

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Kelly Keel, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

February 6, 2024

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

Re: Application by Municipal Utility District No. 1 Of Denton County  
TCEQ Internal Control No. D-01092023-007  
TCEQ Docket 2023-0846-DIS

Dear Ms. Gharis:

I have enclosed the following copies of documents to be included in the Administrative Record for the above-referenced case as required by 30 Tex. Admin Code § 80.118. The documents included are as follows:

- (1) Notice of District Creation
- (2) Notice of Hearing
- (3) Affidavits of Publication
- (4) Certificate of Posting

Sincerely,

A handwritten signature in black ink, appearing to read "Fernando Salazar Martinez".

Fernando Salazar Martinez  
Staff Attorney  
Environmental Law Division

Exhibit ED-1  
Notice of District Creation

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-01092023-007

**PETITION.** TCCI Range-Mead 2021, LLC, a Texas limited liability company, and Hines Acquisitions, LLC, a Delaware limited liability company, (Petitioners) filed a petition for creation of Madera Municipal Utility District No. 1 of Denton County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioners holds title to a majority in value of the land to be included in the proposed District; (2) there is one lienholder, Veritex Community Bank, 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 539.203 acres located within Denton County, Texas; and (4) all of the land within the proposed District is within the extraterritorial jurisdiction of the City of Justin.

The territory to be included in the proposed District is depicted in the vicinity map designated as Exhibit "A", which is attached to this document.

The petition further states that the proposed District will: (1) purchase, construct, acquire, maintain, own, operate, repair, improve and extend a waterworks and sanitary sewer system for residential and commercial purposes; (2) 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 waters; and (4) purchase, construct, acquire, improve, maintain, and operate such additional facilities, systems, plants, and enterprises, and road facilities as shall be consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$58,000,000 (\$43,000,000 for water, wastewater, and drainage and \$15,000,000 for roads)

The Property depicted in Exhibit "A" is located within the extraterritorial jurisdiction of the City of Justin, Denton County, Texas (the "City"). In accordance with Local Government Code §42.042 and Texas Water Code §54.016, the Petitioners submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioners submitted a petition to the City to provide water and sewer services to the proposed District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code §54.016(c) expired and the information provided indicates that the Petitioners and the City have not executed a mutually agreeable contract for service. Pursuant to Texas Water Code §54.016(d), failure to execute such an agreement constitutes authorization for the Petitioners to initiate proceedings to include the land within the proposed District.

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

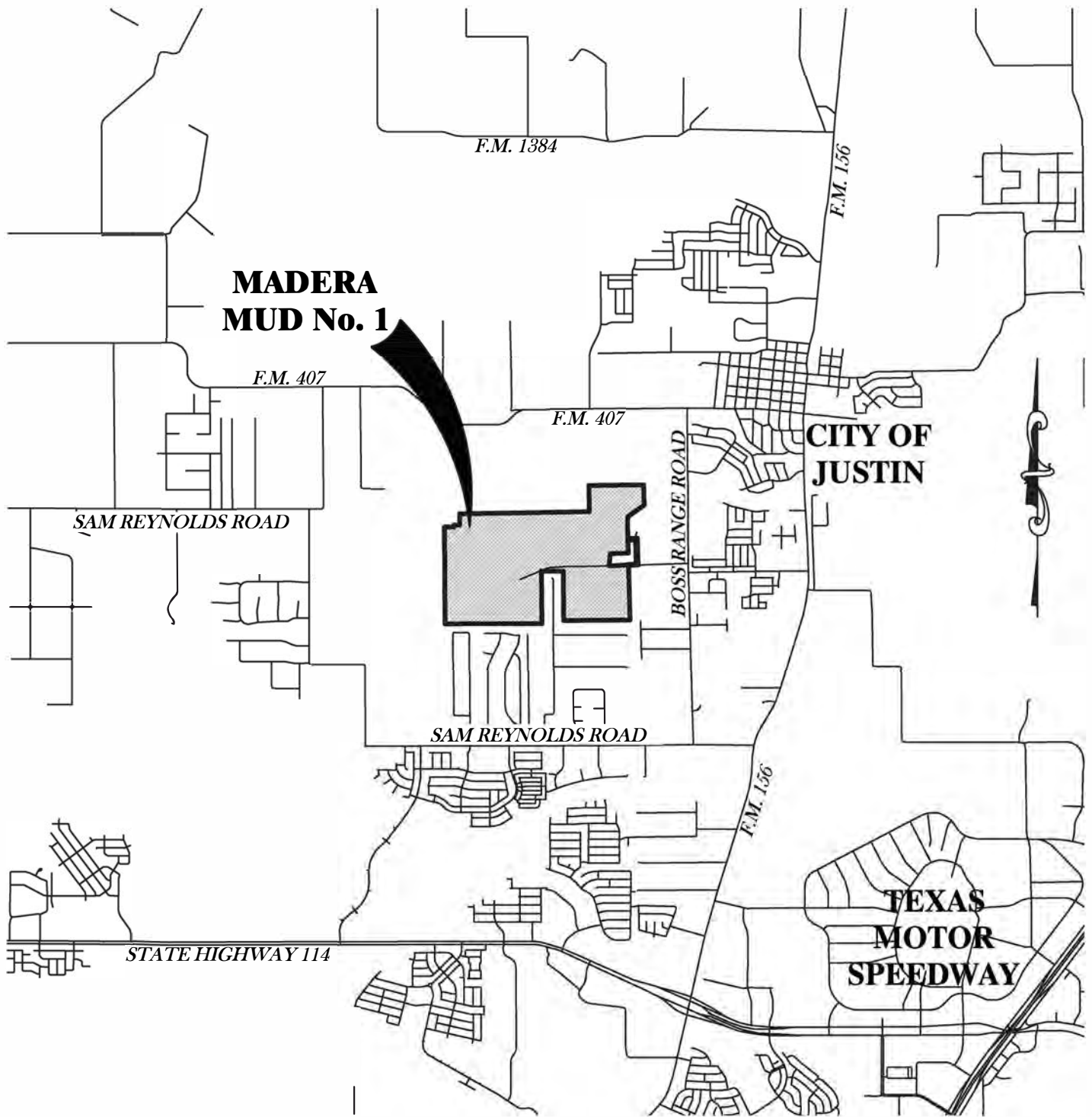
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request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

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

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

Issued: February 22, 2023





## VICINITY MAP

### Madera Municipal Utility District No. 1 of Denton County



**GMcivil**  
**Engineering & Surveying**  
 2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
 817-329-4373  
 TxEng Firm # F-2944 | TxSurv Firm # 10021700

Job No.:	10967	Scale:	NONE	Sheet 1 of 1
Drafted:	J.N.R.	Checked:	J.N.R.	
Surveyed on the Ground: 7/5/2022				
Date Prepared: 9/15/2022				
Revised:	.	Revised:	.	

0004

Exhibit ED-2  
Notice of Hearing

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



**NOTICE OF HEARING**  
**Madera Municipal Utility District No. 1 of Denton County**  
**SOAH Docket No. 582-24-06564**  
**TCEQ Docket No. 2023-0846-DIS**  
**TCEQ Internal Control No. D-01092023-007**

**PETITION.**

TCCI Range-Mead 2021, LLC, a Texas limited liability company, and Hines Acquisitions, LLC, a Delaware limited liability company, (Petitioners) filed a petition for creation of Madera Municipal Utility District No. 1 of Denton County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioners holds title to a majority in value of the land to be included in the proposed District; (2) there is one lienholder, Veritex Community Bank, 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 539.203 acres located within Denton County, Texas; and (4) all of the land within the proposed District is within the extraterritorial jurisdiction of the City of Justin.

The petition further states that the proposed District will: (1) purchase, construct, acquire, maintain, own, operate, repair, improve and extend a waterworks and sanitary sewer system for residential and commercial purposes; (2) 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 waters; and (4) purchase, construct, acquire, improve, maintain, and operate such additional facilities, systems, plants, and enterprises, and road facilities as shall be consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$58,000,000 (\$43,000,000 for water, wastewater, and drainage and \$15,000,000 for roads).

The territory to be included in the proposed District is located within the extraterritorial jurisdiction of the City of Justin, Denton County, Texas (the "City"). In accordance with Local Government Code §42.042 and Texas Water Code §54.016, the Petitioners submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioners submitted a petition to the City to provide water and sewer services to the proposed District. The 120-day period for

reaching a mutually agreeable contract as established by the Texas Water Code §54.016(c) expired and the information provided indicates that the Petitioners and the City have not executed a mutually agreeable contract for service. Pursuant to Texas Water Code §54.016(d), failure to execute such an agreement constitutes authorization for the Petitioners to initiate proceedings to include the land within the proposed District.

### **CONTESTED CASE HEARING.**

The State Office of Administrative Hearings (SOAH) will conduct a preliminary hearing via Zoom videoconference. A Zoom meeting is a secure, free meeting held over the internet that allows video, audio, or audio/video conferencing.

**10:00 a.m. – February 6, 2024**

#### **To join the Zoom meeting via computer:**

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

Meeting ID: 161 230 6813

Password: ECQ564

or

#### **To join the Zoom meeting via telephone:**

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

Meeting ID: 161 230 6813

Password: 690423

**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](http://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) 239-3144. 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](http://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: January 5, 2024

Laurie Gharis, Chief Clerk  
Texas Commission on Environmental Quality

Exhibit ED-3  
Affidavits of Publication

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

Applicant Name: Madera Municipal Utility District No. 1 of Denton County  
TCEQ Tracking No. D-01092023-007 CID Item No. 131403  
Application Type: PETITION FOR CREATION OF A DISTRICT

## AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §

COUNTY OF: Denton §

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

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

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

of the Denton Record-Chronicle; that said newspaper is  
(name of newspaper)

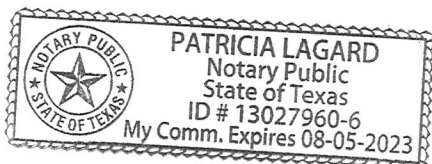
regularly published or circulated in Denton County/Countries,  
(name of county or counties)

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

02/25/2023 and 03/04/2023  
(date or dates of publication)

Alice McConnaughey  
Newspaper Representative's Signature

Subscribed and sworn to before me this the 6th day of March,  
20 23, to certify which witness my hand and seal of office.



(Seal)

Patricia La Gard  
Notary Public in and for the State of Texas

Patricia La Gard  
Print or type Name of Notary Public

My Commission Expires 08/05/2023



## PUBLIC NOTICES

The lands under the jurisdiction of the USDA Forest Service that are being considered for exchange.

Comments received, including names and addresses of those who commented, will be considered part of the public record for this proposed action and will be available for public

## The seal of the State of Texas, featuring a five-pointed star in the center, surrounded by a wreath, with the words "THE STATE OF TEXAS" inscribed around the perimeter.

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. 0011

**INFORMATION** Written hearing requests should be submitted to the



# Texas Commission on Environmental Quality



**NOTICE OF APPLICATION AND PRELIMINARY DECISION FOR SMALL MUNICIPAL SEWER SYSTEM (MS4) RENEWAL**  
General Permit Authorization No. TXR040076

**APPLICATION AND PRELIMINARY DECISION.** City of Corinth, 3300 Corinth Parkway, Corinth, Texas 76208, has applied to the Texas Commission on Environmental Quality (TCEQ) under Texas Pollutant Discharge Elimination System (TPDES) Small MS4 General Permit No. TXR040076 for a renewal of authorization number TXR040076 to discharge stormwater to surface water in the state from the City of Corinth, MS4. The notice of intent (NOI) and stormwater management program (SWMP) were received by the TCEQ on July 18, 2019.

The MS4 is located in the area within the City of Corinth limits that is located within the Denton-Lewisville Urbanized Area in Denton County, Texas. The discharge from the MS4 will eventually reach Lewisville Lake in Segment No. 0823 of the Trinity River Basin.

A copy of the NOI, stormwater management program (SWMP), general permit, and general permit fact sheet are available for viewing and copying at City of Corinth City Hall, 3300 Corinth Parkway, Corinth, Texas 76208. The SWMP can also be viewed online at the City of Corinth's website at <https://www.cityofcorinth.com/>. Substantial changes to the MS4's SWMP during the permit term will be posted on the same website.

The TCEQ Executive Director has completed the technical review of the application and SWMP. The SWMP, if approved, would establish additional terms and conditions, not included in the general permit, under which the MS4 must operate. The Executive Director has made the preliminary decision that the SWMP meets all statutory and regulatory requirements and made a preliminary decision to approve the small MS4's authorization under the TPDES Small (Phase II) MS4 General Permit No. TXR040000.

**PUBLIC COMMENT / PUBLIC MEETING.** You may submit public comments or request a public meeting about this application. The purpose of a public meeting is to provide the opportunity to submit written or oral comments or to ask questions about the application. The TCEQ will hold a public meeting if the Executive Director determines that there is a significant degree of public interest in the application or if requested by a local legislator. A public meeting is not a contested case hearing. If significant interest exists, the Executive Director will direct the applicant to publish a notice of the public meeting and hold the public meeting. The applicant must publish notice of a public meeting at least 30 days prior to the meeting in a newspaper of general circulation in the county where the MS4 is located. If the MS4 is located in more than one county, the applicant must publish notice in a newspaper of general circulation in the county containing the largest residential population.

All written public comments and public meeting requests must be submitted to the Office of the Chief Clerk, MC 105, TCEQ, P.O. Box 13087, Austin, Texas 78711-3087 or electronically at <https://www.tceq.texas.gov/go/to/comment> within 30 days of the date of newspaper publication of this notice.

After the deadline for submitting public comments, the Executive Director will consider all timely comments and prepare a response to all relevant material.

## NOTICE OF EXCHANGE PROPOSAL LAND-FOR-LAND EXCHANGE and REQUEST FOR SCOPING COMMENTS

National Forests and Grasslands in Texas  
Caddo - Lyndon B. Johnson National Grasslands

Notice is hereby given that the United States Department of Agriculture, Forest Service is considering an exchange of land with the Upper Trinity Regional Water District (UTWRD), under the authority of the General Exchange Act of March 20, 1922 (42 Stat. 465, as amended; 16 U.S.C. 485, 486); the Federal Land Policy and Management Act of October 21, 1976 (43 U.S.C. 1716, 1717); and the Federal Land Exchange Facilitation Act of August 20, 1988 (102 Stat. 1086; 43 U.S.C. 1716). The Forest Service is interested in acquiring the non-Federal parcels and the exchange proposal is currently being analyzed to determine whether or not the land exchange is in the public interest.

All tracts involved in this exchange are located in Fannin County, Texas within the proclaimed boundary of the Caddo National Grassland. All of the following Federal and non-Federal tracts are located within an area bounded to the north by the North Sulphur River Channel, to the east by Farm-to-Market Road 2890, to the south by TX State Hwy. 34, and to the west by Farm-to-Market Road 68, except for Federal tracts C-154 and C-155. Tracts C-154 and C-155 are located on the southside of TX State Hwy. 34, east of the junction with Farm-to-Market Road 68.

The lands under the jurisdiction of the USDA Forest Service that are being considered for exchange are described as:

A 99.026-acre tract out of the W. Chadwell Survey - Abstract 217 (Forest Service (FS) Tract C-6); a 24.473-acre tract out of the K. Harwick Survey - Abstract 495 and W. Hutchins - Abstract 487 (FS Tract C-18); a 40.19-acre tract out of the J. Nail Survey - Abstract 842 (FS Tract C-20); a 33.25-acre tract out of the J. Nail Survey - Abstract 842 (FS Tract C-20a); a 15.14-acre tract out of the J. Nail Survey - Abstract 842 (FS Tract C-20b); a 23.025-acre tract out of the K. Harwick Survey - Abstract 495 and W. Hutchins - Abstract 487 (FS Tract C-26); a 127.613-acre tract out of the K. Harwick Survey - Abstract 495 (FS Tract C-29); a 62.453-acre tract out of the K. Harwick Survey - Abstract 495 (FS Tract C-30); a 109.351-acre tract out of the J. Nail Survey - Abstract 842 (FS Tract C-31); a 12.043-acre tract out of the J. Nail Survey - Abstract 842 (FS Tract C-35); a 50.011-acre tract out of the J. Nail Survey - Abstract 842 (FS Tract C-38); a 107.368-acre tract out of the J. Nail Survey - Abstract 842 (FS Tract C-41); a 194.713-acre tract out of the D. Davis Survey - Abstract 269 and W. Perrin Survey - Abstract 873 (FS Tract C-53); a 35.178-acre tract out of the W. Perrin Survey - Abstract 873 (FS Tract C-60); a 13.385-acre tract out of the W. Perrin Survey - Abstract 873, partitioned out of 67.304 ac Tract C-59 (FS Tract C-61); a 28.261-acre tract out of the J. Hart Survey - Abstract 492, T. Toby Survey - Abstract 1133, partitioned out of 75.68 acre Tract C-82 (FS Tract C-83); a 9.892-acre tract out of the JB Goodman Survey - Abstract 408 (FS Tract C-154); a 9.877-acre tract out of the JB Goodman Survey - Abstract 408 (FS Tract C-155). Together with a right-of-way for a motorized trail, 20-foot in width, across Federal Tract C-82. Containing 995.366 acres, more or less.

The non-Federal lands that are being considered for exchange are described as:

A 368.421-acre tract out of the James D. Goodman Survey - Abstract No. 407, Thomas Ware Survey - Abstract No. 1197, Aley Fuller Survey - Abstract No. 395, Martha Moody Survey - Abstract No. 699, and James M. Sharp Survey - Abstract No. 1028 (FS Tract C-25); a 15.657-acre tract out of the Aley Fuller Survey -

and floodplains along the creek segments. The Federal lands proposed for conveyance by the Forest Service may include wetlands and floodplains along the creek segments.

In addition, the exchange is expected to meet Forest-wide standards and guidelines, and the Management Area direction as described in the Land and Resource Management Plan. However, there may be a need for project-specific Forest Plan Amendment in regard to standards for Forest Plan Management Area (MA) 8d - Natural Heritage Areas. The conveyance of Federal Tract C-61, 13.4 acres, is within MA 8d and would not meet Forest Plan standard MA-8d-52 which states "Retain all lands as public lands". The 2012 Planning Rule (36 CFR 219) requires notice of which substantive requirements of sections 219.8 through 219.11 are likely to be related to the amendment. Suspension of Forest Plan standard MA-8d-52, through an amendment, is likely related to the consideration of § CFR 219.9(a)(2) Diversity of plant and animal communities.

The scoping comment period for this project is being combined with the 45-day notification and comment period requirement for proposed land exchanges. The public is invited to submit any comments or concerns about the exchange proposal, including advising the Forest Service of any liens, encumbrances, or other claims relating to the lands being considered for exchange, as well as any comments on the proposed project-specific Forest Plan Amendment.

Comments received, including names and addresses of those who commented, will be considered part of the public record for this proposed action and will be available for public inspection. Comments submitted anonymously will be accepted and considered; however, anonymous comments will not provide the agency with the ability to provide the respondent with subsequent environmental documents.

This project is expected to be documented in an environmental assessment and decision notice; and will be subject to objection (see 36 CFR 220.7).

Comments must be submitted in writing to the District Ranger, Caddo-LBJ National Grasslands, 1400 US Highway 81/287, Decatur, TX 76234, within 45 days after the initial date of publication of this notice. Comments may also be submitted electronically via the online comment form at: <https://cara.is2c.usda.gov/Public/CommentInput?Project=63528>. Please state "Caddo Land Exchange" in the subject line when providing electronic responses, or on the envelope when replying by mail.

For maps and more information on the proposed exchange, visit the project-specific link at: <https://www.is.usda.gov/project?project=63528>.

If you have any questions, please contact Amanda Bataineh, Lands, Minerals, Special Uses Program Manager, National Forests & Grassland in Texas, at [amanda.bataineh@usda.gov](mailto:amanda.bataineh@usda.gov) or by phone at 936-639-8580.

Dates of Publication: February 26, March 5, March 12, and March 19, 2023.

**BUY IT.  
SELL IT.  
FIND IT.**



**CLASSIFIED**

The Property depicted in Exhibit A is located within the extrajurisdictional jurisdiction of the City of Justin, Denton County, Texas (the "City"). In accordance with Local Government Code §42.042 and Texas Water Code §54.016, the Petitioners submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioners submitted a petition to the City to provide water and sewer services to the proposed District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code §54.016(c) expired and the information provided indicates that the Petitioners and the City have not executed a mutually agreeable contract for service. Pursuant to Texas Water Code §54.016(d), failure to execute such an agreement constitutes authorization for the Petitioners to initiate proceedings to include the land within the proposed District.

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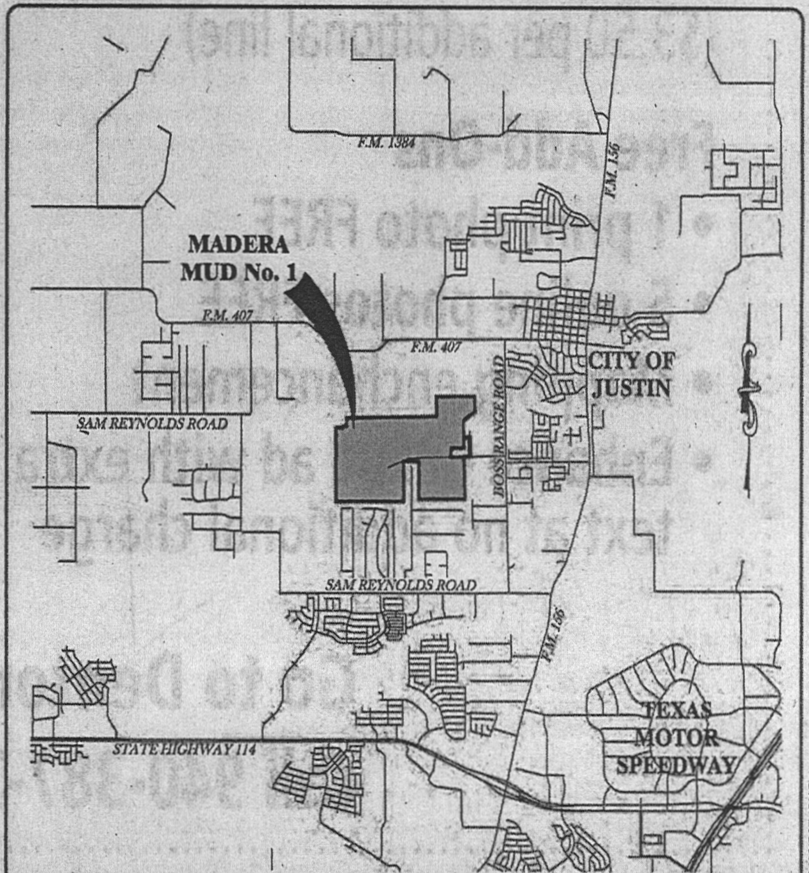
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request 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.

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Issued: February 22, 2023

Exhibit "A"



## VICINITY MAP

Madera Municipal Utility District No. 1 of Denton County

	Job No.:	10967	Scale:	NONE	Sheet
	Drafted:	J.N.R.	Checked:	J.N.R.	1
	Surveyed on the Ground:	7/5/2022			of
	Date Prepared:	9/15/2022			1
	Revised:		Revised:		



## PUBLIC NOTICES

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payment of such having expired, the goods will be sold to the highest bidder or otherwise disposed of at a public auction to be held online at [www.StorageTreasures.com](http://www.StorageTreasures.com), which will end on Wednesday March 22nd, 2023 at 10:00 am

dr02/26/2023 & 03/05/2023

#### INVITATION TO BID

Sealed bids will be received by Horizon/Deer Creek Development Corp., on behalf of Denton County Municipal Utility District, No. 6 at the office of JBI Partners, Inc., 2121 Midway Road, Suite 300, Carrollton, Texas 75006, until 10:00 a.m., Monday, March 13, 2023, at which time all bids will be publicly opened and read for the construction of the project:

**Horizon/Deer Creek Development Corp., acting on behalf of Denton County Municipal Utility District, No. 6**  
**For the construction of Earthwork Improvements to serve**

**Sandbrook Ranch, Phase 13**  
**City of Aubrey ETJ**  
**Denton County, Texas**  
**JB1 Project No. R05020**

A mandatory Pre-Bid Conference will be held on Monday, March 6, 2023, at 10:00 a.m., at the office of JBI Partners, Inc., 2121 Midway Road, Suite 300, Carrollton, Texas 75006. Bids submitted by parties not attending the mandatory Pre-Bid Conference will not be accepted or opened.

Project scope shall include the Earthwork Improvements, approximately 191,183 CY of excavation and over-excavation and moisture conditioning of 282 pads per NCTCOG and Owner's Geotechnical Engineer's specifications to serve 282 lots on approximately 83 acres. The project is located North and West of the intersection of Bryan Road & F.M. 1385 in City of Aubrey ETJ, Denton County, Texas.

The above-described construction will be performed in accordance with plans and specifications and any addenda thereto which may be issued prior to the opening of bids. Plans, specifications and bid documents may be viewed and downloaded free of charge on the CivCastUSA Website ([www.CivCastUSA.com](http://www.CivCastUSA.com)). Call or e-mail Britany Crenshaw at 972-738-7281 ([bcrenshaw@jbipartners.com](mailto:bcrenshaw@jbipartners.com)) if you have difficulty accessing the website.

Each Bid must be accompanied by a Certified or Cashier's Check, from a responsible bank in the State of Texas, or a Bid Bond, issued by a surety legally authorized to do business in the State of Texas, equal to five percent (5%) of the total bid amount. Make the Cashier's Check, Certified Check or Bid Bond payable to the Owner. The Owner reserves the right to reject any or all bids or to accept any bid deemed advantageous to it and waive informalities in bidding. All bids received after the above-designated closing time will be returned unopened.

dr02/26/2023 & 03/05/2023

#### NOTICE OF PUBLIC HEARING for the Hickory Creek Board of Adjustments

Notice is hereby given that the Hickory Creek Board of Adjustments will conduct a Public Hearing on March 21, 2023 at 6:30 p.m. in the Town Hall Council Chambers, 1075 Ronald Reagan Avenue, Hickory Creek, TX, to consider the following variance:

A request from Reigen & Richard Lox for a variance of Ordinance No. 98-03-224 establishing a zoning designation of Planned Development for the Lakeview at Point Vista Addition, Area Requirements (2 & 3) for the construction of a patio in the required side and rear yards. The property is located at 101 Shasta Drive and legally is described as Lakeview at Point Vista Ph 1 Bk B Lot 4.

All interested parties are invited to attend and participate. A description of the request is available at Town Hall.

Dr03/05/2023

40.19-acre tract out of the J. Nail Survey - Abstract 842 [FS Tract C-20]; a 33.25-acre tract out of the J. Nail Survey - Abstract 842 [FS Tract C-20a]; a 15.14-acre tract out of the J. Nail Survey - Abstract 842 [FS Tract C-20b]; a 23.025-acre tract out of the K. Harwick Survey - Abstract 495 and W. Hutchins - Abstract 487 [FS Tract C-26]; a 127.613-acre tract out of the K. Harwick Survey - Abstract 495 [FS Tract C-29]; a 62.453-acre tract out of the K. Harwick Survey - Abstract 495 [FS Tract C-30]; a 109.351-acre tract out of the J. Nail Survey - Abstract 842 [FS Tract C-31]; a 12.043-acre tract out of the J. Nail Survey - Abstract 842 [FS Tract C-35]; a 50.011-acre tract out of the J. Nail Survey - Abstract 842 [FS Tract C-38]; a 107.369-acre tract out of the J. Nail Survey - Abstract 842 [FS Tract C-41]; a 194.713-acre tract out of the D. Davis Survey - Abstract 269 and W. Perrin Survey - Abstract 873 [FS Tract C-53]; a 35.178-acre tract out of the W. Perrin Survey - Abstract 873 [FS Tract C-60]; a 13.385-acre tract out of the W. Perrin Survey - Abstract 873, partitioned out of 67.304 ac Tract C-59 [FS Tract C-61]; a 28.261-acre tract out of the J. Hart Survey - Abstract 492, T. Toby Survey - Abstract 1133, partitioned out of 75.68 acre Tract C-82 [FS Tract C-83]; a 9.892-acre tract out of the JB Goodman Survey - Abstract 408 [FS Tract C-154]; a 9.877-acre tract out of the JB Goodman Survey - Abstract 408 [FS Tract C-155]. Together with a right-of-way for a motorized trail, 20-foot in width, across Federal Tract C-82. Containing 995.366 acres, more or less.

The non-Federal lands that are being considered for exchange are described as:

A 368.421-acre tract out of the James D. Goodman Survey - Abstract No. 407, Thomas Ware Survey - Abstract No. 1197, Aisey Fuller Survey - Abstract No. 395, Martha Moody Survey - Abstract No. 699, and James M. Sharp Survey - Abstract No. 1028 [FS Tract C-25]; a 15.557-acre tract out of the Aisey Fuller Survey - Abstract No. 395 [FS Tract C-25a]; a 5.750-acre tract out of the Charles Logan Survey - Abstract No. 643 and Martha Moody Survey - Abstract No. 699 [FS Tract C-25b]; a 14.419-acre tract out of the Charles Logan Survey - Abstract No. 643 [FS Tract C-25c]; a 191.326-acre tract out of the of the Martha Moody Survey - Abstract No. 699 [FS Tract C-25d]; 29.280-acre tract out of the of the Martha Moody Survey - Abstract No. 699 [FS Tract C-25e]; a 28.872-acre tract out of the Thomas Toby Survey - Abstract No. 1133 [FS Tract C-25f]; a 30.527-acre tract out of the Thomas Toby Survey - Abstract No. 1133 and Martha Moody Survey - Abstract No. 699 [FS Tract C-25g]; a 58.798-acre tract out of the Thomas Toby Survey - Abstract No. 1133 and Martha Moody Survey - Abstract No. 699 [FS Tract C-25h]; a 59.217-acre tract out of the William Perrin Survey - Abstract No. 873, the William Lewis Survey - Abstract Number 649, and the Jason Wilson Survey - Abstract 1159 [FS Tract C-25i]; a 11.230-acre tract out of the Josiah Hart Survey - Abstract No. 492 and William Perrin Survey - Abstract No. 873 [FS Tract C-25j]; a 48.201-acre tract out of the William Lewis Survey - Abstract No. 649 [FS Tract C-25k]; a 44.919-acre tract out of the of the Robert Fleming Survey - Abstract No. 377 [FS Tract C-25l]; a 15.691-acre tract out of the of the Robert Fleming Survey - Abstract No. 377 [FS Tract C-25m]; a 47.808-acre tract out of the of the Robert Fleming Survey - Abstract No. 377 [FS Tract C-25n]. Containing 996.253 acres, more or less.

Any or all of the above-described lands may be exchanged. If the values are unequal, either party may equalize the values by making a cash payment, not to exceed 25 percent of the value of the lands transferred out of Federal ownership.

This project is expected to be documented in an environmental assessment and decision notice; and will be subject to objection (see 36 CFR 220.7).

Comments must be submitted in writing to the District Ranger, Caddo-LBJ National Grasslands, 1400 US Highway 81/287, Decatur, TX 76234, within 45 days after the initial date of publication of this notice. Comments may also be submitted electronically via the online comment form at: <https://cara.fs2c.usda.gov/Public/CommentInput?Project=63528>. Please state "Caddo Land Exchange" in the subject line when providing electronic responses, or on the envelope when replying by mail.

For maps and more information on the proposed exchange, visit the project-specific link at: <https://www.fs.usda.gov/project2/project=63528>.

If you have any questions, please contact Amanda Bataineh, Lands, Minerals, Special Uses Program Manager, National Forests & Grassland in Texas, at [amanda.bataineh@usda.gov](mailto:amanda.bataineh@usda.gov) or by phone at 936-639-8580.

Dates of Publication: February 26, March 5, March 12, and March 19, 2023.

#### Notice of Self Storage Sale

Please take notice US Storage Centers - Carrollton located at 4321 Creek Valley Blvd., Carrollton, TX 75010 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via [www.storagetreasures.com](http://www.storagetreasures.com) on 3/21/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Brian Keith Truncala (2 units); Cornelius Biffin; Freddie Willingham; James Richier; Royneshla Carr. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Dr03/05/2023 & 03/12/2023

#### Notice of Self Storage Sale

Please take notice US Storage Centers - Denton located at 1815 Shady Oaks Drive, Denton, TX 76205 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via [www.storagetreasures.com](http://www.storagetreasures.com) on 3/21/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Alex Ray Perez; Billy Joe Lewis; Brandy Richards; Chakyrta Chantelle Ogden; Donald Ray Noska Jr; Emily Jenkins; Jasmine Marie Sayre; Roger Jerome Arrington; Shandevia Leeazrae Willis. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Dr03/05/2023 & 03/12/2023

#### Notice of Self Storage Sale

Please take notice US Storage Centers - The Colony Paige Rd located at 4201 Paige Rd The Colony, TX 75056 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via [www.storagetreasures.com](http://www.storagetreasures.com) on 3/21/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Dylan Goldy; Margarette Mae Lynch Normandin; William Murel Jr Roberts. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Dr03/05/2023 & 03/12/2023

The Property depicted in Exhibit "A" is located within the extraterritorial jurisdiction of the City of Justin, Denton County, Texas (the "City"). In accordance with Local Government Code §42.042 and Texas Water Code §54.016, the Petitioners submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioners submitted a petition to the City to provide water and sewer services to the proposed District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code §54.016(c) expired and the information provided indicates that the Petitioners and the City have not executed a mutually agreeable contract for service. Pursuant to Texas Water Code §54.016(d), failure to execute such an agreement constitutes authorization for the Petitioners to initiate proceedings to include the land within the proposed District.

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

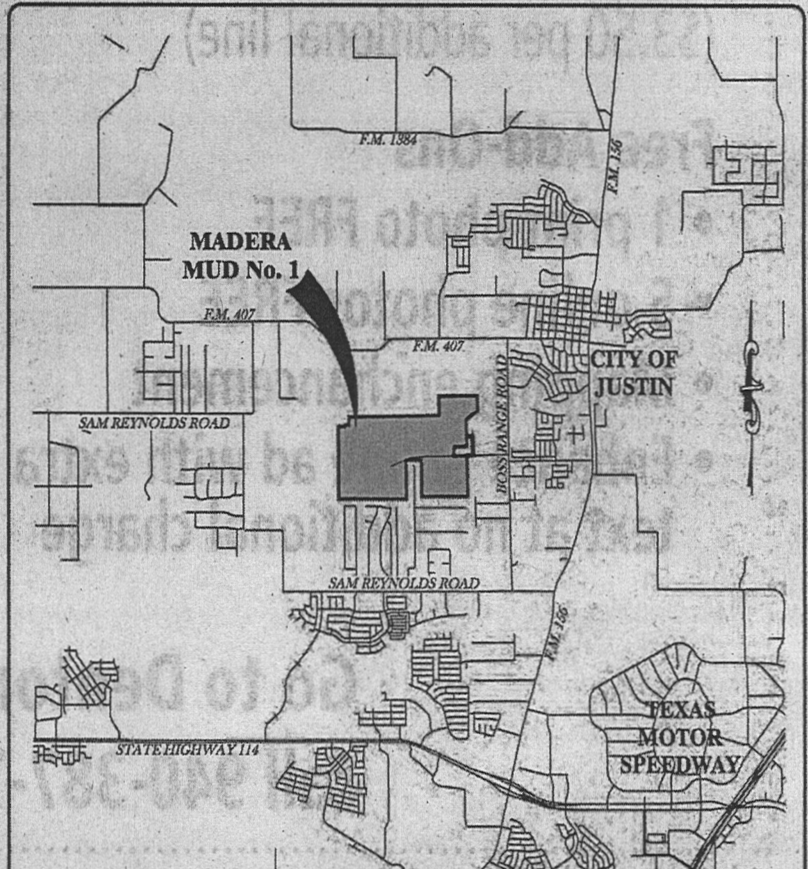
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request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

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

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

Issued: February 22, 2023

Exhibit "A"



#### VICINITY MAP

Madera Municipal Utility District No. 1 of Denton County

Job No.:	10967	Scale:	NONE	Sheet	1
Drafted:	J.N.R.	Checked:	J.N.R.	of	1
Surveyed on the Ground:	7/5/2022				
Date Prepared:	9/15/2022				
Revised:					

Exhibit ED-4  
Certificate of Posting

CERTIFICATE OF COURTHOUSE POSTING

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF DENTON     §

I, the undersigned, Michele Boutwell hereby certify that I posted a copy of the attached Notice of District Petition of Madera Municipal Utility District No. 1 of Denton County (the "District") from the Texas Commission on Environmental Quality on the bulletin board used for posting public legal notices in Denton County, TX on 02/24/2023, 2023, as required by 30 Texas Administrative Code §293.12 (b)(2).

WITNESS MY HAND this 24<sup>th</sup> day of February, 2023.



By: Michele Boutwell  
Name: Michele Boutwell



# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



FILE FOR RECORD  
DENTON COUNTY CLERK

FEB 24 2023

JULI LUKE

M.B. DEPUTY

## NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-01092023-007

**PETITION.** TCCI Range-Mead 2021, LLC, a Texas limited liability company, and Hines Acquisitions, LLC, a Delaware limited liability company, (Petitioners) filed a petition for creation of Madera Municipal Utility District No. 1 of Denton County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioners holds title to a majority in value of the land to be included in the proposed District; (2) there is one lienholder, Veritex Community Bank, 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 539.203 acres located within Denton County, Texas; and (4) all of the land within the proposed District is within the extraterritorial jurisdiction of the City of Justin.

The territory to be included in the proposed District is depicted in the vicinity map designated as Exhibit "A", which is attached to this document.

The petition further states that the proposed District will: (1) purchase, construct, acquire, maintain, own, operate, repair, improve and extend a waterworks and sanitary sewer system for residential and commercial purposes; (2) 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 waters; and (4) purchase, construct, acquire, improve, maintain, and operate such additional facilities, systems, plants, and enterprises, and road facilities as shall be consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$58,000,000 (\$43,000,000 for water, wastewater, and drainage and \$15,000,000 for roads)

The Property depicted in Exhibit "A" is located within the extraterritorial jurisdiction of the City of Justin, Denton County, Texas (the "City"). In accordance with Local Government Code §42.042 and Texas Water Code §54.016, the Petitioners submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioners submitted a petition to the City to provide water and sewer services to the proposed District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code §54.016(c) expired and the information provided indicates that the Petitioners and the City have not executed a mutually agreeable contract for service. Pursuant to Texas Water Code §54.016(d), failure to execute such an agreement constitutes authorization for the Petitioners to initiate proceedings to include the land within the proposed District.

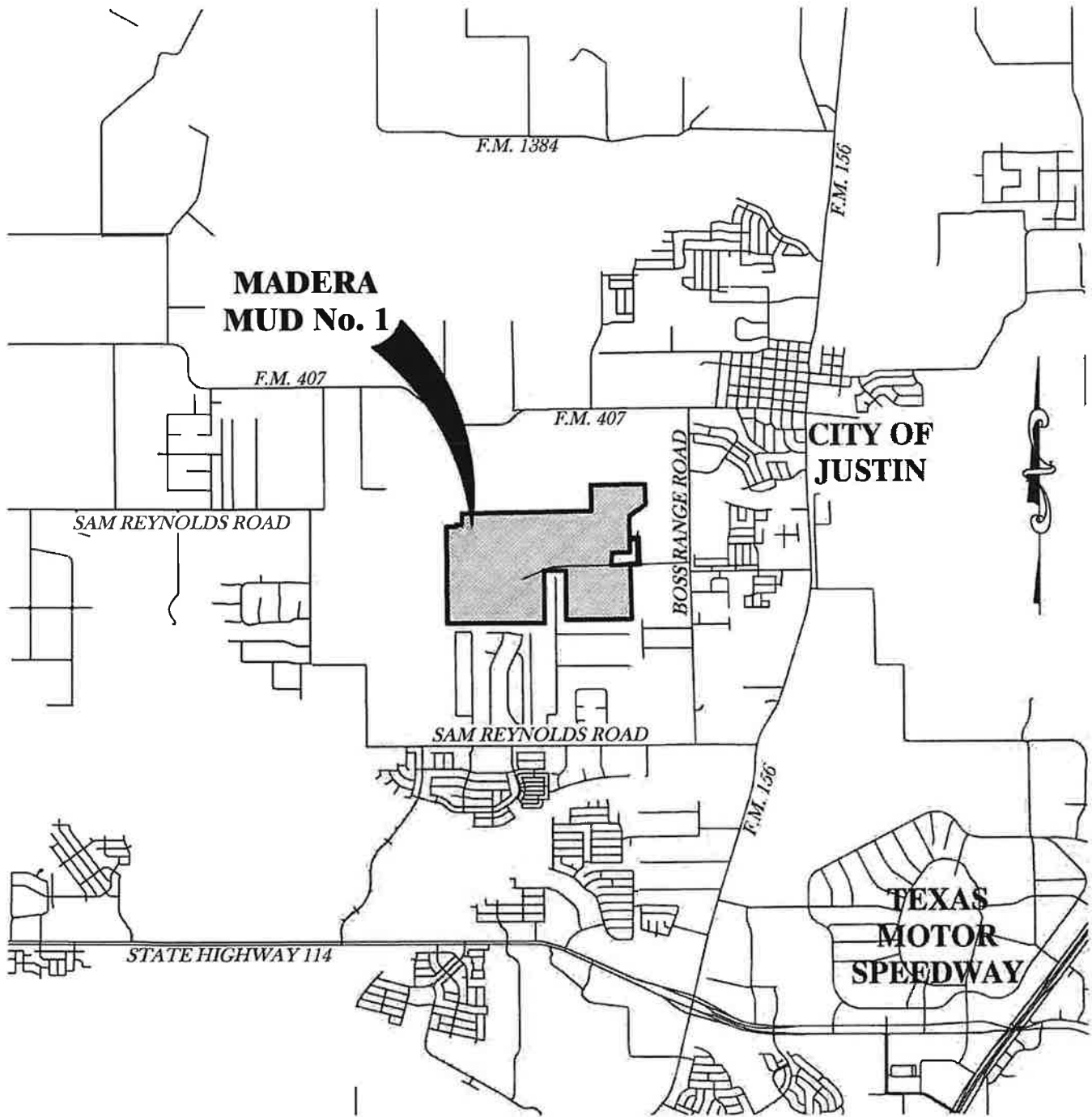
**CONTESTED CASE HEARING.** The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice.

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

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

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Issued: February 22, 2023



## VICINITY MAP

### Madera Municipal Utility District No. 1 of Denton County



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Surveyed on the Ground:	7/5/2022			of
Date Prepared:	9/15/2022			1
Revised:	.	Revised:	.	