

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



**STATE OF TEXAS** §

**COUNTY OF TRAVIS** §

I, Laurie Gharis, Chief Clerk of the Texas Commission on Environmental Quality, do hereby certify that the attached mailing list provides the persons to whom the notice of the public hearing for Collin County Municipal Utility District No. 7, SOAH Docket No. 582-23-01498, TCEQ Docket No. 2022-0533-DIS, was mailed on November 1, 2022.

Given under my hand and the seal of the Texas Commission on Environmental Quality, this the 1st day of November 2022.

A handwritten signature in cursive script that reads "Laurie Gharis".

---

Laurie Gharis, Chief Clerk  
Texas Commission on Environmental Quality

**SEAL**

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



**NOTICE OF HEARING**  
**COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 7**  
**SOAH Docket No. 582-23-01498**  
**TCEQ Docket No. 2022-0533-DIS**  
**TCEQ Internal Control No. D-04122021-017**

**PETITION.**

Harrington/Turner Enterprises LP, a Texas Limited Partnership, submitted a revised petition for creation of Collin County Municipal Utility District No. 7 (District) with the Texas Commission on Environmental Quality (TCEQ). The revised 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 revised petition states that: (1) the Petitioner is the holder of title to the Property as shown by the Collin County Tax Rolls and conveyances of Record in the proposed District; (2) there are no lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 101.829 acres located within Collin County, Texas; and (4) all of the land within the proposed District is wholly within the extraterritorial jurisdiction of the City of Parker, Texas.

In accordance with Local Government Code §42.042 and Texas Water Code §54.016, the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the petitioner submitted a petition to the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by Texas Water Code §54.016(c) expired and information provided indicates that the Petitioner and the City have not executed a mutually agreeable contract for service. Pursuant to Texas Water Code §54.016(d), failure to execute such an agreement constitutes authorization for the Petitioner to initiate proceedings to include the land with the district.

The revised petition further states that the general nature of the work proposed to be done by the District, as contemplated at the present time, is to: (1) construct a water supply and distribution system for domestic purposes; (2) construct a sanitary sewer conveyance and treatment system; (3) control, abate, and amend the harmful excess of waters and the reclamation and drainage of overflowed lands within the proposed District; (4) construct and finance macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (5) construct, install, maintain, purchase, and operate such other facilities, systems, plants, and enterprises as shall be consistent with the purposes for which the District is organized, all to the extent authorized by law from time to time.

According to the revised petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners, from the information available at this time, that the cost of said project will be approximately \$44,210,000 (\$27,560,000 for water, wastewater, and drainage facilities and \$16,650,000 for roads).

### **CONTESTED CASE HEARING.**

Considering directives to protect public health, the State Office of Administrative Hearings (SOAH) will conduct a preliminary hearing via Zoom videoconference. A Zoom meeting is a secure, free meeting held over the internet that allows video, audio, or audio/video conferencing.

**10:00 a.m. – November 30, 2022**

#### **To join the Zoom meeting via computer:**

<https://soah-texas.zoomgov.com/>

Meeting ID: 161 838 7797

Password: TCEQ498

or

#### **To join the Zoom meeting via telephone:**

**(669) 254-5252 or (646) 828-7666**

Meeting ID: 161 838 7797

Password: 8694709

**Visit the SOAH website for registration at: <http://www.soah.texas.gov/>  
or call SOAH at 512-475-4993.**

The purpose of a preliminary hearing is to establish jurisdiction, name the parties, establish a procedural schedule for the remainder of the proceeding, and to address other matters as determined by the judge. The evidentiary hearing phase of the proceeding, which will occur at a later date, will be similar to a civil trial in state district court. The hearing will be conducted in accordance with Chapter 2001, Texas Government Code; Chapters 49 and 54, Texas Water Code; Chapter 395, Texas Local Government Code; TCEQ rules, including 30 Texas Administrative Code (TAC) Chapter 293; and the procedural rules of the TCEQ and SOAH, including 30 TAC Chapter 80 and 1 TAC Chapter 155. To participate in the hearing as a party, you must attend the hearing and show you would be affected by the petition in a way not common to members of the general public.

**In accordance with 1 Tex. Admin. Code § 155.401(a), Notice of Hearing, “Parties that are not represented by an attorney may obtain information regarding contested case hearings on the public website of the State Office of Administrative Hearings at [www.soah.texas.gov](http://www.soah.texas.gov), or in printed format upon request to SOAH.”**

### **INFORMATION.**

For information concerning the hearing process, please contact the TCEQ Office of the Public Interest Counsel (MC 103), P.O. Box 13087, Austin, Texas 78711-3087. For additional information, contact the TCEQ Water Supply Division, Districts Section (MC 152), P.O. Box 13087, Austin, Texas 78711-3087, telephone (512) 239-4691. General information regarding the TCEQ can be found at our web site at [www.tceq.texas.gov](http://www.tceq.texas.gov)

Persons with disabilities who plan to attend this hearing and who need special accommodations at the hearing should call the SOAH Docketing Department at (512) 475-4993, at least one week prior to the hearing.

Issued: November 1, 2022

A handwritten signature in black ink that reads "Laurie Gharis". The signature is written in a cursive, flowing style.

Laurie Gharis, Chief Clerk  
Texas Commission on Environmental Quality

MAILING LIST  
for  
Collin County Municipal Utility District No. 7  
SOAH Docket No. 582-23-01498  
TCEQ Docket No. 2022-0533-DIS  
TCEQ Internal Control No. D-04122021-017

FOR THE APPLICANT

Natalie Scott  
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Ryan Nesmith  
RW Baird  
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Jaison M. Stephen, P.E.  
LJA Engineering, Inc.  
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INTERESTED PERSON(S)

See attached list.

FOR THE EXECUTIVE DIRECTOR

Kayla Murray, Staff Attorney  
Texas Commission on Environmental  
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Environmental Law Division, MC-173  
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Justin Taack, Technical Staff  
Texas Commission on Environmental  
Quality  
Water Supply Division, MC-152  
P.O. Box 13087  
Austin, Texas 78711

Ryan Vise, Deputy Director  
Texas Commission on Environmental  
Quality  
External Relations Division, MC-108  
P.O. Box 13087  
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FOR PUBLIC INTEREST COUNSEL

Sheldon Wayne, Attorney  
Texas Commission on Environmental  
Quality  
Public Interest Counsel, MC-103  
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Austin, Texas 78711

FOR THE CHIEF CLERK

Docket Clerk  
Texas Commission on Environmental  
Quality  
Office of Chief Clerk, MC-105  
P.O. Box 13087  
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THE HONORABLE JUSTIN HOLLAND STATE  
TEXAS HOUSE OF REPRESENTATIVES  
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THE HONORABLE CANDY NOBLE STATE  
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AIN UL BADAR  
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STE 1000  
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DON CLOUD  
103 SALSBUURY CIR  
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MEERNA DALAL  
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MURPHY TX 75094-4291

MATT HAMILTON  
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MIKI MIZUNO  
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MURPHY TX 75094-4147

NANDU PATEL  
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KHYATI PATEL  
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NEETU DESHPANDE SAMUEL  
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RYAN SEKIMOTO  
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MURPHY TX 75094-5104

TRACY STACK  
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BRENDA TIMINERI  
536 BUFFALO BEND CT  
MURPHY TX 75094-4132

GABRIELA TOURNE  
1209 TERRACE MILL DR  
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ALAN TRUMBLY  
4C CONTRACTING  
609 ROYAL GLEN DR  
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ALAN TRUMBLY  
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HIRALBEN T VORA  
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MURPHY TX 75094-4151

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MURPHY TX 75094-4122

LINDA & TOM WEIS  
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MURPHY TX 75094-4112

MRS KATHERINE WUNDERLICH  
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MURPHY TX 75094-4112

# COATS | ROSE

A PROFESSIONAL CORPORATION

MELISA MONTAGUE  
PARALEGAL

MMONTAGUE@COATSROSE.COM  
DIRECT: (972) 419-4782  
FAX: (972) 702-0662

January 31, 2022

VIA FEDERAL EXPRESS

Ms. Laurie Gharis, Chief Clerk  
Texas Commission on Environmental Quality (MC 105)  
12100 Park 35 Circle, Building F  
Austin, Texas 78753

Re: Petition for Creation of Collin County Municipal Utility District No. 7 (TCEQ  
Internal Control No. D-04122021-017)

Dear Ms. Gharis:

Enclosed please find the Affidavit of Publication of the Notice of District Creation published on January 19, 2022 and January 26, 2022 in the *The Wylie News*. Additionally, I have attached proof of sending the posting of the Notice of District Petition by the Denton County Clerk on January 18, 2022.

If you have any questions, or if you need additional materials, please contact me.

Very truly yours,



Melisa Montague

Enclosures

TEXAS  
COMMISSION  
ON ENVIRONMENTAL  
QUALITY  
2022 FEB - 1 PM 2:34  
CHIEF CLERKS OFFICE

14755 PRESTON ROAD, SUITE 600, DALLAS, TEXAS 75254  
PHONE: (972) 788-1600 FAX: (972) 702-0662  
[coatsrose.com](http://coatsrose.com)

HOUSTON | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS | CINCINNATI

TCEQ - Office of the Chief Clerk  
MC-105 Attention: Notice Team  
PO Box 13087  
Austin TX 78711-3087

Applicant Name: Collin County MUD 7  
TCEQ Tracking No. D-04122021-017 CID Item No. 126259  
Application Type: PETITION FOR CREATION OF A DISTRICT

**AFFIDAVIT OF PUBLICATION**

TEXAS  
COMMISSION  
ON ENVIRONMENTAL  
QUALITY  
2022 FEB -1 PM 2:35  
CHIEF CLERKS OFFICE

STATE OF TEXAS §  
COUNTY OF: Collin §

Before me, the undersigned authority, on this day personally appeared  
Chad Engbrock, who being by me duly  
*(name of newspaper representative)*

sworn, deposes and says that (s)he is the Publisher  
*(title of newspaper representative)*

of the The Wylie News; that said newspaper is  
*(name of newspaper)*

regularly published or circulated in Collin County/Countries,  
*(name of county or counties)*

Texas; that the attached notice was published in said newspaper on the following dates:

January 19, 2022 and January 26, 2022

*(date or dates of publication)*

\_\_\_\_\_  
Newspaper Representative's Signature

Subscribed and sworn to before me this the 27th day of January,  
20 22, to certify which witness my hand and seal of office.

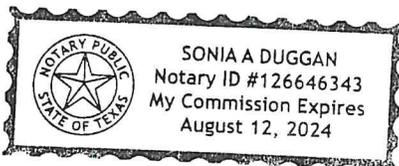
\_\_\_\_\_  
Notary Public in and for the State of Texas

Sonia Duggan

\_\_\_\_\_  
Print or type Name of Notary Public

My Commission Expires August 12, 2024

(Seal)



CERTIFICATE OF POSTING OF NOTICE OF DISTRICT PETITION

THE STATE OF TEXAS

§

COUNTY OF COLLIN

§

I, Cynthia Lopez, 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 Notice of District Petition for Collin County Municipal Utility District No. 7 (TCEQ Internal Control No. D-04122021-017), which I caused to be posted on the bulletin board used for posting legal notices in Collin County on the 18 day of January, 2022.



Cynthia Lopez  
Name: Cynthia Lopez  
Collin County Clerk Deputy Clerk

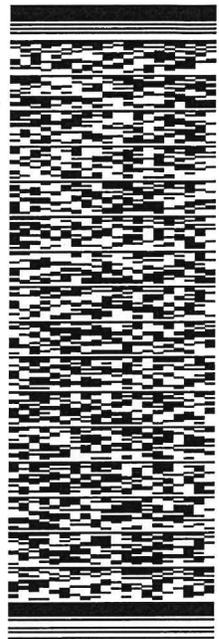
TEXAS  
COMMISSION  
ON ENVIRONMENTAL  
QUALITY  
2022 FEB - 1 PM 2:34  
CHIEF CLERKS OFFICE

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SUITE 600  
DALLAS, TX 75254  
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TCEQ (MC 105)  
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AUSTIN TX 78753  
(512) 239-1000  
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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
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## Legal Notice

### TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



#### NOTICE OF DISTRICT PETITION

TCEQ Internal Control No. D-04122021-017

**PETITION.** Harrington/Turner Enterprises LP, a Texas Limited Partnership, submitted a revised petition for creation of Collin County Municipal Utility District No. 7 (District) with the Texas Commission on Environmental Quality (TCEQ). The revised 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 revised petition states that: (1) the Petitioner is the holder of title to the Property as shown by the Collin County Tax Rolls and conveyances of Record in the proposed District; (2) there are no lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 101.829 acres located within Collin County, Texas; and (4) all of the land within the proposed District is wholly within the extraterritorial jurisdiction of the City of Parker, Texas.

The territory to be included in the proposed District is set forth in a metes and bounds description designated as Exhibit "A" and is depicted in the vicinity map designated as Exhibit "B," both of which are attached to this document.

The revised petition further states that the general nature of the work proposed to be done by the District, as contemplated at the present time, is to: (1) construct a water supply and distribution system for domestic purposes; (2) construct a sanitary sewer conveyance and treatment system; (3) control, abate, and amend the harmful excess of waters and the reclamation and drainage of overflowed lands within the proposed District; (4) construct and finance macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (5) construct, install, maintain, purchase, and operate such other facilities, systems, plants, and enterprises as shall be consistent with the purposes for which the District is organized, all to the extent authorized by law from time to time.

According to the revised petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners, from the information available at this time, that the cost of said project will be approximately \$44,210,000 (\$27,560,000 for water, wastewater, and drainage facilities and \$16,650,000 for roads).

After more than 90 days passed without receiving consent, the petitioner submitted a petition to the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by Texas Water Code §54.016(c) expired and information provided indicates that the Petitioner and the City have not executed a mutually agreeable contract for service. Pursuant to Texas Water Code §54.016(d), failure to execute such an agreement constitutes authorization for the Petitioner to initiate proceedings to include the land with the district.

**CONTESTED CASE HEARING.** The TCEQ may grant a contested case hearing on this revised 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 Petitioner 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 revised 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 revised 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 revised 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 revised petition and will forward the revised 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 concerning TCEQ can be found at our web site <http://www.tceq.texas.gov/>.

Exhibit "A"

**METES & BOUNDS DESCRIPTION**

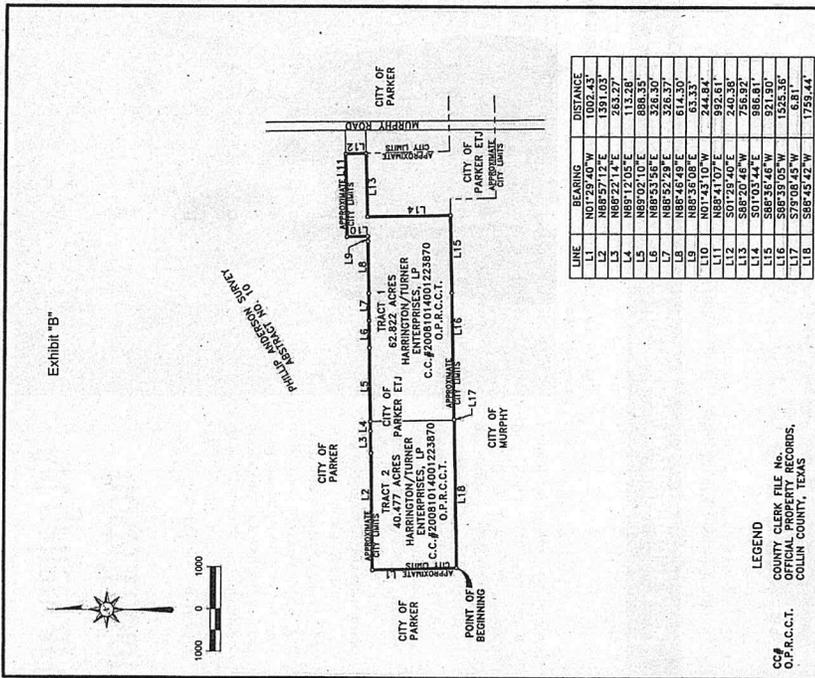
BEING A 101.829-ACRE TRACT OF LAND SITUATED IN THE PHILLIP ANDERSON SURVEY, ABSTRACT NO. 10, WITHIN THE ETJ OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AND PART OF A CALLED 62.822-ACRE TRACT OF LAND, AND ALL OF A CALLED 40.477-ACRE TRACT DESCRIBED TO HARRINGTON/TURNER ENTERPRISES, LP BY DEED RECORDED IN INSTRUMENT NUMBER 20081014001223870, DEED RECORDS, COLLIN COUNTY, TEXAS, SAID 101.829-ACRE TRACT, WITH BEARINGS BASED UPON THE DOCUMENT MENTIONED ABOVE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID 40.477-ACRE HARRINGTON/TURNER TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID PHILLIP ANDERSON SURVEY;

THENCE WITH THE BOUNDS OF SAID 40.477-ACRE AND SAID 60.822-ACRE HARRINGTON/TURNER TRACTS, THE FOLLOWING COURSES AND DISTANCES:

- NORTH 01°29'40" WEST, A DISTANCE OF 1,002.43 FEET;
- NORTH 88°57'12" EAST, A DISTANCE OF 1,391.03 FEET;
- NORTH 88°22'14" EAST, A DISTANCE OF 263.27 FEET
- NORTH 89°12'05" EAST, A DISTANCE OF 113.28 FEET TO THE NORTH COMMON CORNER OF SAID 40.477-ACRE AND SAID 60.822-ACRE TRACTS;
- NORTH 89°02'10" EAST, A DISTANCE OF 888.35 FEET;
- NORTH 88°53'56" EAST, A DISTANCE OF 326.30 FEET;
- NORTH 88°52'29" EAST, A DISTANCE OF 326.37 FEET;
- NORTH 88°46'49" EAST, A DISTANCE OF 614.30 FEET;
- NORTH 88°36'08" EAST, A DISTANCE OF 63.33 FEET;
- NORTH 01°43'10" WEST, A DISTANCE OF 244.84 FEET;
- NORTH 88°41'07" EAST, A DISTANCE OF 992.61 FEET TO THE CALLED LOCATION OF A WESTERLY CITY LIMITS LINE BEING 300.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID PHILLIP ANDERSON SURVEY AS DESCRIBED BY JUDGEMENT RECORDED IN VOLUME 1610, PAGE 348 OF SAID DEED RECORDS OF COLLIN COUNTY, TEXAS;
- THENCE SOUTH 01°29'40" EAST, WITH SAID CITY LIMITS LINE BEING 300.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID PHILLIP ANDERSON SURVEY, A DISTANCE OF 240.38 FEET TO THE SOUTHERLY LINE SAID 60.822-ACRE HARRINGTON/TURNER TRACT;
- THENCE WITH THE BOUNDS OF SAID 40.477-ACRE AND SAID 60.822-ACRE HARRINGTON/TURNER TRACTS, THE FOLLOWING COURSES AND DISTANCES:
- SOUTH 88°20'46" WEST, A DISTANCE OF 756.92 FEET;
- SOUTH 01°03'44" EAST, A DISTANCE OF 986.81 FEET;
- SOUTH 88°36'46" WEST, A DISTANCE OF 921.90 FEET;
- SOUTH 88°39'05" WEST, A DISTANCE OF 1,525.36 FEET;
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- SOUTH 88°45'42" WEST, A DISTANCE OF 1,759.44 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 101.829 ACRES (4,435,654 SQ. FEET), OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



LINE	BEARING	DISTANCE
L1	N01°29'40"W	1002.43
L2	N88°57'12"E	1391.03
L3	N88°22'14"E	263.27
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L10	N01°43'10"W	244.84
L11	N88°41'07"E	992.61
L12	S01°29'40"E	240.38
L13	S88°20'46"W	756.92
L14	S01°03'44"E	986.81
L15	S88°36'46"W	921.90
L16	S88°39'05"W	1525.36
L17	S79°08'45"W	6.81
L18	S88°45'42"W	1759.44

LEGEND  
 COUNTY CLERK FILE NO. 00808, COLLIN COUNTY, TEXAS

CC# 20081014001223870  
 O.P.R.C.C.T.

DATE: 02/22/2021  
 DRAWN BY: S.A.T.  
 CHD BY: M.J.B.  
 PLOD NO. 0133

PAGE 2 OF 2

EXHIBIT "A"  
 COLLIN COUNTY MUNICIPAL DISTRICT  
 No. 7 EXHIBIT  
 PHILLIP ANDERSON SURVEY, ABSTRACT No. 10  
 COLLIN COUNTY, TEXAS

LJA Surveying, Inc.  
 10000 West Loop South, Suite 400  
 Dallas, Texas 75248  
 Phone: 972.217.0770  
 Fax: 972.217.0771  
 TSP E.L.S. Firm No. 019440

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## Legal Notice

### TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



#### NOTICE OF DISTRICT PETITION

TCEQ Internal Control No. D-04122021-017

**PETITION.** Harrington/Turner Enterprises LP, a Texas Limited Partnership, submitted a revised petition for creation of Collin County Municipal Utility District No. 7 (District) with the Texas Commission on Environmental Quality (TCEQ). The revised 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 revised petition states that: (1) the Petitioner is the holder of title to the Property as shown by the Collin County Tax Rolls and conveyances of Record in the proposed District; (2) there are no lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 101.829 acres located within Collin County, Texas; and (4) all of the land within the proposed District is wholly within the extraterritorial jurisdiction of the City of Parker, Texas.

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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: January 6, 2022

**Exhibit "A"**

**METES & BOUNDS DESCRIPTION**

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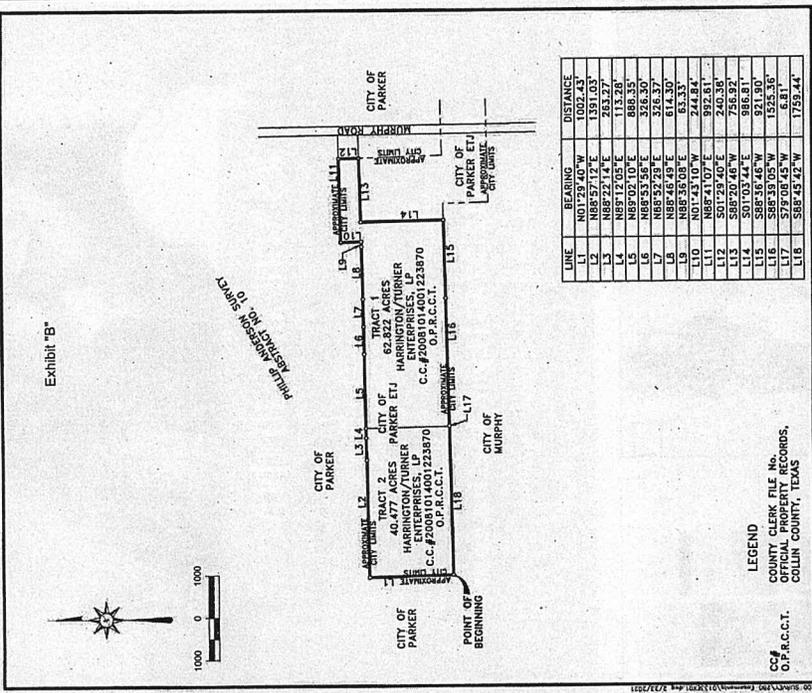
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L17	S79°08'45"W	6.81
L18	S88°45'42"W	1759.44

LEGEND  
 COUNTY CLERK FILE NO. 008080,  
 O.P.R.C.C.T.,  
 COLLIN COUNTY, TEXAS

**EXHIBIT "A"**  
 COLLIN COUNTY MUNICIPAL DISTRICT  
 NO. 18 IN THE 811  
 PHILLIP ANDERSON SURVEY, ABSTRACT NO. 10

DATE: 02/22/2021  
 DRAWN BY: S.A.T.  
 CHD BY: M.J.B.  
 PROJ. NO.: 0133

PAGE 2  
 OF 2

L.B. Richardson, Inc.  
 500 North Central Expressway  
 Suite 440  
 Dallas, Texas 75206  
 TEL: 972.251.1100  
 FAX: 972.251.1105

SOUTHWEST CORNER OF SAID PHILLIP ANDERSON SURVEY;

THENCE WITH THE BOUNDS OF SAID 40.477-ACRE AND SAID 60.822-ACRE HARRINGTON/TURNER TRACTS, THE FOLLOWING COURSES AND DISTANCES:

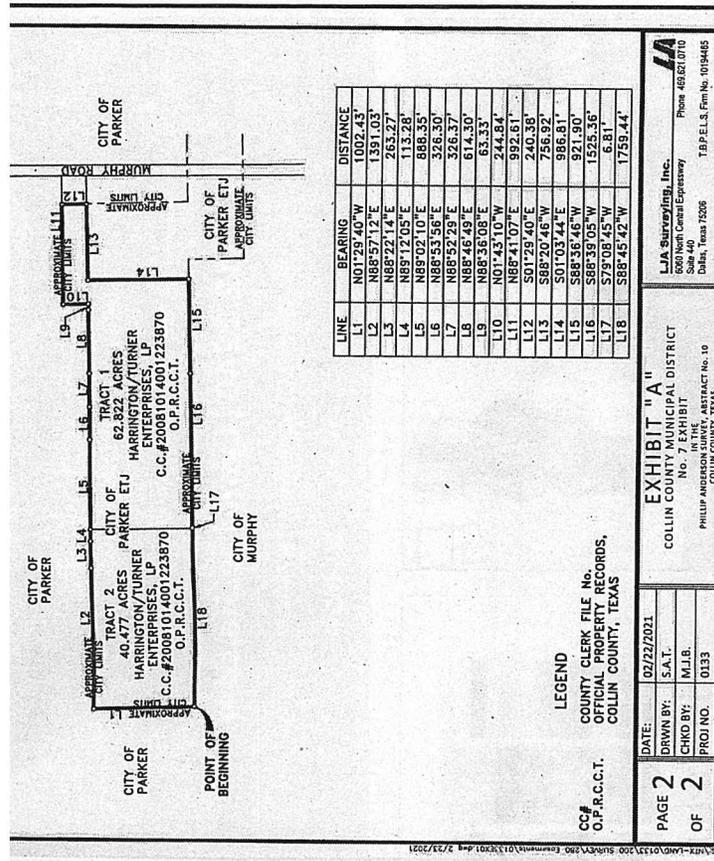
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LEGEND  
 COUNTY CLERK FILE NO. O.P.R.C.C.T.  
 OFFICIAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS

EXHIBIT "A"  
 COLLIN COUNTY MUNICIPAL DISTRICT  
 No. 7 EXHIBIT  
 PHILLIP ANDERSON SURVEY, ABSTRACT No. 10  
 COLLIN COUNTY, TEXAS

DATE: 02/22/2021  
 DRAWN BY: S.A.T.  
 CHKD BY: M.J.B.  
 PROJ NO. 0133

PAGE 2 OF 2

LJA Surveying, Inc.  
 5800 West Central Expressway  
 Dallas, Texas 75296  
 Phone: 469.821.0710  
 T&P E.L.S. Firm No. 1019445

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## NOTICE OF DISTRICT PETITION TCEQ Internal Control No. D-04122021-017

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The revised petition further states that the general nature of the work proposed to be done by the District, as contemplated at the present time, is to: (1) construct a water supply and distribution system for domestic purposes; (2) construct a sanitary sewer conveyance and treatment system; (3) control, abate, and amend the harmful excess of waters and the reclamation and drainage of overflowed lands within the proposed District; (4) construct and finance macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (5) construct, install, maintain, purchase, and operate such other facilities, systems, plants, and enterprises as shall be consistent with the purposes for which the District is organized, all to the extent authorized by law from time to time.

According to the revised petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners, from the information available at this time, that the cost of said project will be approximately \$44,210,000 (\$27,560,000 for water, wastewater, and drainage facilities and \$16,650,000 for roads).

In accordance with Local Government Code §42.042 and Texas Water Code §54.016, the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the petitioner submitted a petition to the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by Texas Water Code §54.016(c) expired and information provided indicates that the Petitioner and the City have not executed a mutually agreeable contract for service. Pursuant to Texas Water Code §54.016(d), failure to execute such an agreement constitutes authorization for the Petitioner to initiate proceedings to include the land with the district.

**CONTESTED CASE HEARING.** The TCEQ may grant a contested case hearing on this revised 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 Petitioner 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 revised 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 revised 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 revised 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 revised petition and will forward the revised 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: January 6, 2022

## Exhibit "A"

### METES & BOUNDS DESCRIPTION

BEING A 101.829 -ACRE TRACT OF LAND SITUATED IN THE PHILLIP ANDERSON SURVEY, ABSTRACT NO. 10, WITHIN THE ETJ OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AND PART OF A CALLED 62.822 ACRE TRACT OF LAND, AND ALL OF A CALLED 40.477 ACRE TRACT DESCRIBED TO HARRINGTON/TURNER ENTERPRISES, LP BY DEED RECORDED IN INSTRUMENT NUMBER 20081014001223870, DEED RECORDS, COLLIN COUNTY, TEXAS, SAID 101.829 -ACRE TRACT, WITH BEARINGS BASED UPON THE DOCUMENT MENTIONED ABOVE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID 40.477-ACRE HARRINGTON/TURNER TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID PHILLIP ANDERSON SURVEY;

THENCE WITH THE BOUNDS OF SAID 40.477-ACRE AND SAID 60.822-ACRE HARRINGTON/TURNER TRACTS, THE FOLLOWING COURSES AND DISTANCES:

NORTH 01°29'40" WEST, A DISTANCE OF 1,002.43 FEET;

NORTH 88°57'12" EAST, A DISTANCE OF 1,391.03 FEET;

NORTH 88°22'14" EAST, A DISTANCE OF 263.27 FEET

NORTH 89°12'05" EAST, A DISTANCE OF 113.28 FEET TO THE NORTH COMMON CORNER OF SAID 40.477-ACRE AND SAID 60.822-ACRE TRACTS;

NORTH 89°02'10" EAST, A DISTANCE OF 888.35 FEET;

NORTH 88°53'56" EAST, A DISTANCE OF 326.30 FEET;

NORTH 88°52'29" EAST, A DISTANCE OF 326.37 FEET;

NORTH 88°46'49" EAST, A DISTANCE OF 614.30 FEET;

NORTH 88°36'08" EAST, A DISTANCE OF 63.33 FEET;

NORTH 01°43'10" WEST, A DISTANCE OF 244.84 FEET;

NORTH 88°41'07" EAST, A DISTANCE OF 992.61 FEET TO THE CALLED LOCATION OF A WESTERLY CITY LIMITS LINE BEING 300.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID PHILLIP ANDERSON SURVEY AS DESCRIBED BY JUDGEMENT RECORDED IN VOLUME 1610, PAGE 348 OF SAID DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 01°29'40" EAST, WITH SAID CITY LIMITS LINE BEING 300.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID PHILLIP ANDERSON SURVEY, A DISTANCE OF 240.38 FEET TO THE SOUTHERLY LINE SAID 60.822-ACRE HARRINGTON/TURNER TRACT;

THENCE WITH THE BOUNDS OF SAID 40.477-ACRE AND SAID 60.822-ACRE HARRINGTON/TURNER TRACTS, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88°20'46" WEST, A DISTANCE OF 756.92 FEET;

SOUTH 01°03'44" EAST, A DISTANCE OF 986.81 FEET;

SOUTH 88°36'46" WEST, A DISTANCE OF 921.90 FEET;

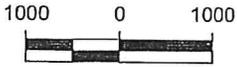
SOUTH 88°39'05" WEST, A DISTANCE OF 1,525.36 FEET;

SOUTH 79°08'45" WEST, A DISTANCE OF 6.81 FEET TO THE SOUTH COMMON CORNER OF SAID 40.477-ACRE AND SAID 60.822-ACRE TRACTS;

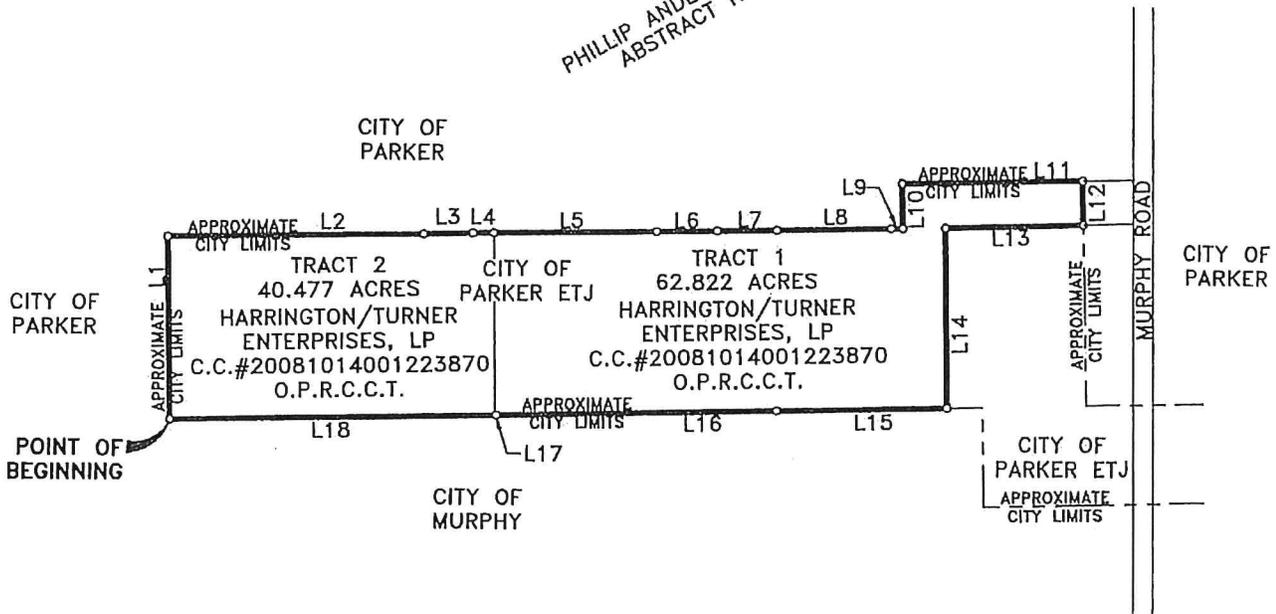
SOUTH 88°45'42" WEST, A DISTANCE OF 1,759.44 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 101.829 ACRES (4,435,654 SQ. FEET), OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Exhibit "B"



PHILLIP ANDERSON SURVEY  
ABSTRACT NO. 10



LINE	BEARING	DISTANCE
L1	N01°29'40"W	1002.43'
L2	N88°57'12"E	1391.03'
L3	N88°22'14"E	263.27'
L4	N89°12'05"E	113.28'
L5	N89°02'10"E	888.35'
L6	N88°53'56"E	326.30'
L7	N88°52'29"E	326.37'
L8	N88°46'49"E	614.30'
L9	N88°36'08"E	63.33'
L10	N01°43'10"W	244.84'
L11	N88°41'07"E	992.61'
L12	S01°29'40"E	240.38'
L13	S88°20'46"W	756.92'
L14	S01°03'44"E	986.81'
L15	S88°36'46"W	921.90'
L16	S88°39'05"W	1525.36'
L17	S79°08'45"W	6.81'
L18	S88°45'42"W	1759.44'

LEGEND

CC# COUNTY CLERK FILE No.  
O.P.R.C.C.T. OFFICIAL PROPERTY RECORDS,  
COLLIN COUNTY, TEXAS

PAGE 2  
OF 2

DATE: 02/22/2021  
DRWN BY: S.A.T.  
CHKD BY: M.J.B.  
PROJ NO.: 0133

**EXHIBIT "A"**  
COLLIN COUNTY MUNICIPAL DISTRICT  
No. 7 EXHIBIT  
IN THE  
PHILLIP ANDERSON SURVEY, ABSTRACT No. 10  
COLLIN COUNTY, TEXAS

**LJA Surveying, Inc.**  
6060 North Central Expressway Suite 440  
Dallas, Texas 75206  
Phone 469.621.0710  
T.B.P.E.L.S. Firm No. 10194465



00025

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
*Protecting Texas by Reducing and Preventing Pollution*

January 6, 2022

Mr. Samuel A. Spiers  
Coats Rose, PC  
14755 Preston Road, Suite 600  
Dallas, Texas 75254

Re: Publication of Notice of District Petition regarding creation of Collin County  
Municipal Utility District No. 7  
TCEQ Internal Control No. D-04122021-017

Dear Mr. Spiers:

Enclosed is a copy of the notice for the above petition. Please carefully review the notice for accuracy prior to publication and distribution. Contact Jaime Ealey in the District Administration Office at 512/239-4739 if the notice is found to be in error.

This full notice, including Exhibits A and B, must be published in accordance with 30 Texas Administrative Code Section 293.12, at your client's expense, in a newspaper (or newspapers) regularly published or circulated in the county or counties in which the proposed district is to be located. Publication shall be once a week for two consecutive weeks. The 30-day comment period will begin on the day after the date of the **second** publication.

In addition, pursuant to 30 Texas Administrative Code 293.12, you are required to post the enclosed notice, including Exhibits A and B, on the bulletin board used for posting legal notices in each county in which all or part of the proposed district is to be located. This notice should be posted so that it is available to the public no later than the date of your second newspaper publication.

After notice has been published and posted in accordance with 293.12, please provide proof of these actions to the Chief Clerks Office (Mail Code 105). The proof for newspaper publication shall be the original TCEQ affidavit of publication completed and notarized by the newspaper and an original tear sheet from the newspaper. The proof of posting can be in the form of an affidavit signed by a representative for the proposed district, stating all facts of the posting action.

The Chief Clerk's Office should receive all affidavits no later than 14 days after the

second publication of the notice in the newspaper.

If you have any questions regarding these publication requirements, please contact Georgia Carroll-Warren in this office at 512/239-3314.

Sincerely,

A handwritten signature in cursive script that reads "Laurie Gharis".

Laurie Gharis  
Chief Clerk

LG/ka  
Enclosures

cc: To all on attached mailing list.

## MAILING LIST

Collin County Municipal Utility District No. 7  
TCEQ Internal Control No. D-04122021-017

Mr. Samuel A. Spiers  
Coats Rose, PC  
14755 Preston Road, Suite 600  
Dallas, Texas 75254

Mr. Jaison M. Stephen, P.E.  
LJA Engineering, Inc.  
6060 North Central Expressway, Suite 400  
Dallas, Texas 75206

Mr. Ryan Nesmith  
RW Baird  
8333 Douglas Avenue, Suite 1000  
Dallas, Texas 75225

Ms. Alyssa Taylor  
TCEQ Region 4  
2309 Gravel Drive  
Fort Worth, Texas 76118

The Honorable Angela Paxton  
Texas Senate District 8  
Angela.paxton@senate.texas.gov

The Honorable Candy Noble  
Texas House District 89  
Candy.noble@house.texas.gov

Ms. Patti Scott Grey, City Secretary  
City of Parker  
5700 East Parker Road  
Parker, Texas 75002

Ms. Stacey Kemp, County Clerk  
Collin County Clerk  
2300 Bloomdale Road  
McKinney, Texas 75071

Mike Eastland, Executive Director  
NCTOG, Centerpoint III  
616 Six Flags Drive  
Arlington, Texas 76011-6347

Texas Commission on Environmental Quality  
P.O. Box 13087  
Austin, Texas 78711

Todd Galiga, Senior Attorney, Environmental Law Division, MC-173  
Kayla Murray, Attorney, Environmental Law Division, MC-173  
Jaime Ealey, Technical Manager, Districts Bond Team, MC-152  
Justin P. Taack, Manager, Districts Section, MC-152  
Genera Navarra, Drinking Water Special Functions Section, MC-153  
Vic McWherter, Office of the Public Interest Counsel, MC-103  
Julie Albrecht, Office of the Public Interest Counsel, MC-103

TCEQ - Office of the Chief Clerk  
MC-105 Attention: Notice Team  
PO Box 13087  
Austin TX 78711-3087

Applicant Name: Collin County MUD 7  
TCEQ Tracking No. D-04122021-017 CID Item No. 126259  
Application Type: PETITION FOR CREATION OF A DISTRICT

**AFFIDAVIT OF PUBLICATION**

STATE OF TEXAS §

COUNTY OF: \_\_\_\_\_ §

Before me, the undersigned authority, on this day personally appeared

\_\_\_\_\_, who being by me duly  
*(name of newspaper representative)*

sworn, deposes and says that (s)he is the \_\_\_\_\_  
*(title of newspaper representative)*

of the \_\_\_\_\_ ; that said newspaper is  
*(name of newspaper)*

regularly published or circulated in \_\_\_\_\_ County/Countries,  
*(name of county or counties)*

Texas; that the attached notice was published in said newspaper on the following dates:

\_\_\_\_\_  
*(date or dates of publication)*

\_\_\_\_\_  
Newspaper Representative's Signature

Subscribed and sworn to before me this the \_\_\_\_\_ day of \_\_\_\_\_,  
20 \_\_\_\_\_, to certify which witness my hand and seal of office.

(Seal)

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Print or type Name of Notary Public

My Commission Expires \_\_\_\_\_