

TCEQ - Office of the Chief Clerk  
MC-105 Attn: SOAH Docket Clerk  
PO Box 13087  
Austin TX 78711-3087

Applicant Name: Civtas at Buda, LLC  
TCEQ Docket Number: 2022-1732-MWD  
Notice of Hearing

**AFFIDAVIT OF PUBLICATION**

TCEQ 000  
5 APR '23 11:15

STATE OF TEXAS §  
COUNTY OF: HAYS §

Before me, the undersigned authority, on this day personally appeared  
ASHLEY KONTNIER, 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 HAYS FREE PRESS; that said newspaper is  
*(name of newspaper)*

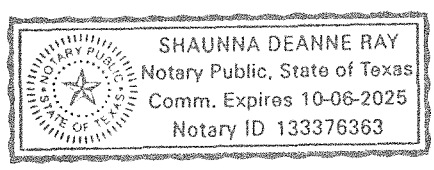
regularly published or generally circulated in HAYS  
*(county/counties)*

County/Counties, Texas; that the attached notice was published in said newspaper on the  
following date(s): MARCH 22, 2023  
*(date(s))*

*[Signature]*  
Newspaper Representative's Signature

Subscribed and sworn to before me this the 22 day of March,  
20 23, to certify which witness my hand and seal of office.

(Seal)



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

SHAUNNA RAY  
Print or type Name of Notary Public

My Commission Expires 10/6/2025

**CLASSIFIED/PUBLIC NOTICES CONTINUED**

tion of property to satisfy a landlord's lien. Sale is April, 10 2023 at 9:00 am at Park Place Storage located at 2101 Bebee Rd. Kyle, TX 78640. Cleanup deposit is required. Seller reserves the right to withdraw the property at any time before sale. Unit items sold to the highest bidder with no title. Property includes contents of spaces of following tenants Lauren Nichols. Items to be sold include: 1999 aluminum Skeeter boat with trailer with an outboard 1999 Yamaha 50hp motor.

**NOTICE TO CREDITORS**

NOTICE is hereby given that original Letters Testamentary for the Estate of Irene Mary Mihm, Deceased, were issued on March 13, 2023, in Cause No. 23-0088-P, pending in County Court at Law No. 3, Hays County, Texas, to: Gary James Mihm. All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law. The notice to the Independent Executor may be delivered at the following address: c/o Kristin F. Baird, Attorney at Law, 9600 Escarpment Blvd., Suite 745-159, Austin, Texas 78749, Dated the 14th day of March, 2023. /s/ Kristin F. Baird, Kristin F. Baird, Attorney for Independent Executor

**INVITATION TO BID**

Separate sealed bids addressed to the City of Kyle, ATTENTION: CITY ENGINEER, will be received until 11:00 a.m. on April 17, 2023 at the City of Kyle Public Works Building located at 520 E. RR 150 in Kyle, Texas, 78640 at which time they will be publicly opened and read aloud, for furnishing all labor, material, tools and equipment and performing all work required for:

**KOHLERS CROSSING**, including:  
Pavement Spot Repairs, Mill and Inlay (7,940 ft.), and striping.

Misc.: Traffic Control and flagging as shown on drawings.  
Copies of the Specifications and Bid Documents will be on file by March 15, 2023 and may be examined at the following locations:

City of Kyle website (www.cityofkyle.com)

Complete Contract Documents have also been provided to CivCast USA for immediate download.

Please go to <https://www.civcastusa.com/>. The Project ID is "Kohlers Crossing Pavement Spot Repair Improvements". Prospective Bidders shall address written inquiries through the project's CivCast website. Hard copies of contract documents are not available.

A non-mandatory pre-bid virtual conference will be held on April 4, 2023 at 11:00 a.m. Please send an email to Cynthia Gonzales [cgonzales@cityofkyle.com](mailto:cgonzales@cityofkyle.com)

ofkyle.com by March 31, 2023 5:00 pm to request an invite to virtual meeting. A link to attend the meeting will also be posted on [www.civcastusa.com](http://www.civcastusa.com).

Bidders should carefully examine the plans, specifications and other documents, visit the site of work, and fully inform themselves as to all conditions and matters which can in any way affect the work or the cost thereof. Should a bidder find discrepancies in, or omissions from, the plans, specifications or other documents, or should be in doubt as to their meaning, bidder should notify the Project Engineer via [www.civcastusa.com](http://www.civcastusa.com). Obtain clarification prior to submitting any bid, but no later than 5:00 p.m. April 7, 2023. Answer to the questions pertaining to the bid and addendums will be posted on [www.civcastusa.com](http://www.civcastusa.com) no later than 5:00 p.m. April 12, 2023. Bidder shall be responsible to check the [www.civcastusa.com](http://www.civcastusa.com) site before submitting bid.

**REQUEST FOR PROPOSAL FOR LA VERDE PARK & INTERACTIVE DEDICATION ELEMENT**

RFP No: LV-002  
Proposal Due Date: Wednesday, April 5 at 2 p.m.

**Project Overview**  
City of Kyle Texas ("Owner") is soliciting a proposal to provide monument signage services for the La Verde Park project located at the Brick-and-Mortar District in Kyle Texas. City of Kyle Texas (CITY OF KYLE) requests your proposal to perform the scope of services outlined in the scope of work and requirements set forth in this Request for Proposal ("RFP"). This RFP is for the fabrication and installation of an interactive dedication Element at La Verde Park in Kyle, Texas. Lionheart Places has developed design intent drawings for this interactive element that are included in this RFP as an attachment. The final concept design is available at [cityofkyle.com/rfps](http://cityofkyle.com/rfps). The Element combines a split limestone block seating element with a mix of metal etched dedication text and pin set lettering. A hidden irrigation bubbler flows down a channel cut in the stone to provide an interactive element for the person seated on the bench and connect to the story of aquifer recharge that inspired the design of La Verde Park. At the core of the 138-acre Brick and Mortar District within the Plum Creek Planned Unit Development, is La Verde Park. The park is a 1.67 acre urban destination surrounded by mixed use development of office, retail, and residential. Inspired by the site's natural geographic qualities, the park design includes a variety of multi-generational program experiences such as interactive water features, performance pavilion, market place, art program, lawn, social games, playground, hammock, grove,

rain gardens, and dog run.

**Scope of Work**  
This RFP is a One-Step process for selecting a Consultant for the Project as provided by Texas Government Code.

The Owner will select the lowest responsible bid that meets the design intent. If Owner is unable to successfully execute a contract for services with the top selected firm, Owner will formally end communications and select the next lowest responsible bid respondent and attempt to enter into a contract with that respondent.

The consultant chosen by the City of Kyle for this project will be responsible for the fabrication and installation of the complete interactive dedication element. The anticipated scope of work shall include but not be limited to the items listed below and based on requirements set forth in the final conceptual package for the La Verde Dedication Element. This includes all the elements shown in the design intent drawings, including the limestone block, footings, signage, irrigation bubbler, etc.

**Evaluation Metrics and Criteria**

- 20% Proven project expertise in both fabrication and installation
- 20% Proven experience in Texas in the past 5 years
- 20% Built examples of monument signage of a similar scale
- 20% Fabrication experience with both stone and metal
- 20% Location of office handling this contract. Provide the address of the office that will be managing the project.

**Submission Requirements**  
Pursuant to the provisions of Texas Government Code, proposals will be received until the date and time established below for receipt. Only the names of respondents will be made public. Prices and other qualification details will only be divulged after the contract award if one is made.

Proposals will not be received by telephone, fax, or Mail. Proposals will only be received at the location and time described below:

**LOCATION:** Ryan Rosborough, CCM Project Manager, City of Kyle, TX [rosborough@agcm.com](mailto:rosborough@agcm.com)

**TIME:** Wednesday, April 5 at 2 p.m.

Submit one (1) electronic copy of the Proposal and all of its contents. Proposals are limited to 10 pages.

Failure to comply with all

requirements contained in this RFP may result in rejection. Proposals that are qualified with conditional clauses, alterations, items not called for in the RFP, or irregularities of any kind are subject to rejection.

Properly submitted Pro-

posals will be opened and the names of the respondents share with the Owner, the City of Kyle. Proposals cannot be altered or amended after opening time. Proposals cannot be withdrawn after opening time without written approval by CITY OF KYLE based on a

written request to withdraw.

Questions can go to Ryan Rosborough, CCM Project Manager, at [rosborough@agcm.com](mailto:rosborough@agcm.com). The Question submission deadline is 5 p.m. Wednesday, March 29, 2023.

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**



**NOTICE OF HEARING**  
Civitas at Buda, LLC  
SOAH Docket No. 582-23-11653  
TCEQ Docket No. 2022-1732-MWD  
TPDES Permit No. WQ0016154001

**APPLICATION.**

Civitas at Buda, LLC, 5599 San Felipe Street, Suite 565, Houston, Texas 77056, has applied to the Texas Commission on Environmental Quality (TCEQ) for new Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016154001, to authorize the discharge of treated domestic wastewater at a daily average flow not to exceed 500,000 gallons per day. This application was submitted to the TCEQ on April 22, 2022.

The facility will be located approximately 1 mile northeast of the intersection of County Road 107 and County Road 120, in Hays County, Texas 78610. The treated effluent will be discharged to Elm Creek, thence to Soil Conservation Service Reservoir No. 16, thence to Elm Creek, thence to Plum Creek in Segment No. 1810 of the Guadalupe River Basin. The unclassified receiving water use is limited aquatic life use for Elm Creek. The designated uses for Segment No. 1810 are primary contact recreation, aquifer protection, and high aquatic life use. In accordance with 30 Texas Administrative Code §307.5 and the TCEQ's Procedures to Implement the Texas Surface Water Quality Standards (June 2010), an antidegradation review of the receiving waters was performed. A Tier 1 antidegradation review has preliminarily determined that existing water quality uses will not be impaired by this permit action. Numerical and narrative criteria to protect existing uses will be maintained. This review has preliminarily determined that no water bodies with exceptional, high, or intermediate aquatic life uses are present within the stream reach assessed; therefore, no Tier 2 degradation determination is required. No significant degradation of water quality is expected in water bodies with exceptional, high, or intermediate aquatic life uses downstream, and existing uses will be maintained and protected. The preliminary determination can be reexamined and may be modified if new information is received. This link to an electronic map of the site or facility's general location is provided as a public courtesy and is not part of the application or notice. For the exact location, refer to the application.  
<https://tceq.maps.arcgis.com/apps/webappviewer/index.html?id=db5bac44afbc468bbddd360f8168250f&marker=-97.753331%2C30.053611&level=12>

The TCEQ Executive Director has completed the technical review of the application and prepared a draft permit. The draft permit, if approved, would establish the conditions under which the facility must operate. The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The permit application, Executive Director's preliminary decision, and draft permit are available for viewing and copying at Buda Public Library, 405 East Loop Street, Suite 100, Buda, Texas.

**DIRECT REFERRAL.**

The Notice of Application and Preliminary Decision was published in English on September 21, 2022, and in Spanish on September 22, 2022. On November 17, 2022, the Applicant filed a request for direct referral to the State Office of Administrative Hearings (SOAH). Therefore, the chief clerk has referred this application directly to SOAH for a hearing on whether the application complies with all applicable statutory and regulatory requirements.

**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 2, 2023  
To join the Zoom meeting via computer:  
<https://soah-texas.zoomgov.com/>  
Meeting ID: 161 347 4039  
Password: TCE332

or  
To join the Zoom meeting via telephone:  
(669) 254-5252 or (646) 828-7666  
Meeting ID: 161 347 4039  
Password: 836811

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; Chapter 361, Texas Health and Safety Code; TCEQ rules including 30 Texas Administrative Code (TAC) Chapter 305; and the procedural rules of the TCEQ and SOAH, including 30 TAC Chapter 80 and 1 TAC Chapter 155.

To request to be a party, you must attend the hearing and show you would be adversely affected by the application in a way not common to members of the general public. Any person may attend the hearing and request to be a party. Only persons named as parties may participate at the hearing.

**NOTICE TO BIDDERS**

Sealed proposals addressed to Landsea Homes ("OWNER"), on behalf of Anthem Municipal Utility District ("DISTRICT"), for furnishing all labor, materials, equipment, and performing all work required for the site and utility construction of the following project: FREEDOM SUBDIVISION PHASE 1-A AND PHASE 2 IMPROVEMENTS. will be received at the office of Atwell, LLC ("ENGINEER") at 805 Las Cimas Parkway, Building 3, Suite 310, Austin, TX 78746 until **Friday, April 14<sup>th</sup>, 2023 at 2:00 pm**. Bids will be opened and read aloud. Any proposal received after the closing time will be returned unopened. Proposals shall be plainly marked with name and address of the BIDDER and the following, bolded, words:

**FREEDOM SUBDIVISION PHASE 1-A & PHASE 2 IMPROVEMENTS**

ing claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law. The notice to the Independent Executor may be delivered at the following address: c/o Kristin F. Baird, Attorney at Law, 9600 Escarpment Blvd., Suite 745-159, Austin, Texas 78749. Dated the 14th day of March, 2023. /s/ Kristin F. Baird, Kristin F. Baird, Attorney for Independent Executor

#### INVITATION TO BID

Separate sealed bids addressed to the City of Kyle, ATTENTION: CITY ENGINEER, will be received until 11:00 a.m. on April 17, 2023 at the City of Kyle Public Works Building located at 520 E. RR 150 in Kyle, Texas, 78640 at which time they will be publicly opened and read aloud, for furnishing all labor, material, tools and equipment and performing all work required for:

**KOHLERS CROSSING**, including:  
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Misc.: Traffic Control and flagging as shown on drawings.

Copies of the Specifications and Bid Documents will be on file by March 15, 2023 and may be examined at the following locations:

City of Kyle website ([www.cityofkyle.com](http://www.cityofkyle.com))

Complete Contract Documents have also been provided to CivCast USA for immediate download.

Please go to <https://www.civcastusa.com/>. The Project ID is "Kohlars Crossing Pavement Spot Repair Improvements". Prospective Bidders shall address written inquiries through the project's CivCast website. Hard copies of contract documents are not available.

A non-mandatory pre-bid virtual conference will be held on April 4, 2023 at 11:00 a.m. Please send an email to Cynthia Gonzales [cgonzales@city-](mailto:cgonzales@city-)

owner shall be responsible to check the [www.civcastusa.com](http://www.civcastusa.com) site before submitting bid.

#### REQUEST FOR PROPOSAL FOR LA VERDE PARK & INTERACTIVE DEDICATION ELEMENT

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Proposal Due Date:  
Wednesday, April 5 at 2 p.m.

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but not be limited to the items listed below and based on requirements set forth in the final conceptual package for the La Verde Dedication Element. This includes all the elements shown in the design intent drawings, including the limestone block, footings, signage, irrigation bubbler, etc.

Evaluation Metrics and Criteria

The firm chosen for this project should meet the following minimum requirements:

- 20% Proven project expertise in both fabrication and installation
- 20% Proven experience in Texas in the past 5 years
- 20% Built examples of monument signage of a similar scale
- 20% Fabrication experience with both stone and metal
- 20% Location of office handling this contract. Provide the address of the office that will managing the project.

Submission Requirements Pursuant to the provisions of Texas Government Code, proposals will be received until the date and time established below for receipt. After receipt, only the names of respondents will be made public. Prices and other qualification details will only be divulged after the contract award if one is made.

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Failure to comply with all

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<https://tceq.maps.arcgis.com/apps/webappviewer/index.html?id=db5bac44afbc468bd4dd360f8168250f&marker=-97.753331%2C30.053611&level=12>

The TCEQ Executive Director has completed the technical review of the application and prepared a draft permit. The draft permit, if approved, would establish the conditions under which the facility must operate. The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The permit application, Executive Director's preliminary decision, and draft permit are available for viewing and copying at Buda Public Library, 405 East Loop Street, Suite 100, Buda, Texas.

#### DIRECT REFERRAL

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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 2, 2023**  
**To join the Zoom meeting via computer:**  
<https://soah-texas.zoomgov.com/>  
Meeting ID: 161 347 4039  
Password: TCE532

**To join the Zoom meeting via telephone:**  
(669) 254-5252 or (646) 828-7666  
Meeting ID: 161 347 4039  
Password: 836811

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; Chapter 361, Texas Health and Safety Code; TCEQ rules including 30 Texas Administrative Code (TAC) Chapter 305; and the procedural rules of the TCEQ and SOAH, including 30 TAC Chapter 80 and 1 TAC Chapter 155.

To request to be a party, you must attend the hearing and show you would be adversely affected by the application in a way not common to members of the general public. Any person may attend the hearing and request to be a party. Only persons named as parties may participate at the hearing.

**In accordance with 1 Tex. Admin. Code § 455.401(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 <https://www.soah.texas.gov/>, or in printed format upon request to SOAH."**

#### INFORMATION

If you need more information about the hearing process for this application, please call the Public Education Program, toll free, at 800-687-4040. General information about the TCEQ can be found at our web site at [www.tceq.texas.gov](http://www.tceq.texas.gov). The mailing address for the TCEQ is P.O. Box 13087, Austin Texas 78711-3087.

Further information may also be obtained from Civitas at Buda, LLC at the address stated above or by calling Mr. Rahul Jain, Vice President, at 832-548-0960.

Persons with disabilities 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: March 17, 2023

*Laurie Gharis*

Laurie Gharis, Chief Clerk  
Texas Commission on Environmental Quality

#### NOTICE TO BIDDERS

Sealed proposals addressed to Landsea Homes ("OWNER"), on behalf of Anthem Municipal Utility District ("DISTRICT"), for furnishing all labor, materials, equipment, and performing all work required for the site and utility construction of the following project: FREEDOM SUBDIVISION PHASE 1-A AND PHASE 2 IMPROVEMENTS, will be received at the office of Atwell, LLC ("ENGINEER") at 805 Las Cimas Parkway, Building 3, Suite 310, Austin, TX 78746 until **Friday, April 14<sup>th</sup>, 2023 at 2:00 pm**. Bids will be opened and read aloud. Any proposal received after the closing time will be returned unopened. Proposals shall be plainly marked with name and address of the BIDDER and the following, bolded, words:

#### FREEDOM SUBDIVISION PHASE 1-A & PHASE 2 IMPROVEMENTS

The FREEDOM SUBDIVISION PHASE 1-A AND PHASE 2 IMPROVEMENTS proposal includes: right of way preparation, roadway construction, storm sewer with inlets, manholes and all associated appurtenances; a stormwater water quality pond and all associated appurtenances; PVC water line with fire hydrants, valves and all associated appurtenances; PVC wastewater line with manholes; associated erosion controls; dry utility improvements; and a lift station with all other necessary appurtenances and improvements. All work must conform to State of Texas, County of Hays, City of Kyle, TxDOT, TCEQ, and Anthem MUD applicable rules and criteria.

Copies of the Plans, Specifications, Bidding Documents, Geotech, and Qualification Requirements will be on file at the office of Atwell, LLC at 805 Las Cimas Parkway, Building 3, Suite 310, Austin, TX 78746, where they may be examined without charge. Copies may be examined or obtained from the ENGINEER on or after **Wednesday, March 29<sup>th</sup>, 2023** for a non-refundable fee of \$100.00 per set, or you can request an electronic version by emailing [cschedler@atwell-group.com](mailto:cschedler@atwell-group.com). Checks for Plans and Specifications, and Bidding Documents shall be made payable to Atwell, LLC.

A Cashier's Check, Certified Check or acceptable Bidder's Bond, payable to Landsea Homes in an amount not less than five percent (5%) of the Bid must accompany each bid as a guarantee that, if awarded the Contract, the BIDDER will enter into a contract and execute bonds within ten (10) days of award of the Contract. Performance and Payment Bonds shall also be executed on the forms furnished by the DISTRICT and shall specifically provide for "Performance" and for "Labor and Materials Payment". Each bond shall be issued in an amount of one hundred percent (100%) of contract price by a solvent Surety company, authorized to do business in the State of Texas and acceptable to the DISTRICT.

The DISTRICT reserves the right to reject any and all bids to waive any and all technicalities and formalities in bidding. The DISTRICT reserves the right to determine which bids are most advantageous to the OWNER and the DISTRICT, and to award the Contract on this basis. No bid may be withdrawn for a period of sixty (60) days after opening of the bids. If a submitted bid is withdrawn within said period, bid guaranty shall become the property of the OWNER, not as penalty, but as liquidated damages, or DISTRICT may pursue any other action allowed by law. Prospective bidders are encouraged to visit the site before bidding.



April 4, 2023

TCEQ OCC

5APR '23 11:03

Mehgan Taack  
Office of Chief Clerk  
Texas Commission on Environmental Quality  
P.O. Box 13087  
Austin, TX 78711-3087

Subject: Notice of Hearing  
Applicant: Civitas at Buda, LLC  
Facility Location: Hays County, Texas  
Permit Number: WQ0016154001

Dear Ms. Taack:

As instructed in the March 17, 2023, letter from the Chief Clerk for the above referenced application the Notice of Hearing was published. The notice was published on March 22, 2023, in the Hays Free Press newspaper. Enclosed are proof of publication of the notice (tear sheet) and the original signed Affidavit of Publication.

If you have any questions or require additional information, please contact me.

Sincerely,

MEAD & HUNT, Inc.

Janet Sims  
Project Manager

Enclosures (2)

cc: Louis Mertz, Civitas at Buda, LLC  
Peter Gregg, Gregg Law PC