

Jon Niermann, *Chairman*  
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Erin E. Chancellor, *Interim Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

May 12, 2023

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

Re: Executive Director's Backup Documents Filed for Consideration of Hearing Requests at Agenda for Petition by JLMCG Properties, LLC, a Nevada limited liability company, and Cendei Sherwood for the Creation of Rockwood Municipal Utility District No. 1 of Denton County; Docket No. 2023-0528-DIS; Internal Control No. D-07212022-032

Dear Ms. Gharis:

Enclosed please find a copy of the following documents for inclusion in the background material for the creation petition. If you have any questions or comments, please call me at 512-239-0418 or email me at [justin.taack@tceq.texas.gov](mailto:justin.taack@tceq.texas.gov).

- Technical Memo
- Notice
- Temporary Director Affidavits

Thank you for your attention to this matter.

Sincerely,

Justin P. Taack, Manager  
Water Supply Division – Districts Section

# Texas Commission on Environmental Quality

## TECHNICAL MEMORANDUM

**To:** Justin P. Taack, Manager  
Districts Section

**Date:** January 29, 2023

**Thru:** Michael Briscoe, Team Leader  
Districts Section

**From:** James Walker  
Districts Creation Review Team

**Subject:** Petition by JLMCG Properties, LLC and Cendei Sherwood for Creation of Rockwood Municipal Utility District No. 1 of Denton County; Pursuant to Texas Water Code Chapters 49 and 54.  
TCEQ Internal Control No. D-07212022-032 (TC)  
CN: 606041465 RN: 111539490

### A. GENERAL INFORMATION

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of Rockwood Municipal Utility District No. 1 of Denton County (District). The petition was signed by Sandra Mahon as the manager of JLMCG Properties, LLC, a Nevada limited liability company, and Cendei Sherwood (Petitioners). The petition states that the Petitioner holds title to a majority in value of the land in the proposed District and it further states that there are no lienholders on the land in the proposed District.

The District is proposed to be created and organized according to the terms and provisions of Article XVI, Section 59 of the Texas Constitution, and Chapters 49 and 54 of the Texas Water Code (TWC).

#### Location and Access

The proposed District is located in Denton County, Texas, at the southeast corner of FM 156 and TN Skiles Road. The proposed District is wholly within the extraterritorial jurisdiction of the City of Ponder (City). Access to the proposed District will be provided TN Skiles Road, FM 2449, East Bailey Street, and Frederick Street.

#### Metes and Bounds Description

The proposed District contains 358.9 acres of land. The metes and bounds description of the proposed District has been reviewed and checked by TCEQ's staff and has been found to form an acceptable closure.

#### City Consent

In accordance with Local Government Code Section 42.042 and TWC Section 54.016, the Petitioners submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioners submitted a petition to the City to provide water or sewer services to the District. The 120-day period for

reaching a mutually agreeable contract as established by TWC Section 54.016(c) expired and the information provided indicates that the Petitioners and the City have not executed a mutually agreeable contract for service. Pursuant to TWC Section 54.016(d), failure to execute such an agreement constitutes authorization for the Petitioner to initiate proceedings to include the land within the district.

#### County Notification

In accordance with TWC Section 54.0161, a certified letter, dated July 25, 2022, was sent to the Commissioners Court of Denton County which provided notice of the proposed District's pending creation application and provided them an opportunity to make their recommendations. To date, the county has not responded to this notification.

#### Statements of Filing Petition

Evidence of filing a copy of the petition with the City Secretary's office, the Denton County Clerks' office, the TCEQ's Dallas/Fort Worth regional office, the Texas state representative, and the Texas state senator was included in the application.

#### Type of Project

The proposed District will be considered a "developer project" as defined by 30 Texas Administrative Code (30 TAC) Section 293.44(a). Therefore, developer cost participation in accordance with 30 TAC Section 293.47 will be required.

#### Developer Qualifications

Application material indicates that the property will be developed by Clairemont Development Group. The founder of Clairemont Development Group, Mark Allen, has been directly responsible for the entitlement, development, capitalization, and execution of over 30,000 residential lots in more than 25 municipalities across the Dallas/Fort Worth metroplex, Midland and Odesa, Texas, and Oklahoma City.

#### Certificate of Ownership

By signed certificates dated May 26, 2022, and June 2, 2022, the Denton Central Appraisal District has certified that the appraisal rolls indicate that the Petitioners are the owners of all of the land in the proposed District.

#### Temporary Director Affidavits

The TCEQ has received affidavits for consideration of the appointment of the following five temporary directors:

Jared Clarke

Caleb Dunn

Landon Geary

Ryan Hill

Travis Patton

Each of the above persons named is qualified, as required by 30 TAC Section 293.32(a), to serve as a temporary director of the proposed District as each (1) is at least 18 years old, (2) is a resident of the State of Texas, and (3) either owns land subject to taxation within the proposed District or is a qualified voter within the proposed District. Additionally, as required by TWC Section 54.022, the majority are residents of the county in which the proposed District is

located, a county adjacent to the county in which the proposed District is located, or if the proposed District is located in a county that is in a metropolitan statistical area designated by the United States Office of Management and Budget or its successor agency, a county in the same metropolitan statistical area as the county in which the proposed District is located.

#### Notice Requirements

Proper notice of the application was published on November 19 and November 26, 2022, in the *Denton Record-Chronicle*, a newspaper regularly published or circulated in Denton County, the county in which the district is proposed to be located. Proper notice of the application was posted on November 15, 2022, in the Denton County Courthouse, the place where legal notices in Denton County are posted. Accordingly, the notice requirements of 30 TAC Section 293.12(b) have been satisfied. The opportunity for the public to request a contested case hearing (comment period) expired December 27, 2022.

### **B. ENGINEERING ANALYSIS**

The creation engineering report indicates the following:

#### Availability of Comparable Service

The proposed District will construct all internal water distribution systems, wastewater collection systems, storm sewer facilities, and public roads within its boundaries as well as necessary offsite facilities and public roads, if required. It is anticipated that once constructed, the proposed District water improvements will be dedicated to, owned, maintained, and operated by either the City, the proposed District, or a combination of both. The proposed District is located within the City's Certificate of Convenience and Necessity (CCN) for water but initial discussions between the developer and the City determined that the City may not serve the proposed District. Additionally, it is anticipated that the proposed District will operate and maintain the wastewater, drainage, and roadway facilities. Construction of the facilities serving the proposed District is necessary since there are no other sources which have the facilities or capacity to serve the proposed District. All utilities will be designed according to applicable criteria established by Denton County and the TCEQ. Water service cannot be provided by the proposed District within the area contained within the City's CCN unless that area of the proposed District is released from the City CCN.

#### Water Supply and Distribution Improvements

All water supply and distribution system improvements to serve the proposed District will be designed in accordance with criteria established by the TCEQ and any other applicable local regulations. Per the engineering report, it is estimated that the District will contain 1,215 equivalent single-family connections (ESFCs) at ultimate development. Further, the engineering report indicates that the ultimate daily demand is estimated to be 0.98 million gallons per day (MGD) with a max day and peak hour demand of 2.35 MGD and 2.93 MGD, respectively. It is anticipated that the proposed groundwater wells and storage will deliver the necessary supply of water to the proposed District's distribution system. The water distribution system for full development of the proposed District will consist of approximately 65,000 linear feet (LF) of onsite distribution waterline ranging from 8" to 16" in diameter of polyvinyl chloride (PVC) pipes, along with all related appurtenances. The internal water distribution system will be looped where feasible to provide alternate service routes during emergencies and maintenance periods, and to equalize pressure in the system. Valves, fire hydrants, and flushing valves will be provided at intervals as required by the TCEQ.

### Wastewater Collection and Treatment Improvements

It is estimated that the District will contain 1,215 ESFCs at ultimate development, requiring 425,250 gallons per day of wastewater treatment capacity, using 350 gallons per day per connection. The wastewater generated by the development will flow by gravity through internal wastewater lines to the proposed wastewater treatment plant to be located in the northwest corner of the proposed District. The effluent from the wastewater treatment plant will gravity flow north and discharge into Wolf Branch Tributary 4.2, a tributary of South Hickory Creek. The onsite wastewater collection system for full development of the proposed District will consist of approximately 63,000 LF of 8" to 12" diameter gravity flow PVC pipes to the proposed wastewater treatment plant, and all related appurtenances. The wastewater treatment plant will be designed and constructed, to accommodate the wastewater flow from the proposed District. All facilities will be designed in accordance with applicable criteria established by the TCEQ.

### Storm Water Drainage System and Drainage Improvements

The storm water runoff within the proposed District will be directed along a curb and gutter street and drainage system, and in natural tributaries to collector lines provided by the proposed District. The storm water collection system will be designed to convey the 100-year storm within a pipe system to existing drainage courses. The storm water collection system for the full of the proposed District will consist of a combination of street curbs and gutters with inlets, detention ponds, and approximately 45,000 LF of reinforced concrete conduit ranging from 18-inches in diameter pipe sections to four 10' by 8' box culvert sections. All storm drainage improvements will be designed in accordance with applicable design criteria established by Denton County, the City, and the TCEQ. All storm sewer collection systems will be designed to carry the runoff from a 100-year storm.

### Road Improvements

Application material indicates the roads within the proposed District will be concrete curb and gutter and will be owned, operated, and maintained by the proposed District. Improvements along exterior roadways, TN Skiles Road, and FM 2449 will be determined by a Traffic Impact Analysis. All roadway facilities will be designed in accordance with criteria established by Texas Department of Transportation, Denton County, and the City.

### Topography/Land Elevation

The topography of the proposed District has moderate slopes. Elevations range from 772 feet above mean sea level (msl) near the southeast boundary of the proposed District to 718 feet above msl near the northwest boundary of the proposed District. The fill and/or excavation associated with development of the District's systems will not cause changes in the overall land elevations other than that normally associated with the construction of the underground utility systems, drainage facilities, and paving. Therefore, development within the District is not expected to have an unreasonable effect on overall land elevations.

### Floodplain

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48121C0345G, dated April 18, 2011, the proposed District is located within Zone X. Zone X is defined by FEMA to be outside the 500-year floodplain and protected by a levee from the 100-year storm event.

Subsidence

The proposed District is not expected to have an effect on subsidence.

Dam Safety Analysis

The TCEQ Dam Safety Program personnel reviewed the location of the District and confirmed by letter dated July 7, 2022, that there are no dam safety issues associated with the proposed District.

Groundwater Levels/Recharge

The proposed District will receive its water from ground water sources via wells constructed by the proposed District. Recharge to the unconfined portion of aquifers beneath the surface of the proposed District area is primarily from infiltration of precipitation and seepage of surface water bodies. Only approximately 55% of the proposed District's area will be made impervious as a result of the development, leaving ample area pervious to allow for recharge of groundwater. No facilities are proposed that will contribute to adverse impacts of groundwater levels. Primary water source is provided via groundwater wells and storage.

Natural Run-off and Drainage

The proposed District is located on a moderately sloping site that is divided into several sub-basins. Detention ponds will be provided to detain the increase I runoff between existing conditions and developed conditions.

Water Quality

No adverse effect of the water quality of ground or surface water is anticipated as a result of this development. The treatment and disposal of wastewater from the proposed District will be provided by the proposed District in compliance with the terms of the waste discharge permit obtained from the TCEQ.

**C. SUMMARY OF COSTS**

**WATER, WASTEWATER, AND DRAINAGE**

<u>Construction Costs</u>		<u>District Share</u> <sup>(1)</sup>
1. Water Distribution System	\$	10,641,152
2. Wastewater Collection System		9,335,120
3. Stormwater Drainage System		<u>8,906,360</u>
TOTAL CONSTRUCTION COSTS (76.64% of BIR)	\$	28,882,632
 <u>Non-Construction Costs</u>		
A. Legal Fees	\$	942,125
B. Fiscal Agent Fees		753,700
C. Interest Costs		
1. Capitalized Interest (1 year @ 5.25%)		1,978,463
2. Developer Interest (2 years @ 5.25% of Construction Costs)		3,034,776 <sup>(2)</sup>

D. Bond Discount	1,130,550
E. Bond Issuance Expenses	230,856
F. General Operating Cost	150,000
G. District Creation Expenses	150,000
H. Bond Application Report Costs	300,000
I. Attorney General Fee (0.1%)	37,685
J. TCEQ Bond Issuance Fee (0.25%)	<u>94,123</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 8,802,368
<b>TOTAL W, WW, &amp; D BOND ISSUE REQUIREMENT</b>	<b>\$ 37,685,000</b>

Notes: (1) Assumes 67.025% funding of anticipated developer contribution items, where applicable.  
(2) Based on developer advancing funds approximately two years prior to reimbursement.

Eligibility of costs for District funding and 30% developer contribution requirements will be determined in accordance with TCEQ rules in effect at the time bond applications are reviewed.

**ROAD IMPROVEMENT**

<u>Construction Costs</u>	<u>District Share</u> <sup>(1)</sup>
1. Paving	\$ <u>13,694,602</u>
TOTAL CONSTRUCTION COSTS (78.12% of BIR)	\$ 13,694,602
<u>Non-Construction Costs</u>	
A. Legal Fees	\$ 438,250
B. Fiscal Agent Fees	350,600
C. Interest Costs	
1. Capitalized Interest (1 years @ 5.25%)	920,325
2. Developer Interest (2 years @ 5.25% of Construction Costs)	1,437,933 <sup>(2)</sup>
D. Bond Discount	525,900
E. Bond Issuance Expenses	144,860
F. Attorney General Fee (0.1%)	<u>17,530</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 3,835,398
<b>TOTAL ROAD BOND ISSUE REQUIREMENT</b>	<b>\$ 17,530,000</b>

Notes: (1) Assumes 67.025% funding of anticipated developer contribution items, where applicable.  
(2) Based on developer advancing funds approximately two years prior to reimbursement.

A preliminary layout of roads proposed for funding has been provided, and they appear to benefit the proposed District and the land included within the proposed District. TCEQ's review of eligibility of costs may be determined in accordance with TCEQ rules in effect at the time bond applications are reviewed.

**D. ECONOMIC ANALYSIS**

Land Use

The land use for the proposed District is intended to accommodate single-family residential and commercial development. Planned ultimate development in the proposed District, as shown in the land use plan provided, is as follows:

<u>Land Use</u>	<u>Acreage</u>	<u>ESFCs</u>
Single Family/Residential/Residential Rights-of-way	245.7	1,215
Commercial	16.5	0
Open Space/Amenity Center/Gas Wells	63.8	0
District Facilities	15.3	0
Arterials & Collector Rights-of-way	<u>17.6</u>	0
<b>Total</b>	<b>358.9</b>	<b>1,215</b>

Market Study

A market study, prepared in February 2022 by Residential Strategies, Inc., was submitted in support of the creation of the proposed District. The proposed District is expected to include approximately 1,215 equivalent single-family connections on a tract totaling approximately 358.9 acres. The home values are expected to be approximately \$315,000 for 40-foot lots and \$365,000 for 50-foot lots. The study indicates single-family homes for that price range within the study's market area are expected to be absorbed at a rate of approximately 175 homes/year over the first five years.

Project Financing

The projected taxable assessed valuation (AV) for the proposed District is as follows:

<u>Development Description</u>	<u>Lots</u>	<u>Developed Unit Value (per home per lot)</u>	<u>Total Buildout Value</u>
40-foot single-family lots	571	\$ 315,000	\$ 179,865,000
50-foot single-family lots	644	\$ 365,000	\$ 235,060,000
Commercial			<u>\$ 16,500,000</u>
		<b>Total Assessed Valuation</b>	<b>\$ 431,425,000</b>

Considering the issuance of a total of \$55,215,000 (\$37,685,000 for utilities and \$17,530,000 for roads) in bonds, assuming 67.025% financing, a coupon bond interest rate of 5.25%, and a 25-year bond life, the average annual debt service requirement would be \$4,016,375 (\$2,741,232 for utilities plus \$1,275,144 for roads). Assuming a 98% collection rate and an ultimate AV of \$431,425,000, a projected ultimate tax rate of approximately \$0.95 (\$0.65 for utilities and \$0.30 for roads) per \$100 AV was indicated to be necessary to meet the annual debt service requirements for the proposed District. An additional \$0.25 per \$100 AV is projected to be levied for maintenance and operating expenses, for a combined proposed District tax rate of \$1.20.

Based on the information provided and assuming 67.025% financing, the total year 2021 overlapping tax rates on land within the proposed District are shown as follows:



<u>Taxing Jurisdiction</u>	<u>Tax Rates</u> <u>(Denton County)</u> <sup>(1)</sup>
Rockwood MUD No. 1 of Denton County (District)	\$ 1.200000 <sup>(2)(3)</sup>
Denton County	\$ 0.233086
Ponder Independent School District	\$ <u>1.407780</u>
<b>TOTAL TAX per \$100 AV:</b>	<b>\$ 2.840866</b>

Notes: (1) Tax rate per \$100 assessed valuation.  
(2) Represents \$0.65 for utilities, \$0.30 for roads, and \$0.25 for operation and maintenance tax.  
(3) Assuming 67.025% funding of anticipated developer contribution items, where applicable.

Based on the proposed District tax rate and the year 2021 overlapping tax rate on land within the proposed District, and assuming 67.025% financing, the project is considered economically feasible.

#### Water and Wastewater Rates

According to information provided, the proposed District will provide retail water and wastewater services to the proposed District's customers. The estimated monthly fee for 10,000 gallons of water and wastewater would be \$156.45.

#### Comparative Water District Tax Rates

A tax rate of \$1.20 (\$0.65 for utilities, \$0.30 for roads, and \$0.25 for operation and maintenance tax) for the proposed District is comparable to other districts in the target market area. Based on the requirements of 30 TAC Section 293.59, this project is considered economically feasible.

### **E. SPECIAL CONSIDERATION**

#### Request for Road Powers

A request for approval of road powers was included in the petition for creation of the proposed District. Pursuant to TWC Section 54.234, approval of road powers may be requested at the time of creation. The engineering report provided with the application included a summary of the estimated costs. The proposed roads appear to benefit the proposed District, and financing appears feasible.

### **F. CONCLUSIONS**

1. Based on TCEQ policy, compliance with TCEQ rules, and review of the engineering report and supporting documents, the proposed District is considered feasible, practicable, a benefit to the land within the proposed District, and necessary as a means to finance utilities and to provide utility service to future customers.
2. Based on a review of the preliminary engineering report; market study; the proposed District's water, wastewater, drainage facilities, parks and recreational facilities, and road facilities; a combined projected tax rate of \$1.20 per \$100 AV when assuming 67.025% financing; the proposed District obtaining a 5.25% bond coupon interest rate; and other

supporting data, the proposed District is considered feasible under the feasibility limits prescribed by 30 TAC Section 293.59.

3. The recommendations are made under authority delegated by the Executive Director of the TCEQ.

**G. RECOMMENDATIONS**

1. Grant the petition for creation of Rockwood Municipal Utility District No. 1 of Denton County.
2. Grant the District's request to acquire road powers in accordance with TWC Section 54.234 and 30 TAC Sections 293.11(d)(11), 293.201, and 293.202 subject to the requirement imposed by the TCEQ and the general laws of the state relating to the exercise of such powers.
3. The Order granting the petition should include the following statements:

"This Order shall in no event be construed as an approval of any proposed agreements or of any particular items in any documents provided in support of the petition for creation, nor as a commitment or requirement of the TCEQ in the future to approve or disapprove any particular items or agreements in future applications submitted by the District for TCEQ consideration."

4. Appoint the following five persons to serve as temporary directors until permanent directors are elected and qualified:

Jared Clarke

Caleb Dunn

Landon Geary

Ryan Hill

Travis Patton

**H. ADDITIONAL INFORMATION**

The Petitioner's professional representatives are:

Attorneys:

Ms. Mindy Koehne - Coats Rose, PC

Mr. Victor Cristales - Coats Rose, PC

Creation Engineer:

Mr. Thomas Fletcher, P.E. - Kimley-Horn

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-07212022-032

**PETITION.** JLMCG Properties, LLC, a Nevada limited liability company, and Cendei Sherwood, (Petitioners) filed a petition for creation of Rockwood Municipal Utility District No. 1 of Denton County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioners hold title to a majority in value of the land to be included in the proposed District; (2) there are no lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 359 acres located within Denton County, Texas; and (4) all of the land within the proposed District is within the extraterritorial jurisdiction of the City of Ponder.

The territory to be included in the proposed District is depicted in the vicinity map designated as Exhibit "A", which is attached to this document.

The petition further states that the proposed District will: (1) construct a water distribution system for domestic purposes; (2) construct a wastewater system; (3) control, abate, and amend harmful excesses of water and the reclamation and drainage of overflowed lands within the proposed District; (4) construct and finance macadamized, graveled, or paved roads, or improvements in aid of those roads; and (5) construct, install, maintain, purchase and operate such additional facilities, systems, plants, and enterprises as shall be consonant with all of the purposes for which the proposed District is created. Additionally, the proposed District will be granted the authority to design, acquire, construct, finance, issue bonds, operate, maintain, and convey to the State of Texas, a county, or a municipality for operation and maintenance, a road, or any improvement in aid of the road.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$55,215,000 (\$37,685,000 for water, wastewater, and drainage and \$17,530,000 for roads).

The Property depicted in Exhibit "A" is located within the extraterritorial jurisdiction of the City of Ponder, Denton County, Texas (the "City"). In accordance with Local Government Code §42.042 and Texas Water Code §54.016, the Petitioners submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioners submitted a petition to the City to provide water and sewer services to the proposed District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code §54.016(c) expired and the information provided indicates that the Petitioners and the City have not executed a mutually agreeable contract for service. Pursuant to Texas Water Code §54.016(d), failure to execute such an agreement constitutes authorization for the Petitioners to initiate proceedings to include the land within the proposed District.

**CONTESTED CASE HEARING.** The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice.

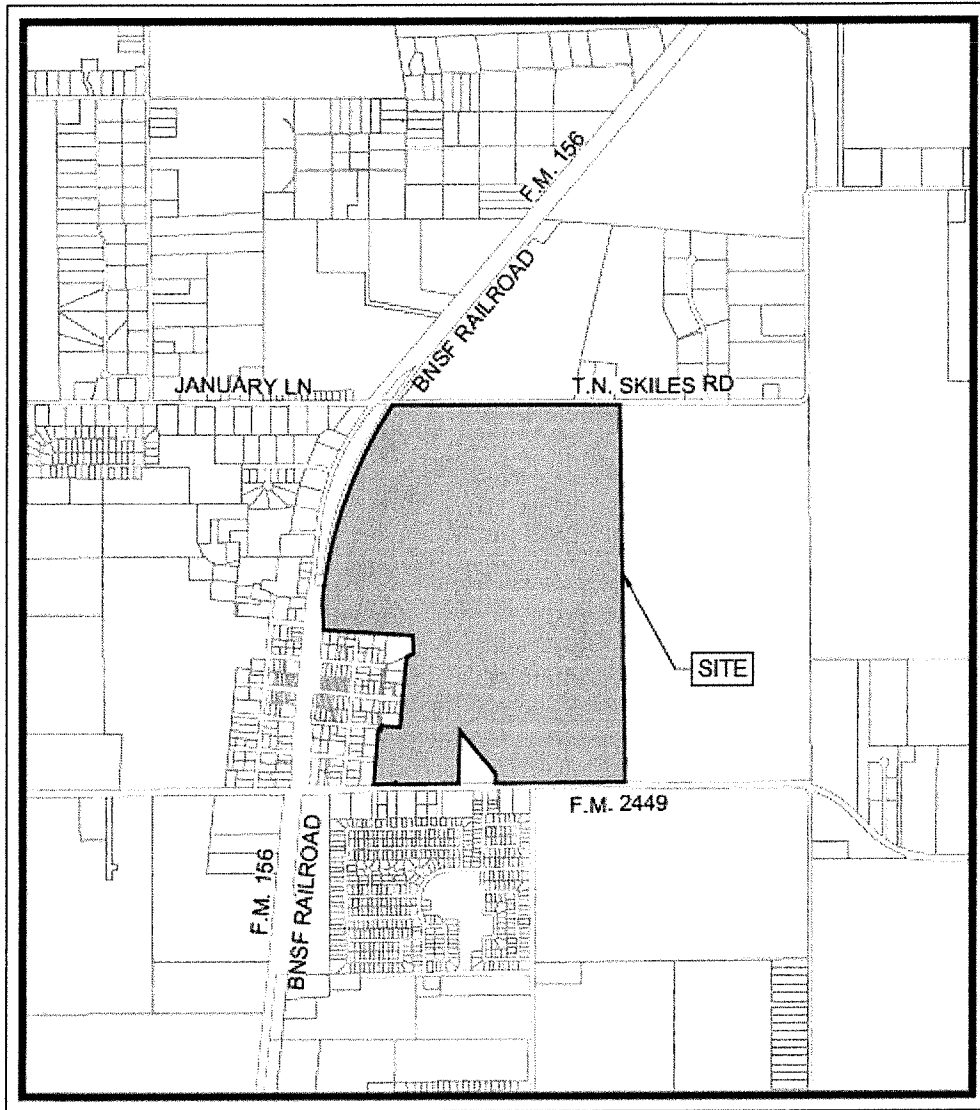
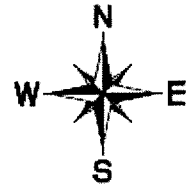
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not common to the general public; and (5) the location of your property relative to the proposed District's boundaries. You may also submit your proposed adjustments to the petition which would satisfy your concerns. Requests for a contested case hearing must be submitted in writing to the Office of the Chief Clerk at the address provided in the information section below.

The Executive Director may approve the petition unless a written request for a contested case hearing is filed within 30 days after the newspaper publication of this notice. If a hearing request is filed, the Executive Director will not approve the petition and will forward the petition and hearing request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting. If a contested case hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

**INFORMATION.** Written hearing requests should be submitted to the Office of the Chief Clerk, MC-105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087. For information concerning the hearing process, please contact the Public Interest Counsel, MC-103, at the same address. General information regarding TCEQ can be found at our web site <http://www.tceq.texas.gov/>.

Issued: November 9, 2022

Exhibit "A"



LOCATION MAP  
SCALE: 1" = 2000'

STWING: TRAILER: 8/2/2022 8:51 AM  
K:\VPL\DWL\PROJECTS\2022\202210 - SERVICED HOME\DWL\PROJECTS\2022\DISTRICT LOCATION MAP.DWG  
8/2/2022 7:53 AM

PLotted BY  
DWG NAME  
LAST DATE

Exhibit 1  
Rockwood MUD No. 1  
Denton County, Texas  
June 2022

**Kimley»Horn**

6100 Warner Parkway  
Suite 210  
Frisco, Texas 75034  
972-335-3582  
State of Texas Registration No. F-429

REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS       §  
COUNTY OF TARRANT       §

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared JAYED CLARKE, who expressed a desire to become a Director of ROCKWOOD MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY (hereinafter the "District"), to serve until his successor is elected or appointed, and who on oath did state:

1. I am at least eighteen years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District.
2. I am a resident of Denton County, State of Texas, being the County in which the District is located.

[OR]

I am a resident of Parker County, State of Texas, being a County adjacent to the County in which the District is located.

I am resident of Parker County, State of Texas, being a County located in the same metropolitan statistical area (designated by the United States Office of Management and Budget) as the County in which the District is located (Collin County, Dallas County, Denton County, Ellis County, Hunt County, Johnson County, Kaufman County, Parker County, Rockwall County, Tarrant County, Wise County).

3. I am not now and have no present plans to be a developer of property in the District. (A person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use by other landowners within the District).
4. I am not related within the third degree of affinity (marriage) or consanguinity (blood) to a Developer of property within the District, to any of the other Directors of the District, or to the Attorney, Engineer, or Manager of the District.
5. I am not an employee of any Developer of property within the District or any other Director, the Attorney, or Engineer of the District. Nor was I, within the two years immediately preceding this proposed appointment, an employee of any Developer of property within the District or of any Director, Attorney, or Engineer of the District.
6. I am presently employed as Managing Partner by Forza Resources, LLC. I am not a State employee nor do I receive

all or part of my compensation directly or indirectly from funds of the State of Texas; or, in the alternative, I will not accept fees of office for serving on the Board of Directors of the District.

7. Neither my employer nor I have any business or other connection with the Developer of the District, the Attorney representing the District, or the Consulting Engineer for the District in regard to the District and the development therein.
8. I presently own taxable land within the District. I agree to notify the Board of Directors of the District should I become disqualified to serve on the Board by virtue of the above condition ceasing to exist. I have no plans for my land within the District other than holding said land to allow myself to serve as a Director of the District.
9. I am generally familiar with the responsibilities of a Director of a municipal utility district. I realize that as a Director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers, and residents of the District.
10. I am aware that the District is a public agency that by law notice of its meetings must be posted, its meetings must be open to the public, and its records available for inspection by the public at all reasonable times.
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality (the "Commission"). I will cooperate fully with the Commission in its exercising of supervisory powers.
12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.

13. JARED CLARKE  
(Full Name)  
3417 Acorn Hill Trail  
(Home Address)  
Weatherford 76087 469-767-7322  
(City) (Zip Code) (Telephone)  
500 W. 7th St. Ste. 1220  
(Business Address)  
FTW 76102 " " "  
(City) (Zip Code) (Telephone)  
jaredclark05@gmail.com jared.clarke@fortworthsources.com  
(Home Email) (Work Email)

*[Handwritten Signature]*

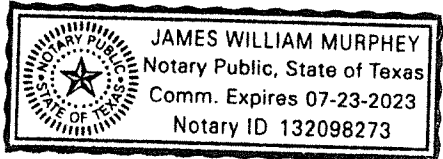
Signature of Affiant

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF Tarrant   §

SWORN TO AND SUBSCRIBED BEFORE ME this 9 day of May,  
2022.

*[Handwritten Signature: James William Murphey]*  
Notary Public in and for the State of Texas

(NOTARY SEAL)





REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS       §  
COUNTY OF Tarrant       §

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Caleb Dunn, who expressed a desire to become a Director of ROCKWOOD MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY (hereinafter the "District"), to serve until his successor is elected or appointed, and who on oath did state:

1. I am at least eighteen years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District.
2. I am a resident of Denton County, State of Texas, being the County in which the District is located.

[OR]

I am a resident of Tarrant County, State of Texas, being a County adjacent to the County in which the District is located.

I am resident of \_\_\_\_\_ County, State of Texas, being a County located in the same metropolitan statistical area (designated by the United States Office of Management and Budget) as the County in which the District is located (Collin County, Dallas County, Denton County, Ellis County, Hunt County, Johnson County, Kaufman County, Parker County, Rockwall County, Tarrant County, Wise County).

3. I am not now and have no present plans to be a developer of property in the District. (A person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use by other landowners within the District).
4. I am not related within the third degree of affinity (marriage) or consanguinity (blood) to a Developer of property within the District, to any of the other Directors of the District, or to the Attorney, Engineer, or Manager of the District.
5. I am not an employee of any Developer of property within the District or any other Director, the Attorney, or Engineer of the District. Nor was I, within the two years immediately preceding this proposed appointment, an employee of any Developer of property within the District or of any Director, Attorney, or Engineer of the District.
6. I am presently employed as Project Manager by Shield Engineering Group. I am not a State employee nor do I receive

all or part of my compensation directly or indirectly from funds of the State of Texas; or, in the alternative, I will not accept fees of office for serving on the Board of Directors of the District.

7. Neither my employer nor I have any business or other connection with the Developer of the District, the Attorney representing the District, or the Consulting Engineer for the District in regard to the District and the development therein.
8. I presently own taxable land within the District. I agree to notify the Board of Directors of the District should I become disqualified to serve on the Board by virtue of the above condition ceasing to exist. I have no plans for my land within the District other than holding said land to allow myself to serve as a Director of the District.
9. I am generally familiar with the responsibilities of a Director of a municipal utility district. I realize that as a Director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers, and residents of the District.
10. I am aware that the District is a public agency that by law notice of its meetings must be posted, its meetings must be open to the public, and its records available for inspection by the public at all reasonable times.
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality (the "Commission"). I will cooperate fully with the Commission in its exercising of supervisory powers.
12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.

13. Caleb Dunn  
(Full Name)
- 6901 Rutledge Ct  
(Home Address)
- North Richland Hills 76182      817-966-2165  
(City)                                      (Zip Code)                                      (Telephone)
- 1600 West 7th Street  
(Business Address)
- Fort Worth 76102      817-810-0696  
(City)                                      (Zip Code)                                      (Telephone)
- calcb1dunn@gmail.com      calcb.dunn@shield-engineering.com  
(Home Email)                                      (Work Email)

*[Handwritten Signature]*

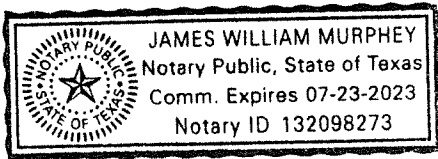
Signature of Affiant

THE STATE OF TEXAS §  
COUNTY OF Tarrant §

SWORN TO AND SUBSCRIBED BEFORE ME this 9 day of May, 2022.

*[Handwritten Signature: James William Murphey]*  
Notary Public in and for the State of Texas

(NOTARY SEAL)



REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS       §  
COUNTY OF Tarrant       §

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Condor Geary, who expressed a desire to become a Director of ROCKWOOD MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY (hereinafter the "District"), to serve until his successor is elected or appointed, and who on oath did state:

1. I am at least eighteen years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District.
2. I am a resident of Denton County, State of Texas, being the County in which the District is located.

[OR]

✓ I am a resident of Tarrant County, State of Texas, being a County adjacent to the County in which the District is located.

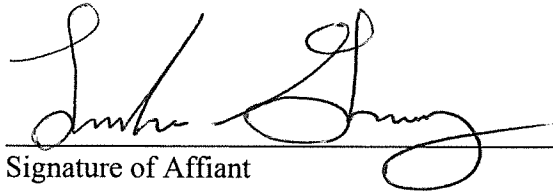
I am resident of \_\_\_\_\_ County, State of Texas, being a County located in the same metropolitan statistical area (designated by the United States Office of Management and Budget) as the County in which the District is located (Collin County, Dallas County, Denton County, Ellis County, Hunt County, Johnson County, Kaufman County, Parker County, Rockwall County, Tarrant County, Wise County).

3. I am not now and have no present plans to be a developer of property in the District. (A person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use by other landowners within the District).
4. I am not related within the third degree of affinity (marriage) or consanguinity (blood) to a Developer of property within the District, to any of the other Directors of the District, or to the Attorney, Engineer, or Manager of the District.
5. I am not an employee of any Developer of property within the District or any other Director, the Attorney, or Engineer of the District. Nor was I, within the two years immediately preceding this proposed appointment, an employee of any Developer of property within the District or of any Director, Attorney, or Engineer of the District.
6. I am presently employed as Professional Engineer by Shield Engineering Group. I am not a State employee nor do I receive

all or part of my compensation directly or indirectly from funds of the State of Texas; or, in the alternative, I will not accept fees of office for serving on the Board of Directors of the District.

7. Neither my employer nor I have any business or other connection with the Developer of the District, the Attorney representing the District, or the Consulting Engineer for the District in regard to the District and the development therein.
8. I presently own taxable land within the District. I agree to notify the Board of Directors of the District should I become disqualified to serve on the Board by virtue of the above condition ceasing to exist. I have no plans for my land within the District other than holding said land to allow myself to serve as a Director of the District.
9. I am generally familiar with the responsibilities of a Director of a municipal utility district. I realize that as a Director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers, and residents of the District.
10. I am aware that the District is a public agency that by law notice of its meetings must be posted, its meetings must be open to the public, and its records available for inspection by the public at all reasonable times.
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality (the "Commission"). I will cooperate fully with the Commission in its exercising of supervisory powers.
12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.

13. Landen Glenn Geary  
(Full Name)
- 7808 Aledo Cakes Court  
(Home Address)
- Fort Worth 76126 817-675-5925  
(City) (Zip Code) (Telephone)
- 1600 West 7th Street  
(Business Address)
- Fort Worth 76102 817-675-5925  
(City) (Zip Code) (Telephone)
- Landen.Geary@gmail.com Landen.Geary@Shield-engineering.com  
(Home Email) (Work Email)

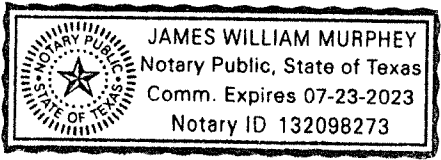
  
Signature of Affiant

THE STATE OF TEXAS     §  
  §  
COUNTY OF Tarrant     §

SWORN TO AND SUBSCRIBED BEFORE ME this 9 day of May,  
2022.

  
Notary Public in and for the State of Texas

(NOTARY SEAL)



REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Ryan Hill, who expressed a desire to become a Director of ROCKWOOD MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY (hereinafter the "District"), to serve until his successor is elected or appointed, and who on oath did state:

1. I am at least eighteen years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District.
- ✓ 2. I am a resident of Denton County, State of Texas, being the County in which the District is located.

[OR]

I am a resident of <sup>RH</sup>~~PARKER~~ County, State of Texas, being a County adjacent to the County in which the District is located.

✓ I am resident of PARKER County, State of Texas, being a County located in the same metropolitan statistical area (designated by the United States Office of Management and Budget) as the County in which the District is located (Collin County, Dallas County, Denton County, Ellis County, Hunt County, Johnson County, Kaufman County, Parker County, Rockwall County, Tarrant County, Wise County).

3. I am not now and have no present plans to be a developer of property in the District. (A person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use by other landowners within the District).
4. I am not related within the third degree of affinity (marriage) or consanguinity (blood) to a Developer of property within the District, to any of the other Directors of the District, or to the Attorney, Engineer, or Manager of the District.
5. I am not an employee of any Developer of property within the District or any other Director, the Attorney, or Engineer of the District. Nor was I, within the two years immediately preceding this proposed appointment, an employee of any Developer of property within the District or of any Director, Attorney, or Engineer of the District.
6. I am presently employed as VICE PRESIDENT by shield Engineering Group, PLLC. I am not a State employee nor do I receive

all or part of my compensation directly or indirectly from funds of the State of Texas; or, in the alternative, I will not accept fees of office for serving on the Board of Directors of the District.

7. Neither my employer nor I have any business or other connection with the Developer of the District, the Attorney representing the District, or the Consulting Engineer for the District in regard to the District and the development therein.
8. I presently own taxable land within the District. I agree to notify the Board of Directors of the District should I become disqualified to serve on the Board by virtue of the above condition ceasing to exist. I have no plans for my land within the District other than holding said land to allow myself to serve as a Director of the District.
9. I am generally familiar with the responsibilities of a Director of a municipal utility district. I realize that as a Director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers, and residents of the District.
10. I am aware that the District is a public agency that by law notice of its meetings must be posted, its meetings must be open to the public, and its records available for inspection by the public at all reasonable times.
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality (the "Commission"). I will cooperate fully with the Commission in its exercising of supervisory powers.
12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.

13. Ryan Hill  
(Full Name)

190 FOREST CT.  
(Home Address)

Aledo                      76008                      817-691-3946  
(City)                      (Zip Code)                      (Telephone)

1600 W. 7th Ste 400  
(Business Address)

FORT WORTH                      76008                      817-810-0696  
(City)                      (Zip Code)                      (Telephone)

Ryan.HILL.CE@gmail.com  
(Home Email)

Ryan.Hill@shield-engineering.com  
(Work Email)



*[Handwritten Signature]*

Signature of Affiant

THE STATE OF TEXAS §

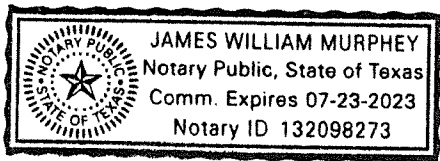
COUNTY OF Tarrant §

SWORN TO AND SUBSCRIBED BEFORE ME this 3 day of May, 2022.

*[Handwritten Signature]*

Notary Public in and for the State of Texas

(NOTARY SEAL)



REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS §  
COUNTY OF Tarrant §

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Travis Patrick Patton, who expressed a desire to become a Director of ROCKWOOD MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY (hereinafter the "District"), to serve until his successor is elected or appointed, and who on oath did state:

1. I am at least eighteen years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District.
2. I am a resident of Denton County, State of Texas, being the County in which the District is located.

[OR]

I am a resident of X Tarrant County, State of Texas, being a County adjacent to the County in which the District is located.


I am resident of \_\_\_\_\_ County, State of Texas, being a County located in the same metropolitan statistical area (designated by the United States Office of Management and Budget) as the County in which the District is located (Collin County, Dallas County, Denton County, Ellis County, Hunt County, Johnson County, Kaufman County, Parker County, Rockwall County, Tarrant County, Wise County).

3. I am not now and have no present plans to be a developer of property in the District. (A person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use by other landowners within the District).
4. I am not related within the third degree of affinity (marriage) or consanguinity (blood) to a Developer of property within the District, to any of the other Directors of the District, or to the Attorney, Engineer, or Manager of the District.
5. I am not an employee of any Developer of property within the District or any other Director, the Attorney, or Engineer of the District. Nor was I, within the two years immediately preceding this proposed appointment, an employee of any Developer of property within the District or of any Director, Attorney, or Engineer of the District.
6. I am presently employed as Director of Business Operations by Shield Engineering Group. I am not a State employee nor do I receive

all or part of my compensation directly or indirectly from funds of the State of Texas; or, in the alternative, I will not accept fees of office for serving on the Board of Directors of the District.

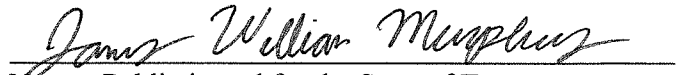
7. Neither my employer nor I have any business or other connection with the Developer of the District, the Attorney representing the District, or the Consulting Engineer for the District in regard to the District and the development therein.
8. I presently own taxable land within the District. I agree to notify the Board of Directors of the District should I become disqualified to serve on the Board by virtue of the above condition ceasing to exist. I have no plans for my land within the District other than holding said land to allow myself to serve as a Director of the District.
9. I am generally familiar with the responsibilities of a Director of a municipal utility district. I realize that as a Director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers, and residents of the District.
10. I am aware that the District is a public agency that by law notice of its meetings must be posted, its meetings must be open to the public, and its records available for inspection by the public at all reasonable times.
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality (the "Commission"). I will cooperate fully with the Commission in its exercising of supervisory powers.
12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.

13. Travis Patrick Patton  
(Full Name)  
4332 SELKIRK Dr. W  
(Home Address)  
Fort Worth 76109 817-266-3630  
(City) (Zip Code) (Telephone)  
1600 W 7th St. Suite 400  
(Business Address)  
Fort Worth 76102 817-810-0696  
(City) (Zip Code) (Telephone)  
travis.pattton@gmail.com travis.pattton@seypllc.com  
(Home Email) (Work Email)

  
Signature of Affiant

THE STATE OF TEXAS     §  
  §  
COUNTY OF Tarrant     §

SWORN TO AND SUBSCRIBED BEFORE ME this 3 day of May,  
2022.

  
Notary Public in and for the State of Texas

(NOTARY SEAL)

