

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.

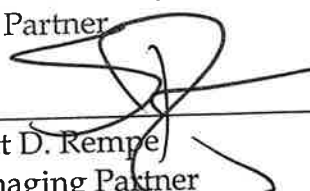
WHEREFORE, the Petitioner respectfully prays that this petition be properly filed, as provided by law; that all interested persons be notified of the procedures for requesting a public hearing on this petition as required by 30 Tex. Admin. Code §293.12; that this petition be set for consideration at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

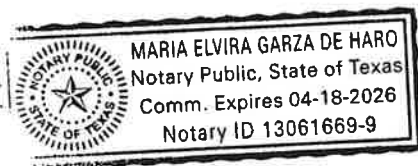
THE STATE OF TEXAS §
 §
COUNTY OF Travis §

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

