

Brooke 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*

February 6, 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 Bartlett Farm Municipal Utility District of Williamson County;  
TCEQ Docket No. 2025-0084-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 Bartlett Farm 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 black ink that reads "Kayla Murray".

Kayla Murray, Staff Attorney  
Environmental Law Division

Enclosures

# Texas Commission on Environmental Quality

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## TECHNICAL MEMORANDUM

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

  
11/19/2024

**Date:** October 31, 2024

**Thru:** Daniel Finnegan, Team Lead  
District Bond Team

**From:** Darryl Smith, P.E.  
Districts Bond Team

**Subject:** Petition by Bartlett Farm, LLC, a Texas limited liability company for the Creation of Bartlett Farm Municipal Utility District of Williamson County; Pursuant to Texas Water Code Chapters 49 and 54.  
TCEQ Internal Control No. D-04012024-006  
CN: 606248904 RN: 111949616

### **A. GENERAL INFORMATION**

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of Bartlett Farm MUD of Williamson County (District). The petition was signed by Robert Zalkin, manager of Bartlett Farm, LLC, a Texas limited liability company (Petitioner). The petition states that the Petitioner holds title to a majority in value of the land to be included in the proposed District and it further states there are no lienholders on the property to be included 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 approximately 53 miles north of downtown Austin, Texas (via I-35) and is located 12 miles east of the City of Jarrell, Texas in Williamson County (County). The District is located west of SH 95 at the southeastern intersection of Bowie Street and Arnold Drive. The primary point of access for the District will be from Arnold Drive.

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

The proposed District contains approximately 188.02 acres of land. The metes and bounds description of the proposed District has been reviewed and checked by TCEQ's staff and has been found to form an acceptable closure.

#### **City Consent**

The proposed district is not within the corporate limits or extraterritorial jurisdiction of any municipality, therefore, the requirements of TWC Section 54.016 and Texas Local Government Code Section 42.042 do not apply.

### County Notification

In accordance with TWC Section 54.0161, a certified letter, dated April 17, 2024, was sent to the Commissioners Court of Williamson County which provided notice of the proposed District's pending creation application and provided the county commissioner an opportunity to make recommendations. On June 14, 2024, a request for contested hearing letter was received and recorded by the TCEQ Chief Clerks office from the Williamson County Commissioners Court.

### Statements of Filing Petition

Evidence of filing a copy of the petition with the Williamson County Clerks' office, the TCEQ's 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

Robert Zalkin is noted as a highly accomplished real estate executive with 20 years of experience in acquisitions and development, specializing in residential land development. In addition, Sequoia Property Partners is recognized as an innovative strategic real estate development company focused on building 500 home planned communities.

### Certificate of Ownership

By signed certificate(s) dated January 31, 2024, the Williamson Central Appraisal District has certified that the appraisal rolls indicate that the Petitioner is the owner of the majority in value 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:

Carlos A. Guerrero

Keith Hughes

Gregg Klar

John Darsnek

Cari Wible

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 May 12, 2024, and May 19, 2024, in the *Sunday 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 May 7, 2024, in the Williamson County Courthouse, the place where legal notices in Williamson County are posted. Accordingly, the notice requirements of 30 TAC Section 293.12(b) have been satisfied. The opportunity for the public to request a contested case hearing (comment period) expired June 18, 2024. . On June 14, 2024, a request for contested hearing letter was received and recorded by the TCEQ Chief Clerks office from the Williamson County Commissioners Court.

### **B. ENGINEERING ANALYSIS**

The creation engineering report indicates the following:

#### Availability of Comparable Service

The proposed District is not located within a city's ETJ. According to application materials a survey of utilities in the area indicates there are no water or sanitary sewer services with capacity to serve the District within 2 miles of the land tract. The District is located to the south of the Water and Sewer Certificate of Convenience and Necessity (CCN) of Bartlett City and to the north of the Water CCN of Jarrell Schwertner WSC. The District will provide typical municipal services for the residents. Services will include two public water wells with a distribution system, a wastewater collection and treatment system, a storm drainage collection and detention system, a collector road, and local roadways. All utilities will be designed in accordance with the criteria established by the TCEQ.

#### Water Supply Improvements

It is anticipated that the District will receive water from two proposed groundwater wells with a potential capacity of up to 650 gallons per minute (gpm). The wells will produce a public water supply which will provide all water service for the development. The development is anticipated to have approximately 448 equivalent single-family connections (ESFCs), all being within the District. At full development, the average daily demand is estimated to be 134,400 gallons per day (gpd) within the District. Based on the engineering report the water supply system will be designed to meet or exceed TCEQ requirements.

#### Water Distribution Improvements

It is anticipated that the water distribution system to serve the District will consist of the appropriately sized water mains, service lines and related appurtenances. According to the engineering report the water distribution system for the proposed District will be a water main system comprised of 8-inch and 12-inch waterlines along the proposed collector road. Furthermore, 8-inch loops within the sections are proposed to ensure that all service connections are provided with minimum pressure requirements peak day (60 psi) and peak day plus fire flow (20 psi) as stated in the application materials.



### Wastewater Treatment Improvements

The proposed District will construct a wastewater treatment plant (WWTP) with enough capacity to service the District. The District is anticipated to have approximately 448 ESFCs. Based on 300 gpd/ ESFC design criteria the ultimate required treatment plant capacity for the District is approximately 134,400 gallons per day (gpd). The WWTP will be constructed/owned by the District and located in the southeast portion of the District. The plant will ultimately discharge into the Donahoe Creek. It is anticipated that all WWTP facilities will be permitted and designed in accordance with criteria established by the TCEQ.

### Wastewater Collection Improvements

The wastewater generated by development within the proposed District will flow by gravity through internal sanitary sewer lines to an onsite WWTP. Based on the engineering report, The proposed wastewater collection system is a gravity system comprised of 8" and 12" wastewater lines designed to accommodate normal infiltration and sewage flows from the District's customers. The system will be designed in accordance with criteria established by the TCEQ and will be designed, constructed, owned, operated, and maintained by the District.

### Storm Water Drainage System and Drainage Improvements

The drainage facilities will be funded by the District. All of the storm drainage system in the District will complement the proposed concrete curb-and-gutter paved streets and an overall design following approved Williamson County design criteria. The District's internal storm sewer system will consist of 24 inch diameter or greater reinforced concrete storm sewer pipe, manholes, and detention pond headwalls where applicable. The storm sewer collector system will ultimately outfall into the adjacent waterways and ponds. It is anticipated that two (2) detention ponds will be required to serve a portion of the proposed subdivision development where drainage does not flow directly into Donahoe Creek. All drainage facilities will be owned, operated, and maintained by the proposed District.

### Road Improvements

The proposed District will construct and finance road projects which will serve the District. According to the application materials, there is one (1) arterial road being proposed within the District based on the Williamson County Long-Range Transportation Plan. This road will be a future county arterial road and will not be included as a part of the development being proposed in the District. The developer will construct internal roadways to provide access to the areas of the District depending on land use plan. The paving for the roadways will be concrete and consist of concrete curb and gutter inlets where applicable. Upon completion of construction of the road projects, the roads will either be owned/maintained by the District or conveyed to the County for ownership and maintenance. All roadway facilities will be designed in accordance with criteria established by the County. The schedule for construction for the various roadway facilities will coincide with the rate of development.

### Recreational Facilities

The District is projected to construct and fund recreational facilities consisting of parks, pathways, and landscaping.

### Topography/Land Elevation

According to area maps the District site is pasture/grassland used for agricultural purposes. The existing District elevations range from approximately 560 feet above mean sea level (msl) in the southern portion to approximately 593 feet msl in the northern portion of the District. There are no plans to significantly alter land elevations in the District. Therefore, development activity within the proposed District is not expected to have an unreasonable effect on overall land elevations.

### Floodplain

According to Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48491C0175F dated December 20, 2019, there are areas mapped in the 100-year floodplain (Zone "A") within the proposed District. In the land use plan approximately 72 acres of open space is reserved for flood plain mitigation. Based on feedback from the engineer, floodplain areas will be avoided, or FEMA level drainage studies will be required and approved prior to any development activity in the floodplain. Furthermore, no residential development is planned for the 100-year floodplain areas.

### Subsidence

It is anticipated that the proposed District will receive its water supply from permitted groundwater wells owned and operated by the District. According to the engineering report the proposed District is not located within a Texas Groundwater Conservation District. The District's water usage is not expected to have an adverse effect on land subsidence within 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.

### Groundwater Levels/Recharge

It is anticipated that the proposed District will receive its water supply from permitted groundwater wells owned and operated by the District. According to the engineering report the proposed District is not located in a recharge zone or Texas Groundwater Conservation District. Based on the anticipated water usage the District is not expected to have an adverse effect on the groundwater recharge capability in the area.

### Natural Run-off and Drainage

The majority of the proposed District naturally slopes in a southeastern direction to Donahoe Creek which runs east as a tributary to Little Creek. The 96-acre portion of the tract located south of the creek naturally slopes in a northeastern direction into the creek. It is expected that two (2) detention ponds will be required to serve the proposed subdivision development located in this portion of the District where flows do not directly flow into Donahoe Creek. According to the engineering report the system will be sized with a design capacity to adequately handle the flow of the entire development and the runoff will be detained prior to release from the District. It is anticipated the proposed District will have no adverse impact on the natural run-off rates or drainage within the vicinity.

### Water Quality

It is anticipated that the proposed District will control/monitor water quality and adhere to TCEQ public drinking water standards. In addition, the proposed District will be responsible for the treatment and disposal of wastewater from the proposed District. Upon completion the WWTP is expected to comply with Texas Pollutant Discharge Elimination System Permit (TPDES), City and TCEQ standards. No adverse effect of the water quality is anticipated as a result of this development.

## **C. SUMMARY OF COSTS**

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

<u>Construction Costs</u>	<u>District Share</u> <sup>(1)</sup>
A. Wastewater Treatment Plant Facilities	\$ 2,110,500
B. Water Plant and Well(s)	6,105,150
C. Water, Sanitary Sewer, Drainage Infrastructure	3,959,550
D. Detention Facilities	281,250
E. Contingencies (10% of Items A & B, 20% of Item C)	1,613,475
F. Engineering (Items A - C)	763,344
G. Land Acquisition	<u>2,538,594</u>
TOTAL CONSTRUCTION COSTS (79.34% of BIR)	\$ 17,371,863
<u>Non-Construction Costs</u>	
A. Legal Fees	436,950
B. Fiscal Agent Fees	349,650
C. Interest Costs	
1. Capitalized Interest	873,900
2. Developer Interest (5.0%)	1,737,186 <sup>(2)</sup>
D. Bond Discount (2%)	437,895
E. Initial Operation Costs	135,000
F. District Creation Costs (Legal & Engineering)	63,900
G. Issuance, Organization & Administrative Costs	176,256
H. Bond Application Report Costs	180,000
I. Market Study	60,750
J. Attorney General Fee (0.1%)	21,900
K. TCEQ Bond Issuance Fee (0.25%)	<u>54,750</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 4,528,137
<b>TOTAL W, WW, &amp; D BOND ISSUE REQUIREMENT</b>	<b>\$ 21,900,000</b>

Notes: (1) Assumes 45% funding of anticipated developer contribution items, where applicable  
(2) Assumes the bonds to reimburse the developer will be sold on average 2 years following the completion of facilities.

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

### **ROAD IMPROVEMENT**

<u>Construction Costs</u>	<u>District Share</u> <sup>(1)</sup>
A. Road	1,912,500
B. Contingencies (20% of Item A)	382,500
C. Engineering	<u>344,250</u>
TOTAL CONSTRUCTION COSTS (77.91% of BIR)	\$ 2,639,250
 <u>Non-Construction Costs</u>	
A. Legal Fees	\$ 53,550
B. Fiscal Agent Fees	42,750
C. Interest Costs	
1. Capitalized Interest	107,100
2. Developer Interest (5.0%)	263,925 <sup>(2)</sup>
D. Bond Discount (2%)	67,748
E. Issuance, Organization & Administrative Costs	115,289
F. Bond Application Report Costs	106,988
G. Attorney General Fee (0.1%)	<u>3,400</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 760,750
 <b>TOTAL ROAD BOND ISSUE REQUIREMENT</b>	 <b>\$ 3,400,000</b>

Notes: (1) Assumes 45% funding of anticipated developer contribution items, where applicable.

(2) Assumes the bonds to reimburse the developer will be sold on average 2 years following the completion of facilities.

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> <sup>(1)</sup>
A. Landscaping & Trails	\$ 112,500
B. Contingencies (20% of Item A)	22,500
C. Engineering	<u>20,250</u>
TOTAL CONSTRUCTION COSTS (74.76% of BIR)	\$ 155,250
 <u>Non-Construction Costs</u>	
A. Legal Fees	\$ 4,050
B. Fiscal Agent Fees	\$ 3,150

C. Interest Costs	
1. Capitalized Interest	7,650
2. Developer Interest (5.0% )	15,525 <sup>(2)</sup>
D. Bond Discount (2%)	4,154
E. Issuance, Organization & Administrative Costs	11,723
F. Bond Application Report	7,763
G. Attorney General Fee (0.1%)	210
H. TCEQ Bond Issuance Fee (0.25%)	<u>525</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 54,750
 TOTAL RECREATION BOND ISSUE REQUIREMENT	 \$ 210,000

Notes: (1) Assumes 45% 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 proposed District is planned to consist of single-family development with associated roadways and utilities to serve the District. Planned ultimate development in the proposed District, as shown in the land use plan provided, is as follows:

<u>Land Use</u>	<u>Acreage</u>	<u>ESFCs</u>
Single-Family Residential	95.70	448
Recreation/Detention	14.68	0
Open Space Reserve	73.38	0
Future Arterial ROW	<u>4.27</u>	<u>0</u>
<b>Total</b>	<b>188.03</b>	<b>448</b>

##### **Market Study**

A market study prepared in January 2024 by Zonda has been submitted in support of the creation of the proposed District. The proposed District is expected to include approximately 448 single-family home ESFCs with 40' wide and 50' wide lots on a tract totaling approximately 188 acres. The unit home value for a single-family lot is as follows: 40-foot wide lot (192 homes) is expected to be \$337,500 per unit and for a 50-foot wide lot (256 units) \$362,500 per unit. The market study indicates the anticipated average absorption rate of 87 units per year including all single-family lots over a 7-year buildout period.

### Project Financing

The projected taxable assessed valuation (AV) for the proposed District is as follows:

<u>Development Description</u>	<u>Units/AC</u>	<u>Estimated Average Value per Unit</u>	<u>Total Buildout Value</u>
Single Family (40' For Sale Lot)	192	\$337,500	\$64,800,000
Single Family (50' For Sale Lot)	256	\$362,500	<u>\$92,800,000</u>
		<b>Total AV</b>	<b>\$157,600,000</b>

Considering the issuance of a total of \$25,510,000 (\$21,900,000 for utilities, \$3,400,000 for roads and \$210,000 for recreational facilities) in bonds, assuming 45% financing, a bond coupon rate of 5.0%, and a 26-year bond life, the average annual debt service requirement would be \$1,774,586 (\$1,523,459 for utilities, \$236,519 for roads and \$14,609 for recreational facilities). Assuming a 99% collection rate and an ultimate AV of \$157,600,000, a projected ultimate tax rate of approximately \$1.14 (\$0.98 for utilities, \$0.15 for roads and \$0.01 for recreational facilities) per \$100 AV was indicated to be necessary to meet the annual debt service requirements for the proposed District. An additional \$0.06 per \$100 AV is projected to be levied for maintenance and operating expenses, for a combined proposed District tax rate of \$1.20.

Based on the information provided the total year 2023 overlapping tax rates on land within the proposed District are shown as follows:

<u>Taxing Jurisdiction</u>	<u>Tax Rates (Williamson County)</u> <sup>(1)</sup>
Bartlett Farm Municipal Utility District (District)	\$1.200 <sup>(2)</sup>
Williamson County	\$0.333
Bartlett ISD	\$0.619
Williamson County Fire Marshall	\$0.044
Donahoe Creek Watershed	<u>\$0.023</u>
<b>TOTAL TAX per \$100 AV:</b>	<b>\$2.219</b>

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

(2) Represents \$0.98 for utilities, \$0.15 for roads, \$0.01 for recreational facilities and \$0.06 for operation and maintenance tax.

Based on the proposed District tax rate and the year 2023 overlapping tax rate on land within the proposed District, the project is considered economically feasible. Each bond issue will be evaluated based on its own economic feasibility merits.

### Water and Wastewater Rates

According to information provided, District will provide retail water and sanitary sewer services to District customers at competitive rates as follows:

Water rate:

<u>Monthly Fee</u>	<u>Water Usage</u>
Residential (\$30.00 Base Fee/ESFC)	0 gallons
\$6.125 per 1,000 gallons	1 to 15,000 gallons
\$6.125 per 1,000 gallons	15,001 to 30,000 gallons
\$6.125 per 1,000 gallons	30,001 to 50,000 gallons
\$6.125 per 1,000 gallons	More than 50,000 gallons

Wastewater rate:

<u>Monthly Fee</u>	<u>Sewer Usage</u>
Residential (\$32.50 Base Fee/ESFC)	0 - 10,000 gallons
\$3.50 per 1,000 gallons	10,001 to 20,000 gallons
\$4.50 per 1,000 gallons	20,001 to 30,000 gallons
\$9.50 per 1,000 gallons	30,001 to 59,999 gallons
\$15.00 per 1,000 gallons	More than 60,000 gallons

Based on the above rates, the estimated monthly fee for 10,000 gallons of water and wastewater would be \$123.75.

Comparative Water District Tax Rates

A combined projected tax rate of \$1.20 per \$100 AV, as indicated above is comparable to other districts in the area. 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 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, roads, and recreational facilities; a combined projected tax rate of \$1.20 per \$100 AV the proposed District obtaining a 5.0%

bond coupon interest rate; and other supporting data the proposed District is considered 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.

3. The recommendations are made under authority delegated by the Executive Director of the TCEQ.

#### **G. RECOMMENDATIONS**

1. Grant the petition for creation of Bartlett Farm 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 statements:

"This Order shall in no event be construed as an approval of any proposed agreements or of any particular items in any documents provided in support of the petition for creation, nor as a commitment or requirement of the TCEQ in the future to approve or disapprove any particular items or agreements in future applications submitted by the District for TCEQ consideration."

4. Appoint the following five persons to serve as temporary directors until permanent directors are elected and qualified:

Carlos A. Guerrero

Keith Hughes

Gregg Klar

John Darsnek

Cari Wible

#### **H. ADDITIONAL INFORMATION**

The Petitioner's professional representatives are:

Attorney: Mr. Anthony Corbett, Attorney – McLean and Howard LLP  
Creation Engineer: Mr. Eric Vann, P.E. - Quiddity Engineering, LLC



**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 Bartlett Farm Municipal Utility District of Williamson County or some other name as required or permitted by law (the “District”). The District shall be organized under the terms and provisions of 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 188.02 acres of land, more or less, situated in Williamson County, Texas, more particularly described in **Exhibit “A”** (the “Land”). The Land is not located in the corporate boundaries or extraterritorial jurisdiction of any municipality.

**III.**

By execution below, Petitioner certifies that there is no lienholder of record against the Land.

#### 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 and sanitary sewer facilities and services, with adequate drainage facilities, with 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, sanitary sewer collection and disposal system, drainage system, park and recreation facilities, 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 and sanitary sewer

facilities, drainage facilities, 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 \$56,644,000 (\$48,655,000 for water, sewer and drainage facilities; \$7,527,500 for roads and improvements in aid of roads; and \$461,500 for park and recreation facilities).

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 13 day of Feb, 2024.

**PETITIONER:**

**BARTLETT FARM, LLC**, a Texas limited liability company

By: [Signature]  
Name: Robert Zalkin  
Title: Manager

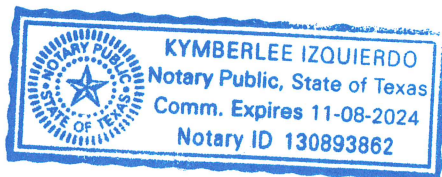
**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 13<sup>th</sup> day of February, 2024, by Robert Zalkin, as Manager of Bartlett Farm, LLC, a Texas limited liability company, on behalf of said limited liability company.

(Seal and Expiration)

[Signature]  
Notary Public, State of TEXAS



LEGAL DESCRIPTION  
BARTLETT FARM MUNICIPAL UTILITY  
DISTRICT OF WILLIAMSON COUNTY

**BEING** a 188.044-acre tract of land situated in the William C. Wilson Survey, Abstract No. 651 and the MF Alexander Survey, Abstract No. 35, Williamson County, Texas, being all of that certain tract of land called to contain 188.02-acres in a Special Warranty Deed to Bartlett Farm, LLC as described in Document No. 2021158325 of the Official Public Records of Williamson County, Texas; said 188.044-acre tract of land being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

**BEINNING:** at a 1/2-inch iron rod found for the northwestern corner of the said 188.02-acre tract, on the southwestern line of a possible old County Road (no record information found), for the northeastern corner of a 190.4-acre tract of land in a Distribution Deed to Rhonda Renne Sinclair as described in Document No. 2021130819 of the Official Public Records of Williamson County, Texas, the approximate northeastern corner of the J.S. Harry Survey, Abstract No. 302 Survey, for the northwestern corner of this herein described tract;

**THENCE:** South 73°18'31" East a distance of 1330.35 feet along the northeastern line of the said 188.02-acre tract, the southwestern line of the said possible old County Road (no record information found) to a 5/8-inch iron rod with cap stamped "WHITECAP 6355" found on the northwestern line of 14.8-acre tract called Second Tract to Eric Vanpraag as described in a Special Warranty Deed in Document No. 2022056176 of the Official Public Records of Williamson County, Texas, said 14.8-acre being the same tract as described in Volume 277, Page 54, Volume 225, Page 621 and Volume 220, Page 413 of the Deed Records of Williamson County, Texas, for the northeastern corner of the said 188.02-acre tract, for the northeastern corner of this herein described tract, from which a 1-inch iron pipe found bears North 15°52'53" East a distance of 29.54 feet;

**THENCE:** South 16°04'08" West a distance of 726.23 feet along the southeastern line of the said 188.02-acre tract, the northwestern line of said 14.8-acre tract to a 1/2-inch iron rod found for the southwestern corner of said 14.8-acre tract, the northwestern corner of a called 75-acre tract called First Tract in a Special Warranty Deed to Eric Vanpraag as described in Document No. 2022056176 of the Official Public Records of Williamson County, Texas, said 75-acre tract being the same tract as described in Volume 277, Page 54, Volume 225, Page 621 and Volume 220, Page 413 of the Deed Records of Williamson County, Texas, for a corner of this herein described tract;

**THENCE:** South 15°23'24" West a distance of 3524.85 feet along the southeastern line of said 188.02-acre tract, the northwestern line of said 75-acre tract to a 5/8-inch iron rod with cap stamped "Quiddity Eng" set for a corner of the said 188.02-acre tract, for a corner of this herein described tract;

**THENCE:** South 15°01'11" West a distance of 1555.80 feet continuing along the southeastern line of the said 188.02-acre tract, the northwestern line of the said 75-acre tract, the northwestern line of a 32-acre tract of land in a Warranty Deed with Vendor's Lien to Katherine Decker as described in Volume 1282, Page 820 of the Official Public Records of Williamson County, Texas to a 1-inch iron pipe found for the southeastern corner of said 188.02-

acre tract, on the northeastern Right-of-Way line of said County Road 387, for the southeastern corner of this herein described tract;

**THENCE:** North 73°21'42" West a distance of 970.15 feet along the northeasterly line of said County Road 387 to a 1-inch iron pipe found for the most southerly southwest corner of the said 188.02-acre tract, an occupied southeast corner of the Bartlett Cemetery (no deed record information found), for a corner of this herein described tract;

**THENCE:** Along a common line of said 188.02-acre tract, and the said Bartlett Cemetery with the following courses and distances:

1. North 16°56'19" East a distance of 89.84 feet to a 5/8-inch iron rod with cap stamped "WHITECAP 655" found for a corner of the said 188.02-acre tract, for a corner of the said Bartlett Cemetery;
2. North 13°32'34" East a distance of 118.51 feet to a 1-inch iron pipe found for the northeastern corner of the said Bartlett Cemetery, a corner of the said 188.02-acre tract;

**THENCE:** North 73°20'24" West a distance of 562.06 feet continuing along a northern line of the said Bartlett Cemetery and a southern line of the said 188.02-acre tract, to a 1-inch iron pipe found for the southwestern corner of the said 188.02-acre tract, on the northeastern Right-of-Way line of County Road 387 (R.O.W. Varies) (no record information found), for a northern corner of the said Bartlett Cemetery (No Deed Record Information Found), on the approximate southeastern line of the J.S. Harry Survey, Abstract No. 302 Survey, for the occupied southeast corner of a 162.7-acre tract of land in a Partial Estate Distribution Deed to Ray W. Willoughby III ET AL as described in Volume 1806, Page 902 of the Official Public Records of Williamson County, Texas, for the southwestern corner of this herein described tract;

**THENCE:** North 17°14'22" East a distance of 1602.89 feet along the northwestern line of said 188.02-acre tract, the southeastern line of said 162.7-acre tract to a 5/8-inch iron rod with cap stamped "QUIDDITY ENG" set for a corner of said 188.02-acre tract, for a corner of this herein described tract;

**THENCE:** North 17°32'31" East a distance of 3995.93 feet continuing along the northwestern line of the said 188.02-acre tract, the southeastern line of said 162.7-acre tract and the southeastern line of the said 190.4-acre tract to the **POINT OF BEGINNING** and **CONTAINING** an area of 188.044-acres of land.



Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
[rhackett@quiddity.com](mailto:rhackett@quiddity.com)

04-17-2024

Date:



## REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared CARLOS A. GUERRERO, who expressed a desire to become a Director of Bartlett Farm Municipal Utility District of Williamson County (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 TRAVIS County, State of Texas, being a County adjacent to the County in which the District is located.

☐ I am resident of \_\_\_\_\_ County, State of Texas, being a County located in the same metropolitan statistical area (designated by the United States Office of Management and Budget) as the County in which the District is located.

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 self employment / Hospitality.

[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. Neither my employer nor I have any business or other connection with the Developer of the District, the Attorney representing the District, or the Consulting Engineer for the District in regard to the District and the development therein that would disqualify me 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.

Carlos A. Guerrero

(Full Name)

3312 OAKS SPRINGS DR #C

(Home Address)

AUSTIN

(City)

78727 TX.

(Zip Code)

(432) 295-3352

(Telephone)

Tatanka@ddh.group

(Email Contact)



CARLOS A. GUERRERO

ACKNOWLEDGEMENT

STATE OF TEXAS

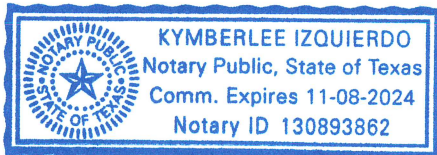
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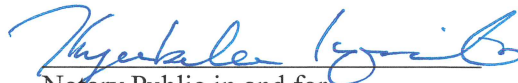
COUNTY OF TRAVIS

§

Before me, the undersigned authority, on this day personally appeared, Carlos A. Guerrero, who desires to be appointed as director of Bartlett Farm Municipal Utility District of Williamson County to serve until his/her successor is elected or appointed, and who being by me first duly sworn on his/her oath depose and said that every response and statement set forth herein is true and correct.

Sworn to and subscribed before me this 19<sup>th</sup> day of March, 2024.



  
Notary Public in and for  
the State of Texas

(SEAL)

REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Keith Hughes, who expressed a desire to become a Director of Bartlett Farm Municipal Utility District of Williamson County (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 \_\_\_\_\_ 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

Vice President, Sales with Zonda

[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. Neither my employer nor I have any business or other connection with the Developer of the District, the Attorney representing the District, or the Consulting Engineer for the District in regard to the District and the development therein that would disqualify me 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.

Keith Hughes

(Full Name)

110 Woodhollow Ct

(Home Address)

Brd 78610 512 848 7110

(City)

(Zip Code)

(Telephone)

[keithalexhughes@outlook.com](mailto:keithalexhughes@outlook.com)

(Email Contact)

(Signature of Affiant)

ACKNOWLEDGEMENT

STATE OF TEXAS

§

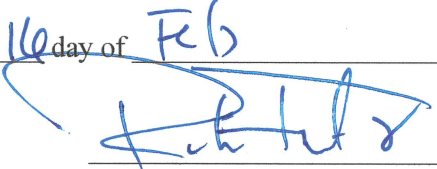
COUNTY OF

Travis

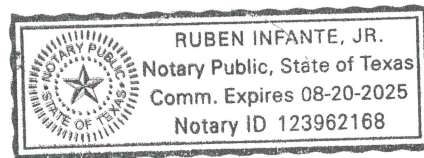
§

Before me, the undersigned authority, on this day personally appeared, Keith Hughes, who desires to be appointed as director of Bartlett Farm Municipal Utility District of Williamson County 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 16 day of Feb, 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 Cari Wible, who expressed a desire to become a Director of Bartlett Farm Municipal Utility District of Williamson County (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 Bettcher County, State of Texas, being the County in which the District is located.

[OR]

☒ I am a resident of Bell 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

Entrepreneur

[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. Neither my employer nor I have any business or other connection with the Developer of the District, the Attorney representing the District, or the Consulting Engineer for the District in regard to the District and the development therein that would disqualify me 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. Cari Wible



(Full Name)

Cari Wible

(Home Address)

245 W. Bell Bartlett, Tx 76511 512-364-4926

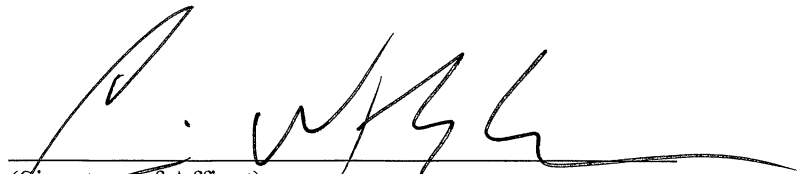
(City)

(Zip Code)

(Telephone)

[cari.wible@gmail.com](mailto:cari.wible@gmail.com)

(Email Contact)

  
(Signature of Affiant)

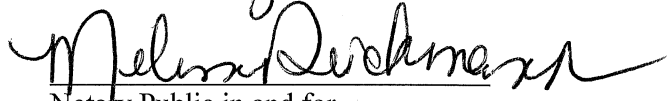
ACKNOWLEDGEMENT

STATE OF TEXAS §

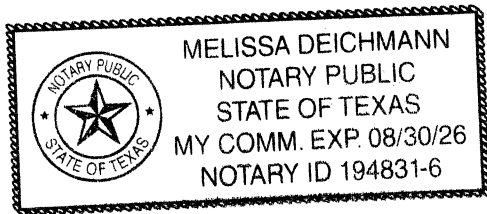
COUNTY OF Healy §

Before me, the undersigned authority, on this day personally appeared, Cari Wible, who desires to be appointed as director of Bartlett Farm Municipal Utility District of Williamson County to serve until his/her successor is elected or appointed, and who being by me first duly sworn on his/her oath depose and said that every response and statement set forth herein is true and correct.

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

  
Notary Public in and for  
the State of Texas

(SEAL)



## REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared John Darsnek, who expressed a desire to become a Director of Bartlett Farm Municipal Utility District of Williamson County (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 TRAVIS County, State of Texas, being a County adjacent to the County in which the District is located.
- ☐ I am resident of \_\_\_\_\_ County, State of Texas, being a County located in the same metropolitan statistical area (designated by the United States Office of Management and Budget) as the County in which the District is located.
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

Owner Traces of Texas

[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. Neither my employer nor I have any business or other connection with the Developer of the District, the Attorney representing the District, or the Consulting Engineer for the District in regard to the District and the development therein that would disqualify me 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 Darsnek  
(Full Name)

2808 Burlington  
(Home Address)

Austin 78741 512-422-9097  
(City) (Zip Code) (Telephone)

tracesoftx@gmail.com  
(Email Contact)

John Darsnek  
(Signature of Affiant)

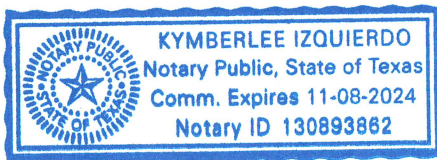
#### ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

Before me, the undersigned authority, on this day personally appeared, John Darsnek, who desires to be appointed as director of Bartlett Farm Municipal Utility District of Williamson County 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 15<sup>th</sup> day of January, 2024.



KyMBERLEE IZQUIERDO  
Notary Public in and for  
the State of Texas

(SEAL)

## REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS                   §

COUNTY OF TRAVIS                   §

BEFORE ME, the undersigned duly constituted authority of the State of Texas, on this day personally appeared Gregg Klar, who expressed a desire to become a Director of Bartlett Farm Municipal Utility District of Williamson County (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 Travis County, State of Texas, being a County adjacent to the County in which the District is located.
  - ☐ I am resident of \_\_\_\_\_ County, State of Texas, being a County located in the same metropolitan statistical area (designated by the United States Office of Management and Budget) as the County in which the District is located.
3. I am not now and have no present plans to be a developer of property in the District. (A person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use by other landowners within the District).
  4. I am not related within the third degree of affinity (marriage) or consanguinity (blood) to a Developer of property within the District, to any of the other Directors of the District, or to the Attorney, Engineer, or Manager of the District.
  5. I am not an employee of any Developer of property within the District or any other Director, the Attorney, or Engineer of the District. Nor was I, within the two years immediately preceding this proposed appointment, an employee of any Developer of property within the District or of any Director, Attorney, or Engineer of the District.

6. ☒ I am presently employed as a real estate broker by Gregg's Team Real Estate Group.

[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. Neither my employer nor I have any business or other connection with the Developer of the District, the Attorney representing the District, or the Consulting Engineer for the District in regard to the District and the development therein that would disqualify me 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. Gregg Klar  
(Full Name)

103 Malus Court  
(Home Address)

<u>Lakeway, Texas</u>	<u>78734</u>	<u>512-653-0488</u>
(City)	(Zip Code)	(Telephone)

[GreggKlar@gmail.com](mailto:GreggKlar@gmail.com)  
(Email Contact)



  
(Signature of Affiant)

ACKNOWLEDGEMENT

STATE OF TEXAS

§

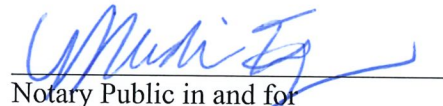
COUNTY OF TRAVIS

§

Before me, the undersigned authority, on this day personally appeared, Gregg Klar, who desires to be appointed as director of Bartlett Farm Municipal Utility District of Williamson County 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 31<sup>st</sup> day of JANUARY, 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-04012024-006

**PETITION.** Bartlett Farm, LLC, a Texas limited liability company (Petitioner) filed a petition for the creation of Bartlett Farm 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 188.02 acres of land located within Williamson County, Texas; and (4) none of the land to be included 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 work to be done by the proposed 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.

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 \$56,644,000 (\$48,655,000 for water, wastewater, and drainage plus \$7,527,500 for roads and \$461,500 for recreational facilities).

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

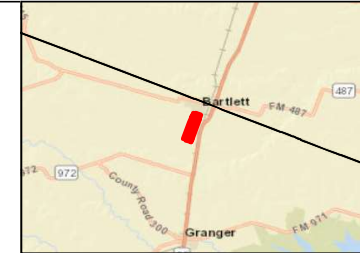
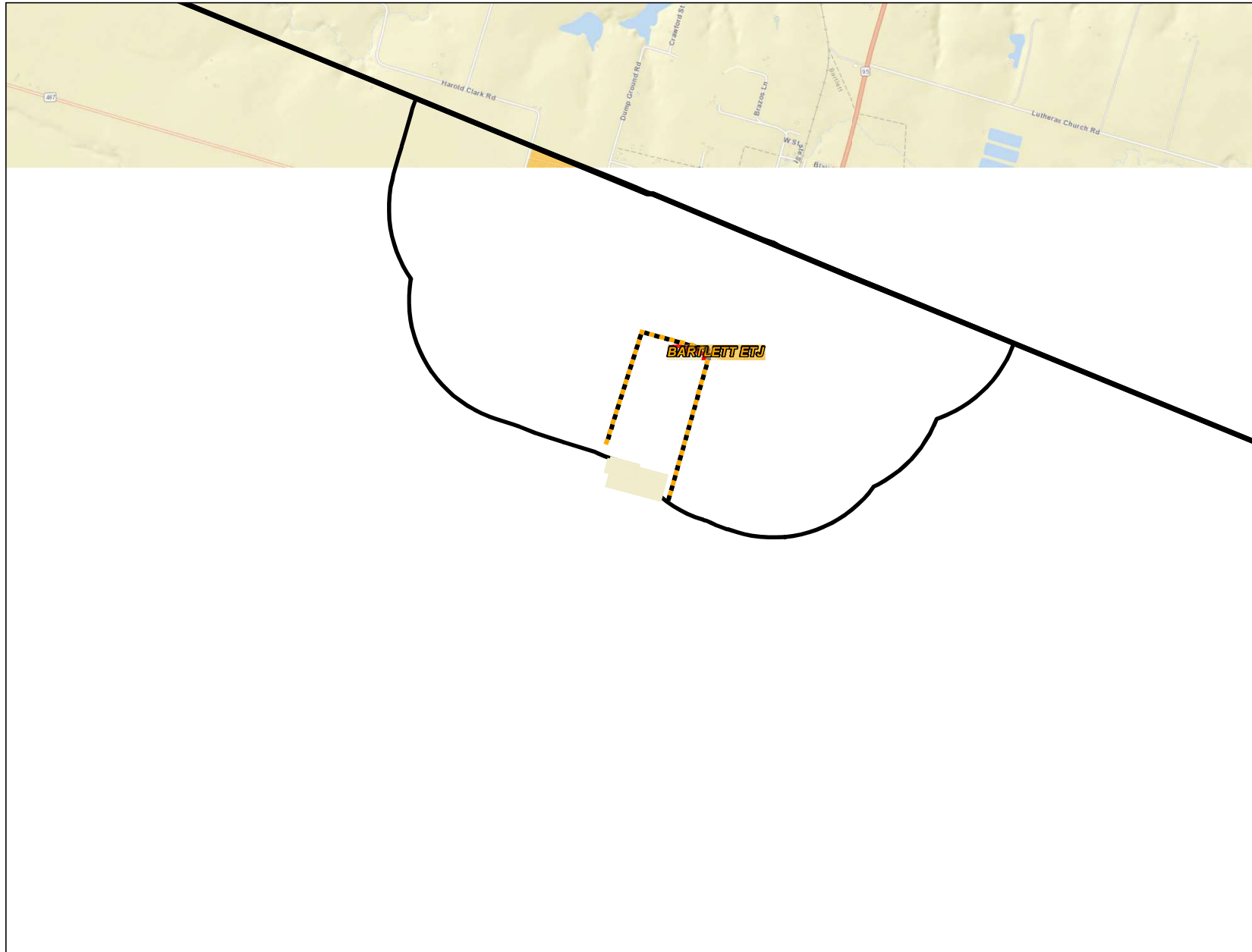
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request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

# Exhibit "A"



## VICINITY MAP

Scale: 1 inch equals 5 miles

### LEGEND

- Tract
- School Districts
- Counties
- ETJ
- City Limits

## JURISDICTION MAP

**BARTLETT FARM, LLC**  
**187.98 ACRES**  
**WILLIAMSON COUNTY**



1 Inch = 2,000 feet

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



Texas Board of Professional Engineers Registration No. F-23230