

Jakie Allen
County Judge
469-376-4139



1902 HWY 175
Kaufman, Texas 75142
jakie.allen@kaufmancounty.net

Texas Commission on Environmental Quality
Attn: Office of the Chief Clerk
MC-105
PO BOX 13087
Austin, Texas 78711-3087

Reviewed By DS

OCT 14 2025 H

OCT 14 25 AM 10:38
TCEQ OCC

**NOTICE TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OF KAUFMAN COUNTY'S
FORMAL REQUEST FOR A PUBLIC HEARING
ON THE
PETITION FOR CREATION OF THE WILLOW RANCH MUNICIPAL UTILITY DISTRICT #1 OF KAUFMAN
COUNTY**

TCEQ INTERNAL CONTROL NUMBER: D-08132025-022
DATE: OCTOBER 7, 2025

To whom it may concern:

My name is Jakie Allen, and I am the County Judge for Kaufman County. I am filing this notice to request for a public hearing on behalf of Kaufman County. This is the second submission of this communication, the first time was before Kaufman County was aware of the TCEQ Internal Control Number.

On June 10, 2025 Kaufman County was served a copy of the Petition for the Creation of Willow Ranch Municipal Utility District No. 1 of Kaufman County. (*See Exhibit I, Stamped copy of Petition*). Such Petition was filed with the Kaufman County Clerk pursuant to 30 Tex. Admin. Code § 293.11.

On July 1, 2025, the Kaufman County Commissioners' Court, at its regular session and after the proper posting of an agenda item for such matter, voted to submit to the Texas Commission on Environmental Quality Notice that Kaufman County was requesting a public hearing on the Petition for Creation of the Willow Ranch Municipal Utility District No. 1 of Kaufman County.

On August 18, 2025, Kaufman County was formally advised by TCEQ of the receipt of the Petition. The communication from TCEQ contained the TCEQ Internal Control Number that has been incorporated into this communication to ensure proper routing.

Formal Notice of Request for Public Hearing

Kaufman County submits this notice, pursuant to Texas Water Code § 49.011(c), that Kaufman County hereby asserts it is an affected person and requests a public hearing to be set for the Commission to act upon the Petition.

Kaufman County asserts that for these purposes Kaufman County is a "person" as defined by 30 Tex. Admin. Code § 3.2(25), and that no definitions within Chapter 49 or Chapter 54 of the Texas Water Code provide an alternative definition for "person" or "affected person". Additionally, no alternative definition exists within 30 Tex. Admin. Code § 293.1.

Review of Creation by County

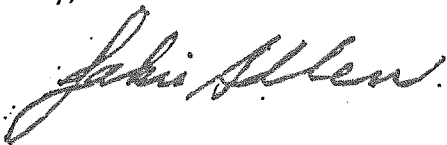
The proposed district described within the Petition is within the extraterritorial jurisdiction of the City of Dallas but is **NOT** within the corporate limits of the City of Dallas or any other city. Therefore, Texas Water Code § 54.0161 provides that Kaufman County has certain rights, including the right to be notified by the Commission of the receipt of such Petition, and the right to submit recommendations, findings, conclusions, and other information that the Commission shall consider when deciding upon the Petition.

County future submissions and testimony

Kaufman County reserves the right, pursuant to Texas Water Code § 54.0161, to present in a separate submission any recommendations, findings, conclusions, and other relevant information relating to this petition, with such submission due not less than 10 days before the hearing on said petition.

Kaufman County reserves the right to attend such hearing and present testimony and evidence for consideration by TCEQ.

Sincerely,

A handwritten signature in cursive script that reads "Jachie Allen".

Jachie Allen
Kaufman County Judge

Exhibit I, Stamped Copy of Petition
Exhibit II, Letter from TCEQ

COATS | ROSE

A PROFESSIONAL CORPORATION

JUAN LUEVANOS
ASSOCIATE

JLUEVANOS@COATSROSE.COM
DIRECTOR (972) 419-4707
FAX: (972) 702-0662

June 05, 2025

Certified Article Number

9414 7266 9904 2165 4324 48

SENDER'S RECORD

VIA CERTIFIED MAIL

Honorable Laura Hughes
Kaufman County Clerk
PO Box 729
1902 US Highway 175
Kaufman, TX 75142

Re: Proposed Willow Ranch Municipal Utility District No. 1 of Kaufman County

Dear Ms. Hughes:

As required by the Texas Commission on Environmental Quality's rules, 30 Texas Administrative Code Section 293.11, enclosed please find a copy of a Petition to the Texas Commission on Environmental Quality for creation of the above-referenced District. Additionally enclosed are three certificates of receipt, please acknowledge receipt of the petition by executing the certificates and returning them to me in the enclosed return envelope.


If you need any additional information, please contact me at (972) 419-4707 or jluevanos@coatsrose.com.

Very truly yours,



Juan Luevanos

JL:

FILED FOR RECORD
KAUFMAN CO. TEXAS
2025 JUN 10 PM 1:53
LAURA A. HUGHES
COUNTY CLERK
BY: 
05/21/25

16000 NORTH DALLAS PARKWAY, SUITE 350, DALLAS, TEXAS 75248
PHONE: (972) 788-1600 FAX: (972) 702-0662

WWW.COATSROSE.COM

HOUSTON | AUSTIN | DALLAS | CINCINNATI

CERTIFICATE OF RECEIPT OF PETITION

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

I, _____, hereby certify that I am more than eighteen (18) years of age and capable of executing this certificate; and that the attached is a true and correct copy of a Petition for Creation of Willow Ranch Municipal Utility District No. 1 of Kaufman County, as received by the Kaufman County Clerk, on the _____ day of _____, 2025.

By: _____

Name: _____

Title: _____

FILED FOR RECORD
KAUFMAN CO. TEXAS
2025 JUN 10 PM 1:53
LAURA A. HUGHES
COUNTY CLERK
BY: _____
PETITION

CERTIFICATE OF RECEIPT OF PETITION

THE STATE OF TEXAS §
COUNTY OF KAUFMAN §

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By: _____
Name: _____
Title: _____

FILED FOR RECORDS
KAUFMAN CO. TEXAS
2025 JUN 10 PM 1:53
LAURA A. HUGHES
COUNTY CLERK
BY: _____
PETITION
MH

CERTIFICATE OF RECEIPT OF PETITION

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COUNTY OF KAUFMAN §

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By: _____

Name: _____

Title: _____

FILED FOR RECORD
KAUFMAN CO. TEXAS
2025 JUN 10 PM 1:53
LAURA A. HUGHES
COUNTY CLERK
BY: _____
NSP/PTV

PETITION FOR THE CREATION OF
WILLOW RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF KAUFMAN COUNTY

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

FORNEY DEVELOPMENT, LLC, a Texas limited liability company (the "Petitioner"), respectfully petitions the Commissioners of the Texas Commission on Environmental Quality (the "Commission") for the creation of a municipal utility district in Kaufman County, Texas. The Petitioner holds title to a majority of the assessed value of the real property described in Exhibit "A" attached hereto and incorporated herein for all purposes, as indicated by the appraisal rolls of Kaufman County, Texas. The Petitioner, acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto, would respectfully show the following:

I.

The name of the proposed district shall be "WILLOW RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF KAUFMAN COUNTY" (the "District"). There is no other conservation or reclamation district in Kaufman County, Texas with the same name.

II.


The District shall be created and organized and shall exist under the terms and provisions of Article III, Section 52, and Article XVI, Section 59, of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto.

III.

The area proposed to be within the District is approximately 140.125 acres (the "Property"), situated in Kaufman County, Texas. The Property is described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes. The Property is located within the exclusive extraterritorial jurisdiction of the City of Dallas, Texas (the "City"), and the Property is not within the corporate limits or extraterritorial jurisdiction of any other city, town or village. All of the Property may be properly included in the District.

IV.

The Petitioner constitutes the holder of title to all of the value of the land within the proposed District, as indicated by the tax rolls of the central appraisal district of Kaufman County, Texas, and by conveyances of record since the date of preparation of said tax rolls. There are no lienholders on the Property.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2025 JUN 10 PM 1:53
LAURA A. HUGHES
COUNTY CLERK
BY:  M
NEBURY

V.

The City consented to the creation of the District, as evidenced by its adoption of Resolution No. 25-0283, dated February 12, 2025 and subsequently corrected by Resolution No. 25-0637, dated April 23, 2025 (the "Resolution"), attached hereto as Exhibit "B." Pursuant to Section 54.016(a) of the Texas Water Code, the Resolution consents to the creation of 140.125 acres of land, and the Petitioner is petitioning the Commission for the creation of the District to encompass the Property, which is a portion of the 140.125 acres of land that the City consented to in the Resolution.

VI.

The general nature of the work proposed to be done by the District at the present time is to purchase, construct, acquire, improve, or extend inside or outside of its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary or helpful to supply and distribute water for municipal, domestic, and commercial purposes; to collect, transport, process, dispose of and control domestic and commercial wastes; to gather, conduct, divert, abate, amend and control local storm water or other local harmful excesses of water in the District; to design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and to purchase, construct, acquire, improve, or extend inside or outside of its boundaries such additional facilities, systems, plants, and enterprises as shall be consonant with the purposes for which the District is created, all as more particularly described in an engineer's report filed simultaneously with the filing of this Petition, to which reference is made for a more detailed description. It is further proposed that the District be granted road powers pursuant to Texas Water Code, Section 54.234.

VII.

There is, for the following reasons, a necessity for the above-described work, services and improvements: the area proposed to be within the District is in a developing area of Kaufman County, Texas, and within the foreseeable future will experience a substantial and sustained residential growth. There is not now available within the area, which will be developed as residential subdivisions, an adequate water supply and distribution system, sanitary sewer system, drainage system, and public road system. The protection of the purity and sanitary condition of the State's water and the health and welfare of the present and future inhabitants of the area and of territories adjacent thereto require the purchase, construction, acquisition, provision, operation, maintenance, repair, improvement, extension, and development of an adequate water supply and distribution system, sanitary sewer system, and drainage system. A public necessity therefore exists for the organization of the District to provide for the purchase, construction, acquisition, improvement, extension, and development of a water supply and distribution system, sanitary sewer system, drainage system, and roadway system.

VIII.

The proposed improvements are feasible and practicable, and the terrain of the territory to be included within the District is such that a waterworks system, a sanitary sewer system, a

drainage and storm sewer system, and a roadway system can be constructed and developed at a reasonable cost. A preliminary investigation has been instituted to determine the cost of the project, and it is now estimated by the Petitioner, from such information as it has at this time, that the ultimate cost of the project contemplated will be approximately \$18,305,000.00.

IX.

The following named persons are each and all over eighteen (18) years of age, resident citizens of the State of Texas, owners of land subject to taxation within the District, and are otherwise qualified to serve as directors of the District under the provisions of the Texas Water Code:

1. Mason Griffin
2. Brandon Brewer
3. Louis Darrouzet
4. Scott Martin
5. Dan Williams

X.

WHEREFORE, the Petitioner respectfully prays that this Petition be properly filed, as provided by law, that notice of the application be given as provided therein, that a hearing be held if necessary and that this Petition be in all things granted, that the proposed municipal utility district be organized and five (5) temporary directors named herein be appointed to serve until their successors are duly elected and qualified, and for such other orders, acts, procedures and relief as are proper, necessary, and appropriate to the purpose of creating and organizing the District and to the execution of the purposes for which the District shall be organized, as you may deem proper and necessary.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED this the 21 day of May, 2025.

PETITIONER:

FORNEY DEVELOPMENT, LLC,
a Texas limited liability company

By: Venkatgopali
Name: VENKAT GOPPATI
Title: MANAGING PARTNER

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 21 day of May, 2025 by Venkateswara Rao Gottipati, Managing Partner of FORNEY DEVELOPMENT, LLC, a Texas limited liability company, on behalf of said entity.

[Signature]
Notary Public in and for the State of Texas

(NOTARY SEAL)

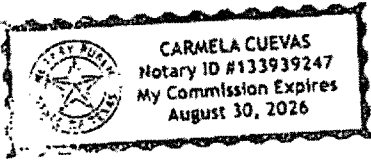


EXHIBIT "A"

Legal Description of the Property

BEING a tract of land situated in the W. Swift Survey, Abstract No. 459, in Kaufman County, Texas, being all of a tract conveyed to Forney Development, LLC, by deed recorded in Volume 6851, Page 577 of the Official Public Records, Kaufman County, Texas (OPRKCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the east line of Farm to Market Road 740, a public road, for the north corner of a tract conveyed to Gary Clyde Whittemore, recorded in Volume 5491, Page 427, OPRKCT;

THENCE N 18°50'38" E, 618.74 feet along the east line of said road to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the southwest corner of Lot 1, Block 1, Whittemore Addition, recorded in Cabinet 3, Sleeve 638, Plat Records, Kaufman County, Texas (PRKCT),

THENCE S 69°49'57" E, 336.87 feet along the south line of Lot 1 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 18°24'03" E, along the east line of Lot 1, passing at 192.09 feet an aluminum monument found for the northeast corner thereof, and being the southeast corner of the remainder of a tract conveyed to Vaquero Forney 740 Partners, LP, recorded in Volume 5997, Page 48 OPRKCT, and continuing along the east line thereof a total distance of 243.78 feet to a 1/2" iron rod with plastic cap found on the southwest line of a tract conveyed to Allan G. and Sharon E. Kalich, recorded in Volume 1049, Page 846, Deed Records, Kaufman County, Texas (DRKCT);

THENCE S 45°50'54" E, 4083.49 feet along the southwest line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the northwest line of a tract conveyed to Pamela Samantha Keats, recorded in Volume 1288, Page 364 DRKCT;

THENCE S 44°11'59" W, 1657.87 feet along the northwest line thereof to a 1" iron pipe found for the east corner of a tract conveyed to Loretta Jean Jackson, recorded in Volume 4656, Page 175 OPRKCT;

THENCE N 45°45'41" W, 1609.35 feet along the northeast line thereof to a 1/2" iron rod found for the east corner of a tract conveyed to James M. Gentry, recorded in Volume 4430, Page 184 OPRKCT;

THENCE N 45°44'16" W, 493.60 feet along the northeast line thereof to a 1/2" iron rod found for the east corner of a tract conveyed to Larry D. and Deena S. Harvey, recorded in Volume 1265, Page 122 DRKCT;

THENCE N 45°51'59" W, 311.61 feet along the northeast line thereof to a 1/2" iron rod with plastic cap found for the east corner of Lakeview Addition Second Section, recorded in Cabinet 1, Sleeve 485 PRKCT;

THENCE N 45°42'03" W, 737.15 feet along the northeast line of Lakeview Addition Second Section, and of Lakeview Addition First Section, recorded in Cabinet 1, Sleeve 424 PRKCT, to a 1/2" iron rod with plastic cap found for the south corner of a tract conveyed to Mark and Teresa Duncan, recorded in Volume 5155, Page 53 OPRKCT;

THENCE N 44°02'41" E, along the southeast line thereof, passing at 378.25 feet a 1/2" iron rod with plastic cap found for the south corner of said Whittemore tract, and continuing a total distance of 739.93 feet to a 1/2" Iron rod with plastic cap stamped "SPIARSENG" set for the east corner thereof;

THENCE N 46°03'13" W, 866.39 feet along the northeast line of said Whittemore tract to the **POINT OF BEGINNING** with the subject tract containing 6,103,843 square feet or 140.125 acres of land.

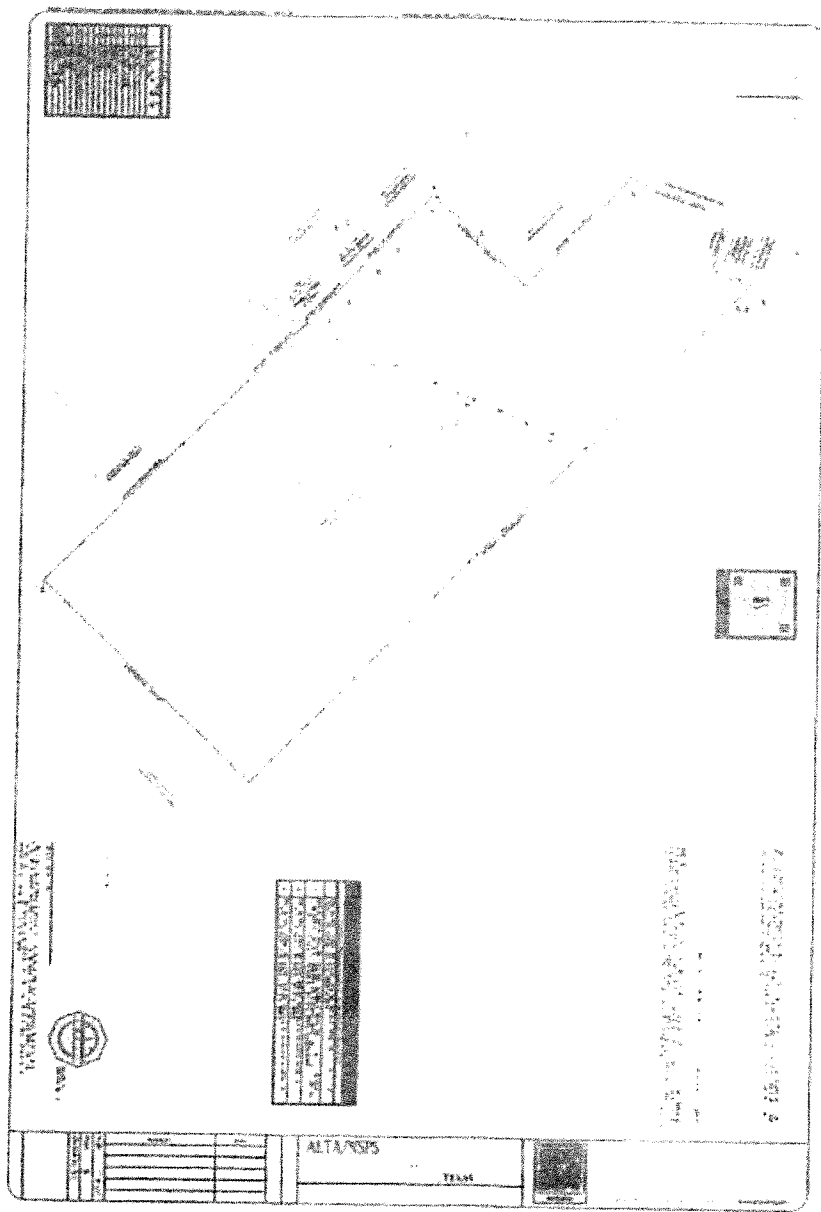


EXHIBIT "B"
City Consent to Creation

250637

COUNCIL CHAMBER

April 23, 2025

WHEREAS, in 1975, the City of Dallas annexed property for the development of Lake Ray Hubbard which expanded the City of Dallas's extraterritorial jurisdiction east and south of the lake property into Rockwall and Kaufman Counties; and

WHEREAS, on February 12, 2025, City Council authorized the creation of Willow Ranch Municipal Utility District No. 1 of Kaufman County on approximately 140.125 acres in Kaufman County on the east side of FM 740, at Travis Ranch Boulevard, by Resolution No. 25-0283; and

WHEREAS, Resolution No. 25-0283 failed to include the authority for the issuance and sale of tax exempt bonds for roadway improvements within the boundaries of Willow Ranch Municipal Utility District No. 1 of Kaufman County; and

WHEREAS, City Council wishes to correct Resolution No. 25-0283 to authorize the issuance and sale of tax-exempt bonds for road improvements and related infrastructure;

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That Section 3 of Resolution No. 25-0283 is hereby corrected to read as follows:

“Section 3. That as a condition of the consent given by the City of Dallas, pursuant to Texas Water Code Section 54.016(e) and (g), the Municipal Utility District shall be subject to the following terms and provisions:

- (a) That the Municipal Utility District must construct all facilities in accordance with plans and specifications which have been approved by the City of Dallas.
- (b) That the City of Dallas shall have the right to inspect all facilities being constructed by the Municipal Utility District.
- (c) That the Municipal Utility District may only issue bonds for the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to:
 - (i) provide a water supply for municipal uses, domestic uses, and commercial purposes;
 - (ii) collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state;

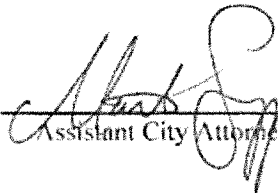
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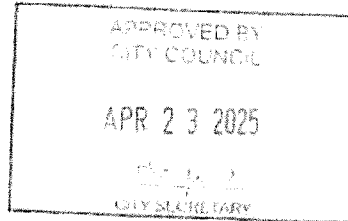
- (iii) gather, conduct, divert, and control local storm water or other local harmful excesses of water in the districts; ~~and~~
 - (iv) provide payment of organization expenses, operation expenses during construction, and interest during construction; and
 - (v) provide roadway improvements and for the payment of organization expenses, operation expenses during roadway construction, and interest during roadway construction.
- (d) That the City of Dallas shall be entitled to injunctive relief or a writ of mandamus issued by a court of competent jurisdiction restraining, compelling, or requiring the Municipal Utility District and its officials to observe and comply with the terms and provisions prescribed by this resolution.

Section 2. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:

TAMMY L. PALOMINO, City Attorney

By  Assistant City Attorney



Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



9489 0090 0027 6002 6223 07

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 18, 2025

CERTIFIED MAIL

Commissioners Court of Kaufman County
c/o The Honorable Jakie Allen
County Judge
1902 E. US Highway 175
Kaufman, Texas 75142-8859

Re: Willow Ranch Municipal Utility District No. 1 of Kaufman County
TCEQ Internal Control No. D-08132025-022
CN: 606417418 RN: 112265483

Honorable Judge Allen:

Information filed with the referenced petition (application) indicates the land (140.125 acres) within the proposed Willow Ranch Municipal Utility District No. 1 of Kaufman County (District) is located entirely outside the corporate limits of any municipality and is located, in whole or in part, within your county; therefore, Texas Water Code Section 54.0161, is applicable to this project.

In compliance with Texas Water Code Section 54.0161, notification is hereby given that this application has been filed with the Texas Commission on Environmental Quality (TCEQ). Pursuant to Texas Water Code Section 54.0161, the County Commissioners Court may make a recommendation regarding the creation of the proposed District. The Commissioners Court may submit to the TCEQ its written opinion stating whether it recommends the creation of the proposed District, and any findings, conclusions, and other information that the Commissioners Court thinks would assist TCEQ in making a final determination on the petition. It is requested that the Commissioners Court respond as soon as possible if it intends to submit a recommendation regarding the creation of this District.

Texas Water Code Section 54.0161 requires that any written opinion be received by the TCEQ at least 10 days before the date set for the TCEQ to act on the application.

Please note that this opportunity to comment on the application is separate and apart from the right of the Commissioners Court, or any affected person, to protest the application and request a hearing pursuant to Texas Water Code Sections 49.011 and 54.018 and applicable TCEQ rules.

The Honorable Judge Jakie Allen
Page 2
August 18, 2025

To assist in obtaining information on this project necessary for the Commissioners Court's consideration, the representatives of the Petitioner for the proposed District are provided below.

Mr. Juan Luevanos
Coats Rose, P.C.
16000 N. Dallas Parkway, Suite 350
Dallas, Texas 75248-6637
(972) 788-1600
jluevanos@coatsrose.com

Mr. Tristan Poore, P.E.
Spiars Engineering & Surveying
765 Custer Road, Suite 100
Plano, Texas 75075-8406
(972) 422-0077
tristan.poole@spiarsengineering.com

If you have any additional questions, please contact Jacob Houston of the Districts Creation Review Team at (512) 239-3582, or via email at Jacob.Houston@tceq.texas.gov.

Sincerely,

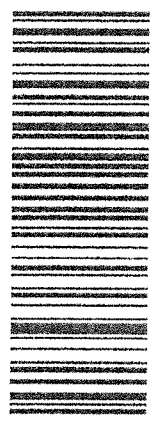


Michael Briscoe, Team Lead
Districts Creation Review Team
Water Supply Division
Texas Commission on Environmental Quality

MB/jbh

Kaufman County
Jakie Allen
PO Box 127
Kaufman TX 75142

CERTIFIED MAIL



7017 1450 0001 3671 6995

Texas Commission on Environmental Quality
Attn: Office of the Chief Clerk
MC-105
PO Box 13087
Austin TX 78711-3087

RECEIVED

OCT 14 2005

TCEQ MAIL CENTER
WIT

88:01/14 02/01
01/14/05

Jakie Allen
County Judge
469-376-4139



1902 HWY 175
Kaufman, Texas 75142
jakie.allen@kaufmancounty.net

Texas Commission on Environmental Quality
Attn: Office of the Chief Clerk
MC-105
PO BOX 13087
Austin, Texas 78711-3087

Reviewed By DS

JUL 23 2025 H

CHIEF CLERKS OFFICE

2025 JUL 14 AM 10:41

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

**NOTICE TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OF KAUFMAN COUNTY'S
FORMAL REQUEST FOR A PUBLIC HEARING
ON THE
PETITION FOR CREATION OF THE WILLOW RANCH MUNICIPAL UTILITY DISTRICT #1 OF KAUFMAN
COUNTY**

TCEQ INTERNAL CONTROL NUMBER: UNKNOWN
DATE: JULY 7, 2025

To whom it may concern:

My name is Jakie Allen, and I am the County Judge for Kaufman County. I am filing this notice to request for a public hearing on behalf of Kaufman County.

On June 10, 2025 Kaufman County was served a copy of the Petition for the Creation of Willow Ranch Municipal Utility District No. 1 of Kaufman County. (See Exhibit I, Stamped copy of Petition). Such Petition was filed with the Kaufman County Clerk pursuant to 30 Tex. Admin. Code § 293.11.

On July 1, 2025, the Kaufman County Commissioners' Court, at its regular session and after the proper posting of an agenda item for such matter, voted to submit to the Texas Commission on Environmental Quality Notice that Kaufman County was requesting a public hearing on the Petition for Creation of the Willow Ranch Municipal Utility District No. 1 of Kaufman County.

No internal control number

As of the date of this communication, Kaufman County has been unable to locate any TCEQ internal control number in order to route this submission. The Petition filed by Applicant with the Kaufman County Clerk did not provide such information, and Kaufman County has been unable to locate such identifying number from the TCEQ Integrated Database available online. Attempts to obtain this information from TCEQ staff were similarly unsuccessful.

In the event that Kaufman County was notified of the imminent filing of this Petition before it was submitted to TCEQ, Kaufman County either asks that this request for hearing be placed with said filing once submitted, or in the alternative Kaufman County be notified upon submission so this request for hearing can be refiled.

Formal Notice of Request for Public Hearing

Kaufman County submits this notice, pursuant to Texas Water Code § 49.011(c), that Kaufman County hereby asserts it is an affected person and requests a public hearing to be set for the Commission to act upon the Petition.

Kaufman County asserts that for these purposes Kaufman County is a "person" as defined by 30 Tex. Admin. Code § 3.2(25), and that no definitions within Chapter 49 or Chapter 54 of the Texas Water Code provide an alternative definition for "person" or "affected person". Additionally, no alternative definition exists within 30 Tex. Admin. Code § 293.1.

Review of Creation by County

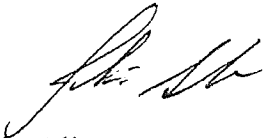
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Kaufman County reserves the right to attend such hearing and present testimony and evidence for consideration by TCEQ.

Sincerely,



Jakie Allen
Kaufman County Judge

Enclosures: Exhibit I, Stamped Copy of Petition

COATS | ROSE

A PROFESSIONAL CORPORATION

JUAN LUEVANOS
ASSOCIATE

JLUEVANOS@COATSROSE.COM
DIRECTOR (972) 419-4707
FAX: (972) 702-0662

June 05, 2025

Certified Article Number

9414 7266 9904 2165 4324 48

SENDER'S RECORD

VIA CERTIFIED MAIL

Honorable Laura Hughes
Kaufman County Clerk
PO Box 729
1902 US Highway 175
Kaufman, TX 75142

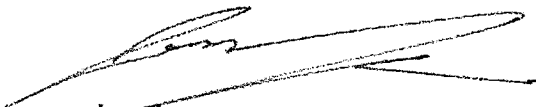
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Dear Ms. Hughes:

As required by the Texas Commission on Environmental Quality's rules, 30 Texas Administrative Code Section 293.11, enclosed please find a copy of a Petition to the Texas Commission on Environmental Quality for creation of the above-referenced District. Additionally enclosed are three certificates of receipt, please acknowledge receipt of the petition by executing the certificates and returning them to me in the enclosed return envelope.

If you need any additional information, please contact me at (972) 419-4707 or jluevanos@coatsrose.com.

Very truly yours,



Juan Luevanos

JL:

FILED FOR RECORD
KAUFMAN CO. TEXAS
2025 JUN 10 PM 1:53
BY: LAURA A. HUGHES
COUNTY CLERK
06/10/25

16000 NORTH DALLAS PARKWAY, SUITE 350, DALLAS, TEXAS 75248
PHONE: (972) 788-1600 FAX: (972) 702-0662

WWW.COATSROSE.COM

HOUSTON | AUSTIN | DALLAS | CINCINNATI

CERTIFICATE OF RECEIPT OF PETITION

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

I, _____, hereby certify that I am more than eighteen (18) years of age and capable of executing this certificate; and that the attached is a true and correct copy of a Petition for Creation of Willow Ranch Municipal Utility District No. 1 of Kaufman County, as received by the Kaufman County Clerk, on the _____ day of _____, 2025.

By: _____

Name: _____

Title: _____

FILED FOR RECORD
KAUFMAN CO. TEXAS
2025 JUN 10 PM 1:53
LAURA A. HUGHES
COUNTY CLERK
BY: _____
PETITION

CERTIFICATE OF RECEIPT OF PETITION

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

I, _____, hereby certify that I am more than eighteen (18) years of age and capable of executing this certificate; and that the attached is a true and correct copy of a Petition for Creation of Willow Ranch Municipal Utility District No. 1 of Kaufman County, as received by the Kaufman County Clerk, on the _____ day of _____, 2025.

By: _____

Name: _____

Title: _____

FILED FOR RECORD
KAUFMAN CO. TEXAS
2025 JUN 10 PM 1:53
LAURA A. HUGHES
COUNTY CLERK
BY: _____
PETITION
MS

CERTIFICATE OF RECEIPT OF PETITION

THE STATE OF TEXAS §
COUNTY OF KAUFMAN §

I, _____, hereby certify that I am more than eighteen (18) years of age and capable of executing this certificate; and that the attached is a true and correct copy of a Petition for Creation of Willow Ranch Municipal Utility District No. 1 of Kaufman County, as received by the Kaufman County Clerk, on the _____ day of _____, 2025.

By: _____

Name: _____

Title: _____

FILED FOR RECORD
KAUFMAN CO. TEXAS
2025 JUN 10 PM 1:53
LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY

PETITION FOR THE CREATION OF
WILLOW RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF KAUFMAN COUNTY

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

FORNEY DEVELOPMENT, LLC, a Texas limited liability company (the "Petitioner"), respectfully petitions the Commissioners of the Texas Commission on Environmental Quality (the "Commission") for the creation of a municipal utility district in Kaufman County, Texas. The Petitioner holds title to a majority of the assessed value of the real property described in Exhibit "A" attached hereto and incorporated herein for all purposes, as indicated by the appraisal rolls of Kaufman County, Texas. The Petitioner, acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto, would respectfully show the following:

I.

The name of the proposed district shall be "WILLOW RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF KAUFMAN COUNTY" (the "District"). There is no other conservation or reclamation district in Kaufman County, Texas with the same name.

II.

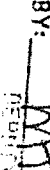
The District shall be created and organized and shall exist under the terms and provisions of Article III, Section 52, and Article XVI, Section 59, of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto.

III.

The area proposed to be within the District is approximately 140.125 acres (the "Property"), situated in Kaufman County, Texas. The Property is described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes. The Property is located within the exclusive extraterritorial jurisdiction of the City of Dallas, Texas (the "City"), and the Property is not within the corporate limits or extraterritorial jurisdiction of any other city, town or village. All of the Property may be properly included in the District.

IV.

The Petitioner constitutes the holder of title to all of the value of the land within the proposed District, as indicated by the tax rolls of the central appraisal district of Kaufman County, Texas, and by conveyances of record since the date of preparation of said tax rolls. There are no lienholders on the Property.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2025 JUN 10 PM 1:53
LAURA A. HUGHES
COUNTY CLERK
BY: 

V.

The City consented to the creation of the District, as evidenced by its adoption of Resolution No. 25-0283, dated February 12, 2025 and subsequently corrected by Resolution No. 25-0637, dated April 23, 2025 (the "Resolution"), attached hereto as Exhibit "B." Pursuant to Section 54.016(a) of the Texas Water Code, the Resolution consents to the creation of 140.125 acres of land, and the Petitioner is petitioning the Commission for the creation of the District to encompass the Property, which is a portion of the 140.125 acres of land that the City consented to in the Resolution.

VI.

The general nature of the work proposed to be done by the District at the present time is to purchase, construct, acquire, improve, or extend inside or outside of its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary or helpful to supply and distribute water for municipal, domestic, and commercial purposes; to collect, transport, process, dispose of and control domestic and commercial wastes; to gather, conduct, divert, abate, amend and control local storm water or other local harmful excesses of water in the District; to design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and to purchase, construct, acquire, improve, or extend inside or outside of its boundaries such additional facilities, systems, plants, and enterprises as shall be consonant with the purposes for which the District is created, all as more particularly described in an engineer's report filed simultaneously with the filing of this Petition, to which reference is made for a more detailed description. It is further proposed that the District be granted road powers pursuant to Texas Water Code, Section 54.234.

VII.

There is, for the following reasons, a necessity for the above-described work, services and improvements: the area proposed to be within the District is in a developing area of Kaufman County, Texas, and within the foreseeable future will experience a substantial and sustained residential growth. There is not now available within the area, which will be developed as residential subdivisions, an adequate water supply and distribution system, sanitary sewer system, drainage system, and public road system. The protection of the purity and sanitary condition of the State's water and the health and welfare of the present and future inhabitants of the area and of territories adjacent thereto require the purchase, construction, acquisition, provision, operation, maintenance, repair, improvement, extension, and development of an adequate water supply and distribution system, sanitary sewer system, and drainage system. A public necessity therefore exists for the organization of the District to provide for the purchase, construction, acquisition, improvement, extension, and development of a water supply and distribution system, sanitary sewer system, drainage system, and roadway system.

VIII.

The proposed improvements are feasible and practicable, and the terrain of the territory to be included within the District is such that a waterworks system, a sanitary sewer system, a

drainage and storm sewer system, and a roadway system can be constructed and developed at a reasonable cost. A preliminary investigation has been instituted to determine the cost of the project, and it is now estimated by the Petitioner, from such information as it has at this time, that the ultimate cost of the project contemplated will be approximately \$18,305,000.00.

IX.

The following named persons are each and all over eighteen (18) years of age, resident citizens of the State of Texas, owners of land subject to taxation within the District, and are otherwise qualified to serve as directors of the District under the provisions of the Texas Water Code:

1. Mason Griffin
2. Brandon Brewer
3. Louis Darrouzet
4. Scott Martin
5. Dan Williams

X.

WHEREFORE, the Petitioner respectfully prays that this Petition be properly filed, as provided by law, that notice of the application be given as provided therein, that a hearing be held if necessary and that this Petition be in all things granted, that the proposed municipal utility district be organized and five (5) temporary directors named herein be appointed to serve until their successors are duly elected and qualified, and for such other orders, acts, procedures and relief as are proper, necessary, and appropriate to the purpose of creating and organizing the District and to the execution of the purposes for which the District shall be organized, as you may deem proper and necessary.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED this the 21 day of May, 2025.

PETITIONER:

FORNEY DEVELOPMENT, LLC,
a Texas limited liability company

By: Venkat Gottipati
Name: VENKAT GOTTIPATI
Title: MANAGING PARTNER

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 21 day of May, 2025 by Venkateswara Rao Gottipati, Managing Partner of FORNEY DEVELOPMENT, LLC, a Texas limited liability company, on behalf of said entity.

[Signature]
Notary Public in and for the State of Texas

(NOTARY SEAL)

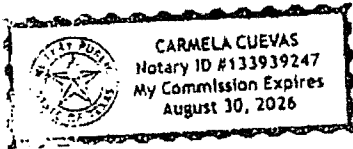


EXHIBIT "A"

Legal Description of the Property

BEING a tract of land situated in the W. Swift Survey, Abstract No. 459, in Kaufman County, Texas, being all of a tract conveyed to Forney Development, LLC, by deed recorded in Volume 6851, Page 577 of the Official Public Records, Kaufman County, Texas (OPRKCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the east line of Farm to Market Road 740, a public road, for the north corner of a tract conveyed to Gary Clyde Whittemore, recorded in Volume 5491, Page 427, OPRKCT;

THENCE N 18°50'38" E, 618.74 feet along the east line of said road to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the southwest corner of Lot 1, Block 1, Whittemore Addition, recorded in Cabinet 3, Sleeve 638, Plat Records, Kaufman County, Texas (PRKCT),

THENCE S 69°49'57" E, 336.87 feet along the south line of Lot 1 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 18°24'03" E, along the east line of Lot 1, passing at 192.09 feet an aluminum monument found for the northeast corner thereof, and being the southeast corner of the remainder of a tract conveyed to Vaquero Forney 740 Partners, LP, recorded in Volume 5997, Page 48 OPRKCT, and continuing along the east line there of a total distance of 243.78 feet to a 1/2" iron rod with plastic cap found on the southwest line of a tract conveyed to Allan G. and Sharon E. Kalich, recorded in Volume 1049, Page 846, Deed Records, Kaufman County, Texas (DRKCT);

THENCE S 45°50'54" E, 4083.49 feet along the southwest line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the northwest line of a tract conveyed to Pamela Samantha Keats, recorded in Volume 1288, Page 364 DRKCT;

THENCE S 44°11'59" W, 1657.87 feet along the northwest line thereof to a 1" iron pipe found for the east corner of a tract conveyed to Loretta Jean Jackson, recorded in Volume 4656, Page 175 OPRKCT;

THENCE N 45°45'41" W, 1609.35 feet along the northeast line thereof to a 1/2" iron rod found for the east corner of a tract conveyed to James M. Gentry, recorded in Volume 4430, Page 184 OPRKCT;

THENCE N 45°44'16" W, 493.60 feet along the northeast line thereof to a 1/2" iron rod found for the east corner of a tract conveyed to Larry D. and Deena S. Harvey, recorded in Volume 1265, Page 122 DRKCT;

THENCE N 45°51'59" W, 311.61 feet along the northeast line thereof to a 1/2" iron rod with plastic cap found for the east corner of Lakeview Addition Second Section, recorded in Cabinet 1, Sleeve 485 PRKCT;

THENCE N 45°42'03" W, 737.15 feet along the northeast line of Lakeview Addition Second Section, and of Lakeview Addition First Section, recorded in Cabinet 1, Sleeve 424 PRKCT, to a 1/2" iron rod with plastic cap found for the south corner of a tract conveyed to Mark and Teresa Duncan, recorded in Volume 5155, Page 53 OPRKCT;

THENCE N 44°02'41" E, along the southeast line thereof, passing at 378.25 feet a 1/2" iron rod with plastic cap found for the south corner of said Whittemore tract, and continuing a total distance of 739.93 feet to a 1/2" Iron rod with plastic cap stamped "SPIARSENG" set for the east corner thereof;

THENCE N 46°03'13" W, 866.39 feet along the northeast line of said Whittemore tract to the **POINT OF BEGINNING** with the subject tract containing 6,103,843 square feet or 140.125 acres of land.

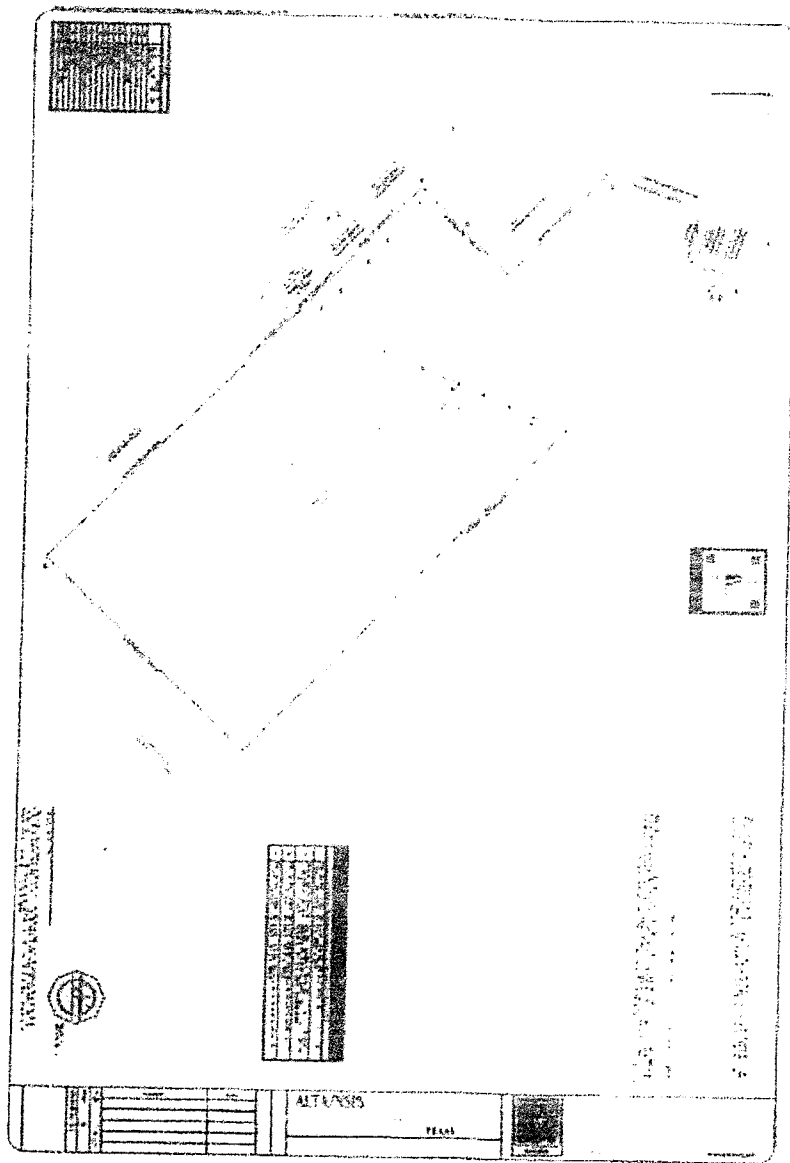


EXHIBIT "B"
City Consent to Creation

250637

COUNCIL CHAMBER

April 23, 2025

WHEREAS, in 1975, the City of Dallas annexed property for the development of Lake Ray Hubbard which expanded the City of Dallas's extraterritorial jurisdiction east and south of the lake property into Rockwall and Kaufman Counties; and

WHEREAS, on February 12, 2025, City Council authorized the creation of Willow Ranch Municipal Utility District No. 1 of Kaufman County on approximately 140.125 acres in Kaufman County on the east side of FM 740, at Travis Ranch Boulevard, by Resolution No. 25-0283; and

WHEREAS, Resolution No. 25-0283 failed to include the authority for the issuance and sale of tax exempt bonds for roadway improvements within the boundaries of Willow Ranch Municipal Utility District No. 1 of Kaufman County; and

WHEREAS, City Council wishes to correct Resolution No. 25-0283 to authorize the issuance and sale of tax-exempt bonds for road improvements and related infrastructure;

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That Section 3 of Resolution No. 25-0283 is hereby corrected to read as follows:

"Section 3. That as a condition of the consent given by the City of Dallas, pursuant to Texas Water Code Section 54.016(e) and (g), the Municipal Utility District shall be subject to the following terms and provisions:

- (a) That the Municipal Utility District must construct all facilities in accordance with plans and specifications which have been approved by the City of Dallas.
- (b) That the City of Dallas shall have the right to inspect all facilities being constructed by the Municipal Utility District.
- (c) That the Municipal Utility District may only issue bonds for the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to:
 - (i) provide a water supply for municipal uses, domestic uses, and commercial purposes;
 - (ii) collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state;

250637

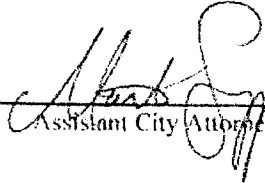
- (iii) gather, conduct, divert, and control local storm water or other local harmful excesses of water in the districts; ~~and~~
 - (iv) provide payment of organization expenses, operation expenses during construction, and interest during construction; and
 - (v) provide roadway improvements and for the payment of organization expenses, operation expenses during roadway construction, and interest during roadway construction.
- (d) That the City of Dallas shall be entitled to injunctive relief or a writ of mandamus issued by a court of competent jurisdiction restraining, compelling, or requiring the Municipal Utility District and its officials to observe and comply with the terms and provisions prescribed by this resolution.

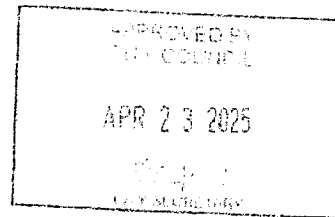
Section 2. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:

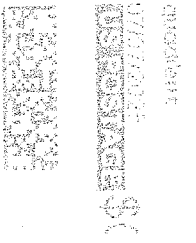
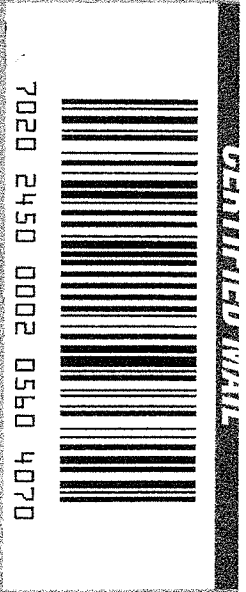
TAMMY L. PALOMINO, City Attorney

By


Assistant City Attorney



KAUFFMAN COUNTY
Judge JACIE ALLEN
P.O. Box 729
Kauffman TX 75142



Texas Commission on Environmental Quality
ATTN: Office of the Chief Clerk
MC-105
P.O. Box 13087
Austin TX 78711-3087

2025 JUN 14 AM 10:50
CHIEF CLERKS OFFICE

