

January 10, 2023

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

Our request for a contested case hearing, letter dated October 13, 2022

Pitt Creek Ranch LLC's Response to Requests for a Contested Case Hearing dated December 19, 2022

TCEQ Office of Public Interest Counsel's response to Hearing Requests dated December 19, 2022

TCEQ Executive Director's response to Hearing Requests dated December 19, 2022

Dear Ms. Gharis:

We the undersigned landowners comment hereby on the referenced responses to our request for a contested case hearing for the referenced petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal Utility District No.1.

We appreciate the effort by the Office of Public Interest Council and Executive Director and their findings that we have a personal justiciable interest in this matter.

All three responses, including the Petitioner's, recite TWC paragraph 54.021(b) on what the Commission shall consider in granting the petition, including "(3) whether or not the district and its system **and subsequent development within the district** will have an unreasonable effect on...", **emphasis added**.

Developer proposes to transform the MUD area from its present use as non-residential rural ranch land into a residential suburb. The entire purpose of the Pitt Creek development is to enable subsequent development by the purchasers of the proposed 421 residential units.

Indeed, that subsequent development is essential to realizing the petition's \$850,000 average unit valuation that is the basis for its assertion of "a total projected combined tax rate which is within the feasibility limits of TCEQ rules."

It is unlikely that the MUD's improvements and owners' subsequent development of residences would ever be reversed and the land restored to its current state.

We ask that the Commission consider not only the environmental impact of the Petitioner's actions, and also the impact of the subsequent development, in perpetuity.

Petitioner's design and funding for water supply from Corix Utilities provides for personal use only (100gal/person/day).

This is not sufficient to support additional amenities such as a livestock or wildlife water, swimming pool, landscaping, fountain or garden that would be desired in homes of the proposed value and could require additional thousands of gallons of water per unit daily.

As documented in the Corix notice attached to our referenced request and extensively in the public comments to its recent request for rate increase, Corix has struggled to supply adequate quantity and quality of water to its existing network.

Thus owners in the subsequent development of their Unit will demand additional or alternative water beyond what can be supplied by the proposed system, and the only other adequate source is groundwater.

The Saratoga Underground Water Conservation District has jurisdiction over drilling of water wells in Lampasas County. Its Rules require that "Exempt" wells for on-site domestic and livestock use are registered, but their drilling is not restricted by the District. Thus without further restriction by the Petitioner, each Unit owner is free to access groundwater by new or existing wells on their Unit. The creation and operation of the District and subsequent development of 421 homes must inevitably impact groundwater, aquifer recharge and potentially subsidence.

We have an individual interest in the use of groundwater because it is our only source of water for personal use and livestock. A large new demand for groundwater from the proposed concentrated suburban homesites can draw down the level of groundwater in the local area, below the level of our existing wells adjacent to the MUD, even though the effect may not be felt by the general public at greater distance.

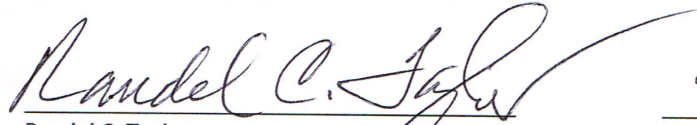
Petitioner's response does not address our concerns for subsidence, groundwater levels or aquifer recharge nor our suggestions to resolve them by abandoning existing wells, preventing groundwater access by subsequent owners, and providing adequate supply for the proposed subsequent development of high-value suburban residences. Petitioner has not explained use of Lampasas rather than Corix cost for water supplied to the Units.

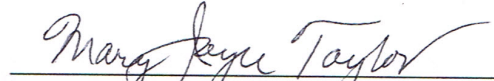
We ask that the commissioners accept the recommendations of the Office of Public Interest Council and Executive Director and approve the requests for a contested case hearing.

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

Signatures follow on additional pages.

We comment hereby to the Responses to our request for a contested case hearing for the Petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal Utility District No.1.

  
\_\_\_\_\_  
Randel C. Taylor

  
\_\_\_\_\_  
Mary Joyce Taylor

Date: 01/10/2023

I comment hereby to the Responses to our request for a contested case hearing for the Petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal Utility District No.1.

  
\_\_\_\_\_  
Richard Andrews

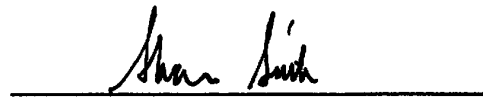
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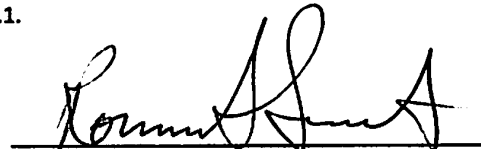
I comment hereby to the Responses to our request for a contested case hearing for the Petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal Utility District No.1.

  
\_\_\_\_\_  
Janet Machen

Date: 01/10/2023


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\_\_\_\_\_  
Sharon Smith

  
\_\_\_\_\_  
Ronnie Smith

Date: 01/10/2023

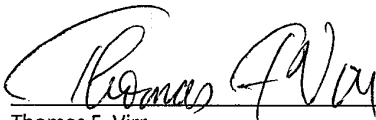
We comment hereby to the Responses to our request for a contested case hearing for the Petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal Utility District No.1.

  
John R. Bean

  
Sheila Bean

Date: 01/10/2023

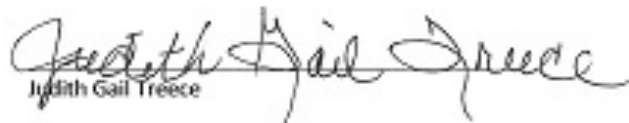
I comment hereby to the Responses to our request for a contested case hearing for the Petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal Utility District No.1.

  
Thomas F. Virr

Date: 01/10/2023

We comment hereby to the Responses to our request for a contested case hearing for the Petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal Utility District No.1.

  
Granvil Dean Treece

  
Judith Gail Treece


Date: 01/10/2023

I comment hereby to the Responses to our request for a contested case hearing for the Petition by Pitt Creek Ranch LLC for creation of Lampasas County Municipal Utility District No.1.

  
Virginia Hodges  
VP/Mark Nash Inc, GP Mark Nash LP

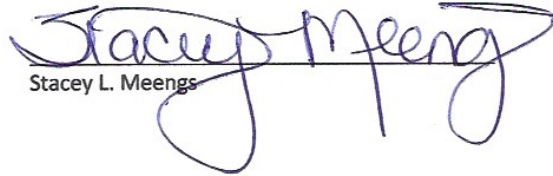
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Craig A. Meengs




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Stacey L. Meengs

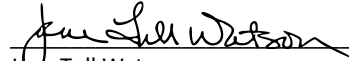
Date: 01/10/2023

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Thomas M. Watson III



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Jane Tull Watson

Date: 01/10/2023

CERTIFICATE OF SERVICE

I hereby certify that on January 11, 2023 the original of the Neighbor's Comments on Responses to Hearing Requests was filed with the Chief Clerk of the TCEQ and a copy was served on all persons listed on the attached mailing list via electronic mail, and/or by deposit in the U.S. Mail.

  
\_\_\_\_\_  
Thomas M. Watson III

**MAILING LIST**  
**LAMPASAS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1**  
**DOCKET NO. 2022-1653-DIS; INTERNAL CONTROL NO. D-07062022-010**

**FOR THE APPLICANT**

via electronic mail:

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**FOR THE EXECUTIVE DIRECTOR**

via electronic mail:

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**FOR PUBLIC INTEREST COUNSEL**

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**FOR ALTERNATIVE DISPUTE RESOLUTION**

via electronic mail:

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**FOR THE CHIEF CLERK:**

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<https://www.tceq.texas.gov/goto/efilings>

**REQUESTER(S)/INTERESTED PERSON(S):**

See attached list.

REQUESTER(S)

Richard Andrews  
5971 County Road 1255  
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Billy & Tasha Bates  
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John R & Sheila Bean  
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Concerned Citizen  
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Dr. Karley Anne Goen  
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Ronnie & Sharon Smith  
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Mary Joyce & Randel C Taylor  
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Granvil D & Judith Gail Treece  
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Paul Wilborn  
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Burton William Rawson Goen  
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INTERESTED PERSON(S)

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