

Brooke T. Paup, *Chairwoman*
Catarina R. Gonzalez, *Commissioner*
Tonya R. Miller, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 10, 2025

VIA ELECTRONIC FILING

Ms. Laurie Gharis
Office of the Chief Clerk
Texas Commission on Environmental Quality
Post Office Box 13087, MC-105
Austin, Texas 78711-3087

Re: Executive Director's Supplementary Backup Documents Filed for Consideration of
Hearing Requests at Agenda for Petition by LH 207, LP for the Creation of
Williamson County Municipal Utility District No. 62.
Docket No. 2025-1187-DIS; Internal Control No. D-01172025-027

Dear Ms. Gharis:

Enclosed please find a copy of the following documents for inclusion in the background material for the creation petition. If you have any questions or comments, please call me at 512-239-1439 or email me at Harrison.malley@tceq.texas.gov.

- Petition
- Metes and Bounds Description

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script, reading "Harrison Cole Malley".

Harrison Cole Malley, *Staff Attorney*
Environmental Law Division

PETITION FOR CREATION OF
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 61
(OR NEXT AVAILABLE NUMERICAL DESIGNATION)

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

LH 207, LP, a Texas limited partnership (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. 61 (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 130.1 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 she 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 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 she has at this time, that such cost will be approximately \$34,250,000.

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 she has at this time, that such cost will be approximately \$8,390,000.

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 she has at this time, that such cost will be approximately \$4,680,000.

XII.

The total cost of the proposed District's projects is estimated by the Petitioner to be approximately \$47,320,000.

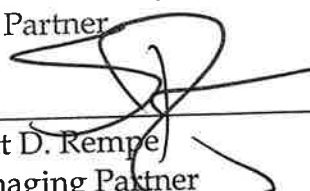
WHEREFORE, the Petitioner respectfully prays that this petition be properly filed, as provided by law; that all interested persons be notified of the procedures for requesting a public hearing on this petition as required by 30 Tex. Admin. Code §293.12; that this petition be set for consideration at 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 17th day of December, 2024.

LH 207, LP

a Texas limited partnership

By: Packsaddle Real Estate Partners, LLC
a Texas limited liability company
its General Partner

By: 

Scott D. Rempe
Managing Partner

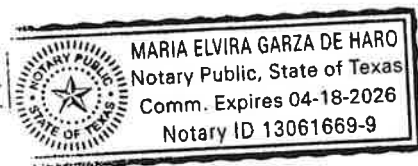
THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 17th day of December, 2024, by Scott D. Rempe, Managing Partner of Packsaddle Real Estate Partners, LLC, a Texas limited liability company and General Partner of **LH 207, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Notary Public, State of Texas

(NOTARY SEAL)



FIELD NOTES
FOR

A 130.100 ACRE TRACT OF LAND, SITUATED IN THE JOHN F WEBBER SURVEY, ABSTRACT NO. 654, BEING ALL OF A CALLED 130.13 ACRE TRACT, CONVEYED TO CR 207 LAND AND CATTLE LLC, RECORDED IN DOCUMENT NO. 2019058322 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 130.13 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a 3/4" iron pipe found on a point in the east right-of-way line of County Road 207, said point being the southwest corner of a called 109.13-acre tract conveyed to Timothy J. Callan in executor's deed, recorded in Document No. 2004086414 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said 130.13-acre tract for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE departing the east right-of-way of said County Road 207, with the south boundary line of said 109.13-acre tract, same being the north boundary line of said 130.13-acre tract, the following three (3) courses and distances:

1. **N 68°44'04" E**, a distance of **599.39 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
2. **N 68°20'50" E**, a distance of **643.24 feet** to a 1/2" iron rod found for an angle point hereof, and
3. **N 68°26'49" E**, a distance of **1094.64 feet** to a 6" fence post found on a point in the south line of said 109.13 acre tract, said point being on the northwest corner of a called 113.487-acre tract, recorded in Document No. 2020137026 of said Official Public Records, same being the northeast corner of said 130.13-acre tract for the northeast corner hereof,

THENCE S 21°53'53" E, departing the south boundary line of said 109.13-acre tract, with the west boundary line of said 113.487-acre tract, same being the east boundary line of said 130.13-acre tract, a distance of **1988.09 feet** to a 1/2" iron rod found in the north boundary line of a called 70.727-acre tract, recorded in Document No. 2019039686 of said Official Public Records, same being the southwest corner of said 113.487-acre tract, also being the southeast corner of said 130.13-acre tract for the southeast corner hereof;

THENCE departing the west boundary line of said 113.487-acre tract, with the south boundary line of said 130.13-acre tract, same being the north boundary line of said 70.727-acre tract, in part with the north boundary line of a called 16.976-acre tract, recorded in Document No. 2014068188 of said Official Public Records, and in part with the north boundary line of a called 18.00-acre tract, recorded in Document No. 2014068188 of said Official Public Records, the following six (6) courses and distances:

1. **S 68°36'18" W**, a distance of **551.76 feet** to a busted iron rod found for an angle point hereof,
2. **S 68°30'47" W**, a distance of **546.11 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,

3. **S 67°44'26" W**, a distance of **191.78 feet** to a ½" iron rod found for an angle point hereof,
4. **S 67°28'55" W**, a distance of **116.85 feet** to a ½" iron rod found for an angle point hereof,
5. **S 69°14'56" W**, a distance of **649.47 feet** to ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
6. **S 68°38'34" W**, a distance of **664.25 feet** to a ¾" iron rod pipe found in the east right-of-way line of said County Road 107 for an angle point hereof,

THENCE S 68°36'45" W, over and across said County Road 107, with the south boundary line of said 130.13-acre tract, at a distance of 63.24 feet passing a ½" iron rod found in the northeast corner of a called 73.097-acre tract, recorded in Document No. 2013052961 of said Official Public Records, continuing with the north boundary line of said 73.097-acre tract same being the south boundary line of said 130.13-acre tract, at a distance of 703.31 feet passing a ½" iron rod in concrete found, continuing with the north boundary line of said 73.097-acre tract, same being the south boundary line of said 130.13-acre tract, a total distance of **825.05 feet** to a calculated point in the east boundary line of San Gabriel River Ranch, a subdivision according to the plat recorded in Document No. 1969001467 of said Official Public Records, same being the northwest corner of said 73.097-acre tract, and same being the southwest corner of said 130.13-acre tract for the southwest corner hereof;

THENCE N 21°57'49" W, departing the north boundary line of said 73.097-acre tract, with the east boundary line of said San Gabriel River Ranch, same being a west boundary line of said 130.13-acre tract, a distance of **35.52 feet** to a calculated point in the southwest corner of a called 20.20-acre tract, recorded in Document No. 2017046356, same being the western most northwest corner of said 130.13-acre tract for the western most northwest corner hereof;

THENCE departing the east boundary line of said San Gabriel River Ranch, with the south and east line of said 20.20-acre tract, same being a north boundary line of 130.13-acre tract the following two (2) courses and distances:

1. **N 69°21'46" E**, at a distance of 72.96 feet passing a ¾" iron pipe, continuing for a total distance of **508.37 feet** to a leaning ½" iron rod found for an interior ell corner hereof, and
2. **N 23°24'37" W**, a distance of **86.21 feet** to an iron rod marked "CUPLIN" found on a point in the west right-of-way line of said County Road 107 for an angle point hereof;

THENCE N 75°00'04" E departing the east boundary line of said 20.20-acre tract, with a north boundary line of said 130.13-acre tract, same being the west right-of-way line of said County Road 107, a distance of **152.01 feet** to a mag nail & washer found in the west right-of-way line of said County Road 107, same being a northeast corner of said 130.13-acre tract for an angle point hereof;

THENCE N 20°27'39" E, over and across said County Road 107, with the west boundary line of said 130.13-acre tract, a distance of **37.74 feet** to an iron rod marked "CUPLIN" found in the east right-of-way line of said County Road 107 for an angle point hereof;

THENCE with the east right-of-way line of said County Road 107, same being the west boundary line of said 130.13-acre tract, the following seven (7) courses and distances:

1. **N 70°23'15" W**, a distance of **124.38 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
2. **N 56°26'43" W**, a distance of **63.36 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
3. **N 23°45'58" W**, a distance of **775.34 feet** to an "x" in a 6" cedar post found for a calculated angle point hereof,
4. **N 08°18'42" E**, a distance of **204.87 feet** to an "x" in a 6" cedar post found for a calculated angle point hereof,
5. **N 17°38'18" E**, a distance of **529.15 feet** to an "x" in a 6" cedar post found for a calculated angle point hereof,
6. **N 08°06'03" E**, a distance of **330.92 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
7. **N 25°00'21" E**, a distance of **102.05 feet** to the **POINT OF BEGINNING** and containing 130.100 acres in the City of Liberty Hill, Williamson County, Texas. Said tract being described in accordance with an on the ground survey, prepared under Job No. 51276-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: September 21, 2021

JOB No.: 51094-00

DOC.ID.: H:\Survey\CIVIL\51276-00\Word\FN51276-00_130.100Ac.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-01



Brooke T. Paup, *Chairwoman*
Catarina R. Gonzalez, *Commissioner*
Tonya R. Miller, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 31, 2025

VIA ELECTRONIC FILING

Ms. Laurie Gharis
Office of the Chief Clerk
Texas Commission on Environmental Quality
Post Office Box 13087, MC-105
Austin, Texas 78711-3087

Re: Executive Director's Backup Documents Filed for Consideration of Hearing
Requests at Agenda for Petition by LH 207, LP for the Creation of Williamson
County Municipal Utility District No. 62.
Docket No. 2025-1187-DIS; Internal Control No. D-01172025-027

Dear Ms. Gharis:

Enclosed please find a copy of the following documents for inclusion in the
background material for the creation petition. If you have any questions or comments,
please call me at 512-239-1439 or email me at Harrison.malley@tceq.texas.gov.

- Technical Memo
- Notice
- Temporary Director Affidavits

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script, reading "Harrison Cole Malley".

Harrison Cole Malley, *Staff Attorney*
Environmental Law Division

Texas Commission on Environmental Quality

TECHNICAL MEMORANDUM

To: Justin P. Taack, Manager *for*
Districts Section *4/29/2025* **Date:** April 29, 2025

Thru: Michael Briscoe, Team Lead
Districts Creation Review Team

From: James Hammack
Districts Creation Review Team

Subject: Petition by LH 207, LP for Creation of Williamson County Municipal Utility District No. 62; Pursuant to Texas Water Code Chapters 49 and 54.
TCEQ Internal Control No. D-01172025-027 (TC)
CN: 606345742 RN: 112125554

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. 62 (District). The petition was signed by Scott D. Rempe, Managing Partner of Packsaddle Real Estate Partners, LLC, a Texas limited liability company, General Partner of LH 207, LP, a Texas limited partnership (Petitioner). The petition states that the Petitioner holds title to a majority in value of the land in the proposed District and it further states that there are no lienholders on the 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 located in western Williamson County, Texas, located approximately 8 miles north of the City of Liberty Hill, Texas. The proposed District is located entirely outside the corporate limits and extraterritorial jurisdiction of any city, town, or village. The proposed District is situated between State Highway (SH) 29 and United States Highway (US) 183, east of County Road (CR) 207. Access to the proposed District is provided by CR 207 and Northcrest Drive, which provides east-west access to US 183.

Metes and Bounds Description

The proposed District contains one tract of land totaling 130.1 acres of land. The metes and bounds description of the proposed District has been checked by TCEQ staff and has been found to form an acceptable closure.

City Consent

The proposed District is located outside the corporate limits and extraterritorial jurisdiction of any city, town, or village. Therefore, the requirements of Texas Local Government Code Section 42.042 and TWC Section 54.016 are not applicable.

Notification of County

TWC Section 54.0161 requires the TCEQ to notify the County Commissioners Court of a creation application if all of the proposed District is located outside of the corporate limits of a municipality. Information provided indicates the proposed District is entirely outside the corporate limits of any municipality. By certified letter dated January 29, 2025, the Williamson County Commissioners Court was notified of the subject application. To date, the county has not responded to this notification.

Statements of Filing Petition

Evidence of filing a copy of the petition with the Williamson County Clerks' office, the TCEQ's Austin Regional office, the Texas state representative, and the Texas state senator was included in the application.

Type of Project

The proposed District will be considered a "developer project" as defined by 30 Texas Administrative Code (30 TAC) Section 293.44(a). Therefore, developer cost participation in accordance with 30 TAC Section 293.47 will be required.

Developer Qualifications

Application material indicates that the property will be developed by Packsaddle Partners. Packsaddle Partners has developed and is developing the following areas: Mustang Creek in Hutto, Parks at Westhaven in Georgetown, and Durango in Mustang Ridge.

Certificate of Ownership

By signed certificate dated December 18, 2024, the Williamson Central Appraisal District has certified that the appraisal rolls indicate that the Petitioner is the owner of 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:

Travis Ortega

Sean Compton

Ryan Allison

Sarah Korpita

Ross Higginbotham

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 March 14 and March 21, 2025, in the *Austin American Statesmen*, 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 March 19, 2025, at the place for posting legal notices at the Williamson County Courthouse. Accordingly, the notice requirements of 30 TAC Section 293.12(b) have been satisfied. The opportunity for the public to request a contested case hearing (comment period) expired April 21, 2025.

B. ENGINEERING ANALYSIS

The creation engineering report indicates the following:

Availability of Comparable Service

The proposed District lies wholly within the City of Georgetown Certificate of Convenience and Necessity (CCN) for water service. The proposed District does not lie within any CCN for retail wastewater treatment and no adequate wastewater collection and treatment facilities are directly accessible or available from any adjacent entity. The proposed District will need to design and construct its own wastewater treatment plant.

Water Supply and Distribution Improvements

The proposed District is anticipated to contain 524 equivalent single-family connections (ESFCs) at full development. The source of the water will be treated water provided by facilities owned and operated by Georgetown Utility System (GUS) in accordance with the "Will-Serve" letter provided.

The water distribution system will consist of approximately 21,906 linear feet (LF) of 8-inch to 16-inch water lines and a properly sized water main loop system is proposed to ensure that all service connections are provided with water. It is anticipated that the pipe, valves and fittings will consist primary of Polyvinyl Chloride (PVC) and normally accepted materials and design. These facilities will be designed and constructed in accordance with the applicable ordinances and rules adopted by the County, the TCEQ, and the Texas Department of Health (TDH), as applicable.

Wastewater Treatment and Collection Improvements

The proposed District will require the construction of its own wastewater treatment plant and collection system. It is estimated that the proposed District will contain 524 ESFCs at ultimate development, requiring 105,000 gallons per day of wastewater treatment capacity, assuming 200 gallons per day per connection. The proposed wastewater treatment plant site will be located within the proposed District boundary, located to the southwest. All wastewater facilities will be designed and constructed in accordance applicable ordinances and rules adopted by the County, TCEQ, and the TDH, as applicable.

The wastewater generated by the proposed District will flow by gravity through sanitary sewer lines to the District's wastewater treatment plant. The wastewater collection is anticipated to be comprised of 18,467 LF of 8-inch to 12-inch wastewater lines. The proposed wastewater collection system for the proposed District will consist primarily of PVC sanitary sewer mains. The proposed system design will meet or exceed the minimum standards established by the TCEQ where applicable.

Storm Water Drainage System and Drainage Improvements

The proposed drainage for the proposed District will be accomplished by a storm sewer system that drains into detention facilities, which will discharge into multiple drainage draws, which eventually flow into North Fork San Gabriel River, which flows into the San Gabriel River. The storm drainage system in the proposed District will complement the proposed asphalt paved streets with concrete curb-and-gutter. It is anticipated to feature a minimum pipe diameter of 18 inches and adhere to the approved County design criteria. The site is also situated within the Contributing Zone of the Edwards Aquifer Recharge Zone, therefore the pond will also be designed to TCEQ standards for water quality.

Road Improvements

The proposed District's roadway improvements will consist of asphalt pavement with concrete curbs and gutters designed in accordance with County standards.

Recreational facilities

The proposed district will construct parks, trails, open spaces, and other recreational improvements.

Floodplain

According to Federal Emergency Management Agency Flood Insurance Rate Map No. 48491C0235F, dated December 20, 2019, the proposed District has a small portion of the site located within the FEMA Zone A floodplain. To adhere to County regulations, a drainage study and detention facilities will be mandated to mitigate the 100-year storm runoff for the development. There are no plans for residential building pads within the 100-year floodplain. Any proposed development currently situated within this floodplain will be relocated by filling the area to an elevation surpassing the 100-year floodplain level, coupled with on-site compensating floodplain mitigation. These proposed improvements ensure that development within the proposed District proceeds without adverse impacts on existing conditions in any upstream or downstream drainage systems during events as extreme as the 100-year storm event.

Topography/Land Elevation

The land in the proposed District slopes towards the west boundary of the tract, where a draw originates from the western edge on the north and south ends of the property. Elevation ranges from approximately 1007 feet mean-sea-level (msl) at the highest point to 904 feet msl as it exits the proposed District. There are two low points leaving the site on the northern boundary of the tract, but a majority of the site falls off to the western boundary and is directed to the FEMA floodplain, which makes up a small portion within the District Boundary. The fill and excavation activities linked to the development of the proposed District's systems are not expected to induce significant alterations in land elevation.

Subsidence

The proposed District will receive its water from GUS. GUS receives its drinking water from both surface water and groundwater sources obtained from Brazos River Authority (BRA) through a contract with Lake Georgetown, Lake Stillhouse Hollow, and Lake Belton. Additional surface water is contracted through Lower Colorado River Authority (LCRA) from Lake Travis, City of Round Rock, City of Florence, and the City of Leander. It is not anticipated that the proposed District will have any adverse effects on land subsidence within the area.

Groundwater Levels/Recharge

Groundwater sources are supplied from the Edwards Aquifer. GUS is located within the Brazos Regional Planning Group (Region G). The proposed District lies within the Edwards Aquifer Contributing Zone. This project will be designed to comply with TCEQ Edwards Aquifer rules. Structural stormwater quality best management practices, including water quality ponds, will be used to mitigate the impact on the Contributing Zone. No adverse impact to the groundwater levels or recharge capability of the Aquifer is anticipated as a result of the development in the proposed District.

Natural Run-off and Drainage

The proposed development will include a storm sewer system that will drain into a tributary of the North Fork San Gabriel River, and then into San Gabriel River. The proposed on-site detention facilities will abide by the County and TCEQ design criteria to cause no downstream or upstream impacts. Detention systems are anticipated to be capable of holding, or retaining, the incremental runoff volume increase from the developed project area. Development of the proposed District will increase natural runoff rates when compared to the present undeveloped state of the land; however, the detention pond within the proposed District will be designed to mitigate any effect on downstream drainage systems. The proposed drainage improvements by the proposed District will allow for development within the District to occur with no resulting impact to the existing conditions in any upstream or downstream drainage system for events up to and including the 100-year storm event. Development of the proposed District is not anticipated to have an unreasonable impact on natural run-off or drainage.

Water Quality

No adverse effect on the water quality of ground or surface water is anticipated due to the treatment and disposal of wastewater flows from the proposed District by means of the wastewater treatment facility previously discussed. It will be operated pursuant to the terms of the wastewater discharge permit authorized by TCEQ.

Dam Safety Analysis

The TCEQ Dam Safety Program personnel reviewed the location of the proposed District and confirmed by letter dated December 12, 2024, that there are no dam safety issues associated with the proposed District.

C. SUMMARY OF COSTS

WATER, WASTEWATER, AND DRAINAGE

<u>Construction Costs</u>	<u>District Share</u> ⁽¹⁾
A. Developer Contribution Items	
1. Water and Wastewater Trunklines	\$ 2,905,588
2. Storm Drainage and Detention	3,468,983
3. Contingencies	637,457
4. Engineering, SWPPP, and Materials Testing	<u>1,051,804</u>
Total Developer Contribution Items	\$ 8,063,832
B. District Items	
1. Land Acquisition Costs	\$ 254,380
2. Water Impact Fees - (525 ESFCs at \$11,000/ESFC)	5,775,000
3. Wastewater Treatment Plan	5,750,000
4. Contingencies	575,000
5. Engineering, SWPPP & Materials Testing	<u>948,750</u>
Total District Items	\$ 13,303,130
 TOTAL CONSTRUCTION COSTS (72.19% of BIR)	 \$ 21,366,962
 <u>Non-Construction Costs</u>	
A. Legal Fees	\$ 888,000
B. Financial Advisor Fees	592,000
C. Interest Costs	
1. Capitalized Interest (2 years at 5%)	2,960,000
2. Developer Interest (2 years at 5% of Construction Costs)	2,136,696
D. Bond Discount (3%)	888,000
E. Bond Issuance Expenses	118,242
F. Bond Application Report Costs	150,000
G. Market Study	9,500
H. Initial Organization and Operation Costs	300,000
I. Creation Legal Costs	50,000
J. Creation Engineering Costs	37,000
K. Attorney General Fee (0.1%)	29,600
L. TCEQ Bond Issuance Fee (0.25%)	<u>74,000</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 8,233,038
 TOTAL W, WW, & D BOND ISSUE REQUIREMENT	 \$ 29,600,000

Note:

(1) Assumes 70% funding of anticipated developer contribution items, where applicable.

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

ROAD IMPROVEMENTS

<u>Construction Costs</u>	<u>District Share</u> ⁽¹⁾
A. Paving and Traffic Improvements	\$ 3,325,252
B. Contingencies	332,525
C. Engineering	548,667
D. Materials Testing	<u>109,733</u>
TOTAL CONSTRUCTION COSTS (73.16% of BIR)	\$ 4,316,177
 <u>Non-Construction Costs</u>	
A. Legal Fees	\$ 177,000
B. Fiscal Agent Fees	118,000
C. Interest Costs	
1. Capitalized Interest (2 years at 5%)	590,000
2. Developer Interest (2 years at 5% of Construction Costs)	431,618
D. Bond Discount (3%)	177,000
E. Bond Issuance Expenses	54,305
F. Bond Engineering Costs	30,000
G. Attorney General Fee (0.1%)	<u>5,900</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 1,583,823
 TOTAL ROAD BOND ISSUE REQUIREMENT	 \$ 5,900,000

Note:

(1) Assumes 70% funding of anticipated developer contribution items, where applicable.

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

RECREATIONAL IMPROVEMENTS

<u>Construction Costs</u>	<u>District's</u> ⁽¹⁾ <u>Share</u>
A. Parkland and Improvements	\$ 1,890,000
B. Contingencies	189,000
C. Engineering	<u>311,850</u>
TOTAL CONSTRUCTION COSTS (72.45% of Bond Issues)	\$ 2,390,850

Nonconstruction Costs

A. Legal Fees	\$	99,000
B. Financial Advisor Fees		66,000
C. Interest		
1. Capitalized Interest (2 years at 5%)		330,000
2. Developer Interest (2 years at 5%)		239,085
D. Bond Discount (3%)		99,000
E. Bond Issuance Expenses		44,515
F. Bond Engineering Report Costs		20,000
G. Attorney General Fee (0.10%)		3,300
H. TCEQ Bond Issuance Fee (0.25%)		<u>8,250</u>
TOTAL NONCONSTRUCTION COSTS	\$	909,150
 TOTAL BOND ISSUE REQUIREMENT	 \$	 3,300,000

Notes:

(1) Assumes 70% funding of anticipated developer contribution items, where applicable.

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

D. ECONOMIC ANALYSIS

Land Use

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

<u>Land Use</u>	<u>Acreage</u>	<u>ESFCs</u>
Single Family/Residential	71.25	524
Right-of-way	31.58	0
Floodplain	0.34	0
Wastewater Treatment Plant	0.23	0
Detention Pond Facilities	3.42	0
Amenity Center	1.21	0
Open Space	<u>22.07</u>	<u>0</u>
Total	130.10	524

Market Study

A market study, prepared in September, 2024 by John Burns Research & Consulting, was submitted in support of the creation of the proposed District. The proposed District is expected to include approximately 524 ESFCs on a tract totaling approximately 130.1 acres. The market study indicates that the proposed District will contain single-family homes on 40-foot lots priced at \$372,500, on 50-foot lots priced at \$447,000, on 60-foot lots priced at \$521,500 and are expected to be absorbed at a rate of 9 to 10 units per month among all lot sizes throughout the initial six years of activity.

Project Financing

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

<u>Development Description</u>	<u>Number of Units</u>	<u>Average Unit Value</u>	<u>Total Buildout Value</u>
40-foot single-family lots	259	\$ 372,500	\$ 96,477,500
50-foot single-family lots	197	\$ 447,000	\$ 88,059,000
60-foot single-family lots	68	\$ 521,500	\$ 35,462,000
Total Assessed Valuation			\$ 219,998,500

Considering the issuance of a total of \$38,800,000 (\$29,600,000 for utilities and \$5,900,000 for roads and \$3,300,000 for parks and recreational facilities) in bonds, assuming 70% financing, a bond coupon rate of 4.5%, and a 30-year bond life, the average annual debt service requirement would be \$2,381,992 (\$1,817,190 for utilities plus \$362,210 for roads plus \$202,592 for parks and recreational facilities). Assuming a 98% collection rate and an ultimate AV of \$219,998,500, a projected ultimate tax rate of approximately \$1.10 (\$0.84 for utilities and \$0.17 for roads and \$0.09 for recreational improvements) per \$100 AV was indicated to be necessary to meet the annual debt service requirements for the proposed District. An additional \$0.10 per \$100 AV is projected to be levied for maintenance and operating expenses, for a combined proposed District tax rate of \$1.20.

Based on the information provided, the total year 2024 overlapping tax rates on land within the proposed District are shown as follows:

<u>Taxing Jurisdiction</u>	<u>Tax Rate</u> ⁽¹⁾
Williamson County ESD #4	\$ 0.074944
Williamson County	\$ 0.355670
Williamson County Road	\$ 0.044329
Liberty Hill ISD	\$ 1.166900
Williamson County MUD No. 62 (District)	\$ 1.200000 ⁽²⁾⁽³⁾
TOTAL TAX per \$100 AV:	\$ 2.841843

Notes:

- (1) Tax rate per \$100 assessed valuation.
- (2) Represents \$0.84 for utilities, \$0.17 for roads, \$0.09 for recreational improvements, and \$0.10 for operation and maintenance tax.
- (3) Assuming 70% funding of anticipated developer contribution items, where applicable.

Based on the proposed District tax rate and the year 2024 overlapping tax rate on land within the proposed District, and assuming 70% financing, the project is considered economically feasible.

Water and Wastewater Rates

According to information provided, GUS will provide retail water services, and the proposed District will provide retail wastewater services to the proposed District's customers. The estimated monthly fee for 10,000 gallons of water and wastewater service would be \$144.45.

Comparative Water District Tax Rates

A tax rate of \$1.20 (\$0.84 for utilities, \$0.17 for roads, \$0.09 for recreational improvements, and \$0.10 for operation and maintenance tax), for 70% financing for the proposed District, for the proposed District is comparable to other districts in the target market area. Based on the requirements and the intent of 30 TAC Section 293.59, this project is considered economically feasible. Each particular bond issue will be evaluated based on its own economic feasibility merits and the rules and regulations in place at the time prior to the issuance of any bonds by the proposed District.

E. SPECIAL CONSIDERATION

Request for Road Powers

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

F. CONCLUSIONS

1. Based on TCEQ policy, compliance with TCEQ rules, and review of the engineering report and supporting documents, the proposed District is considered feasible, practicable, would be a benefit to the land within the proposed District, and would be 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; the proposed District obtaining a 4.5% bond coupon rate; and other supporting data, the proposed District is considered feasible under the intent of the feasibility limits prescribed by 30 TAC Section 293.59.
3. The recommendations are made under authority delegated by the Executive Director of the TCEQ.

G. RECOMMENDATIONS

1. Grant the petition for creation of Williamson County Municipal Utility District No. 62.
2. Grant the District's request to acquire road powers in accordance with TWC Section 54.234 and 30 TAC Sections 293.11(d)(11), 293.201, and 293.202, subject to the requirement imposed by the TCEQ and the general laws of the state relating to the exercise of such powers.

3. The Order granting the petition should include the following statement:

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

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

Travis Ortega

Sean Compton

Ryan Allison

Sarah Korpita

Ross Higginbotham

H. ADDITIONAL INFORMATION

The Petitioner's professional representatives are:

Attorney:	Mr. Ryan Harper – Allen Boone Humphries Robinson, LLP
Creation Engineer:	Ms. Chelsea Osbourn, P.E.- Gray Engineering, Inc.
Market Analyst:	Michael Kenney - John Burns Research & Consulting

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-01172025-027

PETITION. LH 207, LP, a Texas limited partnership, (Petitioner) filed a petition for creation of Williamson County Municipal Utility District No. 62 (District) of Williamson County 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 are no lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 130.1 acres located within Williamson County, Texas; and (4) none of the land within the proposed District is within the corporate limits or extraterritorial jurisdiction any city.

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

The petition further states that the proposed District will: (1) purchase, design, construct, acquire, maintain, own, operate, repair, improve, and extend a waterworks and sanitary sewer system for residential and commercial purposes; (2) construct, acquire, improve, extend, maintain, and operate works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the proposed District; (3) control, abate, and amend local storm waters or other harmful excesses of water; and (4) purchase, construct, acquire, maintain, own, operate, repair, improve, and extend such additional facilities, including roads, parks and recreation facilities, systems, plants, and enterprises as shall be consistent with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$47,320,000 (\$34,250,000 for water, wastewater, and drainage plus \$8,390,000 for roads plus \$4,680,000 for parks and recreation) at the time of submittal.

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

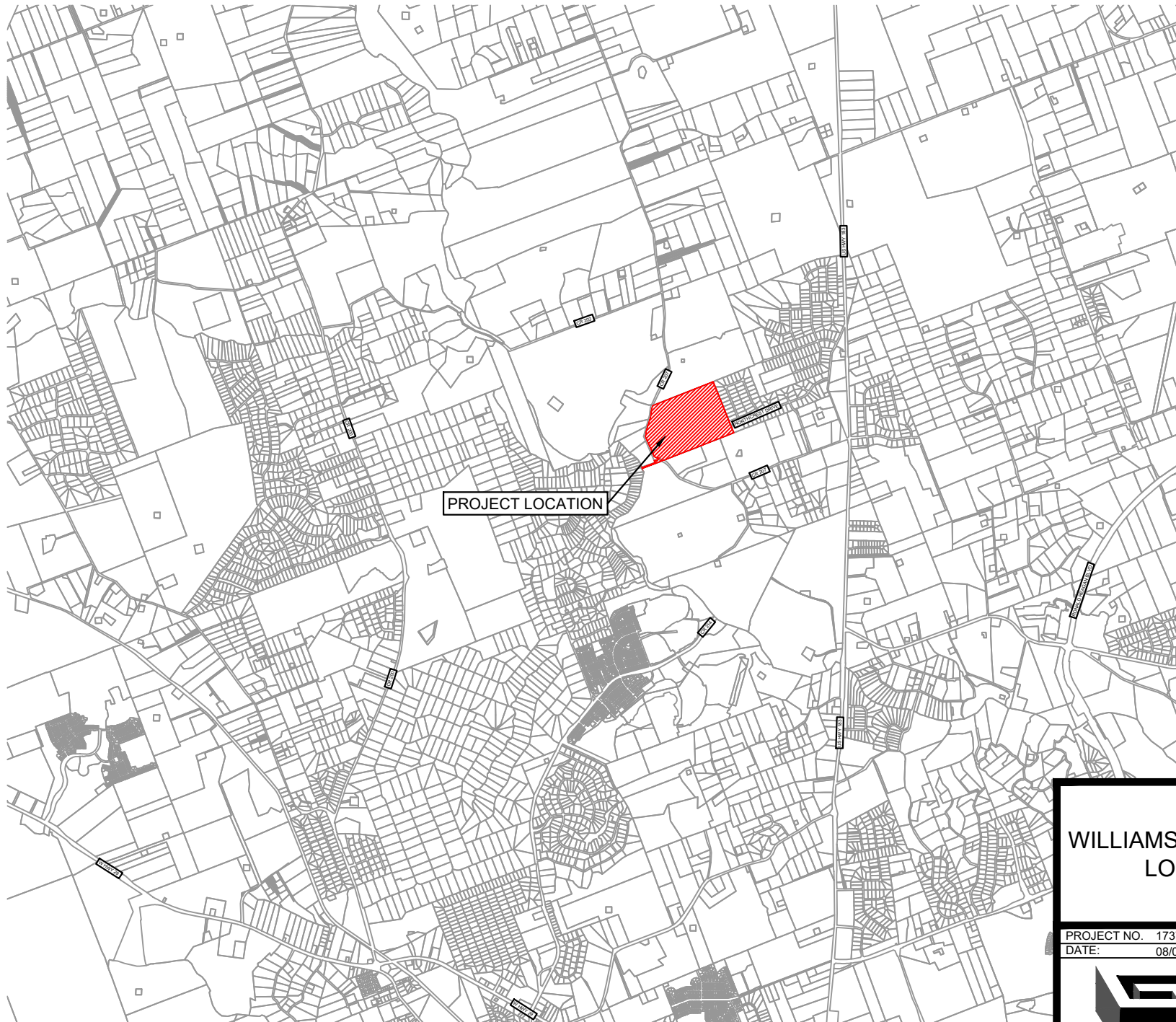
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not common to the general public; and (5) the location of your property relative to the proposed District's boundaries. You may also submit your proposed adjustments to the petition which would satisfy your concerns. Requests for a contested case hearing must be submitted in writing to the Office of the Chief Clerk at the address provided in the information section below.

The Executive Director may approve the petition unless a written request for a contested case hearing is filed within 30 days after the newspaper publication of this notice. If a hearing request is filed, the Executive Director will not approve the petition and will forward the petition and hearing request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting. If a contested case hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

INFORMATION. Written hearing requests should be submitted to the Office of the Chief Clerk, MC-105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087. For information concerning the hearing process, please contact the Public Interest Counsel, MC-103, at the same address. General information regarding TCEQ can be found at our web site <http://www.tceq.texas.gov/>.

Issued: February 5, 2025

Exhibit A



SCALE: 1" = 5000'
GRAPHIC SCALE IN FEET
0 2500' 5000' 10000'

WILLIAMSON CO. MUD NO. 62 LOCATION MAP

PROJECT NO. 1737-11838	DRAWN BY: TM
DATE: 08/01/2024	CHECKED BY: CLO



8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPES FIRM #2946

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 Ryan Allison, a resident of Williamson County, Texas, being the county in which Williamson County Municipal Utility District No. 61 (or next available numerical designation) (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 Sr. Software Engineer at JTBates Group. 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.



Ryan Allison

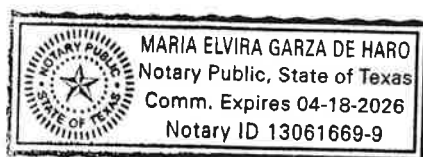
Phone Number: 254-624-4825

Address: 123 Hannah Trl.

Georgetown, Texas 78628

Before me, the undersigned authority, on this day personally appeared Ryan Allison, 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 18th day of December, 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 Sean Compton, a resident of Travis County, Texas, being a county adjacent to the county in which Williamson County Municipal Utility District No. 61 (or next available numerical designation) (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 Owner of Compton Creative Solutions LLC. 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.

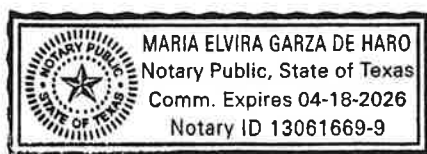
11. I am aware that the District will be subject to the continuing supervision of, and I will fully cooperate with, the Texas Commission on Environmental Quality.

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.


Sean Compton
Phone Number: 512-327-1011
Address: 2601 Great Oaks Parkway
Austin, Texas 78756

Before me, the undersigned authority, on this day personally appeared Sean Compton, 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 18th day of December, 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 Sarah Korpita, a resident of Williamson County, Texas, being the county in which Williamson County Municipal Utility District No. 61 (or next available numerical designation) (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 at Gessner Engineering, LLC. 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.

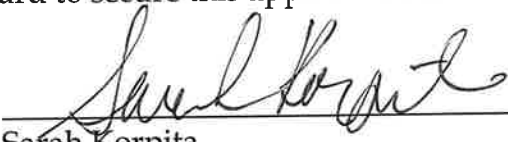
8. Neither my employer nor I have any business or other connection with the developer of the District, the attorney representing the District or the consulting engineer for the District in regard to the District and the development therein. I am not a party to a contract with a developer of property 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.

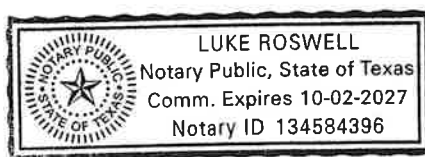
12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly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



Sarah Korpita
Phone Number: 936-727-0058
Address: 1807 Ash St.
Georgetown, Texas 78626

Before me, the undersigned authority, on this day personally appeared Sarah Korpita, 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 20th day of December, 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 Ross Higginbotham, a resident of Travis County, Texas, being a county adjacent to the county in which Williamson County Municipal Utility District No. 61 (or next available numerical designation) (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 Account Manager at The Reynolds Company. 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.



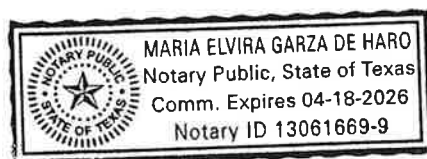
Ross Higginbotham

Phone Number: 832-693-3903

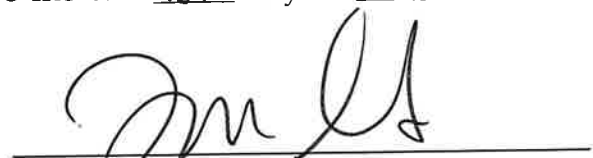
Address: 6806 La Salle Dr.
Austin, Texas 78723

Before me, the undersigned authority, on this day personally appeared Ross Higginbotham, 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 depose and said that every response and statement set forth herein is true and correct.

SWORN TO AND SUBSCRIBED before me this 18th day of December, 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 Travis Ortega, a resident of Bell County, Texas, being a county adjacent to the county in which Williamson County Municipal Utility District No. 61 (or next available numerical designation) (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 in land sales at Austin Lake. 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.



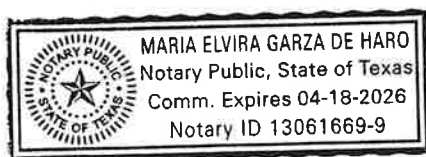
Travis Ortega

Phone Number: 661-852-8336

Address: 513 Santa Clara
Salado, Texas 76571

Before me, the undersigned authority, on this day personally appeared Travis Ortega, 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 11th day of December, 2024.



(NOTARY SEAL)



Notary Public, State of Texas