

Jon Niermann, *Chairman*
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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

December 6, 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 Lakshmi Municipal Utility District No. 1
Internal Control No. D-06172024-030
TCEQ Docket No. 2024-1822-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 Thursday, January 16, 2025, agenda on a hearing request for the creation of Lakshmi Municipal Utility District 1.

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

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 *AP*
Districts Section *for*
9/25/2024

Date: September 25, 2024

Thru: Michael Briscoe, Team Lead
Districts Creation Review Team

From: James Walker
Districts Creation Review Team

Subject: Petition by Lakshmi Land Group LLC for Creation of Lakshmi Municipal Utility District No. 1; Pursuant to Texas Water Code Chapters 49 and 54.
TCEQ Internal Control No. D-06172024-030 (TC)
CN: 606275998 RN: 111994844

A. GENERAL INFORMATION

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of Lakshmi Municipal Utility District No. 1 (District). The petition was signed by Arya Varthi as the managing member of Varthi Capital, LLC, a managing member of Lakshmi Land Group LLC, a Texas limited liability company and Jason Toy as the manager of Kinney Avenue Enterprises, LLC, a managing member of Lakshmi Land Group LLC, a Texas limited liability company (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 is one lienholder, Capital Farm Credit, ACA, on the land in the proposed District and the aforementioned entity has consented to the petition.

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 east central Williamson County, Texas, approximately 10 miles east of downtown Georgetown, east of State Highway 130. The proposed District is situated along East State Highway 29. The proposed District is not within the corporate limits or extraterritorial jurisdiction of any city. Access to the proposed District will be provided by East State Highway 29.

Metes and Bounds Description

The proposed District contains one tract of land totaling 244.579 acres of land. The metes and bounds description of the proposed District has been 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, the requirements of Texas Local Government Code Section 42.042 and TWC Section 54.016 are not applicable.

County Notification

In accordance with TWC Section 54.0161, a certified letter, dated June 27, 2024, 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. To date, the county has not responded to this notification.

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 Lakshmi Land Group LLC, a Texas limited liability company, is a partnership between the Toy and Varthi families for the development and management of the land within the proposed District. Lakshmi Land Group is actively entitling and developing the property with a plan to partner with a national and regional homebuilders to complete the planned 1,227 homes.

Certificate of Ownership

By certificate dated April 25, 2024, the Williamson Central Appraisal District has certified that the appraisal roll indicates that the Petitioner is the owner of all the property in the proposed District. It is noted that subsequent to the appraisal district certificate, the developer deeded a lot to each of the directors in order to meet director qualifications, which does not affect the Petitioner's majority value.

Temporary Director Affidavits

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

Benjamin Chang

Jordan Drott

Anaiah Johnson

Sharon Murray

John Priske

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 August 14 and August 21, 2024, in the *Williamson County Sun*, 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 August 20, 2024, at the place for posting legal notices at the Williamson County Courthouse. 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 September 20, 2024.

B. ENGINEERING ANALYSIS

The creation engineering report indicates the following:

Availability of Comparable Service

There is one inactive MUD (Seven Oaks Ranch MUD) approximately 1 mile east of the proposed District and an inactive MUD (San Gabriel MUD No. 1) approximately 2 miles west of the proposed District. Adequate water distribution, wastewater treatment, and discharge facilities are not directly available from the City of Georgetown, Jonah Water Special Utility District (SUD) or any other nearby sources. Therefore, a complete utility system within the proposed District is planned to include a water distribution system, lift station facility, a wastewater treatment plant facility, a wastewater collection system, a storm drainage system, roads, and detention facilities. The proposed District lies wholly within the Jonah Water SUD water Certificate of Convenience and Necessity (CCN), and it is anticipated that Jonah Water SUD will provide retail water service to the proposed District. There are no adjacent active utility districts able to serve the proposed District. Upon completion of construction, the wastewater treatment facilities may be conveyed to Jonah Water SUD for ownership, operation, and maintenance. Design and construction of these facilities will be in conformance with applicable criteria published by Jonah Water SUD, Williamson County, and the TCEQ. The road and drainage facilities will be operated by the proposed District.

Water Supply Improvements

Per the engineering report, it is estimated that the proposed District will contain 1,227 equivalent single-family connections (ESFCs) at ultimate development. Further, the engineering report indicates that the water supply services will be provided by Jonah Water SUD. The proposed District is located within the water CCN of Jonah Water SUD. Per the Jonah Water Meter Investigation, Jonah Water SUD is securing an additional water supply and is discussing supply capacity timing with the Brazos River Authority. Jonah Water SUD currently assesses an impact fee of \$5,000 per ESFC. In order to provide adequate service for the proposed District, approximately 13,000 linear feet (LF) of existing 6-inch waterline running along East State Highway 29 will need to be upsized to a 14-inch waterline. Per the Jonah Water Meter Investigation, the existing 6-inch waterline along SH 29 is part of a Capital Improvement Project that calls for the line to be upsized to a 30-inch water line. The proposed District is proposing to fund the 13,000 LF of offsite improvements to upsize the existing 6-inch

waterline to a 14-inch waterline, and the remaining cost differential between a 30-inch and 14-inch waterline will be funded by Jonah Water SUD. The proposed system will be designed and constructed by or on behalf of the proposed District and may be owned, operated, and maintained by the proposed District, or upon completion of construction conveyed to Jonah Water SUD for ownership and maintenance.

Water Distribution Improvements

A properly sized water main looped system is proposed to ensure that all service connections are provided with an ample supply of water. The pipes, valves, and fittings will be of normally accepted materials and design, and the proposed construction methods should provide a reliable system with little maintenance for many years. The projected ultimate mainline distribution system within the proposed District will consist of approximately 7,360 LF of main 12-inches in diameter along with all related appurtenances. Additional smaller waterlines are proposed to be constructed with the single-family pod developments. The proposed system will be designed and constructed by or on behalf of the proposed District and may be owned, operated, and maintained by the proposed District, or upon completion of the construction conveyed to Jonah Water SUD for ownership, operation, and maintenance. The water distribution system will be designed to maintain a minimum pressure of 35 psi at all points within the distribution network at flow rates of at least 2.0 gpm per ESFC. The system will maintain a minimum pressure of 20 psi under combined fire and drinking water flow conditions and will meet or exceed TCEQ requirements.

Wastewater Treatment Improvements

It is estimated that the proposed District will contain 1,227 ESFCs at ultimate development, requiring 368,100 gallons per day of wastewater treatment capacity, using 300 gallons per day per connection. There are no wastewater treatment facilities directly available to the proposed District. Therefore, a projected ultimate 400,000 gpd facility will ultimately be needed to serve the proposed District at buildout. The facility is planned to be located within the proposed District and discharge into the North Fork San Gabriel River. At the time of the preliminary engineering report, a wastewater discharge permit has been submitted to the TCEQ (Permit No. WQ0016448001); however, the discharge permit is proposed to be secured prior to the initial phases of development.

Jonah Water SUD assess an impact fee not to exceed \$5,000 per ESFC to provide wastewater treatment service. As part of preliminary negotiations with Jonah Water SUD, it has been proposed that the wastewater treatment plant site will be conveyed to Jonah Water SUD following the approval of the TCEQ discharge permit. Jonah Water SUD would ultimately own and operate the wastewater treatment plant. The construction costs associated with the proposed wastewater treatment plant have not been included as part of the proposed District's improvements. Should an agreement not be reached, the proposed District will assume responsibility for the design, construction, and maintenance of the plant. Based on the current wastewater impact fees proposed by Jonah, this is still a feasible option as the impact fees are higher than the cost of the wastewater treatment plant.

Wastewater Collection Improvements

There is no direct access to a wastewater collection system for the proposed District; therefore, the wastewater generated by the proposed District will be conveyed to the proposed wastewater treatment plant via internal gravity wastewater lines. The proposed trunkline gravity system will consist of approximately 8,790 LF of 8-inch and 4,801 LF of 12-inch wastewater line with related appurtenances and will be designed to accommodate normal infiltration and wastewater

flows from the proposed District's customers. The proposed pipe material, bedding and manhole design should provide a collection system which requires little maintenance and allows minimum infiltration, per TCEQ rules and regulations. The proposed system will be designed and constructed by or on behalf of the proposed District and may be owned, operated, and maintained by the proposed District, or upon completion of the construction conveyed to Jonah Water SUD for ownership, operation, and maintenance.

Storm Water Drainage System and Drainage Improvements

Pecan Branch Tributary lies to the east of the proposed District and the North Fork San Gabriel River to the south. Detention facilities will be required by Williamson County to control the impact of increased runoff from the proposed District. The onsite drainage system will provide detention storage in conformance with Williamson County criteria to cause no downstream or upstream impact. The detention system will incorporate current storage requirements to be able to hold, or retain, the incremental runoff volume increase from the developed project area. Following the natural topography, the site will drain to a variety of low points within the site that will be conveyed to the proposed detention facilities to be located within the proposed District. The stormwater will navigate through a proposed linear conveyance system within the proposed District via storm piping. The storm drainage system in the proposed District will complement the proposed asphalt paved streets with concrete curb-and-gutter and have a minimum pipe diameter of 18-inches, and an overall design following Williamson County design criteria.

Road Improvements

The proposed District is requesting full road powers and reimbursements authorized under Section 54.234 of the Texas Water Code. The proposed District's improvements will consist of asphalt pavement with concrete curbs and gutters and associated traffic signalization. The roadways will be designed in accordance with Williamson County standards.

Recreational Facilities

The proposed District will fund proposed park and recreation facilities that include but are not limited to land costs and landscaping for open spaces within the proposed District in accordance with TCEQ rules and regulations.

Topography/Land Elevation

The terrain onsite is primarily flat pasture with two high points gently sloping down towards the center of the proposed District creating a saddle where they meet. The approximate elevation ranges from 628 feet above mean sea level (msl) at the top of the northernmost hill and slopes down to 595 feet above msl on the eastern border of the proposed District. The fill and/or excavation associated with development of the proposed District's systems will not cause changes in the land elevations other than that normally associated with the construction of the single-family lots, underground utilities, drainage facilities, treatment plants, and paving. In the areas of the main entrances to the development, some cosmetic land elevation changes might be used to enhance the appearance of the area.

Floodplain

According to Federal Emergency Management Agency Flood Insurance Rate Map No. 48491C0302F, effective December 20, 2019, there are approximately 29.543 acres within the proposed District located in Zone "A". Williamson County will require a drainage study and

detention facilities to mitigate 100-year storm runoff for the development. The 100-year storm runoff for the development will be contained within the limits of an onsite detention and conveyance system. There are no plans for residential building pads within the 100-year floodplain. Any proposed development within the proposed District that is currently located within the 100-year floodplain will be removed from the 100-year floodplain by filling the area to an elevation above the 100-year floodplain and providing onsite compensating floodplain mitigation. The proposed improvements will allow for development within the proposed District to occur with no resulting impact to the existing conditions in any upstream or downstream drainage system for events up to and including the 100-year storm event.

Subsidence/Groundwater Levels/Recharge

Jonah Water SUD is located within the Texas Water Development Board Regional Water Planning Area G, which has been charged with preparing a comprehensive and flexible long-term plan for development, conservation and management of the state's water resources. Jonah Water SUD obtains its water supply from groundwater from the Edwards-BFZ Aquifer, the City of Georgetown and a contract with the Brazos River Authority for treated supply through the East Williamson County Water Treatment Plant. Jonah Water SUD enforces year round water conservation efforts with more stringent levels of conservation being enforced during drought conditions. It is not anticipated that the domestic water usage by the proposed District will contribute to significantly to the rate of subsidence. These measures also include efforts to decrease groundwater use. The contribution toward the rate of decrease in groundwater levels by the proposed development will be minimal. Following the existing measures in place, it is anticipated that the proposed District will have no adverse effect on groundwater levels and recharge capability in the area.

Dam Safety Analysis

The TCEQ Dam Safety Program personnel reviewed the location of the proposed District and confirmed by letter dated February 21, 2024, that there are no dam safety issues associated with the proposed District.

Natural Run-off and Drainage

The proposed District is located within the Pecan Branch San Gabriel sub watershed and is a part of the larger Granger Lake San Gabriel River watershed. The northern half of the property drains east to Pecan Branch East Tributary 3, which will outfall into the San Gabriel River. A small portion of the proposed District drains south directly towards the North Fork San Gabriel River. The proposed development will increase the amount of impervious cover onsite; however, the additional flow will be detained by way of constructing new detention facilities within the development. The proposed drainage improvements by the proposed District will allow for development within the proposed District to occur with no resulting impact to the existing conditions in any upstream or downstream drainage system for events up to an including the 100-year storm event.

Water Quality

The quality of water to be supplied from Jonah Water SUD will meet the approval of the TCEQ. Wastewater quality from the proposed wastewater treatment plant facility will be controlled by permit in order to comply with all regulatory requirements. It is anticipated that the creation of the proposed District will have no adverse impact to water quality.

C. SUMMARY OF COSTS

WATER, WASTEWATER, AND DRAINAGE

<u>Construction Costs</u>	<u>District Share</u> ⁽¹⁾
A. Developer Contribution Items	
1. Water Distribution System – Trunklines	\$ 862,582
2. Wastewater Collection System – Trunklines	1,296,288
3. Stormwater Drainage System – Trunklines	2,045,680
4. Detention Facilities	1,050,000
5. Clearing and Grubbing	256,832
6. Residential Sections	15,030,750
7. Contingencies	2,054,213
8. Engineering, Materials Testing, SWPPP	<u>3,389,452</u>
Total Developer Contribution Items	\$ 25,985,797
B. District Items	
1. Water Impact Fees	\$ 6,135,000
2. Wastewater Impact Fees	6,135,000
3. Offsite Water Improvements	4,983,000
4. Contingencies	498,300
5. Engineering, Materials Testing, SWPPP	<u>822,195</u>
Total District Items	\$ 18,573,495
 TOTAL CONSTRUCTION COSTS (73.53% of BIR)	 \$ 44,559,292
 <u>Non-Construction Costs</u>	
A. Legal Fees	\$ 1,212,000
B. Fiscal Agent Fees	1,212,000
C. Interest Costs	
1. Capitalized Interest (2 years @ 5%)	6,060,000
2. Developer Interest (2 years @ 5% of Construction Costs)	4,455,929 ⁽²⁾
D. Bond Discount (3%)	1,818,000
E. Bond Issuance Expenses	275,679
F. Initial Organization & Operating Costs	300,000
G. Creation Legal Costs	50,000
H. Creation Engineering Costs	50,000
I. Bond Application Report Costs	320,000
J. Market Study	75,000
K. Attorney General Fee (0.1%)	60,600
L. TCEQ Bond Issuance Fee (0.25%)	<u>151,500</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 16,040,708
 TOTAL W, WW, & D BOND ISSUE REQUIREMENT	 \$ 60,600,000

Notes: (1) Assumes 70% 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. Roadway Improvements	\$ 2,811,970
B. Contingencies	281,197
C. Engineering	<u>463,975</u>
TOTAL CONSTRUCTION COSTS (73.80% of BIR)	\$ 3,557,142
 <u>Non-Construction Costs</u>	
A. Legal Fees	\$ 96,400
B. Fiscal Agent Fees	96,400
C. Interest Costs	
1. Capitalized Interest (2 years @ 5%)	482,000
2. Developer Interest (2 years @ 5% of Construction Costs)	355,714 ⁽²⁾
D. Bond Discount (3%)	144,600
E. Bond Engineering Costs	20,000
F. Bond Issuance Expenses	62,924
G. Attorney General Fee (0.1%)	<u>4,820</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 1,262,858
 TOTAL ROAD BOND ISSUE REQUIREMENT	 \$ 4,820,000

Notes: (1) Assumes 70% 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. Park & Recreation Improvements	\$ 619,500
B. Contingencies	61,950
C. Landscape Architecture Fees	<u>68,145</u>
TOTAL CONSTRUCTION COSTS (68.15% of BIR)	\$ 749,595
 <u>Non-Construction Costs</u>	
A. Legal Fees	\$ 22,000
B. Fiscal Agent Fees	22,000

C. Interest Costs	
1. Capitalized Interest (2 years @ 5%)	110,000
2. Developer Interest (2 years @ 5% of Construction Costs)	74,960 ⁽²⁾
D. Bond Discount (3%)	33,000
E. Bond Issuance Expenses	44,595
F. Bond Application Report Costs	40,000
G. Attorney General Fee (0.1%)	1,100
H. TCEQ Bond Issuance Fee (0.25%)	<u>2,750</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 350,405
 TOTAL RECREATION BOND ISSUE REQUIREMENT	 \$ 1,100,000

Notes: (1) Assumes 70% 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	146.200	1,227
Right-of-way	49.041	0
Detention Facilities	4.632	0
Wastewater Treatment Plant/Lift Stations	1.187	0
Park/Amenity	8.249	0
Floodplain	29.543	0
Williamson County Arterial Connector	<u>5.750</u>	<u>0</u>
Total	244.602	1,227

Market Study

A market study, prepared in February 2024 by Zonda, was submitted in support of the creation of the proposed District. The proposed District is expected to include approximately 1,227 ESFCs on a tract totaling approximately 244.579 acres. The market study indicates that the proposed District will contain single-family homes on 40-foot lots priced between \$300,000 and \$400,000 and are expected to be absorbed at a rate of 11 to 13 units per month among all lot sizes throughout the initial nine years of activity.

Project Financing

Per the engineering report, the projected taxable assessed valuation (AV) for the proposed District is as follows:

<u>Development Description</u>	<u>Number of Units</u>	<u>Average Unit Value</u>	<u>Total Buildout Value</u>
40-foot single-family lots	1,227	\$ 350,000	\$ <u>429,450,000</u>
		Total Assessed Valuation	\$ 429,450,000

Considering the issuance of a total of \$66,520,000 (\$60,600,000 for utilities, \$4,820,000 for roads, and \$1,100,000 for recreational) in bonds, assuming 70% financing, a bond coupon rate of 5%, and a 30-year bond life, the average annual debt service requirement would be \$4,327,221 (\$3,942,117 for utilities plus \$313,548 for roads plus \$71,557 for recreational). Assuming a 97% collection rate and an ultimate AV of \$429,450,000, a projected ultimate tax rate of approximately \$1.05 (\$0.95 for utilities, \$0.08 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 \$0.14 per \$100 AV is projected to be levied for maintenance and operating expenses, for a combined proposed District tax rate of \$1.19.

Based on the information provided and assuming 70% financing, the total year 2023 overlapping tax rates on land within the proposed District are shown as follows:

<u>Taxing Jurisdiction</u>	<u>Tax Rate</u> ⁽¹⁾
Lakshmi MUD No. 1 (District)	\$ 1.190000 ⁽²⁾⁽³⁾
Williamson County	\$ 0.333116
Georgetown Independent School District	\$ 1.046700
Williamson County FM/Road	\$ 0.044329
Williamson County ESD No.	\$ <u>0.061900</u>
TOTAL TAX per \$100 AV:	\$ 2.676045

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

(2) Represents \$0.95 for utilities, \$0.08 for roads, \$0.02 for recreational, and \$0.14 for operation and maintenance tax.

(3) Assuming 70% 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, and assuming 70% financing, the project is considered economically feasible.

Water and Wastewater Rates

According to information provided, Jonah Water SUD will provide retail water and the proposed District will provide retail wastewater services to the proposed District's customers. The estimated monthly fee for 10,000 gallons of water and wastewater would be \$120.49.

Comparative Water District Tax Rates

A tax rate of \$1.19 (\$0.95 for utilities, \$0.08 for roads, \$0.02 for recreational, and \$0.14 for operation and maintenance tax) for the proposed District is comparable to other districts in the target market area. Based on the requirements and the intent of 30 TAC Section 293.59, this project is considered economically feasible. Each particular bond issue will be evaluated based on its own economic feasibility merits and the rules and regulations in place at the time prior to the issuance of any bonds by the proposed District.

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 \$1.19 per \$100 AV when assuming 70% financing; the proposed District obtaining a 5% coupon bond rate; and other supporting data, the proposed District is considered feasible under the intent of 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 Lakshmi Municipal Utility District No. 1.
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 statement:

"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:

Benjamin Chang

Jordan Drott

Anaiah Johnson

Sharon Murray

John Priske

H. ADDITIONAL INFORMATION

The Petitioner’s professional representatives are:

Attorney:	Mr. Anthony Corbett – McLean & Howard, LLP
Creation Engineer:	Mr. Joseph Yaklin, P.E. – BGE, Inc.
Market Analyst:	Zonda

PETITION FOR CREATION OF MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

The undersigned (herein the "Petitioner"), being the holder of title of a majority in value of the holders of title of the land within the proposed district as indicated by the tax rolls in Williamson County, Texas, and acting pursuant to the provisions of Chapter 54, Texas Water Code, petitions the Texas Commission on Environmental Quality (the "Commission") for creation of a municipal utility district and would show the following:

I.

The name of the proposed municipal utility district shall be Lakshmi Municipal Utility District No. 1 (the "District"). The District shall be organized under Article III, Section 52 and Article XVI, Section 59 of the Constitution of Texas, Chapters 49 and 54 of the Texas Water Code, and any special act of the Texas Legislature applicable to the District, together with all amendments and additions thereto.

II.

The District shall contain an area of approximately 244.579 acres of land, more or less, situated in Williamson County, Texas. The lands within the proposed district are more particularly described in Exhibit "A" (the "Land"). The Land is not located in the corporate boundaries or extraterritorial jurisdiction of any municipality.

III.

All lienholders have consented to the inclusion of the Land into the corporate boundaries of the District. Attached hereto as Exhibit "B" is true and correct copy of the lienholder consent to inclusion of the Land into the corporate boundaries of the District.

IV.

The purposes of and the general nature of the work proposed to be done by the District shall be the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to:

1. provide a water supply for municipal uses, domestic uses and commercial purposes;
2. collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state;
3. gather, conduct, divert and control local storm water or other local harmful excesses of water in the District and the payment of organization expenses, operational expenses during construction and interest during construction;
4. purchase, construct, acquire, provide, operate, maintain, repair, improve, extend and develop park and recreational facilities for the inhabitants of the District;
5. design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads, or improvements in aid of those roads; and
6. to provide such other facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is created and permitted under state law.

V.

There is a necessity for the improvements above described for the following reasons: The Land will within the immediate future, experience a substantial and sustained residential growth. Said Land is not supplied with adequate water facilities and services, drainage facilities, park and recreation facilities, or road facilities. The health and welfare of the future inhabitants of the area and of territories adjacent thereto require the acquisition and installation of an adequate water supply system, drainage system, park and recreation system, and roadway system for and within the area of the District.

A public necessity exists for the organization of such District to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks, drainage, and park and recreation facilities, and road facilities, in order to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VI.

The proposed improvements are feasible and practical. A preliminary investigation has been made to determine the cost of purchasing and constructing the proposed District projects, and it is now estimated by Petitioner, from such information as it has at this time, that such cost will be approximately \$67,760,000.

WHEREFORE, Petitioner prays that this Petition be properly filed as provided by Chapter 54, Texas Water Code; that it be set for hearing as set forth therein; that notice of the hearing be given as provided therein; that this Petition be heard and granted in all respects; that the District be created; that five directors be appointed by the Commission; that the Commissioners authorize the inclusion of the Land described herein with the District; and that such other orders, acts, procedures and relief be granted as are necessary and proper to the creation and organization of the District.

RESPECTFULLY SUBMITTED this 17th day of May, 2024.

PETITIONER:

LAKSHMI LAND GROUP LLC, a Texas limited liability company

By: **Kinney Avenue Enterprises, LLC**, its Managing Member

By: [Signature]

Name: Jason Toy

Title: Manager

By: **Varthi Capital, LLC**, its Managing Member

By: [Signature]

Name: Arya Varthi

Title: Managing Member

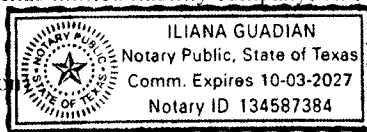
ACKNOWLEDGEMENTS

STATE OF Texas §

COUNTY OF Trawis §

This instrument was acknowledged before me on the 17th day of May, 2024, by Jason Toy, Manager of Kinney Avenue Enterprises, LLC, Managing Member of LAKSHMI LAND GROUP LLC, a Texas limited liability company, on behalf of said limited liability company.

(Seal and Expiration)



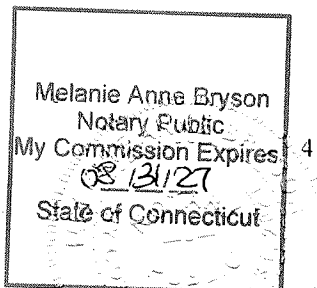
[Signature]
Notary Public, State of Texas

STATE OF Connecticut §

COUNTY OF Fairfield §

This instrument was acknowledged before me on the 13th day of May, 2024, by Arya Varthi, Managing Manager of Varthi Capital, LLC, Managing Member of LAKSHMI LAND GROUP LLC, a Texas limited liability company, on behalf of said limited liability company.

(Seal and Expiration)



[Signature]
Notary Public, State of Texas

Exhibit "A"
Description of Land

LEGAL DESCRIPTION

FIELD NOTES FOR A 244.602 ACRE TRACT OF LAND IN THE SILAS PALMER SURVEY, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 244.579 ACRE TRACT OF LAND AS CONVEYED UNTO LAKSHMI LAND GROUP, LLC IN DOCUMENT NUMBER 2022052457, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 244.602 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1-inch iron pipe found on the north right-of-way line of State Highway (S.H.) 29 (R.O.W. ~ 80', as monumented) no reference found, at the common corner of said 244.579 acre tract and a called 158.465 acre tract of land (Tract Three) as conveyed unto Terrell Timmerman Farms, LP in Document Number 2017102681, and described as Tract Three in Document Number 2005053706, both recorded in the Official Public Records of Williamson County, Texas, for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, N 21°23'35" W, departing said right-of-way coincident with the common line of the 244.579 acre tract and said 158.465 acre tract, a distance of 1,804.10 feet to a 4-inch fence post found for an angle point of the herein described tract;

THENCE, N 21°27'30" W, continuing coincident with said common line, a distance of 1,587.42 feet to a 4-inch metal fence post found for an angle point of the herein described tract;

THENCE, N 21°28'34" W, continuing coincident with said common line, passing at a distance of 3,171.84 feet a 4-inch metal fence post found at the common corner of the 158.465 acre tract and a called 96.397 acre tract of land as conveyed unto JCN Family Partnership, LP in Document Number 2020099170 of the Official Public Records of Williamson County, Texas, from which a 1-inch iron pipe found bears S 68°31'31" W, a distance of 0.66 feet, and continuing coincident with the common line of the 158.465 acre tract and said 96.367 acre tract a total distance of 3,217.57 feet to 4-inch metal fence post found at the common corner of the 244.579 acre tract and a called 10.615 acre tract of land as conveyed unto Phong T. Nguyen in Document Number 2020024457 of the Official Public Records of Williamson County, Texas, for the northwest corner of the herein described tract;

THENCE, N 68°07'06" E, coincident with the common line of the 244.579 acre tract, said 10.615 acre tract, a called 10.634 acre tract of land (Tract 2) as conveyed unto Chandra Shekhar Reddy and Srilatha Kancharla in Document Number 2020097209, a called 10.500 acre tract of land conveyed unto Friendly Restoration Services, LLC in Document Number 2020077991, and a called 10.757 acre tract of land as conveyed unto Raul Palacios and Lucerito Hernandez in Document Number 2020122249, as recorded in the Official Public Records of Williamson County, Texas, a total distance of 1,630.80 feet to a 1/2-inch iron rod found on the east line of a

called 234.960 acre tract of land as owned by Julia Byrom Whatley and Mark Bryom James and Carolyn Brysom Jancha as per the Williamson County Appraisal District website no reference found, at the common corner of the 244.579 acre tract and said 10.757 acre tract for the northeast corner of the herein described tract;

THENCE, coincident with the common line of the 244.579 acre tract and said 234.960 acre tract the following three (3) courses:

- 1) S 21°40'50" E, a distance of 3,221.27 feet to a 60-D Nail found in a 6-inch pipe found for an angle point of the herein described tract;
- 2) S 21°41'25" E, a distance of 1,585.32 feet to a 6-inch iron pipe found (Leaning) for an angle point of the herein described tract;
- 3) S 21°42'56" E, passing at a distance of 1.34 feet a 1-inch iron pipe found, and continuing a total distance of 655.74 feet to a 2-inch steel fence post found at the common corner of the 244.579 acre tract and a called 10.000 acre tract of land (Tract 1) as conveyed unto Randy Wayne Wadley and Jennifer Lynn Wadley in Document Number 2015110572 of the Official Public Records of Williamson County, Texas, for a corner of the herein described tract;

THENCE, S 67°55'56" W, coincident with the common line of the 244.579 acre tract and said 10.000 acre tract a distance of 405.50 feet to a 2-inch steel fence post found for a re-entrant corner of the herein described tract;

THENCE, S 21°41'44" E, continuing coincident with said common line, a distance of 1,073.46 feet to a 1/2-inch iron rod with a cap stamped "DIAMOND" found at the common corner of the 10.000 acre tract and a called 5.002 acre tract of land as conveyed unto Randy W. Wadley and Jennifer L. Wadley in Document Number 2015043574 of the Official Public Records of Williamson County, Texas, for an angle point of the 244.579 acre tract and the herein described tract;

THENCE, S 16°02'54" E, coincident with the common line of the 244.579 acre tract and said 5.002 acre tract a distance of 449.13 feet to a 1/2-inch iron rod with a cap stamped "DIAMOND" found on the aforementioned north right-of-way line of S.H. 29 at the common corner of the 244.579 acre tract and the 5.002 acre tract for the southeast corner of the herein described tract;

THENCE, coincident with the common line of the 244.579 acre tract and said right-of-way the following three (3) courses:

- 1) S 82°45'25" W, a distance of 755.02 feet to a 1/2-inch iron rod with a cap stamped "TRIAD RPLS 5952" found at the beginning of a non-tangent curve of the herein described tract;

- 2) Curving to the right, with a radius of 1,870.08 feet, an arc length of 293.16 feet, a central angle of 08°58'55", a chord bearing of S 87°17'42" W, and a chord distance of 292.86 feet to a 1/2-inch iron rod found at the end of this curve of the herein described tract;
- 3) N 88°11'08" W, a distance of 218.90 feet to the **POINT OF BEGINNING** and containing 244.602 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code § 138.95 and does reflect the results of an on the ground survey but is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The Basis of Bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD 83. A plat of survey accompanies this description.

Dion P. Albertson

Dion P. Albertson RPLS No. 4963
BGE, Inc.
7330 San Pedro Ave, Suite 202
San Antonio TX 78216
Telephone: 210-581-3600
TBPLS Licensed Surveying Firm No. 10194490



4/16/2024

Date

Date: April 16, 2024
Job No: 11297-00

Exhibit “B”
Lienholder Consent

CONSENT OF LIENHOLDER

CAPITAL FARM CREDIT, ACA ("Lienholder") holds a lien on the property that is described in the attached Petition for Creation of Municipal Utility District (the "Land"). This lien arises from that certain promissory note in the original principal sum of \$9,854,000 dated April 20, 2022, executed by Laksmi Land Group LLC and others, and payable to the order of Lienholder, payment of which note is secured by that certain Commercial Real Estate Deed of Trust of even date therewith recorded as Document No. 2017043079 in Official Public Records of Williamson County, Texas. Lienholder consents to the inclusion of the Land into the proposed municipal utility district and hereby joins in the Petition for Creation of Municipal Utility District.

EXECUTED this 15th day of May, 2024.

LIENHOLDER:

CAPITAL FARM CREDIT, ACA

By: [Signature]

Name: Garrett Edwards

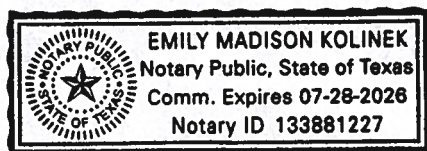
Title: Relationship Manager

ACKNOWLEDGEMENT

STATE OF Texas §

COUNTY OF Williamson §

This instrument was acknowledged before me on the 15 day of May, 2024, by Garrett Edwards, as Relationship Manager of Capital Farm Credit, ACA on behalf of said entity.



[Seal]

Emily Madison Kolinek
Notary Public

My commission expires: 7/28/2026

REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Benjamin Chang, who expressed a desire to become a Director of Lakshmi Municipal Utility District No. 1 (hereinafter the "District"), to serve until his or her 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 Travis County, State of Texas, being the County in which the District is located.

[OR]

☐ I am a resident of Williamson 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.

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 _____.

[OR]

☒ I am not employed at this time.

7. 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.
8. I am not disqualified from serving as a director under Section 49.052 of the Texas Water Code.
9. 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.
10. 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.
11. I am aware that the Board of Directors of a District is a governmental body 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.
12. 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.
13. 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.

14.

Benjamin Chang

(Full Name)

1202 Folts Ave

(Home Address)

AUSTIN

78704

(850) 496-1304

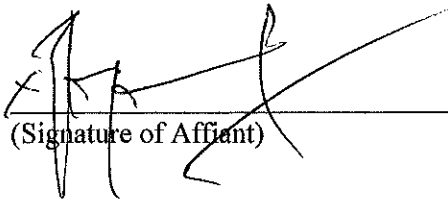
(City)

(Zip Code)

(Telephone)

benja.chang@gmail.com

(Email Contact)


(Signature of Affiant)

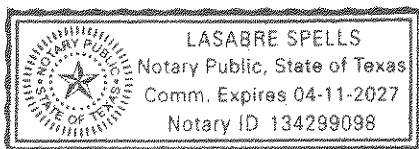
ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF Travis §

Before me, the undersigned authority, on this day personally appeared, Benjamin Chang, who desires to be appointed as a director of the municipal utility district referenced above to serve until his/her successor is elected or appointed, and who being by me first duly sworn on his/her oath deposed and said that every response and statement set forth herein is true and correct.

Sworn to and subscribed before me this 3rd day of May, 2024.




Notary Public in and for
the State of Texas

(SEAL)

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Jordan Drott, who expressed a desire to become a Director of Lakshmi Municipal Utility District No. 1 (hereinafter the "*District*"), to serve until his or her 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 _____ County, State of Texas, being the County in which the District is located.

[OR]

- ☐ I am a resident of Williamson 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.
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 Real Estate Agent.

[OR]

☐ I am not employed at this time.

7. 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.
8. I am not disqualified from serving as a director under Section 49.052 of the Texas Water Code.
9. 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.
10. 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.
11. I am aware that the Board of Directors of a District is a governmental body 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.
12. 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.
13. 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.

14.

Jordan Drott

(Full Name)

737 Spinnaker Loop

(Home Address)

Kyle

78640

(City)

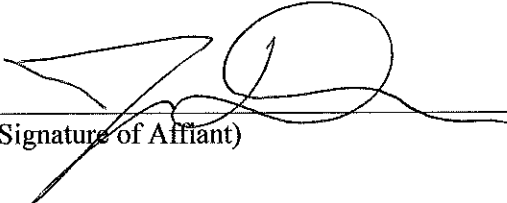
(Zip Code)

(719) 358-3556

(Telephone)

Jordandrott@yahoo.com

(Email Contact)


(Signature of Affiant)

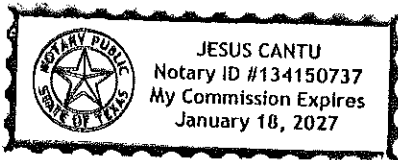
ACKNOWLEDGEMENT

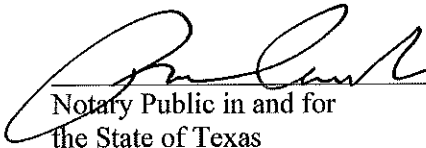
STATE OF TEXAS §

COUNTY OF Hays §

Before me, the undersigned authority, on this day personally appeared, Jordan Drott, who desires to be appointed as a director of the municipal utility district referenced above to serve until his/her successor is elected or appointed, and who being by me first duly sworn on his/her oath deposed and said that every response and statement set forth herein is true and correct.

Sworn to and subscribed before me this 30th day of April, 2024.




Notary Public in and for
the State of Texas

(SEAL)

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Anaiah Johnson, who expressed a desire to become a Director of Lakshi Municipal Utility District No. 1 (hereinafter the "District"), to serve until his or her 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 _____ County, State of Texas, being the County in which the District is located.

[OR]

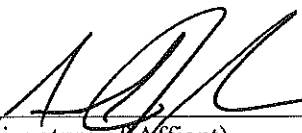
- ☐ I am a resident of Williamson County, State of Texas, being a County adjacent to the County in which the District is located.
- ☒ I am resident of Travis County, State of Texas, being a County located in the same metropolitan statistical area (designated by the United States Office of Management and Budget) as the County in which the District is located.
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 Land Planning & Entitlement Manager, Pulte Homes.

[OR]

☐ I am not employed at this time.

7. 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.
8. I am not disqualified from serving as a director under Section 49.052 of the Texas Water Code.
9. 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.
10. 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.
11. I am aware that the Board of Directors of a District is a governmental body 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.
12. 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.
13. 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.

14. Anaiah Johnson
(Full Name)
4300 Companeros Way
(Home Address)
Austin 78749 (512) 910-7843
(City) (Zip Code) (Telephone)
Anaiah.Johnson@Pulte.com
(Email Contact)


(Signature of Affiant)

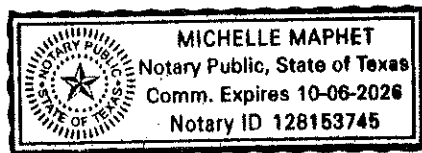
ACKNOWLEDGEMENT

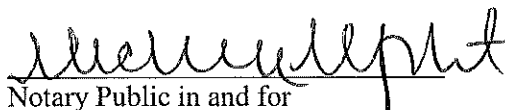
STATE OF TEXAS §

COUNTY OF Williamson §

Before me, the undersigned authority, on this day personally appeared, Anaiah Johnson, who desires to be appointed as a director of the municipal utility district referenced above to serve until his/her successor is elected or appointed, and who being by me first duly sworn on his/her oath deposed and said that every response and statement set forth herein is true and correct.

Sworn to and subscribed before me this 29th day of April, 2024.




Notary Public in and for
the State of Texas

(SEAL)

REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Sharon Murray, who expressed a desire to become a Director of Lakshmi Municipal Utility District No. 1 (hereinafter the "District"), to serve until his or her 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 Travis County, State of Texas, being the County in which the District is located.

[OR]

- ☐ I am a resident of Williamson 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.
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 Broker Associate at Realty Executives, RE Compass.

[OR]

☐ I am not employed at this time.

7. 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.
8. I am not disqualified from serving as a director under Section 49.052 of the Texas Water Code.
9. 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.
10. 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.
11. I am aware that the Board of Directors of a District is a governmental body 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.
12. 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.
13. 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.

14.

Sharon Murray

(Full Name)

103 Atlantic St.

(Home Address)

Lakeway, TX 78734 (512) 748-3857

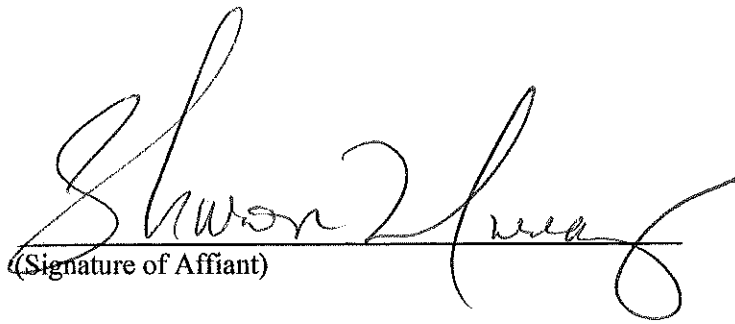
(City)

(Zip Code)

(Telephone)

sharonmurray@realtvaustin.com

(Email Contact)


(Signature of Affiant)

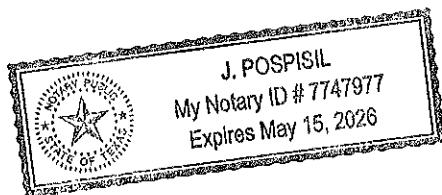
ACKNOWLEDGEMENT

STATE OF TEXAS §

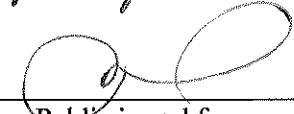
COUNTY OF Travis §

Before me, the undersigned authority, on this day personally appeared, Sharon Murray, who desires to be appointed as a director of the municipal utility district referenced above to serve until his/her successor is elected or appointed, and who being by me first duly sworn on his/her oath deposed and said that every response and statement set forth herein is true and correct.

Sworn to and subscribed before me this 7 day of May, 2024.



(SEAL)



Notary Public in and for
the State of Texas

REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared John Priske, who expressed a desire to become a Director of Lakshmi Municipal Utility District No. 1 (hereinafter the "District"), to serve until his or her 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 _____ County, State of Texas, being the County in which the District is located.

[OR]

- ☐ I am a resident of Williamson 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.
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 at Priske Development.

[OR]

☐ I am not employed at this time.

7. 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.
8. I am not disqualified from serving as a director under Section 49.052 of the Texas Water Code.
9. 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.
10. 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.
11. I am aware that the Board of Directors of a District is a governmental body 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.
12. 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.
13. 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.

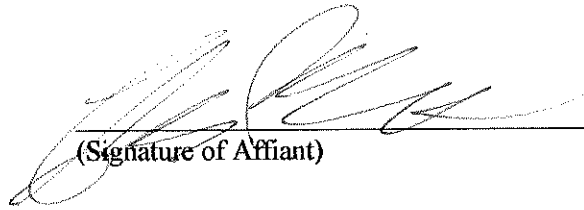
14.

John Priske
(Full Name)

2508 Cedarview Drive
(Home Address)

Austin 78704 (512) 202-8404
(City) (Zip Code) (Telephone)

Jack.Priske@priskedevelopment.com
(Email Contact)


(Signature of Affiant)

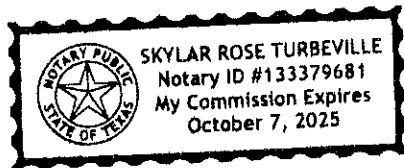
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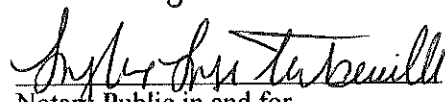
STATE OF TEXAS §

COUNTY OF Travis §

Before me, the undersigned authority, on this day personally appeared, John Priske, who desires to be appointed as a director of the municipal utility district referenced above to serve until his/her successor is elected or appointed, and who being by me first duly sworn on his/her oath deposed and said that every response and statement set forth herein is true and correct.

Sworn to and subscribed before me this 2 day of May, 2024.




Notary Public in and for
the State of Texas

(SEAL)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-06172024-030

PETITION. Lakshmi Land Group, LLC, (Petitioner) filed a petition for creation of Lakshmi Municipal Utility District No. 1 (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 is one lienholder, Capital Farm Credit, ACA, on the property to be included in the proposed District and the lienholder consents to the creation of the proposed District; (3) the proposed District will contain approximately 244.579 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 purchase, construct, acquire, repair, extend and improve land, easements, works, improvements, facilities, plants, equipment, and appliances necessary to: (1) provide a water supply for municipal uses, domestic uses, and commercial purposes; (2) collect, transport, process, dispose of and control all domestic, industrial, or commercial wastes whether in fluid, solid, or composite state; (3) gather, conduct, divert, and control local storm water or other local harmful excesses of water in the proposed District and the payment of organization expenses, operational expenses during construction and interest during construction; (4) purchase, construct, acquire, provide, operate, maintain, repair, improve, extend and develop park and recreational facilities for the inhabitants of the proposed District; (5) design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads, or improvements in aid of those roads; and (6) provide such other facilities systems, plants, and enterprises as shall be consonant with all of the purposes for which the proposed District is created and permitted under state law.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner that the cost of said project will be approximately \$67,760,000. The financial analysis in the application was based on an estimated \$66,520,000 (\$60,600,000 for water, wastewater, and drainage plus \$4,820,000 for roads plus \$1,100,000 for recreation) at the time of submittal.

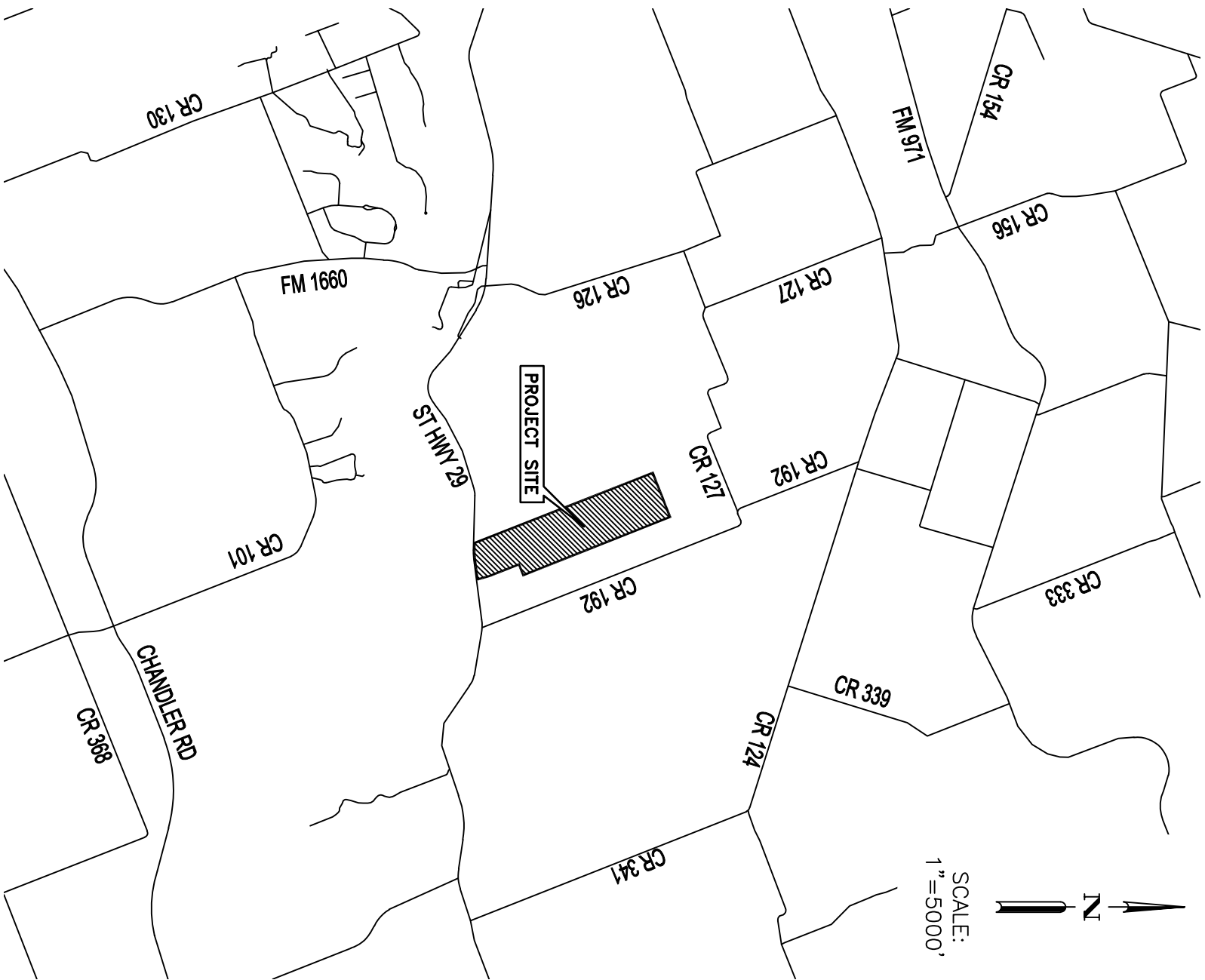
CONTESTED CASE HEARING. The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice.

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: August 2, 2024



SCALE:
1"=5000'

LAKSHMI TRACT
LOCATION MAP Exhibit "A"

BROWN & GAY ENGINEERS, INC.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728 T&PE Registration No.
F-1046
TEL: 512-879-0400 www.browngay.com

