

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF HEARING
FM 875 MUNICIPAL UTILITY DISTRICT OF ELLIS COUNTY
SOAH Docket No. 582-23-11662
TCEQ Docket No. 2022-0534-DIS
TCEQ Internal Control No. D-11302021-042

PETITION.

Highland Lakes Midlothian I, LLC, a Texas limited liability company, (Petitioner) filed an amended petition for creation of FM 875 Municipal Utility District of Ellis County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The amended petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there is only one lienholder, Community National Bank & Trust of Texas, on the property to be included in the proposed District, and information provided indicates that the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 283.231 acres located within Ellis County, Texas; and (4) the land within the proposed District is partially within the extraterritorial jurisdiction of the City of Midlothian, Texas (City), and no portion of the land within the proposed District is within the corporate limits or extraterritorial jurisdiction of any other city, town or village in 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 the 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 proceed to the TCEQ for inclusion of their Property into the District.

The amended petition further states that the proposed District will: (1) purchase, construct, acquire, improve, or extend inside or outside of its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary or helpful to supply and distribute water for municipal, domestic, and commercial purposes; (2) collect, transport, process, dispose of, and control domestic and commercial wastes; (3) gather, conduct, divert, abate, amend, and control local storm water or other local harmful excesses of water in the proposed District; (4) design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads and

turnpikes, or improvements in aid of those roads; and (5) purchase, construct, acquire, improve, or extend inside or outside of its boundaries such additional facilities, systems, plants, and enterprises as shall be consonant with the purposes for which the proposed District is created.

According to the amended petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$37,395,000 (\$24,800,000 for water, wastewater, and drainage plus \$12,595,000 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. - March 30, 2023

To join the Zoom meeting via computer:

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

Meeting ID: 160 501 1649

Password: TCEQ626

or

To join the Zoom meeting via telephone:

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

Meeting ID: 160 501 1649

Password: 5739343

**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, 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

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: February 28, 2023

Laurie Gharis, Chief Clerk
Texas Commission on Environmental Quality

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

Applicant Name: FM 875 MUD OF ELLIS COUNTY
TCEQ Tracking No. D-11302021-043 CID Item No. 126808
Application Type: PETITION FOR CREATION OF A DISTRICT

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2022 JUN 20 AM 9:34
CHIEF CLERKS OFFICE

AFFIDAVIT OF PUBLICATION

STATE OF WISCONSIN §
COUNTY OF: Brown §

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

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

of the Waxahachie Daily Light; that said newspaper is
(name of newspaper)

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

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

3-13-2022 + 3-26-2022
(date or dates of publication)

[Signature]
Newspaper Representative's Signature

Subscribed and sworn to before me this the 17 day of June,
20 22, to certify which witness my hand and seal of office.

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

(Seal)

VICKY FELTY
Notary Public
State of Wisconsin

Vicky Felty
Print or type Name of Notary Public
My Commission Expires 9-19-25

WAXAHACHIE

CLASSIFIEDS

LEGALIS

Legal Notices

Legal Notices

Legal Notices

Employment

Garage Sales

Legal Notices

NOTICE

While we are happy to take everyone's classified ads, there are some classified ads that must be pre-paid. Your classified representative will be able to tell you which ads must be pre-paid. Call (972) 937-3310 or (972) 938-1939 to place your ad.

TO BE published in the Waxahachie Daily Light on Sunday, March 13, 2022. CITY OF RED OAK PUBLIC HEARING NOTICE

The Red Oak City Council will conduct a Regular Meeting on Monday March 14th, 2022, at 7:00 p.m., at the Red Oak Municipal Center, 200 Lakeview Parkway, Red Oak, Texas, 75154. Public Hearings will be open to the public and held by teleconference. If

you have questions about the cases or how to participate in the teleconference please contact Emma Chetuya, Planning & Zoning Manager by email at echetuya@redoaktx.org. Agendas are also posted on the City website 72 hours before the hearing and will have teleconference details. The hearings under consideration are:

Conduct a Public Hearing and Consider approving an amendment to the City of Red Oak, Texas, 2010 Comprehensive Plan, Future Land Use Map to change certain areas generally located north of FM 2377, South of Pierce Rd, East of Oglesby Drive and West of Pratt Rd from Planning Area 4, 10 and 11 (PA-4, PA-10, PA-11) to Planning Area 5 (PA-5) to allow for Industrial Uses. Requested by City Staff

CLASSIFIED AD RATES

Have something to sell? Looking to buy? Need a new place to rent? The classifieds have it all! It's easy to place an ad - just call (469) 517-1501 to place your ad!

BUYER BEWARE!

Many ads found in these classifieds come from distant points and the Waxahachie Daily Light Midlothian Mirror and Ellis County Trading Post cannot always know the merit of the offers. We do not purposely run ads that are fraudulent or misleading.

We suggest when you are in doubt that you call the BETTER BUSINESS BUREAU before signing any contract.

If you suspect an ad of being dishonest, please call our office at (972) 937-3310 or (972) 938-1939 and speak with Sharon.

RIGHTS RESERVED

The publisher reserves the right to revise or reject, at its option, any advertisement which it deems objectionable either in subject or phraseology or which it may deem detrimental to its business.

TO BE Published one time in the Waxahachie Daily Light on Saturday, March 12th, 2022.

PUBLIC NOTICE

Accessibility of SARA Title III Hazardous Substance Information

United States Code, 2011 Edition, Title 42 - THE PUBLIC HEALTH AND WELFARE, CHAPTER 116 - EMERGENCY PLANNING AND COMMUNITY R I G H T - T O - K N O W , Subchapter III - 11044. Requires notice at least once annually informing the public of the means to access information about extremely hazardous substances that are manufactured, stored, and used within their community. Follow up emergency notices may subsequently be issued.

Accordingly, information concerning LEPC meetings, Ellis County LEPC Hazardous Materials Emergency Response Plan, Materials Safety Data Sheets, (MSDS), hazardous chemical inventory forms which list extremely hazardous substances manufactured, stored, or used within Ellis County can be obtained during normal business hours by contacting Ellis County Office of Emergency Management 101 West Main Street, Waxahachie, Texas 75165 or by telephone at 972-825-5199.

Personals

MEALS-ON-WHEELS

of Johnson and Ellis counties has volunteer opportunities in all Ellis County communities. Meals are delivered by volunteers around the lunch hour. For more information, please contact Meals-On-Wheels at (972) 351-9943.

Lost

LOST A PET?

Call Midlothian Animal Control (972) 775-7614.

INSTRUCTIONAL

Official Public Records of said county;

THENCE South 19°54'52" East, leaving the southeast right-of-way line of said F.M. Highway 875, partially crossing said 128.744 acre tract and partially along a northeast line of said 128.744 acre tract and the southwestern line of a called 1.6412 acre tract described in a Warranty Deed with Vendor's Lien to Jay Gravens and wife, Kimberly D. Gravens, as recorded in Volume 1076, Page 163 of the Deed Records of said county, passing at a distance of 291.52 feet, an inner "T" corner of said 128.744 acre tract and the most southerly west corner of said 1.6412 acre tract, from which a 1/2 inch iron rod found (disturbed) bears South 58°14' East, a distance of 0.32 feet, and a post at a distance of 558.30 feet, a 1/2 inch iron rod found for the south corner of said 1.6412 acre tract, and continuing a distance of 604.38 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KH4", set for corner;

THENCE North 63°48'09" East continuing across said 128.744 acre tract a distance of 262.93 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KH4", set in the southwest line of a called 1.68 acre tract described in a Deed to Martin G. Calvert and wife, Helen N. Calvert, as recorded in Volume 771, Page 169 of the Deed Records of said county;

THENCE South 31°29'45" East, along the southwest line of said 4.68 acre tract and a northeast line of said 128.744 acre tract, a distance of 141.47 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KH4", set for the south corner of said 4.68 acre tract and an inner "L1" corner of said 128.744 acre tract;

THENCE South 56°05'24" East, along the southeast line of said 128.744 acre tract and a northwest line of said 128.744 acre tract, a distance of 306.73 feet to a point in the south line of said 128.744 acre tract described in a Warranty Deed to Tim Stephenson and Julie Stephenson, as recorded in Instrument No. 1912057 of the Official Public Records of said county, for said 4.68 acre tract and a north corner of said 128.744 acre tract;

THENCE South 28°15'55" East, along the southwest line of said 6.0 acre tract and a northeast line of said 128.744 acre tract, a distance of 152.17 feet to a 1/2 inch iron rod found for the south corner of said 6.0 acre tract and an inner "L" corner of said 128.744 acre tract;

THENCE North 52°14'30" East, along a northwest line of said 128.744 acre tract and the southeast line of said 6.0 acre tract, a distance of 13.08 feet to a 1/2 inch iron rod with a cap, stamped "RPLS 4466", found for an angle point;

THENCE North 39°02'11" East, continuing along a northwest line of said 128.744 acre tract and the southeast line of said 6.0 acre tract, a distance of 150.52 feet to a 1/2 inch iron rod with a cap, stamped "RPLS 4466", found for the east corner of said 6.0 acre tract and an inner "L" corner of said 128.744 acre tract;

THENCE North 27°45'32" West, along the northeast line of said 6.0 acre tract and a southwest line of said 128.744 acre tract, a distance of 462.17 feet to a 1/2 inch iron pipe found in the southeast right-of-way line of the aforementioned F.M. Highway 875, for the north corner of said 6.0 acre tract and a west corner of said 128.744 acre tract;

THENCE North 80°14'23" East, along the southeast right-of-way line of said F.M. Highway 875 common to the northwest line of said 128.744 acre tract and a southwest line of said 1.6412 acre tract, a distance of 104.81 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KH4", set at the beginning of a non-parallel curve to the right having a central angle of "00°00'", a radius of 1,387.40 feet, a chord bearing and distance of North 83°49'33" East, 169.40 feet;

THENCE in a northeasterly direction, continuing along said common line and said curve to the right, an arc distance of 169.54 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KH4", set at the end of said curve, from which a wooden right-of-way marker found bears North 61°44'10" East, a distance of 1.21 feet;

THENCE North 87°19'33" East, continuing along said common line, a distance of 79 feet to a 1/2 inch iron rod found for the most northerly north corner of said 128.744 acre tract and a northwest corner of Tract 1, a called 2,968.856 acre tract described in a Bay Harbor Investment Group, LLC as recorded in Instrument No. 1610586 of the Official Public Records of said county;

THENCE South 60°51'03" West, along a southeast line of said 128.744 acre tract and a northwest line of said 128.744 acre tract, a distance of 439.68 feet to a 1/2 inch iron rod found for an inner "L" corner of said 128.744 acre tract and a west corner of said Tract 1;

THENCE South 31°56'12" East, along a northeast line of said 128.744 acre tract and a southwest line of said Tract 1, a distance of 2,753.41 feet to a 1/2 inch iron rod found for the most easterly east corner of said 128.744 acre tract and an inner "L" corner of said Tract 1;

THENCE South 58°27'58" West, along a southeast line of said 128.744 acre tract, a northwest line of said Tract 1, and the southeast line of the aforementioned 160.22 acre tract, a distance of 3,249.49 feet to a 1/2 inch iron rod found in the apparent right-of-way of Dunn Road, an apparent variable width public right-of-way, for the south corner of said 160.22 acre tract and an inner "L" corner of said Tract 1;

THENCE North 31°29'45" West, along Dunn Road, the southwest line of said 160.22 acre tract and a northeast line of said Tract 1, a distance of 3,249.49 feet to a point on the southeast line of the City of Midlothian city limits;

THENCE leaving Dunn Road, the southwest line of said 160.22 acre tract and a northeast line of said Tract 1, an apparent variable width public right-of-way, for the south corner of said 160.22 acre tract and a northeast line of said Tract 1, a distance of 3,249.49 feet to a point on the southeast line of the City of Midlothian city limits;

North 28°33'54" East, a distance of 21.65 feet to a point for corner;

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT AMENDED PETITION

TECEP INTERNAL CONTROL NO. D-11302021-043

PETITION. Highland Lakes Midlothian I, LLC, a Texas limited liability company, (Petitioner) filed an amended petition for creation of FM 875 Municipal Utility District (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §55 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. 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 amended petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there is only one lienholder, Community National Bank & Trust of Texas, on the property to be included in the proposed District, and information provided indicates that the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 253.53 acres located within Ellis County, Texas; and (4) the land within the proposed District is partially within the extrajurisdictional jurisdiction of the City of Midlothian, Texas (City), and no portion of the land within the proposed District is within the corporate limits or extrajurisdictional jurisdiction of any other city, town or village in Texas.

In accordance with Local Government Code §42.042 and Texas Water Code §54.018, the Petitioner submitted a petition to the District. After more than 90 days 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 the 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 proceed to the TCEQ for inclusion of their Property into the District.

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 amended petition further states that the proposed District will: (1) purchase, construct, acquire, improve, or extend inside or outside of its boundaries any and all works, improvements, facilities, plants, equipment, and appurtenances necessary to supply and distribute water for municipal, domestic, and commercial purposes; (2) collect, transport, process, dispose of, and construct disposal facilities for solid wastes; (3) gather, conduct, divert, abate, amend, and control local storm water and other local harmful excesses of water in the proposed District; (4) design, construct, acquire, improve, or extend, and maintain macadamized, graveled, or paved roads and turnpikes, or improvements in said of those roads; and (5) purchase, construct, acquire, improve, or extend inside or outside of its boundaries such additional facilities, systems, plants, and enterprises as shall be consistent with the purposes for which the proposed District is created. According to the amended petition, a preliminary investigation has been made to determine the cost of the project and it is estimated by the Petitioner that the cost of said project will be approximately \$37,395,000 (\$24,800,000 for water, wastewater, and drainage plus \$12,595,000 for roads).

CONTESTED CASE HEARING. The TCEQ may grant a contested case hearing on this action 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 request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not common to the general public; and (5) the location of your property relative to the proposed District's boundaries. You may also submit your proposed adjustments to the petition which would satisfy your concerns. Requests for a contested case hearing must be submitted in writing to the Office of the Chief Clerk at the address provided in the information section below.

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

INFORMATION. Written hearing requests should be submitted to the Office of the Chief Clerk, MC-105, TCEQ, P.O. Box 12087, Austin, TX 78711-2087. For information concerning the

SPREAD THE WORD!
Place your Garage Sale A in The Waxahachie Dai Light, Midlothian Mirror ar Ellis County Trading Po to spread the word and l people know to come se you.
It's Easy!!
Call 469-517-1501

FREE ADOPTIONS
Cats and dogs! Midlothian Animal Shelter, (972) 77: 3333.

FARM & RANCH
Livestock

CORSICANA LIVESTOCK AUCTION
I-45 @ Angus Exit
SALE EVERY TUESDAY AT NOON

Receiving Cattle Sunday 12:30-5:30 P.M. and all day Monday
903-872-1631
Gary Brunton
903-654-8031
Ben Brunton
903-879-3456

WEST AUCTION, INC.
2045 North IH-35 West, Texas 76691 (254) 826-3725 Day or Night
IH-35 @ FM 1858
www.westauction.us

Please visit our Website www.VestAuction.us for the most recent MARKET REPORT and MARKET ANALYSIS
Sale Every Thursday at 11:30 AM

REAL ESTATE / SALE
Residential

LOOKING TO SELL YOUR HOME?

We have a deal for you! You can run 8 lines of tv and photo of your home only \$55 per month. Tl price puts your ad in Waxahachie Daily Lig Midlothian Mirror and El County Trading Post pl waxahachietx.com. Additional cost for additl al text. All ads are pre-paid and we accept all ma credit or debit cards, ca or check.
Call today to place your ad
972-937-3310
972-938-1939

Mobile Homes

1/2 OFF SITE RENTAL
For one year when you move your home to Vis Hills Manufactured Houing Community, Waxhachie, TX. (254) 77 7573.

MT. PEAK SPECIAL UTILITY DISTRICT

Mountain Peak Special Utility District is taking applications for a position in Field operations. High school diploma, personal phone, dependable transportation, and valid Texas Driver's license a must, CDL a plus, Experience a plus but, will train. Must have good customer service skills. Submit resume or apply in person at: 5671 Waterworks Rd. Midlothian Texas 76065. For more information call Randel Kirk at 972-775-3765.

RECREATION

AUTOMOTIVE

Cars

SELL IT FAST!!
Have a car, truck, SUV, van, boat, RV, motorcycle or any other type of vehicle for sale? You're in luck! Place your 6 line ad with a photo to run a month in the Waxahachie Daily Light, Midlothian Mirror and Ellis County Trading Post plus waxahachietx.com for only \$49.95 per month. Additional lines are \$2 each. All ads must be pre-paid and we accept all major credit or debit cards, cash or check!

Call today to place your ad
972-937-3310
972-938-1939

SERVICES

General Services

DR Spiro Khoury MD is a Pain Management Specialist who has recently opened a medical clinic in Midlothian: Ikon Pain Management. Dr Khoury served the patients in Ellis County from 2017-2019 and he is looking forward to re-establishing care in his new practice. Currently accepting new patients, book your appointment today: 469-964-0641

Child Care

STATE LAW REQUIRES

all child caring facilities to be licensed by or registered with the Texas Department of Protective and Regulatory Services to assure that they meet minimum health and safety standards. Look for a license or registration certificate when you visit a child care facility. Call your local DHR office and ask for day care licensing if you have questions.

MERCHANDISE

Items For Sale

SELL IT FAST & SAVE BIG \$\$\$
Cleaning out? Making room? We have the place to advertise your in-

Center, 200 Lakeway Parkway, Red Oak, Texas, 75154. Public Hearings will be open to the public and held by teleconference. If

Planning Area 5 (PA-5) to allow for Industrial Uses. Requested by City Staff

merit of the offers. We do not purposely run ads that are fraudulent or misleading.

TO BE Published one time in the Waxahachie Daily Light on Saturday, March 12th, 2022:

PUBLIC NOTICE

Accessibility of SARA Title II Hazardous Substance Information

United States Code, 2011 Edition, Title 42 - THE PUBLIC HEALTH AND WELFARE, CHAPTER 116 - EMERGENCY PLANNING AND COMMUNITY RIGHT-TO-KNOW, Subchapter III - 11044. Requires notice at least once annually informing the public of the means to access information about extremely hazardous substances that are manufactured, stored, and used within their community. Follow up emergency notices may subsequently be issued.

Accordingly, information concerning LEPC meetings, Ellis County LEPC Hazardous Materials Emergency Response Plan, Materials Safety Data Sheets, (MSDS), hazardous chemical inventory forms which list extremely hazardous substances manufactured, stored, or used within Ellis County can be obtained during normal business hours by contacting Ellis County Office of Emergency Management 101 West Main Street, Waxahachie, Texas 75165 or by telephone at 972-825-5199.

Persons

MEALS-ON-WHEELS

of Johnson and Ellis counties has volunteer opportunities in all Ellis County communities. Meals are delivered by volunteers around the lunch hour. For more information, please contact Meals-On-Wheels at (972) 351-9943.

Lost

LOST A PET?

Call Midlothian Animal Control (972) 775-7614.

INSTRUCTIONAL

EMPLOYMENT

Opportunities

NOTICE

Effective August 31, 1981, Texas law requires sellers of many business opportunities to register with the Secretary of State before advertising or selling any business opportunities. To obtain registration material, letters of exemption, or additional information, please contact the Secretary of State's Office, Business Opportunity Section, P.O. Box 13563, Austin, Texas 78711. (512) 463-5701.

SUMMER INTERNSHIP

Oak Leaf Offers Paid Summer Internship
The ideal candidate is a college student majoring in Administration, Business, or a variety of Liberal Arts majors. Must be able to work with the public, be proficient in Excel and Word and be able to work flexible hours Monday-Friday.
Contact customerservice@oakleaf.texas.gov or call 972-617-2660 for an application. Application deadline is 4/8/22.
The City of Oak Leaf is an equal opportunity employer.

RECREATION

AUTOMOTIVE

Cars

SELL IT FAST!!

Have a car, truck, SUV, van, boat, RV, motorcycle or any other type of vehicle for sale? You're in luck! Place your 6 line ad with a photo to run a month in the Waxahachie Daily Light, Midlothian Mirror and Ellis County Trading Post plus waxahachietx.com for only \$49.95 per month. Additional lines are \$2 each. All ads must be pre-paid and we accept all major credit or debit cards, cash or check!

Call today to place your ad
972-937-3310
972-938-1939

SERVICES

General Services

DR Spiro Khoury MD is a Pain Management Specialist who has recently opened a medical clinic in Midlothian: Ikon Pain Management. Dr Khoury served the patients in Ellis County from 2017-2019 and he is looking forward to re-establishing care in his new practice. Currently accepting new patients, book your appointment today: 469-964-0641

Child Care

STATE LAW REQUIRES

all child caring facilities to be licensed by or registered with the Texas Department of Protective and Regulatory Services to assure that they meet minimum health and safety standards. Look for a license or registration certificate when you visit a child care facility. Call your local DHR office and ask for day care licensing if you have questions.

MERCHANDISE

Items For Sale

SELL IT FAST & SAVE BIG \$\$\$

Cleaning out? Making room? We have the place to advertise your unwanted items. Call us today for our GREAT money-saving merchandise specials. Anything from computers to hand tools and so much more - we can help you sell them fast! All ads are pre-paid and we accept all major credit or debit cards, check or cash. Call today - (972) 937-3310 or (972) 938-1939.

Advertise!

972-937-3310

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT AMENDED PETITION

TCOE INTERNAL CONTROL NO. D-11302021-043

PETITION. Highland Lakes Midlothian I, LLC, a Texas limited liability company, (Petitioner) filed an amended petition for creation of FM 875 Municipal Utility District of Ellis County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ. The amended 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 amended petition states that: (1) the Petitioner holds title to a majority in value of the land included in the proposed District. (2) there is only one lienholder, Community National Bank & Trust of Texas, on the property to be included in the proposed District, and information that the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 283,231 acres located within Ellis County, Texas; and (4) the land within the proposed District is partially within the extrajurisdictional jurisdiction of the City of Midlothian, Texas (City), and no portion of the land within the proposed District is within the corporate limits or extrajurisdictional jurisdiction of any other city, town or village in Texas.

In accordance with Local Government Code §42.042 and Texas Water Code §54.016, the Petitioner filed 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 requested the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code §42.016(a) 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 §42.016(f), failure to execute such an agreement constitutes authorization for the Petitioner to proceed to the TCEQ for inclusion of their Property into the District.

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 amended petition further states that the proposed District will: (1) purchase, construct, acquire, improve, or extend inside or outside of its boundaries any and all water, sewer, irrigation, facilities, plants, equipment, and appliances necessary or helpful to supply and distribute water for municipal, domestic, and commercial purposes; (2) collect, transport, store, dispose of, and control domestic and commercial wastes; (3) gather, conduct, divert, abate, and control local storm water or other local harmful excesses of water in the proposed District; (4) design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (5) purchase, construct, acquire, improve, or extend inside or outside of its boundaries such additional facilities, systems, plants, and enterprises as shall be consonant with the purposes for which the proposed District is created.

According to the amended petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner that the cost of said project will be approximately \$37,995,000 for water, sewer, storm water, and drainage plus \$12,995,000 for roads.

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

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

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

INFORMATION. Written hearing requests should be submitted to the Office of the Chief Clerk, MC-105, TCEQ, P.O. Box 13087, Austin, TX 78711-0387. 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: February 28, 2022

Exhibit "A"

FM 875 - Legal Description (283,231 ACRES)

BEING a tract of land situated in the Richard Rowles Survey, Abstract No. 938, City of Midlothian T.E.U., Ellis County, Texas and being part of a called 160.22 acre tract of land described in a Deed to Wayne Hill and wife, Elaine Hill, as recorded in Volume 685, Page 1087 of the Deed Records of said county, part of the remainder of a called 18.055 acre tract of land described in a Deed to Wayne Hill and Elaine Hill, as recorded in Volume 689, Page 49 of said Deed Records of said county, a called 128.744 acre tract described in a Special Gift Deed to Kimberly Dawn Gravens, as recorded in Instrument No. 1610586 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set in Dunn Road, on the south line of tract 1, a called 2,968.958 acre tract described to Bay Harbor Investment Group, LLC, as recorded in Instrument No. 1610586 of the Official Public Records of said county, common to the north line of said 160.22 acre tract;

THENCE South 30°48'41" East, leaving said Dunn Road and said common line, crossing said 160.22 acre tract, and generally along a fence, a distance of 619.92 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE North 69°35'12" East, continuing across said 160.22 acre tract, crossing the aforementioned 18.055 acre tract, and partially along a fence, a distance of 548.33 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE North 31°34'55" West, continuing across said 18.055 acre tract, a distance of 431.66 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE North 32°38'28" West, continuing across said 18.055 acre tract, a distance of 317.26 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set in the southeast line of F. M. Highway 875, a variable width right-of-way;

THENCE North 78°26'39" East, along the southeast line of said F. M. Highway 875 and the northwest line of said 18.055 acre tract, a distance of 538.94 feet to a 1/2 inch iron rod with a cap, stamped "RPLS 4466", found for a west corner of a called 128.744 acre tract described in a Special Gift Deed to Kimberly Dawn Gravens, as recorded in Instrument No. 1629251 of the Official Public Records of said county, common to the north line of said 160.22 acre tract;

Official Public Records of said county:

THENCE South 19°54'52" East, leaving the southeast right-of-way line of said F. M. Highway 875, partially crossing said 128.744 acre tract and partially along a northeast line of said 128.744 acre tract, and the southwest line of a called 1.6412 acre tract described in a Warranty Deed with Vendor's Lien to Jay Gravens and wife, Kimberly D. Gravens, as recorded in Volume 1076, Page 163 of the Deed Records of said county, passing at a distance of 291.52 feet, an inner "T" corner of said 128.744 acre tract and the most southerly west corner of said 1.6412 acre tract, from which a 1/2 inch iron rod found (disturbed) bears South 58°14'58" East, a distance of 0.32 feet, and passing at a distance of 558.30 feet, a 1/2 inch iron rod found for the south corner of said 1.6412 acre tract, and continuing a total distance of 604.38 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE North 63°48'09" East continuing across said 128.744 acre tract, a distance of 282.93 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set in the southwest line of a called 4.68 acre tract described in a Deed to Harkin G. Calvert and wife, Helen M. Calvert, as recorded in Volume 771, Page 169 of the Deed Records of said county;

THENCE South 31°29'45" East, along the southwest line of said 4.68 acre tract and the northeast line of said 128.744 acre tract, a distance of 141.47 feet to a 1/2 inch iron rod with a red plastic cap, stamped "KHA", set for the south corner of said 4.68 acre tract and an inner "L1" corner of said 128.744 acre tract;

THENCE North 56°05'24" East, along the southeast line of said 128.744 acre tract and a northwest line of said 128.744 acre tract, a distance of 306.73 feet to a point in the south line of a called 6.0 acre tract described in a Warranty Deed to Tim Stephenson and Julie Stephenson, as recorded in Instrument No. 1912057 of the Official Public Records of said county, for the east corner of said 4.68 acre tract and a north corner of said 128.744 acre tract;

THENCE South 28°15'55" East, along the southwest line of said 6.0 acre tract and a northeast line of said 128.744 acre tract, a distance of 152.17 feet to a 1/2 inch iron rod found for the southeast corner of said 6.0 acre tract and an inner "L" corner of said 128.744 acre tract;

THENCE North 52°14'30" East, along a northwest line of said 128.744 acre tract and the southeast line of said 6.0 acre tract, a distance of 313.08 feet to a 1/2 inch iron rod with a cap, stamped "RPLS 4466", found for an angle point;

THENCE North 59°02'11" East, continuing along a northwest line of said 128.744 acre tract and the southeast line of said 6.0 acre tract, a distance of 156.52 feet to a 1/2 inch iron rod with a cap, stamped "RPLS 4466", found for the east corner of said 6.0 acre tract and a northwest corner of said 128.744 acre tract;

THENCE North 27°45'32" West, along the northeast line of said 6.0 acre tract and a southwest line of said 128.744 acre tract, a distance of 492.17 feet to a 1/2 inch iron pipe found in the southeast right-of-way line of the aforementioned F. M. Highway 875, for the north corner of said 6.0 acre tract and a west corner of said 128.744 acre tract;

THENCE North 80°14'23" East, along the southeast right-of-way line of said F. M. Highway 875, along the northwest line of said 128.744 acre tract, a distance of 104.91 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a non-tangent curve to the right having a central angle of 07°00'00", a radius of 1,387.40 feet, a chord bearing and distance of North 63°49'33" East, 169.40 feet;

THENCE to a north-south direction, continuing along said common line and said curve, the right an arc distance of 169.50 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the end of said curve, from which a wooden right-of-way marker found bears North 61°44'10" East, a distance of 1.21 feet;

THENCE North 87°19'33" East, continuing along said common line, a distance of 707.79 feet to a 1/2 inch iron rod found for the most northerly north corner of said 128.744 acre tract and a northwest corner of said 128.744 acre tract, a called 2,968.958 acre tract described to Bay Harbor Investment Group, LLC, as recorded in Instrument No. 1610586 of the Official Public Records of said county;

THENCE South 60°51'03" West, along a southeast line of said 128.744 acre tract and a northwest line of said 128.744 acre tract, a distance of 439.06 feet to a 1/2 inch iron rod found for an inner "L" corner of said 128.744 acre tract and a west corner of said 128.744 acre tract;

THENCE South 31°56'12" East, along a northeast line of said 128.744 acre tract and a southwest line of said 128.744 acre tract, a distance of 2,753.31 feet to a 1/2 inch iron rod found for the most easterly east corner of said 128.744 acre tract and an inner "L" corner of said 128.744 acre tract;

THENCE South 58°27'59" West, along a southeast line of said 128.744 acre tract, a northwest line of said 128.744 acre tract, and the southwest line of the aforementioned 160.22 acre tract, a distance of 3,798.01 feet to a 1/2 inch iron rod found in the apparent right-of-way of Dunn Road, an apparent variable width public right-of-way, for the south corner of said 160.22 acre tract and an inner "L" corner of said 128.744 acre tract;

THENCE North 31°23'16" West, along said Dunn Road, the southwest line of said 160.22 acre tract and a northeast line of said 128.744 acre tract, a distance of 2,949.48 feet to a point on the southwest line of the City of Midlothian city limits;

THENCE leaving Dunn Road, the southwest line of said 160.22 acre tract and a northeast line of said 128.744 acre tract, and along said southeasterly city limit line, the following courses and distances:

North 26°33'34" East, a distance of 21.65 feet to a point for corner;

North 26°33'34" East, a distance of 143.91 feet to a point for corner;

North 24°06'08" East, a distance of 594.82 feet to a point for corner;

North 39°33'35" East, a distance of 405.45 feet to a point for corner in said Dunn Road, on the northwest line of said 160.22 acre tract, common to a southeast line of said 128.744 acre tract;

THENCE North 58°35'42" East, along said Dunn Road and said common line, a distance of 357.48 feet to the POINT OF BEGINNING and containing 283.231 acres or 12,337.529 square feet of land, more or less.



WAXAHACHIE

LEGAL CLASSIFIEDS

LEGAL NOTICES

Legal Notices

Legal Notices

Legal Notices

Legal Notices

Legal Notices

Legal Notices

NOTICE

While we are happy to take everyone's classified ad, there are some classified ads that must be pre-paid. Your classified representative will be able to tell you which ads must be pre-paid. Call (972) 937-3310 or (972) 938-1939 to place your ad.

TO BE Published in the Waxahachie Daily Light two times on March 20, 27, 2022.

The manufactured home with label # RAD0891639/40 and serial TXFLT84A/B12069SC12 will be auctioned off on April 5 at 9 a.m. Location is 1522 E FM 664 Ferris Tx 75125

CLASSIFIED AD RATES

Have something to sell? Looking to buy? Need a new place to rent? The classifieds have it all! It's easy to place an ad - just call (469) 517-1501 to place your ad!

BUYER

Official Public Records of said county;

THENCE South 19°54'52" East, leaving the southeast right-of-way line of said F.M. Highway 875, partially crossing said 128.744 acre tract and partially along a northeast line of said 128.744 acre tract and the southerly line of a called 1.6412 acre tract described in a Warranty Deed with Vendor's Lien to Jay Grovans and wife, Kimberly D. Grovans, as recorded in Volume 1076, Page 163 of the Deed Records of said county, passing at a distance of 291.52 feet, an inner "L" corner of said 128.744 acre tract and the most easterly west corner of said 1.6412 acre tract, from which a 1/2 inch iron rod found (disturbed) bears South 58°14'59" East, a distance of 0.32 feet, and passing at a distance of 258.30 feet, a 1/2 inch iron rod found for the south corner of said 1.6412 acre tract, and continuing a total distance of 604.38 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner.

THENCE North 63°48'09" East continuing across said 128.744 acre tract a distance of 262.93 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set in the southwest line of a called 4.68 acre tract described in a Deed to Hardin G. Calvert and wife, Helen N. Calvert, as recorded in Volume 771, Page 169 of the Deed Records of said county;

THENCE South 31°29'45" East, along the southwest line of said 4.68 acre tract and the northeast line of said 128.744 acre tract, a distance of 141.47 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for the south corner of said 4.68 acre tract and an inner "L1" corner of said 128.744 acre tract.

THENCE North 56°05'24" East, along the southeast line of said 128.744 acre tract and a northwest line of said 128.744 acre tract, a distance of 308.73 feet to a point in the south line of a called 4.68 acre tract described in a Warranty Deed to Tim Stephenson and Julie Stephenson, as recorded in Instrument No. 1912057 of the Official Public Records of said county, for the south corner of said 4.68 acre tract and a north corner of said 128.744 acre tract;

THENCE South 28°15'55" East, along the southwest line of said 6.0 acre tract and a northeast line of said 128.744 acre tract, a distance of 152.17 feet to a 1/2 inch iron rod found for the south corner of said 6.0 acre tract and an inner "L" corner of said 128.744 acre tract;

THENCE North 52°14'30" East, along a northwest line of said 128.744 acre tract and the southeast line of said 6.0 acre tract, a distance of 313.08 feet to a 1/2 inch iron rod with a cap, stamped "RPLS 4468", found for an angle point;

THENCE North 39°02'11" East, continuing along a northwest line of said 128.744 acre tract and the southeast line of said 6.0 acre tract, a distance of 102.52 feet to a 1/2 inch iron rod found with a cap, stamped "4468", found for the east corner of said 6.0 acre tract and an inner "L" corner of said 128.744 acre tract;

THENCE North 27°42'32" West, along the northeast line of said 128.744 acre tract and a southwest line of said 128.744 acre tract, a distance of 462.17 feet to a 1/2 inch iron pipe found in the southeast right-of-way line of the aforementioned F.M. Highway 875, for the north corner of said 6.0 acre tract and a west corner of said 128.744 acre tract;

THENCE North 80°14'23" East, along the southeast right-of-way line of said F.M. Highway 875 common to the northwest line of said 128.744 acre tract, a distance of 104.91 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a non-tangent curve to the right having a central angle of 70°00'00", a radius of 1,367.40 feet, a chord bearing and distance of North 63°49'33" East, 169.40 feet;

THENCE in a northeasterly direction, continuing along said common line and with said curve to the right, an arc distance of 169.80 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the end of said curve, from which a wooden right-of-way marker found bears North 61°44'10" East, a distance of 1.21 feet;

THENCE North 87°19'33" East, continuing along said common line, a distance of 707.73 feet to a 1/2 inch iron rod found for the most northerly north corner of said 128.744 acre tract and a northwest corner of Tract 1, a called 2,968.96 acre tract described in a Harbor Investment Group, LLC, as recorded in Instrument No. 1610586 of the Official Public Records of said county;

THENCE South 60°51'03" West, along a southeast line of said 128.744 acre tract and a northwest line of said Tract 1, a distance of 439.95 feet to a 1/2 inch iron rod found for an inner "L" corner of said 128.744 acre tract and a west corner of said Tract 1;

THENCE South 31°56'12" East, along a northeast line of said 128.744 acre tract and a northwest line of said Tract 1, a distance of 2,753.41 feet to a 1/2 inch iron rod found for the most easterly east corner of said 128.744 acre tract and an inner "L" corner of said Tract 1;

THENCE South 88°27'59" West, along a southeast line of said 128.744 acre tract and a northwest line of said Tract 1, and the southeast line of the aforementioned 160.22 acre tract, a distance of 3,798.01 feet to a 1/2 inch iron rod found in the apparent right-of-way of Dunn Road, an apparent variable width public right-of-way, for the south corner of said 160.22 acre tract and an inner "L" corner of said Tract 1;

THENCE North 31°23'16" West, along said Dunn Road, the southeast line of said 160.22 acre tract and a northeast line of said Tract 1, a distance of 3,249.49 feet to a point on the southeast line of the City of Midlothian city limits;

THENCE leaving Dunn Road, the southwest line of said 160.22 acre tract and a northeast line of said Tract 1, and along said southeasterly city limit line, the following courses and distances:

North 28°33'54" East, a distance of 21.65 feet to a point

BEWARE!

Many ads found in these classifieds come from distant points and the Waxahachie Daily Light, Midlothian Mirror and Ellis County Trading Post cannot always know the merit of the offers. We do not purposely run ads that are fraudulent or misleading.

We suggest when you are in doubt that you call the BETTER BUSINESS BUREAU before signing any contract.

If you suspect an ad of being dishonest, please call our office at (972) 937-3310 or (972) 938-1939 and speak with Sharon.

RIGHTS RESERVED

The publisher reserves the right to revise or reject, at its option, any advertisement which it deems objectionable either in subject or phraseology or which it may deem detrimental to its business.

TO BE Published in the Waxahachie Daily Light on March 20, 27, 2022.

ELLIS COUNTY REQUEST FOR PROPOSAL

SOLICITATION NUMBER: RFP-2022-001 RELEASE DATE: March 21st, 2022 at 8:00 A.M. PRE-PROPOSAL MEETING: March 23rd, 2022 at 3:30 PM DEADLINE FOR QUESTIONS: March 30th, 2022 at 5:00 PM DUE DATE: April 21st, 2022 at 10:00 AM

RFP TITLE: SOFTWARE AND IMPLEMENTATION SERVICES FOR A COMPUTER-AIDED DISPATCH; RECORDS MANAGEMENT; AND JAIL MANAGEMENT SYSTEM

The Ellis County Purchasing Agent is accepting sealed responses for the Software and Implementation Services for a Computer-Aided Dispatch; Records Management; and Jail Management System

The optional pre-proposal meeting will held at 3:30 p.m. March 23, 2022 at 101 W. Main Street, Waxahachie, TX 75165, in the Ellis County Historic Courthouse, Room 204, conference room.

Sealed responses will be received and time stamped in the Purchasing Department located at 101 W. Main Street, Suite 102, Historic Ellis County Courthouse, Waxahachie, Texas 75165 until Thursday, April 14th at 10:00A.M. Responses will be opened and firm names read out loud at 10:30A.M. in Room 204, Conference Room of the Purchasing Agent forward by the Commissioners Court at a future date.

UPDATED PROPERTY TAX INFORMATION NOW AVAILABLE FOR TEXAS PROPERTY OWNERS

Ellis County - New and updated property tax information has just been compiled by Ellis Appraisal District and is available now to assist property owners. This property tax information is current and covers a wide range of topics, such as property owner remedies, exemptions, appraisals, and has information for select groups, such as disabled veterans and persons age 65 or older. "Whether you are a homeowner, business owner, disabled veteran or property owner, it's important you know your rights concerning the property tax laws," said Kathy Rodriguez, Chief Appraiser of the Ellis Appraisal District. "You can contact us about any property tax issues with full confidence that we will provide you the most complete, accurate and up-to-date information available to assist you."

Specifications and other solicitation documents can be downloaded at https://ellis.bonfirehub.com.

E.J. Harbin, MPA, CPPO Purchasing Agent Ellis County 101 West Main, Suite 201 Waxahachie, TX 75165

TO BE Published one time in the Waxahachie Daily Light on Sunday, March 20th, 2022:

CITY OF RED OAK PUBLIC HEARING NOTICE

The Red Oak Planning & Zoning Commission will conduct a Regular Meeting on Monday April 4th, 2022, at 6:30 p.m. and the Red Oak City Council will conduct a Regular Meeting on Monday April 11th, 2022, at 7:00 p.m., at the Red Oak Municipal Center, 200 Lakeview Parkway, Red Oak, Texas, 75154. Public Hearings will be open to the public and held by teleconference. If you have questions about the cases or how to participate in the teleconference please contact Emma Chetuya, Planning & Zoning Manager by email at echetuya@redoaktx.org. Agendas are also posted on the City website 72 hours before the hearing and will have teleconference details. The hearings under consideration are:

Conduct a public hearing and consider a zoning change from Agricultural District AG to a Planned Development Zoning District (PD-135) for single-family homes and associated open spaces on approximately 147.287 acres out of the Robert A. Lemmans Survey Abstract Number 628, further described as being generally located on the southwest corner of Poe Road and the West Pratt Road, in the City of Red Oak, Texas (Case ZC22-006). Requested by First Texas Homes

Conduct a public hearing and consider a zoning change from Planned Development 88R (PD-88R) and Single-Family Residential District - 1 (R-1) to Single-Family Ranchette Estates District (RAE) for proposed Lot 3 Block 1 of Brooks Addition on approximately 4.56 acres at the property addressed as 100

Country Ridge Court and part of the tract located north of Red Oak Road and approximately 230 feet west of Hidden Lane, situated in the S. McComas Survey Abstract No. 695 City of Red Oak, Texas (Case ZC22-11). Requested by Chris Lofton and Lance Brooks

Conduct a public hearing and consider a residential replat for Brooks Additor creating Lots 2 and 3 Block 1 and providing a Common Access Easement or Lot 1 Block 1 on 13.967 acres of land. This property is located north of Red Oak Boulevard and approximately 230 feet west of Hidden Lane and is situated in the S. McComas Survey Abstract No. 691 City of Red Oak, Texas (Case PS22-06). Requested by Chris Lofton and Lance Brooks

Personals

MEALS-ON-WHEELS

of Johnson and Ellis County has volunteer opportunities in all Ellis County communities. Meals are delivered by volunteers around the lunch hour. For more information please contact Meals-On Wheels at (972) 351-9943

Lost

LOST A PET?

Call Midlothian Anima Control (972) 775-7614

INSTRUCTIONAL

EMPLOYMENT

Opportunities

NOTICE

Effective August 31, 1981 Texas law requires seller of many business opportunities to register with the Secretary of State before advertising or selling any business opportunities. To obtain registration material letters of exemption, or additional information, please contact the Secretary of State's Office, Business Opportunity Section, P.O. Box 13563, Austin, Texas 78711. (512) 463-5701.

Advertise!

972-937-3310



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF DISTRICT AMENDED PETITION TCEQ INTERNAL CONTROL NO. D-11002021-043

PETITION. Highland Lakes Midlothian I, LLC, a Texas limited liability company, (Petitioner) filed an amended petition for creation of FM 875 Municipal Utility District No. 1 of Ellis County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas, Chapters 49 and 54 of the Texas Water Code, 30 Texas Administrative Code Chapter 293, and the procedural rules of the TCEQ. The amended 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 amended petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there is only one lienholder, Community National Bank & Trust of Texas, on the property to be included in the proposed District, and information provided indicates that the aforementioned entity has consented to the petition; (3) the proposed District will encompass 1,863.231 acres located within Ellis County, Texas; and (4) the land within the proposed District is partially within the extrajurisdiction of the City of Midlothian, Texas (City), and no portion of the land within the proposed District is within the corporate limits or extrajurisdiction of any other city, town or village in 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 reasonable contact as established by the Texas Water Code §54.016(c) expired and information provided indicates that the Petitioners and the City have not executed a mutually agreed contract for service. Pursuant to Texas Water Code §54.016(c), failure to execute such an agreement constitutes authorization for the Petitioner to proceed to the TCEQ for inclusion of their Property into the District.

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 attached as Exhibit "B", both of which are attached to this document. The amended petition further states that the proposed District will: (1) purchase, construct, acquire, improve, or extend inside or outside of its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary or helpful to supply and distribute water; (2) collect, domestic, and commercial purposes; (3) collect, transport, process, dispose of, and control domestic and commercial wastes; (4) gather, conduct, divert, abate, and control local storm water or other local harmful excesses of water in the proposed District; (5) design, acquire, construct, finance, improve, operate, and maintain macadamized, graded, or paved roads and turnpikes, or improvements in aid of those roads; and (6) purchase, construct, or extend inside or outside of its boundaries such additional facilities, systems, plants, and enterprises as shall be consonant with the purposes for which the proposed District is created. According to the amended petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$37,395,000 (\$24,800,000 for water, wastewater, and drainage plus \$12,595,000 for roads).

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

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

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

INFORMATION. Written hearing requests should be submitted to the Office of the Chief Clerk, MC-105, TCEQ, P.O. Box

(469) 517-1501 to place your ad!

BUYER

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT AMENDED PETITION TCEQ INTERNAL CONTROL NO. D-11302021-043

PETITION. Highland Lakes Midlothian I, LLC, a Texas limited liability company, (Petitioner) has filed a petition for creation of FM 675 Municipal Utility District of Ellis County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, § 5b 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 amended petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there is only one landholder; (3) the Community National Bank & Trust of Texas, on the property to be included in the proposed District, and information provided indicates that the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 283,231 acres located within Ellis County, Texas; (4) the land within the proposed District is partially within the extrajurisdictional jurisdiction of the City of Midlothian, Texas (City), and no portion of the land within the proposed District is within the corporate limits or extrajurisdiction of any other city, town or village in 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 TCEQ to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code, Chapter 49, 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 proceed to the TCEQ for inclusion of the property into the District.

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 amended petition further states that the proposed District will: (1) purchase, construct, acquire, improve, or extend inside or outside of its boundaries roads and sidewalks, improvements, facilities, plants, equipment, and appliances necessary or helpful to supply and distribute water for municipal, domestic, and commercial purposes; (2) collect, transport, dispose of, and control domestic and commercial wastes; (3) gather, conduct, divert, abate, amend, and control local storm water or other local harmful effluents; (4) acquire, improve, operate, and maintain macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (5) purchase, construct, acquire, improve, or extend inside or outside of its boundaries utility facilities, systems, plants, and enterprises as shall be consistent with the purposes for which the proposed District is created.

According to the amended petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$21,595,000 (\$2,600,000 for water, wastewater, and drainage plus \$12,595,000 for roads).

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

To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I request a contested case hearing"; (4) a brief description of how you would be affected by the petition; (5) a copy, common to the general public; and (5) the location of your property relative to the proposed District. Public information may also submit your proposed adjustments to the petition which would satisfy your concerns. Requests for a contested case hearing must be submitted to the Office of the Chief Clerk at the address provided in the information section below.

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

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

Issued: February 28, 2022

Exhibit "A"

FM 675 - Legal Description (283,231 ACRES)

BEING a tract of land situated in the Richard Rowles Survey, Abstract No. 538, City of Midlothian E.T.I., Ellis County, Texas and being part of a called 160.22 acre tract of land described in a Deed to Wayne Hill and wife, Elaine Hill, as recorded in Volume 685, Page 1087 of the Deed Records of said county, part of the remainder of a called 18,055 acre tract of land described in a Deed to Wayne Hill and Elaine Hill, as recorded in Volume 685, Page 49 of said Deed Records, and part of a called 128,744 acre tract described in a Special Gift Deed to Kimberly Dawn Gravens, as recorded in Instrument No. 1529251 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a red plastic cap, stamped "KH4", set in Dunn Road, a distance of 160.22 feet to the width public right-of-way, on the south line of Tract 1, a called 2,968,956 acre tract described to Bay Harbor Investment Group, LLC, as recorded in Instrument No. 1610586 of the Official Public Records of said county, common to the north line of said 160.22 acre tract;

THENCE South 30°48'41" East, leaving said Dunn Road and said common line, crossing same, to a 5/8 inch iron rod with a red plastic cap, stamped "KH4", set in the southeast line of F. M. Highway 875, a distance of 431.66 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KH4", set for corner;

THENCE North 59°35'12" East, continuing across said 160.22 acre tract, crossing the aforementioned 18,055 acre tract, and partially along a fence, a distance of 337.48 feet to a point on the southeast line of said 160.22 acre tract, common to the north line of said 160.22 acre tract;

THENCE North 31°34'55" West, continuing across said 18,055 acre tract, a distance of 431.66 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KH4", set for corner;

THENCE North 32°58'28" West, continuing across said 18,055 acre tract, a distance of 317.90 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KH4", set in the southeast line of F. M. Highway 875, a variable width right-of-way;

THENCE North 78°26'39" East, along the southeast line of said F. M. Highway 875 and the northwest line of said 18,055 acre tract, a distance of 536.94 feet to a 1/2 inch iron rod with a cap, stamped "RPLS 4466", found for a west corner of a called 128,744 acre tract described in a Special Gift Deed to Kimberly Dawn Gravens, as recorded in Instrument No. 1529251 of the Official Public Records of said county;

Official Public Records of said county;

THENCE South 19°54'52" East, leaving the southeast right-of-way line of said F. M. Highway 875, partially crossing said 128,744 acre tract and partially along a northeast line of said 128,744 acre tract and the southwestern line of a called 1,641.92 acre tract described in a Warranty Deed with Vendor's Lien to Jay Gravens and wife, Kimberly D. Gravens, as recorded in Volume 1076, Page 163 of the Deed Records of said county, passing at a distance of 291.52 feet, an inner "I" corner of said 128,744 acre tract and the most southerly west corner of said 1,641.92 acre tract, from which a 1/2 inch iron rod found (disturbed) bears South 58°14'56" East, a distance of 0.32 feet, and passing at a distance of 558.30 feet, a 1/2 inch iron rod found for the south corner of said 1,641.92 acre tract, and continuing a total distance of 604.38 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KH4", set for corner;

THENCE North 63°48'09" East continuing across said 128,744 acre tract a distance of 262.93 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KH4", set in the southwest line of a called 4.68 acre tract described in a Deed to Hardin G. Calvert and wife, Helen N. Calvert, as recorded in Volume 771, Page 169 of the Deed Records of said county;

THENCE South 31°29'45" East, along the southwest line of said 4.68 acre tract and the northeast line of said 128,744 acre tract, a distance of 141.47 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KH4", set for the south corner of said 4.68 acre tract and an inner "L11" corner of said 128,744 acre tract;

THENCE North 56°05'24" East, along the southeast line of said 128,744 acre tract and a northeast line of said 128,744 acre tract, a distance of 306.73 feet to a point in the south line of a called 6.0 acre tract described in a Warranty Deed to Tim Shephard and Julie Shephard, as recorded in Instrument No. 1912057 of the Official Public Records of said county, for the east corner of said 4.68 acre tract and a north corner of said 128,744 acre tract;

THENCE South 28°15'55" East, along the southwest line of said 6.0 acre tract and a northeast line of said 128,744 acre tract, a distance of 152.17 feet to a 1/2 inch iron rod found for the south corner of said 6.0 acre tract and an inner "L" corner of said 128,744 acre tract;

THENCE North 52°14'30" East, along a northeast line of said 128,744 acre tract and the southeast line of said 6.0 acre tract, a distance of 313.08 feet to a 1/2 inch iron rod with a cap, stamped "RPLS 4466", found for an angle point;

THENCE North 39°02'11" East, continuing along a northwest line of said 128,744 acre tract and the southeast line of said 6.0 acre tract, a distance of 152.52 feet to a 1/2 inch iron rod with a cap, stamped "RPLS 4466", found for the east corner of said 6.0 acre tract and an inner "L" corner of said 128,744 acre tract;

THENCE North 27°45'32" West, along the northeast line of said 6.0 acre tract and a southwest line of said 128,744 acre tract, a distance of 462.17 feet to a 1/2 inch iron pipe found in the southeast right-of-way line of the aforementioned F. M. Highway 875, for the north corner of said 6.0 acre tract and a west corner of said 128,744 acre tract;

THENCE North 80°14'23" East, along the southeast right-of-way line of said F. M. Highway 875 common to the northeast line of said 128,744 acre tract, a distance of 104.91 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KH4", set in the southeast line of said 128,744 acre tract, from which a chord bearing and distance of North 63°49'33" East, 169.40 feet;

THENCE in a northeasterly direction, continuing along said common line and with said curve to the right, an arc distance of 169.50 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KH4", set at the end of said curve, from which a chord bearing and distance of North 63°49'33" East, 169.40 feet;

THENCE North 87°19'33" East, continuing along said common line, a distance of 707.79 feet to a 1/2 inch iron rod found for the most northerly north corner of said 128,744 acre tract and a northwest corner of Tract 1, a called 2,968,956 acre tract described to Bay Harbor Investment Group, LLC, as recorded in Instrument No. 1610586 of the Official Public Records of said county;

THENCE South 60°51'03" West, along a southeast line of said 128,744 acre tract and a northwest line of said Tract 1, a distance of 439.06 feet to a 1/2 inch iron rod found for an inner "L" corner of said 128,744 acre tract and a west corner of said Tract 1;

THENCE South 31°56'12" East, along a northeast line of said 128,744 acre tract and a southwest line of said Tract 1, a distance of 2,753.41 feet to a 1/2 inch iron rod found for the most easterly east corner of said 128,744 acre tract and an inner "L" corner of said Tract 1;

THENCE South 58°27'59" West, along a southeast line of said 128,744 acre tract, a northwest line of said Tract 1, and the southwest line of the aforementioned 160.22 acre tract, a distance of 3,798.01 feet to a 1/2 inch iron rod found in the apparent right-of-way of Dunn Road, an apparent variable width public right-of-way, for the south corner of said 160.22 acre tract and an inner "L" corner of said Tract 1;

THENCE North 31°23'16" West, along said Dunn Road, the southwest line of said 160.22 acre tract and a northeast line of said Tract 1, a distance of 377.48 feet to a point on the southeast line of the City of Midlothian city limits;

THENCE leaving Dunn Road, the southwest line of said 160.22 acre tract and a northeast line of said Tract 1, and along said easterly city limit line, the following courses and distances:

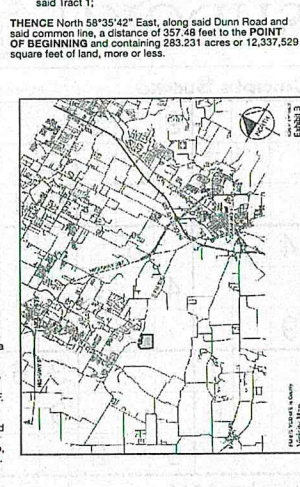
North 26°33'54" East, a distance of 21.65 feet to a point for corner;

North 26°33'54" East, a distance of 143.91 feet to a point for corner;

North 24°08'08" East, a distance of 594.82 feet to a point for corner;

North 39°33'35" East, a distance of 405.45 feet to a point for corner in said Dunn Road, on the northwest line of said 160.22 acre tract, common to a southeast line of said Tract 1;

THENCE North 58°35'42" East, along said Dunn Road and said common line, a distance of 357.48 feet to the POINT OF BEGINNING and containing 283,231 acres or 12,337,529 square feet of land, more or less.



RELEASE DATE: March 21st, 2022 at 8:00 A.M. PRE-PROPOSAL MEETING: March 23rd, 2022 at 3:30 PM. DEADLINE FOR QUESTIONS: March 30th, 2022 at 5:00 PM. DUE DATE: April 21st, 2022 at 10:00 AM

RFP TITLE: SOFTWARE AND IMPLEMENTATION SERVICES FOR A COMPUTER-AIDED DISPATCH; RECORDS MANAGEMENT; AND JAIL MANAGEMENT SYSTEM

The Ellis County Purchasing Agent is accepting sealed responses for the Software and Implementation Services for a Computer-Aided Dispatch; Records Management; and Jail Management System

The optional pre-proposal meeting will held at 3:30 p.m. March 23, 2022 at 101 W. Main Street, Waxahachie, TX 75165, in the Ellis County Historic Courthouse. Room 204, conference room.

Sealed responses will be received and time stamped in the Purchasing Department located at 101 W. Main Street, Suite 102, Historic Ellis County Courthouse, Waxahachie, Texas 75165 until Thursday, April 14th at 10:00A.M. Responses will be opened and firm names read out loud at 10:30A.M. in Room 204, Conference Room of the Purchasing Agent forward by the Commissioners Court at a future date.

conduct a Regular Meeting on Monday April 11th, 2022, at 7:00 p.m., at the Red Oak Municipal Center, 200 Lakeview Parkway, Red Oak, Texas, 75154. Public Hearings will be open to the public and held by teleconference. If you have questions about the cases or how to participate in the teleconference please contact Emma Chetuya, Planning & Zoning Manager by email at echetuya@redoaktx.org. Agendas are also posted on the City website 72 hours before the hearing and will have teleconference details. The hearings under consideration are:

Conduct a public hearing and consider a zoning change from Agricultural District AG to a Planned Development Zoning District (PD-135) for single-family homes and associated open spaces on approximately 147,287 acres out of the Robert A. Lemmans Survey Abstract Number 628, further described as being generally located on the southwest corner of Poe Road and West Pratt Road, in the City of Red Oak, Texas (Case ZC22-006). Requested by First Texas Homes

Conduct a public hearing and consider a zoning change from Planned Development 88R (PD-88R) and Single-Family Residential District - 1 (R-1) to Single-Family Ranchette Estates District (RAE) for proposed Lot 3 Block 1 of Brooks Addition on approximately 4.56 acres at the property addressed as 100

City of Red Oak, Texas (Case PS22-06). Requested by Chris Lofton and Lance Brooks

Personals MEALS-ON-WHEELS of Johnson and Elli: counties has volunteer opportunities in all Elli: County communities Meals are delivered by volunteers around the lunch hour. For more information please contact Meals-On-Wheels at (972) 351-9942

Lost LOST A PET? Call Midlothian Anima Control (972) 775-7614

INSTRUCTIONAL EMPLOYMENT

Opportunities NOTICE Effective August 31, 1981 Texas law requires seller of many business opportunities to register with the Secretary of State before advertising or selling an business opportunities. To obtain registration material letters of exemption, or additional information, please contact the Secretary of State's Office, Business Opportunity Section, P.C Box 13563, Austin, Texas 78711. (512) 463-5701.

Advertise! 972-937-3310

UPDATED PROPERTY TAX INFORMATION NOW AVAILABLE FOR TEXAS PROPERTY OWNERS

Ellis County - New and updated property tax information has just been compiled by Ellis Appraisal District and is available now to assist property owners. This property tax information is current and covers a wide range of topics, such as appraisal officer remedies, exemptions, appraisals, and has information for select groups, such as disabled veterans and persons age 65 or older.

"Whether you are a homeowner, business owner, disabled veteran or property owner, it's important you know your rights concerning the property tax laws," said Kathy Rodriguez, Chief Appraiser of the Ellis Appraisal District. "You can contact us about any property tax issues with full confidence that we will provide you the most complete, accurate and up-to-date information available to assist you."

This includes information about the following programs:

- Property Tax Exemptions for Disabled Veterans - The law provides partial exemptions for any property owned by disabled veterans or surviving spouses and surviving children of deceased disabled veterans. Another partial exemption is for homeowners donated to disabled veterans by charitable organizations at no cost or not more than 50% of the good faith estimate of the homeowner's market value to disabled veterans and their surviving spouses. The exemption amount is determined according to percentage of service-connected disability. The law also provides a 100% homestead exemption for 100% disabled veterans and their surviving spouses and for surviving spouses of U.S. armed service members killed or fatally injured in the line of duty.
Property Tax Exemptions - Non-profit organizations that meet statutory requirements may seek property tax exemptions and must apply to the appraisal district by a specific date. Businesses that receive tax abatements granted by taxing units, ship inventory out of Texas that may be eligible for the freight exemption; store certain goods in transit in warehouses that are moved within 175 days; construct industrial or acquire a pollution control property; own and operate energy storage systems; convert land-farmland gas; or store offshore drilling equipment while not in use may also be eligible for statutory exemptions.
Noting Taxable Property - If a business owns tangible personal property that is used to produce income, the business must file a condition with the appraisal district by April 15th. Personal property includes inventory and equipment used by a business. Owners do not have to render exempt property such as church property or an agriculture producer's equipment used for farming.
Appraisal Notices - If a property owner's property value increases \$1,000 over last year, their property is in a reappraisal area, they have rendered their property, or they are a new owner by January 1, they will receive a notice of appraised value from the appraisal district. The city, county, school districts and other local taxing units will use the appraisal district's value and adopt their respective property tax rates which determines your property taxes for the coming year.

Property Taxpayer Remedies - This Commission publication explains in detail how to protest a property appraisal, what issues the appraisal review board (ARB) can consider and what to expect during a protest hearing. The publication also discusses the option to request limited binding arbitration to compel the ARB or Chief Appraiser to comply with a procedural requirement and the options of taking a property owner's case to district court, the State Office of Administrative Hearings if the property owner is dissatisfied with the outcome of the ARB hearing.

Homestead Exemptions - A homestead is generally defined as the home and land used as the owner's principal residence on Jan. 1 of the tax year. A homestead exemption reduces the appraised value of the home, and as a result, lowers property taxes. Applicants are EBEE and also applying at the appraisal district or at the website listed below and should be submitted to the appraisal district.

Productivity Appraisal - Property owners who use land for timberland production, agricultural purposes or wildlife management may be granted property tax relief on their land. They may apply to the appraisal district for an agricultural special appraisal which may result in a lower appraisal of the land based on the property production, versus the property's market value.

Residence Homestead Tax Deferral - Texas homeowners may postpone paying the currently delinquent property taxes due on the appreciating value of their homes by filing a tax deferral affidavit at the appraisal district. This tax relief allows homeowners to pay the property taxes on 100 percent of the preceding year's appraised value of their homestead, plus the taxes on any new improvements to the homestead. The deferral postpones the remaining taxes, with interest accruing at 8% per year, but does not cancel them.

Property Tax Deferral for Persons Age 65 or Older or Disabled or Disabled Veteran Homeowners - Texans who are age 65 or older or disabled, as defined by law, or who qualify for a disabled veteran exemption may postpone paying current and delinquent property taxes on the homes by signing a tax deferral affidavit. Once the affidavit is on file, taxes are deferred, but not cancelled, as long as the owner continues to own and live in the home. Interest continues to accrue at 5% per year on unpaid taxes. You may obtain a deferral affidavit at the appraisal district.

Notice of Availability of Electronic Communication - In appraisal districts located in counties with a population of more than 200,000 populations or that have authorized electronic communications and that have implemented a system that allows such communications, the appraisers and ARBs may communicate electronically through email or other media with property owners or their designated representatives whenever agreements are required for notices and other documents to be delivered electronically instead of mailing.

Protecting Property Appraisal Values - Property owners who disagree with the appraisal district's appraisal of their property for local taxes or any other action that adversely affects them may protest to the Appraisal Review Board (ARB).

Informal Meetings - Property owners can request an informal meeting with appraisal district staff to try and resolve their disputes prior to attending ARB hearings. Ellis Appraisal District offers online appeals or informal discussions by phone or email with a staff member once it protest is filed. Many times protests can be settled online or informally, but if not, property owners will be notified of a date/time for a hearing with the ARB.

In August, property owners will receive a postcard directing them to Texas.gov/PropertyTaxes to find a link to EllisTaxes.com where you can easily access information regarding your property taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes. Property owners can also provide feedback to their taxing unit directly through this website, concerning actions taken or proposed to be taken, affecting their 2022 taxes.

Ellis Appraisal District and Your Taxing Entities both have a role in your property taxes: Taxable Values as certified by the Appraisal District X Annually Adopted Tax Rates by Each Taxing Units

For more information about these programs, contact the Ellis Appraisal District by: Visiting our website at: www.ellisad.com or www.ellisad.org Giving us a Call at: 972-937-3552 or Toll Free 1-866-348-3552 Email: ead@ellisad.com Fax: 972-937-1618 P O Box 878, Waxahachie, TX 75168-0878

We look forward to the opportunity to serve you.

More information is also available from the Texas Comptroller's Property Tax Assistance Division's website at comptroller.texas.gov/taxes/property-tax/ or at (800) 252-9121.

CERTIFICATE OF POSTING OF NOTICE OF DISTRICT PETITION

THE STATE OF TEXAS

§

COUNTY OF ELLIS

§

I, Sue Boggs, 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 FM 875 Municipal Utility District of Ellis County (TCEQ Internal Control No. D-11302021-043), which I caused to be posted on the bulletin board used for posting legal notices in Ellis County on the 8th day of March, 2022.

Name: Sue Boggs
Ellis County Clerk

CHIEF CLERKS OFFICE

2022 JUN 20 AM 9:34

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

COATS | ROSE

A PROFESSIONAL CORPORATION

MELISA MONTAGUE
PARALEGAL

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

June 16, 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 FM 875 Municipal Utility District (TCEQ Internal Control No. D-11302021-043)

Dear Ms. Gharis:

Enclosed please find the Affidavit of Publication of the Notice of District Creation published in the *Waxahachie Daily Light* in the newspaper's March 11-13, 2022 and March 18-20, 2022 editions. Additionally, I have attached proof of sending the posting of the Notice of District Petition by the Grayson County Clerk on March 8, 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 JUN 20 AM 9:33
CHIEF CLERKS OFFICE

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

HOUSTON | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS | CINCINNATI
016804.000001\4866-7738-5253.v1

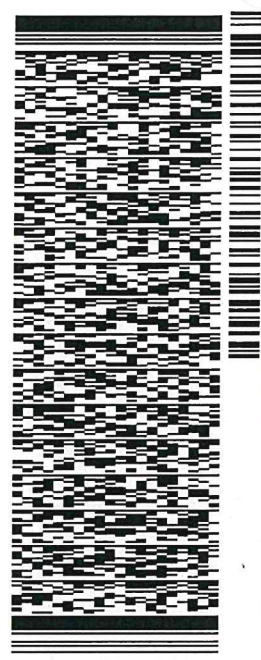
00010

ORIGIN ID:PNXA (972) 419-4782
MELISSA MONTAGUE
COATS ROSE, P.C.
14755 PRESTON ROAD
SUITE 600
DALLAS, TX 75254
UNITED STATES US

SHIP DATE: 17 JUN 22
ACTWGT: 0.25 LB
CAD: 103556403/NET 4490
BILL SENDER

TO LAURIE GHARIS
TCEQ (MC 105)
CHIEF CLERK
12100 PARK 35 CIRCLE
AUSTIN TX 78753

REF: 16904.1 (FM 875)
DEPT:



581.02274F/FE4A

TRK# 7771 6593 6315
#0201

MON - 20 JUN 10:30A
PRIORITY OVERNIGHT

XA MMRA
TX-US 78753
AUS



After printing this label:

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number. Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2022 JUN 20 AM 9:33
CHIEF CLERKS OFFICE

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-11302021-042

PETITION. Highland Lakes Midlothian I, LLC, a Texas limited liability company, (Petitioner) filed an amended petition for creation of FM 875 Municipal Utility District of Ellis County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The amended petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there is only one lienholder, Community National Bank & Trust of Texas, on the property to be included in the proposed District, and information provided indicates that the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 283.231 acres located within Ellis County, Texas; and (4) the land within the proposed District is partially within the extraterritorial jurisdiction of the City of Midlothian, Texas (City), and no portion of the land within the proposed District is within the corporate limits or extraterritorial jurisdiction of any other city, town or village in 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 the 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 proceed to the TCEQ for inclusion of their Property into the District.

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 amended petition further states that the proposed District will: (1) purchase, construct, acquire, improve, or extend inside or outside of its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary or helpful to supply and distribute water for municipal, domestic, and commercial purposes; (2) collect, transport, process, dispose of, and control domestic and commercial wastes; (3) gather, conduct, divert, abate, amend, and control local storm water or other local harmful excesses of water in the proposed District; (4) design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (5) purchase, construct, acquire, improve, or extend inside or outside of its boundaries such additional facilities, systems, plants, and enterprises as shall be consonant with the purposes for which the proposed District is created.

According to the amended petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$37,395,000 (\$24,800,000 for water, wastewater, and drainage plus \$12,595,000 for roads).

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

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

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

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

Issued: February 28, 2022

Exhibit A

FM 875 – Legal Description (283.231 ACRES)

BEING a tract of land situated in the Richard Rowles Survey, Abstract No. 938, City of Midlothian E.T.J., Ellis County, Texas and being part of a called 160.22 acre tract of land described in a Deed to Wayne Hill and wife, Elaine Hill, as recorded in Volume 685, Page 1067 of the Deed Records of said county, part of the remainder of a called 18.055 acre tract of land described in a Deed to Wayne Hill and Elaine Hill, as recorded in Volume 699, Page 49 of said Deed Records, and part of a called 128.744 acre tract described in a Special Gift Deed to Kimberly Dawn Gravens, as recorded in Instrument No. 1529251 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set in Dunn Road, an apparent variable width public right-of-way, on the south line of Tract 1, a called 2,968.956 acre tract described to Bay Harbor Investment Group, LLC, as recorded in Instrument No. 1610586 of the Official Public Records of said county, common to the north line of said 160.22 acre tract;

THENCE South 30°48'41" East, leaving said Dunn Road and said common line, crossing said 160.22 acre tract, and generally along a fence, a distance of 819.62 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE North 59°35'12" East, continuing across said 160.22 acre tract, crossing the aforementioned 18.055 acre tract, and partially along a fence, a distance of 548.53 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE North 31°34'55" West, continuing across said 18.055 acre tract, a distance of 431.66 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE North 32°38'26" West, continuing across said 18.055 acre tract, a distance of 317.96 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set in the southeast line of F. M. Highway 875, a variable width right-of-way;

THENCE North 78°26'39" East, along the southeast line of said F. M. Highway 875 and the northwest line of said 18.055 acre tract, a distance of 539.94 feet to a 1/2 inch iron rod with a cap, stamped "RPLS 4466", found for a west corner of a called 128.744 acre tract described in a Special Gift Deed to Kimberly Dawn Gravens, as recorded in Instrument No. 1529251 of the Official Public Records of said county;

THENCE South 19°54'52" East, leaving the southeast right-of-way line of said F. M. Highway 875, partially crossing said 128.744 acre tract and partially along a northeast line of said 128.744 acre tract and the southwesterly line of a called 1.6412 acre tract described in a Warranty Deed with Vendor's Lien to Jay Gravens and wife, Kimberly D. Gravens, as recorded in Volume 1076, Page 163 of the Deed Records of said county, passing at a distance of 291.52 feet, an inner "L" corner of said 128.744 acre tract and the most southerly west corner of said 1.6412 acre tract, from which a 1/2 inch iron rod found (disturbed) bears South 58°14'56" East, a distance of 0.32 feet, and passing at a distance of 558.30 feet, a 1/2 inch iron rod found for

the south corner of said 1.6412 acre tract, and continuing a total distance of 604.38 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE North 63°48'09" East, continuing across said 128.744 acre tract, a distance of 262.93 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set in the southwest line of a called 4.68 acre tract described in a Deed to Hardin G. Calvert and wife, Helen N. Calvert, as recorded in Volume 771, Page 169 of the Deed Records of said county;

THENCE South 31°29'45" East, along the southwest line of said 4.68 acre tract and the northeast line of said 128.744 acre tract, a distance of 141.47 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for the south corner of said 4.68 acre tract and an inner "L" corner of said 128.744 acre tract;

THENCE North 56°05'24" East, along the southeast line of said 128.744 acre tract and a northwest line of said 128.744 acre tract, a distance of 306.73 feet to a point in the south line of a called 6.0 acre tract described in a Warranty Deed to Tim Stephenson and Julie Stephenson, as recorded in Instrument No. 1912057 of the Official Public Records of said county, for the east corner of said 4.68 acre tract and a north corner of said 128.744 acre tract;

THENCE South 28°15'55" East, along the southwest line of said 6.0 acre tract and a northeast line of said 128.744 acre tract, a distance of 152.17 feet to a 1/2 inch iron rod found for the south corner of said 6.0 acre tract and an inner "L" corner of said 128.744 acre tract;

THENCE North 52°14'30" East, along a northwest line of said 128.744 acre tract and the southeast line of said 6.0 acre tract, a distance of 313.08 feet to a 1/2 inch iron rod with a cap, stamped "RPLS 4466", found for an angle point;

THENCE North 39°02'11" East, continuing along a northwest line of said 128.744 acre tract and the southeast line of said 6.0 acre tract, a distance of 156.52 feet to a 1/2 inch iron rod with a cap, stamped "RPLS 4466", found for the east corner of said 6.0 acre tract and an inner "L" corner of said 128.744 acre tract;

THENCE North 27°45'32" West, along the northeast line of said 6.0 acre tract and a southwest line of said 128.744 acre tract, a distance of 462.17 feet to a 1/2 inch iron pipe found in the southeast right-of-way line of the aforementioned F. M. Highway 875, for the north corner of said 6.0 acre tract and a west corner of said 128.744 acre tract;

THENCE North 80°14'23" East, along the southeast right-of-way line of said F. M. Highway 875 common to the northwest line of said 128.744 acre tract, a distance of 104.91 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a non-tangent curve to the right having a central angle of 07°00'00", a radius of 1,387.40 feet, a chord bearing and distance of North 83°49'33" East, 169.40 feet;

THENCE in a northeasterly direction, continuing along said common line and with said curve to the right, an arc distance of 169.50 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the end of said curve, from which a wooden right-of-way marker found bears North 61°44'10" East, a distance of 1.21 feet;

THENCE North 87°19'33" East, continuing along said common line, a distance of 707.79 feet to a 1/2 inch iron rod found for the most northerly north corner of said 128.744 acre tract and a northwest corner of Tract 1, a called 2,968.956 acre tract described to Bay Harbor Investment Group, LLC, as recorded in Instrument No. 1610586 of the Official Public Records of said county;

THENCE South 60°51'03" West, along a southeast line of said 128.744 acre tract and a northwest line of said Tract 1, a distance of 439.06 feet to a 1/2 inch iron rod found for an inner "L" corner of said 128.744 acre tract and a west corner of said Tract 1;

THENCE South 31°56'12" East, along a northeast line of said 128.744 acre tract and a southwest line of said Tract 1, a distance of 2,753.41 feet to a 1/2 inch iron rod found for the most easterly east corner of said 128.744 acre tract and an inner "L" corner of said Tract 1;

THENCE South 58°27'59" West, along a southeast line of said 128.744 acre tract, a northwest line of said Tract 1, and the southeast line of the aforementioned 160.22 acre tract, a distance of 3,798.01 feet to a 1/2 inch iron rod found in the apparent right-of-way of Dunn Road, an apparent variable width public right-of-way, for the south corner of said 160.22 acre tract and an inner "L" corner of said Tract 1;

THENCE North 31°23'16" West, along said Dunn Road, the southwest line of said 160.22 acre tract and a northeast line of said Tract 1, a distance of 3,249.49 feet to a point on the southeast line of the City of Midlothian city limits;

THENCE leaving Dunn Road, the southwest line of said 160.22 acre tract and a northeast line of said Tract 1, and along said southeasterly city limit line, the following courses and distances:

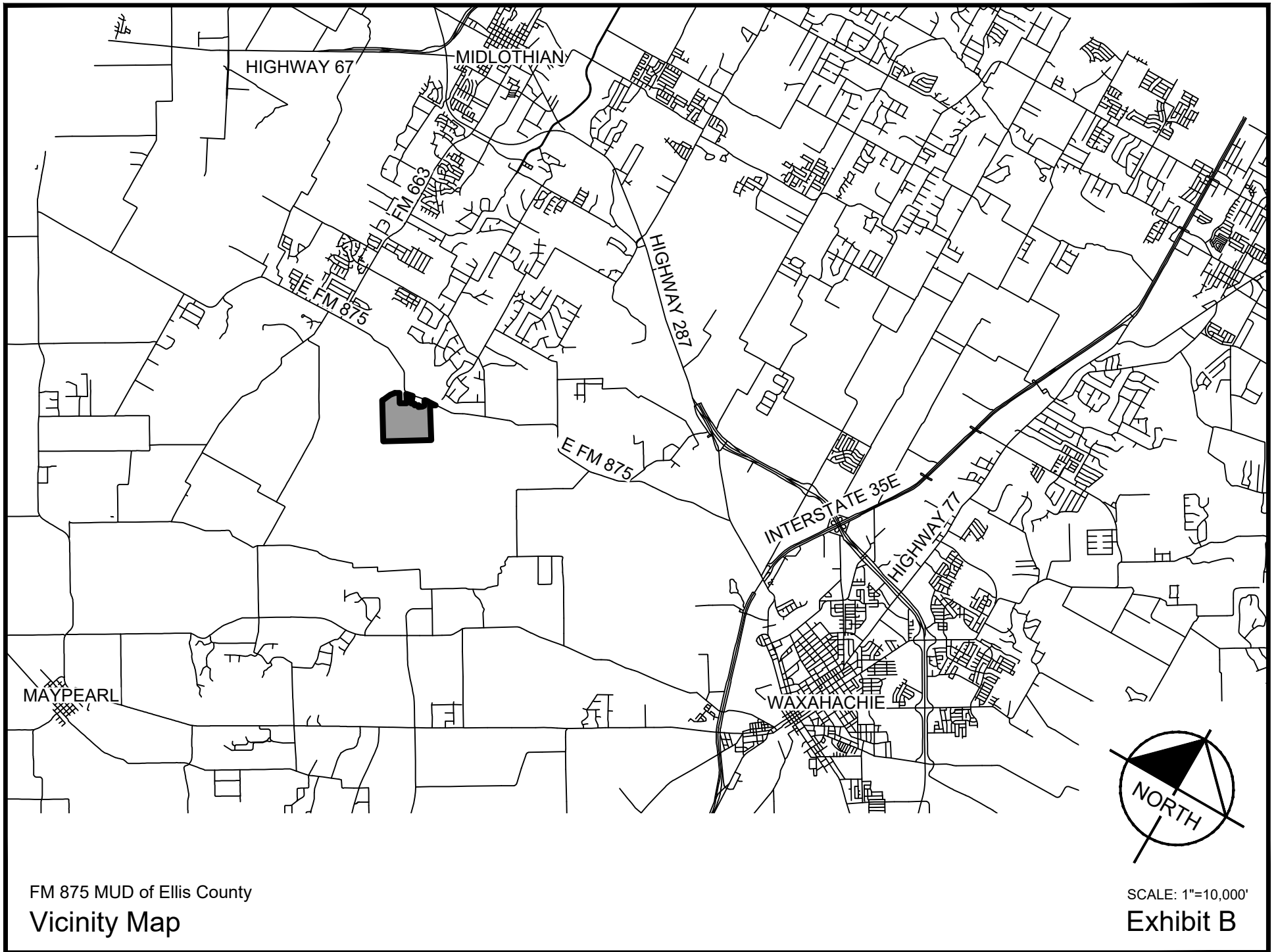
North 26°33'54" East, a distance of 21.65 feet to a point for corner;

North 26°33'54" East, a distance of 143.91 feet to a point for corner;

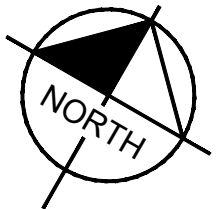
North 24°06'08" East, a distance of 594.82 feet to a point for corner;

North 39°33'35" East, a distance of 405.45 feet to a point for corner in said Dunn Road, on the northwest line of of said 160.22 acre tract, common to a southeast line of said Tract 1;

THENCE North 58°35'42" East, along said Dunn Road and said common line, a distance of 357.48 feet to the **POINT OF BEGINNING** and containing 283.231 acres or 12,337,529 square feet of land, more or less.



FM 875 MUD of Ellis County
Vicinity Map



SCALE: 1"=10,000'
Exhibit B