

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



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 13, 2025

Laurie Gharis, Chief Clerk
Office of the Chief Clerk
Texas Commission on Environmental Quality
P.O. Box 13087, MC-105
Austin, Texas 78711-3087

RE: Petition for the Creation of Collin County Municipal Utility District No. 7
TCEQ Docket No. 2022-0533-DIS
SOAH Docket 582-23-01498

Dear Ms. Gharis:

Enclosed you will find the Executive Director's portion of the Administrative Record consisting of those documents specified at 30 TAC § 80.118(a)(1)-(4) and (6).

- Notice of Creation
- Notice of Preliminary Hearing
- Affidavits of Publication
- Certificate of Posting
- Revised Petition
- Joinder Petition

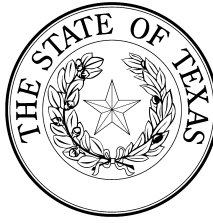
Please do not hesitate to contact me at Harrison.Malley@tceq.texas.gov if you have any questions. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cole Malley".

Cole Malley, Staff Attorney - Environmental Law Division

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



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

PETITION. Restore the Grasslands LLC, a Texas Limited Liability Company ("RTG"), submitted a joinder petition to the revised petition filed by Harrington/Turner Enterprises L.P, a Texas Limited Partnership ("HTE"), for creation of Collin County Municipal Utility District No. 7 (District) with the Texas Commission on Environmental Quality (TCEQ). The petitions were 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 petitions state that: (1) RTG 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 and is depicted in the vicinity map designated as Exhibit "A," which is attached to this document.

The petitions further state 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, HTE 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, HTE 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 Petitioners 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 Petitioners 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 joinder 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.

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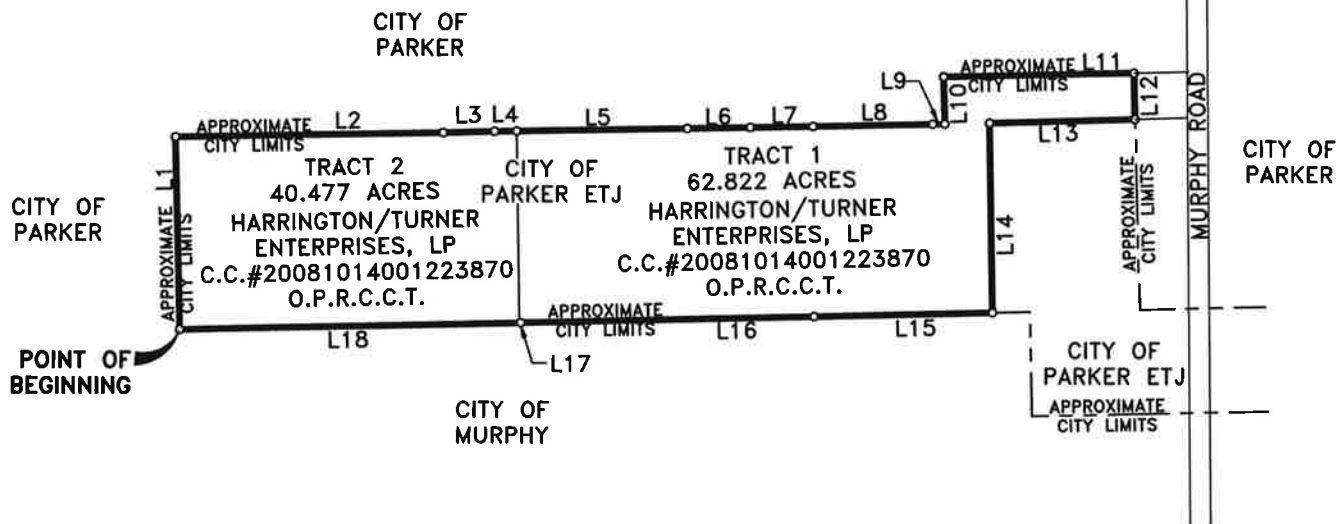
INFORMATION. Written hearing requests should be submitted to the Office of the Chief Clerk, MC-105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087. For information concerning the hearing process, please contact the Public Interest Counsel, MC-103, at the same address. General information regarding TCEQ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

Issued: May 23, 2024

Exhibit "A"



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#
O.P.R.C.C.T.

COUNTY CLERK FILE No.
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

0003



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.

Restore the Grasslands LLC, a Texas Limited Liability Company ("RTG"), submitted a joinder petition to the revised petition filed by Harrington/Turner Enterprises L.P, a Texas Limited Partnership ("HTE"), for creation of Collin County Municipal Utility District No. 7 (District) with the Texas Commission on Environmental Quality (TCEQ). The petitions were 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 petitions state that: (1) RTG 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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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).

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such an agreement constitutes authorization for the Petitioners to initiate proceedings to include the land with the district.

CONTESTED CASE HEARING.

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. – September 3, 2025

To join the Zoom meeting via computer:

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

Meeting ID: 161 888 7484

Password: TCE498

or

To join the Zoom meeting via telephone:

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

Meeting ID: 161 888 7484

Password: 077666

For questions regarding the preliminary hearing, visit the SOAH website 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, 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, telephone (512) 239-6363. 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 website at 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: August 4, 2025

Laurie Gharis, Chief Clerk
Texas Commission on Environmental Quality

Print Form

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: Collin §

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

E. Noel Cates

(name of newspaper representative)

, who being by me duly

sworn, deposes and says that (s)he is the

Publisher

(title of newspaper representative)

of the

Collin County Commercial Record

(name of newspaper)

regularly published or circulated in

Farrin, Hunt, Rockwall
Collin, Dallas, Denton, Erwin

(name of county or counties)

County/Countries,

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

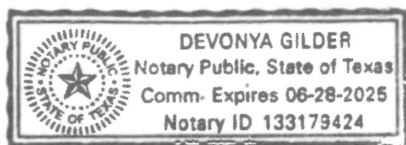
June 11-18, 2024

(date or dates of publication)


Newspaper Representative's Signature

Subscribed and sworn to before me this the 18th day of June,
20 24, to certify which witness my hand and seal of office.

(Seal)



Notary Public in and for the State of Texas
Devonya Gilder

Print or type Name of Notary Public

My Commission Expires

6-28-25

LEGAL NOTICES CONTINUED

CAUSE NO. PB1-0767-2024

6/11

Notice to Creditors of THE ESTATE OF ELLEN C. LOCKERMAN, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of ELLEN C. LOCKERMAN, Deceased were granted to the undersigned on the 31st of May, 2024 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to ELLEN ELIZABETH LOCKERMAN within the time prescribed by law.

My address is c/o Steven C. Holman, Esq., 12222 Merit Dr., Suite 1200, Dallas, TX 75251

Independent Executor of the Estate of ELLEN C. LOCKERMAN Deceased.
CAUSE NO. PB1-0748-2024

6/11

Notice to Creditors of THE ESTATE OF Edward Gary Purdy, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Edward Gary Purdy, Deceased were granted to the undersigned on the 30th of May, 2024 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Carolyn Terry Purdy within the time prescribed by law.

My address is c/o Lani Sandu, The Blum Firm P.C., 777 Main Street, Suite 550, Fort Worth, Texas 76102

Independent Executor of the Estate of Edward Gary Purdy Deceased.
CAUSE NO. PB1-0657-2024

6/11

Notice to Creditors of THE ESTATE OF DOROTHY JANE TRACY, AKA DOROTHY ALLEN TRACY, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Dorothy Jane Tracy, AKA Dorothy Allen Tracy, Deceased were granted to the undersigned on the 22nd of May, 2024 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Carolyn Kaye Settle within the time prescribed by law.

My address is 63 Summer

Breeze Drive, Fletcher, North Carolina 28732

Independent Executor of the Estate of Dorothy Jane Tracy, AKA Dorothy Allen Tracy Deceased.
CAUSE NO. PB1-0410-2024

6/11

Notice to Creditors of THE ESTATE OF Brenda Carol Smith, Deceased

Notice is hereby given that Letters of Administration Without Bond upon the Estate of Brenda Carol Smith, Deceased were granted to the undersigned on the 31 of May, 2024 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Ricky Smith within the time prescribed by law.

My address is c/o Pyke & Associates, P.C., 7557 Rambler Road, Suite 850, Dallas, Texas 75231

Administrator of the Estate of Brenda Carol Smith Deceased.
CAUSE NO. PB1-1235-2023

6/11

PROBATE CITATIONS

CITATION BY PUBLICATION IN PROBATE THE STATE OF TEXAS TO ALL PERSONS INTERESTED:

IN THE ESTATE OF BERTIE MAE GAULDEN, DECEASED

CAUSE NO.

PB1-0862-2024

IN PROBATE COURT

NO 1,

COLLIN COUNTY, TEXAS.

The alleged heir(s) at law in the above-numbered and — entitled estate filed an **APPLICATION TO DETERMINE HEIRSHIP**

AND APPLICATION FOR INDEPENDENT ADMINISTRATION AND LETTERS OF ADMINISTRATION

in this estate on **June 04, 2024** requesting that the Court determine who are the heirs and only heirs of **Bertie Mae Gaulden**, Deceased, and their respective shares and interests in such estate.

The court **may** act on this application at any call of the docket on or after 10:00 a.m. on the first Monday after the expiration of 10 days from the date of publication of this citation.

All persons interested in this

case are cited to appear before this Honorable Court **by filing a written answer or contest** to the application should they desire to do so. **To ensure its consideration, you or your attorney must file any objection, intervention, or response in writing** with the County Clerk of Collin County, Texas on or before the above-noted date and time. If this citation is not served within 90 days after date of its issuance, it shall be returned unserved.

Given under my hand and the seal of the Probate Court of Collin County, Texas, at the office of the Collin County Clerk in McKinney, Texas on **this the 4th day of June, 2024**

Stacey Kemp, County Clerk
Collin County, Texas
By: Lisa Chambers, Deputy

6/11

CITATION BY PUBLICATION IN PROBATE THE STATE OF TEXAS TO ALL PERSONS INTERESTED:

IN THE ESTATE OF RUNMEI HU, DECEASED

CAUSE NO.

PB1-0861-2024

IN PROBATE COURT

NO 1,

COLLIN COUNTY, TEXAS.

The alleged heir(s) at law in the above-numbered and — entitled estate filed an **APPLICATION FOR DETERMINATION OF HEIRSHIP AND FOR LETTERS OF INDEPENDENT ADMINISTRATION WITHOUT BOND** in this estate on **June 03, 2024** requesting that the Court determine who are the heirs and only heirs of **Runmei Hu**, Deceased, and their respective shares and interests in such estate.

The court **may** act on this application at any call of the docket on or after 10:00 a.m. on the first Monday after the expiration of 10 days from the date of publication of this citation.

All persons interested in this case are cited to appear before this Honorable Court **by filing a written answer or contest** to the application should they desire to do so. **To ensure its consideration, you or your attorney must file any objection, intervention, or response in writing** with the County Clerk of Collin County, Texas on or before the above-noted date and time. If this citation is not served within 90 days after date of its issuance, it shall be returned unserved.

Given under my hand and the seal of the Probate Court of Collin County, Texas, at the office of the Collin County Clerk in McKinney, Texas on **this the 4th day of June, 2024**

Stacey Kemp, County Clerk
Collin County, Texas
By: Lisa Chambers, Deputy

6/11

PUBLIC NOTICES

Hemphill, LLC proposes to build a 135-foot Monopole Communications Tower at the approx. vicinity of County Road 368, Anna, Collin County, TX 75409 [Lat:33-21-48.64, Long:-96-35-17.42]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: **Trileaf Corp, Arjun Pai, a.pai@trileaf.com, 2140 E Southlake Blvd, Southlake, TX 76092, 512-519-9388.**

6/11

PUBLIC NOTICE - In accordance with Sec.106 of the Programmatic Agreement, Anthemnet, Inc plans to a monopole at 1669 PRIVATE RD 5312, MCINNEY, TX 75071. Please direct comments to Traci Moore at 727-203-0691 regarding site Prosper University, DA03939E.

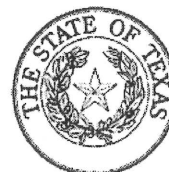
6/11, 6/13/24

CNS-3820578#

COLLIN COUNTY COMMERCIAL RECORD

6/11, 6/13

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION

TCEQ Internal Control No. D-04122021-017

PETITION. Restore the Grasslands LLC, a Texas limited liability Company ("RTG"), submitted a joinder petition to the revised petition filed by Harrington/Turner Enterprises L.P., a Texas limited Partnership ("HTE"), for

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The petitions state that: (1) RTG 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 extrajurisdiction of the City of Parker, Texas.

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

The petitions further state 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.

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LEGAL NOTICES CONTINUED

cilities and \$16,650,000 for roads).

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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.

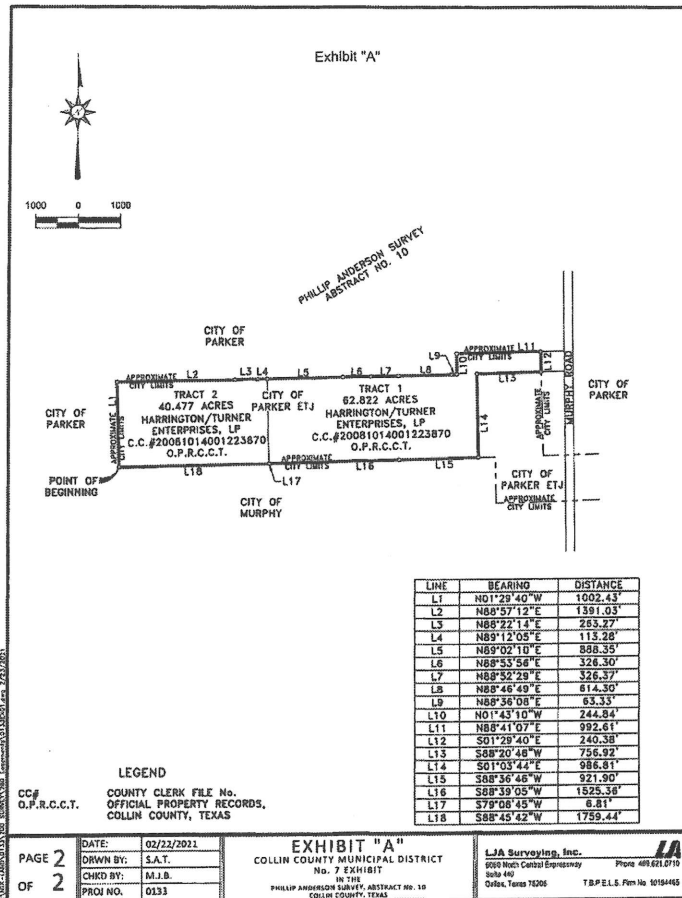
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<http://www.tceq.texas.gov/>
Issued: May 23, 2024



6/11, 6/18

LUNG CANCER WON'T QUIT.
EVEN IF YOU DID.

Thanks to a new scan, lung cancer can be detected early when it's more curable. If you smoked, get scanned.

Talk to your doctor or visit SavedByTheScan.org

ad COUNCIL

AMERICAN LUNG ASSOCIATION

PUBLIC NOTICES

NOTICE OF DISTRICT PETITION

TCEQ Internal Control No. D-04122021-017

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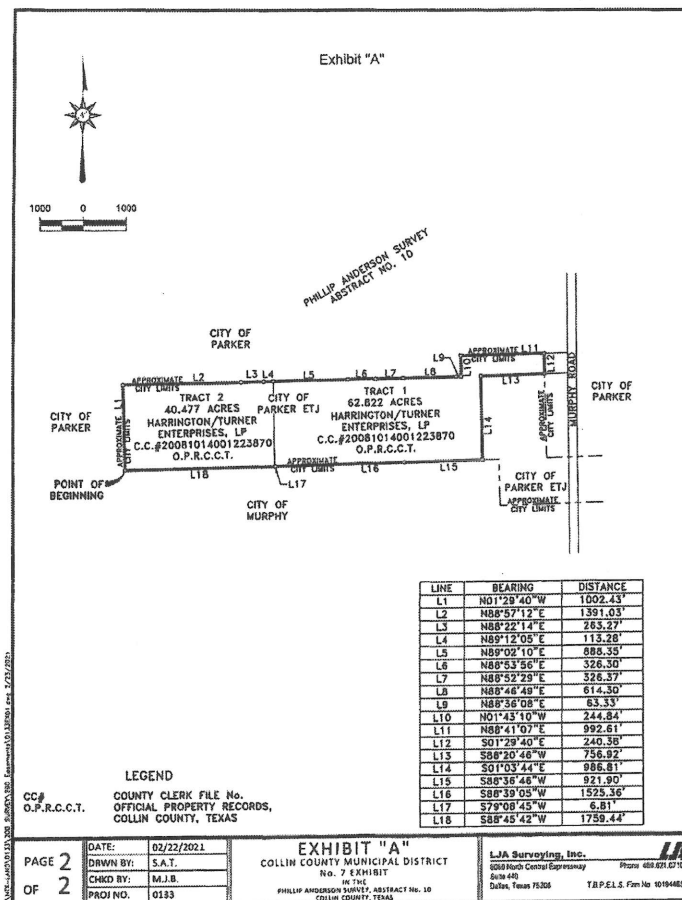
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To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioner and the TCEQ 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 joinder 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.

If a hearing request is filed, the Executive Director will forward the petition and hearing request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting. A contested case hearing is 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: May 23, 2024



6/11, 6/18

WE'VE GOT YOUR BACK.
JOIN OUR ONLINE COMMUNITY AT IAVA.ORG

WE'VE GOT
YOUR BACK.

JOIN OUR ONLINE COMMUNITY AT
IAVA.ORG



IRAQ and AFGHANISTAN
VETERANS of AMERICA

CERTIFICATE OF POSTING OF NOTICE OF DISTRICT PETITION

THE STATE OF TEXAS §

COUNTY OF COLLIN §

I, Krystal Garner, 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-04122021-17), which I caused to be posted on the bulletin board used for posting legal notices in Collin County on the 7th day of June, 2024.



Signature: Krystal Garner

Printed Name: Krystal Garner

Title: Administrative Secretary

(COUNTY SEAL)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



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

PETITION. Restore the Grasslands LLC, a Texas Limited Liability Company ("RTG"), submitted a joinder petition to the revised petition filed by Harrington/Turner Enterprises L.P., a Texas Limited Partnership ("HTE"), for creation of Collin County Municipal Utility District No. 7 (District) with the Texas Commission on Environmental Quality (TCEQ). The petitions were 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 petitions state that: (1) RTG 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 and is depicted in the vicinity map designated as Exhibit "A," which is attached to this document.

The petitions further state 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, HTE 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, HTE 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 Petitioners 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 Petitioners to initiate proceedings to include the land with the district.

6/7/2024 3:12:16 PM

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY KG DEPUTY

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 joinder 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.

If a hearing request is filed, the Executive Director will forward the petition and hearing request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting. A contested case hearing is 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: May 23, 2024

EXHIBIT "A"
COLLIN COUNTY MUNICIPAL DISTRICT
NO. 7 EXHIBIT

Dallas, Texas 75206

Suite 440

6060 North Central Expressway

Phon

T.B.P.E.L.S. Firm No. 10194465

Phone 469.621.0710



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

COUNTY CLERK FILE NO.
OFFICIAL PROPERTY RECORDS,
COLLIN COUNTY, TEXAS

LEGEND

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'

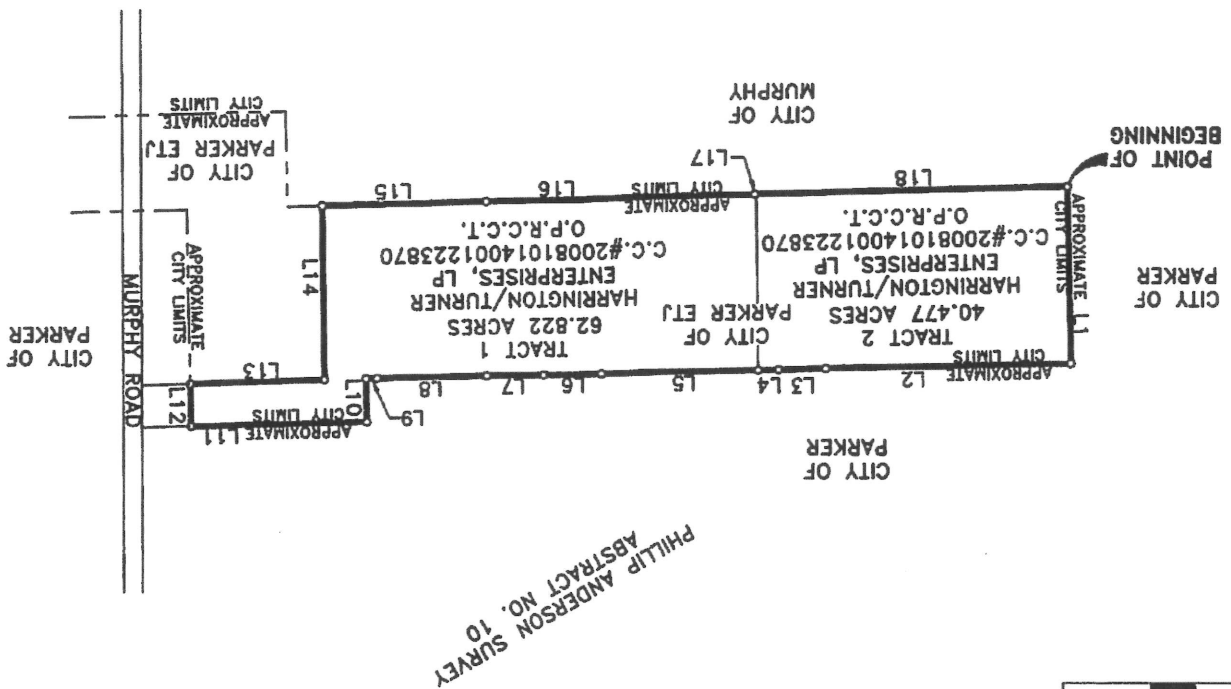


Exhibit "A"

0014

COATS | ROSE

A PROFESSIONAL CORPORATION

MICHAELA POWELL
LEGAL ASSISTANT

MPOWELL@COATSDROSE.COM
DIRECT: (512) 684-3844
FAX: (512) 469-9408

June 18, 2024

VIA HAND DELIVERY

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

Re: Publication and Posting of Notice of 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 Petition for Collin County Municipal Utility District No. 7 published on June 11, 2024 and June 18, 2024 in the *Collin County Commercial Record*, a newspaper of general circulation in Collin County. Additionally, I have attached proof of posting of the Notice of District Petition by the Collin County Clerk on June 7, 2024.

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

Very truly yours,



Michaela Powell, Legal Assistant

Enclosures

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2024 JUN 18 PM 12:51
CHIEF CLERKS OFFICE

TERRACE 2, 2700 VIA FORTUNA, SUITE 350, AUSTIN, TEXAS 78746
PHONE: (512) 469-7987 FAX: (512) 469-9408
coatsrose.com

HOUSTON | AUSTIN | DALLAS | CINCINNATI

017023.000001\4885-4677-9337.v1

0015

PETITION TO COMMISSION FOR CREATION OF
COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 7

THE STATE OF TEXAS §

COUNTY OF COLLIN §

TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

The undersigned (the "Petitioner"), being the owner of the land described in Exhibit "A" attached hereto, respectfully petitions the Texas Commission on Environmental Quality (the "Commission") for its approval to the creation of Collin County Municipal Utility District No. 7 (the "District"). Petitioner, acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Chapter 42, Texas Local Government Code, together with all amendments and additions thereto, respectfully shows the following:

I.

The land sought to be included in the District (the "Property") is described by the metes and bounds description in Exhibit "A," attached hereto and made a part hereof for all purposes. Currently, the Property, as depicted in Exhibit "A," lies wholly within the extraterritorial jurisdiction of Parker, Texas. The Property consists of approximately 101.829 acres. No portion of the Property is located within the corporate boundaries or extraterritorial jurisdiction of any other incorporated city, town or village. All of the territory proposed to be included in the District may properly be included in the District.

II.

The Petitioner is the holder of title to the Property as shown by the Collin County Tax Rolls and conveyances of Record. There are no lienholders on the Property.

III.

Pursuant to Section 42.042, Texas Local Government Code, should a municipality such as the City fail or refuse to give its consent for creation of the District within 90 days after the date the governing body receives a written request for consent, the owners of at least 50 percent of the land in the proposed District may petition the governing body to make available to the area the water, sanitary sewer services, or both that would be provided by the District.

Furthermore, if, within 120 days after the date the City, receives the petition for water and sanitary sewer services, the City fails to make a contract with the owners of the land in the proposed District to provide those services, that failure constitutes the City's consent to creation of the proposed District and authorizes the landowners to initiate proceedings through the Commission to create the District.

The City has not consented to the creation of the District and has failed to execute a contract providing for the water or sanitary services requested by the Petitioner within the time limits prescribed by Section 42.042, Texas Local Government Code.

IV.

On August 4, 2020, Petitioner filed the Petition for Consent to Creation of Collin County Municipal Utility District No. 7 (the "Petition for Consent"), dated July 24, 2020, with Parker, Texas.

V.

On October 20, 2020, the Petitioner published the Notice of Petition to Parker, Texas for Water Services and Sanitary Sewer Service in the Collin County Commercial Record, a newspaper of general circulation within and around the District.

On October 16, 2020, the Petitioner posted the Notice of Petition in three places convenient to the public within the boundaries of the Property sought to be added to the District.

On November 6, 2020, the Petitioner filed the Petition for Water and Sanitary Sewer Service, dated November 4, 2020, with Parker, Texas.

The Petitioner has not received any response from the City related to the Petition for Service.

VI.

The general nature of the work anticipated to be done by the District at the present time is: (i) the construction of a water supply and distribution system for domestic purposes; (ii) the construction of a sanitary sewer conveyance and treatment system; (iii) the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the District; (iv) the construction and financing of macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (v) such other construction, installation, maintenance, purchase and operation of 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.

VII.

There is a necessity for the improvements above described because the District is located within an area which will experience a substantial and sustained residential growth within the foreseeable future, is urban in nature and is not supplied with adequate water, sanitary sewer, drainage facilities and services, or roads. The health and welfare of the future inhabitants of the District require the provision of adequate water, storm and sanitary sewer facilities and services, and roads.

The provisions of such water, storm and sanitary sewer facilities and services, and roads will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the organization of said District.

The property cannot be developed without the creation of the District to finance and provide the water, sanitary sewer, and drainage facilities and services, and roads; therefore, a public necessity exists.

VIII.

A preliminary investigation has been instituted to determine the cost of the proposed improvements to be constructed by the District, and it is now estimated by those filing this petition, from such information as they have at this time, that the ultimate cost of such improvements will be approximately \$44,210,000.

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, and for such other orders, acts, procedures and relief as are proper, necessary, and appropriate to the purpose of creating the District.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED this the 18th day of March, 2021.

PETITIONER:

HARRINGTON/TURNER ENTERPRISES, LP,
a Texas limited partnership

HARRINGTON/TURNER ENTERPRISES MANAGEMENT,
LLC, a Texas limited liability company, it's general partner

By: Margaret E. Turner
Name: Margaret E. Turner
Title: Manager

STATE OF TX §
§
COUNTY OF Collin §

This instrument was acknowledged before me on the 18th day of March, 2021 by
Margaret Turner, as Manager of
Harrington/Turner Enterprises Management, LLC, the general partner of Harrington/Turner
Enterprises, LP, a Texas limited partnership, on behalf of said limited partnership.

Devin Huffines
Notary Public in and for the State of Texas

(SEAL)



COATS | ROSE

A PROFESSIONAL CORPORATION

NATALIE SCOTT
DIRECTOR

NSCOTT@COATSROSE.COM
DIRECT: (512) 684-3846
FAX: (512) 469-9408

October 09, 2023

Texas Commission on Environmental Quality
Water Supply Division - Districts Section (MC 152)
Districts Creation Review
12100 Park 35 Circle, Building F
Austin, Texas 78753

Via Electronic Filing

Re: TCEQ Docket No. 2022-0533-DIS: Application for the Creation of Collin County
MUD No. 7

Dear Sir or Madam:

Attached for filing in the above-referenced matter please find a Joinder Petition for the Creation of Collin County Municipal Utility District No. 7.

Restore the Grassland, LLC, as the current owner pursuant to the Joinder Petition for the Creation of Collin County Municipal Utility District No. 7 will continue to pursue the creation petition.

Very truly yours,



Natalie B. Scott

NS:mzp
Enclosure

TERRACE 2, 2700 VIA FORTUNA, SUITE 350, AUSTIN, TEXAS 78746
PHONE: (512) 469-7987 FAX: (512) 469-9408
coatsrose.com

HOUSTON | AUSTIN | DALLAS | CINCINNATI

017023.000001\4873-4947-5461.v1

0020

JOINDER PETITION FOR THE CREATION OF
COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 7

THE STATE OF TEXAS §

COUNTY OF COLLIN §

TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

Restore the Grasslands 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 Collin County, Texas. The Petitioner constitutes a majority of value of the holders of title of the land within the proposed District, as indicated by the tax rolls of the central appraisal district of Collin County, Texas, and by conveyances of record since the date of preparation of said tax rolls. 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 "COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 7" (the "District"). There is no other conservation or reclamation district in Collin County, Texas with the same name.

II.

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

III.

The area proposed to be within the District is approximately 101.829 acres (the "Property"), situated in Collin County, Texas. The Property consists of one tract described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes. The Property is located wholly within the extraterritorial jurisdiction of the City of Parker, Texas. All of the Property may be properly included in the District.

IV.

On August 4, 2020, Harrington/Turner Enterprises, LP, a Texas limited partnership ("HTE"), the then owner of all the land in the proposed District, filed a Petition for Consent to Creation of Collin County Municipal Utility District No. 7 (the "Petition for Consent"), with the City of Parker, Texas. HTE never received any response from the City related to the Petition for Consent.

On October 20, 2020, HTE published Notice of Petition for Water and Sanitary Sewer Service (the "Notice of Petition"), in the *Collin County Commercial Record*, a newspaper of general circulation within and around the District.

On October 16, 2020, HTE posted the Notice of Petition in three places convenient to the public within the boundaries of the Property sought to be included in the District.

On November 6, 2020, HTE filed a Petition for Water and Sanitary Sewer Service (the "Petition for Service") with the City of Parker, Texas. HTE never received any response from the City of Parker, Texas related to the Petition for Service.

V.

On March 23, 2021 HTE filed with the Commission a Petition for the creation of Collin County Municipal Utility District No. 7 ("Petition For Creation"). Notice of such application was published on January 19, 2022 and January 26, 2022 in the *Collin County Commercial Record*, a newspaper regularly published and generally circulated in Collin County, Texas. Proper notice of the application was posted at the place for posting legal notices at the Collin County Courthouse on January 18, 2022.

VI.

On September 22, 2023, HTE conveyed to Restore the Grasslands LLC all of the land in the District. See attached Exhibit "B."

VII.

The general nature of the work anticipated to be done by the District at the present time is: (i) the construction of a water supply and distribution system for domestic purposes; (ii) the construction of a sanitary sewer conveyance and treatment system; (iii) the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the District; (iv) the construction and financing of macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (v) such other construction, installation, maintenance, purchase and operation of 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.

XI.

WHEREFORE, the Petitioner joins in the original Petition For Creation filed by HTE and respectfully prays that this Joinder Petition be properly filed, as provided by law, that a hearing be held, if necessary, and that this Joinder Petition be in all things granted, that the proposed municipal utility district be organized.

[EXECUTION PAGES FOLLOW]

EXECUTED this 6 day of October, 2023.

"PETITIONER"

Restore the Grasslands LLC,
a Texas limited liability company

By: 
John C. Cox, Manager

STATE OF TEXAS §
COUNTY OF Dallas §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John C. Cox, manager of Restore the Grasslands LLC, a Texas limited liability company, known to me to be the person whose name is subscribed hereto, and acknowledged to me that he executed the same for the purposes and consideration therein expressed for an on behalf of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 6 day of October, 2023.


Notary Public in and for the State of Texas

(NOTARY SEAL)



Exhibit “A”

THE PROPERTY

EXHIBIT A

TRACT 1:

SITUATED in the State of Texas, County of Collin, being part of the Phillip Anderson Survey, Abstract No. 10, being the resurvey of a 62.90 acre tract conveyed to Southfork Properties, Ltd., Co. by deed recorded under County Clerk No. 94-0098890. of the Collin County Land Records with the herein described premises being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found marking the northwest corner of said 62.90 acre tract and the northeast corner of a 40.565 acre tract recorded in Volume 3066, Page 386 of the Collin County Land Records;

THENCE with a north line of said 62.90 acre tract, North 89°02'10" East, 888.35 feet to an iron axle found marking the southwest corner of a 12.351 acre tract recorded under County Clerk No. 99-0152444 of the Collin County Land Records;

THENCE with the south line of said 12.351 acre tract and a north line of said 62.90 acre tract, North 88°53'56" East, 326.30 feet to a 1/2-inch iron rod found marking the southeast corner of said 12.351 acre tract and the southwest corner of a 6.06 acre tract recorded under Volume 4169, Page 2354 of the Collin County Land Records;

THENCE with a north line of said 62.90 acre tract and the south line of said 6.06 acre tract, North 88°52'29" East, 326.37 feet to a 1/2-inch iron rod found marking the southeast corner of said 6.06 acre tract;

THENCE with a north line of said 62.90 acre tract as follows:

North 88°46'49" East, 614.30 feet to a 1/2-inch iron rod found;

North 88°36'08" East, 63.33 feet to an interior corner of said 62.90 acre tract;

THENCE with a west line of said 62.90 acre tract, North 01°43'10" West, 244.84 feet to a chain link fence corner post found marking the most northerly northwest corner of said 62.90 acre tract;

THENCE with the most northerly north line of said 62.90 acre tract, North 88°41'07" East, 1269.19 feet to a 1-inch iron pipe found marking the most easterly northeast corner of said 62.90 acre tract, said corner being in the west right-of-way line of F.M. Road 2551 (Murphy Road);

THENCE with the most easterly east line of said 62.90 acre tract and the west right-of-way line of F.M. Road 2551, South 00°18'36" East, 238.15 feet to a 1/2-inch iron rod found marking the most easterly southeast corner of said 62.90 acre tract;

THENCE with a south line of said 62.90 acre tract, South 88°20'46" West, 1028.79 feet to a 1/2-inch iron rod found marking an interior corner of said 62.90 acre tract;

THENCE with an east line of said 62.90 acre tract, South 01°03'44" East, 986.81 feet to a 1/2-inch iron rod found marking the most southerly southeast corner of said 62.90 acre tract;

THENCE with a south line of said 62.90 acre tract as follows:

South 88°36'46" West, 921.90 feet to a 1/2-inch iron rod found;

South 88°39'95" West, 1525.36 feet to a wood fence post;

South 79°08'45" West, 6.81 feet to a wood fence post-in concrete marking the southwest corner of said 62.90 acre tract and the southeast corner of the aforementioned 40.565 acre tract;

THENCE with the west line of said 62.90 acre tract and the east line of said 40.565 acre tract, North 01°0'46" West, 998.70 feet to the point of beginning and containing 62.822 gross acres of land, more or less;

SAVE AND EXCEPT FROM THE ABOVE TRACT 1 a called 3,245 square foot parcel of land conveyed to the County of Collin, Texas by Deed dated January 27, 2011, filed April 27, 2011, recorded under Clerk's File No. 20110427000433300, Official Public Records, Collin County, Texas, and

SAVE AND EXCEPT FROM THE ABOVE TRACT 1:

A called 1.000 acre tract of land described in Special Warranty Deed executed by Harrington Turner Enterprises, L.P. to Timothy G Green filed March 18, 2021, recorded under Clerk's File No. 20210318000546510, Official Public Records, Collin County Texas, and more particularly described by metes and bounds as follows:

A 1.000 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 BEING PART OF A TRACT OF LAND, CONVEYED TO HARRINGTON/TURNER ENTERPRISES, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20081014001223870, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 1.000 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982) AND DENTON CORS ARP (PID-DF8986) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND FOR THE INTERIOR NORTHWEST CORNER OF SAID HARRINGTON/TURNER TRACT, FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "SPARR SURVEY" FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, AS RECORDED IN COUNTY CLERK'S FILE No. 20110427000433300, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 89°15'19" EAST, A DISTANCE OF 1012.19 FEET;

THENCE, SOUTH 01°26'08" WEST, OVER AND ACROSS SAID HARRINGTON/TURNER TRACT, A DISTANCE OF 358.68 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE POINT OF BEGINNING;

THENCE, CONTINUING OVER AND ACROSS SAID HARRINGTON/TURNER TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°09'11" EAST, A DISTANCE OF 333.71 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89°58'53" WEST, A DISTANCE OF 130.53 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00°09'11". WEST, A DISTANCE OF 333.71 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89°58'53" EAST, A DISTANCE OF 130.53 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 43,560 SQUARE FEET OR 1.000 ACRE OF LAND.

TRACT 2:

SITUATED in the State of Texas, County of Collin, being part of the Phillip Anderson Survey, Abstract No. 10 being the resurvey of a called 40 acre tract recorded in Volume 320, Page 422, the resurvey of a called 40.565 acre tract recorded in Volume 3066, Page 386 of the Collin County Deed Records, with the herein described premises being more particularly described by metes and bounds as follows:

BEGINNING at a wood fence post in concrete marking the Southeast corner of said premises, called 40 acre tract, and said 40.565 acre tract, said beginning corner also being the Southwest corner of a 62.90 acre tract recorded under County Clerk No. 94-0098890 of the Collin County Deed Records;

THENCE with the South line of said premises, called 40 acre tract and said 40.565 acre tract, South 88 degrees 45 minutes 42 seconds West, 1759.45 feet to a 1/2 inch iron rod found marking the Southwest corner of said premises, called 40 acre tract and said 40.565 acre tract;

THENCE with the West line of said premises, called 40 acre tract and said 40.565 acre tract, North 01 degrees 29 minutes 40 seconds West, passing at 17.00 feet a 1/2 inch iron rod found for reference and continuing for a total distance of 1002.43 feet to the Northwest corner of said premises, called 40 acre tract and said 40.565 acre tract, from which a 1/2 inch iron rod at the base of a 13 inch Elm marked "X" bears reference North 88 degrees 57 minutes 12 seconds East, 9.68 feet;

THENCE with a North line of said premises, called 40 acre tract and said 40.565 acre tract as follows:

North 88 degrees 57 minutes 12 seconds East, passing at 9.68 feet said reference iron and continuing for a total distance of 1391.03 feet to a Roome capped iron rod set;

North 88 degrees 22 minutes 14 seconds East, 263.27 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 12 minutes 05 seconds East 113.28 feet to a 1/2 inch iron rod found marking the Northeast corner of said premises and the Northwest corner of said 62.90 acre tract;

THENCE with the East line of said premises and the West line of said 62.90 acre tract, South 01 degrees 01 minutes 46 seconds East, 998.70 feet to the POINT OF BEGINNING and containing 40.477 acres of land, more or less.

EXHIBIT B

1. Reservation of an undivided one-fourth (1/4) non-participating royalty interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in Warranty Deed from Dewitt Hogge to S. M. Lanier and Glenda Lanier, dated March 19, 1963, filed March 25, 1963, recorded in Volume 614, Page 339, Deed Records, Collin County, Texas. (Affects Tract 1)
2. Easement executed by E. L. Donihoo to Pecan Orchard Water Supply, dated March 1, 1974, filed March 25, 1974, recorded in Volume 907, Page 37, Deed Records, Collin County, Texas. (Affects Tract 2)
3. Easement executed by C. C. Gregory to Pecan Orchard Water Supply, dated July 16, 1974, filed July 18, 1974, recorded in Volume 923, Page 228, Deed Records, Collin County, Texas. (Affects Tract 2)
4. Limitation on access to adjacent highway as set forth in Deed to the County of Collin, Texas dated January 27, 2011, filed April 27, 2011, recorded under Clerk's File No. 20110427000433300, Official Public Records, Collin County, Texas.

EXHIBIT "B"
Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

**The State of Texas §
 §
County of Collin §**

Know all men by these presents:

That **HARRINGTON/TURNER ENTERPRISES, LP**, a Texas limited partnership ("**Grantor**"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto **RESTORE THE GRASSLANDS LLC**, a Texas limited liability company ("**Grantee**"), whose address is 4801 W. Lovers Lane, Dallas, Texas 75209, all of that certain real property described on **EXHIBIT A** attached hereto and incorporated herein by reference together with all of Grantor's right, title and interest in and to all and singular the improvements, benefits, privileges, easements, tenements, hereditaments and appurtenances located on said real property or in anywise appertaining thereto and any and all right, title and interest of Grantor in and to adjacent roads and rights-of-way (hereinafter collectively referred to as the "**Property**"), subject only to the "**Permitted Exceptions**" as set forth on **EXHIBIT B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, subject only to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns, and Grantor does hereby bind himself and his heirs, executors, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Executed on the 22 day of September, 2023.

HARRINGTON/TURNER ENTERPRISES, LP,
a Texas limited partnership

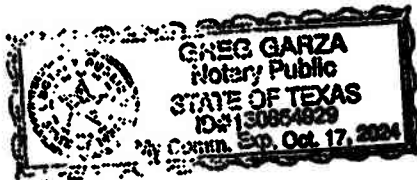
By: Harrington/Turner Enterprises Management, LLC,
a Texas limited liability company
its General Partner

By: Margaret E. Turner
Margaret E. Turner, Sole Member

STATE OF TEXAS:

COUNTY OF Collin:

This instrument was acknowledged before me this 22 day of September, 2023, by Margaret E. Turner, Sole Member of Harrington/Turner Enterprises Management, LLC, general partner of Harrington/Turner Enterprises, LP, a Texas limited partnership, for and on behalf of said limited partnership.



[Signature]
Notary Public, State of Texas

EXHIBIT A

TRACT 1:

SITUATED in the State of Texas, County of Collin, being part of the Phillip Anderson Survey, Abstract No. 10, being the resurvey of a 62.90 acre tract conveyed to Southfork Properties, Ltd., Co. by deed recorded under County Clerk No. 94-0098890. of the Collin County Land Records with the herein described premises being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found marking the northwest corner of said 62.90 acre tract and the northeast corner of a 40.565 acre tract recorded in Volume 3066, Page 386 of the Collin County Land Records;

THENCE with a north line of said 62.90 acre tract, North 89°02'10" East, 888.35 feet to an iron axle found marking the southwest corner of a 12.351 acre tract recorded under County Clerk No. 99-0152444 of the Collin County Land Records;

THENCE with the south line of said 12.351 acre tract and a north line of said 62.90 acre tract, North 88°53'56" East, 326.30 feet to a 1/2-inch iron rod found marking the southeast corner of said 12.351 acre tract and the southwest corner of a 6.06 acre tract recorded under Volume 4169, Page 2354 of the Collin County Land Records;

THENCE with a north line of said 62.90 acre tract and the south line of said 6.06 acre tract, North 88°52'29" East, 326.37 feet to a 1/2-inch iron rod found marking the southeast corner of said 6.06 acre tract;

THENCE with a north line of said 62.90 acre tract as follows:

North 88°46'49" East, 614.30 feet to a 1/2-inch iron rod found;

North 88°36'08" East, 63.33 feet to an interior corner of said 62.90 acre tract;

THENCE with a west line of said 62.90 acre tract, North 01°43'10" West, 244.84 feet to a chain link fence corner post found marking the most northerly northwest corner of said 62.90 acre tract;

THENCE with the most northerly north line of said 62.90 acre tract, North 88°41'07" East, 1269.19 feet to a 1-inch iron pipe found marking the most easterly northeast corner of said 62.90 acre tract, said corner being in the west right-of-way line of F.M. Road 2551 (Murphy Road);

THENCE with the most easterly east line of said 62.90 acre tract and the west right-of-way line of F.M. Road 2551, South 00°18'36" East, 238.15 feet to a 1/2-inch iron rod found marking the most easterly southeast corner of said 62.90 acre tract;

THENCE with a south line of said 62.90 acre tract, South 88°20'46" West, 1028.79 feet to a 1/2-inch iron rod found marking an interior corner of said 62.90 acre tract;

THENCE with an east line of said 62.90 acre tract, South 01°03'44" East, 986.81 feet to a 1/2-inch iron rod found marking the most southerly southeast corner of said 62.90 acre tract;

THENCE with a south line of said 62.90 acre tract as follows:

South 88°36'46" West, 921.90 feet to a 1/2-inch iron rod found;

South 88°39'95" West, 1525.36 feet to a wood fence post;

South 79°08'45" West, 6.81 feet to a wood fence post-in concrete marking the southwest corner of said 62.90 acre tract and the southeast corner of the aforementioned 40.565 acre tract;

THENCE with the west line of said 62.90 acre tract and the east line of said 40.565 acre tract, North 01°0'46" West, 998.70 feet to the point of beginning and containing 62.822 gross acres of land, more or less;

SAVE AND EXCEPT FROM THE ABOVE TRACT 1 a called 3,245 square foot parcel of land conveyed to the County of Collin, Texas by Deed dated January 27, 2011, filed April 27, 2011, recorded under Clerk's File No. 20110427000433300, Official Public Records, Collin County, Texas, and

SAVE AND EXCEPT FROM THE ABOVE TRACT 1:

A called 1.000 acre tract of land described in Special Warranty Deed executed by Harrington Turner Enterprises, L.P. to Timothy G Green filed March 18, 2021, recorded under Clerk's File No. 20210318000546510, Official Public Records, Collin County Texas, and more particularly described by metes and bounds as follows:

A 1.000 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 BEING PART OF A TRACT OF LAND, CONVEYED TO HARRINGTON/TURNER ENTERPRISES, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20081014001223870, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 1.000 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982) AND DENTON CORS ARP (PID-DF8986) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND FOR THE INTERIOR NORTHWEST CORNER OF SAID HARRINGTON/TURNER TRACT, FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "SPARR SURVEY" FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, AS RECORDED IN COUNTY CLERK'S FILE No. 20110427000433300, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 89°15'19" EAST, A DISTANCE OF 1012.19 FEET;

THENCE, SOUTH 01°26'08" WEST, OVER AND ACROSS SAID HARRINGTON/TURNER TRACT, A DISTANCE OF 358.68 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE POINT OF BEGINNING;

THENCE, CONTINUING OVER AND ACROSS SAID HARRINGTON/TURNER TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°09'11" EAST, A DISTANCE OF 333.71 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89°58'53" WEST, A DISTANCE OF 130.53 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00°09'11". WEST, A DISTANCE OF 333.71 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89°58'53" EAST, A DISTANCE OF 130.53 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 43,560 SQUARE FEET OR 1.000 ACRE OF LAND.

TRACT 2:

SITUATED in the State of Texas, County of Collin, being part of the Phillip Anderson Survey, Abstract No. 10 being the resurvey of a called 40 acre tract recorded in Volume 320, Page 422, the resurvey of a called 40.565 acre tract recorded in Volume 3066, Page 386 of the Collin County Deed Records, with the herein described premises being more particularly described by metes and bounds as follows:

BEGINNING at a wood fence post in concrete marking the Southeast corner of said premises, called 40 acre tract, and said 40.565 acre tract, said beginning corner also being the Southwest corner of a 62.90 acre tract recorded under County Clerk No. 94-0098890 of the Collin County Deed Records;

THENCE with the South line of said premises, called 40 acre tract and said 40.565 acre tract, South 88 degrees 45 minutes 42 seconds West, 1759.45 feet to a 1/2 inch iron rod found marking the Southwest corner of said premises, called 40 acre tract and said 40.565 acre tract;

THENCE with the West line of said premises, called 40 acre tract and said 40.565 acre tract, North 01 degrees 29 minutes 40 seconds West, passing at 17.00 feet a 1/2 inch iron rod found for reference and continuing for a total distance of 1002.43 feet to the Northwest corner of said premises, called 40 acre tract and said 40.565 acre tract, from which a 1/2 inch iron rod at the base of a 13 inch Elm marked "X" bears reference North 88 degrees 57 minutes 12 seconds East, 9.68 feet;

THENCE with a North line of said premises, called 40 acre tract and said 40.565 acre tract as follows:

North 88 degrees 57 minutes 12 seconds East, passing at 9.68 feet said reference iron and continuing for a total distance of 1391.03 feet to a Roome capped iron rod set;

North 88 degrees 22 minutes 14 seconds East, 263.27 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 12 minutes 05 seconds East 113.28 feet to a 1/2 inch iron rod found marking the Northeast corner of said premises and the Northwest corner of said 62.90 acre tract;

THENCE with the East line of said premises and the West line of said 62.90 acre tract, South 01 degrees 01 minutes 46 seconds East, 998.70 feet to the POINT OF BEGINNING and containing 40.477 acres of land, more or less.

EXHIBIT B

1. Reservation of an undivided one-fourth (1/4) non-participating royalty interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in Warranty Deed from Dewitt Hogge to S. M. Lanier and Glenda Lanier, dated March 19, 1963, filed March 25, 1963, recorded in Volume 614, Page 339, Deed Records, Collin County, Texas. (Affects Tract 1)
2. Easement executed by E. L. Donihoo to Pecan Orchard Water Supply, dated March 1, 1974, filed March 25, 1974, recorded in Volume 907, Page 37, Deed Records, Collin County, Texas. (Affects Tract 2)
3. Easement executed by C. C. Gregory to Pecan Orchard Water Supply, dated July 16, 1974, filed July 18, 1974, recorded in Volume 923, Page 228, Deed Records, Collin County, Texas. (Affects Tract 2)
4. Limitation on access to adjacent highway as set forth in Deed to the County of Collin, Texas dated January 27, 2011, filed April 27, 2011, recorded under Clerk's File No. 20110427000433300, Official Public Records, Collin County, Texas.

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000110147

eRecording - Real Property

DEED

Recorded On: September 25, 2023 02:04 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023000110147
Receipt Number: 20230925000127
Recorded Date/Time: September 25, 2023 02:04 PM
User: Amanda J
Station: Station 6

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX



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