

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 7, 2024

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. 2024-0669-DIS; Williamson County Municipal Utility District No. 48; Request filed regarding Internal Control No. D-08252023-052.

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 June 26, 2024, agenda on a hearing request for the creation of Williamson County Municipal Utility District No. 48.

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 *for*
Districts Section *1/5/2024*

Date: January 5, 2024

Thru: Michael Briscoe, Team Lead
Districts Creation Review Team

From: James Walker
Districts Creation Review Team

Subject: Petition by Cathy Moore and Mark Albrecht for Creation of Williamson County
Municipal Utility District No. 48; Pursuant to Texas Water Code Chapters 49 and 54.
TCEQ Internal Control No. D-08252023-052 (TC)
CN: 606175214 RN: 111798500

A. GENERAL INFORMATION

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of Williamson County Municipal Utility District No. 48 (District). The petition was signed by Cathy Moore, individually and Mark Albrecht, individually (Petitioners). The petition states that the Petitioners hold 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 Williamson County, Texas, east of CR 101 and is bound by Chandler Road to the south and the San Gabriel River to the north. The proposed District is not within the corporate limits or extraterritorial jurisdiction of any city. Access to the proposed District will be provided by Chandler Road and CR 101.

Metes and Bounds Description

The proposed District contains 506.558 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 11, 2023, was sent to the Commissioners Court of Williamson County which provided notice of the proposed District's pending creation application and provided them an opportunity to make their recommendations. Williamson County provided a response to the letter dated December 6, 2023.

Statements of Filing Petition

Evidence of filing a copy of the petition with the Williamson County Clerks' office, the TCEQ's Austin 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 Petitioners are holding title to the land until acquired by Houston-Taylor Capital Investment, LLC for development. The developer and its affiliates have built top quality residential homes and commercial properties across the greater Austin area for several years.

Certificate of Ownership

By signed certificate dated August 14, 2023, the Williamson 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:

Mendy Willis

Jason Mills

Casey Giles

Elizabeth Morgan

Lena Murray

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 10 and November 17, 2023, in the *Austin Chronicle*, a newspaper regularly published or circulated in Williamson County, the county in which the district is proposed to be located. Proper notice of the application was posted on October 31, 2023, in the Williamson County Courthouse, the place where legal notices in Williamson 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 18, 2023.

B. ENGINEERING ANALYSIS

The creation engineering report indicates the following:

Availability of Comparable Service

The proposed District is not located within any city limits, MUDs, or within 2 miles of any active district. The proposed District is located within the Certificate of Convenience and Necessity (CCN) of the Jonah Water Special Utility District (SUD). There is an existing waterline within Jonah Water SUD that runs along CR 101 just west of the site and along Chandler Road south of the site. There are no active MUDs or CCNs that have enough wastewater capacity to serve the proposed District. Therefore, at this time it is necessary for the proposed District to construct wastewater treatment facilities.

Water Supply and Distribution Improvements

It is anticipated that the proposed District will receive water from Jonah Water SUD which will provide all water service for the development. It is estimated that the District will contain 1,321 equivalent single-family connections (ESFCs) at ultimate development, requiring 396,300 gallons per day of water, using 300 gallons per day per connection. A 16-inch water main system along the collector road with a 12-inch loop within the sections is proposed to ensure that all service connections are provided with ample supply of water at adequate pressure. The distribution system will be designed to meet TCEQ design criteria.

Wastewater Treatment and Collection Improvements

The proposed District determined it is most economically feasible to construct, maintain, and operate its own wastewater treatment plant that will provide service for the proposed District. It is estimated that the District will contain 1,321 ESFCs at ultimate development, requiring 396,300 gallons per day of wastewater treatment capacity, using 300 gallons per day per connection. The wastewater treatment plant will be constructed and located on the northern portion of the proposed District, just south of the San Gabriel River. The plant will ultimately discharge into the San Gabriel River. A new discharge permit will be required. The proposed wastewater collection system is a gravity system designed to accommodate normal infiltration and sewage flows from the proposed District's customers. One lift station will be required to convey flow to the wastewater treatment plant site. The collection system will be designed to meet TCEQ design criteria.

Storm Water Drainage System and Drainage Improvements

All of the storm drainage system in the proposed District will complement the proposed concrete curb-and-gutter paved streets and have a minimum pipe diameter of 24-inches, a

minimum flow velocity of 3 feet per second, and an overall design following approved Williamson County design criteria. The storm sewer system will ultimately outfall into adjacent waterways. The proposed District is located in the San Gabriel River Watershed and naturally drains in an easterly direction until it reaches Granger Lake. Although the majority of the proposed District is identified as detention exempt, it is expected that 3 detention ponds will be required to serve the proposed District on the eastern and southern side where flows do not directly drain into the San Gabriel River.

Road Improvements

Based on the Williamson County Major Thoroughfare Plan, there is one major thoroughfare proposed within the District.

Recreational Facilities

Williamson County does not require parkland dedication, but as part of the development walking trails along the major roadways and pocket parks within specific sections will be included.

Topography/Land Elevation

The topography of the proposed District is primarily open ranchland and farmland. The approximate elevation ranges from 540 feet above mean sea level (msl) to 650 feet above msl. The development is proposed to be in compliance with rules and regulations pertinent to acceptance of the subdivision for insurance by the Department of Housing and Urban Development under Section 203(b) of Title II of the National Housing Act of 1934, and in that regard, no major elevation changes of any type are planned.

Floodplain

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Nos. 48491C0320F, 48491C0340F, 48491C0510F, and 48491C0530F, dated December 20, 2019, approximately 138 acres are located within Zone "AE" which is defined as areas within the 1% annual chance flood hazard. A small portion of the site proposed to be developed adjacent to the current zone AE floodplain limits encroaches within the FEMA regulated 100 year floodplain. These portions of the site will require fill to be placed within the floodplain limits to bring the development above the 100 year floodplain elevation. A Letter of Map Revision will be submitted to FEMA and Williamson County for approval.

Subsidence

The proposed District is located within the Central Texas Groundwater Conservation District. There are currently no known wells within that proposed District that will contribute to subsidence.

Dam Safety Analysis

The TCEQ Dam Safety Program personnel reviewed the location of the District and confirmed by letter dated May 3, 2023, there are several small ponds along unnamed tributaries to the San Gabriel River within the proposed District boundaries. The ponds will need to be evaluated to determine if they will remain or be removed. If they are to continue as dams, they will need to be evaluated for hydraulic adequacy and hazard classification.

Groundwater Levels/Recharge

The proposed District is located within the Central Texas Groundwater Conservation District and within the recharge zone of the Trinity aquifer. In relation to the overall size of the recharge zones, the proposed District is insignificant and is not expected to affect the groundwater levels or recharge capability of the aquifer.

Natural Run-off and Drainage

The tract naturally generally slopes in a northerly direction to San Gabriel River and ultimately out to Granger Lake. Development generally increases the runoff and drainage compared to natural conditions. In accordance with the Williamson County Subdivision Regulations (B11.1.1) effective December 2021 all developments directly adjacent to streams including the San Gabriel River are identified detention exempt. Correspondence from Williamson County confirming the project site is detention exempt for the portions that drain into the San Gabriel River was included in application material. As the project site is directly adjacent to the San Gabriel River, no onsite detention is provided for the portions of the development that drain directly into the river.

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⁾
A. Wastewater Treatment Plant Facilities	\$ 34,240,500
B. Internal Water, Wastewater, and Drainage Facilities	14,578,000
C. Trunk Water and Wastewater Facilities	4,858,000
D. Lift Station and Force Main Facilities	918,000
E. Detention Facilities	271,000
F. Land Costs	1,690,000
G. Contingencies	10,973,100
H. Engineering	<u>9,875,790</u>
TOTAL CONSTRUCTION COSTS (82.25% of BIR)	\$ 77,404,390
 <u>Non-Construction Costs</u>	
A. Legal Fees	\$ 2,353,000
B. Fiscal Agent Fees	1,882,000
C. Interest Costs	
1. Capitalized Interest (1 year @ 3%)	2,820,000
2. Developer Interest (2 years @ 3% of Construction Costs)	4,640,000 ⁽²⁾
D. Bond Discount (3%)	2,823,000

E. Bond Issuance Expenses	542,000
F. Initial Operating Cost	415,200
G. Market Study	120,000
H. Bond Report Engineering Costs	581,410
I. Creation Engineering Costs	100,000
J. Creation Legal Costs	100,000
K. Attorney General Fee (0.1%)	94,000
L. TCEQ Bond Issuance Fee (0.25%)	<u>235,000</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 16,705,610

TOTAL W, WW, & D BOND ISSUE REQUIREMENT \$ 94,110,000

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⁾
A. Paving	\$ 13,995,600
B. Contingencies	2,799,000
C. Engineering	<u>2,519,000</u>
TOTAL CONSTRUCTION COSTS (82.10% of BIR)	\$ 19,313,600

<u>Non-Construction Costs</u>	
A. Legal Fees	\$ 588,000
B. Fiscal Agent Fees	471,000
C. Interest Costs	
1. Capitalized Interest (1 year @ 3%)	706,000
2. Developer Interest (2 years @ 3% of Construction Costs)	1,159,000 ⁽²⁾
D. Bond Discount (3%)	706,000
E. Bond Issuance Expenses	197,400
F. Bond Report Engineering	360,000
G. Attorney General Fee (0.1%)	<u>24,000</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 4,211,400

TOTAL ROAD BOND ISSUE REQUIREMENT \$ 23,525,000

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.

RECREATIONAL IMPROVEMENTS

<u>Construction Costs</u>	<u>District Share</u> ⁽¹⁾
A. Landscaping	\$ 750,000
B. Trails	600,000
C. Contingencies	270,000
D. Engineering	<u>243,000</u>
TOTAL CONSTRUCTION COSTS (80.13% of BIR)	\$ 1,863,000
 <u>Non-Construction Costs</u>	
A. Legal Fees	\$ 58,000
B. Fiscal Agent Fees	47,000
C. Interest Costs	
1. Capitalized Interest (1 year @ 3%)	70,000
2. Developer Interest (2 years @ 3% of Construction Costs)	112,000 ⁽²⁾
D. Bond Discount (3%)	70,000
E. Bond Issuance Expenses	52,000
F. Bond Report Engineering	45,000
G. Attorney General Fee (0.1%)	2,000
H. TCEQ Bond Issuance Fee (0.25%)	<u>6,000</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 462,000
 TOTAL RECREATION BOND ISSUE REQUIREMENT	 \$ 2,325,000

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.

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	265.00	1,321
WWTP and Lift Station Sites	12.90	0
Community Farm	114.10	0
Detention/Drainage	4.00	0
Floodway	73.00	0

Thoroughfares & Collectors/Recreation & Parks/Other	<u>37.50</u>	<u>0</u>
Total	506.50	1,321

Market Study

A market study, prepared in June 2023 by John Burns Research & Consulting, was submitted in support of the creation of the proposed District. The proposed District is expected to include approximately 1,321 ESFCs on a tract totaling approximately 506.50 acres. The home values are expected to be approximately \$408,778 for 40-foot lots and \$442,866 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 8 homes/month.

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	867	\$ 441,480	\$ 382,763,160
50-foot single-family lots	454	\$ 478,295	\$ <u>217,145,930</u>
Total Assessed Valuation			\$ 599,909,090

Considering the issuance of a total of \$119,960,000 (\$94,110,000 for utilities, \$23,525,000 for roads, and \$2,325,000 for recreational) in bonds, assuming 100% financing, a coupon bond interest rate of 3%, and a 25-year bond life, the average annual debt service requirement would be \$6,889,048 (\$5,404,537 for utilities plus \$1,350,991 for roads plus \$133,520 for recreational). Assuming a 99% collection rate and an ultimate AV of \$599,909,090, a projected ultimate tax rate of approximately \$1.16 (\$0.91 for utilities, \$0.23 for roads, and \$0.02 for recreational) per \$100 AV was indicated to be necessary to meet the annual debt service requirements for the proposed District. An additional \$0.04 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 100% financing, the total year 2022 overlapping tax rates on land within the proposed District are shown as follows:

<u>Taxing Jurisdiction</u>	<u>Tax Rates (Williamson County)</u> ⁽¹⁾
Williamson County MUD No. 48 (District)	\$ 1.200000 ⁽²⁾⁽³⁾
Williamson County	\$ 0.413928
Hutto Independent School District	\$ 1.392900
Williamson County ESD No. 6	\$ <u>0.077853</u>
TOTAL TAX per \$100 AV:	\$ 3.084681

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

(2) Represents \$0.91 for utilities, \$0.22 for roads, \$0.03 for recreational, and \$0.04 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 2022 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, Jonah Water SUD will provide retail water service and the proposed District will provide retail wastewater service to the proposed District's customers. The estimated monthly fee for 10,000 gallons of water and wastewater would be \$111.06.

Comparative Water District Tax Rates

A tax rate of \$1.20 (\$0.91 for utilities, \$0.23 for roads, \$0.02 for recreational, and \$0.04 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 100% financing; the proposed District obtaining a 3% 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 Williamson County Municipal Utility District No. 48.
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:

Mendy Willis

Jason Mills

Casey Giles

Elizabeth Morgan

Lena Murray

H. ADDITIONAL INFORMATION

The Petitioner's professional representatives are:

Attorney: Ms. Laken Kilgore – Coats Rose, PC
Creation Engineers: Mr. John Alvarez II, P.E. – Quiddity Engineering, LLC
Mr. Ryan Quinn, P.E. – Quiddity Engineering, LLC

REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

STATE OF TEXAS

§

COUNTY OF Travis

§

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Mendy Willis, who expressed a desire to become a Director of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 48 (hereinafter the "District"), to serve until the undersigned's 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 Williamson County, State of Texas, being the County in which the District is located.

[OR]

☒ I am a resident of Travis County 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 (Williamson, Travis, Hays, Bastrop, or Caldwell 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 Property Manager by Lincoln Property Company. 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. **Mendy Willis**

(Full Name)

301 Brazos Street #1115

(Home Address)

Austin

78701

512-771-1744

(City)

(Zip Code)

(Telephone)

201 West 5th Street #1200

(Business Address)

Austin

78701

512-322-3206

(City)

(Zip Code)

(Telephone)

mwillis@lpc.com

mwillis@lpc.com

(Home Email)

(Work Email)

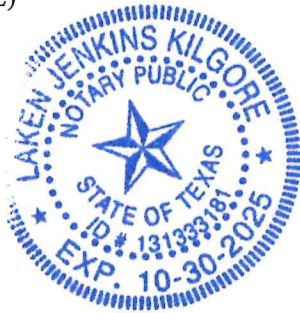
Mendy Willi
Signature of Affiant

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

SWORN TO AND SUBSCRIBED BEFORE ME this 23rd day of May,
2023.

[Signature]
Notary Public in and for the State of Texas

(NOTARY SEAL)



REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Jason Mills, who expressed a desire to become a Director of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 48 (hereinafter the "District"), to serve until the undersigned's 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 Williamson County, State of Texas, being the County in which the District is located.

[OR]

☒ I am a resident of TRAVIS 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 (Williamson, Travis, Hays, Bastrop, or Caldwell County).

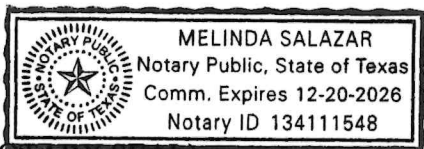
3. I am not now and have no present plans to be a developer of property in the District. (A person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any 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 OPERATIONS by EVERY HEALTH. 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.

[Handwritten Signature]

Signature of Affiant

THE STATE OF TEXAS §
COUNTY OF Travis §

SWORN TO AND SUBSCRIBED BEFORE ME this 23 day of May,
2023.



(NOTARY SEAL)

[Handwritten Signature]

Notary Public in and for the State of Texas

REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

STATE OF TEXAS

§

COUNTY OF Travis

§

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Casey Giles, who expressed a desire to become a Director of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 48 (hereinafter the "District"), to serve until the undersigned's 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 Williamson County, State of Texas, being the County in which the District is located.

[OR]


- ☒ I am a resident of Travis 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 (Williamson, Travis, Hays, Bastrop, or Caldwell 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 Engineering by Story Built. 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. Casey Michael Giles
(Full Name)
6104 Skahan Lane
(Home Address)
Austin 78739 512 294 3609
(City) (Zip Code) (Telephone)
900 S. 1st Street Ste 110
(Business Address)
Austin 78704 512-326-3905
(City) (Zip Code) (Telephone)
Casey_Giles@hotmail.com Casey.Giles@staybuilt.com
(Home Email) (Work Email)

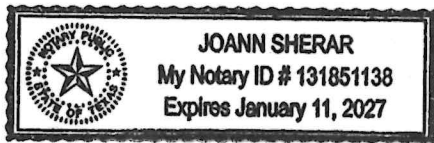

Signature of Affiant

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

SWORN TO AND SUBSCRIBED BEFORE ME this 24th day of May,
2023.


Notary Public in and for the State of Texas

(NOTARY SEAL)



REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

STATE OF TEXAS

§

COUNTY OF Travis

§

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Elizabeth Morgan, who expressed a desire to become a Director of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 48 (hereinafter the "District"), to serve until the undersigned's 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 Williamson County, State of Texas, being the County in which the District is located.

[OR]

- ☒ I am a resident of Travis County, State of Texas, being a County adjacent to the County in which the District is located.
- ☒ I am resident of Travis 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 (Williamson, Travis, Hays, Bastrop, or Caldwell 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 an attorney by Elizabeth Morgan & Assoc. 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. Elizabeth Morgan
(Full Name)

9902 Richelieu
(Home Address)

Austin, TX 78750 512. 739. 4510
(City) (Zip Code) (Telephone)

7710 N FM 620 Building 13C, Suite 10
(Business Address)

Austin, TX 78726 512. 370. 2750
(City) (Zip Code) (Telephone)

bethmorgan616
(Home Email)
@gmail.com

emorgan@emkgd
(Work Email)
com

Frederick Morgan
Signature of Affiant

THE STATE OF TEXAS §

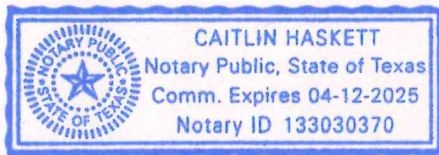
COUNTY OF Travis §

SWORN TO AND SUBSCRIBED BEFORE ME this 24th day of July,
2023.

Caitlin Haskett

Notary Public in and for the State of Texas

(NOTARY SEAL)



REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

STATE OF TEXAS

§

COUNTY OF Travis

§

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Lena Murray, who expressed a desire to become a Director of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 48 (hereinafter the "District"), to serve until the undersigned's 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 Williamson 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 Travis 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 (Williamson, Travis, Hays, Bastrop, or Caldwell 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 N/A by N/A. 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. Lona Murray
(Full Name)

116025 Cinco Terra Dr.
(Home Address)

Bee Cave 78738 (584) 630-6562
(City) (Zip Code) (Telephone)

(Business Address)

(City) (Zip Code) (Telephone)

Lenamurray24@gmail.com
(Home Email) (Work Email)

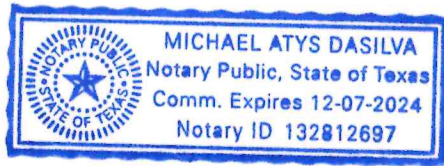
Lena Murray
Signature of Affiant

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

SWORN TO AND SUBSCRIBED BEFORE ME this 25th day of July,
2023.

Michael Atys Dasilva
Notary Public in and for the State of Texas

(NOTARY SEAL)



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-08252023-052

PETITION. Cathy Moore, individually and Mark Albrecht, individually, (Petitioners) filed a petition for creation of Williamson County Municipal Utility District No. 48 (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 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 506.558 acres located within Williamson 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) to design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; (5) design, acquire, construct, finance, improve, and maintain parks and recreational facilities; and (6) 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.

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 \$119,690,000 (\$94,110,000 for water, wastewater, and drainage, \$23,525,000 for roads, and \$2,325,000 for recreational).

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.

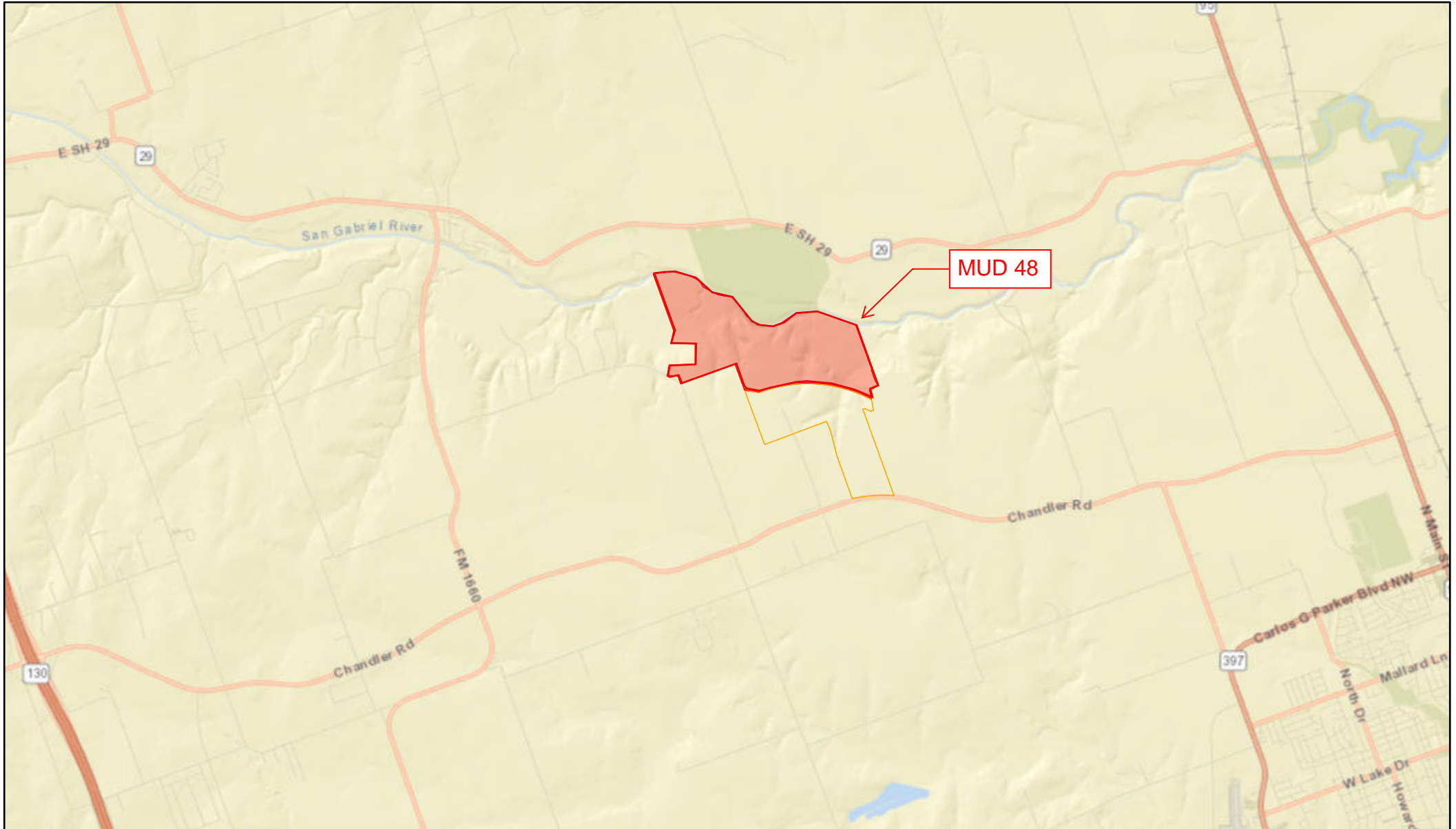
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request 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: October 20, 2023

EXHIBIT A



 Williamson County MUD 48