

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



STATE OF TEXAS §

COUNTY OF TRAVIS §

I, Laurie Gharis, Chief Clerk of the Texas Commission on Environmental Quality, do hereby certify that the attached mailing list provides the persons to whom the notice of the public hearing for Ellis Ranch Municipal Utility District No. 1, SOAH Docket No. 582-23-11658, TCEQ Docket No. 2022-1157-DIS, was mailed on February 17, 2023.

Given under my hand and the seal of the Texas Commission on Environmental Quality, this the 17th day of February 2023.

Laurie Gharis

Laurie Gharis, Chief Clerk
Texas Commission on Environmental Quality

SEAL

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF HEARING
ELLIS RANCH MUNICIPAL UTILITY DISTRICT NO. 1
SOAH Docket No. 582-23-11658
TCEQ Docket No. 2022-1157-DIS
TCEQ Internal Control No. D-03212022-036

PETITION.

GRBK Edgewood, LLC, a Texas limited liability company (Petitioner), filed a petition for the creation of Ellis Ranch Municipal Utility District No. 1 (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 petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) the proposed District will contain approximately 571.147 acres located within Ellis County, Texas; and (3) the land within the proposed District is located partially within the extraterritorial jurisdiction of the City of Waxahachie (City), partially within the unincorporated area of Ellis County, and outside the corporate limits or extraterritorial jurisdiction of any other city or town. Additionally, information provided indicates that there are no lienholders on the property to be included in the proposed District.

The petition further states that the proposed District will: (1) construct, maintain, and operate a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; (2) construct, maintain, and operate a sanitary sewer collection, treatment, and disposal system, for domestic and commercial purposes; (3) construct, install, maintain, purchase, and operate drainage and roadway facilities and improvements; and (4) construct, install, maintain, purchase, and operate facilities, systems, plants, and enterprises of such additional facilities as shall be consonant with all of the purposes for which the proposed District is created.

According to the 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 \$67,335,000 (\$48,160,000 for water, wastewater, and drainage plus \$19,175,000 for roads).

In accordance with Local Government Code § 42.042 and Texas Water Code § 54.016, the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioner submitted a petition to the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by 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.

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 21, 2023

To join the Zoom meeting via computer:

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

Meeting ID: 160 643 2463

Password: TCEQ658

or

To join the Zoom meeting via telephone:

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

Meeting ID: 160 643 2463

Password: 2254249

**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 17, 2023

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

Laurie Gharis, Chief Clerk
Texas Commission on Environmental Quality

MAILING LIST

Ellis Ranch Municipal Utility District No. 1

Docket No. 2022-1157-DIS; TCEQ Internal Control No. D-03212022-036

FOR THE APPLICANT:

Ross Martin, Attorney
Winstead PC
2728 North Harwood Street
Dallas, Texas 75201

Ken Heroy, P.E., President
Jones-Heroy & Associates, Inc.
13915 North Mopac Expressway, Suite 408
Austin, Texas 78728

INTERESTED PERSONS:

Emily W. Rogers, Attorney
Bickerstaff Heath Delgado Acosta LLP
3711 South Mopac Expressway
Building 1, Suite 300
Austin, Texas 78746

FOR THE EXECUTIVE DIRECTOR

via electronic mail:

Ryan Vise, Deputy Director
Texas Commission on Environmental
Quality
External Relations Division, MC-108
P.O. Box 13087
Austin, Texas 78711

Kayla Murray, Staff Attorney
Texas Commission on Environmental
Quality
Environmental Law Division, MC-173
P.O. Box 13087
Austin, Texas 78711

Andrew Paynter, Technical Staff
Texas Commission on Environmental
Quality
Water Supply Division, MC-152
P.O. Box 13087
Austin, Texas 78711

FOR PUBLIC INTEREST COUNSEL

via electronic mail:

Eli Martinez, Attorney
Texas Commission on Environmental
Quality
Public Interest Counsel, MC-103
P.O. Box 13087
Austin, Texas 78711

FOR ALTERNATIVE DISPUTE

RESOLUTION

via electronic mail:

Kyle Lucas
Texas Commission on Environmental
Quality
Alternative Dispute Resolution, MC-222
P.O. Box 13087
Austin, Texas 78711

FOR THE CHIEF CLERK:

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

INTERESTED PERSONS BY COUNTY

AUDRA DAHL
5641 MULBERRY LN
MIDLOTHIAN TX 76065-5297

C R DAUBITZ JR
481 N WARD RD
MIDLOTHIAN TX 76065-5021

PHILLIP GANDY ENVIRONMENTAL SCIENTIST
CHAPARRAL STEEL MIDLOTHIAN LP
300 WARD RD
MIDLOTHIAN TX 76065-9646

DR. LAURA T HUNT
MIDLOTHIAN BREATHE
2941 AMERICAN SPARROW DR
MIDLOTHIAN TX 76065-1787

THOMAS D JEFFERSON
294 ARROWHEAD RD
WAXAHACHIE TX 75167-8613

KIMBERLY G KELLEY
BLDG 1, STE 300
3711 S MOPAC EXPY
AUSTIN TX 78746-8013

ROSANA NAREZ
TEX MEX NOTICIAS
PO BOX 93331
SOUTHLAKE TX 76092-0113

DOROTHY PRACHYL
1005 S PARIS ST
ENNIS TX 75119-6614

EMILY W ROGERS
BICKERSTAFF HEATH DELGADO ACOSTA LLP
BLDG 1 STE 300
3711 S MOPAC EXPY
AUSTIN TX 78746-8013

AILEEN SAARTY
RJN GROUP INC
STE 710
14755 PRESTON RD
DALLAS TX 75254-6815

KYTINNA SOTO OWNER
LA PRENSA COMUNIDAD
PO BOX 732
TOLAR TX 76476-0732

GLENN & SUSIE TOAL
1401 NEWTON RD
FERRIS TX 75125-9457

JANE VOISARD
MIDLOTHIAN BREATHE
5030 VERNON PT
MIDLOTHIAN TX 76065-7091

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

Applicant Name: Ellis Ranch MUD 1
TCEQ Tracking No. D-03212022-036 CID Item No. 127410
Application Type: PETITION FOR CREATION OF A DISTRICT

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §
COUNTY OF: Ellis §

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


sworn, deposes and says that (s)he is the VP of Sales
(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:

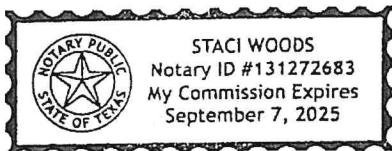
May 1 May 8, 2022
(date or dates of publication)



Newspaper Representative's Signature

Subscribed and sworn to before me this the 30th day of June,
20 22, to certify which witness my hand and seal of office.

(Seal)





Notary Public in and for the State of Texas

Staci Woods

Print or type Name of Notary Public

My Commission Expires September 7, 2025

<p>Garage Sale</p> <p>SPREAD THE WORD! Place your Garage Sale Ad in The Waxahachie Daily Light, Midlothian Mirror and Ellis County Trading Post to spread the word and let people know to come see you.</p> <p>It's Easy! Call 469-517-1501</p> <p>Free ADVERTISEMENTS Cats and dogs! Midlothian Animal Shelter, (972) 775-3333.</p> <p>FARM & RANCH</p>	<p>Livestock</p> <p>CORSICANA LIVESTOCK AUCTION I-45 @ Angus Exit SALE EVERY TUESDAY AT NOON Receiving Cattle Sunday 12:30-5:30 PM and all day Monday 903-872-1631 Gary Brunton 903-854-8031 Ben Brunton 903-879-3456</p>	<p>WEST AUCTION, INC. 20445 North III-35 West, Texas 76091 (254) 826-3725 Day or Night III-35 @ FM 155R www.westauction.com MARKET ANALYSIS of Sale on 05/05/2022 TOTAL HEAD: 1842 Packer cows and bulls - \$2 to \$5 lower. Pairs & bred cows - \$100 higher. #1 stocker calves - \$2 to \$5 higher. #1 feeder calves - \$2 to \$5 higher. Participating in this sale were 236 consignors and 100 buyers. Sale Every Thursday at 11:30 AM</p> <p>REAL ESTATE/SALE</p>
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<p>Residential</p> <p>LOOKING TO SELL YOUR HOME?</p> <p>We have a deal for you! You can run 8 lines of text and photo of your home for only \$55 per month. This price puts you in the Waxahachie Daily Light, Midlothian Mirror and Ellis County Trading Post plus waxahachie.com. Additional cost for additional text. All ads are pre-paid and we accept all major credit or debit cards, cash or check.</p> <p>Call today to place your ad 972-937-3310 972-938-1939</p>	<p>Com.</p> <p>HAVE A COMMERCIAL SPACE FOR LEASE?</p> <p>Place your ad in the Waxahachie Daily Light, Midlothian Mirror and Ellis County Trading Post to rent it fast!! (972) 937-3310, (972) 938-1939. waxahachie.com</p>
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Countywide Classifieds Get Results! Call Today! 972-937-3310

SELL IT. BUY IT. FINISH IT.

Place your classified ad today.

seat belts save lives

BUCKLE UP EVERY TIME

1/2 OFF SITE RENTAL

For one year when you move your office to the new Mills Manufactured Housing Community, Waxahachie, TX. (254) 772-7573.

REAL ESTATE/RENT

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF DISTRICT PETITION
TCO INTERNAL CONTROL NO. D-2022-0326

PETITION. GABK Edgewood, LLC, a Texas limited liability company (Petitioner), filed a petition for the creation of Ellis Ranch Municipal Utility District No. 1 (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, 39 Texas Administrative Code Chapter 293, and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) the proposed District will contain a geographically distinct area located within Ellis County, Texas; and (3) the land within the proposed District is located partially within the established jurisdiction of the City of Waxahachie (City), partially within the unincorporated area of Ellis County, and outside the corporate limits or extrajurisdictional jurisdiction of any other city or town. Additional information provided indicates that there are no residences on the property to be included in the proposed District.

The territory to be included in the proposed District is set forth in a map and boundary 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 petition further states that the proposed District will: (1) establish, maintain, and operate a wastewater system, including the purchase and sale of water for domestic and commercial purposes; (2) construct, install, maintain, purchase, and operate drainage and roadway facilities and improvements; and (3) construct, install, maintain, purchase, and operate facilities, systems, plants, and enterprises of such additional facilities as shall be consonant with all of the purposes for which the proposed District is created.

Pursuant to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner that the total of said project will be approximately \$67,335,900 (\$40,160,000 for water, wastewater, and a drainage plant plus \$27,175,900 for bonds).

In accordance with Texas Government Code §42.042 and Texas Water Code §54.016, the Petitioner submitted a petition to the City, requesting that the City 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 service to the District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code §54.016(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 §54.016(b), failure to execute such an agreement constitutes authorization for the Petitioner to proceed by the TCEQ for inclusion of the property into the District.

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), including address, daytime phone number, and fax number, if any; (2) the name of the Petitioner and the TCEQ Internal Control Number; (3) the address where a contested case hearing will be held; (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 boundary. You may also submit your proposed affidavits to the petition which would satisfy your concerns. Requests for a contested case hearing must be submitted to the TCEQ by electronic mail to the Civil Clerk at the address provided in the newspaper publication 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. A hearing request is filed, the Executive Director will not approve the petition and will forward the petition and hearing request to the TCEQ. Contested case hearings for the consideration of 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 Civil Clerk, MC-105, TCEQ, P.O. Box 13093, Austin, TX 78711-0307. For information concerning the hearing process, contact the hearing process coordinator at the same address. General information regarding TCEQ can be found at our website: <http://www.tceq.texas.gov>.

Exhibit "A"
Metes and Bounds:

BEING A 571.147 ACRES TRACT OF LAND SITUATED IN THE E. 1/4, HINCHES CREEK SURVEY, ABSTRACT NO. 1117, ELLIS COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 334.175 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO AP OAKS WAREHOUSE LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 1801950, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 150.166 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO AP LAWTON LIMITED PARTNERSHIP, RECORDED IN VOLUME 2149, PAGE 10493, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 499.206 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO HENRY LIMITED PARTNERSHIP, RECORDED IN VOLUME 1726497, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 59.827 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO JOSE LUIS MALDONADO, RECORDED IN VOLUME 2091945, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 264.641 ACRES TRACT OF LAND DESCRIBED IN SAID VOLUME 2091, PAGE 2038 AND A PART OF THAT CERTAIN CALLED 168.702 ACRES TRACT OF LAND DESCRIBED IN SAID 2071, PAGE 2028 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING AT THE MOST WESTERLY SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 1/2-INCH ROUND ROD FOUND, THE SOUTHWEST CORNER OF SAID 150.166 ACRES TRACT OF LAND AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 1.234 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO EDWYNE DECK, RECORDED IN VOLUME 1778, PAGE 282, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS:

THENCE $101^{\circ}02'56''$ W, A DISTANCE OF 176.52 FEET TO A CAPPED IRON ROD STAMPED "PETTY" FOUND FOR THE NORTHEAST CORNER OF SAID 1.234 ACRES TRACT OF LAND;

THENCE $588^{\circ}48'41''$ W, A DISTANCE OF 322.79 FEET TO A POINT IN THE CENTERLINE OF GIBSON ROAD;

THENCE $100^{\circ}46'35''$ W, WITH THE CENTERLINE OF SAID GIBSON ROAD, A DISTANCE OF 175.15 FEET TO A POINT FOR CORNER;

THENCE $89^{\circ}22'25''$ E, A DISTANCE OF 322.06 FEET TO A 5/8-INCH ROUND ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 1.14 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO MICHAEL CARTER AND TERESA CARTER, RECORDED IN DOCUMENT NO. 1610772, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE $101^{\circ}02'00''$ W, A DISTANCE OF 675.82 FEET TO A NAIL FOUND FOR CORNER;

THENCE $589^{\circ}22'25''$ W, A DISTANCE OF 319.22 FEET TO A POINT IN THE CENTERLINE OF SAID GIBSON ROAD;

THENCE $101^{\circ}02'00''$ W, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER;

THENCE $101^{\circ}02'22''$ E, A DISTANCE OF 181.29 FEET TO A CAPPED IRON ROD STAMPED "PETTY" FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 1.00 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO FERNANDO DEL BOSQUE, RECORDED IN VOLUME 2724, PAGE 2423, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE $101^{\circ}02'00''$ W, A DISTANCE OF 180.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THAT CERTAIN CALLED 1.21 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO JOSE LUIS MALDONADO, RECORDED IN DOCUMENT NO. 2019453, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE $169^{\circ}27'17''$ E, A DISTANCE OF 18.00 FEET TO A NAIL FOUND FOR CORNER;

THENCE $100^{\circ}46'35''$ W, A DISTANCE OF 322.54 FEET TO A CAPPED IRON ROD FOUND IN THE SOUTH LINE OF SAID 334.175 ACRES TRACT OF LAND FOR THE SOUTHWEST CORNER OF SAID 150.166 ACRES TRACT OF LAND;

THENCE $589^{\circ}22'25''$ W, A DISTANCE OF 225.71 FEET TO A 5/8-INCH ROUND ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 174.875 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO AP HINCHES CREEK SURVEY, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE #1, PLAT RECORDS, ELLIS COUNTY, TEXAS;

THENCE $100^{\circ}46'35''$ W, A DISTANCE OF 298.68 FEET TO A 2-INCH DIAMETER POST FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID GIBSON ROAD, A DISTANCE OF 107.58 FEET TO A POINT FOR CORNER;

THENCE $589^{\circ}22'25''$ W, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID GIBSON ROAD, A DISTANCE OF 291.09 FEET TO A POINT IN THE CENTERLINE OF SAID GIBSON ROAD;

THENCE $109^{\circ}38'58''$ W, WITH THE CENTERLINE OF SAID GIBSON ROAD, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID GIBSON ROAD, A DISTANCE OF 107.58 FEET TO A POINT FOR CORNER;

THENCE $89^{\circ}27'16''$ E, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID GIBSON ROAD, A DISTANCE OF 291.09 FEET TO A 2-INCH DIAMETER CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 57;

THENCE $100^{\circ}46'35''$ W, A DISTANCE OF 925.07 FEET TO A POINT FOR CORNER;

THENCE $86^{\circ}59'50''$ E, A DISTANCE OF 1395.21 FEET TO A POINT FOR CORNER;

THENCE $584^{\circ}18'02''$ E, A DISTANCE OF 41.84 FEET TO A POINT FOR CORNER;

THENCE $504^{\circ}14'43''$ E, A DISTANCE OF 1037.48 FEET TO A POINT FOR CORNER;

THENCE $105^{\circ}03'42''$ E, A DISTANCE OF 240.95 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF $63^{\circ}45'41''$, A RADIUS OF 1949.80 FEET AND A CHORD THAT BEARS $106^{\circ}50'50''$ E, A DISTANCE OF 79.48 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE $105^{\circ}03'42''$ E, A DISTANCE OF 141.58 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF $19^{\circ}54'34''$, A RADIUS OF 1065.69 FEET AND A CHORD THAT BEARS $51^{\circ}12'29'36''$ E, A DISTANCE OF 398.27 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE $168^{\circ}50'48''$ E, A DISTANCE OF 172.20 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF $45^{\circ}50'30''$, A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS $144^{\circ}13'21''$ E, A DISTANCE OF 40.48 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF $19^{\circ}41'41''$, A RADIUS OF 115.00 FEET AND A CHORD THAT BEARS $82^{\circ}58'48''$ E, A DISTANCE OF 38.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF $45^{\circ}50'30''$, A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS $168^{\circ}18'14''$ E, A DISTANCE OF 60.00 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE $168^{\circ}50'48''$ E, A DISTANCE OF 50.00 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

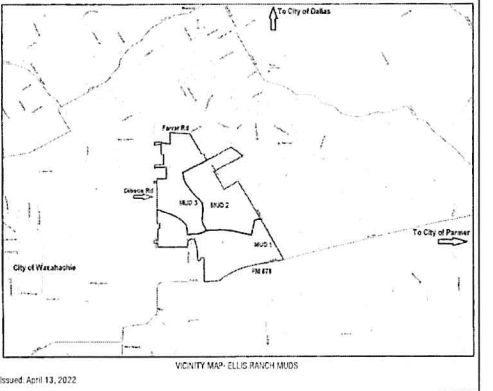
THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF $54^{\circ}50'30''$, A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS $83^{\circ}48'37''$ E, A DISTANCE OF 46.48 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF $19^{\circ}45'57''$, A RADIUS OF 15.00 FEET AND A CHORD THAT BEARS $88^{\circ}05'33''$ E, A DISTANCE OF 39.58 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF $54^{\circ}50'30''$, A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS $53^{\circ}14'45''$ E, A DISTANCE OF 45.59 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE $168^{\circ}50'48''$ E, A DISTANCE OF 204.54 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF $16^{\circ}46'29''$, A RADIUS OF 1145.00 FEET AND A CHORD THAT BEARS $167^{\circ}21'31''$ E, A DISTANCE OF 324.03 FEET TO A POINT AT THE END OF SAID CURVE;



CERTIFICATE OF POSTING NOTICE

THE STATE OF TEXAS §
 §
COUNTY ELLIS §

I, Shana Wagner, do hereby certify that at 9:59 a.m. on June 9, 2022, I submitted the attached and foregoing Notice of District Petition for Creation of Ellis Ranch MUD No. 1 from the Texas Commission on Environmental Quality to the county clerk for posting on the bulletin board used for posting legal notices at the Ellis County Clerk's Office as required by 30 Texas Administrative Code §293.12(b)(2).

EXECUTED this 24th day of June, 2022.

By: Shana Wagner
Shana Wagner

JONES – HEROY & ASSOCIATES, INC.
13915 N. MoPac Expwy, Ste. 408, Austin, Texas 78728

TRANSMITTAL

TO: TCEQ – Office of the Chief Clerk
FROM: Ken Heroy, P.E. - JHA
SUBJECT: Ellis Ranch MUD No. 1, Creation Application, ICN# D-03212022-036
DATE: 6/30/2022
CC: Andrew Paynter, TCEQ Reviewer

**ATTACHED ARE THE PUBLISHER'S AFFIDAVIT WITH TEAR SHEET AND
CONFIRMATION OF POSTING NOTICE ON THE COUNTY BULLETIN
BOARD.**

PLEASE LET US KNOW IF YOU HAVE ANY QUESTIONS.

Paul Worrall

From: Trish Pulsipher <TrishP@jones-heroy.com>
Sent: Tuesday, July 12, 2022 10:15 AM
To: PROOFS
Subject: ICN# D-03212022-036 Publication/Posting Proof
Attachments: Transmittal.pdf

Hello, I spoke with Kathy yesterday. We had neglected to attach the second tear sheet for a publication proof and it is now included in the attached. Please let me know if you need anything else. Thank You!

Trish Pulsipher

JONES - HEROY & ASSOCIATES, INC.



13915 N. Mopac Expy. Suite 408
Austin, TX 78728
Cell: 512-496-0702 (preferred)
Office: 512-989-2200

For driving directions with GPS use: 3504 Wells Branch Pkwy, Austin, TX 78728

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

Applicant Name: Ellis Ranch MUD 1
TCEQ Tracking No. D-03212022-036 CID Item No. 127410
Application Type: PETITION FOR CREATION OF A DISTRICT

AFFIDAVIT OF PUBLICATION

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
2022 JUL -7 AM 10:21
CHIEF CLERKS OFFICE

STATE OF TEXAS §
COUNTY OF: Ellis §

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

sworn, deposes and says that (s)he is the VP of Sales
(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:

May 1 May 8, 2022
(date or dates of publication)

[Signature]
Newspaper Representative's Signature

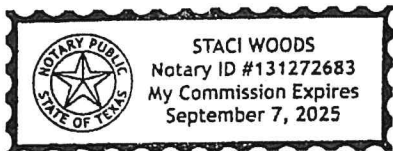
Subscribed and sworn to before me this the 30th day of June,
20 22, to certify which witness my hand and seal of office.

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

Staci Woods
Print or type Name of Notary Public

My Commission Expires September 7, 2025

(Seal)



Ellis County SERVICE DIRECTORY

If you need service be sure to contact one of these professionals!!

CONTRACTOR	HOME REPAIRS	LAWN CARE
Bruning Enterprises General Home Repair • Contracting • Back Hoe Service Home Improvements • Painting • New Construction Metal Roofing • Decks • Ceramic Tile • Patios & Decks Portable Buildings • Laminate Wood Floor Installation Free Estimates Joe Bruning Toll Free 877-766-1777 254-578-3103 Pager: 817-321-4683	ELLIS COUNTY REPAIR I Do It All! Carpentry • Painting Fences • Drywall • Hauling Doors • Siding • Decks • Trim Gutter Install and Cleaning • Etc. Large & small jobs Free Estimates • Reasonable 35 yrs. exp. Refs. Avail. Locally owned in Waxahachie (972) 658-6312 <small>WAC0219258</small>	Javier's Tractor Dirt Grading Complete Lawn Service Complete Tree Service Poison Ivy Removal French Drainage Systems 972-948-1239 972-937-8586 <small>mat972@cbglobal.net Waxahachie</small>

To include your business on this page,
 please contact Classifieds at
 (469) 517-1501
 or email
 pfaris@waxahachietx.com

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF DISTRICT PETITION
 TCEQ INTERNAL CONTROL NO. D-02212022-036

PETITIONER: ORB EDGEWOOD, LLC, a Texas Limited Liability Company, Petitioner, filed a petition for the creation of Ellis Ranch Municipal Utility District No. 1, District within the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XX § 59 of the Constitution of the State of Texas, Chapters 49 and 54 of the Texas Water Code, 35 Texas Administrative Code Chapter 233, and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) the proposed District will contain approximately 571.147 acres located within Ellis County, Texas; and (3) the land within the proposed District is located partially within the extrajurisdictional jurisdiction of the City of Waxahachie (City), partially within the unincorporated area of Ellis County, and outside the corporate limits or extrajurisdictional jurisdiction of any other city or town. Additionally, information provided indicates that there are no hydrofractures on the property to be included in the proposed 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 to this petition as being included in the proposed District.

The petition further states that the proposed District will: (1) construct, maintain, and operate a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; (2) construct, maintain, and operate a sanitary sewer collection, treatment, and disposal system for domestic and commercial purposes; (3) construct, install, maintain, purchase, and operate drainage and roadway facilities and improvements; and (4) construct, install, maintain, purchase, and operate facilities systems, plants, and enterprises of such additional facilities as shall be consistent with the purposes for which the proposed District is created.

According to the 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 \$67,235,000 (\$48,100,000 for water, wastewater, and drainage plus \$19,135,000 for roads).

In accordance with Local Government Code § 42.042 and Texas Water Code § 4.016, the Petitioner submitted a petition to the City requesting the City consent to the creation of the District. The City consented to the creation of the District without receiving consent, the Petitioner submitting 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 § 4.016 and information provided indicates that the Petitioner and the City have not entered into a mutually agreeable contract for service. Pursuant to Texas Water Code § 54.01(d), failure to execute such an agreement constitutes authorization for the Petitioner to proceed to the TCEQ for inclusion of said property into the District.

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 for the group or association, an official representative, mailing address, telephone number, and fax number; (2) the name of the Petitioner and the TCEQ Internal Control Number; (3) the statement "I/we request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not covered by the notice of this hearing; and (5) the name and address of the 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 to the TCEQ at the address provided in the information section below.

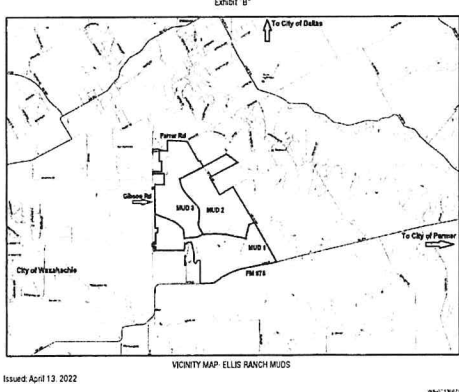
The Executive Director may approve the petition unless a written request for a contested case hearing is filed within 30 days after the newspaper publication of this notice. If a hearing request is filed, the Executive Director will not approve the petition and will forward the petition and hearing request to the TCEQ for consideration at a contested case hearing. 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, PO Box 130487, Austin TX 78713-0487. For information regarding TCEQ, please contact our web site <http://www.tceq.texas.gov/>.

Exhibit "A"
 Metes and Bounds:

BEING A 571.147 ACRES TRACT OF LAND SITUATED IN THE 8 & 9 MERIDIAN SURVEY, ABSTRACT NO. 1127, ELLIS COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 354.175 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO AP QCD WAREHOUSE LIMITED PARTNERSHIP, RECORDED IN VOLUME 178, PAGE 1046, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 126.166 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO AP LAWTON LIMITED PARTNERSHIP, RECORDED IN VOLUME 2198, PAGE 1046, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 402.296 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO BEN FAYO LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 1756457, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 93.837 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO ELOY 9646, L.L.C., RECORDED IN VOLUME 2071, PAGE 208, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 346.641 ACRES TRACT OF LAND DESCRIBED IN SAID VOLUME 2071, PAGE 208 AND A PART OF THAT CERTAIN CALLED 158.702 ACRES TRACT OF LAND DESCRIBED IN SAID VOLUME 2071, PAGE 208 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT THE MOST WESTERN SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 1/2-INCH IRON ROD FOUND IN THE SOUTHWEST CORNER OF SAID 158.702 ACRES TRACT OF LAND AND THE SOUTH-EAST CORNER OF THAT CERTAIN CALLED 1.218 ACRES TRACT OF LAND DESCRIBED AS FOLLOWS: BEING 1.218 ACRES TRACT OF LAND DESCRIBED AS FOLLOWS: RECORDED IN VOLUME 1775, PAGE 623, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS.**
- THENCE NORTH 02°56'W A DISTANCE OF 176.1 FEET TO A CAPPED IRON ROD STAMPED "PETIT" FOUND FOR THE NORTHEAST CORNER OF SAID 1.218 ACRES TRACT OF LAND.**
- THENCE S88°48'14"W A DISTANCE OF 232.7 FEET TO A POINT IN THE CENTERLINE OF GIBSON ROAD.**
- THENCE NORTH 48°15'W WITH THE CENTERLINE OF SAID GIBSON ROAD A DISTANCE OF 175.15 FEET TO A POINT FOR CORNER.**
- THENCE N89°22'26"E A DISTANCE OF 122.06 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 1.11 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO MICHAEL CARTER AND TERESA CARTER, RECORDED IN DOCUMENT NO. 1101772, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS.**
- THENCE NORTH 02°00'W A DISTANCE OF 675.82 FEET TO A NAIL FOUND FOR CORNER.**
- THENCE S89°22'25"W A DISTANCE OF 319.22 FEET TO A POINT IN THE CENTERLINE OF SAID GIBSON ROAD.**
- THENCE NORTH 02°00'W A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER.**
- THENCE N89°22'25"E A DISTANCE OF 319.22 FEET TO A CAPPED IRON ROD STAMPED "PETIT" FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 1.11 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO FERNANDO DEB BISSON, RECORDED IN VOLUME 2724, PAGE 2423, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS.**
- THENCE NORTH 02°00'W A DISTANCE OF 678.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THAT CERTAIN CALLED 1.21 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO JOSE LUIS MALDONADO, RECORDED IN DOCUMENT NO. 2013755, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS.**
- THENCE N89°22'17"E A DISTANCE OF 193.04 FEET TO A NAIL FOUND FOR CORNER.**
- THENCE NORTH 47°20'W A DISTANCE OF 65.51 FEET TO A CAPPED IRON ROD FOUND IN THE SOUTH LINE OF SAID 354.175 ACRES TRACT OF LAND FOR THE NORTHEAST CORNER OF SAID 128.166 ACRES TRACT OF LAND.**
- THENCE S89°22'28"W A DISTANCE OF 225.71 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 254.175 ACRES TRACT OF LAND AND THE SOUTHWEST CORNER OF LOT 58 PECCOS RIVER PHASE 1, ACCORDING TO THE PLAN THEREON RECORDED IN CABINET E, SLIDE B1, PLAN RECORDS, ELLIS COUNTY, TEXAS.**
- THENCE NORTH 39°30'W A DISTANCE OF 299.48 FEET TO A 2-INCH FENCE CORNER POST FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF PECCOS RIVER FOR THE NORTHEAST CORNER OF LOT 58 OF SAID 254.175 ACRES TRACT OF LAND.**
- THENCE S89°27'16"W WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PECCOS RIVER A DISTANCE OF 291.00 FEET TO A POINT IN THE CENTERLINE OF SAID GIBSON ROAD FOR THE NORTHEAST CORNER OF SAID LOT 58.**
- THENCE NORTH 38° 38' W WITH THE CENTERLINE OF SAID GIBSON ROAD A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PECCOS RIVER FOR THE SOUTHWEST CORNER OF LOT 57 OF SAID 254.175 ACRES TRACT OF LAND.**
- THENCE N89°27'16"E WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PECCOS RIVER A DISTANCE OF 291.00 FEET TO A 2-INCH FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 57.**
- THENCE NORTH 39°30'W A DISTANCE OF 290.00 FEET TO A POINT FOR CORNER.**
- THENCE S89°29'56"E A DISTANCE OF 1395.65 FEET TO A POINT FOR CORNER.**
- THENCE S51°10'20"E A DISTANCE OF 1164.74 FEET TO A POINT FOR CORNER.**
- THENCE S04°54'43"E A DISTANCE OF 1037.49 FEET TO A POINT FOR CORNER.**
- THENCE N85°03'42"E A DISTANCE OF 240.35 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT.**
- THENCE WITH SAID CURVE TO THE RIGHT A CENTRAL ANGLE OF 82°45'41", A RADIUS OF 1145.00 FEET AND A CHORD THAT BEARS N85°03'42"E A DISTANCE OF 704.48 FEET TO A POINT AT THE END OF SAID CURVE.**
- THENCE N85°02'23"E A DISTANCE OF 821.58 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT.**
- THENCE WITH SAID CURVE TO THE LEFT A CENTRAL ANGLE OF 18°59'34", A RADIUS OF 1055.00 FEET AND A CHORD THAT BEARS N85°02'23"E A DISTANCE OF 269.37 FEET TO A POINT AT THE END OF SAID CURVE.**
- THENCE N68°50'48"E A DISTANCE OF 172.20 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT.**
- THENCE WITH SAID CURVE TO THE LEFT A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS N41°25'23"E A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT.**
- THENCE WITH SAID CURVE TO THE RIGHT A CENTRAL ANGLE OF 18°41'41", A RADIUS OF 115.00 FEET AND A CHORD THAT BEARS N23°50'48"E A DISTANCE OF 39.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT.**
- THENCE WITH SAID CURVE TO THE LEFT A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS N87°16'41"E A DISTANCE OF 46.00 FEET TO A POINT AT THE END OF SAID CURVE.**
- THENCE N68°50'48"E A DISTANCE OF 90.00 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT.**
- THENCE WITH SAID CURVE TO THE LEFT A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS S87°34'7"E A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT.**
- THENCE WITH SAID CURVE TO THE RIGHT A CENTRAL ANGLE OF 18°41'41", A RADIUS OF 115.00 FEET AND A CHORD THAT BEARS S87°14'47"E A DISTANCE OF 39.34 FEET TO A POINT AT THE END OF SAID CURVE.**
- THENCE WITH SAID CURVE TO THE LEFT A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS S87°14'47"E A DISTANCE OF 39.34 FEET TO A POINT AT THE END OF SAID CURVE.**
- THENCE WITH SAID CURVE TO THE RIGHT A CENTRAL ANGLE OF 18°41'41", A RADIUS OF 115.00 FEET AND A CHORD THAT BEARS S87°14'47"E A DISTANCE OF 39.34 FEET TO A POINT AT THE END OF SAID CURVE.**
- THENCE WITH SAID CURVE TO THE RIGHT A CENTRAL ANGLE OF 18°41'41", A RADIUS OF 115.00 FEET AND A CHORD THAT BEARS N77°21'31"E A DISTANCE OF 324.03 FEET TO A POINT AT THE END OF SAID CURVE.**



TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2022 JUL -7 AM 10:25

CHIEF CLERKS OFFICE

CERTIFICATE OF POSTING NOTICE

THE STATE OF TEXAS §
 §
COUNTY ELLIS §

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2022 JUL -7 AM 10:25
CHIEF CLERKS OFFICE

I, Shana Wagner, do hereby certify that at 9:59 a.m. on June 9, 2022, I submitted the attached and foregoing Notice of District Petition for Creation of Ellis Ranch MUD No. 1 from the Texas Commission on Environmental Quality to the county clerk for posting on the bulletin board used for posting legal notices at the Ellis County Clerk's Office as required by 30 Texas Administrative Code §293.12(b)(2).

EXECUTED this 24th day of June, 2022.

By: Shana Wagner
Shana Wagner

JONES – HEROY & ASSOCIATES, INC.
13915 N. MoPac Expwy, Ste. 408, Austin, Texas 78728

TRANSMITTAL

TO: TCEQ – Office of the Chief Clerk
FROM: Ken Heroy, P.E. - JHA
SUBJECT: Ellis Ranch MUD No. 1, Creation Application, ICN# D-03212022-036
DATE: 6/30/2022
CC: Andrew Paynter, TCEQ Reviewer

**ATTACHED ARE THE PUBLISHER'S AFFIDAVIT WITH TEAR SHEET AND
CONFIRMATION OF POSTING NOTICE ON THE COUNTY BULLETIN
BOARD.**

PLEASE LET US KNOW IF YOU HAVE ANY QUESTIONS.

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2022 JUL -7 AM 10: 24
CHIEF CLERKS OFFICE

512 98 2200

CERTIFICATE OF POSTING NOTICE

THE STATE OF TEXAS §
 §
COUNTY ELLIS §

I, Shana Wagner, do hereby certify that at 9:59 a.m. on June 9, 2022, I submitted the attached and foregoing Notice of District Petition for Creation of Ellis Ranch MUD No. 1 from the Texas Commission on Environmental Quality to the county clerk for posting on the bulletin board used for posting legal notices at the Ellis County Clerk's Office as required by 30 Texas Administrative Code §293.12(b)(2).

EXECUTED this 24th day of June, 2022.

By: Shana Wagner
Shana Wagner

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13915 N. MoPac Expwy, Ste. 408, Austin, Texas 78728

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BOARD.**

PLEASE LET US KNOW IF YOU HAVE ANY QUESTIONS.

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

Applicant Name: Ellis Ranch MUD 1
TCEQ Tracking No. D-03212022-036 CID Item No. 127410
Application Type: PETITION FOR CREATION OF A DISTRICT

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §
COUNTY OF: Ellis §

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

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

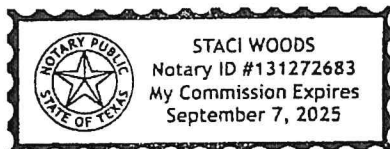
Texas; that the attached notice was published in said newspaper on the following dates:

May 1 May 8, 2022
(date or dates of publication)

[Signature]
Newspaper Representative's Signature

Subscribed and sworn to before me this the 30th day of June,
20 22, to certify which witness my hand and seal of office.

(Seal)



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

Staci Woods
Print or type Name of Notary Public

My Commission Expires September 7, 2025

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-03212022-036

PETITION. GRBK Edgewood, LLC, a Texas limited liability company (Petitioner), filed a petition for the creation of Ellis Ranch Municipal Utility District No. 1 (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 petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) the proposed District will contain approximately 571.147 acres located within Ellis County, Texas; and (3) the land within the proposed District is located partially within the extraterritorial jurisdiction of the City of Waxahachie (City), partially within the unincorporated area of Ellis County, and outside the corporate limits or extraterritorial jurisdiction of any other city or town. Additionally, information provided indicates that there are no lienholders on the property to be included in the proposed 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 petition further states that the proposed District will: (1) construct, maintain, and operate a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; (2) construct, maintain, and operate a sanitary sewer collection, treatment, and disposal system, for domestic and commercial purposes; (3) construct, install, maintain, purchase, and operate drainage and roadway facilities and improvements; and (4) construct, install, maintain, purchase, and operate facilities, systems, plants, and enterprises of such additional facilities as shall be consonant with all of the purposes for which the proposed District is created.

According to the 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 \$67,335,000 (\$48,160,000 for water, wastewater, and drainage plus \$19,175,000 for roads).

In accordance with Local Government Code § 42.042 and Texas Water Code § 54.016, the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioner submitted a petition to the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by 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.

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: April 13, 2022

Exhibit "A"

Metes and Bounds:

BEING A 571.147 ACRE TRACT OF LAND SITUATED IN THE G. WHEELOCK SURVEY, ABSTRACT NO. 1117, ELLIS COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 354.175 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO AP OKC WAREHOUSE LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 1901926, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 126.166 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO AP LAWTON LIMITED PARTNERSHIP, RECORDED IN VOLUME 2189, PAGE 1049, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 497.266 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BEN FATTO LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 1736457, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY TEXAS, A PART OF THAT CERTAIN CALLED 95.837 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ELOY 660, LLC, RECORDED IN VOLUME 2671, PAGE 208, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 264.641 ACRE TRACT OF LAND DESCRIBED IN SAID VOLUME 2671, PAGE 208 AND A PART OF THAT CERTAIN CALLED 168.702 ACRE TRACT OF LAND DESCRIBED IN SAID 2671, PAGE 208 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 1/2-INCH IRON ROD FOUND, THE SOUTHWEST CORNER OF SAID 126.166 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.218 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN THE DEED TO DEWAYNE EDDY, RECORDED IN VOLUME 1775, PAGE 623, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N01°02'56"W, A DISTANCE OF 176.13 FEET TO A CAPPED IRON ROD STAMPED "PETITT" FOUND FOR THE NORTHEAST CORNER OF SAID 1.218 ACRE TRACT OF LAND;

THENCE S88°48'41"W, A DISTANCE OF 322.79 FEET TO A POINT IN THE CENTERLINE OF GIBSON ROAD;

THENCE N00°46'35"W, WITH THE CENTERLINE OF SAID GIBSON ROAD, A DISTANCE OF 175.15 FEET TO A POINT FOR CORNER;

THENCE N89°22'25"E, A DISTANCE OF 322.06 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.11 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MICHAEL CARTER AND TERESA CARTER, RECORDED IN DOCUMENT NO. 1610772, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N01°02'00"W, A DISTANCE OF 675.82 FEET TO A NAIL FOUND FOR CORNER;

THENCE S89°22'25"W, A DISTANCE OF 319.22 FEET TO A POINT IN THE CENTERLINE OF SAID GIBSON ROAD;

THENCE N01°02'00"W, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER;

THENCE N89°22'25"E, A DISTANCE OF 319.22 FEET TO A CAPPED IRON ROD STAMPED "PETITT" FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO FERNANDO DEL BOSQUE, RECORDED IN VOLUME 2724, PAGE 2423, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N01°02'00"W, A DISTANCE OF 676.09 FEET TO A POINT FOR THE NORTHEAST CORNER OF THAT CERTAIN CALLED 1.21 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOSE LUIS MALDONADO, RECORDED IN DOCUMENT NO. 2019765, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N89°22'17"E, A DISTANCE OF 193.04 FEET TO A NAIL FOUND FOR CORNER;

THENCE N00°47'32"W, A DISTANCE OF 352.51 FEET TO A CAPPED IRON ROD FOUND IN THE SOUTH LINE OF SAID 354.175 ACRE TRACT OF LAND FOR THE NORTHWEST CORNER OF SAID 126.166 ACRE TRACT OF LAND;

THENCE S89°22'28"W, A DISTANCE OF 225.71 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 354.175 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF LOT 59, HUNTERS RUN, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 81, PLAT RECORDS, ELLIS COUNTY, TEXAS;

THENCE N00°39'00"W, A DISTANCE OF 299.46 FEET TO A 2-INCH FENCE CORNER POST FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF PECOS RIVER FOR THE NORTHEAST CORNER OF LOT 58 OF SAID HUNTERS RUN;

THENCE S89°27'16"W, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PECOS RIVER, A DISTANCE OF 291.00 FEET TO A POINT IN THE CENTERLINE OF SAID GIBSON ROAD FOR THE NORTHWEST CORNER OF SAID LOT 58;

THENCE N 00° 38' 58" W, WITH THE CENTERLINE OF SAID GIBSON ROAD, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PECOS RIVER FOR THE SOUTHWEST CORNER OF LOT 57 OF SAID HUNTERS RUN;

THENCE N89°27'16"E, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PECOS RIVER, A DISTANCE OF 291.00 FEET TO A 2-INCH FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 57;

THENCE N00°39'00"W, A DISTANCE OF 926.07 FEET TO A POINT FOR CORNER;

THENCE S67°09'56"E, A DISTANCE OF 1395.63 FEET TO A POINT FOR CORNER;

THENCE S51°10'20"E, A DISTANCE OF 1164.74 FEET TO A POINT FOR CORNER;

THENCE S04°54'43"E, A DISTANCE OF 1037.49 FEET TO A POINT FOR CORNER;

THENCE N85°03'42"E, A DISTANCE OF 240.95 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 03°46'41", A RADIUS OF 1145.00 FEET AND A CHORD THAT BEARS N86°57'03"E, A DISTANCE OF 75.48 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N88°50'23 E, A DISTANCE OF 821.58 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 19°59'34", A RADIUS OF 1055.00 FEET AND A CHORD THAT BEARS N78°50'36" E, A DISTANCE OF 366.27 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N68°50'48" E, A DISTANCE OF 172.20 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS N41°25'23" E, A DISTANCE OF 46.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 19°41'41", A RADIUS OF 115.00 FEET AND A CHORD THAT BEARS N23°50'48"E, A DISTANCE OF 39.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS N06°16'14"E, A DISTANCE OF 46.06 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N68°50'48"E, A DISTANCE OF 90.00 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS S48°34'37"E, A DISTANCE OF 46.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 19°48'57", A RADIUS OF 115.00 FEET AND A CHORD THAT BEARS S66°05'33" E, A DISTANCE OF 39.58 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°07'29", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS S83°14'49"E, A DISTANCE OF 45.50 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N68°58'28"E, A DISTANCE OF 204.54 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 16°46'29", A RADIUS OF 1145.00 FEET AND A CHORD THAT BEARS N77°21'31"E, A DISTANCE OF 334.03 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N85°44'45 E, A DISTANCE OF 751.96 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 19°33'55", A RADIUS OF 1145.00 FEET AND A CHORD THAT BEARS S84°28'17" E, A DISTANCE OF 389.09 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE S74°41'20"E, A DISTANCE OF 1503.18 FEET TO A POINT FOR CORNER;

THENCE N10°58'16"E, A DISTANCE OF 225.49 FEET TO A POINT FOR CORNER;

THENCE N11°35'09"E, A DISTANCE OF 1159.49 FEET TO A POINT FOR CORNER;

THENCE N 65° 07' 33" E, A DISTANCE OF 624.68 FEET TO A POINT IN THE EAST LINE OF SAID 168.702 ACRE TRACT OF LAND;

THENCE S30°40'03"E, A DISTANCE OF 705.14 FEET TO A POINT FOR CORNER;

THENCE S28°14'46"E, A DISTANCE OF 3056.88 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF F.M. 878 FOR THE SOUTHEAST CORNER OF SAID 168.702 ACRE TRACT OF LAND;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 878, THE SOUTH LINE OF SAID 168.702 ACRE TRACT OF LAND, THE SOUTH LINE OF SAID 264.641 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID 497.266 ACRE TRACT OF LAND, THE FOLLOWING COURSES AND DISTANCES:

S73°57'38"W, A DISTANCE OF 56.26 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 03°23'27", A RADIUS OF 1868.56 FEET AND A CHORD THAT BEARS S75°53'28"W, A DISTANCE OF 110.57 FEET TO A POINT AT THE END OF SAID CURVE;

S77°32'30"W, A DISTANCE OF 1214.19 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 05°19'06", A RADIUS OF 5689.89 FEET AND A CHORD THAT BEARS S80°16'32"W, A DISTANCE OF 527.97 FEET TO A POINT AT THE END OF SAID CURVE;

S82°37'43"W, A DISTANCE OF 490.94 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 168.702 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF SAID 264.641 ACRE TRACT OF LAND;

S82°51'22"W, A DISTANCE OF 24.30 FEET TO A POINT FOR CORNER;

S83°30'22"W, A DISTANCE OF 185.20 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 16°21'48", A RADIUS OF 1185.92 FEET AND A CHORD THAT BEARS S75°15'36"W, A DISTANCE OF 337.54 FEET TO A POINT AT THE END OF SAID CURVE;

S67°07'22"W, A DISTANCE OF 397.60 FEET TO A POINT FOR CORNER;

S67°01'47"W, A DISTANCE OF 933.79 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 19°47'59", A RADIUS OF 1949.86 FEET AND A CHORD THAT BEARS S57°09'22"W, A DISTANCE OF 670.47 FEET TO A POINT AT THE END OF SAID CURVE;

S47°13'07"W, A DISTANCE OF 354.73 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 41°30'49", A RADIUS OF 778.51 FEET AND A CHORD THAT BEARS S69°26'15"W, A DISTANCE OF 551.81 FEET TO A POINT AT THE END OF SAID CURVE;

S 88° 25' 07" W, A DISTANCE OF 297.12 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 264.641 ACRE TRACT OF LAND AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 497.266 ACRE TRACT OF LAND;

S87°56'24"W, A DISTANCE OF 60.03 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 497.266 ACRE TRACT OF LAND;

THENCE N01°04'28"W, A DISTANCE OF 1677.60 FEET TO A POINT FOR CORNER;

THENCE N05°39'37"E, A DISTANCE OF 28.49 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF BOYCE CREEK;

THENCE WITH THE APPROXIMATE CENTERLINE OF SAID BOYCE CREEK, THE FOLLOWING COURSES AND DISTANCES:

N76°16'02"W, A DISTANCE OF 29.33 FEET TO A POINT FOR CORNER;

S69°16'57"W, A DISTANCE OF 19.24 FEET TO A POINT FOR CORNER;

S28°15'39"W, A DISTANCE OF 26.75 FEET TO A POINT FOR CORNER;

S21°43'43"W, A DISTANCE OF 71.62 FEET TO A POINT FOR CORNER;

S52°41'05"W, A DISTANCE OF 56.12 FEET TO A POINT FOR CORNER;

S74°31'06"W, A DISTANCE OF 95.74 FEET TO A POINT FOR CORNER;

N87°36'50"W, A DISTANCE OF 20.42 FEET TO A POINT FOR CORNER;

N68°42'13"W, A DISTANCE OF 117.67 FEET TO A POINT FOR CORNER;

N49°33'26"W, A DISTANCE OF 56.92 FEET TO A POINT FOR CORNER;

N47°02'49"W, A DISTANCE OF 90.98 FEET TO A POINT FOR CORNER;

N48°56'30"W, A DISTANCE OF 53.87 FEET TO A POINT FOR CORNER;
N34°28'48"W, A DISTANCE OF 67.81 FEET TO A POINT FOR CORNER;
N23°09'19"W, A DISTANCE OF 66.73 FEET TO A POINT FOR CORNER;
N00°38'39"W, A DISTANCE OF 56.83 FEET TO A POINT FOR CORNER;
N10°49'08"W, A DISTANCE OF 154.35 FEET TO A POINT FOR CORNER;
N48°19'35"W, A DISTANCE OF 33.66 FEET TO A POINT FOR CORNER;
N52°34'38"W, A DISTANCE OF 41.03 FEET TO A POINT FOR CORNER;
N16°34'06"W, A DISTANCE OF 56.89 FEET TO A POINT FOR CORNER;
N26°28'32"W, A DISTANCE OF 59.84 FEET TO A POINT FOR CORNER;
N20°33'47"W, A DISTANCE OF 153.08 FEET TO A POINT FOR CORNER;
N30°30'59"W, A DISTANCE OF 102.08 FEET TO A POINT FOR CORNER;
N22°22'15"W, A DISTANCE OF 78.09 FEET TO A POINT FOR CORNER;
N01°41'20"E, A DISTANCE OF 54.12 FEET TO A POINT FOR CORNER;
N11°24'58"W, A DISTANCE OF 111.33 FEET TO A POINT FOR CORNER;
N10°38'51"W, A DISTANCE OF 54.35 FEET TO A POINT, CORNER;
N32°00'22"W, A DISTANCE OF 95.43 FEET TO A POINT FOR CORNER;
N04°31'42"E, A DISTANCE OF 97.72 FEET TO A POINT FOR CORNER;
N05°32'52"E, A DISTANCE OF 110.26 FEET TO A POINT FOR CORNER;
N10°42'23"W, A DISTANCE OF 30.45 FEET TO A POINT FOR CORNER;
N53°20'43"W, A DISTANCE OF 46.32 FEET TO A POINT FOR CORNER;
N83°56'28"W, A DISTANCE OF 79.63 FEET TO A POINT FOR CORNER;
N65°10'23"W, A DISTANCE OF 27.86 FEET TO A POINT FOR CORNER;
N46°53'40"W, A DISTANCE OF 86.81 FEET TO A POINT FOR CORNER;
N33°47'04"W, A DISTANCE OF 32.53 FEET TO A POINT FOR CORNER;
N19°34'13"W, A DISTANCE OF 33.71 FEET TO A POINT FOR CORNER;
N81°41'19"W, A DISTANCE OF 25.54 FEET TO A POINT FOR CORNER;
S89°47'57"W, A DISTANCE OF 23.41 FEET TO A POINT FOR CORNER;
S67°17'27"W, A DISTANCE OF 40.31 FEET TO A POINT FOR CORNER;

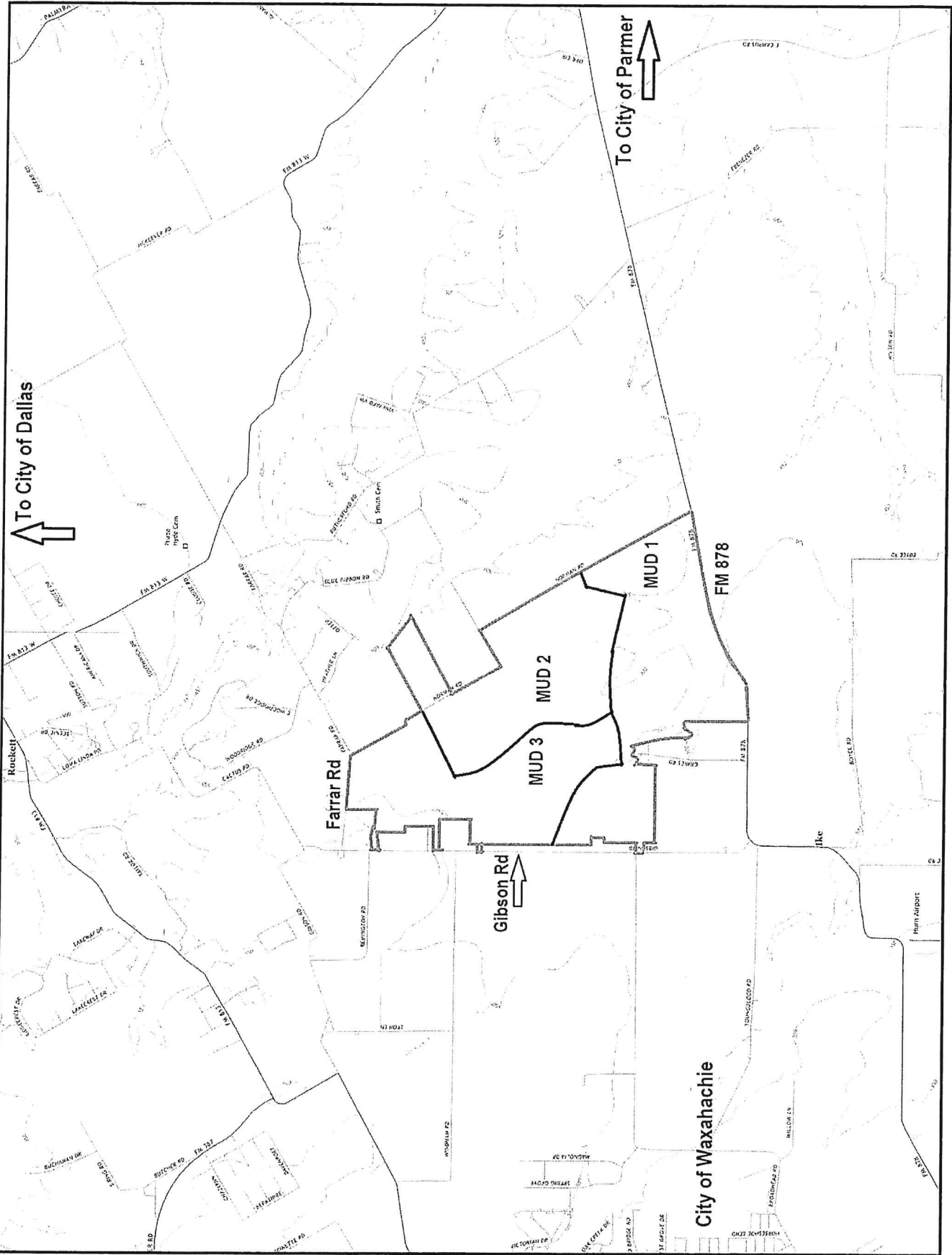
S37°36'55"W, A DISTANCE OF 36.86 FEET TO A POINT FOR CORNER;
S08°05'38"W, A DISTANCE OF 23.37 FEET TO A POINT FOR CORNER;
S33°19'31"E, A DISTANCE OF 37.60 FEET TO A POINT FOR CORNER;
S48°29'29"E, A DISTANCE OF 47.28 FEET TO A POINT FOR CORNER;
S15°23'05 E, A DISTANCE OF 44.63 FEET TO A POINT FOR CORNER;
S39°24'12"W, A DISTANCE OF 45.46 FEET TO A POINT FOR CORNER;
S77°30'09"W, A DISTANCE OF 47.68 FEET TO A POINT FOR CORNER;
S72°04'17"W, A DISTANCE OF 67.61 FEET TO A POINT FOR CORNER;
S41°33'59"W, A DISTANCE OF 18.03 FEET TO A POINT FOR CORNER;
N69°16'08"W, A DISTANCE OF 48.08 FEET TO A POINT FOR CORNER;
N77°19 06"W, A DISTANCE OF 97.66 FEET TO A POINT IN THE WEST LINE
OF SAID 95.837 ACRE TRACT OF LAND AND THE EAST LINE OF SAID
126.127 ACRE TRACT OF LAND;

THENCE S05°44'06"W, A DISTANCE OF 515.56 FEET TO A 1-INCH AXLE FOUND
FOR THE SOUTHEAST CORNER OF SAID 126.127 ACRE TRACT OF LAND;

THENCE S88°48'13"W, A DISTANCE OF 2495.89 FEET TO THE POINT OF
BEGINNING AND CONTAINING 571.147 ACRES OF LAND.

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

BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL
ZONE, 4202, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS.



VICINITY MAP - ELLIS RANCH MUDS

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



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

April 13, 2022

Mr. Ross Martin
Winstead, PC
2728 North Harwood Street
Dallas, Texas 75201

Re: Publication of Notice of District Petition regarding creation of Ellis Ranch
Municipal Utility District No. 1
TCEQ Internal Control No. D-03212022-036

Dear Mr. Martin:

Enclosed is a copy of the notice for the above petition. Please carefully review the notice for accuracy prior to publication and distribution. Contact Andrew Paynter in the District Administration Office at 512/239-4709 if the notice is found to be in error.

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

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

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

The Chief Clerk's Office should receive all affidavits no later than 14 days after the second publication of the notice in the newspaper.

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

Sincerely,

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

Laurie Gharis
Chief Clerk

LG/ka
Enclosures

cc: To all on attached mailing list.

MAILING LIST

Ellis Ranch Municipal Utility District No. 1
TCEQ Internal Control No. D-03212022-036

Mr. Ross Martin
Winstead, PC
2728 North Harwood Street
Dallas, Texas 75201

Mr. Ken Heroy, P.E.
Jones-Heroy & Associates, Inc.
13915 North MoPac Expressway, Suite 408
Austin, Texas 78728

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

The Honorable Brian Birdwell
Texas Senate District 22
Brian.birdwell@senate.texas.gov

The Honorable Brian Harrison
Texas House District 10
Brian.harrison@house.texas.gov

Ms. Amber Villarreal, Secretary
City of Waxahachie
401 South Rogers Street
Waxahachie, Texas 75165

Krystal Valdez
Ellis County Clerk
109 South Jackson Street
Waxahachie, Texas 75165

Rockett Special Utility District
126 Alton Adams Drive
Waxahachie, Texas 75165

Mr. Mike Eastland, Executive Director
North Central Tx Council of Governments
Centerpoint II
616 Six Flags Drive
Arlington, Texas 76011

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

Todd Galiga, Senior Attorney, Environmental Law Division, MC-173
Kayla Murray, Attorney, Environmental Law Division, MC-173
Andrew Paynter, Technical Specialist, Districts Section, MC-152
Justin P. Taack, Manager, Districts Section, MC-152
Genara Navara, Drinking Water Special Functions Section, MC-153
Vic McWherter, Office of the Public Interest Counsel, MC-103

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

Applicant Name: Ellis Ranch MUD 1
TCEQ Tracking No. D-03212022-036 CID Item No. 127410
Application Type: PETITION FOR CREATION OF A DISTRICT

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §

COUNTY OF: _____ §

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

_____, who being by me duly
(name of newspaper representative)

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

of the _____ ; that said newspaper is
(name of newspaper)

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

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

(date or dates of publication)

Newspaper Representative's Signature

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

Notary Public in and for the State of Texas

(Seal)

Print or type Name of Notary Public

My Commission Expires _____