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## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

November 25, 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: Application For Williamson County Municipal Utility District No. 50;  
TCEQ Docket No. 2024-1722-DIS

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 December 18, 2024, agenda on a hearing request for the creation of Williamson County Municipal Utility District No. 50.

1. Technical memo prepared by staff;
2. Petition for Creation;
3. Metes and bounds;
4. Temporary Directors' Affidavits; and
5. Notice of District Petition and map.

The Petition for Creation, Temporary Directors' Affidavits, and map use the title 'Williamson County Municipal Utility District No. 49' which has since been reassigned the name "Williamson County Municipal Utility District No. 50." 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 cursive script that reads "Bradford S. Eckhart".

Bradford Eckhart, Staff Attorney  
Environmental Law Division

Enclosures

# Texas Commission on Environmental Quality

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## TECHNICAL MEMORANDUM

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

**Date:** June 26, 2024

**Thru:** Dan Finnegan, Team Leader  
Districts Section

**From:** Pirainder Lall  
Districts Bond Team

**Subject:** Petition by Cathy Moore, individually, and Mark Albrecht, individually, for Creation of Williamson County Municipal Utility District No. 50; Pursuant to Texas Water Code Chapters 49 and 54.  
TCEQ Internal Control No. D-01092024-012  
CN: 606218279 RN: 111874970

### **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. 50 (District). The petition was signed by Cathy Moore, individually, and Mark Albrecht, individually (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 located wholly Williamson County, Texas, and not within any city's corporate limits or extraterritorial jurisdiction. The proposed district is east of CR 101 and is bound by Chandler Road to the south and Williamson County Municipal Utility District 48 to the north. The District is located within the Hutto Independent School District.

#### **Metes and Bounds Description**

The proposed District contains approximately 278.915 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 not located within the city limits or extraterritorial jurisdiction of any city.

### County Notification

TWC Section 54.0161 requires the TCEQ to notify the County Commissioners Court of a creation application if all of the proposed District is located outside of the corporate limits of a municipality. Information provided indicates the proposed District is entirely outside the corporate limits of any municipality. By letter dated April 18, 2024, the Williamson County Commissioners Court was notified of the subject application. A response has not been received to date.

### Statements of Filing Petition

Evidence of filing a copy of the petition with the City of Taylor, Williamson County Clerk's office, and the TCEQ's Waco Region 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 Petitioner are holding title to the land until acquired by Houston-Taylor Capital Investments, LLC, a developer. Houston-Taylor Capital Investments, LLC 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 December 11, 2023, the Chief Appraiser of Williamson Central Appraisal District, has certified that the tax rolls indicate that the Petitioner is the owner of all 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:

Regina Waldo  
Allie Coffey

Cristi Giguere  
Shea Summerlin

Paige Russell

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 citizen 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 May 16, 2024, and May 23, 2024 in the *Hill Country News*, 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 May 9, 2024, on the bulletin board used for posting legal notices in Williamson County. 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 June 24, 2024.

### **B. ENGINEERING ANALYSIS**

The creation engineering report indicates the following:

#### Availability of Comparable Service

All water, wastewater, storm sewer and road projects for the proposed District will be designed and constructed in accordance with applicable ordinances and rules adopted by the City and TCEQ (water and wastewater projects), and Williamson County (drainage and road projects). All water and wastewater plans will be submitted to the TCEQ as required for review and approval prior to construction.

The proposed District is located within the Water Certificate of Convenience and Necessity (CCN) of the Jonah Water Special Utility District. There is an existing waterline within Jonah Water Special Utility District that runs along CR 101 just west of the site and along Chandler Road. Jonah Water Special Utility District has available water capacity to serve this proposed District.

The previously established Williamson County Municipal Utility District No. 48 will be proposing a wastewater treatment plan that will have sewer capacity to serve this proposed District.

The district proposes to construct a Water Plant within the proposed district. A preliminary study by a groundwater hydrologist proposes several options for a water well supply. The most advantageous option due to the significant well capacity is the Trinity Aquifer which can provide over 1,000 gallons per minute (gpm) once developed. However, the proposed District is within the Water CCN Service Area of Jonah Water Special Utility District, so a Utility Agreement between the district and Jonah Water Special Utility District may be sought after creation.

Additionally, the proposed District will construct a wastewater treatment facility to serve its customers. The proposed District will construct its internal water distribution, wastewater collection, drainage, roadway, and hardscape facilities within its boundaries. All infrastructure and utilities to serve the proposed District will be designed in accordance with criteria established by the Williamson County, TCEQ, and the Texas Department of Health. The engineering report indicates no other comparable water and wastewater services are available in the area.

The entire District is located within Williamson County and the Jonah Water Special Utility District's Water CCN. The proposed District is not located within any existing sewer CCN.

#### Water Supply Improvements

It is anticipated that the proposed District will receive water from Jonah Water Special Utility District which will provide all water service for the development. The development is anticipated to have approximately 2,677 Equivalent Single-Family Connections (ESFCs), with 1,428 ESFCs being within the proposed District. At full development, the average daily demand is estimated to be 428,400 gallons per day (gpd) within the proposed District.

#### Water Distribution Improvements

A water main system comprised of 16-inch and 24-inch waterlines along the proposed collector road and the existing CR 101 is proposed. Additionally, a 12-inch loop within the sections is proposed to ensure that all service connections are provided. Jonah Water Special Utility District also requires a 1-million-gallon elevated storage tank and a 1 million gallon ground storage tank to ensure an ample supply of water at adequate pressure is provided.

#### Wastewater Treatment Improvements

The District determined it is most economically feasible to construct, maintain, and operate its own wastewater treatment plant that will provide service for the District. The Development is anticipated to have approximately 2,677 equivalent single-family connections (ESFCs), with 1,428 ESFCs being within the District. The ultimate required treatment plant capacity for the District is approximately 428,400 gallons per day (gpd). The ultimate required treatment for the entire Development for the wastewater treatment plant is approximately 803,100 gpd. The wastewater treatment plant will be constructed by the previously established Williamson County Municipal Utility District No. 48 and will be located on the northern portion of Williamson County Municipal Utility District No. 48, just south of the San Gabriel River. The plant will ultimately discharge into the San Gabriel River. A discharge permit for the wastewater treatment plant is currently in review by TCEQ.

#### Wastewater Collection Improvements

The proposed wastewater collection system is a gravity system designed to accommodate normal infiltration and sewage flows from the District's customers. One (1) lift station will be required to convey flow to the wastewater treatment plant site. The lift station will be provided from Williamson County Municipal Utility District 48 and is not included in the detailed cost estimate.

#### Storm Water Drainage System and Drainage Improvements

All of the storm drainage system in the 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 three (3) feet per second, and an overall design following approved Williamson County design criteria. The storm sewer collector system will ultimately outfall into the adjacent waterways and ponds. The District is located in the San Gabriel River Watershed. A majority of the District naturally generally slopes in a northerly direction to the San Gabriel River. Although the majority of the District is identified as detention exempt, it is expected that three (3) detention ponds will be required to serve the District on the eastern and southern side where flows do not directly drain into the San Gabriel River.

#### Road Improvements

The District can be accessed from two (2) locations. It has direct access from Chandler Road from along the south side of the property. There is also a connection to County Road 101 on the west side of the project. The developer will construct a major thoroughfare that connects

Chandler Road and County Road 101 through the development. Based on the Williamson County Major Thoroughfare Plan, there is one proposed roadway within the development, which will be constructed.

All roadway facilities will be designed in accordance with criteria established by the County.

#### Topography

The majority of the land naturally slopes to the north towards the San Gabriel River which runs east to Granger Lake. A 50-acre portion of the land adjacent to Chandler Road slopes south towards Chandler Road. The proposed District has elevations that range from approximately 590 feet above mean sea level (msl) to approximately 650 feet above msl.

#### Floodplain

The Tract is located within the effective Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panels No. 48491C0510F and 48491C0530F dated December 20, 2019.

A small portion of the Tract proposed to be developed adjacent to the current zone AE floodplain limits encroaches within the FEMA regulated 100-year floodplain. These portions of the Tract will likely not be developed. If the development requires fill to be placed within the floodplain limits to bring the development above the 100-year floodplain elevation, then a LOMR-F 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 the proposed District that would contribute to subsidence. Per recommendations from Jonah Water Special Utility District, a Trinity Aquifer well is an option to help provide additional water supply. This would trigger blending studies and possible additional treatment.

#### Dam Safety Analysis

The TCEQ Dam Safety Program personnel reviewed the location of the district and noted by letter dated September 14, 2023, that there is one small pond/dam along an unnamed tributary to the San Gabriel River near the northern boundary of the District. The TCEQ Dam Safety Program indicated that the pond/dam will need to be evaluated to determine if they will remain or be removed.

#### Groundwater Levels

It is expected that the district's use of the ground water sources will not have significant effect on the ground water levels in the region.

#### Groundwater Recharge

The District is located within the recharge zones of the Trinity aquifer. In relation to the overall size of the recharge zones, the District is insignificant and is not expected to affect the recharge capability of the aquifer.

#### Natural Run-off and Drainage

Stormwater runoff within the District will be collected in roadside ditches which will convey the flows overland or via underground culverts, respectively. Lots in the District will be 1 to 6 acres in size, therefore the impervious cover will be less than 20%. All drainage plans will be required to be reviewed by and comply with County regulations. Therefore the proposed District will have no unreasonable effect on runoff rates or drainage.

#### Water Quality

The proposed District is located above the Trinity Aquifer. Water from these aquifers is fresh, characterized as having less than 1,000 milligrams per liter total dissolved solids in most areas and in many cases requires only disinfection.

All construction within the proposed District will include erosion control measures that comply with the Storm Water Pollution Prevention Plans overseen by the TCEQ. Therefore, the proposed District will have no unreasonable effect on ground or surface water quality.

### **C. SUMMARY OF COSTS**

#### **WATER, WASTEWATER, AND DRAINAGE**

<u>CONSTRUCTION COSTS</u>	<u>District's Share</u> <sup>(1)</sup>
Developer/District Contribution Items	
1. Wastewater Treatment Plant Facilities	\$ 18,265,000
2. Internal Water, Wastewater, and Drainage Facilities	11,262,000
3. Trunk Water and Sanitary Sewer Facilities	13,943,000
4. Detention Facilities	1,045,000
5. Land Costs	1,690,000
6. Contingencies (20% of items 1-4)	5,250,000
7. Engineering (18% of items 1-4)	<u>4,725,000</u>
Total Developer/District Contribution Items	\$ 56,180,000
 TOTAL CONSTRUCTION COSTS (77.47% of B.I.R.)	 \$ 56,180,000
 <u>NON-CONSTRUCTION COSTS</u>	
A. Legal Fees (2.5%)	\$ 1,813,000
B. Financial Advisor Fee (2.0%)	1,450,000
C. Interest	
1. Capitalized Interest	3,626,000
2. Developer Interest	5,618,000
D. Bond Discount (3% of BIR)	2,175,000
E. Initial Operation Costs	300,000
F. Issuance, Organization and Administrative Costs	417,000
G. Market Study	135,000
H. Bond Report Engineering	400,000
I. Creation Engineering Costs	92,000
J. Creation Legal Costs	50,000

K. TCEQ Bond Issuance Fee (0.25%)	181,000
L. Attorney General Fee (0.1% of BIR)	<u>73,000</u>
TOTAL NONCONSTRUCTION COSTS	\$ 16,330,000
<b>TOTAL BOND ISSUE REQUIREMENT for W, WW, D</b>	<b>\$ 72,510,000</b>

Note:

(1) Assumes 100% funding of anticipated developer contribution items, where applicable.

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

### **ROAD IMPROVEMENT**

<u>CONSTRUCTION COSTS</u> (Developer/District Contribution Items)	<u>District's Share</u> <sup>(1)</sup>
A. Roads	\$ 8,362,000
B. Contingencies (20% of Item No. 1)	1,672,000
C. Engineering (18% of Item Nos. 1)	<u>1,505,000</u>
Total District Contribution Items	\$ 11,539,000
 TOTAL CONSTRUCTION COSTS (76.65% of B.I.R.)	 \$ 11,539,000
 <u>NON-CONSTRUCTION COSTS</u>	
A. Legal Fees (2.5%)	\$ 376,000
B. Fiscal Agent Fees (2.0%)	301,000
C. Interest Costs	
1. Capitalized Interest	753,000
2. Developer Interest	1,154,000
D. Bond Discount (3.0%)	452,000
E. Bond Issuance Costs	150,000
F. Bond Engineering Costs	315,000
G. Attorney General Fee (0.1% of BIR)	<u>15,000</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 3,516,000
 <b>TOTAL BOND ISSUE REQUIREMENTS for Roads</b>	 <b>\$ 15,055,000</b>

Note:

(1) Assumes 100% funding of anticipated developer contribution items, where applicable.

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.

### **RECREATION**

<u>CONSTRUCTION COSTS</u> (Developer/District Contribution Items)	<u>District's Share</u> <sup>(1)</sup>
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A. Landscaping and Trails	\$	1,350,000
B. Contingencies (20% of Item No. 1)		270,000
C. Engineering (18% of Item Nos. 1)		<u>243,000</u>
Total District Contribution Items	\$	1,863,000
 TOTAL CONSTRUCTION COSTS (67.26% of B.I.R.)	\$	1,863,000
 <u>NON-CONSTRUCTION COSTS</u>		
D. Legal Fees (3.0%)	\$	69,000
E. Fiscal Agent Fees (2.0%)		55,000
F. Interest Costs		
1. Capitalized Interest		139,000
2. Developer Interest		186,000
D. Bond Discount (3.0%)		83,000
E. Bond Issuance Costs		185,000
F. Bond Engineering Costs		180,000
G. TCEQ Bond Issuance Fee (0.25%)		7,000
H. Attorney General Fee (0.1% of BIR)		<u>3,000</u>
TOTAL NON-CONSTRUCTION COSTS	\$	907,000
 TOTAL BOND ISSUE REQUIREMENTS for Recreation	\$	2,770,000
 TOTAL BOND ISSUE REQUIREMENTS for W, WW, D, Roads, and Recreation	\$	90,335,000

Note:

(1) Assumes 100% funding of anticipated developer contribution items, where applicable.

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 and multi-family residential development. Planned ultimate development in the proposed District, as shown in the land use plan provided, is as follows:

<u>Land Use</u>	<u>Acreage</u>	<u>ESFCs</u>
Single-family	175.8	878
Multi-family	28.9	550
Detention/Drainage	10	0
EST/GST/Wellsite	5	0
Laguna	18.6	0
Thoroughfares/Recreation/Other	<u>40.6</u>	<u>0</u>
<b>Total</b>	<b>278.9</b>	<b>1,428</b>

### Market Study

A market study, prepared in October 18, 2023, by John Burns Research & Consulting, has been submitted in support of the creation of the proposed District. The market study indicates the proposed District is planned for a masterplan comprised of 1,428 single-family homes and 28.9 multi-family acres.

### Project Financing

The district's ability to amortize the required bond debt is based on ultimate improvements and full development of the district. Each particular bond issue will be reviewed and justified on its own economic feasibility merits prior to the issuance of any bonds by the district. 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 acre)</u>	<u>Total Buildout Value</u>
Single-family homes (40' lots)	565	\$ 331,785	\$ 187,458,525
Single-family homes (50' lots)	313	444,181	139,028,653
Multi-family homes	1,100	219,540	<u>241,494,000</u>
<b>Total Projected Valuation</b>			<b>\$ 567,981,178</b>

Considering the issuance of a total of \$90,335,000 (\$72,510,000 for utilities, \$15,055,000 for roads and \$2,770,000 for recreation) in bonds, a coupon bond interest rate of 5.0%, and a 25-year bond life, the average annual debt service requirement would be \$6,409,490 (\$5,144,763 for water, wastewater, and drainage plus \$196,538 for recreation plus \$1,068,189 for roads). Assuming a 98% collection rate and an ultimate AV of \$147,375,025, a projected ultimate tax rate of approximately \$1.14 (\$0.91 for water, wastewater, and drainage plus \$0.03 for recreation plus \$0.19 for roads) per \$100 AV was indicated to be necessary to meet the annual debt service requirements for the proposed District. An additional \$0.06 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 2023 overlapping tax rates on land within the proposed District are shown as follows:

<u>Taxing Jurisdiction</u>	<u>Projected Overlapping Tax Rate <sup>(1)</sup></u>
District	\$ 1.20
Williamson County	0.413928
ESD #6	0.077853
Hutto ISD	<u>1.3929</u>
<b>TOTAL TAX per \$100 AV:</b>	<b>\$ 3.084681</b>

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

(2) Assuming 100% funding of anticipated developer contribution items, where applicable.

Based on the proposed District tax rate and the year 2023 overlapping tax rate on land within the proposed District, the project is considered economically feasible.

### Water and Wastewater Rates

According to information provided in the engineering report, the following water and wastewater rates are anticipated:

Water:

#### JONAH WATER RATES (EFFECTIVE 1/20/23)

Usage (gallons)	Residential Rate	
-	\$37.76	* Flat Fee
1-15,000	\$3.63	per 1,000 gallons
15,001-30,000	\$5.44	per 1,000 gallons
30,001-50,000	\$7.23	per 1,000 gallons
> 50,000	\$9.00	per 1,000 gallons

\* Denotes minimum charge per month per Unit.

Wastewater:

#### SEWER RATES

Usage (gallons)	Residential Rate	
≤ 10,000	\$37.00	* Flat Fee
10,001 - 20,000	\$3.50	per 1,000 gallons
20,001 - 30,000	\$4.50	per 1,000 gallons
30,001 - 59,999	\$9.50	per 1,000 gallons
≥ 60,000	\$15.00	per 1,000 gallons

\* Denotes minimum charge per month per Unit

Based on the above rates, the estimated monthly fee for 10,000 gallons of water use would be \$146.06 (\$74.06 for water and \$72.00 for wastewater) for residential customers.

### Comparative Water District Tax Rates

A tax rate of \$1.20 (3.084681 total overlapping) for the proposed District is comparable to other districts in the 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 \$1.20 per \$100 AV when assuming 100% financing; the proposed District obtaining a 5.0% 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. 50.
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:

Regina Waldo  
Allie Coffey

Cristi Giguere  
Shea Summerlin

Paige Russell

**H. ADDITIONAL INFORMATION**

The Petitioner's professional representatives are:

Attorney: Ms. Laken Jenkins Kilgore and Ms. Krystal Ann Joseph – Coats Rose, P.C.  
Creation Engineer: Mr. John A. Alvarez, P.E. and Mr. Ryan P. Quinn, P.E. – Quiddity Engineering, LLC



PETITION FOR THE CREATION OF  
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49

THE STATE OF TEXAS                   §

COUNTY OF WILLIAMSON           §

TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

The undersigned, CATHY MOORE, individually, and MARK ALBRECHT, individually (collectively referred to herein as “Petitioner”), respectfully petitions the Commissioners of the Texas Commission on Environmental Quality (the “Commission”) for the creation of a municipal utility district in Williamson County, Texas (“County”). Petitioner holds title to a majority of the assessed value of the real property described in Exhibit “A” attached hereto and incorporated herein for all purposes, as indicated by the appraisal rolls of Williamson County, Texas. Petitioner, acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto, would respectfully show the following:

I.

The name of the proposed district shall be “WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49” or the next available number designated by the Commission (the “District”). There is no other conservation or reclamation district in Williamson County, Texas with the same name.

II.

The District shall be created and organized and shall exist under the terms and provisions of Article XVI, Section 59, and Article III, Section 52, of the Texas Constitution and Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto.

III.

The area proposed to be within the District is approximately 278.915 acres (the “Property”), situated in Williamson County, Texas. The Property consists of the tract of land described by metes and bounds in Exhibit “A” attached hereto and incorporated herein for all purposes.

The Property is located wholly within the County. No portion of the Property is located within the corporate boundaries or extraterritorial jurisdiction of any other incorporated city, town or village. All of the territory proposed to be included in the District may properly be included in the District.

IV.

County, Texas, and by conveyances of record since the date of preparation of said tax rolls. There are no lienholders on the Property.

## V.

The general nature of the work proposed to be done by the District at the present time is to 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; to collect, transport, process, dispose of and control domestic, and commercial wastes; to gather, conduct, divert, abate, amend and control local storm water or other local harmful excesses of water in the District; to design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; design, acquire, construct, finance, improve, and maintain parks and recreational facilities; and to purchase, construct, acquire, improve, or extend inside or outside of its boundaries such additional facilities, systems, plants, and enterprises as shall be consonant with the purposes for which the District is created, all as more particularly described in an engineer's report filed simultaneously with the filing of this Petition, to which reference is made for a more detailed description.

## VII.

There is, for the following reasons, a necessity for the above described work, services and improvements: The area proposed to be within the District is in a developing area of Williamson County, Texas, and within the foreseeable future will experience a substantial and sustained residential growth. There is not now available within the area, which will be developed as residential subdivisions, an adequate water supply and distribution system, sanitary sewer system, and drainage system. The protection of the purity and sanitary condition of the State's water and the health and welfare of the present and future inhabitants of the area and of territories adjacent thereto require the purchase, construction, acquisition, provision, operation, maintenance, repair, improvement, extension, and development of an adequate water supply and distribution system, sanitary sewer system, and drainage system. Petitioners petition the Commission for the authority to design, acquire, construct, finance, and issue bonds for a roadway system consisting of macadamized, graveled or paved roads and turnpikes pursuant to Section 54.234, Texas Water Code. The Petitioner also petitions the Commission for the authority to design, acquire, construct, finance, and issue bonds for parks and recreational facilities pursuant to Section 54.201, Texas Water Code. A public necessity therefore exists for the organization of the District to provide for the purchase, construction, acquisition, improvement, extension, and development of a water supply and distribution system, sanitary sewer system, drainage system, roadway system, and parks and recreational facilities.

## VIII.

The proposed improvements are feasible and practicable, and the terrain of the territory to be included within the District is such that a waterworks system, a sanitary sewer system, a drainage and storm sewer system, roadway system, and parks and recreational facilities can be constructed and developed at a reasonable cost. A preliminary investigation has been instituted to determine the cost of the project, and it is now estimated by the Petitioner, from such information

as it has at this time, that the ultimate cost of the project contemplated will be approximately \$90,335,000.

IX.

The following named persons are each and all over eighteen (18) years of age, resident citizens of the State of Texas, owners of land subject to taxation within the District, and are otherwise qualified to serve as directors of the District under the provisions of the Texas Water Code:

1. Paige Russell
2. Allie Coffey
3. Regina Waldo
4. Shea Summerlin
5. Cristi Giguere

X.

WHEREFORE, the Petitioner respectfully prays that this Petition be properly filed, as provided by law, that notice of the application be given as provided therein, that a hearing be held if necessary and that this Petition be in all things granted, that the proposed municipal utility district be organized and five (5) temporary directors named herein be appointed to serve until their successors are duly elected and qualified, and for such other orders, acts, procedures and relief as are proper, necessary, and appropriate to the purpose of creating and organizing the District and to the execution of the purposes for which the District shall be organized, as you may deem proper and necessary.

[EXECUTION PAGES FOLLOW]



RESPECTFULLY SUBMITTED, this 5 day of NOVEMBER, 2023.

"PETITIONER"

CATHY MOORE

By: Cathy Moore

THE STATE OF TEXAS

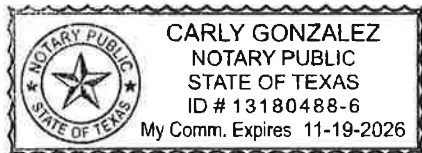
COUNTY OF Goliad

§  
§  
§

This instrument was acknowledged before me on this 5<sup>th</sup> day of September, 2023, by CATHY MOORE.

Carly Gonzalez  
Notary Public in and for  
the State of Texas

(SEAL)



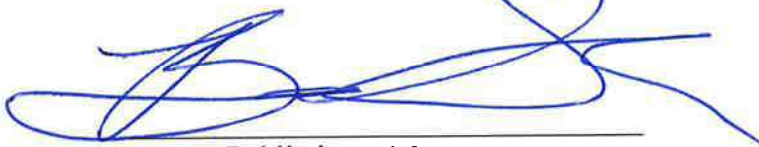
MARK ALBRECHT

By: 

THE STATE OF ~~TEXAS~~ <sup>Wyoming</sup>  
COUNTY OF Park

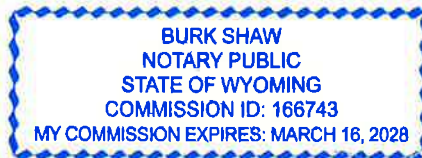
§  
§  
§

This instrument was acknowledged before me on this 5th day of September, 2023  
by MARK ALBRECHT.



Notary Public in and for  
the State of Wyoming

(SEAL)





## LEGAL DESCRIPTION

BEING a 278.915-acre tract of land out of the Silas Palmer Survey No. 12, Abstract Number 499, and James C. Eaves Survey, Abstract Number 213, Williamson County, Texas, being a portion of that certain tract of land called to contain 401.230-acres (Tract 2) as described in a Special Warranty Deed to Cathy Moore recorded in Document No. 2022057882 of the Official Public Records of Williamson County, Texas and being a portion of that certain tract of land called to contain 384.057-acres (Tract 1) as described in a Special Warranty Deed to Mark Albrecht recorded in Document No. 2022057883 of the Official Public Records of Williamson County, Texas; said 278.915-acre tract of land being more particularly described as follows (bearings referenced to the Texas Coordinate System of 1983, Central Zone):

BEGINNING: at a 5/8-inch iron rod with cap stamped "KONTUR TECH" found on the northern line of Chandler Road, (R.O.W. Varies), for the southeastern corner of the remainder of a 192.156-acre tract of land as described in a Decree of Divorce to Julius A. Wolbrueck, JR. recorded in Document No. 2018109981 of the Official Public Records, further described in Volume 694, Page 24 of the Deed Records of Williamson County, Texas, for the southwestern corner of the said 401.230-acre tract, for the southwestern corner of this herein described tract;

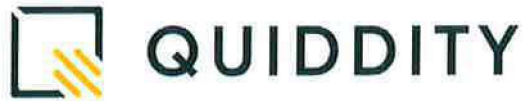
THENCE: Along the common line of said 192.156-acre tract and said 401.230-acre tract with the following courses and distances:

1. North 21°33'16" West a distance of 1748.28 feet to a 1/2-inch iron rod with cap stamped "BTS" found;
2. North 16°00'50" West a distance of 1043.81 feet to a 5/8-inch iron rod found;
3. North 25°01'11" West a distance of 380.51 feet to a 1/2-inch iron rod found for the northeastern corner of the said 192.156-acre tract, an interior corner of the said 401.230-acre tract;

THENCE: South 67°46'26" West a distance of 2564.05 feet along the northwestern line of the said 192.156-acre tract, a southeastern line of the said 401.230-acre tract, and continuing along a southeastern line of the said 384.057-acre tract to a 1/2-inch iron rod with cap stamped "BTS" found on the northeastern line of a 50-acre tract of land as described in an Executor's Deed to Charlotte Lyn Davis recorded in Document no. 2000014961 of the Official Public Records of Williamson County, Texas, for the southernmost southwestern corner of the said 384.057-acre tract, the northwestern corner of the said 192.156-acre tract, for the northernmost southwestern corner of this herein described tract;

THENCE: Along the common line of said 50-acre tract and said 384.057-acre tract North 21°46'09" West a distance of 471.25 feet to a 1/2-inch iron rod found on a western line of said 384.057-acre tract, for the northeastern corner of said 50-acre tract, the southeastern corner of a 90.23-acre tract of land as described in a Revocation of Transfer on Death Deed to Helmer Woodrow Dahl recorded in Document no. 2022093861 of the Official Public Records, further described in Volume 390, Page 247 of the Deed Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: Along the common line of the said 90.23-acre tract and the said 384.057-acre tract North 21°34'41" West a distance of 2570.47 feet to a calculated point on an approximate northern Extraterritorial Jurisdiction (ETJ) line of the City of Taylor, for the northwestern corner of this herein described tract;



3100 Alvin Devan Blvd, Suite 150  
Austin, Texas 78745  
Tel: 512.441.9493  
www.quiddity.com

THENCE: Across the said 384.057-acre tract and the said 401.230-acre tract with the following courses and distances:

1. with a non-tangent curve to the right having a Delta angle of  $4^{\circ}52'09''$ , a Radius of 5381.93 feet, an Arc length of 457.37 feet, with a Chord bearing of South  $84^{\circ}04'39''$  East a distance of 457.23 feet to a calculated point;
2. with a non-tangent curve to the right having a Delta angle of  $49^{\circ}19'54''$ , a Radius of 5330.00 feet, an Arc length of 4589.13 feet, with a Chord bearing of South  $88^{\circ}37'20''$  East a distance of 4448.69 feet to a calculated point of intersection of the approximate northern line of the City of Taylor Extraterritorial Jurisdiction Line (ETJ) and the eastern line of the said 401.230-acre tract, a western line of a 78.387-acre tract of land as described in a Special Warranty Deed to Quest Trust company FBO Michael Herzog recorded in Document No. 2021005374 of the Official Public Records of Williamson County, Texas, for the northeastern corner of this herein described tract;

THENCE: Along the common line of the said 78.387-acre tract and the said 401.230-acre tract with the following courses and distances:

1. South  $12^{\circ}16'08''$  East a distance of 637.42 feet to a 5/8-inch iron rod found;
2. South  $60^{\circ}55'50''$  West a distance of 107.60 feet to a 5/8-inch iron rod found;
3. North  $67^{\circ}02'30''$  West a distance of 268.24 feet to a 5/8-inch iron rod found;
4. South  $62^{\circ}31'20''$  West a distance of 74.32 feet to a 5/8-inch iron rod found;
5. South  $21^{\circ}29'45''$  West a distance of 3565.48 feet to a 1/2-inch iron rod found on the northern line of said Chandler Road, for the southeastern corner of the said 401.230-acre tract, the southwestern corner of the said 78.387-acre tract, for the southeastern corner of this herein described tract;

THENCE: Along the northern line of said Chandler Road, the southern line of the said 401.230-acre tract with a non-tangent curve to the left having a Delta angle of  $18^{\circ}18'24''$ , a Radius of 5100.00 feet, an Arc length of 1629.52 feet, with a Chord bearing of South  $84^{\circ}04'39''$  West a distance of 1622.60 feet to the POINT OF BEGINNING and CONTAINING an area of 278.915-acres of land.

A handwritten signature in blue ink, appearing to read 'R. Hackett'.

Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
Email: rhackett@quiddity.com

10-9-2023

Date



REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

STATE OF TEXAS

§

COUNTY OF Williamson

§

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Regina Waldo, who expressed a desire to become a Director of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49 (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 \_\_\_\_\_ 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 Human Resources by Austin Eastciders. LLC. I am not a State employee nor do I receive all or part of my compensation directly or indirectly from funds of the State of Texas; or, in the alternative, I will not accept fees of office for serving on the Board of Directors of the District.

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

10816 Casitas Drive  
(Home Address)

<u>Austin</u>	<u>78717</u>	<u>512-970-0428</u>
(City)	(Zip Code)	(Telephone)

\_\_\_\_\_  
(Business Address)

_____	_____	_____
(City)	(Zip Code)	(Telephone)

<u>reginawaldo@yahoo.com</u>	_____
(Home Email)	(Work Email)

Regina Waldo  
Signature of Affiant

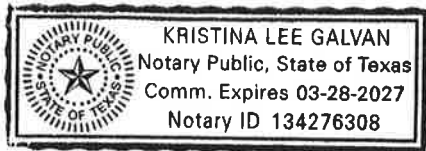
THE STATE OF TEXAS     §  
                                     §  
COUNTY OF Williamson   §

SWORN TO AND SUBSCRIBED BEFORE ME this 29 day of June,  
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 CRISTI GIGUERE, who expressed a desire to become a Director of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49 (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 Hays 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 Sr. Director of Production by Impact Commercial Services. 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. Cristi Jo Biguere  
(Full Name)

322 Grove Lane  
(Home Address)

Buda TX 78610 512 587 7891  
(City) (Zip Code) (Telephone)

PO Box 151292  
(Business Address)

Austin TX 78715 512 587 7891  
(City) (Zip Code) (Telephone)

cjr-70@hotmail.com cristi@impactconsrv.com  
(Home Email) (Work Email)

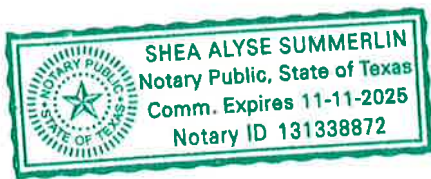
Christi Ziguere  
Signature of Affiant

THE STATE OF TEXAS     §  
COUNTY OF TRAVIS     §  
   §

SWORN TO AND SUBSCRIBED BEFORE ME this 29<sup>th</sup> day of June,  
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 Paige Russell, who expressed a desire to become a Director of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49 (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 a Regional Manager by RPM Living. 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.

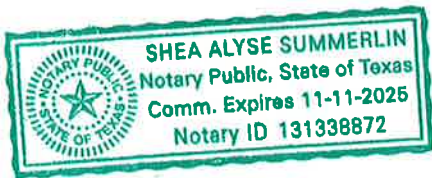
JPR  
Signature of Affiant

THE STATE OF TEXAS §  
COUNTY OF TARRANT §

SWORN TO AND SUBSCRIBED BEFORE ME this 29<sup>th</sup> day of June,  
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 Allie Coffey, who expressed a desire to become a Director of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49 (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 Property Manager by Cousins Properties. 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. Allie Rene Coffey  
(Full Name)

6917 Loretta White Ln.  
(Home Address)

Austin      78744      (214) 679-6982  
(City)      (Zip Code)      (Telephone)

2901 Via Fortuna, Suite P1.100  
(Business Address)


Austin      78746      (512) 306-9093  
(City)      (Zip Code)      (Telephone)

alliercoffey@gmail.com      acoffeyecousins.com  
(Home Email)      (Work Email)

Ami Coffey  
Signature of Affiant

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF Tarrant     §

SWORN TO AND SUBSCRIBED BEFORE ME this 24<sup>th</sup> day of June,  
2023.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas

(NOTARY SEAL)



REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

STATE OF TEXAS

§

COUNTY OF

Hays

§

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Shia Summerlin, who expressed a desire to become a Director of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49 (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 Hays 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 a Project Manager by Impact Commercial Services. 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. Shea Summerlin  
(Full Name)  
297 Blue Sky Lane  
(Home Address)  
Wimberly 78676 512.217.6013  
(City) (Zip Code) (Telephone)  
1206 W. Laughter Lane  
(Business Address)  
Austin 78748 512.531.9800  
(City) (Zip Code) (Telephone)  
Shealyse95@aol.com shea@impactcomserv.com  
(Home Email) (Work Email)

  
Signature of Affiant

THE STATE OF TEXAS     §  
  §  
COUNTY OF Hays     §

SWORN TO AND SUBSCRIBED BEFORE ME this 22 day of June,  
2023.

  
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-01092024-012**

**PETITION.** Cathy Moore, individually, and Mark Albrecht, individually, (Petitioner) filed a petition for the creation of Williamson County Municipal Utility District No. 50 (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 is no lienholder on the property (3) the proposed District will contain approximately 278.915 acres of land, more or less, located wholly within Williamson County, Texas; (4) all of the land to be included within the proposed District is not located 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," both of which are attached to this document.

The petition further states that the proposed District will: (1) construct, maintain, and operate a waterworks system, including the purchase and sale of water, municipal, for domestic and commercial purposes; (2) construct, maintain, and operate a sanitary sewer collection, treatment, and disposal system, for domestic and commercial purposes; (3) construct, install, maintain, purchase, and operate drainage and roadway facilities and improvements; (4) design, acquire, construct, finance, improve and maintain parks and recreational facilities; and (5) construct, acquire, install, maintain, purchase, and operate such additional facilities, systems, plants, and enterprises as shall be consonant with the purposes for which the District is created. It further states that the planned residential and commercial development of the area and the present and future inhabitants of the area will be benefited by the above-referenced work, which will promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner, from the information available at this time, that the cost of said project will be approximately \$90,335,000 (\$72,510,000 for water, wastewater, and drainage facilities and \$15,055,000 for road facilities and \$2,770,000 for recreational facilities).

**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 Petitioner 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: April 24, 2024



### LEGEND

- ### VICINITY MAP

**1 inch = 1 mile**

Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Quididdy Engineering concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.



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