

# 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 Rockwall County Municipal Utility District No. 11, SOAH Docket No. 582-24-01990, TCEQ Docket No. 2023-0858-DIS, was mailed on October 30, 2023.

Given under my hand and the seal of the Texas Commission on Environmental Quality, this the 30th day of October 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** **Rockwall County Municipal Utility District No. 11** **SOAH Docket No. 582-24-01990** **TCEQ Docket No. 2023-0858-DIS** **TCEQ Internal Control No. D-09222022-043**

### **PETITION.**

Bahamas Laguna Azure, LLC, a Wyoming limited liability corporation, ("Petitioner") filed a petition for creation of Rockwall County Municipal Utility District No. 11 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, Section 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 is the owner of a majority of the assessed value of the land to be included in the proposed District; (2) there is one lienholder on the property to be included in the proposed District, and the lienholder has given written consent to the creation petition; (3) the proposed District will contain approximately 430.45 acres, located within Rockwall County, Texas; (4) the proposed District is entirely within the extraterritorial jurisdiction of the City of Royse City, Texas; and (5) although the City of Royse City (City) has not consented to creation of the District, the Petitioner has satisfied the requirements of Texas Water Code Section 54.016(b) and (c) and Texas Local Government Code Section 42.042, so that the authorization for inclusion of the land in the proposed District may be assumed pursuant to the cited statutes.

The petition further states that the proposed District will construct, maintain, and operate a waterworks system including the purchase and sale of water for domestic and commercial purposes; to construct, maintain and operate a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes; to construct, install, maintain, purchase and operate drainage and roadway facilities and improvements; and to construct, install, operate, purchase and maintain facilities, systems, plants and enterprises of such additional facilities as shall be consonant with the purposes for which the District is organized. According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner, from the information available at this time, that the cost of said project will be approximately \$55,440,000.

### **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. – November 28, 2023**

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

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

Meeting ID: 161 974 3164

Password: TCEQ499

or

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

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

Meeting ID: 161 974 3164

Password: 4089088

**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. 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: October 30, 2023

Laurie Gharis, Chief Clerk  
Texas Commission on Environmental Quality

MAILING LIST  
Rockwall County Municipal Utility District No. 11  
TCEQ Docket No. 2023-0858-DIS; SOAH Docket No. 582-24-01990

FOR THE APPLICANT:

Derek L. Seal, Attorney  
McGinnis Lochridge  
1111 West 6th Street, Suite 400  
Austin, Texas 78701

Tim Green, Attorney  
Coats Rose, P.C.  
14755 Preston Road, Suite 600  
Dallas, Texas 75254

Alex Pfefferkorn, PE, CFM  
Quiddity Engineering  
2805 Dallas Parkway Suite 600  
Plano, Texas 75093

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

Daniel L. Harrison, 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

FOR PUBLIC INTEREST COUNSEL  
via electronic mail:

Pranjal Mehta, 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

THE HONORABLE JUSTIN HOLLAND STATE  
TEXAS HOUSE OF REPRESENTATIVES  
PO BOX 2910  
AUSTIN TX 78768-2910

JOSH BROCKMAN-WEBER  
STE C150  
4201 W PARMER LN  
AUSTIN TX 78727-4109

RICK CROWLEY & AMY WILLIAMS  
CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL TX 75087-3737

CHLOE DANIELS  
LLOYD GOSSELINK ROCHELLE & TOWNSEND  
STE 1900  
816 CONGRESS AVE  
AUSTIN TX 78701-2442

MR STEPHEN C DICKMAN  
LAW OFFICE OF STEPHEN C DICKMAN  
6005 UPVALLEY RUN  
AUSTIN TX 78731-3671

THE HONORABLE JUSTIN HOLLAND STATE  
TEXAS HOUSE OF REPRESENTATIVES  
3125 RIDGE RD  
ROCKWALL TX 75032-5808

MR ANDY KIDD  
NOBLE-KIDD DEVELOPMENT  
320 DECKER DR # 100-145  
IRVING TX 75062-3999

DAVID J KLEIN  
LLOYD GOSSELINK ROCHELLE & TOWNSEND  
STE 1900  
816 CONGRESS AVE  
AUSTIN TX 78701-2442

ANDY MESSER  
STE 200  
6371 PRESTON RD  
FRISCO TX 75034-7979

FRANK NEW  
STE 202  
101 E RUSK ST  
ROCKWALL TX 75087-3783

DALE RIDINGER VP  
ALLEN & RIDINGER CONSULTING INC  
STE 101  
550 S EDMONDS LN  
LEWISVILLE TX 75067-3524

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

CLIFFORD JAMES SEVIER  
ROCKWALL COUNTY  
RM 202  
101 E RUSK ST  
ROCKWALL TX 75087-3783

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

CRAIG STODDART  
STE 201  
1111 E YELLOWJACKET LN  
ROCKWALL TX 75087-4900

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

Applicant Name: ROCKWALL COUNTY MUD 11  
TCEQ Tracking No. D-09222022-043 CID Item No. 131032  
Application Type: PETITION FOR CREATION OF A DISTRICT

**AFFIDAVIT OF PUBLICATION**

STATE OF TEXAS §

COUNTY OF: Rockwall §

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

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

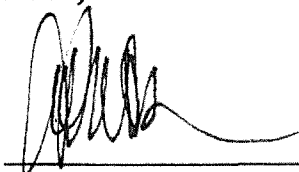
sworn, deposes and says that (s)he is the Ad Director  
(title of newspaper representative)

of the Rockwall City Herald-Banner; that said newspaper is  
(name of newspaper)

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

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

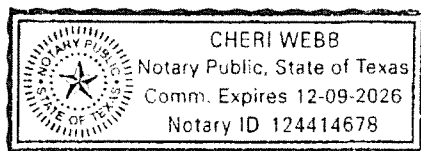
02/02/23 02/09/23  
(date or dates of publication)



Newspaper Representative's Signature

Subscribed and sworn to before me this the 10<sup>th</sup> day of February,  
20 23, to certify which witness my hand and seal of office.

(Seal)



Cheri Webb  
Notary Public in and for the State of Texas  
Cheri Webb  
Print or type Name of Notary Public  
My Commission Expires 12-09-2026

## CLASSIFIEDS

# PUBLIC NOTICES

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



### NOTICE OF DISTRICT PETITION TCEQ Internal Control No. D-09222022-043

**PETITION.** Bahamas Laguna Azure, LLC, a Wyoming limited liability corporation, ("Petitioner") filed a petition for creation of Rockwall County Municipal Utility District No. 11 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, Section 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 is the owner of a majority of the assessed value of the land to be included in the proposed District; (2) there is one lienholder on the property to be included in the proposed District, and the lienholder has given written consent to the creation petition; (3) the proposed District will contain approximately 430.45 acres, located within Rockwall County, Texas; (4) the proposed District is entirely within the extraterritorial jurisdiction of the City of Royse City, Texas; and (5) although the City of Royse City (City) has not consented to creation of the District, the Petitioner has satisfied the requirements of Texas Water Code Section 54.016(b) and (c) and Texas Local Government Code Section 42.042, so that the authorization for inclusion of the land in the proposed District may be assumed pursuant to the cited statutes.

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

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

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner, from

## NOTICE TO C

Notice is hereby given that Testamentary for the Estate **SANDRA SUE PRIGMORE**, to Shelly Renee Rauschhub in Cause No. PR1-22-0249 County Court-at-Law Numt Rockwall County, Texas.

All persons having claims a is currently being administ present them to the unders and in the manner prescrib

c/o: **Billy R. Jones**  
**Attorney at Law**  
**4201 Spring Valley**  
**Dallas, Texas 7524**  
**Attorney for Shell**  
**Independent Exec**

## NO. PR1-2

**IN THE ESTATE OF  
HWANSOO LEE,  
DECEASED**

**IN THE COUNTY COURT  
AT LAW NO. 1  
ROCKWALL COUNTY, TEX**

## NOTICE TO C

Notice is hereby given that Testamentary for the Estate Deceased, were issued on J Cause No. PR1-22-0253, pe Court, Rockwall County, Te Hyunjung Lee.

All persons having claims a is currently being administ present them to the unders and in the manner prescrib

Hyunjung Lee  
Independent Execu  
Hwansoo Lee Decea  
712 Olde Towne Dr  
Irving, Texas 75061

DATED the 26th da

Stephan W. Shellen  
Attorney for Hyunju  
Executor of the Est



# PUBLIC NOTICES

## LEGAL NOTICE

**REQUEST FOR  
COMPETITIVE SEALED PROPOSALS  
ROCKWALL INDEPENDENT SCHOOL DISTRICT**

**ROCKWALL HEATH HS ATHLETIC LOCKERS**  
**RFCSP 2223.02-001**

The Rockwall Independent School District will accept responses for the category listed above until **2:15 P.M. (CST), Thursday, February 23, 2023**, at the office of the Director of Purchasing, 1050 Williams Street, Rockwall TX 75087. Proposal packages are available on the District's website: <https://www.rockwallisd.com/Page/380> or requested by email to the Director of Purchasing at [jana.hunter@rockwallisd.org](mailto:jana.hunter@rockwallisd.org).

Responses must be submitted in a sealed envelope to the Director of Purchasing and be marked with the proposal name and number. The Board of Trustees reserves the right to reject any and all bids/proposals and to waive any irregularities, technicalities, or informalities in any bids or the bid process.

## LEGAL NOTICE

**REQUEST FOR  
COMPETITIVE SEALED PROPOSALS  
ROCKWALL INDEPENDENT SCHOOL DISTRICT**

**ACCESS POINTS - 9TH GRADE CENTERS**  
**RFCSP 2223.02-002**

The Rockwall Independent School District will accept responses for the category listed above until **2:00P.M. (CST), Friday, March 3, 2023**, at the office of the Director of Purchasing, 1050 Williams Street, Rockwall TX 75087. Proposal packages are available on the District's website: <https://www.rockwallisd.com/Page/380> or requested by email to the Director of Purchasing at [jana.hunter@rockwallisd.org](mailto:jana.hunter@rockwallisd.org).

Responses must be submitted in a sealed envelope to the Director of Purchasing and be marked with the proposal name and number. The Board of Trustees reserves the right to reject any and all bids/proposals and to waive any irregularities, technicalities, or informalities in any bids or the bid process.

## LEGAL NOTICE

# REQUEST FOR COMPETITIVE SEALED PROPOSALS

TEXAS COMMISSION ON ENVIRONMENTAL



**NOTICE OF DISTRICT PETITION**  
**TCEO Internal Control No. D-0922202**

**PETITION.** Bahamas Laguna Azure, LLC, a Wyoming limited liability corporation, (“Petitioner”) filed a petition for creation of a new Municipal Utility District No. 11 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, Section 59 of the Constitution of the State of Texas and 54 of the Texas Water Code; 30 Texas Administrative Code and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioner is the owner of the assessed value of the land to be included in the proposed District is one lienholder on the property to be included in the proposed District and the lienholder has given written consent to the creation of the proposed District will contain approximately 430.45 acres located in Rockwall County, Texas; (4) the proposed District is entirely within the extraterritorial jurisdiction of the City of Royse City, Texas; (5) the City of Royse City (City) has not consented to create the District; (6) the Petitioner has satisfied the requirements of Texas Water Code Section 54.016(b) and (c) and Texas Local Government Code Section 25.001 for the authorization for inclusion of the land in the proposed District; and (7) the assumed pursuant to the cited statutes.

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

The petition further states that the proposed District will maintain, and operate a waterworks system including the sale of water for domestic and commercial purposes; to construct and operate a sanitary sewer collection, treatment and disposal system for domestic and commercial purposes; to construct, install, operate and maintain drainage and roadway facilities and improve existing drainage and roadway facilities; to construct, install, operate, purchase and maintain facilities and enterprises of such additional facilities as shall be determined for purposes for which the District is organized.

According to the petition, a preliminary investigation has  
determine the cost of the project, and it is estimated by  
the information available at this time. that the cost of s:

CERTIFICATE OF POSTING NOTICE

FILED FOR RECORD  
ROCKWALL CO. TEXAS

23 JAN 24 PM 12:26

JENNIFER FOGG  
ROCKWALL COUNTY CLERK

BY JF DEPUTY

THE STATE OF TEXAS §  
§  
COUNTY OF ROCKWALL §

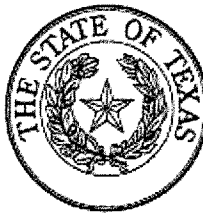
I, Ashley Tucker, do hereby certify that at 12:26 am/pm on January 24, 2023, I posted the attached and foregoing Notice of District Petition for Creation of Rockwall County Municipal Utility District No. 11 from the Texas Commission on Environmental Quality on the bulletin board used for posting legal notices at the Rockwall County Clerk's Office as required by 30 Texas Administrative Code §293.12(b)(2).

EXECUTED this 24 day of January, 2023.

By: Ashley Tucker

Name: Ashley Tucker

23 JAN 24 PM 12: 26



JENNIFER FOGG  
ROCKWALL COUNTY CLERK

BY  DEPUTY

**NOTICE OF DISTRICT PETITION**  
**TCEQ Internal Control No. D-09222022-043**

**PETITION.** Bahamas Laguna Azure, LLC, a Wyoming limited liability corporation, ("Petitioner") filed a petition for creation of Rockwall County Municipal Utility District No. 11 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, Section 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 is the owner of a majority of the assessed value of the land to be included in the proposed District; (2) there is one lienholder on the property to be included in the proposed District, and the lienholder has given written consent to the creation petition; (3) the proposed District will contain approximately 430.45 acres, located within Rockwall County, Texas; (4) the proposed District is entirely within the extraterritorial jurisdiction of the City of Royse City, Texas; and (5) although the City of Royse City (City) has not consented to creation of the District, the Petitioner has satisfied the requirements of Texas Water Code Section 54.016(b) and (c) and Texas Local Government Code Section 42.042, so that the authorization for inclusion of the land in the proposed District may be assumed pursuant to the cited statutes.

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

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

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner, from the information available at this time, that the cost of said project will be approximately \$55,440,000.

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

To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the petitioner and the TCEQ Internal Control Number; (3) the statement "I/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: January 18, 2023



## Aakefa Khan

---

**From:** Hahn, Vicki <vhahn@winstead.com>  
**Sent:** Friday, February 10, 2023 3:30 PM  
**To:** PROOFS  
**Cc:** Darryl Smith  
**Subject:** Rockwall County Municipal Utility District - D-09222022-043("District") - Proofs of Publishing and Posting Notice of District Petition  
**Attachments:** RCMUD No. 11 - Affidavit and Tearsheets for publication of the Notice of District Petition - 2-2-23 and 2-9-23 4879-6909-0128 1.pdf; RCMUD No. 11 - Certificate of Posting the Notice of District Petition on the county website - 1-24-23 4881-0136-9676 1.pdf

Good afternoon,

In accordance with 30 T.A.C. 293.12, attached are the following proofs for the District:

1. Affidavit of Publication of the Notice of District Petition in the Royse City Herald-Banner on February 2, 2023 and February 9, 2023 ; and
2. Certificate of Posting of Notice of District Petition on the County website dated January 24, 2023.

If you need anything else, please let me know.

Best regards,

Vicki

**Vicki Hahn**

**Paralegal**

Winstead PC | 401 Congress Avenue, Suite 2100 | Austin, Texas 78701  
(512) 370-2931 *direct* | (310) 490-5060 *cell* | [vhahn@winstead.com](mailto:vhahn@winstead.com) | [www.winstead.com](http://www.winstead.com)

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Information contained in this transmission is attorney privileged and confidential. It is intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

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

Applicant Name: ROCKWALL COUNTY MUD 11  
TCEQ Tracking No. D-09222022-043 CID Item No. 131032  
Application Type: PETITION FOR CREATION OF A DISTRICT

### AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §

COUNTY OF: Rockwall §

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

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

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

of the Rocky City Herald-Banner; that said newspaper is  
(name of newspaper)

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

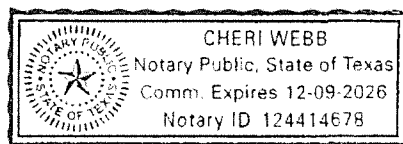
Texas; that the attached notice was published in said newspaper on the following dates:

02/02/23 02/09/23  
(date or dates of publication)

Newspaper Representative's Signature

Subscribed and sworn to before me this the 10<sup>th</sup> day of February,  
20 23, to certify which witness my hand and seal of office.

(Seal)



Cheri Webb  
Notary Public in and for the State of Texas

Cheri Webb  
Print or type Name of Notary Public

My Commission Expires 12-09-2026

## CLASSIFIEDS

## PUBLIC NOTICES

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY


**NOTICE OF DISTRICT PETITION**  
**TCEQ Internal Control No. D-09222022-043**

**PETITION.** Bahamas Laguna Azure, LLC, a Wyoming limited liability corporation, ("Petitioner") filed a petition for creation of Rockwall County Municipal Utility District No. 11 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, Section 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 is the owner of a majority of the assessed value of the land to be included in the proposed District; (2) there is one lienholder on the property to be included in the proposed District, and the lienholder has given written consent to the creation petition; (3) the proposed District will contain approximately 430.43 acres, located within Rockwall County, Texas; (4) the proposed District is entirely within the extraterritorial jurisdiction of the City of Royse City, Texas; and (5) although the City of Royse City (City) has not consented to creation of the District, the Petitioner has satisfied the requirements of Texas Water Code Section 54.016(b) and (c) and Texas Local Government Code Section 42.042, so that the authorization for inclusion of the land in the proposed District may be assumed pursuant to the cited statutes.

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

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

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner, from the information available at this time, that the cost of said project will be approximately \$55,440,000.

**CONTESTED CASE HEARING.** The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice. To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the petitioner and the TCEQ Internal Control Number; (3) the statement "I/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: January 18, 2023

Exhibit "A"


**NOTICE TO CREDITORS**

Notice is hereby given that original Letters Testamentary for the Estate of **SANDRA SUE PRIGMORE**, Deceased, were issued to Shelly Renee Rauschhuber on January 18, 2023, in Cause No. PR1-22-0249 pending in the County Court-at-Law Number One of Rockwall County, Texas.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o: **Billy R. Jones**  
**Attorney at Law**  
**4201 Spring Valley Road, Suite 260**  
**Dallas, Texas 75244**  
**Attorney for Shelly Renee Rauschhuber,**  
**Independent Executor**

**NO. PR1-22-0253**

**IN THE ESTATE OF**  
**HWANSOO LEE,**  
**DECEASED**

**IN THE COUNTY COURT**  
**AT LAW NO. 1**  
**ROCKWALL COUNTY, TEXAS**

**NOTICE TO CREDITORS**

Notice is hereby given that original Letters Testamentary for the Estate of **HWANSOO LEE**, Deceased, were issued on January 26, 2023, in Cause No. PR1-22-0253, pending in the Probate Court, Rockwall County, Texas, to: Hyunjung Lee.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

Hyunjung Lee  
 Independent Executor of the Estate of  
 Hwansoo Lee Deceased  
 712 Olde Towne Drive  
 Irving, Texas 75061

DATED the 26th day of January, 2023.

Stephen W. Shellenberger  
 Attorney for Hyunjung Lee, Independent  
 Executor of the Estate of  
 Hwansoo Lee, Deceased  
 State Bar No.: 18193575  
 9201 North Central Expressway  
 Fourth Floor  
 Dallas, TX 75231  
 Telephone: (214) 780-1450  
 Direct Fax: (214) 889-9724  
 Main Fax: (214) 780-1401  
 E-mail: [sshellenberger@shackelford.law](mailto:sshellenberger@shackelford.law)

**NO. PR1-22-0214**

**IN THE ESTATE OF**  
**ELIZABETH ANN REITTER BLUME,**  
**DECEASED**

**IN THE COUNTY COURT**  
**AT LAW NO. 1**  
**ROCKWALL COUNTY, TEXAS**

**NOTICE TO CREDITORS**

Notice is hereby given that original Letters Testamentary for the Estate of **ELIZABETH ANN REITTER BLUME**, Deceased, were issued on January 11, 2023, in Cause No. PR1-22-0214, pending in the Probate Court, Rockwall County, Texas, to: James Donald Blume.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

James Donald Blume  
 Independent Executor of the Estate of  
 Elizabeth Ann Reitter Blume, Deceased  
 1400 Old Vineyard Lane,  
 Heath, Texas 75032

DATED the 26th day of January, 2023.

Stephen W. Shellenberger  
 Attorney for James Donald Blume,  
 Independent Executor of the Estate of  
 Elizabeth Ann Reitter Blume, Deceased  
 State Bar No.: 18193575  
 9201 North Central Expressway  
 Fourth Floor  
 Dallas, TX 75231  
 Telephone: (214) 780-1450  
 Direct Fax: (214) 889-9724  
 Main Fax: (214) 780-1401  
 E-mail: [sshellenberger@shackelford.law](mailto:sshellenberger@shackelford.law)

**PUBLIC NOTICES IN PRINT**

**SHED LIGHT**  
**on BUSINESS**  
**of IMPORTANCE**  
**to the PUBLIC**



# PUBLIC NOTICES

## LEGAL NOTICE

### REQUEST FOR COMPETITIVE SEALED PROPOSALS ROCKWALL INDEPENDENT SCHOOL DISTRICT ROCKWALL HEATH HS ATHLETIC LOCKERS RFCSP 2223.02-001

The Rockwall Independent School District will accept responses for the category listed above until **2:15 P.M. (CST), Thursday, February 23, 2023**, at the office of the Director of Purchasing, 1050 Williams Street, Rockwall, TX 75087. Proposal packages are available on the District's website: <https://www.rockwallisd.com/Page/380> or requested by email to the Director of Purchasing at [jana.hunter@rockwallisd.org](mailto:jana.hunter@rockwallisd.org).

Responses must be submitted in a sealed envelope to the Director of Purchasing and be marked with the proposal name and number. The Board of Trustees reserves the right to reject any and all bids/proposals and to waive any irregularities, technicalities, or informalities in any bids or the bid process.

## LEGAL NOTICE

### REQUEST FOR COMPETITIVE SEALED PROPOSALS ROCKWALL INDEPENDENT SCHOOL DISTRICT ACCESS POINTS - 9TH GRADE CENTERS RFCSP 2223.02-002

The Rockwall Independent School District will accept responses for the category listed above until **2:00 P.M. (CST), Friday, March 3, 2023**, at the office of the Director of Purchasing, 1050 Williams Street, Rockwall, TX 75087. Proposal packages are available on the District's website: <https://www.rockwallisd.com/Page/380> or requested by email to the Director of Purchasing at [jana.hunter@rockwallisd.org](mailto:jana.hunter@rockwallisd.org).

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## LEGAL NOTICE

### REQUEST FOR COMPETITIVE SEALED PROPOSALS ROCKWALL INDEPENDENT SCHOOL DISTRICT ACCESS POINTS - ROCHELL ELEMENTARY RFCSP 2223.02-003

The Rockwall Independent School District will accept responses for the category listed above until **2:00 P.M. (CST), Friday, March 3, 2023**, at the office of the Director of Purchasing, 1050 Williams Street, Rockwall, TX 75087. Proposal packages are available on the District's website: <https://www.rockwallisd.com/Page/380> or requested by email to the Director of Purchasing at [jana.hunter@rockwallisd.org](mailto:jana.hunter@rockwallisd.org).

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## LEGAL NOTICE

### REQUEST FOR COMPETITIVE SEALED PROPOSALS ROCKWALL INDEPENDENT SCHOOL DISTRICT ACCESS POINTS - RHS AND RHHS RFCSP 2223.02-004

The Rockwall Independent School District will accept responses for the category listed above until **2:00 P.M. (CST), Friday, March 3, 2023**, at the office of the Director of Purchasing, 1050 Williams Street, Rockwall, TX 75087. Proposal packages are available on the District's website: <https://www.rockwallisd.com/Page/380> or requested by email to the Director of Purchasing at [jana.hunter@rockwallisd.org](mailto:jana.hunter@rockwallisd.org).

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## LEGAL NOTICE

### REQUEST FOR COMPETITIVE SEALED PROPOSALS ROCKWALL INDEPENDENT SCHOOL DISTRICT FIBER CONNECTION RHHS BASEBALL FIELD RFCSP 2223.01-001

The Rockwall Independent School District will accept responses for the category listed above until **2:00 P.M. (CST), Friday, February 17, 2023**, at the office of the Director of Purchasing, 1050 Williams Street, Rockwall, TX 75087. Proposal packages are available on the District's website: <https://www.rockwallisd.com/Page/380> or requested by email to the Director of Purchasing at [jana.hunter@rockwallisd.org](mailto:jana.hunter@rockwallisd.org).

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## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



### NOTICE OF DISTRICT PETITION TCEQ Internal Control No. D-09222022-043

**PETITION.** Bahamas Laguna Azure, LLC, a Wyoming limited liability corporation, ("Petitioner") filed a petition for creation of Rockwall County Municipal Utility District No. 11 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, Section 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 is the owner of a majority of the assessed value of the land to be included in the proposed District; (2) there is one lienholder on the property to be included in the proposed District, and the lienholder has given written consent to the creation petition; (3) the proposed District will contain approximately 430.45 acres, located within Rockwall County, Texas; (4) the proposed District is entirely within the extraterritorial jurisdiction of the City of Royse City, Texas; and (5) although the City of Royse City (City) has not consented to creation of the District, the Petitioner has satisfied the requirements of Texas Water Code Section 54.016(b) and (c) and Texas Local Government Code Section 42.042, so that the authorization for inclusion of the land in the proposed District may be assumed pursuant to the cited statutes.

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

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

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner, from the information available at this time, that the cost of said project will be approximately \$55,440,000.

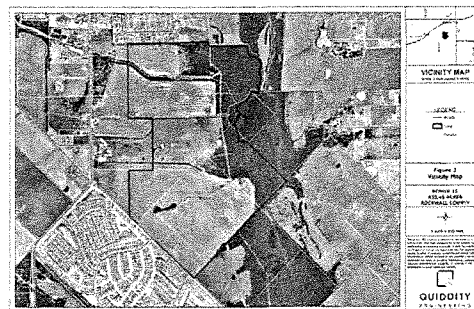
**CONTESTED CASE HEARING.** The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice. To request a contested case hearing, an official representative, mailing address, daytime phone number, and fax number, if any; (2) the name of the petitioner and the TCEQ Internal Control Number; (3) the statement "I/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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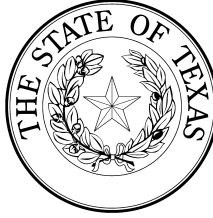
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Issued: January 18, 2023

Exhibit "A"



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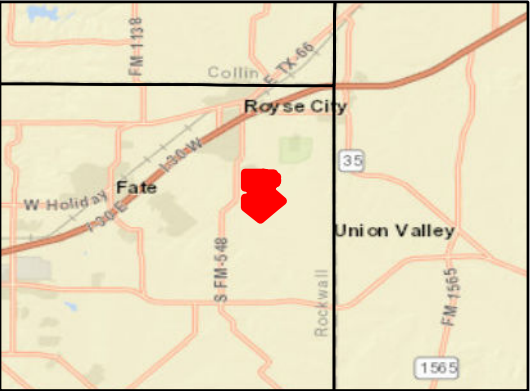
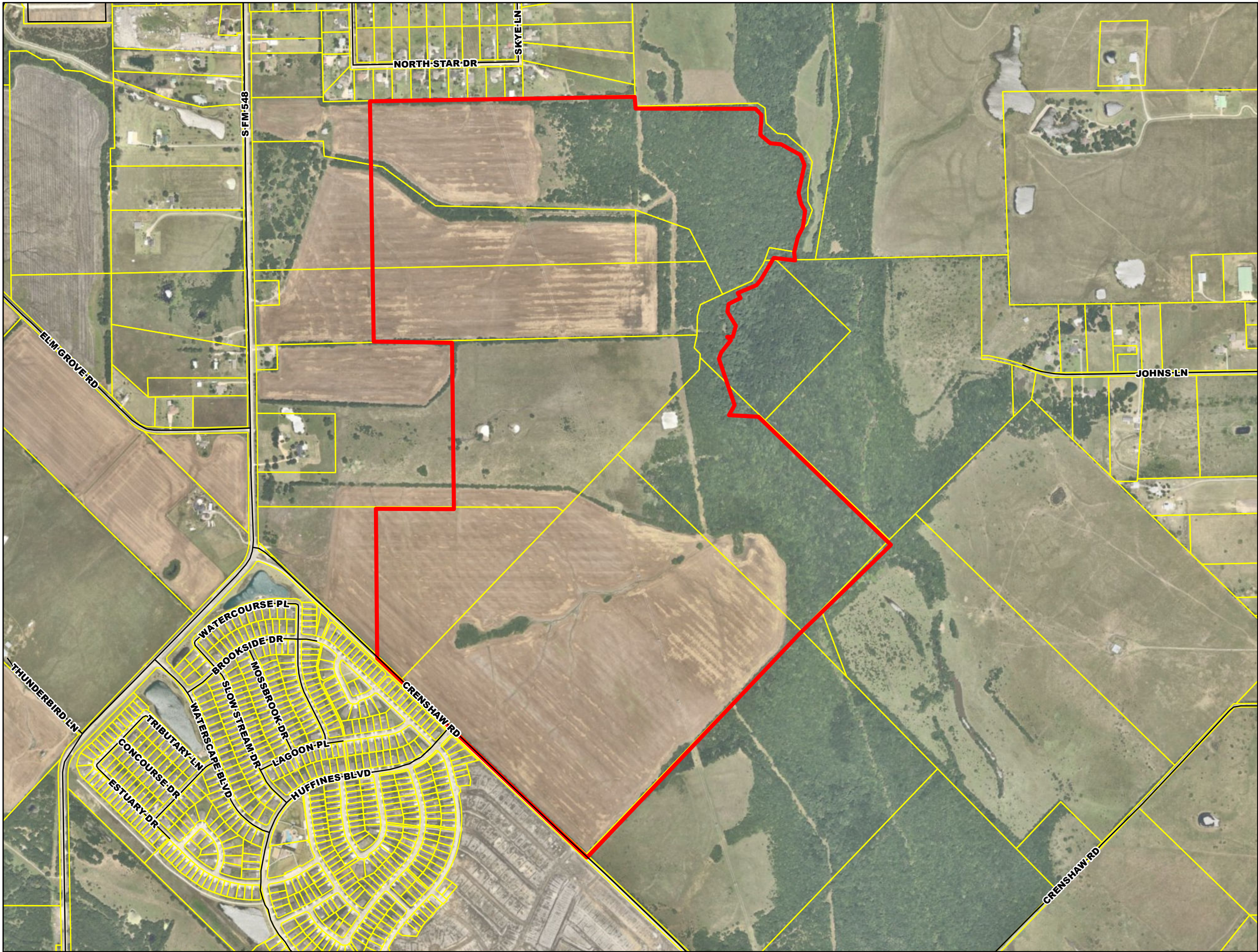
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Issued: January 18, 2023





## VICINITY MAP

Scale: 1 inch equals 5 miles

### LEGEND

- Roads
- Tract
- Parcels

### Figure 3 Vicinity Map

**RCMUD 11  
430.45 ACRES  
ROCKWALL COUNTY**



1 inch = 800 feet

Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Quiddity Engineering concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

