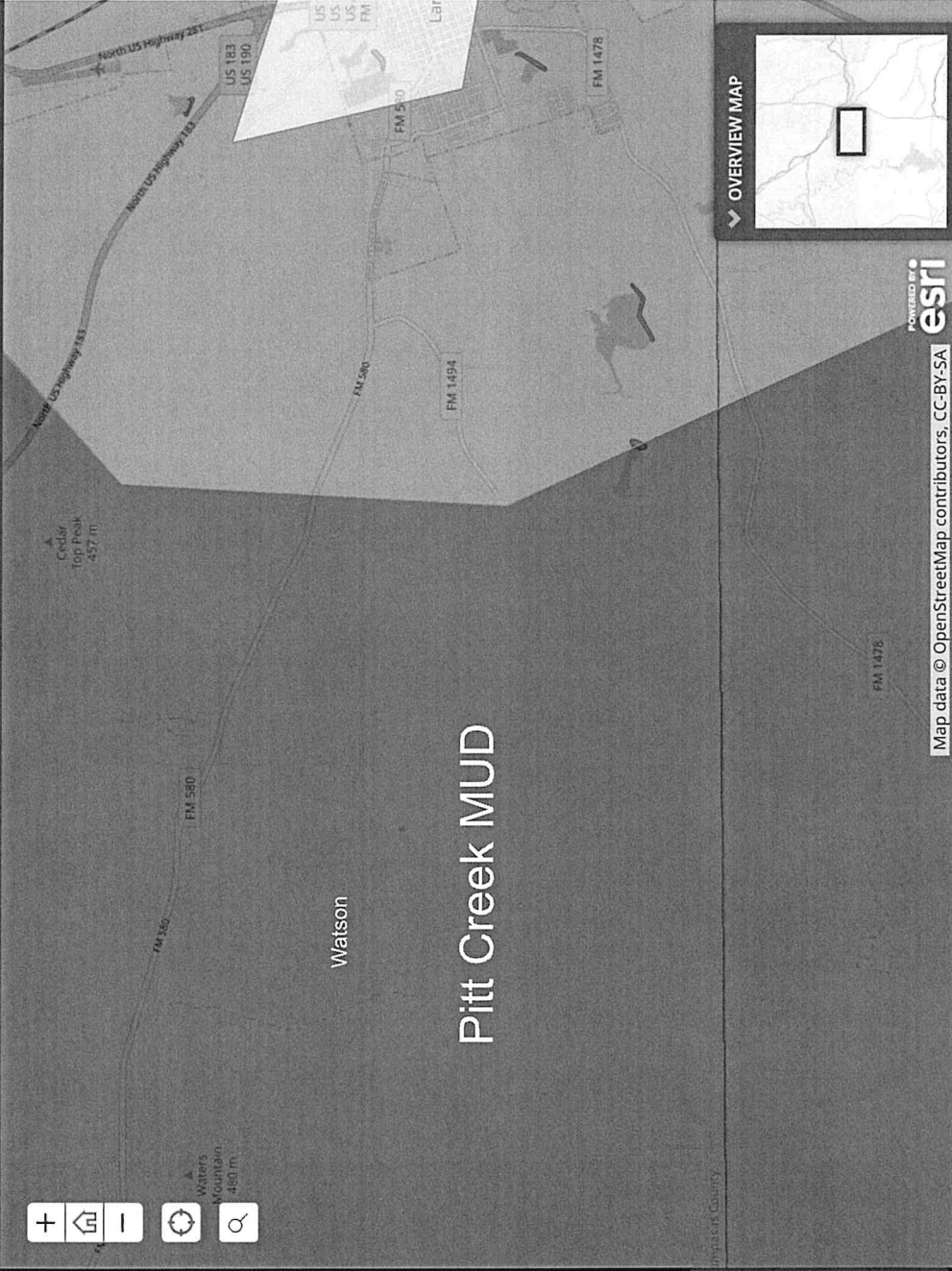
Good

Poor

IH 35

IH 10

TX Counties

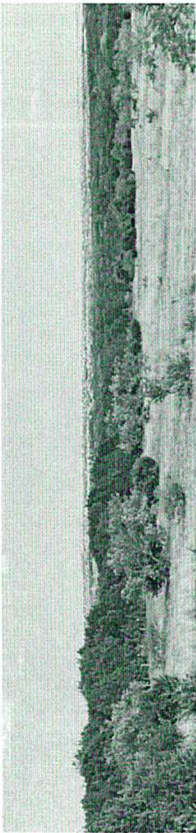
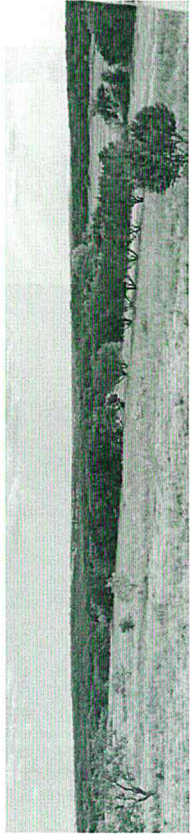


OVERVIEW MAP



POWERED BY **esri**

Map data © OpenStreetMap contributors, CC-BY-SA



September 26, 2022

IC
129055

Office of the Chief Clerk
MC-105 TCEQ
P.O. Box 13087
Austin, Tx. 78711-3087

REVIEWED
SEP 29 2022
D. Grew H

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
2022 SEP 29 PM 2:34
CHIEF CLERKS OFFICE

RE: Petition of Pitt Creek Ranch, LLC
Internal Control No. D-07062022-010

Dear Chief Clerk:

My name is Paul Wilborn, Board President of the Lampasas County Water Control and Improvement District #1 (LCWCID #1), the organization responsible for operation and maintenance of nine flood control dams in the Sulphur Creek Watershed. A majority of the Board met at a regularly called meeting pursuant to proper notice and voted to request a contested case hearing on the petition referred to above.

My mailing address is P.O. Box 444, Lampasas, Tx. 76550. My phone number is 512-556-1759. I have no fax number but my email address is pswilborn@att.net.

The name of the Petitioners is Pitt Creek Ranch, LLC and the TCEQ Internal Control Number is D-07062022-010. We request a contested hearing based on two concerns.

1. The Petition sets out a metes and bounds description of the land which includes within it's borders an easement given to the LCWCID #1. The easement was granted by document signed by the then owners of the subject property (Mr. & Mrs. Wessman) on January 25, 1957. The easement includes that property which is the engineered flood pool water level behind a flood control dam just East of the subject property. This dam is referred to in the records of LCWCID#1 as site #2 (TX00982). It was designed, engineered, and funded by the Soil Conservation Service (now NRCS). Should the water level at Site #2 crest at design level, part of the Pitt Creek Ranch LLC subdivision will be inundated by water backed up behind this flood control dam. No building improvements should be located in this area.
2. The referenced flood control dam was designed and engineered to contain storm water runoff into Pitt Creek from unimproved pasture land. The impervious cover from buildings and roadways proposed would increase the volume of runoff beyond the capacity of the original dam design. Therefore, we consider it mandatory that appropriately engineered on-site runoff retention be incorporated into the development, and that the resulting plans be reviewed and approved by NRCS dam safety engineering staff.

The ultimate purpose of LCWCID #1 is to ensure the safety of residents and properties in the Sulphur Creek Watershed.

Thank you for your consideration of our request.

Sincerely,


Paul Wilborn

PAUL WILBORN
PO Box 444
LAMPASAS, TX

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2022 SEP 29 PM 2:30

CHIEF CLERKS OFFICE

CERTIFIED MAIL



7021 2720 0003 3618 9281



1000



78711

U.S. POSTAGE PAID
FCM LETTER
LAMPASAS, TX
76850
SEP 27, 22
AMOUNT
\$7.85
R2305H1 30982-02

OFFICE OF THE CHIEF CLERK
MC-105-
TCRQ
P.O. Box 13087
AUSTIN, TX

RECEIVED

SEP 29 2022

TOEQ MAIL CENTER
BC

