

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: TCEQ Docket No. 2025-1188-DIS; Northwest Williamson County Municipal Utility
District No.3; Request filed regarding Internal Control No. D-03282025-062

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 November 19, 2025, agenda on hearing requests for the creation of Northwest Williamson County Municipal Utility District No. 3:

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.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Kayla Murray".

Kayla Murray, *Staff Attorney*
Environmental Law Division

Texas Commission on Environmental Quality

TECHNICAL MEMORANDUM

To: Justin P. Taack, Manager *JPT*
Districts Section *8/4/2025*

Date: July 22, 2025

Thru: Michael Briscoe, Team Lead
Districts Creation Review Team

From: James Walker
Districts Creation Review Team

Subject: Petition by Florence FM 970 Ventures, LLC for Creation of Northwest Williamson County Municipal Utility District No. 3; Pursuant to Texas Water Code Chapters 49 and 54.
TCEQ Internal Control No. D-03282025-062 (TC)
CN: 606371516 RN: 112187430

A. GENERAL INFORMATION

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of Northwest Williamson County Municipal Utility District No. 3 (District). The petition was signed by Sudharshan Vembutty and Kamalakara R. Venkannagari as the Managers of Florence FM 970 Ventures, LLC, a Texas limited liability company (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 is one lienholder, JLE Investments, LP, a Texas limited partnership, on the land in the proposed District and information provided indicates that the aforementioned entity has consented to the petition.

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 northwest Williamson County, Texas, (County) west of State Highway (SH) 195 and south of Farm-to-Market Road (FM) 970, approximately 1 mile southwest of the City of Florence. The proposed District is partially within the extraterritorial jurisdiction of the City of Florence (City) and partially within the unincorporated County. Access to the proposed District will be provided by FM 970.

Metes and Bounds Description

The proposed District contains one tract of land totaling 161.67 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

By Resolution No. 2025-04, passed and approved on January 7, 2025, the City asserts that some or all of the land within the proposed District will be located within the extraterritorial jurisdiction of the City, and provided the City's consent to the creation of the District. Accordingly, the requirements of TWC Section 54.016 and Texas Local Government Code Section 42.042 have been satisfied.

County Notification

In accordance with TWC Section 54.0161, a certified letter, dated April 10, 2025, was sent to the Commissioners Court of Williamson County which provided notice of the proposed District's pending creation application and provided them with an opportunity to make their recommendations. To date, the county has not responded to this notification.

Statements of Filing Petition

Evidence of filing a copy of the petition with the City Secretary's office, 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 (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 Petitioner is the owner of the land to be included in the proposed District and is an affiliate of Ashton Gray Development. Ashton Gray Development will assist in developing the property and has over 40 years of land development experience within the team. Ashton Gray is currently developing in 17 communities and has over 12,166 lots that have been purchased.

Certificate of Ownership

By signed certificate dated March 7, 2025, the Williamson Central Appraisal District has certified that the appraisal roll indicates 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:

Matthew Yi-Zheng Cheung	Nicholas Marino	Monica Zuniga
William Patrick Schramm	Marissa Wyrick	

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 June 1 and June 8, 2025, 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 June 4, 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 July 8, 2025.

B. ENGINEERING ANALYSIS

The creation engineering report indicates the following:

Availability of Comparable Service

The proposed District is located within the water Certificate of Convenience and Necessity (CCN) of the City of Georgetown. The City of Georgetown has indicated that it is willing and able to serve the proposed development within the proposed District.

The proposed District is partially located within the wastewater CCN of the City of Florence. The City of Georgetown does not have wastewater facilities in the area and the City of Florence has indicated it does not have the capacity to serve the proposed District. The proposed District will provide wastewater service to the area within its boundaries. Wastewater service cannot be provided by the proposed District in the area contained within the City of Florence's CCN unless that area is removed from the CCN.

Design Criteria

Facilities will be designed in accordance with the applicable requirements of Williamson County, TCEQ, and/or the Texas Department of Health. In addition, the proposed District will design and construct its internal water distribution facilities in accordance with the applicable requirements of the City of Georgetown.

Water Supply and Distribution Improvements

The proposed District lies entirely within the water CCN of the City of Georgetown. The proposed District will receive retail water service from the City of Georgetown through a non-standard service agreement to be entered into between the City of Georgetown and the proposed District and/or a developer within the proposed District. Existing water facilities are insufficient to provide service to the proposed District. As a result, an offsite water line sized preliminary at 16-inch diameter will be extended from the City of Georgetown's existing line in TX-138 to the property, a distance of 1.5 miles.

It is assumed that the developer will be responsible for all costs related to the 16-inch offsite waterline as no current cost sharing agreement is in place. At full development, the proposed District is anticipated to have a demand of 750 equivalent single-family connections (ESFCs). The main line to the proposed District from the City of Georgetown's system is sized at 16-inches in diameter. The remaining lines within the proposed District are sized at 8-inches. Once constructed by or on behalf of the proposed District, all offsite and internal water distribution facilities will be conveyed to the City of Georgetown for ownership, operation, and maintenance.

Wastewater Treatment and Collection Improvements

Wastewater collection will be provided through the use of a gravity system which will connect to a proposed wastewater treatment facility. The proposed District is currently located partly within the wastewater CCN of the City and will seek release from the CCN prior to providing service to customers. The proposed District will design and construct the wastewater collection system, lift station, and treatment facility. The proposed District will own and operate such facilities.

It is estimated that the District will contain 750 ESFCs at ultimate development, requiring 225,000 gallons per day of wastewater treatment capacity, using 300 gallons per day per connection. The collection system will consist of 8-inch gravity wastewater lines and a lift station at the wastewater treatment facility. The treatment facility will discharge to a tributary of South Salado Creek.

Storm Water Drainage System and Drainage Improvements

The storm water runoff within the proposed District will be routed primarily through sheet flow across lots, then to a curb and gutter road system with inlets. Runoff will then be conveyed to detention pond facilities then to existing natural drainage channels which flow, offsite. Flows at the point of analysis will be maintained at predevelopment levels for the 2-, 10-, 25-, and 100-year storm events. The detention ponds proposed for each of the outflow locations were sized based on the basis of no net increase in flow resulting from a 24-hour storm for the 2-, 10-, 22-, and 100-year storms. The roads, inlets, and storm sewer systems will be designed to convey the 100-year storm to the detention ponds.

A water quality facility is proposed for each watershed outflow within the Edwards Aquifer Contributing Zone. The wet ponds proposed for this project will serve dual function for detention and water quality. In addition, local detention ponds for areas not draining to the tributary served by the regional ponds will be constructed. These facilities will be constructed with the appropriate phase of development and are located at a low point to ensure the minimum amount of grading work necessary to fulfill design criteria.

Road Improvements

All streets and associated improvements will be designed in accordance with criteria established by Williamson County and the Texas Department of Transportation, as applicable. The roadway system will consist of public streets to be owned and maintained by the proposed District, until such time as Williamson County requests public conveyance. Internal roadways will be generally designed and constructed to Williamson County subdivision standards. Left and right turn lanes, as appropriate, to provide for safe ingress and egress from the main entrance to the proposed development will be installed.

Recreational Facilities

The proposed District will operate and maintain recreational facilities including parks, trails, and other open spaces.

Floodplain

According to Federal Emergency Management Agency Flood Insurance Rate Map No. 48491C0100E, effective September 29, 2008, the proposed District does not lie within a 100-year floodplain. The proposed District's engineer will prepare a drainage study to delineate the limits for the purposes of submitting a preliminary plan to Williamson County. The study will also be used to verify the limits of lot lines and drainage easements for the final plat.

Topography/Land Elevation

The approximate elevation ranges from 1,042 feet above mean sea level (msl) to 988 feet above msl. The land within the proposed District drains from west to east towards the South Salado Creek with a 3% average slope across the site. No significant cut or fill is planned within the proposed District. Water surface elevations in streams within the proposed District and in the streams leaving the District will remain unchanged. Therefore, the proposed District is not expected to have an unreasonable impact on land elevation.

Subsidence

There is no indication of subsidence in the area in which the proposed District is located. The area in northwest Williamson County is located in the Comanche Peak Limestone which is characterized by a thin layer of clay soil underlain by bedrock which is not susceptible to subsidence. The Trinity aquifer underlies the area and the top of it is several hundred feet below the surface. Therefore, the proposed District is not expected to have an unreasonable impact on subsidence.

Groundwater Levels/Recharge

The proposed District will not directly use groundwater for its potable water needs. The City of Georgetown will provide water service to the proposed District, through use of groundwater from the Edwards Balcones Fault Zone and surface water from the Georgetown Water Treatment Facility. Structural stormwater quality best management practices including water quality ponds are proposed for use in mitigating the impact of development on the contributing zone. Therefore, the proposed District is not expected to have an unreasonable impact on groundwater levels or recharge.

Natural Run-off and Drainage

Existing drainage patterns flow south and east to South Salado Creek, then to Berry Creek, and then to the San Gabriel River. Detention facilities are proposed for each watershed to return peak flows for the 2-, 10-, 25-, and 100-year storm events to predevelopment levels. Therefore, it is not expected that the proposed District will have an unreasonable impact on natural runoff and drainage.

Water Quality

No adverse effect of the water quality of ground or surface water is anticipated because the treatment and disposal of wastewater flows by the proposed District will be by means of the wastewater treatment facilities previously discussed. The proposed District's treatment system will be operated pursuant to the terms of a wastewater discharge permit obtained from the TCEQ. The proposed District is located in an area of Williamson County that includes the Edwards Aquifer Contributing Zone. As a result, the TCEQ will review plans affecting the contributing zone both in the form of Water Pollution Abatement Plans and Organized Sewage Collection System Plans. Furthermore, the construction will be subject to inspection by a qualified inspector verifying compliance with properly prepared Stormwater Pollution Prevention Plans. Therefore, the proposed District is not expected to have an unreasonable impact on water quality.

Dam Safety Analysis

The TCEQ Dam Safety Program personnel reviewed the location of the District and confirmed by letter dated April 10, 2023, there are a couple of small stock ponds within the proposed District's boundaries along a tributary to South Salado Creek. The ponds will need to be evaluated to determine if they will remain or be removed. If they continue as dams, they will need to be evaluated for hydraulic adequacy.

C. SUMMARY OF COSTS

WATER, WASTEWATER, AND DRAINAGE

<u>Construction Costs</u>	<u>District Share</u> ⁽¹⁾
A. Developer Contribution Items	
1. Water Distribution System	\$ 2,449,300
2. Wastewater Collection System	2,711,800
3. Stormwater Drainage System	4,722,900
4. E/S Controls	279,860
5. Contingencies	1,524,579
6. Geotechnical, Survey, Design/CPS, Project Representative and Lab Fees	<u>1,753,266</u>
Total Developer Contribution Items	\$ 13,441,705
B. District Items	
1. Lift Station	\$ 750,000
2. Wastewater Treatment Plant	2,500,000
3. Offsite Water Extension	2,661,221
4. Detention Ponds	500,000
5. Geotechnical, Survey, Design/CPS, Project Representative, Lab Fees	961,683
6. Land Costs	250,000
7. Capacity Charges and Impact Fees	<u>8,250,000</u>
Total District Items	\$ 15,872,904
TOTAL CONSTRUCTION COSTS (79.23% of BIR)	\$ 29,314,609

Non-Construction Costs

A. Legal Fees	\$	1,110,000
B. Fiscal Agent Fees		740,000
C. Interest Costs		
1. Capitalized Interest (1 year at 4%)		1,480,000
2. Developer Interest (2 years at 4% of Construction Costs)		2,345,169 ⁽²⁾
D. Bond Discount (3%)		1,110,000
E. Bond Issuance Expenses		170,722
F. Bond Application Report Costs		250,000
G. District Creation Expenses and Operating Advances		300,000
H. Market Study		50,000
I. Attorney General Fee (0.1%)		37,000
J. TCEQ Bond Issuance Fee (0.25%)		<u>92,500</u>
TOTAL NON-CONSTRUCTION COSTS	\$	7,685,391

TOTAL W, WW, & D BOND ISSUE REQUIREMENT	\$ 37,000,000
--	----------------------

Notes:

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

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	\$ 2,000,000
B. Contingencies	300,000
C. Geotechnical, Survey, Design/CPS, Project Representative, Lab Fees	<u>345,000</u>
TOTAL CONSTRUCTION COSTS (77.79% of BIR)	\$ 2,645,000

Non-Construction Costs

A. Legal Fees	\$	102,000
B. Fiscal Agent Fees		68,000
C. Interest Costs		
1. Capitalized Interest (1 year at 4%)		136,000
2. Developer Interest (2 years at 4% of Construction Costs)		211,600 ⁽²⁾
D. Bond Discount (3%)		102,000
E. Bond Issuance Expenses		82,000
F. Bond Engineering Costs		50,000
G. Attorney General Fee (0.1%)		<u>3,400</u>
TOTAL NON-CONSTRUCTION COSTS	\$	755,000
TOTAL ROAD BOND ISSUE REQUIREMENT	\$	3,400,000

Notes:

- (1) Assumes 100% 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.

RECREATIONAL IMPROVEMENTS

<u>Construction Costs</u>	<u>District Share</u> ⁽¹⁾
A. Park and Recreational Facilities	\$ 365,000
B. Contingencies	54,750
C. Geotechnical, Survey, Design/CPS, Project Representative, Lab Fees	<u>62,963</u>
TOTAL CONSTRUCTION COSTS (68.96% of BIR)	\$ 482,713
 <u>Non-Construction Costs</u>	
A. Legal Fees	\$ 21,000
B. Fiscal Agent Fees	14,000
C. Interest Costs	
1. Capitalized Interest (1 year at 4%)	28,000
2. Developer Interest (2 years at 4% of Construction Costs)	38,617 ⁽²⁾
D. Bond Discount (3%)	21,000
E. Bond Issuance Expenses	42,220
F. Bond Application Report Costs	50,000
G. Attorney General Fee (0.1%)	700
H. TCEQ Bond Issuance Fee (0.25%)	<u>1,750</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 217,287
 TOTAL RECREATION BOND ISSUE REQUIREMENT	 \$ 700,000

Notes:

- (1) Assumes 100% funding of anticipated developer contribution items, where applicable.
- (2) Based on developer advancing funds approximately two years prior to reimbursement.

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

D. ECONOMIC ANALYSIS

Land Use

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

<u>Land Use</u>	<u>Acreage</u>	<u>ESFCs</u>
Single Family/Residential	97.58	750
Greenbelt/Water Quality/Drainage	20.90	0
Amenity	1.50	0
Wastewater Treatment Plant	6.00	0
Right-of-way	<u>35.69</u>	<u>0</u>
Total	161.67	750

Market Study

A market study, prepared in November 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 750 ESFCs on a tract totaling approximately 161.67 acres. The market study indicates that the proposed District will contain single-family homes on 40-foot lots priced between \$237,500 and \$282,500 and on 45-foot lots priced between \$285,500 and \$330,500 and are expected to be absorbed at a rate of approximately 8 units per month among all lot sizes throughout the initial ten years of activity.

Project Financing

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

<u>Development Description</u>	<u>Number of Units</u>	<u>Average Unit Value</u>	<u>Total Buildout Value</u>
40-foot single-family lots	502	\$ 282,500	\$ 141,815,000
45-foot single-family lots	248	\$ 332,500	\$ <u>82,460,000</u>
Total Assessed Valuation			\$ 224,275,000

Considering the issuance of a total of \$41,100,000 (\$37,000,000 for utilities, \$3,400,000 for roads, and \$700,000 for recreational) in bonds, assuming 70% financing for utilities and 100% financing for roads and recreational facilities, a bond coupon rate of 4%, and a 28-year bond life, the average annual debt service requirement would be \$2,466,533 (\$2,220,480 for utilities plus \$204,044 for roads plus \$42,009 for recreational). Assuming a 98% collection rate and an ultimate AV of \$224,275,000, a projected ultimate tax rate of approximately \$1.12 (\$1.01 for utilities, \$0.09 for roads, and \$0.02 for recreational) per \$100 AV was indicated to be necessary to meet the annual debt service requirements for the proposed District. An additional \$0.08 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 and assuming 70% financing for utilities and 100% financing for road and recreational facilities, 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⁾
Northwest Williamson County MUD	⁽²⁾
No. 3 (District)	\$ 1.200000
Williamson County	\$ 0.355670
Florence Independent School District	\$ 1.104200
Williamson County FM/RD	\$ 0.044329
Williamson County ESD No. 7	\$ <u>0.100000</u>
TOTAL TAX per \$100 AV:	\$ 2.804199

Notes:

- (1) Tax rate per \$100 assessed valuation.
- (2) Represents \$1.01 for utilities, \$0.09 for roads, \$0.02 for recreational, and \$0.08 for operation and maintenance tax.

Based on the proposed District tax rate and the year 2024 overlapping tax rate on land within the proposed District, and assuming 70% financing for utilities and 100% financing for road and recreational facilities, the project is considered economically feasible.

Water and Wastewater Rates

According to information provided, the City of Georgetown 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 \$156.10.

Comparative Water District Tax Rates

A tax rate of \$1.20 (\$1.01 for utilities, \$0.09 for roads, \$0.02 for recreational, and \$0.08 for operation and maintenance tax) 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, 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, road, and parks and recreational facilities; a combined projected tax rate of \$1.20 per \$100 AV when assuming 70% financing for utilities and 100% financing for roads and recreational facilities; the proposed District obtaining a 4% 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 Northwest Williamson County Municipal Utility District No. 3.
2. Grant the District's request to acquire road powers in accordance with TWC Section 54.234 and 30 TAC Sections 293.11(d)(11), 293.201, and 293.202 subject to the requirement imposed by the TCEQ and the general laws of the state relating to the exercise of such powers.
3. The Order granting the petition should include the following statements:

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

"This Order shall not constitute approval or recognition of the validity of any provision in the City of Florence Consent Resolution No. 2025-04, passed and approved on January 7, 2025, and any other ordinance/resolution incorporated therein by reference to the extent that such provisions exceed the authority granted to the City of Florence, by the laws of the State of Texas."
4. Appoint the following five persons to serve as temporary directors until permanent directors are elected and qualified:

Matthew Yi-Zheng Cheung	Nicholas Marino	Monica Zuniga
William Patrick Schramm	Marissa Wyrick	

H. ADDITIONAL INFORMATION

The Petitioner's professional representatives are:

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

PETITION FOR CREATION OF
NORTHWEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 3

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

FLORENCE FM 970 VENTURES, LLC, a Texas limited liability company (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 NORTHWEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 3 (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 161.67 acres of land, more or less, situated in Williamson County, Texas. The land to be included in the District is within the extraterritorial jurisdiction of the City of Florence, Texas (the "City"). 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 JLE Investments, LP, formerly known as JLE Investments, LLC, 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 located within the extraterritorial jurisdiction of the 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 \$44,100,000.

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 \$3,400,000.

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 \$700,000.

XII

The total cost of the proposed District's projects is estimated by the Petitioner to be approximately \$48,200,000.

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 4th day of March, 2025.

FLORENCE FM 970 VENTURES, LLC
a Texas limited liability company

By: ✓
Sudharshan Vembutty
Its Manager

By: [Signature]
Kamalakar R. Venkannagari
Its Manager

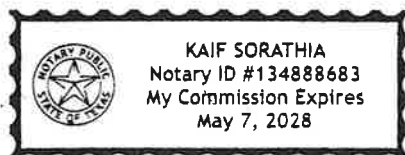
THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on this 4 day of March, 2025, by Sudharshan Vembutty, Manager of **FLORENCE FM 970 VENTURES, LLC**, a Texas limited liability company, on behalf of said limited liability company.

[Signature]

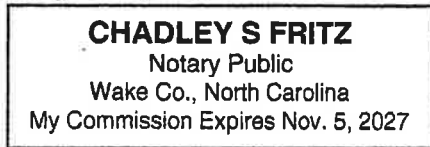
Notary Public, State of Texas

(NOTARY SEAL)



NORTH CAROLINA
THE STATE OF ~~TEXAS~~ §
COUNTY OF WAKE §

This instrument was acknowledged before me on this 28th day of February, 2025, by Kamalakar R. Venkannagari, Manager of **FLORENCE FM 970 VENTURES, LLC**, a Texas limited liability company, on behalf of said limited liability company.



Chadley S Fritz
Notary Public, State of ~~Texas~~ North Carolina

(NOTARY SEAL)

EXHIBIT A



10090 W Highway 29 | Liberty Hill, Texas 78642

TBPELS Firm No. 10001800 | 512-238-7901 office

METES AND BOUNDS DESCRIPTION

BEING 161.67 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE WASHINGTON P. REESE SURVEY, ABSTRACT NO. 523 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 77.269 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF A CALLED 84.451 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A WARRANTY DEED WITH VENDOR'S LIEN TO FLORENCE FM 970 VENTURES, LLC, RECORDED IN DOCUMENT NO. 2022073729, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "FOREST RPLS 1847" found in the existing South right-of-way line of Farm to Market (FM) 970 (80' R.O.W.) and the Northeast corner of said 77.269 acre tract and the common Northwest corner of a called 6.09 acre tract of land described in a Warranty Deed to Florence Independence School District, recorded in Document No. 1998046500 of said O.P.R.W.C.T., from which a 1/2-inch rebar found in the existing South right-of-way line of said FM 970 and the Northeast corner of said 6.09 acre tract and the common Northwest corner of a called 2.00 acre tract of land described in a General Warranty Deed with Vendor's Lien to Cody L. Lattimore and Jessica B. Lattimore, recorded in Document No. 2021158211 of said O.P.R.W.C.T., bears North 66°49'02" East a distance of 100.14 feet;

THENCE South 21°42'30" East with the common line of said 77.269 acre tract and said 6.09 acre tract, a distance of **2653.67** feet to a 1/2-inch rebar found for the Southeast corner of said 77.269 acre tract and the common Southwest corner of said 6.09 acre tract also being in the North line of a called 50.72 acre tract of land described in a Warranty Deed with Vendor's Lien to Jeffrey Dewayne Daniell, recorded in Volume 786, Page 150 of the Deed Records of Williamson County, Texas, from which a 1/2-inch rebar found for the Southeast corner of said 6.09 acre tract and the common Southwest corner of a called 40.03 acre tract of land described in a Warranty Deed to Florence Independence School District, recorded in Document No. 1998023960 of said O.P.R.W.C.T., bears North 67°59'46" East a distance of 100.30 feet;

THENCE South 67°30'32" West with the South line of said 77.269 acre tract and the common North line of said 50.72 acre tract, a distance of **80.72** feet to a 1/2-inch rebar found for the Northwest corner of said 50.72 acre tract and the common Northeast corner of a called 69.23 acre tract of land described as Tract One in a Partition Deed to Jeffrey Dewayne Daniell, recorded in Document No. 1999018748 of said O.P.R.W.C.T.;



THENCE **South 68°26'51" West** with the South line of said 77.269 acre tract and the common North line of said 69.23 acre tract, a distance of **1219.50** feet to a 1/2-inch rebar with cap stamped "C.T.L.S." found for the Southwest corner of said 77.269 acre tract and the common Southeast corner of said 84.451 acre tract;

THENCE **South 68°26'06" West** continuing with the North line of said 69.23 acre tract and the common South line of said 84.451 acre tract, a distance of **569.38** feet to a 60D nail found for the Northwest corner of said 69.23 acre tract and the common Northeast corner of a called 41.98 acre tract of land described in a Warranty Deed with Vendor's Lien to SVTEXASHILLS Ventures LLC, recorded in Document No. 2022071117 of said O.P.R.W.C.T.;

THENCE continuing with the South line of said 84.451 acre tract and the common North line of said 41.98 acre tract, the following three (3) courses and distances:

1. **South 68°22'59" West** a distance of **373.78** feet to a 1/2-inch rebar found;
2. **South 44°03'34" West** a distance of **153.74** feet to a railroad spike found; and
3. **South 67°41'22" West** a distance of **454.74** feet to a 60D nail found for Southwest corner of said 84.451 acre tract and the common Southeast corner of a called 10.00 acre tract of land described in a Corrected Special Warranty Deed with Encumbrance for Owelty of Partition to Melissa Kay Loerwald, recorded in Document No. 2020052228 of said O.P.R.W.C.T.;

THENCE **North 23°51'24" West** with the West line of said 84.451 acre tract and the common East line of said 10.00 acre tract, a distance of **381.18** feet to a 1/2-inch rebar found for the Northeast corner of said 10.00 acre tract and the common Southeast corner of a called 28.056 acre tract of land described in a Warranty Deed with Vendor's Lien to Howard Attas Creasey and Rosanne Monier Creasey, recorded in Document No. 2014042047 of said O.P.R.W.C.T.;

THENCE **North 23°53'01" West** continuing with the West line of said 84.451 acre tract and the common East line of said 28.056 acre tract, passing a 1/2-inch rebar found in the East line of a called 14.03 acre tract of land described in a Warranty Deed with Vendor's Lien to Kathryn J. Albarado and Francisco N. Albarado, record in Document No. 2019053372 of said O.P.R.W.C.T at 915.53 feet and continuing for a total distance of **1220.16** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Northeast corner of said 14.03 acre tract and a common corner of said 84.451 acre tract and a called 14.257 acre tract of land described in a Warranty Deed to Larry W. Parker and Julie Parker, recorded in Document No. 2015066914 of said O.P.R.W.C.T.;

THENCE **North 62°41'01" East** with the common line of said 84.451 acre tract and said 14.257 acre tract, a distance of **292.42** feet to a 2" fence pipe found for the Southeast corner of said 14.257 acre tract;

THENCE **North 24°27'58" West** with the West line of said 84.451 acre tract and the common East line of said 14.257 acre tract, a distance of **1059.34** feet to a 1" pipe found in the existing South right-of-way line of said FM 970 for the Northwest corner of said 84.451 acre tract and the common Northeast corner of said 14.257 acre tract;

THENCE **North 68°08'35" East** with the existing South right-of-way line of said FM 970 and the common North line of said 84.451 acre tract, a distance of **297.84** feet to a Calculated Point for the Northwest corner of a called 5.00 acre tract of land described in a Special Warranty Deed to the City of Florence, recorded in Document No. 2021053271 of said O.P.R.W.C.T., from which a 1/2-inch rebar found bears North 68°08'35" East a distance of 0.36 feet ;

THENCE with the common line of said 84.451 acre tract and said 5.00 acre tract, the following three (3) courses and distances:

1. **South 23°53'14" East** a distance of **875.40** feet to a 1/2-inch rebar with an illegible cap found for the Southwest corner of said 5.00 acre tract;
2. **North 66°06'21" East** a distance of **249.82** feet to a 1/2-inch rebar found for the Southeast corner of said 5.00 acre tract; and
3. **North 23°52'16" West** a distance of **866.50** feet to a Calculated Point in the existing South right-of-way line of said FM 970 for the Northeast corner of said 5.00 acre tract, from which a 1/2-inch rebar with an illegible cap found bears North 23°52'16" West a distance of 0.83 feet;

THENCE **North 68°08'35" East** with the existing South right-of-way line of said FM 970 and the common North line of said 84.451 acre tract, at 810.67 feet passing a Calculated Point for the Northeast corner of said 84.451 acre tract and the common Northwest corner of said 77.269 acres, from which a 1/2-inch rebar with cap stamped "C.T.L.S." found, bears North 21°42'21" West a distance of 5.59 feet and continuing for a total distance of **822.69** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;

THENCE **North 67°08'35" East** continuing with the existing South right-of-way line of said FM 970 and the common North line of said 77.269 acre tract, a distance of **487.48** feet to a 1/2-inch rebar found for the Northwest corner of a called 1.517 acre tract of land described in a Texas General Warranty Deed with Vendor's Lien to Raul A Rodriguez Castillo and Kayla M Ritter, recorded in Document No. 2018032293 of said O.P.R.W.C.T.;

THENCE with the common line of said 77.269 acre tract and said 1.517 acre tract, the following five (5) courses and distances:

1. **South 22°10'42" East** a distance of **357.71** feet to a 1/2-inch rebar found;
2. **North 67°10'35" East** a distance of **167.98** feet to a 1/2-inch rebar found;

3. **North 18°21'44" West** a distance of **130.91** feet to a 1/2-inch rebar with illegible cap found;
4. **North 67°05'57" East** a distance of **14.98** feet to a 1/2-inch rebar with cap stamped "RPLS 1847" found; and
5. **North 22°07'56" West** a distance of **227.28** feet to a 1/2-inch rebar found in the existing South right-of-way line of said FM 970 for the Northeast corner of said 1.517 acre tract;

THENCE with the existing South right-of-way line of said FM 970 and the common North line of said 77.269 acre tract, the following two (2) courses and distances:

1. **North 67°08'35" East** a distance of **421.13** feet to a TxDOT Type I concrete monument found; and
2. **North 66°49'02" East** a distance of **187.90** feet to the **POINT OF BEGINNING** and containing 161.67 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000113700.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on January 2023.



03/06/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 22-063

Attachments: K:\22063 - LJA Florence Meadows\CAD\DWGs\Florence Meadows.dwg



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " A "

METES AND BOUNDS DESCRIPTION

BEING 161.67 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE WASHINGTON P. REESE SURVEY, ABSTRACT NO. 523 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 77.269 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF A CALLED 84.451 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A WARRANTY DEED WITH VENDOR'S LIEN TO FLORENCE FM 970 VENTURES, LLC, RECORDED IN DOCUMENT NO. 2022073729, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "FOREST RPLS 1847" found in the existing South right-of-way line of Farm to Market (FM) 970 (80' R.O.W.) and the Northeast corner of said 77.269 acre tract and the common Northwest corner of a called 6.09 acre tract of land described in a Warranty Deed to Florence Independence School District, recorded in Document No. 1998046500 of said O.P.R.W.C.T., from which a 1/2-inch rebar found in the existing South right-of-way line of said FM 970 and the Northeast corner of said 6.09 acre tract and the common Northwest corner of a called 2.00 acre tract of land described in a General Warranty Deed with Vendor's Lien to Cody L. Lattimore and Jessica B. Lattimore, recorded in Document No. 2021158211 of said O.P.R.W.C.T., bears North 66°49'02" East a distance of 100.14 feet;

THENCE South 21°42'30" East with the common line of said 77.269 acre tract and said 6.09 acre tract, a distance of **2653.67** feet to a 1/2-inch rebar found for the Southeast corner of said 77.269 acre tract and the common Southwest corner of said 6.09 acre tract also being in the North line of a called 50.72 acre tract of land described in a Warranty Deed with Vendor's Lien to Jeffrey Dewayne Daniell, recorded in Volume 786, Page 150 of the Deed Records of Williamson County, Texas, from which a 1/2-inch rebar found for the Southeast corner of said 6.09 acre tract and the common Southwest corner of a called 40.03 acre tract of land described in a Warranty Deed to Florence Independence School District, recorded in Document No. 1998023960 of said O.P.R.W.C.T., bears North 67°59'46" East a distance of 100.30 feet;

THENCE South 67°30'32" West with the South line of said 77.269 acre tract and the common North line of said 50.72 acre tract, a distance of **80.72** feet to a 1/2-inch rebar found for the Northwest corner of said 50.72 acre tract and the common Northeast corner of a called 69.23 acre tract of land described as Tract One in a Partition Deed to Jeffrey Dewayne Daniell, recorded in Document No. 1999018748 of said O.P.R.W.C.T.;

THENCE **South 68°26'51" West** with the South line of said 77.269 acre tract and the common North line of said 69.23 acre tract, a distance of **1219.50** feet to a 1/2-inch rebar with cap stamped "C.T.L.S." found for the Southwest corner of said 77.269 acre tract and the common Southeast corner of said 84.451 acre tract;

THENCE **South 68°26'06" West** continuing with the North line of said 69.23 acre tract and the common South line of said 84.451 acre tract, a distance of **569.38** feet to a 60D nail found for the Northwest corner of said 69.23 acre tract and the common Northeast corner of a called 41.98 acre tract of land described in a Warranty Deed with Vendor's Lien to SVTEXASHILLS Ventures LLC, recorded in Document No. 2022071117 of said O.P.R.W.C.T.;

THENCE continuing with the South line of said 84.451 acre tract and the common North line of said 41.98 acre tract, the following three (3) courses and distances:

1. **South 68°22'59" West** a distance of **373.78** feet to a 1/2-inch rebar found;
2. **South 44°03'34" West** a distance of **153.74** feet to a railroad spike found; and
3. **South 67°41'22" West** a distance of **454.74** feet to a 60D nail found for Southwest corner of said 84.451 acre tract and the common Southeast corner of a called 10.00 acre tract of land described in a Corrected Special Warranty Deed with Encumbrance for Owelty of Partition to Melissa Kay Loerwald, recorded in Document No. 2020052228 of said O.P.R.W.C.T.;

THENCE **North 23°51'24" West** with the West line of said 84.451 acre tract and the common East line of said 10.00 acre tract, a distance of **381.18** feet to a 1/2-inch rebar found for the Northeast corner of said 10.00 acre tract and the common Southeast corner of a called 28.056 acre tract of land described in a Warranty Deed with Vendor's Lien to Howard Attas Creasey and Rosanne Monier Creasey, recorded in Document No. 2014042047 of said O.P.R.W.C.T.;

THENCE **North 23°53'01" West** continuing with the West line of said 84.451 acre tract and the common East line of said 28.056 acre tract, passing a 1/2-inch rebar found in the East line of a called 14.03 acre tract of land described in a Warranty Deed with Vendor's Lien to Kathryn J. Albarado and Francisco N. Albarado, record in Document No. 2019053372 of said O.P.R.W.C.T at 915.53 feet and continuing for a total distance of **1220.16** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Northeast corner of said 14.03 acre tract and a common corner of said 84.451 acre tract and a called 14.257 acre tract of land described in a Warranty Deed to Larry W. Parker and Julie Parker, recorded in Document No. 2015066914 of said O.P.R.W.C.T.;

THENCE **North 62°41'01" East** with the common line of said 84.451 acre tract and said 14.257 acre tract, a distance of **292.42** feet to a 2" fence pipe found for the Southeast corner of said 14.257 acre tract;

THENCE **North 24°27'58" West** with the West line of said 84.451 acre tract and the common East line of said 14.257 acre tract, a distance of **1059.34** feet to a 1" pipe found in the existing South right-of-way line of said FM 970 for the Northwest corner of said 84.451 acre tract and the common Northeast corner of said 14.257 acre tract;

THENCE **North 68°08'35" East** with the existing South right-of-way line of said FM 970 and the common North line of said 84.451 acre tract, a distance of **297.84** feet to a Calculated Point for the Northwest corner of a called 5.00 acre tract of land described in a Special Warranty Deed to the City of Florence, recorded in Document No. 2021053271 of said O.P.R.W.C.T., from which a 1/2-inch rebar found bears North 68°08'35" East a distance of 0.36 feet ;

THENCE with the common line of said 84.451 acre tract and said 5.00 acre tract, the following three (3) courses and distances:

1. **South 23°53'14" East** a distance of **875.40** feet to a 1/2-inch rebar with an illegible cap found for the Southwest corner of said 5.00 acre tract;
2. **North 66°06'21" East** a distance of **249.82** feet to a 1/2-inch rebar found for the Southeast corner of said 5.00 acre tract; and
3. **North 23°52'16" West** a distance of **866.50** feet to a Calculated Point in the existing South right-of-way line of said FM 970 for the Northeast corner of said 5.00 acre tract, from which a 1/2-inch rebar with an illegible cap found bears North 23°52'16" West a distance of 0.83 feet;

THENCE **North 68°08'35" East** with the existing South right-of-way line of said FM 970 and the common North line of said 84.451 acre tract, at 810.67 feet passing a Calculated Point for the Northeast corner of said 84.451 acre tract and the common Northwest corner of said 77.269 acres, from which a 1/2-inch rebar with cap stamped "C.T.L.S." found, bears North 21°42'21" West a distance of 5.59 feet and continuing for a total distance of **822.69** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;

THENCE **North 67°08'35" East** continuing with the existing South right-of-way line of said FM 970 and the common North line of said 77.269 acre tract, a distance of **487.48** feet to a 1/2-inch rebar found for the Northwest corner of a called 1.517 acre tract of land described in a Texas General Warranty Deed with Vendor's Lien to Raul A Rodriguez Castillo and Kayla M Ritter, recorded in Document No. 2018032293 of said O.P.R.W.C.T.;

THENCE with the common line of said 77.269 acre tract and said 1.517 acre tract, the following five (5) courses and distances:

1. **South 22°10'42" East** a distance of **357.71** feet to a 1/2-inch rebar found;
2. **North 67°10'35" East** a distance of **167.98** feet to a 1/2-inch rebar found;

3. **North 18°21'44" West** a distance of **130.91** feet to a 1/2-inch rebar with illegible cap found;
4. **North 67°05'57" East** a distance of **14.98** feet to a 1/2-inch rebar with cap stamped "RPLS 1847" found; and
5. **North 22°07'56" West** a distance of **227.28** feet to a 1/2-inch rebar found in the existing South right-of-way line of said FM 970 for the Northeast corner of said 1.517 acre tract;

THENCE with the existing South right-of-way line of said FM 970 and the common North line of said 77.269 acre tract, the following two (2) courses and distances:

1. **North 67°08'35" East** a distance of **421.13** feet to a TxDOT Type I concrete monument found; and
2. **North 66°49'02" East** a distance of **187.90** feet to the **POINT OF BEGINNING** and containing 161.67 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000113700.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on January 2023.



03/06/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 22-063

Attachments: K:\22063 - LJA Florence Meadows\CAD\DWGs\Florence Meadows.dwg

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 Matthew Yi-Zheng Cheung, a resident of Williamson County, Texas, the county in which Northwest Williamson County Municipal Utility District No. 3 (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 Engineer I at BGE, Inc. 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.

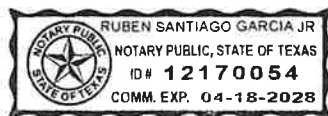


Matthew Yi-Zheng Cheung
Phone Number: 408-786-4639
Address: 101 Teri Court
Georgetown, Texas 78633

Before me, the undersigned authority, on this day personally appeared Matthew Yi-Zheng Cheung, 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 25th day of MARCH, 2025.

(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 Nicholas Marino, a resident of Travis County, Texas, being a county adjacent to the county in which Northwest Williamson County Municipal Utility District No. 3 (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 Project Manager at Gray Engineering, Inc. 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.

Nik Marino

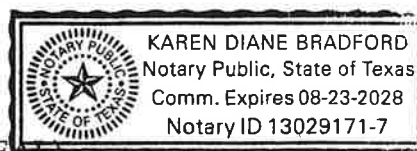
Nicholas Marino

Phone Number: 469-834-8611

Address: 8314 Palace Parkway
Austin, Texas 78748

Before me, the undersigned authority, on this day personally appeared Nicholas Marino, 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 13th day of February, 2025.



(NOTARY SEAL)

Karen Diane Bradford
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 Monica Zuniga, a resident of Williamson County, Texas, the county in which Northwest Williamson County Municipal Utility District No. 3 (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 a Project Manager at Gray Engineering, Inc.. 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.

Monica Zuniga

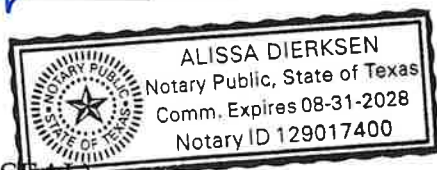
Monica Zuniga

Phone Number: 805-440-1015

Address: 728 Blue Agave Lane
Georgetown, Texas 78626

Before me, the undersigned authority, on this day personally appeared Monica Zuniga, 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 18th day of February, 2025.



(NOTARY SEAL)

Alissa Dierksen
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 William Patrick Schramm, a resident of Travis County, Texas, being a county adjacent to the county in which Northwest Williamson County Municipal Utility District No. 3 (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 Senior Engineer at Ziff Media. 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.

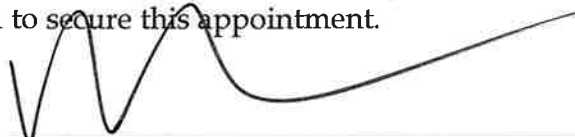
8. Neither my employer nor I have any business or other connection with the developer of the District, the attorney representing the District or the consulting engineer for the District in regard to the District and the development therein. I am not a party to a contract with a developer of property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



William Patrick Schramm
Phone Number: 512-657-4019
Address: 1423 Briarcliff Blvd.
Austin, Texas 78723

Before me, the undersigned authority, on this day personally appeared William Patrick Schramm, 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.

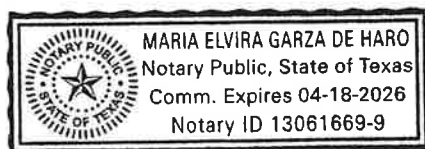
SWORN TO AND SUBSCRIBED before me this 25th day of February, 2025.



Notary Public, State of Texas

(NOTARY SEAL)

1243885



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 Marissa Wyrick, a resident of Travis County, Texas, being a county adjacent to the county in which Northwest Williamson County Municipal Utility District No. 3 (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 a Project Manager at BGE, Inc. 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.

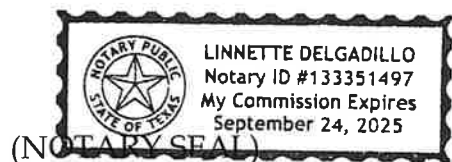
11. I am aware that the District will be subject to the continuing supervision of, and I will fully cooperate with, the Texas Commission on Environmental Quality.

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.

Marissa Wyrick
Marissa Wyrick
Phone Number: 210-639-2823
Address: 5800 Mojave Drive
Austin, Texas 78745

Before me, the undersigned authority, on this day personally appeared Marissa Wyrick, 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 day of February, 2025.



Linnette Delgadillo
Notary Public, State of Texas

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-03282025-062

PETITION. Florence FM 970 Ventures, LLC, a Texas limited liability company, (Petitioner) filed a petition for creation of Northwest Williamson County Municipal Utility District No. 3 (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 one lienholder, JLE Investments, L.P., on the property to be included in the proposed District and information provided indicates that the lienholder consents to the creation of the proposed District; (3) the proposed District will contain approximately 161.67 acres located within Williamson County, Texas; and (4) the land within the proposed District is within the extraterritorial jurisdiction of the City of Florence.

By Resolution No. 2025-04, passed and approved on January 7, 2025, the City of Florence, Texas, gave its consent to the creation of the proposed District, pursuant to Texas Water Code §54.016.

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, park and recreational facilities, systems, plants, and enterprises as shall be consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner that the cost of said project will be approximately \$48,200,000 (\$44,100,000 for water, wastewater, and drainage, \$3,400,000 for roads, and \$700,000 for recreational facilities).

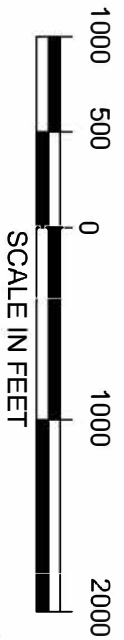
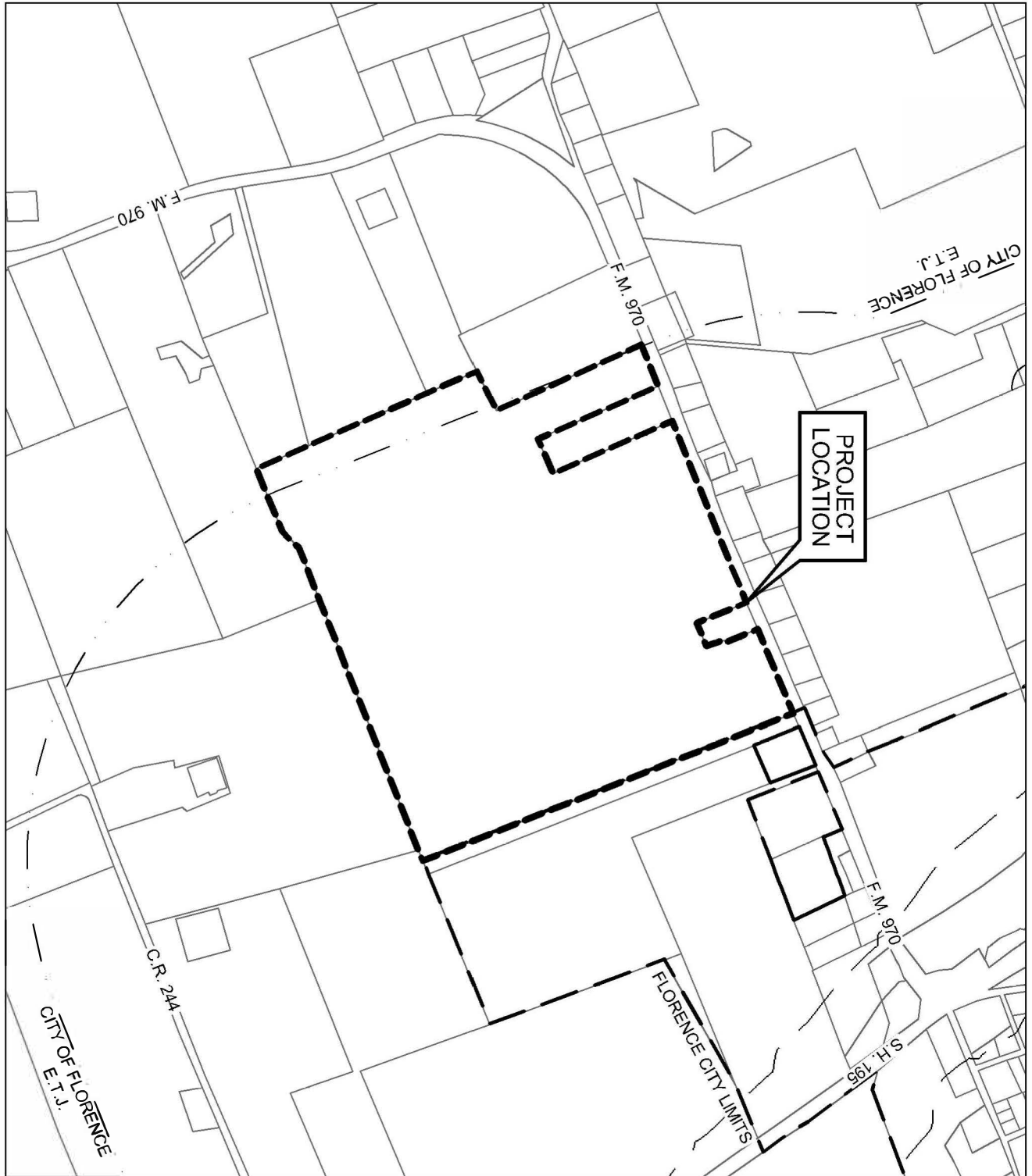
CONTESTED CASE HEARING. The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice.

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

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

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

Issued: **April 25, 2025**



LJA Engineering, Inc.

7500 Rialto Boulevard, Building II
Suite 100
Austin, Texas 78735



Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

NORTHWEST WILLIAMSON COUNTY

M.U.D. #3

WILLIAMSON COUNTY, TX.

EXHIBIT "A" - LOCATION MAP

WCM-3-LOCATION MAP.dwg

1 OF 1