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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 28, 2023

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

Re: TCEQ Docket No. 2023-0566-DIS; Shankle Road Municipal Utility District of Ellis County; Request filed regarding Internal Control No. D-08222022-044.

Dear Ms. Gharis:

Transmitted herewith for filing with the Texas Commission on Environmental Quality (Commission or TCEQ) are the following items to be filed as backup materials for the July 19, 2023, agenda on hearing requests for the creation of Shankle Road Municipal Utility District of Ellis County:

1. Technical memo prepared by staff;
2. Temporary Directors' Affidavits; and
3. Notice of District Petition.

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

Respectfully submitted,

A handwritten signature in black ink that reads "Kayla Murray".

Kayla Murray, Staff Attorney
Environmental Law Division

Enclosures

Texas Commission on Environmental Quality

TECHNICAL MEMORANDUM

To: Justin P. Taack, Manager
Districts Section

Date: February 28, 2023

Thru: Michael Briscoe, Team Leader
Districts Section

From: James Walker
Districts Creation Review Team

Subject: Petition by Steve Selinger for Creation of Shankle Road Municipal Utility District of Ellis County; Pursuant to Texas Water Code Chapters 49 and 54.
TCEQ Internal Control No. D-08222022-044 (TC)
CN: 606052447 RN: 111558029

A. GENERAL INFORMATION

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of Shankle Road Municipal Utility District of Ellis County (District). The petition was signed by Steve Selinger as the landowner (Petitioner). 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 Ellis County, Texas, east of IH 45 and north of FM 660. The proposed District is not located within the extraterritorial jurisdiction of any city. Access to the proposed District will be provided Shankle Road.

Metes and Bounds Description

The proposed District contains 181.5664 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

The proposed District is located outside the corporate limits and extraterritorial jurisdiction of any city, town, or village. Therefore, city consent is not required.

County Notification

In accordance with TWC Section 54.0161, a certified letter, dated September 14, 2022, was sent to the Commissioners Court of Ellis 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 Ellis 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 is owned by Steve Selinger. Steve Selinger is a landowner and developer in the Dallas/Fort Worth Metroplex. He has over 20 years of experience in residential land development and engineering. He has completed multiple MUDs in and around the Dallas/Fort Worth area. The most recently completed projects are Poetry Road MUD, FM 984 MUD, and CR 915 MUD.

Certificate of Ownership

By signed certificate dated April 26, 2022, the Ellis Appraisal District has certified that the appraisal rolls indicate that the Petitioner is the owner of a majority of the assessed valuation 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:

Ashley Jenkins

Michail Bozeman

Christopher Michael Steiner

Cooper Vila West

Evan Mason

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 December 4 and December 11, 2022, in the *Ennis News*, a newspaper regularly published or circulated in Ellis County, the county in which the district is proposed to be located. Proper notice of the application was posted on November 29, 2022, in the Ellis County Courthouse, the place where legal notices in Ellis 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 January 10, 2023.

B. ENGINEERING ANALYSIS

The creation engineering report indicates the following:

Availability of Comparable Service

The proposed District is located outside the corporate limits and extraterritorial jurisdiction of any city. It is anticipated that the proposed District will provide water, wastewater, drainage, and paving service to the entire development. The proposed District will construct the internal collector roadway system, water distribution system, wastewater collection system, and storm sewer system within its boundaries, as well as any necessary perimeter facilities serving each system. Once constructed, the water and wastewater improvements will be dedicated to, owned, maintained, and operated by the proposed District. It is anticipated once constructed, Ellis County will maintain and operate the collector roadway system and storm drainage system. All systems and facilities will be designed according to applicable design criteria established by Ellis County and the TCEQ. East Garrett Water Supply Corporation (WSC) currently holds the Certificate of Convenience and Necessity (CCN), for water for an area within the proposed District. Water service cannot be provided by the District within East Garrett WSC's CCN unless that area of the proposed District is released from the CCN. Construction of the facilities is necessary since there are no other sources which have the facilities or capacity to serve the project.

Water Supply 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 Ellis County. Per the engineering report, it is estimated that the District will contain 811 equivalent single-family connections (ESFCs) at ultimate development. Further, the engineering report indicates that the District's west boundary is within the East Garrett WSC CCN for retail water service. However, East Garrett WSC will not serve the area. The proposed District is anticipated to serve the entire area within its boundaries. Water will be provided via onsite wells. The average flow is estimated to be 0.2839 million gallons per day (MGD) with a maximum daily demand of 0.6814 MGD, a maximum peak hour demand of 1.2605 million gallons, and a maximum daily flow and fire flow of 1,000 gallons per minute (gpm).

Water Distribution Improvements

The distribution system will be designed to meet TCEQ and Ellis County design criteria. The water distribution system for full development of the proposed District will consist of approximately 30,005 linear feet (LF) 8" 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 and Ellis County.

Wastewater Collection and Treatment Improvements

It is estimated that the District will contain 811 ESFCs at ultimate development, requiring 206,805 gallons per day of wastewater treatment capacity, using 255 gallons per day per connection. The wastewater generated by the development within the proposed District will flow by gravity through internal wastewater lines to an onsite wastewater treatment plant. The wastewater treatment plant will discharge into an unnamed tributary to Fourmile Creek. The internal wastewater collection system for full development of the proposed District will consist of approximately 30,005 LF of 8" gravity flow PVC pipes to the wastewater treatment plant. The systems will be self-contained prepackaged activated sludge plants using extended aeration treatment. The treatment facilities will have a back-up generated permanently installed for extended power interruptions, redundant critical components and operated by a TCEQ certified operator. Effluent will flow from source to an equalization basin, then to a flow splitter. From there, the effluent will flow to each of the two activated sludge plants using continuous aeration treatment. Sewage passes through a bar screen to an aeration chamber and then to a clarifier. Sludge will be transferred to a holding chamber and supernatant is moved through a chlorine contact chamber to discharge. The proposed discharge line to the existing outfall will be a standard 6" line.

Storm Water Drainage System and Drainage Improvements

The storm water runoff within the proposed District will be directed within the streets via curb and gutters to collector systems provided by the proposed District. The storm water collection system will be designed to convey the 100-year storm within a pipe system to interior drainage channels and detention ponds which in turn will convey flow to existing drainage courses. The interior drainage system will be intended to convey onsite flows and to mitigate flooding within the development limits. The storm water collection system for full development of the proposed District will consist of a combination of street curbs and gutters with inlets, a network of underground pipe systems, two detention ponds, and one detention chamber. The system will be constructed using approximately 29,535 LF of reinforced concrete conduit ranging from 36" to 84" in diameter to three detention apparatus and discharge via corresponding outflow structures. The proposed District will provide approximately 4.48 acres of detention facilities for the site. All proposed improvements will be designed and constructed in accordance with Ellis County design criteria. All internal storm sewer collection systems will be designed to carry the runoff from a 100-year storm event.

Road Improvements

Application material indicates the paving system within the proposed District will be concrete curb and gutter roadways provided by the proposed District. All paving improvements will be designed in accordance with applicable design criteria established by Ellis County and the North Central Texas Council of Governments.

Topography/Land Elevation

The topography of the proposed District is relatively flat consisting of rolling hills at the boundary. The approximate elevation ranges from 510 feet above mean sea level (msl) to 460 feet above msl. 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, plants, 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. 48139C0250F, dated June 3, 2013, approximately 181.5664 acres of the proposed District lies within Zone "X". Zone "X" is an area determined by FEMA to be outside of the 500-year flood and protected by levee from a 100-year flood.

Subsidence

Adequate design of facilities should not lead to concern for subsidence.

Dam Safety Analysis

The TCEQ Dam Safety Program personnel reviewed the location of the District and confirmed by letter dated December 23, 2021, that there are no dam safety issues associated with the proposed District.

Groundwater Levels/Recharge

With proper design, proposed facilities do not create a concern of adverse impacts to groundwater levels or recharge rate.

Natural Run-off and Drainage

The proposed District is located on prairie fields where existing drainage is through overland flow and runoff which collects onsite. The surface flows drain east and west to unnamed channels traversing adjacent properties. Three detention facilities will be provided onsite to reduce the fully developed flows of new construction to properties downstream. Pond sizing will be analyzed with final design of onsite improvements.

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> ⁽¹⁾
1. Water Distribution System	\$	1,706,375
2. Wastewater Collection System		1,878,912
3. Stormwater Drainage System		<u>6,104,297</u>
TOTAL CONSTRUCTION COSTS (74.97% of BIR)	\$	9,689,584

Non-Construction Costs

A. Legal Fees	\$	323,125
B. Fiscal Agent Fees		258,500
C. Interest Costs		
1. Capitalized Interest (1 year @ 5%)		646,250
2. Developer Interest (2 years @ 5% of Construction Costs)		968,958 ⁽²⁾
D. Bond Discount (3%)		387,750
E. Bond Issuance Expenses		145,595
F. Organizational and Operating Cost		100,000
G. District Creation Expenses		160,000
H. Bond Application Report Costs		200,000
I. Attorney General Fee (0.1%)		12,925
J. TCEQ Bond Issuance Fee (0.25%)		<u>32,313</u>
TOTAL NON-CONSTRUCTION COSTS	\$	3,235,416
TOTAL W, WW, & D BOND ISSUE REQUIREMENT	\$	12,925,000

Notes: (1) Assumes 100% 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 IMPROVEMENTS

<u>Construction Costs</u>		<u>District Share</u> ⁽¹⁾
1. Paving	\$	<u>6,705,855</u>
TOTAL CONSTRUCTION COSTS (78.29% of BIR)	\$	6,705,855
<u>Non-Construction Costs</u>		
A. Legal Fees	\$	214,125
B. Fiscal Agent Fees		171,300
C. Interest Costs		
1. Capitalized Interest (1 year @ 5%)		428,250
2. Developer Interest (2 years @ 5% of Construction Costs)		670,586 ⁽²⁾
D. Bond Discount (3%)		256,950
E. Bond Issuance Expenses		109,369
F. Attorney General Fee (0.1%)		<u>8,565</u>
TOTAL NON-CONSTRUCTION COSTS	\$	1,857,145
TOTAL ROAD BOND ISSUE REQUIREMENT	\$	8,565,000

Notes: (1) Assumes 100% 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 development. Planned ultimate development in the proposed District, as shown in the land use plan provided in the engineering report, is as follows:

<u>Land Use</u>	<u>Acreage</u>	<u>ESFCs</u>
Single Family/Residential	114.86	811
Park Area	9.03	0
Right-of-way	53.50	0
Gas Easements	<u>4.18</u>	<u>0</u>
Total	181.57	811

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 811 equivalent single-family connections on a tract totaling approximately 181.5664 acres. The home values are expected to be approximately \$257,500 for 40-foot lots and \$280,000 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 150 homes/year over the first five years.

Project Financing

Per the engineering report, 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	159	\$ 257,500	\$ 40,942,500
50-foot single-family lots	652	\$ 280,000	\$ 182,560,000
		Total Assessed Valuation	\$ 223,502,500

Considering the issuance of a total of \$21,490,000 (\$12,925,000 for utilities and \$8,565,000 for roads) in bonds, assuming 100% financing, a coupon bond interest rate of 5%, and a 25-year bond life, the average annual debt service requirement would be \$1,524,768 (\$917,061 for utilities plus \$607,708 for roads). Assuming a 98% collection rate and an ultimate AV of \$223,502,500, a projected ultimate tax rate of approximately \$0.70 (\$0.42 for utilities and \$0.28 for roads) per \$100 AV was indicated to be necessary to meet the annual debt service requirements for the proposed District. An additional \$0.30 per \$100 AV is projected to be levied for maintenance and operating expenses, for a combined proposed District tax rate of \$1.00.

Based on the information provided and assuming 100% 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>(Ellis County)</u> ⁽¹⁾
Shankle Road MUD of Ellis County (District)	⁽²⁾⁽³⁾ \$ 1.000000
Ellis County	\$ 0.310708
Palmer Independent School District	\$ 1.273600
Ellis County ESD No. 7	\$ 0.027929
Ellis County Lateral Road	\$ <u>0.028630</u>
TOTAL TAX per \$100 AV:	\$ 2.640867

Notes: (1) Tax rate per \$100 assessed valuation.

(2) Represents \$0.42 for utilities, \$0.28 for roads, and \$0.30 for operation and maintenance tax.

(3) Assuming 100% 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 100% 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 8,000 gallons of wastewater would be \$191.25.

Comparative Water District Tax Rates

A tax rate of \$1.00 (\$0.42 for utilities, \$0.28 for roads, and \$0.30 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, and road facilities; a combined projected tax rate of \$1.00 per \$100 AV when assuming 100% financing; the proposed District obtaining a 5% 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 Shankle Road Municipal Utility District of Ellis 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:

Ashley Jenkins

Michail Bozeman

Christopher Michael Steiner

Cooper Vila West

Evan Mason

H. ADDITIONAL INFORMATION

The Petitioner's professional representatives are:

Attorney: Ms. Mindy Koehne - Coats Rose, PC

Creation Engineer: Mr. Yashar Farahmand, P.E. - Farah Engineers

IREQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS §
COUNTY OF ELLIS §

My name is Ashley Jenkins This is an unsworn declaration pursuant to section 132.001 of the Texas Civil Practice and Remedies Code. I have personal knowledge of the matters stated herein, and I declare under penalty of perjury that the statements in this declaration are true and correct.

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 _____ County, State of Texas, being the County in which the District is located.

[OR]

- ⇒ I am a resident of Dallas County, State of Texas, being a County adjacent to the County in which the District is located.
- ⇒ I am resident of Dallas 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 Nurse Aid by Healthy Body Homecare. 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 water control and improvement 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. Ashley Jenkins

(Full Name)

7150 Pineberry Rd Dallas, TX 75249

(Home Address)

Dallas 75249 972.972.5981

(City)

(Zip Code)

(Telephone)

1679 S. State Hwy 121 #1802

(Business Address)

Louisville 75067 713 673 8273

(City)

(Zip Code)

(Telephone)

theashakc@gmail.com healthcarehomes@gmail.com

(Home Email)

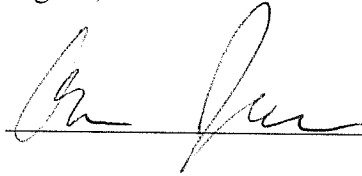
(Work Email)

JURAT

My name is Ashley Jenkins my birthdate is 2.13, 1984, and my address is 1679 S. State Hwy Lewisville, TX, and United States of America.

I declare under penalty of perjury that the forgoing is true and correct.

Signed,



Dated 3.22.22

IREQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS §
COUNTY OF ELLIS §

My name is Michail Bozeman This is an unsworn declaration pursuant to section 132.001 of the Texas Civil Practice and Remedies Code. I have personal knowledge of the matters stated herein, and I declare under penalty of perjury that the statements in this declaration are true and correct.

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 _____ County, State of Texas, being the County in which the District is located.

[OR]

- ⇒ I am a resident of DALLAS ^{MB} County, State of Texas, being a County adjacent to the County in which the District is located.
- ⇒ I am resident of DALLAS 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 RED HAWK LOGISTICS ^{PACKAGE DELIVERY} by RED HAWK LOGISTICS. 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 water control and improvement 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. Michail Bozeman

(Full Name)

850 Lake Carolyn Parkway apt 4115

(Home Address)

Irving 75039 682-226-9471

(City)

(Zip Code)

(Telephone)

15501 N Beach Street 405-488-8252

(Business Address)

Fort Worth 76244

(City)

(Zip Code)

(Telephone)

moosma300123@gmail.com

(Home Email)

(Work Email)

JURAT

My name is Michael Bolman my birthdate is 4-9, 1991, and my address is
880 Lake Carolyn Pkwy Irving, TX, and United States of America.
75039

I declare under penalty of perjury that the forgoing is true and correct.

Signed,

Michael Bolman

Dated 3-23-22

1 REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS §
COUNTY OF ELLIS §

My name is Christopher M. Steiner. This is an unsworn declaration pursuant to section 132.001 of the Texas Civil Practice and Remedies Code. I have personal knowledge of the matters stated herein, and I declare under penalty of perjury that the statements in this declaration are true and correct.

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 _____ County, State of Texas, being the County in which the District is located.

[OR]

- ⇒ I am a resident of Dallas 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 Software Developer by Precision Technology 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 water control and improvement 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. Christopher Michael Steiner

(Full Name)

3810 Inwood Rd. Apt. 105

(Home Address)

Dallas Tx 75209 (214) 926-1734

(City)

(Zip Code)

(Telephone)

(Business Address)

(City)

(Zip Code)

(Telephone)

~~Home~~ Christopher.michael.steiner@outlook.com

(Home Email)

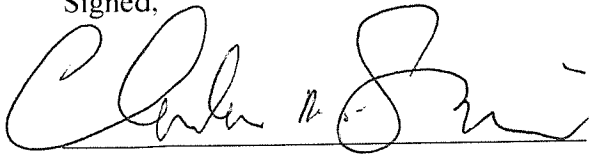
(Work Email)

JURAT

My name is Christopher M. Stever, my birthdate is 7/11, 1983, and my address is 3870 Enwood Rd. Apt. 103, Dallas 75209, TX, and United States of America.

I declare under penalty of perjury that the forgoing is true and correct.

Signed,



Dated 3/21/2022

IREQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS §
COUNTY OF ELLIS §

My name is Cooper West. This is an unsworn declaration pursuant to section 132.001 of the Texas Civil Practice and Remedies Code. I have personal knowledge of the matters stated herein, and I declare under penalty of perjury that the statements in this declaration are true and correct.

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 _____ County, State of Texas, being the County in which the District is located.

[OR]

- ⇒ I am a resident of _____ County, State of Texas, being a County adjacent to the County in which the District is located.
- ⇒ I am resident of Dallas 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 Business Analyst I by Emp11fj.10. 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 water control and improvement 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. Cooper Vila West

(Full Name)

850 Lake Carolyn PKWY, Apt. 4155

(Home Address)

Irving 75039 512.573.9583

(City)

(Zip Code)

(Telephone)

(Business Address)

(City)

(Zip Code)

(Telephone)

Cooperwestbusiness@gmail.com Cooper.west@emplrfi.io

(Home Email)

(Work Email)

JURAT

My name is Cooper West, my birthdate is 09/13/1999, and my address is
850 Lake Carolyn
Plano, TX 75075, Irving, TX, and United States of America.

I declare under penalty of perjury that the forgoing is true and correct.

Signed,



Dated 3/23/2022

REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS §
COUNTY OF ELLIS §

My name is Evan Mason . This is an unsworn declaration pursuant to section 132.001 of the Texas Civil Practice and Remedies Code. I have personal knowledge of the matters stated herein, and I declare under penalty of perjury that the statements in this declaration are true and correct.

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 Dallas County, State of Texas, being the County in which the District is located.

[OR]

- I am a resident of _____ County, State of Texas, being a County adjacent to the County in which the District is located.
 - XXX I am resident of _Dallas_ 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 A collectibles dealer _____ by _____ Nostalgia Unlimited. 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 water control and improvement 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. _____
 (Full Name) Evan Mason

(Home Address) 2626 Frankford Rd Apt 12209

(City) Dallas (Zip Code) 75287 (Telephone) 214-777-2326

(Business Address)

(City) Dallas (Zip Code) 75287 (Telephone) 214-777-2326

(Home Email) crossover7@hotmail.com (Work Email) crossover7@hotmail.com

JURAT

My name is Evan Mason_, my birthdate is April 7____,1970__, and my address is
_2626 Frankford Rd Apt 12209, _Dallas, TX, and United States of America.

I declare under penalty of perjury that the forgoing is true and correct.

Signed,

Evan Mason *EVAN MASON*

Dated 02-08-2022

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-08222022-044

PETITION. Steve Selinger, (Petitioner) filed a petition for creation of Shankle Road Municipal Utility District of Ellis County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 and Article III, §52 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 Petitioner holds 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 181.5664 acres located within Ellis County, Texas; and (4) none of the land within the proposed District is within the corporate limits or extraterritorial jurisdiction of any city.

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) purchase, construct, acquire, improve, or extend inside or outside of its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary or helpful to supply and distribute water for municipal, domestic, and commercial purposes; (2) collect, transport, process, dispose of and control domestic, and commercial wastes; (3) gather, conduct, divert, abate, amend, and control local storm water or other local harmful excesses of water in the proposed District; (4) design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (5) purchase, construct, acquire, improve, or extend inside or outside of its boundaries 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 road powers.

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 \$21,490,000 (\$12,925,000 for water, wastewater, and drainage and \$8,565,000 for roads).

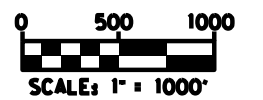
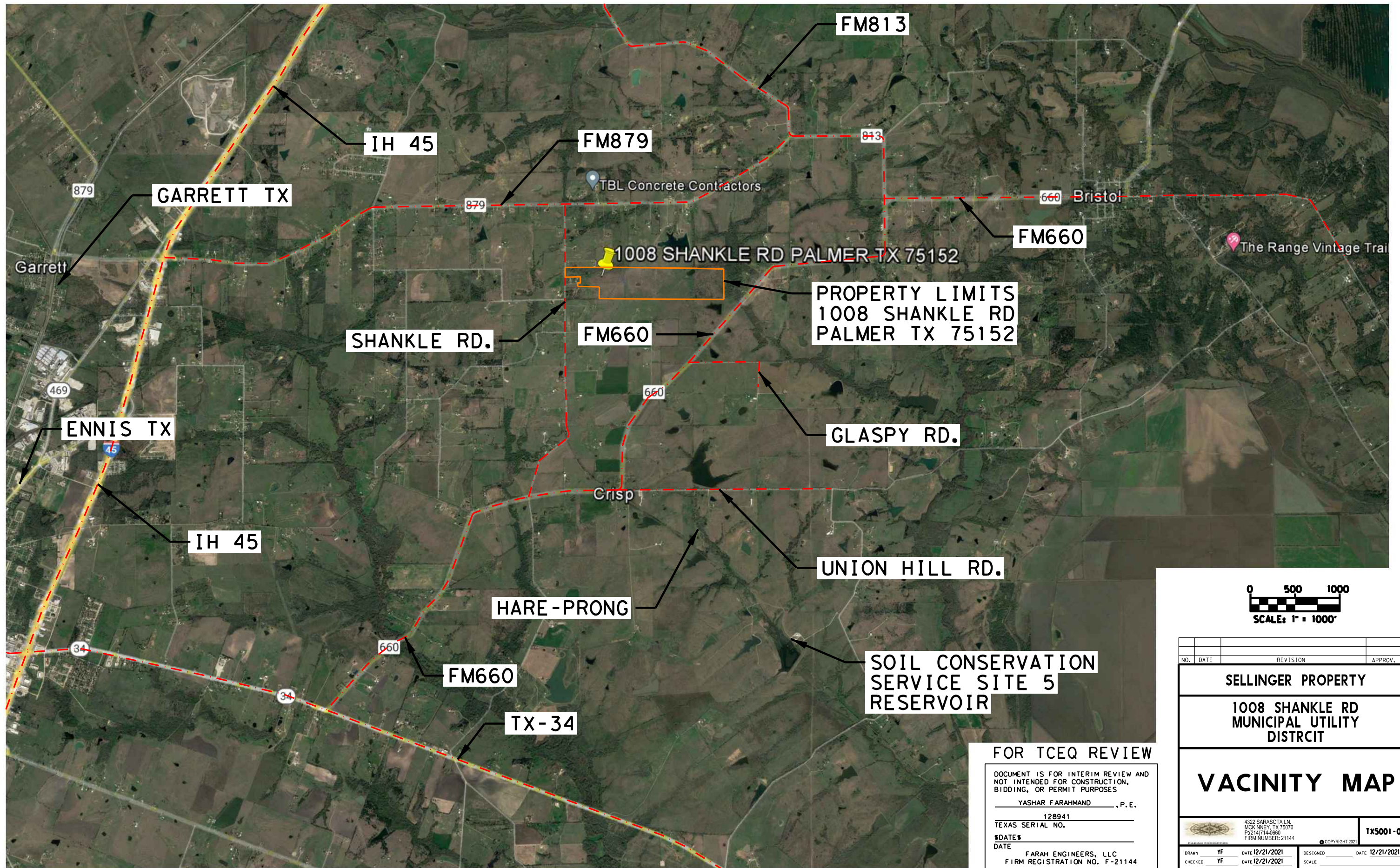
CONTESTED CASE HEARING. The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice.

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 23, 2022



NO.	DATE	REVISION	APPROV.

SELLER PROPERTY
 1008 SHANKLE RD
 MUNICIPAL UTILITY
 DISTRICT

VACINITY MAP

4322 SARASOTA LN. MCKINNEY, TX 75070 P:214/714-8680 FIRM NUMBER: 21144		TX5001-03 ©COPYRIGHT 2021
DRAWN YF CHECKED YF	DATE 12/21/2021 DATE 12/21/2021	DESIGNED _____ DATE 12/21/2021 SCALE _____

CONTRACT NO. TX5001-03 SHEET 1 OF 1

FOR TCEQ REVIEW
 DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
 YASHAR FARAHMAND, P. E.
 128941
 TEXAS SERIAL NO.
 \$DATE\$
 DATE FARAH ENGINEERS, LLC
 FIRM REGISTRATION NO. F-21144

\$\$\$FILE\$\$\$
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