

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 Lampasas County Municipal Utility District No. 1, SOAH Docket No. 582-23-16963, TCEQ Docket No. 2022-1653-DIS, was mailed on May 4, 2023.

Given under my hand and the seal of the Texas Commission on Environmental Quality, this the 4th day of May 2023.

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

Laurie Gharis, Chief Clerk
Texas Commission on Environmental Quality

SEAL

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF HEARING
Lampasas County Municipal Utility District No. 1
SOAH Docket No. 582-23-16963
TCEQ Docket No. 2022-1653-DIS
TCEQ Internal Control No. D-07062022-010

PETITION.

Pitt Creek Ranch LLC, a Texas limited liability company (Petitioner) filed a petition for creation of Lampasas County 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) there is one lienholder, Capital Farm Credit, ACA, on the property to be included in the proposed District and information provided indicates that the lienholder consents to the creation of the proposed District; (3) the proposed District will contain approximately 2,931.97 acres located within Lampasas County, Texas; and (4) none of the land within the proposed District is within the corporate limits or extraterritorial jurisdiction of any city.

The petition further states that the proposed District will: (1) design, construct, acquire, maintain, and own a waterworks system for domestic and commercial purposes; (2) design, construct, acquire, improve, extend, maintain, and operate works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the proposed District; (3) control, abate, and amend local storm waters or other harmful excesses of water; (4) acquire, own, develop, construct, improve, manage, maintain, and operate roads; and (5) design, construct, acquire, improve, maintain, and operate such additional facilities, systems, plants, and enterprises 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 Petitioners that the cost of said project will be approximately \$51,500,000 (\$26,800,000 for water and drainage and \$24,700,000 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. – May 23, 2023

To join the Zoom meeting via computer:

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

Meeting ID: 161 828 7556

Password: TCE63L

or

To join the Zoom meeting via telephone:

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

Meeting ID: 161 828 7556

Password: 172171

**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, telephone (512) 239-6363. For additional information, contact the TCEQ Water Supply Division, Districts Section (MC 152), P.O. Box 13087, Austin, Texas 78711-3087, telephone (512) 239-4691. General information regarding the TCEQ can be found at our 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: May 4, 2023

Laurie Gharis, Chief Clerk
Texas Commission on Environmental Quality

MAILING LIST
Lampasas County Municipal Utility District No. 1
SOAH Docket No. 582-23-16963; TCEQ Docket No. 2022-1653-DIS

FOR THE APPLICANT:

Richard Hamala, Attorney
Tiemann Shahady & Hamala PC
102 North Railroad Avenue
Pflugerville, Texas 78660

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

INTERESTED PERSON(S):

See attached list.

FOR THE EXECUTIVE DIRECTOR
via electronic mail:

Harrison "Cole" Malley, Staff Attorney
Texas Commission on Environmental
Quality
Environmental Law Division, MC-173
P.O. Box 13087
Austin, Texas 78711

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

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

FOR PUBLIC INTEREST COUNSEL
via electronic mail:

Jennifer Jamison, 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:

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

ERIC ALLMON
PERALES ALLMON & ICE PC
1206 SAN ANTONIO ST
AUSTIN TX 78701-1834

RICHARD ANDREWS
5971 COUNTY ROAD 1255
LAMPASAS TX 76550-3120

BILLY & TASHA BATES
PO BOX 605
LAMPASAS TX 76550-0005

JOHN & SHEILA BEAN
1322 FM 1494
LAMPASAS TX 76550-3157

WAYNE L BOULTINGHOUSE LAMPASAS
501 E 4TH ST
LAMPASAS TX 76550-2957

WAYNE L BOULTINGHOUSE LAMPASAS
PO BOX 231
LAMPASAS TX 76550-0029

CONCERNED CITIZEN
PO BOX 1866
LAMPASAS TX 76550-0015

DR. KARLEY ANNE GOEN
WCM RANCH
715 COUNTY ROAD 1139
LAMPASAS TX 76550-3034

MORGAN GOEN KALDIS
715 COUNTY ROAD 1139
LAMPASAS TX 76550-3034

VIRGINIA HODGES
6368 W FM 580
LAMPASAS TX 76550-3661

RANDALL J HOYER
STE 103
501 E 4TH ST
LAMPASAS TX 76550-2957

JANET MACHEN
698 PRIVATE ROAD 1296
LAMPASAS TX 76550-3090

CHUCK & DALE L MARTIN
187 ESTRELLA XING
GEORGETOWN TX 78628-6973

CHUCK & DALE L MARTIN
APT 152
10600 JOLLYVILLE RD
AUSTIN TX 78759-6276

SUSAN MECKEL
LOWER COLORADO RIVER AUTHORITY
L106
PO BOX 220
AUSTIN TX 78767-0220

CRAIG & STACEY L MEENGES
7570 COUNTY ROAD 1255
LAMPASAS TX 76550-3272

KENNETH & RITA SCHOEN
1437 SLAWSON LN
KILLEEN TX 76542-4271

RONNIE & SHARON SMITH
715 COUNTY ROAD 1139
LAMPASAS TX 76550-3034

SUZANNE SMITH RUSH
715 COUNTY ROAD 1139
LAMPASAS TX 76550-3034

SAL SOLIS
PO BOX 398
HOUSTON TX 77001-0398

SAL GIOVANNI SOLIS
PO BOX 920648
HOUSTON TX 77292-0648

MARY & RANDEL C TAYLOR
5893 COUNTY ROAD 1255
LAMPASAS TX 76550-3294

TREY TAYLOR
303 W CALHOUN AVE
TEMPLE TX 76501-3128

GRANVIL & JUDITH GAIL TREECE
927 PRIVATE ROAD 1236
LAMPASAS TX 76550-2109

THOMAS F VIRR
1400 FIELDSTONE ST
CEDAR PARK TX 78613-4156

JANE & THOMAS M WATSON III
PO BOX 1866
LAMPASAS TX 76550-0015

THOMAS M WATSON III
PO BOX 1866
LAMPASAS TX 76550-0015

PAUL WILBORN
PO BOX 444
LAMPASAS TX 76550-0004

BURTON WILLIAM RAWSON GOEN
715 COUNTY ROAD 1139
LAMPASAS TX 76550-3034

TIEMANN, SHAHADY & HAMALA, P.C.

TELEPHONE (512) 251-1920

102 N. RAILROAD AVE.
PFLUGERVILLE, TEXAS 78660

FACSIMILE (512) 251-8540

September 23, 2022

Texas Commission on Environmental Quality
Chief Clerk's Office
Building F, Mail Code 105
12100 Park 35 Circle
Austin, TX 78753

VIA HAND DELIVERY

Re: Publication of Notice of District Petition Regarding
Creation of Lampasas County Municipal Utility District No. 1
TCEQ Internal Control No. D-07062022-010

Dear Chief Clerk Gharis:

Enclosed are the following items evidencing public notice regarding the above referenced district creation application:

- Original affidavit of publication completed and notarized by the newspaper with original tear sheets from the newspaper.
- Original affidavit of posting of notice on the bulletin board used for posting legal notices in Lampasas County with certificate from the office of the county judge.

These affidavits and attachments show that public notice of the petition was provided as required by 30 Texas Administrative Code §293.12(b) with newspaper publication completed as of September 16, 2022, and posting completed as of September 9, 2022. Please do not hesitate to call me at 512-251-1920 if you have any questions concerning these affidavits.

Sincerely,



Richard L. Hamala

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2022 SEP 23 PM 2:06
CHIEF CLERKS OFFICE

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

Applicant Name: LAMPASAS COUNTY MUD 1
TCEQ Tracking No. D-07062022-010 CID Item No. 129055
Application Type: PETITION FOR CREATION OF A DISTRICT

AFFIDAVIT OF PUBLICATION

TEXAS
COMMISSION ON
ENVIRONMENTAL
QUALITY
2022 SEP 23 PM 2:47
CHIEF CLERKS OFFICE

STATE OF TEXAS §
COUNTY OF: Lampasas §

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

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

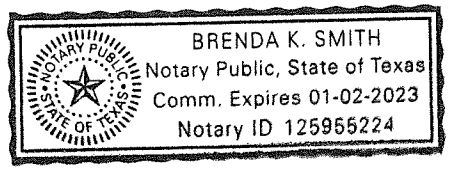
of the Lampasas Dispatch Record; that said newspaper is
(name of newspaper)

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

Texas; that the attached notice was published in said newspaper on the following dates:
Friday September 9 and Friday September 16, 2022.
(date or dates of publication)

David Lowe
Newspaper Representative's Signature

Subscribed and sworn to before me this the 16th day of September,
2022, to certify which witness my hand and seal of office.



(Seal)

Brenda K. Smith
Notary Public in and for the State of Texas

Brenda K. Smith
Print or type Name of Notary Public

My Commission Expires 01-02-2023

Classifieds

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

FIELD NOTES
JOB NO. 210608



NOTICE OF DISTRICT PETITION
TCEQ INTERNAL CONTROL NO. D-07062022-010

PETITION. Pitt Creek Ranch LLC, a Texas limited liability company (Petitioner) filed a petition for creation of Lampasas County 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) there is one lienholder, Capital Farm Credit, ACA, on the property to be included in the proposed District and information provided indicates that the lienholder consents to the creation of the proposed District; (3) the proposed District will contain approximately 2,931.97 acres located within Lampasas County, Texas; and (4) none of the land within the proposed District is within the corporate limits or extraterritorial jurisdiction of any city.

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) design, construct, acquire, maintain, and own a waterworks system for domestic and commercial purposes; (2) design, construct, acquire, improve, extend, maintain, and operate works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the proposed District; (3) control, abate, and amend local storm waters or other harmful excesses of water; (4) acquire, own, develop, construct, improve, manage, maintain, and operate roads; and (5) design, construct, acquire, improve, maintain, and operate such additional facilities, systems, plants, and enterprises 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 Petitioners that the cost of said project will be approximately \$51,500,000 (\$26,800,000 for water and drainage and \$24,700,000 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: August 25, 2022

Exhibit "A"

FIELD NOTES
JOB NO. 210608

Page 1 of 3
Exhibit Attached

2931.97 ACRES

BEING 2931.97 acres of land, approximately 2490.33 acres being out of the Cheney Williams Survey, Abstract No. 716 and approximately 441.64 acres being out of the James Nichols Survey, Abstract No. 521, Lampasas County, Texas, and being a part of that tract described in a Warranty Deed with Vendor's Lien to Pitt Creek Ranch, LLC dated October 29, 2021 and recorded in Volume 591, Page 228 of the Deed Records of Lampasas County and described by metes and bounds as follows:

BEGINNING at a 3/8" iron pin with no cap found in the north margin of County Road 1255 for the southeast corner of that tract described in a Warranty Deed with Vendor's Lien to Robert S. Sellers and Jill Allison Sellers dated July 26, 2018 and recorded in Volume 545, Page 384 of said deed records and being the southwest corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: N 20° 54' 13" W 2394.21 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of that tract described in a Warranty Deed with Vendor's Lien to Bobby Lee Bumpas dated May 31, 2013 and recorded in Volume 488, Page 685 of said deed records and the west line of said Pitt Creek Ranch, LLC tract and being the most westerly northwest corner of this tract,

THENCE: across said Pitt Creek Ranch, LLC tract the following courses and distances:

- N 68° 43' 29" E 1886.90 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an inside ell corner of this tract,
- N 20° 34' 10" W 3577.51 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the south line of that tract described in a Cash Deed to TX 7 Land LLC dated March 10, 2021 and recorded in Volume 580, Page 420 of said deed records and being in the north line of said Pitt Creek Ranch, LLC tract and being the most northern northwest corner of this tract,

THENCE: with the north line of said Pitt Creek Ranch, LLC tract and this tract the following courses and distances:

- N 68° 41' 13" E 3153.79 feet to a mag nail with shiner inscribed "CCC 4835" set

2931.97 ACRES (continued)

- N 01° 59' 49" W 729.47 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
- N 06° 00' 34" W 81.54 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
- N 16° 11' 08" W 64.59 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
- N 29° 17' 12" W 25.57 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
- N 77° 42' 57" E 1237.48 feet to a 1/2" iron pin with no cap found,
- N 24° 05' 40" E 58.44 feet to a 1/2" iron pin with no cap found,
- N 01° 08' 51" W 681.85 feet to a mag nail with shiner inscribed "CCC 4835" set of County Road 1139,
- N 75° 21' 30" E 132.31 feet to a spindle with a shiner inscribed "CCC 4835" set of County Road 1139,
- N 16° 16' 18" E 159.83 feet with the west margin of County Road 1139 to a 3/8" cap found,
- N 73° 06' 56" E 1341.12 feet with the south margin of County Road 1139 to a 3/4" cap found for the northwest corner of that tract described in a Warranty Deed to dated January 1, 2010 and recorded in Volume 458, Page 713 of said deed record northeast corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: with the west line of said Pitt Creek Ranch, LLC tract and this tract the following distances:

- S 20° 09' 38" E 3460.12 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
- S 69° 29' 48" W 1343.02 feet to a 1/2" iron pin with no cap found,
- S 21° 18' 24" E 2713.52 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
- N 69° 34' 45" E at 4129.76 feet passing a 2-1/2" pipe fence post found, in all 431 calculated point in a creek/drainage area,
- S 20° 22' 27" E at 126.21 feet passing a 1/2" iron pin with a yellow plastic cap in 4835" set in a fence for reference, in all 2571.88 feet to a 1/2" iron pin with a yellow inscribed "CCC 4835" found,
- S 69° 37' 15" W 1350.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed found for an inside ell corner of said Pitt Creek Ranch, LLC tract and this tract;
- S 20° 54' 02" E 1134.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed found in the north margin of County Road 1255 and being the southeast corner of Ranch, LLC tract and this tract;

FIELD NOTES
JOB NO. 210608

2931.97 ACRES (continued)

THENCE: with the north margin of County Road 1255 the following courses and distance

- S 69° 05' 58" W 2985.55 feet to an 8" cedar fence post found,
- S 15° 51' 37" E 22.93 feet to an 8" cedar fence post found,
- S 70° 12' 16" W 458.11 feet to a 1/2" iron pin with no cap found,
- S 69° 50' 22" W 3684.06 feet to an 8" cedar fence post found,
- S 69° 51' 15" W 856.27 feet to a 1/2" iron pin with no cap found,
- S 71° 54' 42" W 278.14 feet to a 1/2" iron pin with no cap found,
- N 67° 43' 24" W 194.98 feet to a 1/2" iron pin with no cap found,
- N 39° 07' 13" W 2147.75 feet to a 1/2" iron pin with no cap found,
- N 49° 08' 00" W 60.98 feet to a 1/2" iron pin with no cap found,
- S 79° 41' 09" W 4836.76 feet to a 1/2" iron pin with an orange plastic cap inscribed found,
- S 79° 39' 35" W 4034.37 feet to the Point of Beginning.

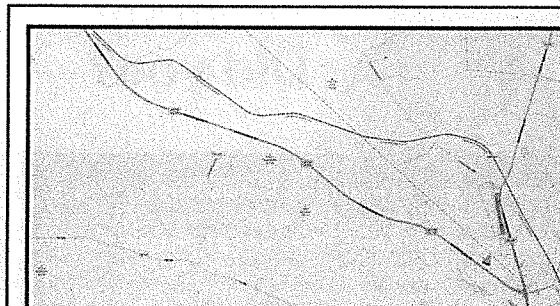
Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



March 09, 2022

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C
PO Box 5
Lampasa
www.tripl
Firm No.



Classifieds

STATE COMMISSION ON ENVIRONMENTAL QUALITY

FIELD NOTES
JOB NO. 210608

Page 2 of 3
Exhibit Attached



**NOTICE OF DISTRICT PETITION
TCEQ INTERNAL CONTROL NO. D-07062022-010**

Pitt Creek Ranch LLC, a Texas limited liability company (Petitioner) filed a petition with Lampasas County Municipal Utility District No. 1 (District) with the Texas Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, Section 1, 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 requests that: (1) the Petitioner holds title to a majority in value of the land to be proposed District; (2) there is one lienholder, Capital Farm Credit, ACA, on the land included in the proposed District and information provided indicates that the land is to be used for the creation of the proposed District; (3) the proposed District will include approximately 2,931.97 acres located within Lampasas County, Texas; and (4) none of the proposed District is within the corporate limits or extraterritorial jurisdiction of any city.

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

The Petitioner states that the proposed District will: (1) design, construct, acquire, install, and maintain a waterworks system for domestic and commercial purposes; (2) design, construct, acquire, improve, extend, maintain, and operate works, improvements, facilities, and appliances helpful or necessary to provide more adequate drainage for the District; (3) control, abate, and amend local storm waters or other harmful waters; (4) acquire, own, develop, construct, improve, manage, maintain, and operate a waterworks system, construct, acquire, improve, maintain, and operate such additional works, improvements, facilities, and enterprises as shall be consonant with all of the purposes for which the District is created.

The Petitioner states that a preliminary investigation has been made to determine the cost of the proposed District as estimated by the Petitioners that the cost of said project will be approximately \$500,000 (\$26,800,000 for water and drainage and \$24,700,000 for roads).

HEARING. The TCEQ may grant a contested case hearing on this petition if a 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 representative, an official representative), mailing address, daytime phone number, and (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) a request for a contested case hearing; (4) a brief description of how you would like the hearing to be held in a way not common to the general public; and (5) the location of the hearing relative to the proposed District's boundaries. You may also submit your comments to the petition which would satisfy your concerns. Requests for a hearing must be submitted in writing to the Office of the Chief Clerk at the address in the information section below.

The Petitioner 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 is held, the Executive Director will not approve the petition and will forward the petition to the TCEQ Commissioners for their consideration at a scheduled hearing. If a contested case hearing is held, it will be a legal proceeding similar to a contested case hearing in district court.

Written hearing requests should be submitted to the Office of the Chief Clerk, 1000 West 1308th Street, Austin, TX 78711-3087. For information concerning the hearing, contact the Public Interest Counsel, MC-103, at the same address. General information concerning TCEQ can be found at our web site <http://www.tceq.texas.gov/>.

2022

Exhibit "A"

Page 1 of 3
Exhibit Attached

The land, approximately 2490.33 acres being out of the Cheney Williams Survey, approximately 441.64 acres being out of the James Nichols Survey, Abstract No. 521, and being a part of that tract described in a Warranty Deed with Vendor's Lien to the State of Texas, dated October 29, 2021 and recorded in Volume 591, Page 228 of the Deed Records and described by metes and bounds as follows:

1. Iron pin with no cap found in the north margin of County Road 1255 for the tract described in a Warranty Deed with Vendor's Lien to Robert S. Sellers and Jill July 26, 2018 and recorded in Volume 545, Page 384 of said deed records and being said Pitt Creek Ranch, LLC tract and this tract;

2. 13° W 2394.21 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" that tract described in a Warranty Deed with Vendor's Lien to Bobby Lee Bumpas and recorded in Volume 488, Page 685 of said deed records and the west line of said C tract and being the most westerly northwest corner of this tract,

3. Pitt Creek Ranch, LLC tract the following courses and distances:
S 1886.90 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the corner of this tract,
W 3577.51 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the northeast corner of that tract described in a Cash Deed to TX 7 Land LLC dated March 10, 2021 and Volume 580, Page 420 of said deed records and being in the north line of said Pitt Creek Ranch, LLC tract and being the most northern northwest corner of this tract,

4. The north line of said Pitt Creek Ranch, LLC tract and this tract the following courses and

5. N 3153.79 feet to a map nail with shiner inscribed "CCC 4835" found,

2931.97 ACRES (continued)

15. N 01° 59' 49" W 729.47 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
16. N 06° 00' 34" W 81.54 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
17. N 16° 11' 08" W 64.59 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
18. N 29° 17' 12" W 25.57 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
19. N 77° 42' 57" E 1237.48 feet to a 1/2" iron pin with no cap found,
20. N 24° 05' 40" E 58.44 feet to a 1/2" iron pin with no cap found,
21. N 01° 08' 51" W 681.85 feet to a map nail with shiner inscribed "CCC 4835" found,
22. N 75° 21' 30" E 132.31 feet to a spindle with a shiner inscribed "CCC 4835" set in the west margin of County Road 1139,
23. S 16° 16' 18" E 159.83 feet with the west margin of County Road 1139 to a 3/8" iron pin with no cap found,
24. N 73° 06' 56" E 1341.12 feet with the south margin of County Road 1139 to a 3/8" iron pin with no cap found for the northwest corner of that tract described in a Warranty Deed to WMC Ranch, LLC dated January 1, 2010 and recorded in Volume 458, Page 713 of said deed records and being the northeast corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: with the west line of said Pitt Creek Ranch, LLC tract and this tract the following courses and distances:

1. S 20° 09' 38" E 3460.12 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
2. S 69° 29' 48" W 1343.02 feet to a 1/2" iron pin with no cap found,
3. S 21° 18' 24" E 2713.52 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
4. N 69° 34' 45" E at 4129.76 feet passing a 2-1/2" pipe fence post found, in all 4315.94 feet to a calculated point in a creek/drainage area,
5. S 20° 22' 27" E at 126.21 feet passing a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in a fence for reference, in all 2571.88 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
6. S 69° 37' 15" W 1350.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for an inside ell corner of said Pitt Creek Ranch, LLC tract and this tract;
7. S 20° 54' 02" E 1134.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found in the north margin of County Road 1255 and being the southeast corner of said Pitt Creek Ranch, LLC tract and this tract;

FIELD NOTES
JOB NO. 210608

Page 3 of 3
Exhibit Attached

2931.97 ACRES (continued)

THENCE: with the north margin of County Road 1255 the following courses and distances:

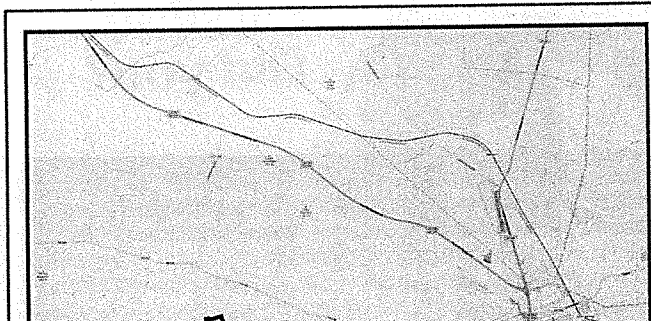
1. S 69° 05' 58" W 2985.55 feet to an 8" cedar fence post found,
2. S 15° 51' 37" E 22.93 feet to an 8" cedar fence post found,
3. S 70° 12' 16" W 458.11 feet to a 1/2" iron pin with no cap found,
4. S 69° 50' 22" W 3684.06 feet to an 8" cedar fence post found,
5. S 69° 51' 15" W 856.27 feet to a 1/2" iron pin with no cap found,
6. S 71° 54' 42" W 278.14 feet to a 1/2" iron pin with no cap found,
7. N 67° 43' 24" W 194.98 feet to a 1/2" iron pin with no cap found,
8. N 39° 07' 13" W 2147.75 feet to a 1/2" iron pin with no cap found,
9. N 49° 08' 00" W 60.98 feet to a 1/2" iron pin with no cap found,
10. S 79° 41' 09" W 4836.76 feet to a 1/2" iron pin with an orange plastic cap inscribed "Watson" found,
11. S 79° 39' 35" W 4034.37 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



March 09, 2022
Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916



petitioner consents to the creation of the proposed District; (3) the proposed District will contain approximately 2,931.97 acres located within Lampasas County, Texas; and (4) none of the land within the proposed District is within the corporate limits or extraterritorial jurisdiction of any city.

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) design, construct, acquire, maintain, and own a waterworks system for domestic and commercial purposes; (2) design, construct, acquire, improve, extend, maintain, and operate works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the proposed District; (3) control, abate, and amend local storm waters or other harmful excesses of water; (4) acquire, own, develop, construct, improve, manage, maintain, and operate roads; and (5) design, construct, acquire, improve, maintain, and operate such additional facilities, systems, plants, and enterprises 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 Petitioners that the cost of said project will be approximately \$51,500,000 (\$26,800,000 for water and drainage and \$24,700,000 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: August 25, 2022

Exhibit "A"

FIELD NOTES
JOB NO. 210608

Page 1 of 3
Exhibit Attached

2931.97 ACRES

BEING 2931.97 acres of land, approximately 2490.33 acres being out of the Cheney Williams Survey, Abstract No. 716 and approximately 441.64 acres being out of the James Nichols Survey, Abstract No. 521, Lampasas County, Texas, and being a part of that tract described in a Warranty Deed with Vendor's Lien to Pitt Creek Ranch, LLC dated October 29, 2021 and recorded in Volume 591, Page 228 of the Deed Records of Lampasas County and described by metes and bounds as follows:

BEGINNING at a 3/8" iron pin with no cap found in the north margin of County Road 1255 for the southeast corner of that tract described in a Warranty Deed with Vendor's Lien to Robert S. Sellers and Jill Allison Sellers dated July 26, 2018 and recorded in Volume 545, Page 384 of said deed records and being the southwest corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: N 20° 54' 13" W 2394.21 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of that tract described in a Warranty Deed with Vendor's Lien to Bobby Lee Bumpas dated May 31, 2013 and recorded in Volume 488, Page 685 of said deed records and the west line of said Pitt Creek Ranch, LLC tract and being the most westerly northwest corner of this tract,

THENCE: across said Pitt Creek Ranch, LLC tract the following courses and distances:

1. N 68° 43' 29" E 1886.90 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an inside ell corner of this tract,
2. N 20° 34' 10" W 3577.51 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the south line of that tract described in a Cash Deed to TX 7 Land LLC dated March 10, 2021 and recorded in Volume 580, Page 420 of said deed records and being in the north line of said Pitt Creek Ranch, LLC tract and being the most northern northwest corner of this tract,

THENCE: with the north line of said Pitt Creek Ranch, LLC tract and this tract the following courses and distances:

1. N 68° 41' 13" E 3153.79 feet to a mag nail with shiner inscribed "CCC 4835" found,
2. N 68° 49' 40" E 104.17 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for the southwest corner of that tract described in a Warranty Deed with Vendors Lien to Thomas M. Watson III, et ux, dated September 9, 2015 and recorded in Volume 511, Page 313 of said deed records,
3. N 84° 30' 43" E 428.84 feet to a 1/2" iron pin with an orange plastic cap inscribed "Watson" found,
4. N 65° 44' 35" E 1983.74 feet to a 2-1/2" pipe fence post found,
5. N 67° 58' 24" E 2696.65 feet to a 1/2" iron pin with no cap found in the west line of that tract described in a Warranty Deed with Vendor's Lien to Gregory Barber, et ux, dated April 2, 2018 and recorded in Volume 541, Page 523 of said deed records
6. S 21° 44' 36" E 748.78 feet to a mag nail with shiner inscribed "CCC 4835" found,
7. S 82° 47' 56" E 998.82 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
8. S 87° 56' 19" E 556.50 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for the southeast corner of said Barber tract and being the southwest corner of that tract described in a General Warranty Deed to Terry Bratton and Melanie Bratton dated April 3, 2018 and recorded in Volume 541, Page 518 of said deed records,
9. N 87° 20' 19" E 361.16 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
10. N 83° 49' 47" E 294.79 feet to a mag nail with shiner inscribed "CCC 4835" found,

FIELD NOTES
JOB NO. 210608

Page 2 of 3
Exhibit Attached

2931.97 ACRES (continued)

11. N 60° 06' 24" E 253.87 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
12. N 57° 40' 15" E 333.73 feet to a 22" live oak,
13. N 06° 04' 18" E 274.08 feet to a 14" live oak,
14. N 05° 57' 37" E 116.02 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,

24. N 73° 06' 56" E 1341.12 feet with the south margin of County Road 1139 to a 3/8 cap found for the northwest corner of that tract described in a Warranty Deed to W dated January 1, 2010 and recorded in Volume 458, Page 713 of said deed records northeast corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: with the west line of said Pitt Creek Ranch, LLC tract and this tract the following distances:

1. S 20° 09' 38" E 3460.12 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
2. S 69° 29' 48" W 1343.02 feet to a 1/2" iron pin with no cap found,
3. S 21° 18' 24" E 2713.52 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
4. N 69° 34' 45" E at 4129.76 feet passing a 2-1/2" pipe fence post found, in all 431' calculated point in a creek/drainage area,
5. S 20° 22' 27" E at 126.21 feet passing a 1/2" iron pin with a yellow plastic cap inscribed 4835" set in a fence for reference, in all 2571.88 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
6. S 69° 37' 15" W 1350.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed found for an inside ell corner of said Pitt Creek Ranch, LLC tract and this tract;
7. S 20° 54' 02" E 1134.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed found in the north margin of County Road 1255 and being the southeast corner of Ranch, LLC tract and this tract;

FIELD NOTES
JOB NO. 210608

E

2931.97 ACRES (continued)

THENCE: with the north margin of County Road 1255 the following courses and distances:

1. S 69° 05' 58" W 2985.55 feet to an 8" cedar fence post found,
2. S 15° 51' 37" E 22.93 feet to an 8" cedar fence post found,
3. S 70° 12' 16" W 458.11 feet to a 1/2" iron pin with no cap found,
4. S 69° 50' 22" W 3684.06 feet to an 8" cedar fence post found,
5. S 69° 51' 15" W 856.27 feet to a 1/2" iron pin with no cap found,
6. S 71° 54' 42" W 278.14 feet to a 1/2" iron pin with no cap found,
7. N 67° 43' 24" W 194.98 feet to a 1/2" iron pin with no cap found,
8. N 39° 07' 13" W 2147.75 feet to a 1/2" iron pin with no cap found,
9. N 49° 08' 00" W 60.98 feet to a 1/2" iron pin with no cap found,
10. S 79° 41' 09" W 4836.76 feet to a 1/2" iron pin with an orange plastic cap inscribed found,
11. S 79° 39' 35" W 4034.37 feet to the Point of Beginning.

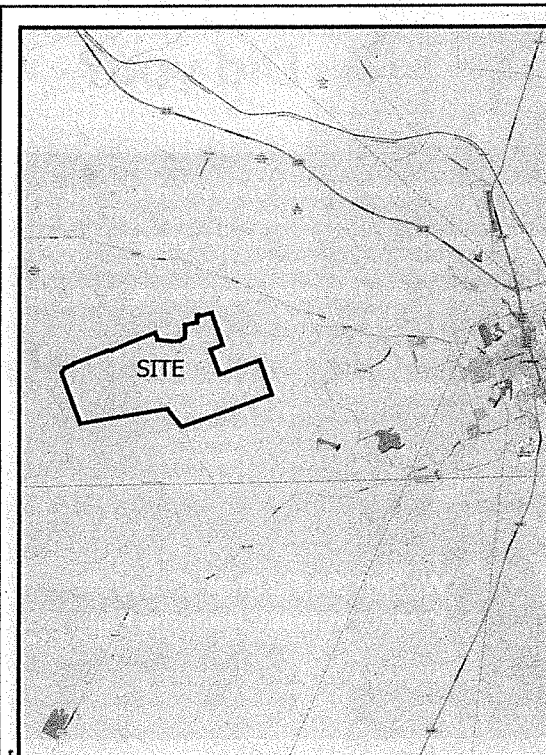
Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



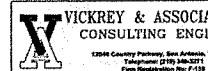
March 09, 2022

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C S
PO Box 5
Lampasas
www.triplec
Firm No.



PITT CREEK RANCH
Location Map Exhibit
Exhibit "B"
ATTACHMENT: DATE: 04/08/2022



posed District is within the corporate limits or extraterritorial

luded in the proposed District is set forth in a metes and bounds d as Exhibit "A" and is depicted in the vicinity map designated as Exhibit attached to this document.

ates that the proposed District will: (1) design, construct, acquire, waterworks system for domestic and commercial purposes; (2) design, prove, extend, maintain, and operate works, improvements, facilities, d appliances helpful or necessary to provide more adequate drainage for (3) control, abate, and amend local storm waters or other harmful acquire, own, develop, construct, improve, manage, maintain, and operate construct, acquire, improve, maintain, and operate such additional nts, and enterprises as shall be consonant with all of the purposes for istrict is created.

ion, a preliminary investigation has been made to determine the cost of stimated by the Petitioners that the cost of said project will be 0,000 (\$26,800,000 for water and drainage and \$24,700,000 for roads).

EARING. The TCEQ may grant a contested case hearing on this petition if est is filed within 30 days after the newspaper publication of this notice.

1 case hearing, you must submit the following: (1) your name (or for a an official representative), mailing address, daytime phone number, and the name of the Petitioners and the TCEQ Internal Control Number; (3) quest a contested case hearing"; (4) a brief description of how you would ition in a way not common to the general public; and (5) the location of to the proposed District's boundaries. You may also submit your s to the petition which would satisfy your concerns. Requests for a g must be submitted in writing to the Office of the Chief Clerk at the e information section below.

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22

Exhibit "A"

Page 1 of 3
Exhibit Attached

f land, approximately 2490.33 acres being out of the Cheney Williams Survey, roximately 441.64 acres being out of the James Nichols Survey, Abstract No. 521, , and being a part of that tract described in a Warranty Deed with Vendor's Lien to ated October 29, 2021 and recorded in Volume 591, Page 228 of the Deed Records described by metes and bounds as follows:

on pin with no cap found in the north margin of County Road 1255 for the tract described in a Warranty Deed with Vendor's Lien to Robert S. Sellers and Jill 726, 2018 and recorded in Volume 545, Page 384 of said deed records and being aid Pitt Creek Ranch, LLC tract and this tract;

W 2394.21 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" tract described in a Warranty Deed with Vendor's Lien to Bobby Lee Bumpas recorded in Volume 488, Page 685 of said deed records and the west line of said act and being the most westerly northwest corner of this tract,

tt Creek Ranch, LLC tract the following courses and distances:
886.90 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set orner of this tract,
577.51 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set of that tract described in a Cash Deed to TX 7 Land LLC dated March 10, 2021 and me 580, Page 420 of said deed records and being in the north line of said Pitt Creek t and being the most northern northwest corner of this tract,

1 line of said Pitt Creek Ranch, LLC tract and this tract the following courses and

3153.79 feet to a mag nail with shiner inscribed "CCC 4835" found,
104.17 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" thwest corner of that tract described in a Warranty Deed with Vendors Lien to on III, et ux, dated September 9, 2015 and recorded in Volume 511, Page 313 of s,
428.84 feet to a 1/2" iron pin with an orange plastic cap inscribed "Watson" found,
1983.74 feet to a 2-1/2" pipe fence post found,
2696.65 feet to a 1/2" iron pin with no cap found in the west line of that tract arranty Deed with Vendor's Lien to Gregory Barber, er ux, dated April 2, 2018 and me 541, Page 523 of said deed records
748.78 feet to a mag nail with shiner inscribed "CCC 4835" found,
998.82 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835"

556.50 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found corner of said Barber tract and being the southwest corner of that tract described in nty Deed to Terry Bratton and Melanie Bratton dated April 3, 2018 and recorded in ye 518 of said deed records,
361.16 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835"

294.79 feet to a mag nail with shiner inscribed "CCC 4835" found,

Page 2 of 3
Exhibit Attached

(inued)

E 253.87 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835"

E 333.73 feet to a 22" live oak,

E 274.08 feet to a 14" live oak,

E 116.02 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835"

cap found for the northwest corner of that tract described in a Warranty Deed to WMC Ranch, LLC dated January 1, 2010 and recorded in Volume 458, Page 713 of said deed records and being the northeast corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: with the west line of said Pitt Creek Ranch, LLC tract and this tract the following courses and distances:

1. S 20° 09' 38" E 3460.12 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
2. S 69° 29' 48" W 1343.02 feet to a 1/2" iron pin with no cap found,
3. S 21° 18' 24" E 2713.52 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
4. N 69° 34' 45" E at 4129.76 feet passing a 2-1/2" pipe fence post found, in all 4315.94 feet to a calculated point in a creek/drainage area,
5. S 20° 22' 27" E at 126.21 feet passing a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in a fence for reference, in all 2571.88 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
6. S 69° 37' 15" W 1350.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for an inside ell corner of said Pitt Creek Ranch, LLC tract and this tract;
7. S 20° 54' 02" E 1134.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found in the north margin of County Road 1255 and being the southeast corner of said Pitt Creek Ranch, LLC tract and this tract;

FIELD NOTES
JOB NO. 210608

Page 3 of 3
Exhibit Attached

2931.97 ACRES (continued)

THENCE: with the north margin of County Road 1255 the following courses and distances:

1. S 69° 05' 58" W 2985.55 feet to an 8" cedar fence post found,
2. S 15° 51' 37" E 22.93 feet to an 8" cedar fence post found,
3. S 70° 12' 16" W 458.11 feet to a 1/2" iron pin with no cap found,
4. S 69° 50' 22" W 3684.06 feet to an 8" cedar fence post found,
5. S 69° 51' 15" W 856.27 feet to a 1/2" iron pin with no cap found,
6. S 71° 54' 42" W 278.14 feet to a 1/2" iron pin with no cap found,
7. N 67° 43' 24" W 194.98 feet to a 1/2" iron pin with no cap found,
8. N 39° 07' 13" W 2147.75 feet to a 1/2" iron pin with no cap found,
9. N 49° 08' 00" W 60.98 feet to a 1/2" iron pin with no cap found,
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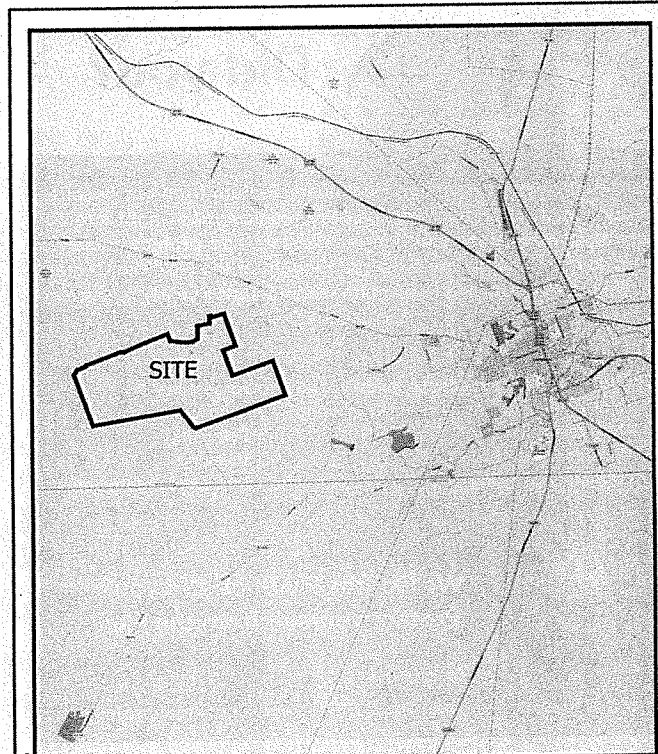
Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



March 09, 2022

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplesurveying.com
Firm No. 10193916



PITT CREEK RANCH
Location Map Exhibit
Exhibit "B"
ATTACHMENT: DATE: 04/08/2022

VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
32049 County Parkway, San Antonio, TX 78270
Telephone: (214) 248-2271
Fax: (214) 248-2271

Classifieds

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-07062022-010

PETITION. Pitt Creek Ranch LLC, a Texas limited liability company (Petitioner) filed a petition for creation of Lampasas County 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) there is one lienholder, Capital Farm Credit, ACA, on the property to be included in the proposed District and information provided indicates that the lienholder consents to the creation of the proposed District; (3) the proposed District will contain approximately 2,931.97 acres located within Lampasas County, Texas; and (4) none of the land within the proposed District is within the corporate limits or extraterritorial jurisdiction of any city.

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) design, construct, acquire, maintain, and own a waterworks system for domestic and commercial purposes; (2) design, construct, acquire, improve, extend, maintain, and operate works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the proposed District; (3) control, abate, and amend local storm waters or other harmful excesses of water; (4) acquire, own, develop, construct, improve, manage, maintain, and operate roads; and (5) design, construct, acquire, improve, maintain, and operate such additional facilities, systems, plants, and enterprises 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 Petitioners that the cost of said project will be approximately \$51,500,000 (\$26,800,000 for water and drainage and \$24,700,000 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: August 25, 2022

Exhibit "A"

FIELD NOTES
JOB NO. 210608

Page 1 of 3
Exhibit Attached

2931.97 ACRES

BEING 2931.97 acres of land, approximately 2490.33 acres being out of the Cheney Williams Survey, Abstract No. 716 and approximately 441.64 acres being out of the James Nichols Survey, Abstract No. 521, Lampasas County, Texas, and being a part of that tract described in a Warranty Deed with Vendor's Lien to Pitt Creek Ranch, LLC dated October 29, 2021 and recorded in Volume 591, Page 228 of the Deed Records of Lampasas County and described by metes and bounds as follows:

BEGINNING at a 3/8" iron pin with no cap found in the north margin of County Road 1255 for the southeast corner of that tract described in a Warranty Deed with Vendor's Lien to Robert S. Sellers and Jill Allison Sellers dated July 26, 2018 and recorded in Volume 545, Page 384 of said deed records and being the southwest corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: N 20° 54' 13" W 2394.21 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of that tract described in a Warranty Deed with Vendor's Lien to Bobby Lee Bumpas dated May 31, 2013 and recorded in Volume 488, Page 685 of said deed records and the west line of said Pitt Creek Ranch, LLC tract and being the most westerly northwest corner of this tract,

THENCE: across said Pitt Creek Ranch, LLC tract the following courses and distances:
1. N 68° 43' 29" E 1886.90 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an inside ell corner of this tract,
2. N 20° 34' 10" W 3577.51 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the south line of that tract described in a Cash Deed to TX 7 Land LLC dated March 10, 2021 and recorded in Volume 580, Page 420 of said deed records and being in the north line of said Pitt Creek Ranch, LLC tract and being the most northern northwest corner of this tract,

THENCE: with the north line of said Pitt Creek Ranch, LLC tract and this tract the following courses and distances:

FIELD NOTES
JOB NO. 210608

E

2931.97 ACRES (continued)

15. N 01° 59' 49" W 729.47 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
16. N 06° 00' 34" W 81.54 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
17. N 16° 11' 08" W 64.59 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
18. N 29° 17' 12" W 25.57 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
19. N 77° 42' 57" E 1237.48 feet to a 1/2" iron pin with no cap found,
20. N 24° 05' 40" E 58.44 feet to a 1/2" iron pin with no cap found,
21. N 01° 08' 51" W 681.85 feet to a mag nail with shiner inscribed "CCC 4835" found,
22. N 75° 21' 30" E 132.31 feet to a spindle with a shiner inscribed "CCC 4835" set in of County Road 1139,
23. S 16° 16' 18" E 159.83 feet with the west margin of County Road 1139 to a 3/8" i cap found,
24. N 73° 06' 56" E 1341.12 feet with the south margin of County Road 1139 to a 3/8 cap found for the northwest corner of that tract described in a Warranty Deed to V dated January 1, 2010 and recorded in Volume 458, Page 713 of said deed record: northeast corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: with the west line of said Pitt Creek Ranch, LLC tract and this tract the follow distances:

1. S 20° 09' 38" E 3460.12 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
2. S 69° 29' 48" W 1343.02 feet to a 1/2" iron pin with no cap found,
3. S 21° 18' 24" E 2713.52 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
4. N 69° 34' 45" E at 4129.76 feet passing a 2-1/2" pipe fence post found, in all 431. calculated point in a creek/drainage area,
5. S 20° 22' 27" E at 126.21 feet passing a 1/2" iron pin with a yellow plastic cap in 4835" set in a fence for reference, in all 2571.88 feet to a 1/2" iron pin with a yell inscribed "CCC 4835" found,
6. S 69° 37' 15" W 1350.38 feet to a 1/2" iron pin with a yellow plastic cap inscriber found for an inside ell corner of said Pitt Creek Ranch, LLC tract and this tract;
7. S 20° 54' 02" E 1134.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed found in the north margin of County Road 1255 and being the southeast corner of Ranch, LLC tract and this tract;

FIELD NOTES
JOB NO. 210608

I

2931.97 ACRES (continued)

THENCE: with the north margin of County Road 1255 the following courses and distan

1. S 69° 05' 58" W 2985.55 feet to an 8" cedar fence post found,
2. S 15° 51' 37" E 22.93 feet to an 8" cedar fence post found,
3. S 70° 12' 16" W 458.11 feet to a 1/2" iron pin with no cap found,
4. S 69° 50' 22" W 3684.06 feet to an 8" cedar fence post found,
5. S 69° 51' 15" W 856.27 feet to a 1/2" iron pin with no cap found,
6. S 71° 54' 42" W 278.14 feet to a 1/2" iron pin with no cap found,
7. N 67° 43' 24" W 194.98 feet to a 1/2" iron pin with no cap found,
8. N 39° 07' 13" W 2147.75 feet to a 1/2" iron pin with no cap found,
9. N 49° 08' 00" W 60.98 feet to a 1/2" iron pin with no cap found,
10. S 79° 41' 09" W 4836.76 feet to a 1/2" iron pin with an orange plastic cap inscrib found,
11. S 79° 39' 35" W 4034.37 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



March 09, 2022

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C
PO Box
Lampas
www.trif
Firm No



Classifieds

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

COMMISSION ON ENVIRONMENTAL QUALITY

FIELD NOTES
JOB NO. 210608

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Exhibit Attached



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-07062022-010

Ranch LLC, a Texas limited liability company (Petitioner) filed a petition with the Texas Department of Natural Resources and Conservation (TDCR) with the Texas Department of Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, Section 10 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 Petitioner holds title to a majority in value of the land to be proposed District; (2) there is one lienholder, Capital Farm Credit, ACA, on the land in the proposed District and information provided indicates that the creation of the proposed District will affect 2,931.97 acres located within Lampasas County, Texas; and (4) none of the proposed District is within the corporate limits or extraterritorial jurisdiction of any city or town.

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

The proposed District will: (1) design, construct, acquire, install, and maintain a waterworks system for domestic and commercial purposes; (2) design, construct, acquire, improve, maintain, and operate works, improvements, facilities, and appliances helpful or necessary to provide more adequate drainage for the District; (3) control, abate, and amend local storm waters or other harmful waters; (4) acquire, own, develop, construct, improve, manage, maintain, and operate such additional works, improvements, facilities, and enterprises as shall be consonant with all of the purposes for which the District is created.

A preliminary investigation has been made to determine the cost of the proposed District. The cost of said project will be approximately \$26,800,000 for water and drainage and \$24,700,000 for roads.

The TCEQ may grant a contested case hearing on this petition if a hearing is requested within 30 days after the newspaper publication of this notice.

In order to participate in a contested case hearing, you must submit the following: (1) your name (or for an individual, your name and address, daytime phone number, and the name of the Petitioners and the TCEQ Internal Control Number); (2) a brief description of how you would like to be heard; (3) a brief description of how you would like to be heard in a way not common to the general public; and (5) the location of the proposed District's boundaries. You may also submit your comments to the petition which would satisfy your concerns. Requests for a hearing must be submitted in writing to the Office of the Chief Clerk at the address listed in the information section below.

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

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

Exhibit "A"

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Exhibit Attached

land, approximately 2490.33 acres being out of the Cheney Williams Survey, approximately 441.64 acres being out of the James Nichols Survey, Abstract No. 521, and being a part of that tract described in a Warranty Deed with Vendor's Lien to Robert S. Sellers and Jill 26, 2018 and recorded in Volume 591, Page 228 of the Deed Records and being described by metes and bounds as follows:

iron pin with no cap found in the north margin of County Road 1255 for the tract described in a Warranty Deed with Vendor's Lien to Robert S. Sellers and Jill 26, 2018 and recorded in Volume 545, Page 384 of said deed records and being Pitt Creek Ranch, LLC tract and this tract;

2394.21 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in a Warranty Deed with Vendor's Lien to Bobby Lee Bumpas recorded in Volume 488, Page 685 of said deed records and the west line of said tract and being the most westerly northwest corner of this tract,

Pitt Creek Ranch, LLC tract the following courses and distances: 16.90 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the north margin of this tract, 77.51 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the north margin of this tract described in a Cash Deed to TX 7 Land LLC dated March 10, 2021 and recorded in Volume 580, Page 420 of said deed records and being in the north line of said Pitt Creek Ranch, LLC tract and this tract the following courses and distances:

16.90 feet to a mag nail with shiner inscribed "CCC 4835" found

2931.97 ACRES (continued)

15. N 01° 59' 49" W 729.47 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
16. N 06° 00' 34" W 81.54 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
17. N 16° 11' 08" W 64.59 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
18. N 29° 17' 12" W 25.57 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
19. N 77° 42' 57" E 1237.48 feet to a 1/2" iron pin with no cap found,
20. N 24° 05' 40" E 58.44 feet to a 1/2" iron pin with no cap found,
21. N 01° 08' 51" W 681.85 feet to a mag nail with shiner inscribed "CCC 4835" found,
22. N 75° 21' 30" E 132.31 feet to a spindle with a shiner inscribed "CCC 4835" set in the west margin of County Road 1139,
23. S 16° 16' 18" E 159.83 feet with the west margin of County Road 1139 to a 3/8" iron pin with no cap found,
24. N 73° 06' 56" E 1341.12 feet with the south margin of County Road 1139 to a 3/8" iron pin with no cap found for the northwest corner of that tract described in a Warranty Deed to WMC Ranch, LLC dated January 1, 2010 and recorded in Volume 458, Page 713 of said deed records and being the northeast corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: with the west line of said Pitt Creek Ranch, LLC tract and this tract the following courses and distances:

1. S 20° 09' 38" E 3460.12 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
2. S 69° 29' 48" W 1343.02 feet to a 1/2" iron pin with no cap found,
3. S 21° 18' 24" E 2713.52 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
4. N 69° 34' 45" E at 4129.76 feet passing a 2-1/2" pipe fence post found, in all 4315.94 feet to a calculated point in a creek/drainage area,
5. S 20° 22' 27" E at 126.21 feet passing a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in a fence for reference, in all 2571.88 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
6. S 69° 37' 15" W 1350.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for an inside ell corner of said Pitt Creek Ranch, LLC tract and this tract;
7. S 20° 54' 02" E 1134.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found in the north margin of County Road 1255 and being the southeast corner of said Pitt Creek Ranch, LLC tract and this tract;

FIELD NOTES
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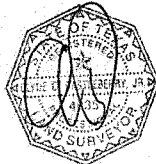
Page 3 of 3
Exhibit Attached

2931.97 ACRES (continued)

THENCE: with the north margin of County Road 1255 the following courses and distances:

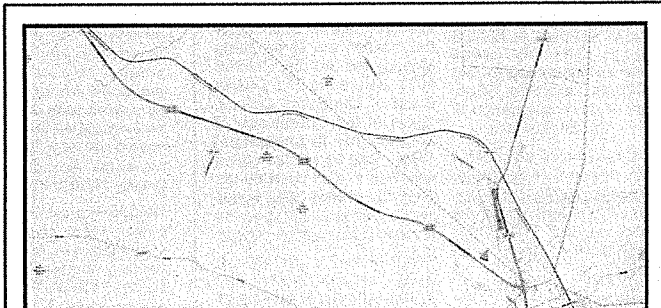
1. S 69° 05' 58" W 2985.55 feet to an 8" cedar fence post found,
2. S 15° 51' 37" E 22.93 feet to an 8" cedar fence post found,
3. S 70° 12' 16" W 458.11 feet to a 1/2" iron pin with no cap found,
4. S 69° 50' 22" W 3684.06 feet to an 8" cedar fence post found,
5. S 69° 51' 15" W 856.27 feet to a 1/2" iron pin with no cap found,
6. S 71° 54' 42" W 278.14 feet to a 1/2" iron pin with no cap found,
7. N 67° 43' 24" W 194.98 feet to a 1/2" iron pin with no cap found,
8. N 39° 07' 13" W 2147.75 feet to a 1/2" iron pin with no cap found,
9. N 49° 08' 00" W 60.98 feet to a 1/2" iron pin with no cap found,
10. S 79° 41' 09" W 4836.76 feet to a 1/2" iron pin with an orange plastic cap inscribed "Watson" found,
11. S 79° 39' 35" W 4034.37 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



March 09, 2022
Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916



property to be included in the proposed District and information provided indicates that the lienholder consents to the creation of the proposed District; (3) the proposed District will contain approximately 2,931.97 acres located within Lampasas County, Texas; and (4) none of the land within the proposed District is within the corporate limits or extraterritorial jurisdiction of any city.

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) design, construct, acquire, maintain, and own a waterworks system for domestic and commercial purposes; (2) design, construct, acquire, improve, extend, maintain, and operate works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the proposed District; (3) control, abate, and amend local storm waters or other harmful excesses of water; (4) acquire, own, develop, construct, improve, manage, maintain, and operate roads; and (5) design, construct, acquire, improve, maintain, and operate such additional facilities, systems, plants, and enterprises 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 Petitioners that the cost of said project will be approximately \$51,500,000 (\$26,800,000 for water and drainage and \$24,700,000 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: August 25, 2022

Exhibit "A"

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2931.97 ACRES

BEING 2931.97 acres of land, approximately 2490.33 acres being out of the Cheney Williams Survey, Abstract No. 716 and approximately 441.64 acres being out of the James Nichols Survey, Abstract No. 521, Lampasas County, Texas, and being a part of that tract described in a Warranty Deed with Vendor's Lien to Pitt Creek Ranch, LLC dated October 29, 2021 and recorded in Volume 591, Page 228 of the Deed Records of Lampasas County and described by metes and bounds as follows:

BEGINNING at a 3/8" iron pin with no cap found in the north margin of County Road 1255 for the southeast corner of that tract described in a Warranty Deed with Vendor's Lien to Robert S. Sellers and Jill Allison Sellers dated July 26, 2018 and recorded in Volume 545, Page 384 of said deed records and being the southwest corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: N 20° 54' 13" W 2394.21 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of that tract described in a Warranty Deed with Vendor's Lien to Bobby Lee Bumpas dated May 31, 2013 and recorded in Volume 488, Page 685 of said deed records and the west line of said Pitt Creek Ranch, LLC tract and being the most westerly northwest corner of this tract,

THENCE: across said Pitt Creek Ranch, LLC tract the following courses and distances:

1. N 68°43'29" E 1886.90 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an inside ell corner of this tract,
2. N 20°34'10" W 3577.51 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the south line of that tract described in a Cash Deed to TX 7 Land LLC dated March 10, 2021 and recorded in Volume 580, Page 420 of said deed records and being in the north line of said Pitt Creek Ranch, LLC tract and being the most northern northwest corner of this tract,

THENCE: with the north line of said Pitt Creek Ranch, LLC tract and this tract the following courses and distances:

1. N 68° 41' 13" E 3153.79 feet to a mag nail with shiner inscribed "CCC 4835" found,
2. N 68° 49' 40" E 104.17 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for the southwest corner of that tract described in a Warranty Deed with Vendors Lien to Thomas M. Watson III, et ux, dated September 9, 2015 and recorded in Volume 511, Page 313 of said deed records,
3. N 84° 30' 43" E 428.84 feet to a 1/2" iron pin with an orange plastic cap inscribed "Watson" found,
4. N 65° 44' 35" E 1983.74 feet to a 2-1/2" pipe fence post found,
5. N 67° 58' 24" E 2696.65 feet to a 1/2" iron pin with no cap found in the west line of that tract described in a Warranty Deed with Vendor's Lien to Gregory Barber, et ux, dated April 2, 2018 and recorded in Volume 541, Page 523 of said deed records
6. S 21° 44' 36" E 748.78 feet to a mag nail with shiner inscribed "CCC 4835" found,
7. S 82° 47' 56" E 998.82 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
8. S 87° 56' 19" E 556.50 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for the southeast corner of said Barber tract and being the southwest corner of that tract described in a General Warranty Deed to Terry Bratton and Melanie Bratton dated April 3, 2018 and recorded in Volume 541, Page 518 of said deed records,
9. N 87° 20' 19" E 361.16 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
10. N 83° 49' 47" E 294.79 feet to a mag nail with shiner inscribed "CCC 4835" found,

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Exhibit Attached

2931.97 ACRES (continued)

11. N 60° 06' 24" E 253.87 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
12. N 57° 40' 15" E 333.73 feet to a 22" live oak,
13. N 06° 04' 18" E 274.08 feet to a 14" live oak,
14. N 05° 57' 37" E 116.02 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,

- cap found,
24. N 73° 06' 56" E 1341.12 feet with the south margin of County Road 1139 to a 3/8" cap found for the northwest corner of that tract described in a Warranty Deed to W dated January 1, 2010 and recorded in Volume 458, Page 713 of said deed records northeast corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: with the west line of said Pitt Creek Ranch, LLC tract and this tract the following distances:

1. S 20° 09' 38" E 3460.12 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
2. S 69° 29' 48" W 1343.02 feet to a 1/2" iron pin with no cap found,
3. S 21° 18' 24" E 2713.52 feet to a 1/2" iron pin with a yellow plastic cap inscribed found,
4. N 69° 34' 45" E at 4129.76 feet passing a 2-1/2" pipe fence post found, in all 431: calculated point in a creek/drainage area,
5. S 20° 22' 27" E at 126.21 feet passing a 1/2" iron pin with a yellow plastic cap ins 4835" set in a fence for reference, in all 2571.88 feet to a 1/2" iron pin with a yell inscribed "CCC 4835" found,
6. S 69° 37' 15" W 1350.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed found for an inside ell corner of said Pitt Creek Ranch, LLC tract and this tract;
7. S 20° 54' 02" E 1134.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed found in the north margin of County Road 1255 and being the southeast corner of Ranch, LLC tract and this tract;

FIELD NOTES
JOB NO. 210608

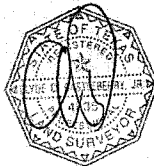
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2931.97 ACRES (continued)

THENCE: with the north margin of County Road 1255 the following courses and distanc

1. S 69° 05' 58" W 2985.55 feet to an 8" cedar fence post found,
2. S 15° 51' 37" E 22.93 feet to an 8" cedar fence post found,
3. S 70° 12' 16" W 458.11 feet to a 1/2" iron pin with no cap found,
4. S 69° 50' 22" W 3684.06 feet to an 8" cedar fence post found,
5. S 69° 51' 15" W 856.27 feet to a 1/2" iron pin with no cap found,
6. S 71° 54' 42" W 278.14 feet to a 1/2" iron pin with no cap found,
7. N 67° 43' 24" W 194.98 feet to a 1/2" iron pin with no cap found,
8. N 39° 07' 13" W 2147.75 feet to a 1/2" iron pin with no cap found,
9. N 49° 08' 00" W 60.98 feet to a 1/2" iron pin with no cap found,
10. S 79° 41' 09" W 4836.76 feet to a 1/2" iron pin with an orange plastic cap inscrib found,
11. S 79° 39' 35" W 4034.37 feet to the Point of Beginning.

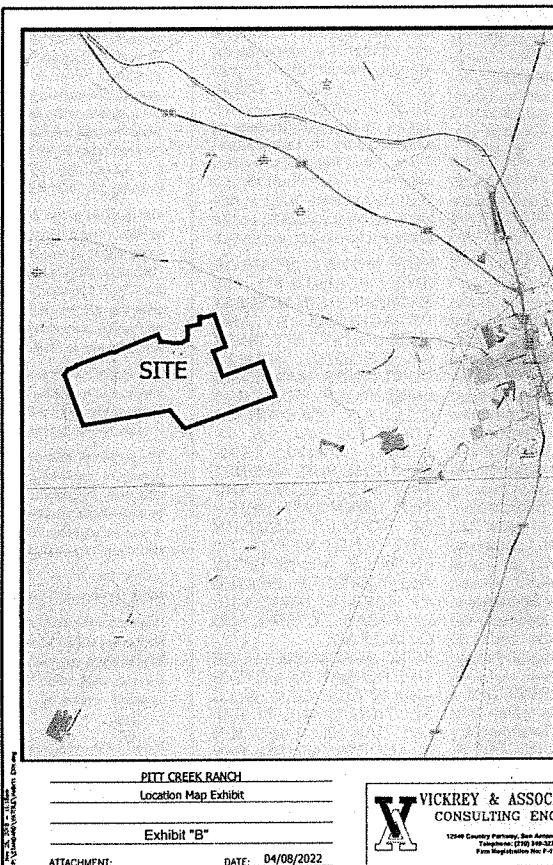
Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



March 09, 2022

Clyde C. Castiberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C &
PO Box 5
Lampasas
www.tripl
Firm No.



y 2,931.97 acres located within Lampasas County, Texas; and (4) none of posed District is within the corporate limits or extraterritorial y.

luded in the proposed District is set forth in a metes and bounds d as Exhibit "A" and is depicted in the vicinity map designated as Exhibit attached to this document.

rates that the proposed District will: (1) design, construct, acquire, waterworks system for domestic and commercial purposes; (2) design, prove, extend, maintain, and operate works, improvements, facilities, d appliances helpful or necessary to provide more adequate drainage for (3) control, abate, and amend local storm waters or other harmful acquire, own, develop, construct, improve, manage, maintain, and operate construct, acquire, improve, maintain, and operate such additional nts, and enterprises as shall be consonant with all of the purposes for istrict is created.

ion, a preliminary investigation has been made to determine the cost of stimated by the Petitioners that the cost of said project will be 0,000 (\$26,800,000 for water and drainage and \$24,700,000 for roads).

ARING. The TCEQ may grant a contested case hearing on this petition if est is filed within 30 days after the newspaper publication of this notice.

l case hearing, you must submit the following: (1) your name (or for a n official representative), mailing address, daytime phone number, and the name of the Petitioners and the TCEQ Internal Control Number; (3) quest a contested case hearing"; (4) a brief description of how you would tion in a way not common to the general public; and (5) the location of to the proposed District's boundaries. You may also submit your to the petition which would satisfy your concerns. Requests for a ; must be submitted in writing to the Office of the Chief Clerk at the e information section below.

may approve the petition unless a written request for a contested case 30 days after the newspaper publication of this notice. If a hearing ecutive Director will not approve the petition and will forward the quest to the TCEQ Commissioners for their consideration at a scheduled f a contested case hearing is held, it will be a legal proceeding similar to ict court.

n hearing requests should be submitted to the Office of the Chief Clerk, x 13087, Austin, TX 78711-3087. For information concerning the hearing : the Public Interest Counsel, MC-103, at the same address. General TCEQ can be found at our web site <http://www.tceq.texas.gov/>.

2

Exhibit "A"

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Exhibit Attached

land, approximately 2490.33 acres being out of the Cheney Williams Survey, oimately 441.64 acres being out of the James Nichols Survey, Abstract No. 521, nd being a part of that tract described in a Warranty Deed with Vendor's Lien to ed October 29, 2021 and recorded in Volume 591, Page 228 of the Deed Records escribed by metes and bounds as follows:

1 pin with no cap found in the north margin of County Road 1255 for the ct described in a Warranty Deed with Vendor's Lien to Robert S. Sellers and Jill 16, 2018 and recorded in Volume 545, Page 384 of said deed records and being d Pitt Creek Ranch, LLC tract and this tract;

/ 2394.21 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" act described in a Warranty Deed with Vendor's Lien to Bobby Lee Bumpas rded in Volume 488, Page 685 of said deed records and the west line of said t and being the most westerly northwest corner of this tract,

Creek Ranch, LLC tract the following courses and distances:
6.90 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set ner of this tract,
7.51 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set that tract described in a Cash Deed to TX 7 Land LLC dated March 10, 2021 and : 580, Page 420 of said deed records and being in the north line of said Pitt Creek nd being the most northern northwest corner of this tract,

ne of said Pitt Creek Ranch, LLC tract and this tract the following courses and
53.79 feet to a mag nail with shiner inscribed "CCC 4835" found,
4.17 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" west corner of that tract described in a Warranty Deed with Vendors Lien to III, et ux, dated September 9, 2015 and recorded in Volume 511, Page 313 of

3.84 feet to a 1/2" iron pin with an orange plastic cap inscribed "Watson" found,
33.74 feet to a 2-1/2" pipe fence post found,
36.65 feet to a 1/2" iron pin with no cap found in the west line of that tract anty Deed with Vendor's Lien to Gregory Barber, er ux, dated April 2, 2018 and 541, Page 523 of said deed records
1.78 feet to a mag nail with shiner inscribed "CCC 4835" found,
1.82 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835"

.50 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found mer of said Barber tract and being the southwest corner of that tract described in Deed to Terry Bratton and Melanie Bratton dated April 3, 2018 and recorded in :18 of said deed records,
.16 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835"

1.79 feet to a mag nail with shiner inscribed "CCC 4835" found,

Page 2 of 3
Exhibit Attached

ted)
53.87 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835"

33.73 feet to a 22" live oak,
74.08 feet to a 14" live oak,
16.02 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835"

24. N 73° 06' 56" E 1341.12 feet with the south margin of County Road 1139 to a 3/8" iron pin with no cap found for the northwest corner of that tract described in a Warranty Deed to WMC Ranch, LLC dated January 1, 2010 and recorded in Volume 458, Page 713 of said deed records and being the northeast corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: with the west line of said Pitt Creek Ranch, LLC tract and this tract the following courses and distances:

1. S 20° 09' 38" E 3460.12 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
2. S 69° 29' 48" W 1343.02 feet to a 1/2" iron pin with no cap found,
3. S 21° 18' 24" E 2713.52 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
4. N 69° 34' 45" E at 4129.76 feet passing a 2-1/2" pipe fence post found, in all 4315.94 feet to a calculated point in a creek/drainage area,
5. S 20° 22' 27" E at 126.21 feet passing a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in a fence for reference, in all 2571.88 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
6. S 69° 37' 15" W 1350.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for an inside ell corner of said Pitt Creek Ranch, LLC tract and this tract;
7. S 20° 54' 02" E 1134.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found in the north margin of County Road 1255 and being the southeast corner of said Pitt Creek Ranch, LLC tract and this tract;

FIELD NOTES
JOB NO. 210608

Page 3 of 3
Exhibit Attached

2931.97 ACRES (continued)

THENCE: with the north margin of County Road 1255 the following courses and distances:

1. S 69° 05' 58" W 2985.55 feet to an 8" cedar fence post found,
2. S 15° 51' 37" E 22.93 feet to an 8" cedar fence post found,
3. S 70° 12' 16" W 458.11 feet to a 1/2" iron pin with no cap found,
4. S 69° 50' 22" W 3684.06 feet to an 8" cedar fence post found,
5. S 69° 51' 15" W 856.27 feet to a 1/2" iron pin with no cap found,
6. S 71° 54' 42" W 278.14 feet to a 1/2" iron pin with no cap found,
7. N 67° 43' 24" W 194.98 feet to a 1/2" iron pin with no cap found,
8. N 39° 07' 13" W 2147.75 feet to a 1/2" iron pin with no cap found,
9. N 49° 08' 00" W 60.98 feet to a 1/2" iron pin with no cap found,
10. S 79° 41' 09" W 4836.76 feet to a 1/2" iron pin with an orange plastic cap inscribed "Watson" found,
11. S 79° 39' 35" W 4034.37 feet to the Point of Beginning.

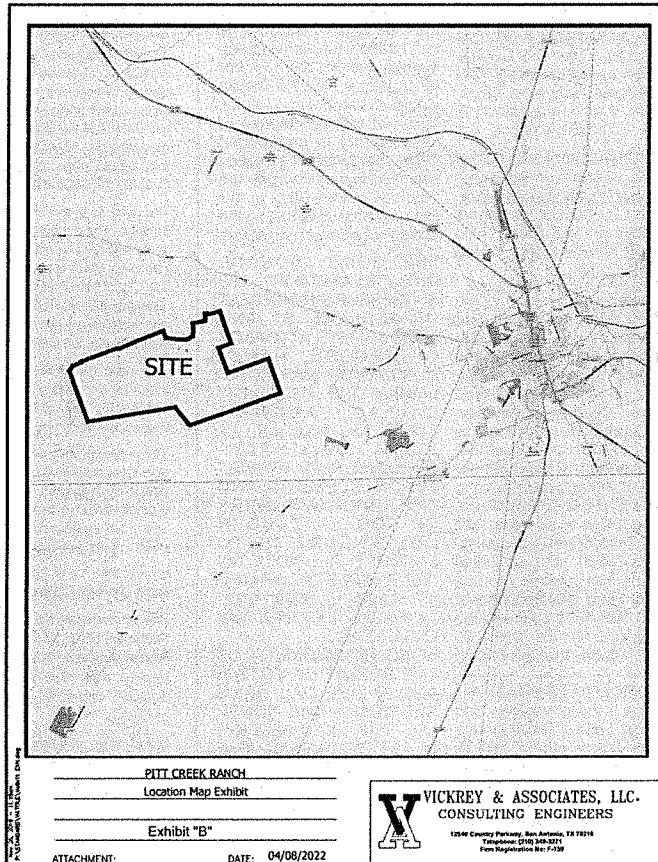
Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



March 09, 2022

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916



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

Applicant Name: Lampasas County Municipal Utility District No. 1
TCEQ Tracking No. D-07062022-010 CID Item No. 129055
Application Type: PETITION FOR CREATION OF A DISTRICT

AFFIDAVIT OF POSTING

STATE OF TEXAS §

COUNTY OF TRAVIS §

Before me, the undersigned authority, on this day personally appeared Richard L. Hamala, who being by me duly sworn, deposed and stated as follows:

I am the attorney responsible for the application and petition for creation of the proposed Lampasas County Municipal Utility District No. 1 (the "District"). Lampasas County is the only county in which the proposed District is to be located.

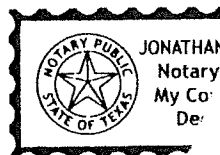
Attached is a Certificate Regarding Posting Notice of District Petition stating the date of posting of the Notice of District Petition regarding Lampasas County Municipal Utility District No. 1 executed by the Administrative Assistant for the Lampasas County Judge stating the date of posting of the Notice.

The Notice of District Petition was posted by the Lampasas County Judge's Office on September 9, 2022, on the bulletin board used for posting legal notices in Lampasas County, Texas.

Richard L. Hamala
Richard L. Hamala
Representative of Lampasas County Municipal Utility District No. 1

Subscribed and sworn to before me on the 9th day of September, 2022, to certify which witness my hand and seal of office.

Jonathan
Notary Public in and for the State of



TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2022 SEP 23 PM 2:07
CHIEF CLERKS OFFICE

**CERTIFICATE REGARDING POSTING
NOTICE OF DISTRICT PETITION
TCEQ INTERNAL CONTROL NO. D-07062022-010**

I certify that the Notice of District Petition regarding Lampasas County Municipal Utility District No. 1 was received at the Office of the County Clerk and posted on the bulletin board used for posting legal notices in Lampasas County, Texas, on September 9, 2022.

~~County Clerk, Lampasas County, Texas~~

Signature: Dianne Miller
Name: Dianne Miller
Title: Admin Asst

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2022 SEP 23 PM 2:41
CHIEF CLERKS OFFICE

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-07062022-010

PETITION. Pitt Creek Ranch LLC, a Texas limited liability company (Petitioner) filed a petition for creation of Lampasas County 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) there is one lienholder, Capital Farm Credit, ACA, on the property to be included in the proposed District and information provided indicates that the lienholder consents to the creation of the proposed District; (3) the proposed District will contain approximately 2,931.97 acres located within Lampasas County, Texas; and (4) none of the land within the proposed District is within the corporate limits or extraterritorial jurisdiction of any city.

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) design, construct, acquire, maintain, and own a waterworks system for domestic and commercial purposes; (2) design, construct, acquire, improve, extend, maintain, and operate works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the proposed District; (3) control, abate, and amend local storm waters or other harmful excesses of water; (4) acquire, own, develop, construct, improve, manage, maintain, and operate roads; and (5) design, construct, acquire, improve, maintain, and operate such additional facilities, systems, plants, and enterprises 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 Petitioners that the cost of said project will be approximately \$51,500,000 (\$26,800,000 for water and drainage and \$24,700,000 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: August 25, 2022

Exhibit "A"

FIELD NOTES
JOB NO. 210608

Page 1 of 3
Exhibit Attached

2931.97 ACRES

BEING 2931.97 acres of land, approximately 2490.33 acres being out of the Cheney Williams Survey, Abstract No. 716 and approximately 441.64 acres being out of the James Nichols Survey, Abstract No. 521, Lampasas County, Texas, and being a part of that tract described in a Warranty Deed with Vendor's Lien to Pitt Creek Ranch, LLC dated October 29, 2021 and recorded in Volume 591, Page 228 of the Deed Records of Lampasas County and described by metes and bounds as follows:

BEGINNING at a 3/8" iron pin with no cap found in the north margin of County Road 1255 for the southeast corner of that tract described in a Warranty Deed with Vendor's Lien to Robert S. Sellers and Jill Allison Sellers dated July 26, 2018 and recorded in Volume 545, Page 384 of said deed records and being the southwest corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: N 20° 54' 13" W 2394.21 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of that tract described in a Warranty Deed with Vendor's Lien to Bobby Lee Bumpas dated May 31, 2013 and recorded in Volume 488, Page 685 of said deed records and the west line of said Pitt Creek Ranch, LLC tract and being the most westerly northwest corner of this tract,

THENCE: across said Pitt Creek Ranch, LLC tract the following courses and distances:

1. N 68°43'29" E 1886.90 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an inside ell corner of this tract,
2. N 20°34'10" W 3577.51 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the south line of that tract described in a Cash Deed to TX 7 Land LLC dated March 10, 2021 and recorded in Volume 580, Page 420 of said deed records and being in the north line of said Pitt Creek Ranch, LLC tract and being the most northern northwest corner of this tract,

THENCE: with the north line of said Pitt Creek Ranch, LLC tract and this tract the following courses and distances:

1. N 68° 41' 13" E 3153.79 feet to a mag nail with shiner inscribed "CCC 4835" found,
2. N 68° 49' 40" E 104.17 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for the southwest corner of that tract described in a Warranty Deed with Vendors Lien to Thomas M. Watson III, et ux, dated September 9, 2015 and recorded in Volume 511, Page 313 of said deed records,
3. N 84° 30' 43" E 428.84 feet to a 1/2" iron pin with an orange plastic cap inscribed "Watson" found,
4. N 65° 44' 35" E 1983.74 feet to a 2-1/2" pipe fence post found,
5. N 67° 58' 24" E 2696.65 feet to a 1/2" iron pin with no cap found in the west line of that tract described in a Warranty Deed with Vendor's Lien to Gregory Barber, er ux, dated April 2, 2018 and recorded in Volume 541, Page 523 of said deed records
6. S 21° 44' 36" E 748.78 feet to a mag nail with shiner inscribed "CCC 4835" found,
7. S 82° 47' 56" E 998.82 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
8. S 87° 56' 19" E 556.50 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for the southeast corner of said Barber tract and being the southwest corner of that tract described in a General Warranty Deed to Terry Bratton and Melanie Bratton dated April 3, 2018 and recorded in Volume 541, Page 518 of said deed records,
9. N 87° 20' 19" E 361.16 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
10. N 83° 49' 47" E 294.79 feet to a mag nail with shiner inscribed "CCC 4835" found,

2931.97 ACRES (continued)

11. N 60° 06' 24" E 253.87 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
12. N 57° 40' 15" E 333.73 feet to a 22" live oak,
13. N 06° 04' 18" E 274.08 feet to a 14" live oak,
14. N 05° 57' 37" E 116.02 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
15. N 01° 59' 49" W 729.47 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
16. N 06° 00' 34" W 81.54 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
17. N 16° 11' 08" W 64.59 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
18. N 29° 17' 12" W 25.57 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
19. N 77° 42' 57" E 1237.48 feet to a 1/2" iron pin with no cap found,
20. N 24° 05' 40" E 58.44 feet to a 1/2" iron pin with no cap found,
21. N 01° 08' 51" W 681.85 feet to a mag nail with shiner inscribed "CCC 4835" found,
22. N 75° 21' 30" E 132.31 feet to a spindle with a shiner inscribed "CCC 4835" set in the west margin of County Road 1139,
23. S 16° 16' 18" E 159.83 feet with the west margin of County Road 1139 to a 3/8" iron pin with no cap found,
24. N 73° 06' 56" E 1341.12 feet with the south margin of County Road 1139 to a 3/8" iron pin with no cap found for the northwest corner of that tract described in a Warranty Deed to WMC Ranch, LLC dated January 1, 2010 and recorded in Volume 458, Page 713 of said deed records and being the northeast corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: with the west line of said Pitt Creek Ranch, LLC tract and this tract the following courses and distances:

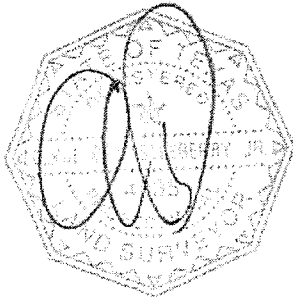
1. S 20° 09' 38" E 3460.12 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
2. S 69° 29' 48" W 1343.02 feet to a 1/2" iron pin with no cap found,
3. S 21° 18' 24" E 2713.52 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
4. N 69° 34' 45" E at 4129.76 feet passing a 2-1/2" pipe fence post found, in all 4315.94 feet to a calculated point in a creek/drainage area,
5. S 20° 22' 27" E at 126.21 feet passing a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in a fence for reference, in all 2571.88 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
6. S 69° 37' 15" W 1350.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for an inside ell corner of said Pitt Creek Ranch, LLC tract and this tract;
7. S 20° 54' 02" E 1134.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found in the north margin of County Road 1255 and being the southeast corner of said Pitt Creek Ranch, LLC tract and this tract;

2931.97 ACRES (continued)

THENCE: with the north margin of County Road 1255 the following courses and distances:

1. S 69° 05' 58" W 2985.55 feet to an 8" cedar fence post found,
2. S 15° 51' 37" E 22.93 feet to an 8" cedar fence post found,
3. S 70° 12' 16" W 458.11 feet to a 1/2" iron pin with no cap found,
4. S 69° 50' 22" W 3684.06 feet to an 8" cedar fence post found,
5. S 69° 51' 15" W 856.27 feet to a 1/2" iron pin with no cap found,
6. S 71° 54' 42" W 278.14 feet to a 1/2" iron pin with no cap found,
7. N 67° 43' 24" W 194.98 feet to a 1/2" iron pin with no cap found,
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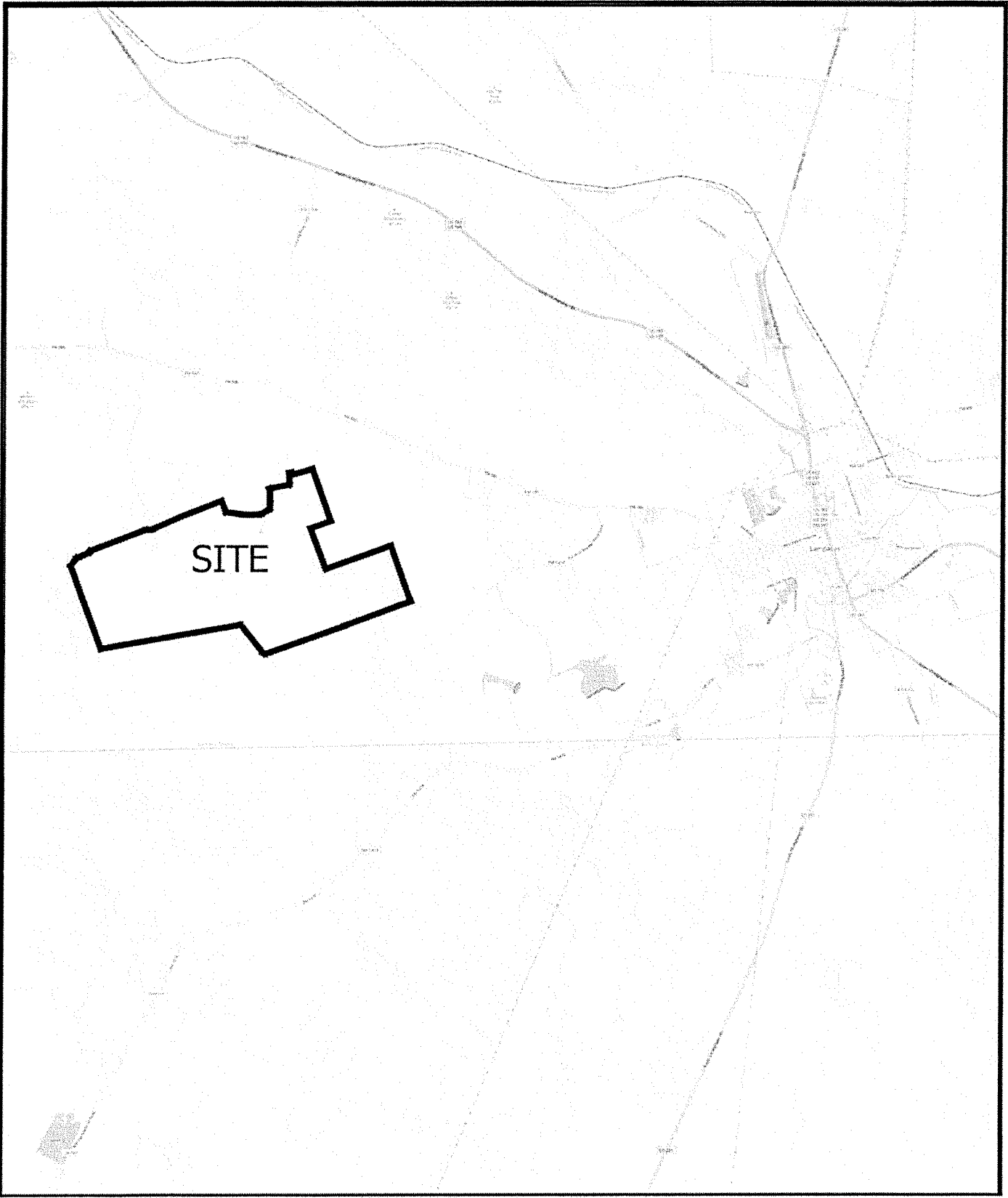
Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

March 09, 2022

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916



PITT CREEK RANCH

Location Map Exhibit

Exhibit "B"

ATTACHMENT: _____

DATE: 04/08/2022



VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS

12940 Country Parkway, San Antonio, TX 78216
Telephone: (210) 349-3271
Firm Registration No: F-159

Rev. 26, 2018 - 11:18am
P:\STANDARD\VA\TITLE\0811 EXH.Dwg

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-07062022-010

PETITION. Pitt Creek Ranch LLC, a Texas limited liability company (Petitioner) filed a petition for creation of Lampasas County 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) there is one lienholder, Capital Farm Credit, ACA, on the property to be included in the proposed District and information provided indicates that the lienholder consents to the creation of the proposed District; (3) the proposed District will contain approximately 2,931.97 acres located within Lampasas County, Texas; and (4) none of the land within the proposed District is within the corporate limits or extraterritorial jurisdiction of any city.

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) design, construct, acquire, maintain, and own a waterworks system for domestic and commercial purposes; (2) design, construct, acquire, improve, extend, maintain, and operate works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the proposed District; (3) control, abate, and amend local storm waters or other harmful excesses of water; (4) acquire, own, develop, construct, improve, manage, maintain, and operate roads; and (5) design, construct, acquire, improve, maintain, and operate such additional facilities, systems, plants, and enterprises 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 Petitioners that the cost of said project will be approximately \$51,500,000 (\$26,800,000 for water and drainage and \$24,700,000 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: August 25, 2022

FIELD NOTES
JOB NO. 210608

Page 1 of 3
Exhibit Attached

2931.97 ACRES

BEING 2931.97 acres of land, approximately 2490.33 acres being out of the Cheney Williams Survey, Abstract No. 716 and approximately 441.64 acres being out of the James Nichols Survey, Abstract No. 521, Lampasas County, Texas, and being a part of that tract described in a Warranty Deed with Vendor's Lien to Pitt Creek Ranch, LLC dated October 29, 2021 and recorded in Volume 591, Page 228 of the Deed Records of Lampasas County and described by metes and bounds as follows:

BEGINNING at a 3/8" iron pin with no cap found in the north margin of County Road 1255 for the southeast corner of that tract described in a Warranty Deed with Vendor's Lien to Robert S. Sellers and Jill Allison Sellers dated July 26, 2018 and recorded in Volume 545, Page 384 of said deed records and being the southwest corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: N 20° 54' 13" W 2394.21 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of that tract described in a Warranty Deed with Vendor's Lien to Bobby Lee Bumpas dated May 31, 2013 and recorded in Volume 488, Page 685 of said deed records and the west line of said Pitt Creek Ranch, LLC tract and being the most westerly northwest corner of this tract,

THENCE: across said Pitt Creek Ranch, LLC tract the following courses and distances:

1. N 68°43'29" E 1886.90 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an inside ell corner of this tract,
2. N 20°34'10" W 3577.51 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the south line of that tract described in a Cash Deed to TX 7 Land LLC dated March 10, 2021 and recorded in Volume 580, Page 420 of said deed records and being in the north line of said Pitt Creek Ranch, LLC tract and being the most northern northwest corner of this tract,

THENCE: with the north line of said Pitt Creek Ranch, LLC tract and this tract the following courses and distances:

1. N 68° 41' 13" E 3153.79 feet to a mag nail with shiner inscribed "CCC 4835" found,
2. N 68° 49' 40" E 104.17 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for the southwest corner of that tract described in a Warranty Deed with Vendors Lien to Thomas M. Watson III, et ux, dated September 9, 2015 and recorded in Volume 511, Page 313 of said deed records,
3. N 84° 30' 43" E 428.84 feet to a 1/2" iron pin with an orange plastic cap inscribed "Watson" found,
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7. S 82° 47' 56" E 998.82 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
8. S 87° 56' 19" E 556.50 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for the southeast corner of said Barber tract and being the southwest corner of that tract described in a General Warranty Deed to Terry Bratton and Melanie Bratton dated April 3, 2018 and recorded in Volume 541, Page 518 of said deed records,
9. N 87° 20' 19" E 361.16 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
10. N 83° 49' 47" E 294.79 feet to a mag nail with shiner inscribed "CCC 4835" found,

2931.97 ACRES (continued)

11. N 60° 06' 24" E 253.87 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
12. N 57° 40' 15" E 333.73 feet to a 22" live oak,
13. N 06° 04' 18" E 274.08 feet to a 14" live oak,
14. N 05° 57' 37" E 116.02 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
15. N 01° 59' 49" W 729.47 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
16. N 06° 00' 34" W 81.54 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
17. N 16° 11' 08" W 64.59 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
18. N 29° 17' 12" W 25.57 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
19. N 77° 42' 57" E 1237.48 feet to a 1/2" iron pin with no cap found,
20. N 24° 05' 40" E 58.44 feet to a 1/2" iron pin with no cap found,
21. N 01° 08' 51" W 681.85 feet to a mag nail with shiner inscribed "CCC 4835" found,
22. N 75° 21' 30" E 132.31 feet to a spindle with a shiner inscribed "CCC 4835" set in the west margin of County Road 1139,
23. S 16° 16' 18" E 159.83 feet with the west margin of County Road 1139 to a 3/8" iron pin with no cap found,
24. N 73° 06' 56" E 1341.12 feet with the south margin of County Road 1139 to a 3/8" iron pin with no cap found for the northwest corner of that tract described in a Warranty Deed to WMC Ranch, LLC dated January 1, 2010 and recorded in Volume 458, Page 713 of said deed records and being the northeast corner of said Pitt Creek Ranch, LLC tract and this tract;

THENCE: with the west line of said Pitt Creek Ranch, LLC tract and this tract the following courses and distances:

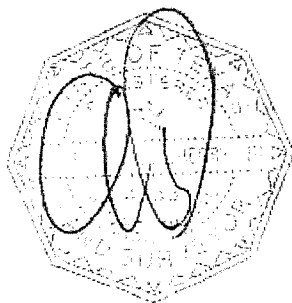
1. S 20° 09' 38" E 3460.12 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
2. S 69° 29' 48" W 1343.02 feet to a 1/2" iron pin with no cap found,
3. S 21° 18' 24" E 2713.52 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
4. N 69° 34' 45" E at 4129.76 feet passing a 2-1/2" pipe fence post found, in all 4315.94 feet to a calculated point in a creek/drainage area,
5. S 20° 22' 27" E at 126.21 feet passing a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in a fence for reference, in all 2571.88 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
6. S 69° 37' 15" W 1350.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for an inside ell corner of said Pitt Creek Ranch, LLC tract and this tract;
7. S 20° 54' 02" E 1134.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found in the north margin of County Road 1255 and being the southeast corner of said Pitt Creek Ranch, LLC tract and this tract;

2931.97 ACRES (continued)

THENCE: with the north margin of County Road 1255 the following courses and distances:

1. S 69° 05' 58" W 2985.55 feet to an 8" cedar fence post found,
2. S 15° 51' 37" E 22.93 feet to an 8" cedar fence post found,
3. S 70° 12' 16" W 458.11 feet to a 1/2" iron pin with no cap found,
4. S 69° 50' 22" W 3684.06 feet to an 8" cedar fence post found,
5. S 69° 51' 15" W 856.27 feet to a 1/2" iron pin with no cap found,
6. S 71° 54' 42" W 278.14 feet to a 1/2" iron pin with no cap found,
7. N 67° 43' 24" W 194.98 feet to a 1/2" iron pin with no cap found,
8. N 39° 07' 13" W 2147.75 feet to a 1/2" iron pin with no cap found,
9. N 49° 08' 00" W 60.98 feet to a 1/2" iron pin with no cap found,
10. S 79° 41' 09" W 4836.76 feet to a 1/2" iron pin with an orange plastic cap inscribed "Watson" found,
11. S 79° 39' 35" W 4034.37 feet to the Point of Beginning.

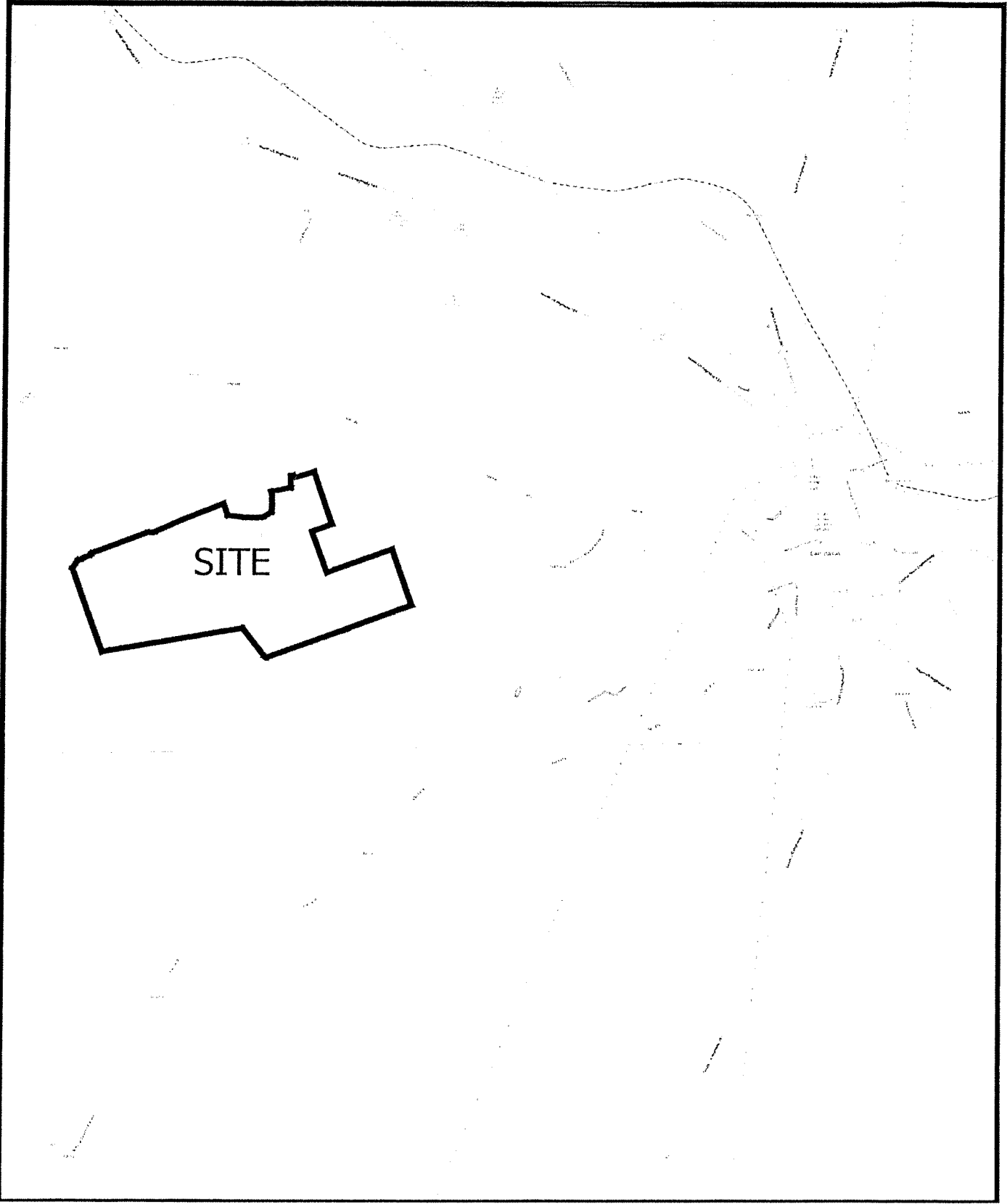
Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

March 09, 2022

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916



SITE

PITT CREEK RANCH

Location Map Exhibit

Exhibit "B"

ATTACHMENT:

DATE: 04/08/2022



VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS

12940 Country Parkway, San Antonio, TX 78216
Telephone: (210) 349-3271
Firm Registration No: F-159

Nov 26, 2018 - 11:18am
P:\STANDARD\VA\TITLE\080811_EXH.dwg

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

August 25, 2022

Mr. Richard Hamala
Tiemann, Shahady & Hamala, PC
102 N. Railroad Ave.
Pflugerville, Texas 78660-2767

Re: Publication of Notice of District Petition regarding creation of Lampasas County
Municipal Utility District No. 1
TCEQ Internal Control No. D-07062022-010

Dear Mr. Hamala:

Enclosed is a copy of the notice for the above petition. Please carefully review the notice for accuracy prior to publication and distribution. Contact James Walker in the District Administration Office at 512/239-2532 if the notice is found to be in error.

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

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

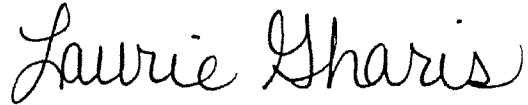
After notice has been published and posted in accordance with 293.12, please provide proof of these actions to the Chief Clerks Office (Mail Code 105). The proof for newspaper publication shall be the original TCEQ affidavit of publication completed and notarized by the newspaper and an original tear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

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

second publication of the notice in the newspaper.

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

Sincerely,

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

Laurie Gharis
Chief Clerk

LG/ka
Enclosures

cc: To all on attached mailing list.

MAILING LIST

Lampasas County Municipal Utility District No. 1
TCEQ Internal Control No. D-07062022-010

Mr. Richard Hamala
Tiemann, Shahady & Hamala, PC
102 North Railroad Avenue
Pflugerville, Texas 78660-2767

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

Mr. Eddie Bogard, P.E.
Vickery & Associates, LLC
3600 West Parmer Lane, Suite 175
Austin, Texas 78727-4107

Mr. Joseph Hopkins
TCEQ Region 9
6801 Sanger Avenue, Suite 2500
Waco, Texas 76710-7826

The Honorable Brad Buckley
State Representative, District No. 54
Brad.buckley@house.texas.gov

The Honorable Dawn Buckingham
State Senator, District No. 24
Dawn.buckingham@senate.texas.gov

Connie Hartmann, County Clerk
Lampasas County
409 South Pecan Street, Suite 201
Lampasas, Texas 76550-2953

Jim Reed, Executive Director
Central Texas Council of Governments
P.O. Box 729
Belton, Texas 76513-0729

Corix Utilities, Inc.
1812 Centre Creek Drive, Suite 100
Austin, Texas 78754-5132

Texas Commission on Environmental
Quality
P.O. Box 13087
Austin, Texas 78711-3087

Todd Galiga, Senior Attorney,
Environmental Law Division, MC-173

Harrison Cole Malley, Attorney,
Environmental Law Division, MC-173

James Walker, Technical Manager,
Districts Creation Review Team, MC-152

Stephanie DeSouza, Districts Creation
Review Team, MC-152

Justin P. Taack, Manager, Districts Section,
MC-152

Sean Ables, Drinking Water Special
Functions Section, Water Supply
Division, 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: LAMPASASAS COUNTY MUD 1
TCEQ Tracking No. D-07062022-010 CID Item No. 129055
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 _____