

Brook T. Paup, *Chairwoman*  
Bobby Janecka, *Commissioner*  
Catarina R. Gonzales, *Commissioner*  
Kelly Keel, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

January 31, 2025

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 North Fork Municipal Utility District of Williamson County;  
TCEQ Docket No. 2025-0082-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 February 27, 2025, agenda on a hearing request for the creation of North Fork Municipal Utility District of Williamson County.

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.

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 *for*  
Districts Section *10/9/2024*

**Date:** October 9, 2024

**Thru:** Michael Briscoe, Team Lead  
Districts Creation Review Team

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

**Subject:** Petition by Ava Rohde and Rummel & Rohde Farms Ltd. for Creation of North Fork Municipal Utility District of Williamson County; Pursuant to Texas Water Code Chapters 49 and 54.  
TCEQ Internal Control No. D-07022024-003 (TC)  
CN: 606280238 RN: 112002076

### **A. GENERAL INFORMATION**

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of North Fork Municipal Utility District of Williamson County (District). The petition was signed by Ava Rohde, individually and as the manager of Rummel & Rohde Management, LLC, a Texas limited liability company, general partner of Rummel & Rohde Farms Ltd., a Texas limited partnership (Petitioners). The petition states that the Petitioners hold title to a majority in value of the land in the proposed District and it further states that there are no lienholders on the land in the proposed District.

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

#### **Location and Access**

The proposed District is located in southeastern Williamson County, Texas, south of Chandler Road and west of the intersection of County Road (CR) 368 and CR 369, north of CR 369, east of CR 101, west of the City of Taylor and northeast of the City of Hutto. The proposed District is not within the corporate limits or extraterritorial jurisdiction of any city. Access to the proposed District will be provided by CR 369 by traveling east on Chandler Road from TX-130, then south on CR 101 and east on CR 369.

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

The proposed District contains one tract of land totaling approximately 343 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 July 9, 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 the property will be developed by GRBK Edgewood, LLC (GRBK). GRBK invests in a wide range of real estate investments and is a diversified homebuilding and land development company. GRBK acquires and develops land, provides land and construction financing to its controlled homebuilders, and participates in the profits of its controlled homebuilders including Normandy, Trophy Signature Homes, and CB JENI. Past and current projects of GRBK include Parkside Village in Royse City, Ventana in Fort Worth, Edgewood in Frisco, Park Vista in Frisco, Madero in Fort Worth, Painted Tree in McKinney, Dove Hollow in Waxahachie, Eastridge in Princeton, Southridge in Princeton, Hazelwood in Frisco, and Lakehaven in Farmersville.

### Certificate of Ownership

By signed certificate dated May 16, 2024, the Williamson Central Appraisal District has certified that the appraisal rolls indicate that the Petitioners are the owners of all of the land in the proposed District.

### Temporary Director Affidavits

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

Joseph Thomas

Matthew C. Silker

John Gilbert Horsley

Jared Jehl

Chelsea Brown

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 18 and August 25, 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 13, 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 24, 2024.

#### **B. ENGINEERING ANALYSIS**

The creation engineering report indicates the following:

##### Availability of Comparable Service

The proposed District lies within an area for which Jonah Water Special Utility District (SUD) owns the Certificate of Convenience and Necessity (CCN) to provide water service and is expected to be the retail water provider for the proposed District. The proposed District does not lie within a CCN for wastewater service; therefore, the proposed District will provide its own wastewater service. It is anticipated that the proposed District will construct water, wastewater, drainage, and paving facilities to serve the entire development within the boundaries of the proposed District. The construction of water, wastewater, drainage and paving facilities will be constructed in phases. Once the required water, wastewater, drainage, and paving improvements to serve the proposed District have been constructed, the water improvements will be dedicated to, owned, maintained, and operated by Jonah Water SUD. The onsite wastewater, drainage, and paving improvements will be dedicated to, owned, maintained, and operated by the proposed District. Construction of the facilities serving the proposed District is necessary since there are no other apparent sources which have the facilities or capacity to serve the project at this time. Prior to development, the availability of comparable services will be reassessed. All systems and facilities will be designed according to applicable criteria established by Jonah Water SUD, Williamson County, TCEQ, and the Texas Department of Transportation, as appropriate.

##### Water Supply and Distribution Improvements

The proposed District will be responsible for construction of all water infrastructure required to serve the proposed District. Upon completion of construction, the water infrastructure will be conveyed to Jonah Water SUD as the retail water providers for the proposed District, to own, operate, and maintain. Per the engineering report, it is estimated that the proposed District will contain 1,340 equivalent single-family connections (ESFCs) at ultimate development, requiring 469,000 gallons per day of water, using 350 gallons per day per



connection. The ultimate average daily demand is estimated to be 0.47 million gallons per day (MGD) with a max day and peak hour demand of 1.12 MGD and 1.41 MGD, respectively. Extension of the existing water distribution lines from Jonah Water SUD will be required to supply water to the proposed District's distribution system. These facilities will be constructed by the proposed District at the time of development.

Further, the engineering report indicates that the water distribution system for the full development of the proposed District will consist of approximately 6,600 linear feet (LF) of 12-inch onsite polyvinyl chloride (PVC) waterline, approximately 2,700 LF of 16-inch onsite PVC waterline, and approximately 4,500 LF of 16-inch offsite PVC waterline, along with related appurtenances. Within the internal residential sections, 8-inch looped waterlines are expected. The internal water distribution system will be looped where feasible to provide alternate service routes during emergencies and maintenance periods, and to equalize pressure in the system. Valves, fire hydrants and flushing valves will be provided at intervals as required by the TCEQ and Jonah Water SUD.

#### Wastewater Treatment and Collection Improvements

It is estimated that the proposed District will contain 1,340 ESFCs at ultimate development, requiring 469,000 gallons per day of wastewater treatment capacity, using 350 gallons per day per connection. The proposed District will be responsible for the construction of all wastewater infrastructure required to serve the District. Upon completion of construction, the wastewater infrastructure will be conveyed to the proposed District to own, operate, and maintain. The wastewater generated by the development within the proposed District is expected to flow to either gravity sanitary sewer or to a lift station which will ultimately convey flow to a proposed wastewater treatment plant onsite. A discharge permit for the wastewater treatment plant will be applied for on behalf of the proposed District prior to development.

The onsite wastewater collection system for the full development of the proposed District is expected to consist of approximately 5,420 LF of 12-inch gravity PVC wastewater lines and 6,290 LF of 8-inch wastewater force main are expected to be required to convey the wastewater flow to the proposed wastewater treatment plant where it will discharge into the North Fork Mustang Creek after treatment. A lift station is proposed to be constructed along the southern edge of the property boundary to collect gravity fed wastewater and transport it via force main to the proposed wastewater treatment plant. All facilities will be designed in accordance with applicable criteria established by the TCEQ.

#### Storm Water Drainage System and Drainage Improvements

Storm drainage will be the ultimate responsibility of the proposed District to construct. Upon completion of construction, the storm drainage infrastructure will be conveyed to the proposed District to own, operate, and maintain. The storm water runoff within the proposed District will be directed within the streets via curb and gutters to collector lines provided by the proposed District. The storm water collection system will be designed to convey the 100-year storm within a pipe system to North Fork Mustang Creek. The stormwater collection system for the full development of the proposed District will consist of a combination of street curbs and gutters with inlets, detention ponds, and internal storm drain conduit. Detention will be provided throughout the proposed District. Detailed pond sizing has not been completed at this time. During the design phase, each pond will be designed to sufficiently detain storm runoff to predeveloped flows as required by Williamson County.

### Road Improvements

Application material indicates the proposed District will construct road improvements within the District. The paving within the proposed District will be concrete curb and gutter roadways. All roadways will be asphalt. The collector roadways for full development of the proposed District will extend immediately from CR 368 and CR 369 through the center of the site where it will split off into local roads throughout the proposed District. The perimeter roadways are existing asphalt roadways that will require right-of-way to be dedicated to Williamson County. No improvements to perimeter roadways are proposed to be constructed by the proposed District. All paving improvements will be designed in accordance with applicable design criteria established by Williamson County. The collector roadways will be concrete pavement and will be owned and maintained by the proposed District upon completion.

### Topography/Land Elevation

The topography of the proposed District is relatively flat. The approximate elevation ranges from 597 feet above mean sea level (msl) to 642 feet above msl. Some of the property drains north towards the North Fork Mustang Creek, while other parts of the property drain south towards unnamed tributaries that eventually drain to Mustang Creek. The excavation and/or embankment associated with the development of the proposed District's systems is not anticipated to cause any changes in land elevation other than that normally associated with the construction of underground utility systems, drainage facilities, and paving, therefore the proposed District is not expecting to have an unreasonable impact on land elevation.

### Floodplain

According to Federal Emergency Management Agency Flood Insurance Rate Map No. 48491C0530F, dated December 20, 2019, the proposed District partially lies within the 100-year floodplain (Zone "A").

### Subsidence

Per the preliminary engineering report, Jonah Water SUD has not experienced any land subsidence resulting from groundwater extraction in the area. Jonah Water SUD's primary source of water is via treated surface water intake from nearby Granger Lake, along with groundwater from the Edward's Aquifer. The proposed District is not anticipated to have an unreasonable impact on subsidence.

### Dam Safety Analysis

The TCEQ Dam Safety Program personnel reviewed the location of the proposed District and confirmed by letter dated May 2, 2024, there is one small pond located within the proposed District's boundaries that is not expected to remain in developed conditions. Plans for the proposed detention ponds within the proposed District will be designed such that they are not within the TCEQ Dam Safety's jurisdiction. If any of the future ponds are designed at a size within the TCEQ's jurisdiction, they will need to be evaluated for hydraulic adequacy and hazard classification.

### Groundwater Levels/Recharge

Per the preliminary engineering report, the water supply utilized by Jonah Water SUD is sourced via surface and groundwater. There is no indication that groundwater supply is a concern in the area. It is recommended that system capacity be tested prior to development to confirm

adequate water supply is available to serve the proposed District. Groundwater partially makes up the water source expected to serve the proposed District. To the extent that groundwater will be utilized, recharge of the groundwater system is expected to be accommodated based on the anticipation that the proposed District is to be 60% impervious within the area. Based on this, the proposed District is not expected to have an unreasonable impact on the groundwater levels and recharge rate.

#### Natural Run-off and Drainage

The proposed District is located on a gently sloped land with no tree cover. Most of the existing drainage is sheet flow, with some conveyed to North Fork Mustang Creek to the north, and some conveyed to unnamed tributaries that flow to Mustang Creek to the south. The proposed District will utilize detention ponds and outfalls such that the unnamed tributaries, North Fork Mustang Creek, Mustang Creek, and all conveyance channels between do not see an increase in the runoff rate from the development and will not impose unreasonable impacts on storm runoff rates.

#### Water Quality

The proposed District will utilize underground water lines throughout the development for water service. Wastewater from the proposed District will be captured through onsite collection and treated at a TCEQ permitted onsite wastewater treatment plant toward the northeast side of the proposed District. The improvements for the proposed District are not expected to have any adverse or unreasonable impacts to water quality.

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

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

<u>Construction Costs</u>	<u>District Share</u> <sup>(1)</sup>
A. Major Water Distribution Improvements	\$ 2,910,221
B. Major Wastewater Improvements	27,105,034
C. Major Stormwater Drainage Improvements	<u>5,311,815</u>
TOTAL CONSTRUCTION COSTS (75.09% of BIR)	\$ 35,327,070
 <u>Non-Construction Costs</u>	
A. Legal Fees	\$ 1,176,108
B. Fiscal Agent Fees	940,886
C. Interest Costs	
1. Capitalized Interest (1 year @ 6%)	2,822,659
2. Developer Interest (2 years @ 6% of Construction Costs)	4,239,248 <sup>(2)</sup>
D. Bond Discount (3%)	1,411,329
E. Bond Issuance Expenses	282,359
F. Organization and Operating Costs	100,000
G. District Creation Expenses	100,000
H. Bond Application Report Costs	480,000
I. Attorney General Fee (0.1%)	47,044
J. TCEQ Bond Issuance Fee (0.25%)	<u>117,611</u>

TOTAL NON-CONSTRUCTION COSTS	\$	11,717,244
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<b>TOTAL W, WW, &amp; D BOND ISSUE REQUIREMENT</b>	<b>\$</b>	<b>47,044,314</b>
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Notes: (1) Assumes 77.77% funding of eligible Master District Facility costs, 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> <sup>(1)</sup>
Major Roadway System: Collectors	\$	<u>4,551,207</u>
TOTAL CONSTRUCTION COSTS (71.18% of BIR)	\$	4,551,207

<u>Non-Construction Costs</u>		
A. Legal Fees	\$	159,090
B. Fiscal Agent Fees		127,272
C. Interest Costs		
1. Capitalized Interest (1 year @ 6%)		381,816
2. Developer Interest (2 years @ 6% of Construction Costs)		546,145 <sup>(2)</sup>
D. Bond Discount (3%)		190,908
E. Bond Application Report Costs		200,000
F. Bond Issuance Expenses		200,798
G. Attorney General Fee (0.1%)		<u>6,364</u>
TOTAL NON-CONSTRUCTION COSTS	\$	1,812,393
 <b>TOTAL ROAD BOND ISSUE REQUIREMENT</b>	 <b>\$</b>	 <b>6,363,600</b>

Notes: (1) Assumes 77.77% funding of Master District Facility costs, where applicable.  
(2) Based on developer advancing funds approximately two years prior to reimbursement.

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

### **D. ECONOMIC ANALYSIS**

#### Land Use

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

<u>Land Use</u>	<u>Acreage</u>	<u>ESFCs</u>
Single Family/Residential	236.02	1,340
Perimeter Right-of-way Dedication	6.69	0
Internal Collector Right-of-way Dedication	11.48	0
Open Space/Buffers	66.43	38
Floodplain	9.11	0
Amenity Center	7.49	20
Water/Wastewater Facilities	<u>5.70</u>	<u>2</u>
<b>Total</b>	<b>342.92</b>	<b>1,400</b>

### Market Study

A market study, prepared in June 2024 by Zonda, was submitted in support of the creation of the proposed District. The proposed District is expected to include approximately 1,335 ESFCs on a tract totaling approximately 343 acres. The market study indicates that the proposed District will contain single-family homes on 40-foot lots priced between \$305,000 and \$394,000 and on 45-foot lots priced between \$345,000 and \$405,000 and are expected to be absorbed at a rate of 216 to 264 units per year among all lot sizes throughout the initial six 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	966	\$ 349,500	\$ 337,617,000
45-foot single-family lots	363	\$ 375,000	\$ <u>136,125,000</u>
<b>Total Assessed Valuation</b>			<b>\$ 473,742,000</b>

Considering the issuance of a total of \$53,407,914 (\$47,044,314 for utilities and \$6,363,600 for roads) in bonds, assuming 77.77% financing of Master District Facility costs, a bond coupon rate of 6%, and a 25-year bond life, the average annual debt service requirement would be \$4,177,926 (\$3,680,122 for utilities plus \$497,804 for roads). Assuming a 98% collection rate and an ultimate AV of \$473,742,000, a projected ultimate tax rate of approximately \$0.90 (\$0.79 for utilities and \$0.11 for roads) per \$100 AV was indicated to be necessary to meet the annual debt service requirements for the proposed District. An additional \$0.10 per \$100 AV is projected to be levied for maintenance and operating expenses, for a combined proposed District tax rate of \$1.00.

Based on the information provided and assuming 77.77% financing for Master District Facility costs, 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> <sup>(1)</sup>
North Fork MUD of Williamson County (District)	\$ 1.000000 <sup>(2)(3)</sup>
Williamson County	\$ 0.333116
Williamson County Road	\$ 0.044329
Hutto Independent School District	\$ 1.207500
Lower Brushy Creek WCID	\$ 0.016265
East Williamson County Higher Education Center	\$ <u>0.038320</u>
<b>TOTAL TAX per \$100 AV:</b>	<b>\$ 2.639530</b>

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

(2) Represents \$0.79 for utilities, \$0.11 for roads, and \$0.10 for operation and maintenance tax.

(3) Assuming 77.77% funding of Master District Facility costs, where applicable.

Based on the proposed District tax rate and the year 2023 overlapping tax rate on land within the proposed District, and assuming 77.77% financing of Master District Facility costs, the project is considered economically feasible.

#### Water and Wastewater Rates

According to information provided, Jonah Water SUD will provide retail water service and the proposed District will provide retail wastewater service to the proposed District's customers. The estimated monthly fee for 10,000 gallons of water and wastewater would be \$184.03.

#### Comparative Water District Tax Rates

A tax rate of \$1.00 (\$0.79 for utilities, \$0.11 for roads, and \$0.10 for operation and maintenance tax) for the proposed District is comparable to other districts in the target market area. Based on the requirements and 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, and road facilities; a combined projected tax rate of \$1.00 per \$100 AV when assuming 77.77% financing of Master District Facility costs; the proposed District obtaining a 6% 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 North Fork Municipal Utility District of Williamson County.
2. Grant the District's request to acquire road powers in accordance with TWC Section 54.234 and 30 TAC Sections 293.11(d)(11), 293.201, and 293.202 subject to the requirement imposed by the TCEQ and the general laws of the state relating to the exercise of such powers.
3. The Order granting the petition should include the following 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:

Joseph Thomas

Matthew C. Silker

John Gilbert Horsley

Jared Jehl

Chelsea Brown

**H. ADDITIONAL INFORMATION**

The Petitioners' professional representatives are:

Attorney: Mr. Matt McPhail – Winstead, PC  
Creation Engineer: Ms. Sarah Starkey, P.E. – Kimley-Horn

**PETITION FOR THE CREATION OF  
NORTH FORK MUNICIPAL UTILITY DISTRICT OF WILLIAMSON COUNTY**

THE STATE OF TEXAS                   §  
   §  
COUNTY OF WILLIAMSON           §

TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

The undersigned petitioner, (herein the “Petitioner”, whether one or more), being a majority of the landowners who hold title to land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area, and being a majority in value of the holders of title of said area described by metes and bounds in Exhibit “A” attached hereto (the “Land”), respectfully petitions the Texas Commission on Environmental Quality (“TCEQ”) for the creation of a municipal utility district in Williamson County, Texas, pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto, and would respectfully show the following:

I.

The name of the proposed district shall be “North Fork Municipal Utility District of Williamson County” (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, Texas Constitution; Chapters 49 and 54, Texas Water Code, as amended; and purposes and authority concurrently or subsequently acquired and approved for roadways by Chapter 54, Water Code or other applicable law as amended, together with all amendments and additions thereto.

III.

The District shall contain an area of approximately 343 acres of land, situated within Williamson County, Texas, described by metes and bounds in Exhibit A, which is attached hereto and made a part hereof for all purposes. The described property is wholly located within the Williamson County unincorporated area and is not located within the corporate limits or extraterritorial jurisdiction of any city or town.

A Petition for Release of Area from the Extraterritorial Jurisdiction of the City of Taylor, Texas (“Petition for Release”) was filed with the City of Taylor, Texas (“City”) on October 12, 2023. Pursuant to Section 42.105(c), Texas Local Government Code, the City failed to take action to release the land within 45 days of the date the City received the Petition for Release. Therefore, pursuant to Section 42.105(d), Texas Local Government Code, the property was released from the City’s ETJ effective as of November 26, 2023.



#### IV.

Petitioner is the record owner of a total value of more than 50% of the value of the Land, as evidenced by the execution of this Petition. Petitioner represents that there are no lienholders with respect to the Land.

#### V.

The District shall be created for all of the purposes set forth in Article XVI, Section 59 and Article III, Section 52, Texas Constitution; Chapters 49 and 54, Texas Water Code, as amended; and purposes and authority concurrently or subsequently acquired and approved for roadways by Chapter 54, Water Code or other applicable law.

#### VI.

The general nature of the work proposed to be done by the District at the present time is the construction, maintenance and operation of a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes; the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements; and the construction, installation, maintenance, purchase and operation of facilities, systems, plants and enterprises of such additional facilities as shall be consonant with the purposes for which the District is organized.

#### VII.

There is a necessity for the improvements described above for the following reasons: the area of the District is urban in nature and is in close proximity to populous and developed sections of Williamson County. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Said area is not supplied with adequate water and sanitary sewer facilities and services or with adequate drainage facilities and does not have adequate fire suppression facilities, parks and recreational land and facilities, or roads or improvements in aid thereof. The health and welfare of the future inhabitants of the area and of territories adjacent thereto require the installation and acquisition of an adequate water supply and sewage disposal system, an adequate drainage system for and within the area of the District, adequate fire suppression facilities, adequate parks and recreational land and facilities, and roads or improvements in aid thereof.

A public necessity exists for the organization of such District to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system, such drainage facilities, such fire suppression facilities, parks and recreational land and facilities, and roads or improvements in aid thereof, 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.

## VIII.

Said proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the District is of such a nature that a waterworks, sanitary sewer, drainage, storm sewer and roadway system can be constructed at a reasonable cost, currently estimated at \$83,731,000 (\$65,782,000 for water, wastewater and drainage and \$17,949,000 for roads), with reasonable ad valorem tax and assessment rates and water and sewer rates, and said territory will be developed for residential and commercial purposes. The District shall be designated a noncity service district in the meaning of Section 54.016, Texas Water Code, as the District does not currently propose to connect to the City's water or sewer system or propose to contract with a regional water and wastewater facilities provider serving the area within the District, as of the date this Petition is filed.

## IX.

The following named persons are (i) all over eighteen (18) years of age, (ii) resident citizens of the State of Texas, (iii) reside in Williamson County or a county in the same metropolitan statistical area as Williamson County, (iv) owners of land subject to taxation within the District, and (v) are otherwise qualified to serve as directors of the District under the provisions of the Texas Water Code:

1. Joseph Thomas
2. John Gilbert Horsley
3. Chelsea Brown
4. Matthew C. Silker
5. Jared Jehl

WHEREFORE, the undersigned respectfully pray that this Petition be properly filed, as provided by law; that notice of the application be given as provided therein and in accordance with Section 54.0161, Texas Water Code; that a hearing be held if necessary and that this Petition be in all things granted; that the proposed municipal utility district be organized; that the five (5) persons named herein be appointed to serve as temporary directors 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.

[SIGNATURE PAGE FOLLOWS]

RESPECTFULLY SUBMITTED, this 24th day of June, 2024.

PETITIONER:

Ava Rohde  
Ava Rohde

Approximate acreage owned: 1.7 acres

RUMMEL & ROHDE FARMS LTD.,  
a Texas limited partnership

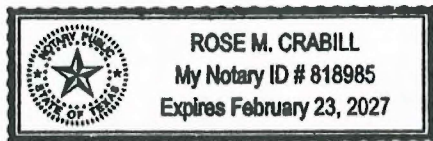
By: Rummel & Rohde Management, LLC,  
a Texas limited liability company, its  
general partner

By: Ava Rohde Manager  
Name: Ava Rohde  
Its: Manager

Approximate acreage owned: 341.3 acres

RMC AR  
STATE OF TEXAS LLANO §  
COUNTY OF ~~WILLIAMSON~~ §

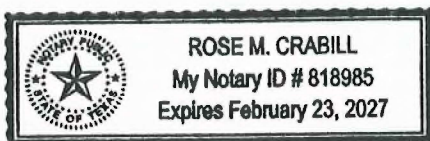
This instrument was acknowledged before me on this 24th day of June, 2024,  
by Ava Rohde.



Rose M. Crabill  
Notary Public, State of Texas

AR  
STATE OF TEXAS §  
COUNTY OF ~~WILLIAMSON~~ §  
LLANO RMC

This instrument was acknowledged before me on this 24th day of June, 2024,  
by Ava Rohde, both individually and as Manager of Rummel & Rohde Management, LLC,  
general partner of Rummel & Rohde Farms Ltd., a Texas limited partnership, on behalf of said  
limited partnership.



(SEAL)

Rose M. Crabill  
Notary Public, State of Texas



**A METES AND BOUNDS  
DESCRIPTION OF  
A 343.069 ACRE TRACT OF LAND**

**BEING** a 343.069 acre (14,944,096 square feet) tract of land situated in the James C. Eaves Survey, Abstract 213, Williamson County, Texas; and being all of that certain 344.99 acre tract described in Correction Special Warranty Deed to Rummel and Rohde Farms LTD. in Document No. 2011077685 of the Official Public Records of Williamson County, inclusive of that certain 1.700 acre tract described in Special Warranty Deed to Carlton and Ava Rohde in Document No. 2011056564 of the Official Public Records of Williamson County; said 344.99 acres being all of that certain 347.38 acres in Volume 17, Page 368 of the Deed Records of Williamson County, save and except the following tracts:

- that certain 10-foot wide 0.69 acre strip of land in Volume 361, Page 508 of the Deed Records Williamson County;
- that certain 0.452 acre tract described in instrument to Williamson County, Texas, in Document No. 2002062281 of the Official Public Records of Williamson County;
- and a portion of the original 347.38 acre tract along it's east boundary for which no conveyance was located that appears to reside with the current area of County Road 368 (width varies by occupation);

**BEGINNING** at a 5/8-inch iron pipe found on the apparent northwesterly right-of-way line of County Road 369 (variable width public right-of-way, no dedication found) marking the southwest corner of said 344.99 acre tract and the southeast corner of that certain Tract 8 described as 338.192 acres in instrument to Terrel Timmermann Farms LP., recorded in Document No. 2017102681 of the Official Public Records of Williamson County;

**THENCE**, along the common line of said 344.99 acre and 338.192 acre tracts the following two (2) courses and distances:

1. North 21°36'38" West, 4149.44 feet to a 3/4-inch iron pipe found marking the northwest corner of said 344.99 acre tract, and an interior corner of the said 388.192 acre tract;
2. North 68°12'34" East, 3609.61 feet to a point on the apparent southwesterly right-of-way line of said County Road 368, marking the southeast corner of that certain 126.10 acre tract described in instrument to Ruby L. Cottle, et al, in Document No. 2003078952 of the Official Public Records of Williamson County, and the northeast corner of the herein described tract; said point for corner bears North 5°43'43" West, 10.83 feet to a found 1/2-inch iron rod with orange cap stamped "BTS";

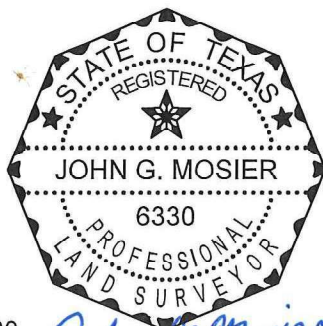
**THENCE**, South 21°23'01" East, 3880.09 feet along the apparent southwesterly right-of-way line of said County Road 368 to a 1/2-inch iron rod with orange cap stamped "BTS" found marking the north corner of said save and except 0.452 acre tract;

**THENCE**, along the northwesterly and southwesterly lines of said save and except 0.452 acre tract, same being the right-of-way line of said County Road 369, the following three (3) courses and distances:

1. South 68°42'07" West, 1.72 feet to a 1/2-inch iron rod with orange cap stamped "BTS" found at the beginning of a curve;
2. in a southwesterly direction along a non-tangent curve to the right, having a central angle of 90°27'38", a radius of 260.00 feet, a chord bearing and distance of South 23°14'09" West, 369.17 feet, and a total arc length of 410.50 feet to a 1/2-inch iron rod with orange cap stamped "BTS" found for corner;
3. South 21°39'13" East, 18.93 feet to a 1/2-inch iron rod with orange cap stamped "BTS" found on the apparent northwesterly right-of-way line of said County Road 369, marking the southwest corner of said save and except 0.452 acre tract;

**THENCE**, South 68°23'18" West, 3332.18 feet along the apparent northwesterly right-of-way line of said County Road 369 to the **POINT OF BEGINNING**, and containing 343.069 acres of land in Williamson County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 0.9998800143. This description was generated on 4/11/2024 at 9:00 AM, based on geometry in the drawing file K:\SNA\_Survey\064537560-GREEN BRICK - Taylor\DWG\Exhibits\343.069 ACRES-MUNICIPAL UTILITY DISTRICT.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas

LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	S68°42'07"W	1.72'	C1	90°27'38"	260.00'	410.50'	S23°14'09"W	369.17'
L2	S21°39'13"E	18.93'						



JOHN G. MOSIER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6330  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
greg.mosier@kimley-horn.com

**EXHIBIT OF  
343.069 ACRE TRACT  
MUNICIPAL UTILITY DISTRICT**  
J.C. EAVES SURVEY,  
ABSTRACT NO. 213  
WILLIAMSON COUNTY, TEXAS

**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	4/11/2024	064537560	1 OF 2

AFFIDAVIT OF TEMPORARY DIRECTOR

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON       §

BEFORE ME, the undersigned duly constituted authority of the State and County aforesaid, on this day personally appeared Chelsea Brown who expressed a desire to be appointed a director of North Fork Municipal Utility District of Williamson County (hereinafter the "District"), and who on oath did state:

1.           I am at least eighteen (18) years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District. I am a resident of Williamson County, the county in which the District is located.

2.           I am not now and have no present plans to be a developer of property in the District as defined in Section 49.052(d), Texas Water Code, as amended (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, alleys or parks or other portions intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto).

3.           I am not, to the best of my knowledge, related within the third degree of affinity (marriage) or consanguinity (blood) to a developer of property within the District; or to any of the other proposed Directors of the District; or to the attorney, engineer or manager of the District or other person providing professional services to the District.

4.           I am not an employee of any developer of property within the District or any other Director or any attorney, engineer or manager of the District, or other person providing professional services to the District or a developer of property in the District in connection with the District or property located in the District.

5.           I am not serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a developer of property within the District.

6.           Neither my employer nor I have any business or other connection with the developer of the District, the attorney representing the District, or any consulting engineer for the District in regard to the District and the development therein.

7.           I am not a party to a contract with or along with the District (except, possibly, for the purchase of public services furnished by the District to the public generally) or a contract

with or along with a developer of property in the District relating to the District or property within the District (except, possibly, a contract related solely to the purpose of purchasing or conveying real property in the District for the purpose of qualifying as a director).

8. I do not, at the present time, plan to live in the District. I do plan to retain ownership of my land in the District for the indefinite future, but I anticipate that I will eventually offer it for resale.

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.

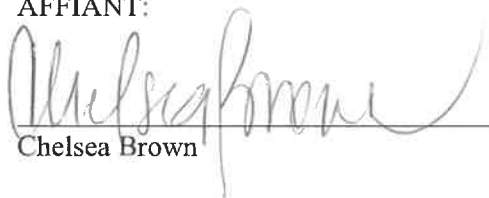
10. I am aware that the District is a public agency, that by law notice of its meetings must be posted, and that, subject to certain exceptions, its meetings must be open to the public and its records must be available for inspection by the public at all reasonable times.

11. I am aware that the District is subject to the continuing supervision of the Texas Commission on Environmental Quality, and I will fully cooperate with said Commission.

12. I am not presently an officer, director or official of the State of Texas or any other district, city, county, school district or political subdivision of this State.

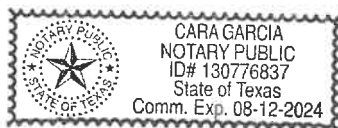
13. I hereby affirm that I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States and of the State of Texas; and I hereby affirm that I have not directly or indirectly 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.


AFFIANT:

  
Chelsea Brown

SWORN AND SUBSCRIBED BEFORE ME this 2nd day of May, 2024.

[SEAL]



  
Notary Public in and for the State of Texas

AFFIDAVIT OF TEMPORARY DIRECTOR

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON       §

BEFORE ME, the undersigned duly constituted authority of the State and County aforesaid, on this day personally appeared Jared Jehl who expressed a desire to be appointed a director of North Fork Municipal Utility District of Williamson County (hereinafter the "District"), and who on oath did state:

1.           I am at least eighteen (18) years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District. I am a resident of Williamson County, the county in which the District is located.

2.           I am not now and have no present plans to be a developer of property in the District as defined in Section 49.052(d), Texas Water Code, as amended (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, alleys or parks or other portions intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto).

3.           I am not, to the best of my knowledge, related within the third degree of affinity (marriage) or consanguinity (blood) to a developer of property within the District; or to any of the other proposed Directors of the District; or to the attorney, engineer or manager of the District or other person providing professional services to the District.

4.           I am not an employee of any developer of property within the District or any other Director or any attorney, engineer or manager of the District, or other person providing professional services to the District or a developer of property in the District in connection with the District or property located in the District.

5.           I am not serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a developer of property within the District.

6.           Neither my employer nor I have any business or other connection with the developer of the District, the attorney representing the District, or any consulting engineer for the District in regard to the District and the development therein.

7.           I am not a party to a contract with or along with the District (except, possibly, for the purchase of public services furnished by the District to the public generally) or a contract



with or along with a developer of property in the District relating to the District or property within the District (except, possibly, a contract related solely to the purpose of purchasing or conveying real property in the District for the purpose of qualifying as a director).

8. I do not, at the present time, plan to live in the District. I do plan to retain ownership of my land in the District for the indefinite future, but I anticipate that I will eventually offer it for resale.

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, and that, subject to certain exceptions, its meetings must be open to the public and its records must be available for inspection by the public at all reasonable times.

11. I am aware that the District is subject to the continuing supervision of the Texas Commission on Environmental Quality, and I will fully cooperate with said Commission.

12. I am not presently an officer, director or official of the State of Texas or any other district, city, county, school district or political subdivision of this State.

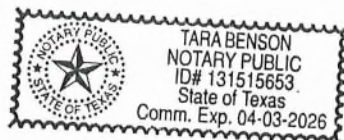
13. I hereby affirm that I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States and of the State of Texas; and I hereby affirm that I have not directly or indirectly 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.

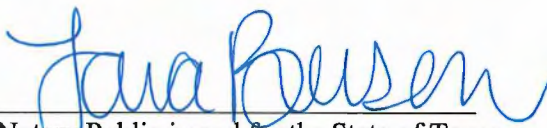
AFFIANT:

  
\_\_\_\_\_  
Jared Jehl

SWORN AND SUBSCRIBED BEFORE ME this 9<sup>th</sup> day of May, 2024.

[SEAL]



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



AFFIDAVIT OF TEMPORARY DIRECTOR

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON       §

BEFORE ME, the undersigned duly constituted authority of the State and County aforesaid, on this day personally appeared John Gilbert Horsley who expressed a desire to be appointed a director of North Fork Municipal Utility District of Williamson County (hereinafter the "District"), and who on oath did state:

1.           I am at least eighteen (18) years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District. I am a resident of Williamson County, the county in which the District is located.

2.           I am not now and have no present plans to be a developer of property in the District as defined in Section 49.052(d), Texas Water Code, as amended (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, alleys or parks or other portions intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto).

3.           I am not, to the best of my knowledge, related within the third degree of affinity (marriage) or consanguinity (blood) to a developer of property within the District; or to any of the other proposed Directors of the District; or to the attorney, engineer or manager of the District or other person providing professional services to the District.

4.           I am not an employee of any developer of property within the District or any other Director or any attorney, engineer or manager of the District, or other person providing professional services to the District or a developer of property in the District in connection with the District or property located in the District.

5.           I am not serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a developer of property within the District.

6.           Neither my employer nor I have any business or other connection with the developer of the District, the attorney representing the District, or any consulting engineer for the District in regard to the District and the development therein.

7.           I am not a party to a contract with or along with the District (except, possibly, for the purchase of public services furnished by the District to the public generally) or a contract

with or along with a developer of property in the District relating to the District or property within the District (except, possibly, a contract related solely to the purpose of purchasing or conveying real property in the District for the purpose of qualifying as a director).

8. I do not, at the present time, plan to live in the District. I do plan to retain ownership of my land in the District for the indefinite future, but I anticipate that I will eventually offer it for resale.

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, and that, subject to certain exceptions, its meetings must be open to the public and its records must be available for inspection by the public at all reasonable times.

11. I am aware that the District is subject to the continuing supervision of the Texas Commission on Environmental Quality, and I will fully cooperate with said Commission.

12. I am not presently an officer, director or official of the State of Texas or any other district, city, county, school district or political subdivision of this State.

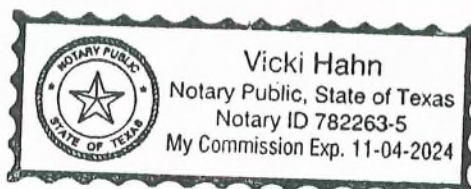
13. I hereby affirm that I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States and of the State of Texas; and I hereby affirm that I have not directly or indirectly 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.


AFFIANT:

  
John Gilbert Horsley

SWORN AND SUBSCRIBED BEFORE ME this 1<sup>st</sup> day of May, 2024.

[SEAL]



  
Notary Public in and for the State of Texas

AFFIDAVIT OF TEMPORARY DIRECTOR

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS           §

BEFORE ME, the undersigned duly constituted authority of the State and County aforesaid, on this day personally appeared Joseph Thomas who expressed a desire to be appointed a director of North Fork Municipal Utility District of Williamson County (hereinafter the "District"), and who on oath did state:

1.           I am at least eighteen (18) years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District. I am a resident of Travis County, being a county adjacent to the county in which the District is located.

2.           I am not now and have no present plans to be a developer of property in the District as defined in Section 49.052(d), Texas Water Code, as amended (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, alleys or parks or other portions intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto).

3.           I am not, to the best of my knowledge, related within the third degree of affinity (marriage) or consanguinity (blood) to a developer of property within the District; or to any of the other proposed Directors of the District; or to the attorney, engineer or manager of the District or other person providing professional services to the District.

4.           I am not an employee of any developer of property within the District or any other Director or any attorney, engineer or manager of the District, or other person providing professional services to the District or a developer of property in the District in connection with the District or property located in the District.

5.           I am not serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a developer of property within the District.

6.           Neither my employer nor I have any business or other connection with the developer of the District, the attorney representing the District, or any consulting engineer for the District in regard to the District and the development therein.

7.           I am not a party to a contract with or along with the District (except, possibly, for the purchase of public services furnished by the District to the public generally) or a contract

with or along with a developer of property in the District relating to the District or property within the District (except, possibly, a contract related solely to the purpose of purchasing or conveying real property in the District for the purpose of qualifying as a director).

8. I do not, at the present time, plan to live in the District. I do plan to retain ownership of my land in the District for the indefinite future, but I anticipate that I will eventually offer it for resale.

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, and that, subject to certain exceptions, its meetings must be open to the public and its records must be available for inspection by the public at all reasonable times.

11. I am aware that the District is subject to the continuing supervision of the Texas Commission on Environmental Quality, and I will fully cooperate with said Commission.

12. I am not presently an officer, director or official of the State of Texas or any other district, city, county, school district or political subdivision of this State.

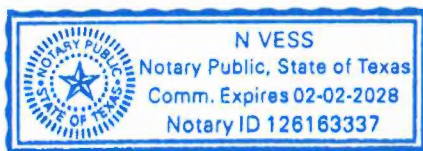
13. I hereby affirm that I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States and of the State of Texas; and I hereby affirm that I have not directly or indirectly 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.

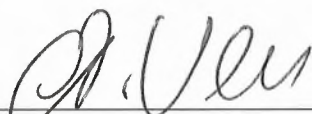
AFFIANT:

  
\_\_\_\_\_  
Joseph Thomas

SWORN AND SUBSCRIBED BEFORE ME this 8 day of May, 2024.

[SEAL]



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

AFFIDAVIT OF TEMPORARY DIRECTOR

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON       §

BEFORE ME, the undersigned duly constituted authority of the State and County aforesaid, on this day personally appeared Matthew C. Silker who expressed a desire to be appointed a director of North Fork Municipal Utility District of Williamson County (hereinafter the "District"), and who on oath did state:

1.           I am at least eighteen (18) years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District. I am a resident of Williamson County, the county in which the District is located.

2.           I am not now and have no present plans to be a developer of property in the District as defined in Section 49.052(d), Texas Water Code, as amended (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, alleys or parks or other portions intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto).

3.           I am not, to the best of my knowledge, related within the third degree of affinity (marriage) or consanguinity (blood) to a developer of property within the District; or to any of the other proposed Directors of the District; or to the attorney, engineer or manager of the District or other person providing professional services to the District.

4.           I am not an employee of any developer of property within the District or any other Director or any attorney, engineer or manager of the District, or other person providing professional services to the District or a developer of property in the District in connection with the District or property located in the District.

5.           I am not serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a developer of property within the District.

6.           Neither my employer nor I have any business or other connection with the developer of the District, the attorney representing the District, or any consulting engineer for the District in regard to the District and the development therein.

7.           I am not a party to a contract with or along with the District (except, possibly, for the purchase of public services furnished by the District to the public generally) or a contract



with or along with a developer of property in the District relating to the District or property within the District (except, possibly, a contract related solely to the purpose of purchasing or conveying real property in the District for the purpose of qualifying as a director).

8. I do not, at the present time, plan to live in the District. I do plan to retain ownership of my land in the District for the indefinite future, but I anticipate that I will eventually offer it for resale.

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, and that, subject to certain exceptions, its meetings must be open to the public and its records must be available for inspection by the public at all reasonable times.

11. I am aware that the District is subject to the continuing supervision of the Texas Commission on Environmental Quality, and I will fully cooperate with said Commission.

12. I am not presently an officer, director or official of the State of Texas or any other district, city, county, school district or political subdivision of this State.

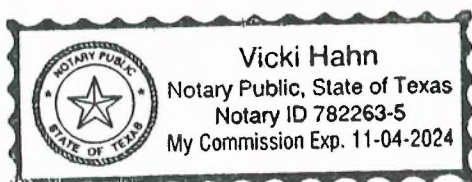
13. I hereby affirm that I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States and of the State of Texas; and I hereby affirm that I have not directly or indirectly 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.


AFFIANT:

  
Matthew C. Silker

SWORN AND SUBSCRIBED BEFORE ME this 30<sup>th</sup> day of April, 2024.

[SEAL]



  
Notary Public in and for the State of Texas

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-07022024-003

**PETITION.** Ava Rohde and Rummel & Rohde Farms LTD., a Texas limited partnership, (Petitioners) filed a petition for creation of North Fork Municipal Utility District of Williamson County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioners hold title to a majority in value of the land to be included in the proposed District; (2) there are no lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 343 acres located within Williamson County, Texas; and (4) none of the land within the proposed District is within the corporate limits or extraterritorial jurisdiction of any city.

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

The petition further states that the proposed District will: (1) construct, maintain, and operate a waterworks system, including the purchase and sale of water for domestic and commercial purposes; (2) construct, maintain, and operate a wastewater collection, treatment, and disposal system for domestic and commercial purposes; (3) construct, install, maintain, purchase, and operate drainage and roadway facilities and improvements; and (4) construct, install, maintain, purchase, and operate facilities, systems, plants, and enterprises as shall be consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$83,731,000. The financial analysis was based on an assumed funding of an estimated \$53,407,914 (\$47,044,314 for water, wastewater, and drainage plus \$6,363,600 for roads) as presented in application material 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.

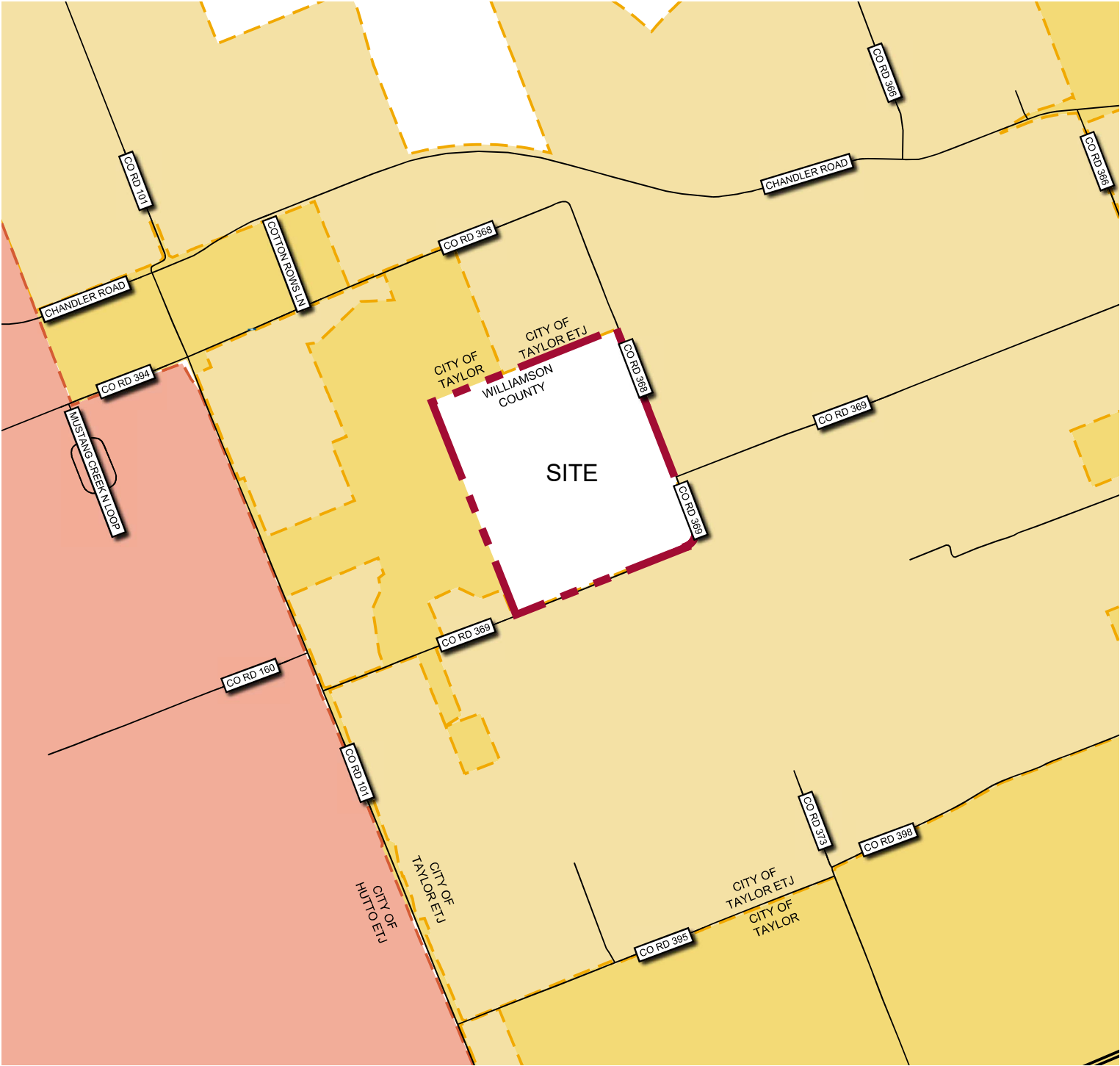
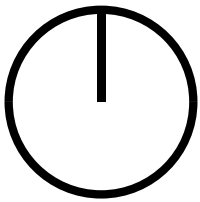
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request 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 8, 2024





LOCATION MAP  
SCALE: N.T.S.

EXHIBIT "A"

# North Fork MUD

30.592479, -97.481952  
Williamson County, Texas  
April 2024

DWG NAME: K:\FB, CIVIL\FRISCO SINGLE FAMILY PURSUITS\_2024\02\2024 - RUMMEL MUD\CADEXHIBITS\PLANSHEET\EXHIBIT 1 - LOCATION MAP.DWG  
LAST SAVED: 3/28/2024 9:08 AM

**Kimley»Horn**

501 S. Austin Avenue, Suite 1310  
Georgetown, TX 78626  
512-520-0768  
State of Texas Registration No. F-928

NOTES:  
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.  
2. FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.  
3. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2024