

To Whom It May Concern,

My name is David Barker. I own the property at 7880 Pettytown Rd, in Caldwell County, Texas. I am requesting a contested case hearing of the proposed development of the property designated as "Exhibit A" printed in the April 3, 2025 newspaper publication, Post-Register petitioned by **Dakuri Estates LLC, TCEQ Internal Control No. D-02032025-002.**

I have owned my property where my primary residence is since 2009. I decided to build in this location because it is a rural property located far from large suburban developments like that proposed by the Petitioner. My property is located directly next to the planned entry for the development off Pettytown Rd. This development of over 1400 homes on 200 acres estimates about 7 homes per acre of land with increased traffic of at least that many vehicles traveling in front of and next to my home on a daily basis 24 hours a day . A situation like that poses a serious threat to my quality of life, forever changing my rural homestead.

Currently both Pettytown and Taylorsville roads are rural roads barely wide enough for two vehicle traffic at points. Presently, just North of my home .25 of a mile on Pettytown Rd is a single lane bridge with a blind curve and no guard railings. How is it possible to accommodate 1000s of additional vehicles traveling over that bridge without creating a public hazzard? The possibility of vehicle accidents and personal injuries is a serious threat to every resident both current and proposed.

There are so many additional concerns I have including the increased threat of fire without a fire department large enough to service a development such as this and possible increased crime without adequate police presence due to staffing inadequacies in our area. This proposed development is simply too large for what our rural resources can safely support.

Thank you for your time.

Regards,

David Barker 4/29/25

David Barker
7880 Pettytwon Rd.,
Red Rock, Tx 78662
512-239-8725

Reviewed By GW

MAY 06 2025

*MR
H*

CHIEF CLERKS OFFICE

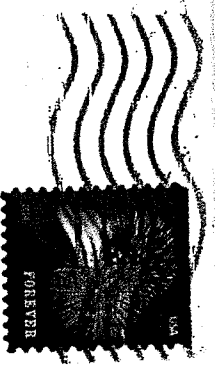
2025 MAY -5 AM 10: 28

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

Barker
1880 Belknap Rd
Padroock TX 78042

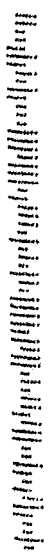
The Office of the Chief Clerk
ME-105, TCEO
P.O. Box 13087
Austin, TX 78711-3087

AUSTIN TX 786
RIO GRANDE DISTRICT
1 MAY 2025 AM 2 L



TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2025 MAY -5 AM 10: 27
CHIEF CLERKS OFFICE

78711-308787



4/27/2025

Edward Barziza
Tammy Bariza
3470 Taylorsville Rd
Red Rock, TX 78662
281-703-4033 (Ed)
281-703-2898 (Tammy)

Reviewed By GW
MAY 06 2025 H

CHIEF CLERKS OFFICE

2025 MAY -2 AM 10: 22

TEXAS
COMMISSION
ON ENVIRONMENTAL
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Dakuri Estates LLC (Petitioner)
TCEQ Internal Control No: D-02032025-002

We request a contested case hearing. As we are dependant upon our well water, we are extremely concerned about the effects it could have on our water supply.

Additionally, our neighbor was able to read the 56 page engineering report for the Dakuri Estates development and she informed us that it proposes turn lanes on Taylorsville Rd. and Pettytown Rd. We are ~ 1 acre from the corner of both roads and are concerned it could effect our property frontage.

In summation, we moved here to enjoy a rural life, and this seems to be a very big disruption.

Thank you for your attention to this matter.

Ed and Tammy Barziza

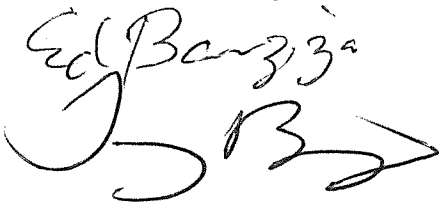




EXHIBIT A

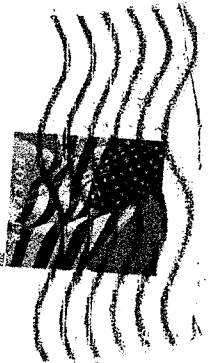
Engineering, Inc.
 1410 Boulevard Building II
 Austin, Texas 78738
LA
 Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-1386

CALDWELL COUNTY M.U.D. # 10
CALDWELL COUNTY, TX
EXHIBIT C - LOCATION MAP

1 OF 1

T Barzina
3470 ~~Laurensville Rd~~
Red Rock, TX 78662

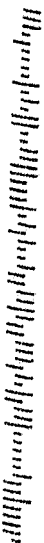
AUSTIN TX 786
RIO GRANDE DISTRICT
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RHC-105 TCEQ
PO BOX 13087
Austin, TX 78711-3087

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Office of the Chief Clerk, MC-105

TCEQ

PO Box 13087

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Reviewed By Gaw

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CHIEF CLERKS OFFICE

2025 MAY -5 AM 10: 25

COMMISSION
ON ENVIRONMENTAL
QUALITY

Dear Sir/Madam,

This letter serves as a hearing request from Samuel L Bussa, located at 542 Wagon Rd, Red Rock, TX 78662. I can be reached at 512-995-1363 or via email at bussammy@yahoo.com.

I am writing to reference the hearing request regarding Dakuri Estates LLC's petition to establish a Municipal Utilities District (M.U.D.) adjacent to my property, under TCEQ control number D-02032025-002.

My neighbors and I formally request a contested case hearing on this petition.

The proposed M.U.D. encompasses the valley area surrounding our properties, which we believe will create a significant drainage problem for all adjacent landowners. This land has remained undeveloped for over seventy years, and this petition raises considerable concerns regarding potential flooding, impact on wildlife, increased traffic, disruption to agriculture, strain on existing infrastructure, and overall impact on our way of life. As my property shares an eastern fence line with an easement, drainage is a particularly critical concern for me.

It appears that this M.U.D. petition has been submitted without adequate consideration for the potential negative impacts on the surrounding area. Therefore, I also respectfully request the submission of engineered plans for flood mitigation prior to any consideration of a permit.

Sincerely,

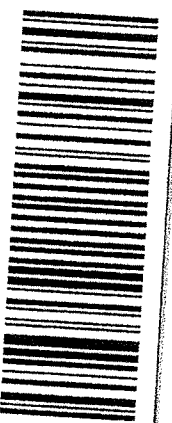
Samuel L Bussa

542 Wagon Rd

Red Rock, TX 78662

Sam Bussa
542 Wagon Rd
Red Rock TX 78662

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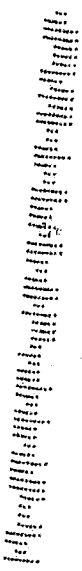


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CHIEF CLERKS OFFICE MC 105
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Austin, TX 78711

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CHIEF CLERKS OFFICE

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Reviewed By ECW

410 Concho St.
Lockhart, TX. 78644
March 29, 2025

APR 03 2025 H

Office of the Chief Clerk, MC-105
TCEQ
PO Box 13087
Austin, TX 78711-3087

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2025 APR -2 AM 10:07
CHIEF CLERKS OFFICE

Sirs:

This letter is a hearing request from Susan M. Bussa, 410 Concho St., Lockhart, TX., 78644. I may be contacted at 512-398-3996 or ~~512-398-3996~~ and would appreciate being on your mailing list for Caldwell County.

This letter is in reference to Dakuri Estates LLC's petition to create a M.U.D. adjacent to my rural property, TCEQ control number **D-02032025-002**.

My neighbors and I request a "contested case hearing" on said petition.

The acreage of the proposed M.U.D. is a very gullied piece of land because properties to the east of said parcel drain into the proposed utility district. Development of said parcel has drastic potential to flood Wagon Road, the easement access to my land in the Jasper-Gilbert Survey, Caldwell County. Also, my 49.67 acres shares an eastern fence line with the proposed utility district so drainage of my property would be severely impacted by said development.

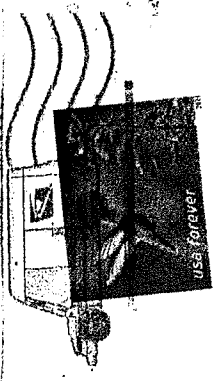
Another concern is the water source for said MUD. Has Aqua Water Supply Corporation committed to delivering water to said M.U.D. or will a well be drilled? A new nearby well could affect my 850 foot well, which is the sole source for my property's water.

This M.U.D. petition has been filed with total disregard for area repercussions. I would want to see engineered plans for flood mitigation before a permit is granted. Thank you for your consideration.

Sincerely,



Susan M. Bussa



AUSTIN TX 787
RIO GRANDE DISTRICT
31 MAR 2025 PM 3 L

Ms. Susan Bussa
410 Concho St.
Lockhart TX 78644-2518

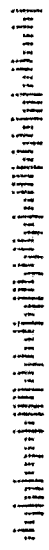


TEXAS
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Chief Clerk MC-105
TCEQ
PO Box 13087
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78711-308787

April 29, 2025

The Office of the Chief Clerk,
MC-105, TCEQ
P.O. Box 13087
Austin, Tx 78711-3087

Reviewed By GCW

MAY 06 2025 H

2025 MAY -2 AM 10:22
CHIEF CLERK'S OFFICE
COMMISSION ON ENVIRONMENTAL QUALITY

To Whom It May Concern,

My name is Thomas Carroll. I own the property at 8079 Pettytown Rd, in Caldwell County, Texas. I am requesting a contested case hearing of the proposed development of the property designated as "Exhibit A" printed in the April 3, 2025 newspaper publication, Post-Register petitioned by **Dakuri Estates LLC, TCEQ Internal Control No. D-02032025-002.**

My property is located less than a mile from the planned development access off Pettytown Rd and poses a serious threat to my personal quality of life. Both myself and my partner suffer from COPD. I purchased my property with the primary focus on the quality of air its rural location allows me. The proposed development of over 1400 homes, assuming that each of those homes would have at least one vehicle, would increase the carbon dioxide footprint from those vehicles potentially emitting over 50,000 metric tons or more of toxins into the air each year according to data provided by the EPAs Greenhouse Gas Equivalencies Calculator. This is actually a conservative estimate with the reality being much higher. Not to mention the dirt, dust and pollen that would blanket our air as the land is cleared over the several phases of the development.

In addition to my health, my other concerns include:

- Impact on local schools
- Fire and Police protection
- Ambulance service
- Adequate highway system for at least an additional 1400 vehicles
- Water and sewage capabilities and
- Storm water impact

Certainly, a development of this kind would be more appropriately located closer to larger towns such as Lockhart and/or Bastrop where current infrastructures such as fire and medical services can support the population expected to inhabit it.

Respectively,



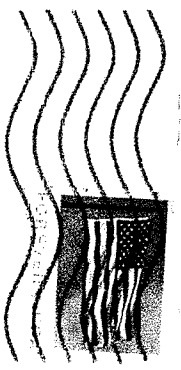
Tom Carroll
10102 Hidden Lake Ln.,
Richmond, Tx 77406
832-875-3132



Thomas Ray Carroll
10102 Hidden Lake Ln
Richmond, TX 77406-9721

HOUSTON TX RPDC 773

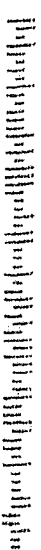
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Lynchburg, Virginia
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The Office of The Chief Clerk
MC-185, HCEG
P.O. Bx 13887
Austin, TX 78711-3887

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2025 MAY -2 AM 10:06

TEXAS
COMMISSION
ON ELECTRONIC
GOVERNMENT

April 28, 2025

Re: Request for Contested Case Hearing:

Reviewed By GCW

MAY 01 2025 H

CHIEF CLERKS OFFICE

2025 MAY -1 AM 10:13

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

- 1. Linda L. Francis
7320 Pettytown Rd.
Red Rock, Tx 78662
512-658-4106

Name of petitioners; Dakuri estates, LLC for creation of a MUD in Calwell County
TCEQ Internal Control# D-02032025-002

This petition proposes the MUD to be adjacent to my property along Pettytown Rd.

My Property consists of 14.617 acres A113 Gilbert Jasper with property ID
010013-142-000-00 with situs location 7320 Pettytown Rd., Red Rock, Tx 78662.

I request a contested case hearing due to the fact that the so called creation of
the MUD would be adjacent to my property and any construction of facilities, plants,
improvements, repairs, etc. would affect my property in a negative way including
harming the Wildlife Management of my property, the peace and quiet I am used to and
the expected interruption of Pettytown Road traffic.

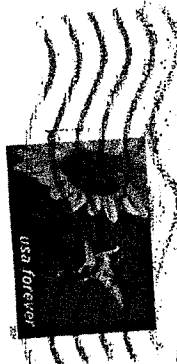
Sincerely,

Linda L. Francis
Linda L. Francis

Blinda L. Francis
7320 Pettytown Rd
Red Rock, TX 78662

Office of the Chief Clerk
MC-105, TCEQ
P.O. Box 13087
Austin, TX 78711-3087

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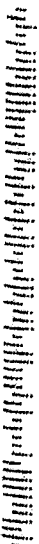


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4-11-25

April 2025

①

Philip + Sue Meeks
3045 Taylorsville Rd
Red Rock, TX 78662
512-968-9019

Reviewed By GW

APR 17 2025 H

② Petition
Dakuri Estates LLC

③ TCEQ Internal Control Number
D-02032025-002

④ We request a contested case hearing. We will be affected by
A) DRAINAGE
B) TRAFFIC
C) NOISE

⑤ My Property is located on Taylorsville Rd directly across from the 313.54 acre near Wagon Rd.

Sue Meeks

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
2025 APR 17 AM 9:36
CHIEF CLERKS OFFICE

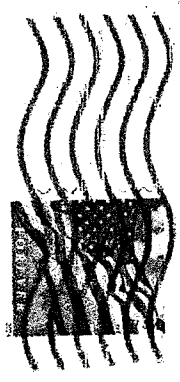
3045 Taylor Dr SU 1112 RD
KODAK ROCK, TX 78662

OFFICE OF ENVIRONMENTAL
QUALITY

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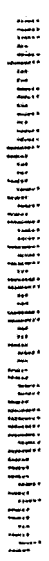
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April 29, 2025

The Office of the Chief Clerk
MC-105, TCEQ
PO Box 13087
Austin, Tx 78711-3087

Reviewed By GW

MAY 06 2025 H

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2025 MAY -2 AM 10:27
CHIEF CLERKS

To Whom It May Concern,

My name is Brenda Weynandt. I reside at 7880 Pettytown Rd, in Caldwell County, Texas. I am requesting a contested case hearing of the proposed development of the property designated as "Exhibit A" printed in the April 3, 2025 newspaper publication, Post-Register petitioned by **Dakuri Estates LLC, TCEQ Internal Control No. D-02032025-002.**

I have lived at my home since 2013 choosing to live here for the peace and quiet my rural homestead allows. The current proposed entry to the development is right next to the property where I live. Over the years my partner and I have built a home that we share with several rescued dogs and cats, many which have experienced past trauma in their lives and are highly sensitive to noises, and activity of people they do not know. This is why our rural home is a safe haven for them and must be protected. My rescued animals would be highly traumatized by the increased activities of a population of suburban residents moving to this development. For example, the celebration of some holidays with fireworks. The degree of noise 1400 plus homes would create on the 4th of July is hard to comprehend but I'm certain it would be unbearable for us. The peace and quiet at my home would forever end.

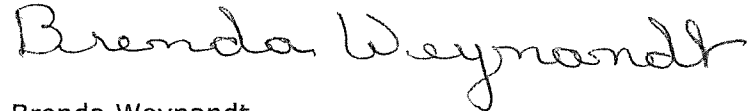
I am also highly concerned about the loss of habitat for the native animals on the proposed development area. 200 plus acres stripped clear of its landscape to accommodate 1400 plus unwelcomed homesites is simply irresponsible. We have several native species that live and breed on that land including wild turkey, white tailed deer, coatimundi, coyote, fox, bobcats, not to mention 100s of birds, such as the Pileated Woodpecker, Whippoorwills, Owls, Eagles, including a Bald Eagle sighting and many more. It is also located in the migratory track of the Monarch Butterfly and several species of Hummingbird. I wouldn't be surprised if there are threatened or possibly even endangered plants and animals.

Certainly, a development such as this one would be much better suited closer to cities that could support the influx of new residents such as Lockhart and Bastrop, both of which have ample land sites conducive to subdivision development. Rural areas like that of Taylorsville and Pettytown Rd do not have the infrastructure to safely support the population increase this development would bring. Just the possibility of one of those 1400 plus residents accidentally creating a spark at their home that could create a wildfire of immense magnitude should that spark ignite and travel to any of the surrounding properties most of which are large tracks of land with highly flammable brush is a very real and very frightening possibility. The volunteer firefighters in our area would not be able to control such a fire even temporarily and it could very quickly get out of control.

1400 plus homesites crammed onto 200 acres leaves very little room if any for conservation efforts for plants and animals so their habitat is destroyed and the surrounding land is at an ever-present risk of fire. There would be increased pollution including both noise and air and an ever-present pressure on the public services in our area who would be unable to meet the demand of such a population boom. This proposed development is simply too large for what our rural resources can safely support and should be denied.

Thank you for your time.

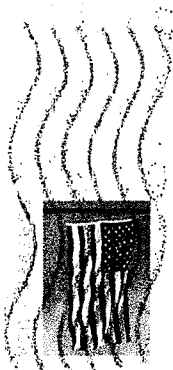
Regards,

A handwritten signature in cursive script that reads "Brenda Weynandt". The signature is written in black ink and is positioned to the right of the typed name.

Brenda Weynandt
7880 Pettytown Rd.,
Red Rock, Tx 78662
512-968-1848

Waggoner
1880 Potters Town Rd
Red Rock, TX 78662

HOUSTON TX RPDC 773
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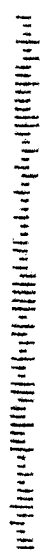


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Austin, TX 78711-3087

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ON ENVIRONMENTAL
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2025 MAY -2 AM 10:06
CHIEF CLERKS OFFICE

78711-308787



CHARLES & JUDITH YUNKUN

6656 Pettytown Rd Red Rock TX 78662

512-227-6984

Reviewed By SCB

APR 09 2025 H

DAKURI ESTATES LLC TCEQ No. D-02032025-002

* We request a contested case hearing *

We own 4 properties on Pettytown & Taylorsville Road

4/1/2025

We own 4 contiguous properties, 3 on Pettytown Rd and 1 on Taylorsville Rd that will be negatively affected by this MUD. The 3251 Taylorsville Rd property is approx. 400' from the SW corner of the Proposed MUD.

Our Issues Concerns and Solutions are as follows:

- 1) The intersection of Taylorsville Rd and Pettytown Rd is already a historical flood prone area that routinely floods to an impasse 5-6 times per year during heavy rains. The most recent was Christmas Eve 2024 when a car that attempted to drive thru was flooded and disabled requiring towing- fortunately there was no loss of life as of yet. The County Road Unit places their "High Water" signs at this intersection when heavy rains are predicted. We have swing gates on our fences that are generally adequate and designed for normal high rain amounts but will not be able to handle the additional runoff from a subdivision with a huge increase in impervious cover directly in the watershed. The 313 Ac tract is already an overburdened watershed which cause the virtually non-functional and non-existent bar ditches on the county roads to routinely overflow into our properties.
- 2) Since little additional specific information has been provided or is available on this proposed MUD we have to assume the worst case scenario whereby a sewage discharge permit will also be pursued. That would cause previously wet weather Bee Creek to now be flowing continuously across many of the properties in the area. This would be an untenable situation requiring many small bridges on properties as pipes and low water crossings would no longer be adequate to handle the increased flow rate of the sewage effluent, especially during heavy rainfalls. Without this much of our properties become inaccessible.
- 3) We raise grass fed, all natural with no hormones added to our organic cattle herd. What happens when they begin to drink treated sewage effluent from the creek?
- 4) Part of our property has virtual wetland areas in that the dry wet weather Bee Creek bed has several channels instead of one main channel. This would further disperse sewage effluent and make ingress and egress nearly impossible.

2025 APR -9 PM 4: 34

CHIEF CLERKS OFFICE

ON ENVIRONMENTAL QUALITY

- 5) This MUD is remotely located in the far SE corner of Caldwell County approx 3000' from the Bastrop County line. There are already 11 total ARWA/GBRA water wells in the Delhi area transporting water through a 40" pipe to the Austin/SanAntonio area with more planned. As of last week Aqua Water Corp was unaware of any request for water or proposed meters for this MUD 10 project. Where do they plan on getting water and how much? With the droughts and already overburdened drilling in the Carizo-Wilcox Aquifer I expect private water wells in the area to soon begin to run dry.
- 6) Again without any specifics supplied we are safely assuming that the \$64M initial investment will result in 1k +/- homesites translating into 2k +/- cars. The main arterial roads for commuting are FM20 and SR713 via Taylorsville Rd and Pettytown Rd. PLEASE come and drive these 1.5 lane County roads, some of which are unpaved, during rush hours to experience the danger and close calls that routinely occur on the blind bends and hills already overtaxed by the current area development. Then imagine more -possibly another two thousand cars. A minimal safe Taylorsville Rd solution would be to pave/widen to 2 full striped lanes with functional berms and bar ditches from Sr713 to FM20. The Pettytown Rd solution would be the same from Taylorsville Rd to Bateman Rd to FM20. Who will pay for that?
- 7) Sheriff/Fire/EMS are already marginal due to the location of being located at the farthest geographic extremes of the County. Most new residents expect these services to be the same as in a more urban area. Therefore an ESD district will probably be proposed as the development matures, resulting in increased taxes for those of us who already volunteer or support the local Fire Department.
- 8) This tract is one of the few remaining larger parcels in the area and has been relatively untouched for the last 100 years. I would not be surprised to find that an EPA or TPWD study could discover a threatened or endangered plant/animal/amphibian/reptile/bird on the property. According to aforementioned agencies there are many species in this category already in or near Caldwell County-like the Woodhouse or Houston Toad/ Bobwhite Quail/Mottled Duck/Cactus Wren/Western Box Turtle/etc.
- 9) The 313 ac tract is presently heavily wooded with many heritage trees. There are currently companies providing tree plantings in exchange for the carbon credit offsets. How does this compare with what will most likely be a clear cutting for the MUD? Additionally much of that property is quite rugged with many ravines and elevation changes that will certainly create an abnormal amount of erosion and sediment flow as the trees are cut down.
- 10) The Light/Noise/Air pollution increases will be substantial resulting in a negative effect on the quality of life in the neighborhood. However somehow as I understand it the TCEQ seems to be a misnomer as it has a Very narrow definition of the word "ENVIRONMENT".

CHIEF CLERKS OFFICE

2025 APR - 9 AM 10: 41

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

MUD No.10 Caldwell County Contested Case Hearing Request
Why is the TCEQ only concerned with water? We prefer the more accurate:
environment /ɛn-vi'ren-mənt, -vi'ɛrn-/

noun

1. The totality of the natural world, often excluding humans.
2. A subset of the natural world; an ecosystem. "the coastal environment."
3. The combination of external physical conditions that affect and influence the growth, development, behavior, and survival of organisms.

The American Heritage® Dictionary of the English Language, 5th Edition •

In summation the developer could create a high quality, heavily restricted, dark sky, site built, wildlife exempt home development of up to 9ac tracts that could easily handle on site septic systems and greatly reduce the need for a MUD and eliminate the need for a discharge permit that could be both time consuming and costly to pursue.

Thank You

Charles Yunkun

Charles Yunkun
Judith Yunkun
Judith Yunkun

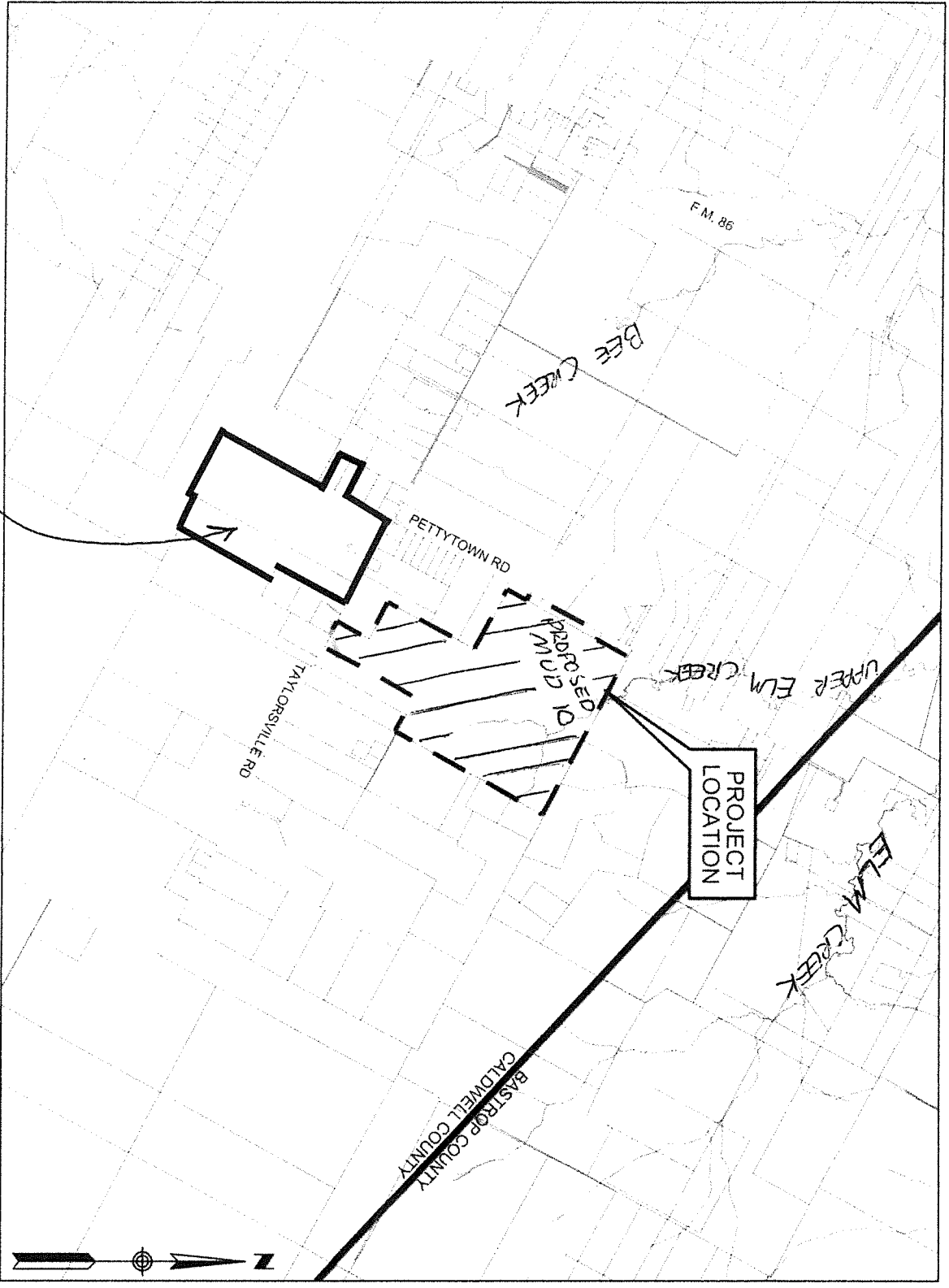
CHIEF CLERKS OFFICE

2025 APR -9 AM 10:30

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

TO
FM 20

EXHIBIT A



OUR 4 PROPERTIES

L
TO SR 713



LJA Engineering, Inc.

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



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CALDWELL COUNTY M.U.D. # 10
CALDWELL COUNTY, TX.

EXHIBIT C - LOCATION MAP

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