

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*

March 10, 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 Williamson County Municipal Utility District No. 52;  
TCEQ Docket No. 2025-0119-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 April 3, 2025, agenda on a hearing request for the creation of Williamson County Municipal Utility District No. 52.

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

## TECHNICAL MEMORANDUM

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

  
1/13/2025

**Date:** December 31, 2024

**Thru:** Dan Finnegan, Team Lead  
Districts Bond Team

**From:** Pirainder Lall  
Districts Bond Team

**Subject:** Petition by Vorwerk Farms, LLC for Creation of Williamson County Municipal Utility District No. 52; Pursuant to Texas Water Code Chapters 49 and 54.  
TCEQ Internal Control No. D-05232024-057  
CN: 606267359 RN: 111979654

### **A. GENERAL INFORMATION**

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of Williamson County Municipal Utility District No. 52 (District). The petition was signed by Blake Yantis, Manager of Vorwerk Farms, LLC, a Texas limited liability company (Petitioner). The petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there is one lienholder, Texas Farm Credit Services, FLCA, on the property to be included in the proposed District, and information provided indicates the lienholder has consented to the creation of the District; and (3) the proposed District will contain approximately 152.29 acres of land located within Williamson County, Texas.

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

### **Location and Access**

The proposed District is located in Williamson County, Texas (County), approximately 1.4 miles west of the intersection of Chandler Road and State Highway 95, and 0.5 miles east of the intersection of Chandler Road and County Road 366. Access on the north side of the District will be from Chandler Road and on the south side of the District from County Road 367.

### **Metes and Bounds Description**

The proposed District contains approximately 152.29 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 extraterritorial jurisdiction or corporate limits of any city or 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 August 9, 2024, was sent to the Commissioners Court of Williamson County, Texas, which provided notice of the proposed District's pending creation application and provided an opportunity for the Commissioners Court of Williamson County to make recommendations. To date, the county has not responded to this notification.

### Statements of Filing Petition

Evidence of filing the petition with the Williamson County Clerk's office, the TCEQ's Austin regional office, the Texas state representative, and the Texas state senator has been provided.

### 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 developer will be Mosaic Land Development, LLC (Mosaic). Mosaic develops its own projects and assists clients with the development of projects. Mosaic's experience includes commercial development, single-family development, and multi-family development, with more than 4,000 acres, 15,000 single-family lots, and 1,200 multi-family units developed.

### Certificate of Ownership

By signed certificate dated March 5, 2024, the Williamson Central Appraisal District, has certified that the tax rolls indicate that the Petitioner is the owner of a 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:

Elizabeth Emmaline Hoeft  
Emily Rochell Palacios

Charles Edward Weatherby  
Seth Wallace

Asa Lucas Rosales

Each of the above persons named is qualified, as required by 30 TAC Section 293.32(a), to serve as a temporary director of the proposed District, as each: (1) is at least 18 years old; (2) is a resident citizen of the state of Texas; and (3) either owns land subject to taxation within the proposed District or is a qualified voter within the proposed District. Additionally, as required by TWC Section 54.022, the majority are residents of the county in which the proposed District is located, a county adjacent to the county in which the proposed District is located, or if the

proposed District is located in a county that is in a metropolitan statistical area designated by the United States Office of Management and Budget or its successor agency, a county in the same metropolitan statistical area as the county in which the proposed District is located.

#### Notice Requirements

Proper notice of the application was published on October 2, 2024, and October 9, 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 October 7, 2024, on the bulletin board used for posting legal notices in the Williamson County Courthouse. Accordingly, the notice requirements of 30 TAC Section 293.12(b) have been satisfied.

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

The creation engineering report indicates the following:

##### Availability of Comparable Service

The proposed District is located in the water Certificate of Convenience and Necessity (CCN) of the City of Taylor, Texas (City), and plans to receive its water supply from the City. The proposed District is not located within any wastewater CCN, and there are no existing wastewater providers with the capacity or ability to serve the project in the general vicinity of the District. The proposed District will construct a wastewater treatment facility to serve its customers. All water, wastewater, storm sewer and drainage, road, and parks and recreational facilities projects for the District will be designed and constructed in accordance with applicable ordinances and rules of the City for water, Williamson County for drainage and roads, and the TCEQ for wastewater.

##### Water Supply Improvements

All water supply and distribution system improvements to serve the proposed District will be designed in accordance with criteria established by the TCEQ and the City. The District is located in the City's water CCN. The District will receive retail water service from the City. An existing City 12-inch water line along County Road 367 and an existing City 12-inch water line along North Road will each be extended to the District's southern boundary to supply water. Per the engineering report, it is estimated that the District will need 734 equivalent single-family connections (ESFCs) of water service capacity at its ultimate development. The developer or homebuilders will be required to pay impact fees to the City for each water connection.

##### Water Distribution Improvements

The proposed District will include a water distribution system consisting of a network of interconnecting 12-inch loop mains, with 8-inch distribution lines, and an 18-inch main along the northern boundary of the District for future connection to the City's water supply system. The design of the water supply and distribution system will be based on a projection of the water demand conditions based on service connections and the pressure at which it must be supplied. It is anticipated that the water supply and distribution improvements constructed by or on behalf of the District will be conveyed to the City for ownership, operation, and maintenance upon completion.

### Wastewater Treatment Improvements

The proposed District will provide wastewater treatment services to its customers. The District will build, own, and maintain its own wastewater treatment plant (WWTP). The WWTP will be constructed in two phases with an ultimate capacity of 600,000 gallons-per-day at average daily flow. The effluent from the WWTP will be pumped to the discharge point at the northeast corner of the District via a lift station and force main.

### Wastewater Collection Improvements

The wastewater generated within the District will be conveyed to the proposed WWTP via force mains, gravity lines, and a lift station. The wastewater collection system will be designed to accommodate normal sewage flows and minimum infiltration from District customers. The system will be owned, operated, and maintained by the District. The WWTP and wastewater collection system will be designed to meet or exceed the minimum standards of the TCEQ.

### Storm Water Drainage System and Drainage Improvements

Storm water runoff within the District will be collected from curbed streets into flumes or inlets, which will convey the flows overland or via underground culverts. Storm water runoff from the proposed storm sewer system will typically outfall into detention ponds prior to discharging into Turkey Creek at the northwest boundary of the District. Design of the storm sewer system will be based on the requirements of the County.

### Road Improvements

The proposed District will construct and finance road projects. The District proposes to construct a network of streets, including one major arterial road, one minor arterial road, a collector road, and local streets to provide access to the areas of the District depending on land use. Design of the road improvements will be based on the County standards.

### Recreational Facilities

The proposed District will construct, own, operate, and maintain park and recreational facilities. These facilities will be constructed, along with other District facilities, in phases to coincide with the development of the District.

### Topography/Land Elevation

Existing elevations within the proposed District range from approximately 626 feet above mean sea level (msl) in the northern portion to approximately 609 feet above msl in the southern portion. Based on the engineering report, the developer has no plans to significantly alter land elevations or the natural topography of land in the District. Proposed lots are anticipated to maintain a natural state when possible. Elevations may be lowered or raised as needed to provide positive drainage. Design of street improvements will be based on existing natural grades to minimize excavation. Channels and existing draws will be used to convey runoff into creek beds with minimal excavation. Therefore, development within the proposed District should not have any adverse effects on land elevation.

### Floodplain

Based Federal Emergency Management Agency Flood Insurance Rate Maps (FIRM) Nos. 48491C0530F and 48491C0531F, each effective December 20, 2019, no portion of the land within the proposed District lies within the 100-year floodplain.

### Subsidence

The District lies over the Trinity Aquifer. However, no wells will be installed within the District, and water quality and detention requirements will be met. The District will receive water service from the City and use the City's existing water system for water supply. Therefore, the District will not have an unreasonable effect on land subsidence.

### Dam Safety Analysis

The TCEQ Dam Safety Program personnel reviewed the location of the District and responded by letter dated November 3, 2023, stating that there are no dams associated with the land in the proposed District.

### Groundwater Levels

The proposed District will receive water service from the City and will not have a direct impact on groundwater level in the region. The City has adopted water conservation and drought contingency plans. Therefore, the District will have no unreasonable effect on groundwater levels in the region.

### Groundwater Recharge

The District lies over the Trinity Aquifer but will have no wells and water quality and detention requirements will be met. The District will receive water service from the City, which obtains its water from the Brazos River Authority sourced from Lake Granger. The District is not within the recharge area for the lake. Therefore, the District will not have any impact on the recharge ability of a groundwater source, including the aquifer.

### Natural Run-off and Drainage

Runoff from the District will be collected in detention ponds before discharging offsite to Turkey Creek in the northeast corner of the District. Development of the District will increase natural runoff rates when compared to the present undeveloped state of the land; however, the ponds will be designed to mitigate any effect on downstream runoff rates. Therefore, the District will have no unreasonable effect on drainage.

### Water Quality

Construction within the District will include permanent and temporary erosion control measures that comply with Storm Water Pollution Prevention Plans overseen by the TCEQ. All wastewater will be collected and treated in an on-site treatment plant, which should minimize the effects on surface water quality. The treatment plant will be permitted through and meet all Texas Pollutant Discharge Elimination System standards. Therefore, the District will have no unreasonable effect on water quality.

**C. SUMMARY OF COSTS**

**WATER, WASTEWATER, AND DRAINAGE**

<u>CONSTRUCTION COSTS</u>	<u>District Share<sup>(1)</sup></u>
A. Developer Contribution Items	
1. Water Distribution Facilities	\$ 1,967,490
2. Sanitary Sewer Collection Facilities	2,347,100
3. Storm Water Conveyance Facilities	2,246,090
4. Detention and Storm Water Quality Facilities	938,909
5. Contingency	1,124,938
6. Engineering	862,453
7. Geotech and Materials Testing	<u>172,491</u>
Total Developer Contribution Items	\$ 9,659,471
B. District Items	
1. Wastewater Treatment Facilities	\$ 11,076,000
2. Wastewater Lift Station	634,000
3. Contingency	1,756,500
4. Engineering	1,346,650
5. Geotech and Materials Testing	269,330
6. Water Impact Fees	<u>1,182,360</u>
Total District Items	\$ 16,264,840
TOTAL CONSTRUCTION COSTS (73.65% of B.I.R.)	\$ 25,924,311
<u>NON-CONSTRUCTION COSTS</u>	
A. Legal Fees	\$ 1,056,000
B. Fiscal Agent Fees	880,000
C. Interest Costs	
1. Capitalized Interest (2 years at 4.25%)	2,992,000
2. Developer Interest	2,203,566 <sup>(2)</sup>
D. Bond Discount	1,056,000
E. Bond Application Report Costs	270,000
F. Bond Issuance Costs	352,000
G. Creation and Organization Expenses	120,000
H. Operating Advances	222,923
I. Attorney General Fee (0.1%)	35,200
J. TCEQ Bond Issuance Fee (0.25%)	<u>88,000</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 9,275,689
<b>Total Bond Issue Requirement</b>	<b>\$ 35,200,000</b>

Notes:

- (1) Assumes 70% funding of anticipated developer contribution items, where applicable.  
(2) Based on developer advancing funds approximately two years prior to reimbursement.

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

**ROAD IMPROVEMENTS**

<u>CONSTRUCTION COSTS</u>	<u>District's Share</u> <sup>(1)</sup>
A. Road Improvements	\$ 3,538,850
B. Contingency	530,828
C. Engineering	406,968
D. Geotech and Materials Testing	<u>81,394</u>
TOTAL CONSTRUCTION COSTS (74.72% of B.I.R.)	\$ 4,558,040
 <u>NON-CONSTRUCTION COSTS</u>	
A. Legal Fees	\$ 183,000
B. Fiscal Agent Fees	152,500
C. Interest Costs	
1. Capitalized Interest (2 Yrs. @ 4.25%)	518,500
2. Developer Interest	387,433 <sup>(2)</sup>
D. Bond Discount	183,000
E. Bond Issue Engineering Costs	30,000
F. Bond Issuance Expenses	81,427
G. Attorney General Fee (0.1%)	<u>6,100</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 1,541,960
 TOTAL BOND ISSUE REQUIREMENT	 \$ 6,100,000

Notes:

- (1) Assumes 70% funding of anticipated developer contribution items, where applicable.  
(2) Based on developer advancing funds approximately two years prior to reimbursement.

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

**RECREATION**

<u>CONSTRUCTION COSTS</u>	<u>District's Share</u> <sup>(1)</sup>
A. Parks and Recreational Facilities	\$ 1,050,000
B. Contingency	157,500
C. Design	181,125
D. Geotech and Materials Testing	24,150
E. SWPPP Compliance	<u>36,225</u>
TOTAL CONSTRUCTION COSTS (74.12% of B.I.R.)	\$ 1,449,000



NON-CONSTRUCTION COSTS

A. Legal Fees	\$	58,650	
B. Fiscal Agent Fees		48,875	
C. Interest Costs			
1. Capitalized Interest (2 Yrs. @ 4.25%)		166,175	
2. Developer Interest		123,165	(2)
D. Bond Discount		58,650	
E. Bond Issue Engineering Costs		30,000	
F. Bond Issuance Expenses		13,642	
G. Attorney General Fee (0.1%)		1,955	
H. TCEQ Bond Issuance Fee (0.25%)		<u>4,888</u>	
TOTAL NON-CONSTRUCTION COSTS	\$	506,000	
 <b>TOTAL BOND ISSUE REQUIREMENT</b>	 \$	 <b>1,955,000</b>	

Notes:

- (1) Assumes 70% funding of anticipated developer contribution items, where applicable.  
(2) Based on developer advancing funds approximately two years prior to reimbursement.

TCEQ's review of eligibility of costs may be determined in accordance with TCEQ rules in effect at the time bond applications are reviewed.

**D. ECONOMIC ANALYSIS**

Land Use

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

<u>Land Use</u>	<u>Acreage</u>	<u>ESFCs</u>
Single-Family Residential	112.49	668
Drainage/Detention/Open Space/Floodplain	24.30	0
Parks and Rec	6.00	0
Multifamily <sup>(1)</sup>	9.50	66
Wastewater Treatment Plant <sup>(2)</sup>	=	<u>0</u>
<b>Total</b>	<b>152.29</b>	<b>734</b>

Notes:

- (1) Assumes 66 multifamily rental townhome units.  
(2) Acreage is included within Drainage/Detention/Open Space/Floodplain.

Market Study

A market study, prepared in December 2023 by Zonda, has been submitted in support of the creation of the proposed District. The market study indicates the proposed District is planned for residential and multifamily development. The proposed District is expected to include approximately 668 single-family residential units and 66 multifamily rental townhomes. The

average homes values for single-family residential homes are expected to be \$307,500 for 30-foot lots, \$347,500 for 40-foot lots, and \$387,500 for 50-foot lots. The average value for the multifamily units is expected to be \$202,000/unit. Build-out of the proposed District is anticipated to be between 4 and 5 years.

### Project Financing

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

<u>Development Description</u>	<u>Units</u>	<u>Average Unit Value</u>	<u>Total Buildout Value</u>
30' single-family lots	273	\$307,500	\$83,947,500
40' single-family lots	222	\$347,500	\$77,145,000
50' single-family lots	173	\$387,500	\$67,037,500
Rental townhomes	<u>66</u>	<u>\$202,000</u>	<u>\$13,332,000</u>
	734		\$241,462,000
<b>Total Buildout Value</b>			<b>\$241,462,000</b>

Considering an estimated bond issuance requirement of \$43,255,000 in bonds (\$35,200,000 for utilities, \$6,100,000 for roads, and \$1,955,000 for recreation), assuming 70% District financing, a coupon bond interest rate of 4.25%, and a 30-year bond life, the average annual debt service requirement would be \$2,577,922 (\$2,097,913 for water, wastewater, and drainage, \$363,487 for roads, and \$116,522 for recreation). Assuming a 98% collection rate and an ultimate AV of \$241,462,000, a projected tax rate of approximately \$1.09 (\$0.89 for water, wastewater, and drainage, \$0.15 for roads, and \$0.05 for recreation) per \$100 AV was indicated to be necessary to meet the annual debt service requirements. An additional \$0.11 per \$100 AV is projected to be levied for maintenance and operating expenses, for a total District tax rate of \$1.20.

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

<u>Taxing Jurisdiction</u>	<b>Projected Overlapping Tax Rate <sup>(1)</sup></b>
Proposed Williamson County MUD No. 52	\$ 1.200000 <sup>(2)</sup>
Williamson County	\$ 0.333116
Williamson County FM/RD	\$ 0.044329
Lower Brushy Creek WCID	\$ 0.016265
Taylor ISD	<u>\$ 1.100000</u>
<b>TOTAL TAX per \$100 AV:</b>	<b>\$ 2.693710</b>

Notes:

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

(2) Represents \$0.89 for water, wastewater, and drainage, \$0.15 for roads, and \$0.05 for recreation, and \$0.11 for operations 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.

### Water and Wastewater Rates

According to information provided in the engineering report, the City will provide water service, and the proposed District will provide wastewater service. Based on the City's current water rates, the projected average monthly bill for a typical home is \$91.35 based on an average

monthly use of 10,000 gallons. According to the engineering report, the proposed District will charge a monthly flat sewer rate of \$60.00 per month for all residential properties.

#### Comparative Water District Tax Rates

A combined tax rate of \$1.20 per \$100 of AV for the proposed District is considered reasonable and acceptable for this type of development. Based on the requirements of 30 TAC Section 293.59, this project is considered economically feasible.

#### **E. SPECIAL CONSIDERATION**

##### Request for Road Powers

A request for approval of road powers was included in the petition for creation of the proposed District. Pursuant to TWC Section 54.234, approval of road powers may be requested at the time of creation. The engineering report provided with the application included a summary of the estimated costs. The proposed roads appear to benefit the proposed District, and financing appears feasible.

#### **F. CONCLUSIONS**

1. Based on TCEQ policy, compliance with TCEQ rules, and review of the engineering report and supporting documents, the proposed District is considered feasible, practicable, a benefit to the land within the proposed District, and necessary as a means to finance utilities and to provide utility service to future customers.
2. Based on a review of the preliminary engineering report; market study; the proposed District's water, wastewater, drainage facilities, road and recreational facilities; a combined projected tax rate of \$1.20 per \$100 AV when assuming 70% financing; the proposed District obtaining a 4.25% bond coupon interest rate; and other supporting data, the proposed District is considered feasible under the feasibility limits prescribed by 30 TAC Section 293.59.
3. The recommendations are made under authority delegated by the Executive Director of the TCEQ.

#### **G. RECOMMENDATIONS**

1. Grant the petition for creation of Williamson County Municipal Utility District No. 52.
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 of Texas 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:

Elizabeth Emmaline Hoeft  
Emily Rochell Palacios

Charles Edward Weatherby  
Seth Wallace

Asa Lucas Rosales

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

The Petitioner's professional representatives are:

Attorney:

Mr. Ryan Harper – Allen Boone Humphries Robinson LLP

Engineer:

Mr. Scott Maham – Cude Engineers

PETITION FOR CREATION OF  
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 52  
(OR NEXT AVAILABLE NUMERICAL DESIGNATION)

THE STATE OF TEXAS                   §  
   §  
COUNTY OF WILLIAMSON           §

TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

**VORWERK FARMS, LLC**, a Texas limited liability company (herein the "Petitioner"), holding title to a majority in value of the land described in Exhibit A attached hereto and incorporated herein for all purposes, as indicated by the certificate of ownership provided by the Williamson Central Appraisal District, and acting pursuant to the provisions of Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto, respectfully petitions the Commissioners of the Texas Commission on Environmental Quality (the "TCEQ") for the creation of a municipal utility district, and in support thereof would respectfully show the following:

I.

The name of the proposed District shall be WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT No. 52 (or next available numerical designation) (herein the "District"). There is no other conservation and reclamation district in Williamson County, Texas, with the same name.

II.

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

III.

The District shall have all the rights, powers, privileges, authority and functions conferred by and be subject to all duties imposed by the Texas Water Code and the general laws relating to municipal utility districts. The District shall contain 152.29 acres of land, more or less, situated in Williamson County, Texas. All of the land proposed to be included may properly be included in the District. The land proposed to be included within the District consists of one tract, as described by metes and bounds in Exhibit A attached hereto and incorporated herein for all purposes (the "Land").

IV.

Petitioner holds fee simple title to the Land. Petitioner hereby represents that it owns a majority in value of the Land which is proposed to be included in the District, as indicated by the certificate of ownership provided by the Williamson Central Appraisal District.

V.

Petitioner represents that there are no lienholders on the Land, other than Texas Farm Credit Services, FLCA, and that there are no residents on the Land.

VI.

The general nature of the work proposed to be done by the District at the present time is the purchase, design, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of a waterworks and sanitary sewer system for residential and commercial purposes, and the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate and amend local storm waters or other harmful excesses of waters, all as more particularly described in an engineer's report filed simultaneously with the filing of this petition, to which reference is hereby made for more detailed description, and such other purchase, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of such additional facilities, including roads, park and recreational facilities, systems, plants and enterprises as shall be consistent with all of the purposes for which the District is created.

VII.

There is a necessity for the improvements above described. The territory to be included in said proposed District is not within the corporate boundaries or extraterritorial jurisdiction of any city and will be developed for residential and commercial purposes. There is not available within the area proposed to be included in the District an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, roads, or park and recreational facilities, and the health and welfare of the present and future inhabitants of the District and of the areas adjacent thereto require the purchase, construction, acquisition, maintenance and operation of an adequate waterworks system, sanitary sewer system, and drainage and storm sewer system, roads and park and recreational facilities.

## VIII.

The proposed improvements are feasible and practicable. There is an ample supply of water available, and the terrain of the territory to be included in the proposed District is such that a waterworks system, a sanitary sewer system, and drainage and storm sewer system, roads and park and recreational facilities can be constructed at a reasonable cost.

## IX.

A preliminary investigation has been made to determine the cost of the proposed District's waterworks system, sanitary sewer system, and drainage and storm sewer system projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$35,200,000.

## X.

A preliminary investigation has been made to determine the cost of the proposed District's road projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$6,100,000.

## XI.

A preliminary investigation has been made to determine the cost of the proposed District's park and recreational facilities, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$1,955,000.

## XII.

The total cost of the proposed District's projects is estimated by the Petitioner to be approximately \$43,255,000.

WHEREFORE, the Petitioner respectfully prays that this petition be properly filed, as provided by law; that all interested persons be notified of the procedures for requesting a public hearing on this petition as required by 30 Tex. Admin. Code §293.12; that this petition be set for consideration at a date to be fixed in keeping with the provisions of Chapters 49 and 54, Texas Water Code, and the rules of the TCEQ; that, if necessary, a hearing be held and notice thereof be given as provided in Chapters 49 and 54, Texas Water Code, and the rules of the TCEQ; that this petition be in all things granted; that the District be created and five directors thereof appointed to serve until their successors are duly elected and qualified; and that such other orders, acts, procedure and relief be granted as are proper and necessary and appropriate to the creation and organization of the District, as the TCEQ shall deem proper and necessary.

RESPECTFULLY SUBMITTED this 30<sup>th</sup> day of April, 2024.

**VORWERK FARMS, LLC**  
a Texas limited liability company

By: \_\_\_\_\_

Name: Blake Yantis

Title: Manager

THE STATE OF Texas §  
COUNTY OF Bexar §

This instrument was acknowledged before me on this 30 day of April, 2024, by Blake Yantis, Manager of **VORWERK FARMS, LLC**, a Texas limited liability company, on behalf of said limited liability company.

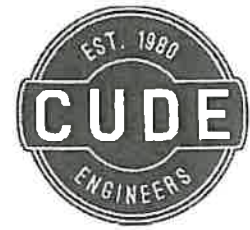


(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Texas



## EXHIBIT A



### LEGAL DESCRIPTION 152.29 ACRES OF LAND

152.29 ACRES OF LAND LOCATED IN THE WILLIAM J. BAKER SURVEY, NUMBER 2, ABSTRACT NUMBER 65, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 152.545 ACRES OF LAND CONVEYED TO, WILBERT J. VORWERK, AS DESCRIBED IN DOCUMENT 2016044897 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 152.294 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT A FOUND IRON ROD WITH RED CAP MARKED "TRIAD SURVEYING" ON THE NORTHWEST LINE OF COUNTY ROAD 367, A VARIABLE WIDTH RIGHT-OF-WAY, THE SOUTH CORNER OF SAID 152.545 ACRE TRACT AND THE EAST CORNER OF A 52.390 ACRE TRACT DESCRIBED IN DOCUMENT 2019014334 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE**, N 21°32'08" W, WITH THE COMMON LINE OF SAID 152.545 ACRE TRACT AND SAID 52.390 ACRE TRACT, A DISTANCE OF 2763.00 FEET TO A TO A SET 1/2" IRON ROD WITH "CUDE" CAP AT THE NORTH CORNER OF SAID 52.390 ACRE TRACT AND A REENTRANT CORNER OF SAID 152.545 ACRE TRACT;

**THENCE**, S 68°08'47" W, WITH THE COMMON LINE OF SAID 152.545 ACRE TRACT, SAID 52.390 ACRE TRACT, AND A 78.562 ACRE TRACT DESCRIBED IN DOCUMENT 2019014333, A DISTANCE OF 1149.11 FEET TO A FOUND 1/2" IRON PIPE ON THE NORTHWEST LINE OF SAID 78.562 ACRE TRACT AND THE EAST CORNER OF A 7.853 ACRE TRACT DESCRIBED IN VOLUME 2711, PAGE 393 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE**, N 21°41'20" W, WITH THE COMMON LINE OF SAID 152.545 ACRE TRACT, SAID 7.853 ACRE TRACT, AND A 49.476 ACRE TRACT DESCRIBED IN VOLUME 2711, PAGE 385 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 1747.78 FEET TO A TO FOUND T-POST AT THE WEST-MOST CORNER OF SAID 152.545 ACRE TRACT THE NORTH CORNER OF SAID 49.476 ACRE TRACT AND ON THE SOUTH RIGHT-OF-WAY LINE OF CHANDLER ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

**THENCE**, WITH THE NORTHWEST LINES OF SAID 152.545 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID CHANDLER ROAD, THE FOLLOWING BEARINGS AND DISTANCES:

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF N 16°36'00" W, WITH A RADIUS OF 2100.00 FEET, A CENTRAL ANGLE OF 03°56'39", AN ARC LENGTH OF 144.56 FEET, AND A CHORD BEARING AND DISTANCE OF N 71°25'41" E, 144.53 FEET, TO A FOUND IRON ROD IN CONCRETE FOR A POINT OF TANGENCY;

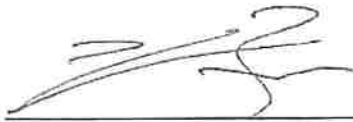
N 69°27'21" E, A DISTANCE OF 1416.04 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP AT THE NORTH CORNER OF SAID 152.545 ACRE TRACT AND THE WEST CORNER OF A 57 ACRE TRACT DESCRIBED IN VOLUME 549, PAGE 186 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE**, S 21°50'10" E, WITH THE COMMON LINE OF SAID 152.545 ACRE TRACT AND SAID 57 ACRE TRACT, A DISTANCE OF 1707.26 FEET TO A FOUND IRON ROD AT A REENTRANT CORNER OF SAID 152.545 ACRE TRACT AND THE SOUTH CORNER OF SAID 57 ACRE TRACT;

**THENCE**, N 68°10'36" E, WITH THE COMMON LINE OF SAID 152.545 ACRE TRACT AND SAID 57 ACRE TRACT, A DISTANCE OF 1005.63 FEET TO A FOUND 2-INCH IRON PIPE IN CONCRETE AT A NORTHEAST OF SAID 152.545 ACRE TRACT AND THE WEST CORNER OF A 137.656 ACRE TRACT DESCRIBED IN DOCUMENT 199980705 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE**, S 21°40'18" E, WITH THE COMMON LINE OF SAID 152.545 ACRE TRACT AND SAID 137.656 ACRE TRACT, A DISTANCE OF 2768.00 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP AT THE EAST-MOST CORNER OF SAID 152.545 ACRE TRACT AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 367;

**THENCE**, S 68°22'27" W, WITH THE SOUTHEAST LINE OF SAID 152.545 ACRE TRACT AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 367, A DISTANCE OF 1427.55 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 152.29 ACRES OF LAND, MORE OR LESS.



09-21-21

YURI V. BALMACEDA WHEELOCK  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815  
CUDE ENGINEERS  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TEXAS 78231  
TBPELS FIRM NO. 10048500  
TBPE FIRM NO. 455  
JOB NO. 0404.000



AFFIDAVIT FOR CONSIDERATION OF  
APPOINTMENT AS TEMPORARY DIRECTOR

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON      §

BEFORE ME, the undersigned authority of the State and County aforesaid, on this day personally appeared Elizabeth Emmaline Hoeft, a resident of Williamson County, Texas, the county in which Williamson County Municipal Utility District No. 52 (hereinafter the "District") is located, who desires to be appointed a director of the District, to serve until 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 not 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 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 temporary directors of the District, or to the attorney, engineer or manager of the District or other person providing professional services to the District or property located in the District.

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

6. I am presently employed as an Engineer in Training at the City of Pflugerville. This employment is my main source of income.

7. 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.

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. I am not a party to a contract with a developer of property within the District relating to the District or to property therein other than as allowed by Texas Water Code §49.052(a)(5)(B).

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 will be a public entity and that, by law, notice of its meetings must be posted, its meetings must be open to the public and its records available for inspection by the public at all reasonable times.

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

12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.

*Elizabeth Emmaline Hoeft*

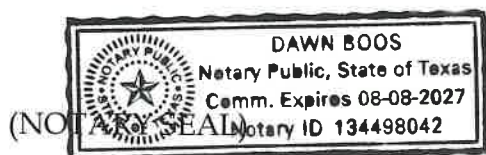
Elizabeth Emmaline Hoeft

Phone Number: 512-287-9124

Address: 618 Holbrooke Street  
Hutto, Texas 78634

Before me, the undersigned authority, on this day personally appeared Elizabeth Emmaline Hoeft, who desires to be appointed as director of the District to serve until her successor is elected or appointed, and who being by me duly sworn on her oath deposed and said that every response and statement set forth herein is true and correct.

SWORN TO AND SUBSCRIBED before me this 13<sup>th</sup> day of May, 2024.



*Dawn Boos*  
\_\_\_\_\_  
Notary Public, State of Texas

AFFIDAVIT FOR CONSIDERATION OF  
APPOINTMENT AS TEMPORARY DIRECTOR

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON       §

BEFORE ME, the undersigned authority of the State and County aforesaid, on this day personally appeared Charles Edward Weatherby, a resident of Travis County, Texas, being a county adjacent to the county in which Williamson County Municipal Utility District No. 52 (hereinafter the "District") is located, who desires to be appointed a director of the District, to serve until his 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 not 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 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 temporary directors of the District, or to the attorney, engineer or manager of the District or other person providing professional services to the District or property located in the District.
4. I am not an employee of any developer of property within the District or any other temporary director, the attorney, engineer or manager of the District or other person providing professional services to 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 in the District in connection with the District or property located in the District.
6. I am presently employed as an intern at Parkhill, Smith & Cooper, Inc. (dba Parkhill). This employment is my main source of income.
7. 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.



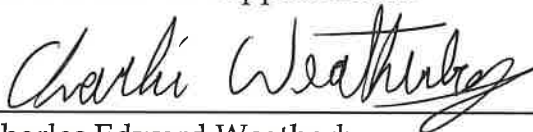
8. Neither my employer nor I have any business or other connection with the developer of the District, the attorney representing the District or the consulting engineer for the District in regard to the District and the development therein. I am not a party to a contract with a developer of property within the District relating to the District or to property therein other than as allowed by Texas Water Code §49.052(a)(5)(B).

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 will be a public entity and that, by law, notice of its meetings must be posted, its meetings must be open to the public and its records available for inspection by the public at all reasonable times.

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

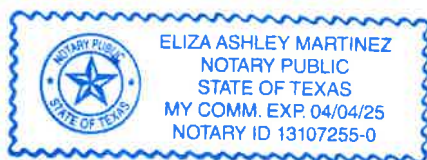
12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.



Charles Edward Weatherby  
Phone Number: 512-560-9203  
Address: 3005 Skylark Drive  
Austin, Texas 78757

Before me, the undersigned authority, on this day personally appeared Charles Edward Weatherby, who desires to be appointed as director of the District to serve until his successor is elected or appointed, and who being by me duly sworn on his oath deposed and said that every response and statement set forth herein is true and correct.

SWORN TO AND SUBSCRIBED before me this 25<sup>th</sup> day of April, 2024.

  
Notary Public, State of Texas

(NOTARY SEAL)

AFFIDAVIT FOR CONSIDERATION OF  
APPOINTMENT AS TEMPORARY DIRECTOR

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON       §

BEFORE ME, the undersigned authority of the State and County aforesaid, on this day personally appeared Asa Lucas Rosales, a resident of Williamson County, Texas, the county in which Williamson County Municipal Utility District No. 52 (hereinafter the "District") is located, who desires to be appointed a director of the District, to serve until his 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 not 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 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 temporary directors of the District, or to the attorney, engineer or manager of the District or other person providing professional services to the District or property located in the District.

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

6. I am presently employed as a Forklift Operator at Lowe's Home Improvement. This employment is my main source of income.

7. 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.

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. I am not a party to a contract with a developer of property within the District relating to the District or to property therein other than as allowed by Texas Water Code §49.052(a)(5)(B).

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 will be a public entity and that, by law, notice of its meetings must be posted, its meetings must be open to the public and its records available for inspection by the public at all reasonable times.

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

12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.

  
\_\_\_\_\_  
Asa Lucas Rosales  
Phone Number: 512-426-1013  
Address: 2612 Eastwood Lane  
Round Rock, Texas 78664

Before me, the undersigned authority, on this day personally appeared Asa Lucas Rosales, who desires to be appointed as director of the District to serve until his successor is elected or appointed, and who being by me duly sworn on his oath deposed and said that every response and statement set forth herein is true and correct.

SWORN TO AND SUBSCRIBED before me this 24<sup>th</sup> day of April, 2024.

(NOTARY SEAL) 

  
\_\_\_\_\_  
Notary Public, State of Texas



AFFIDAVIT FOR CONSIDERATION OF  
APPOINTMENT AS TEMPORARY DIRECTOR

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON       §

BEFORE ME, the undersigned authority of the State and County aforesaid, on this day personally appeared Emily Rochell Palacios, a resident of Williamson County, Texas, the county in which Williamson County Municipal Utility District No. 52 (hereinafter the "District") is located, who desires to be appointed a director of the District, to serve until 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 not 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 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 temporary directors of the District, or to the attorney, engineer or manager of the District or other person providing professional services to the District or property located in the District.

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

6. I am presently unemployed.

7. 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.

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. I am not a party to

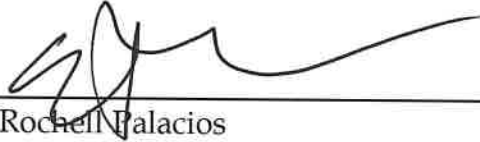
a contract with a developer of property within the District relating to the District or to property therein other than as allowed by Texas Water Code §49.052(a)(5)(B).

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 will be a public entity and that, by law, notice of its meetings must be posted, its meetings must be open to the public and its records available for inspection by the public at all reasonable times.

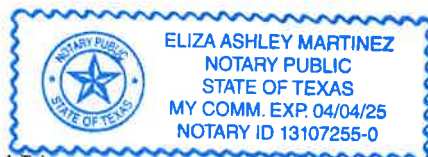
11. I am aware that the District will be subject to the continuing supervision of, and I will fully cooperate with, the Texas Commission on Environmental Quality.

12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.


  
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Emily Rochell Palacios  
Phone Number: 512-797-5598  
Address: 2612 Eastwood Lane  
Round Rock, Texas 78664

Before me, the undersigned authority, on this day personally appeared Emily Rochell Palacios, who desires to be appointed as director of the District to serve until her successor is elected or appointed, and who being by me duly sworn on her oath deposed and said that every response and statement set forth herein is true and correct.

SWORN TO AND SUBSCRIBED before me this 24<sup>th</sup> day of April, 2024.



(NOTARY SEAL)

  
\_\_\_\_\_  
Notary Public, State of Texas

AFFIDAVIT FOR CONSIDERATION OF  
APPOINTMENT AS TEMPORARY DIRECTOR

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON       §

BEFORE ME, the undersigned authority of the State and County aforesaid, on this day personally appeared Seth Wallace, a resident of Travis County, Texas, being a county adjacent to the county in which Williamson County Municipal Utility District No. 52 (hereinafter the "District") is located, who desires to be appointed a director of the District, to serve until his 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 not 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 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 temporary directors of the District, or to the attorney, engineer or manager of the District or other person providing professional services to the District or property located in the District.

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

6. I am presently self-employed as the owner of Dive World Austin. This employment is my main source of income.

7. 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.

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. I am not a party to a contract with a developer of property within the District relating to the District or to property therein other than as allowed by Texas Water Code §49.052(a)(5)(B).

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 will be a public entity and that, by law, notice of its meetings must be posted, its meetings must be open to the public and its records available for inspection by the public at all reasonable times.

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

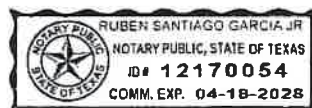
12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.

  
\_\_\_\_\_  
Seth Wallace  
Phone Number: 512-636-7450  
Address: 9218 Hurley Cove  
Austin, Texas 78759

Before me, the undersigned authority, on this day personally appeared Seth Wallace, who desires to be appointed as director of the District to serve until his successor is elected or appointed, and who being by me duly sworn on his oath deposed and said that every response and statement set forth herein is true and correct.

SWORN TO AND SUBSCRIBED before me this 22<sup>ND</sup> day of MAY, 2024.

(NOTARY SEAL)



  
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Notary Public, State of Texas

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



**NOTICE OF DISTRICT PETITION**  
**TCEQ Internal Control No. D-05232024-057**

**PETITION.** VORWERK FARMS, LLC, a Texas limited liability company (Petitioner) filed a petition for the creation of Williamson County Municipal Utility District No. 52 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, § 59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there is no lienholder on the property other than Texas Farm Credit Services, FLCA and the lienholder consents to the creation of the proposed District; (3) the proposed District will contain approximately 152.29 acres of land, more or less, located entirely within Williamson County, Texas; (4) no portion of land within the proposed District is within the corporate limits or extraterritorial jurisdiction of any city, town or village in Texas.

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 at the present time is the purchase, design, construction, acquisition, maintenance, ownership, operation, repair, improvement, and extension of a waterworks and sanitary sewer system for residential and commercial purposes, and the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate and amend local storm waters or other harmful excesses of waters, all as more particularly described in an engineer's report filed simultaneously with the filing of the petition, to which reference is hereby made for more detailed description, and such other purchase, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of such additional facilities, including roads, parks and recreational facilities, systems, plants and enterprises as shall be consistent with all of the purposes for which the 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 Petitioner, from the information available at this time, that the cost of said project will be approximately \$43,255,000 (\$35,200,000 for water, wastewater, and drainage facilities, \$1,955,000 for recreational and \$6,100,000 for road 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/>.

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## WILLIAMSON COUNTY MUD #52 (OR NEXT AVAILABLE NUMERICAL DESIGNATION)

### SITE LOCATION MAP

SCALE: 1"=400'



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