

# 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 Burford Ranch Municipal Utility District, SOAH Docket No. 582-25-01324, TCEQ Docket No. 2024-0667-DIS, was mailed on October 18, 2024.

Given under my hand and the seal of the Texas Commission on Environmental Quality, this the 18th day of October 2024.

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**  
**Burford Ranch Municipal Utility District**  
**SOAH Docket No. 582-25-01324**  
**TCEQ Docket No. 2024-0667-DIS**  
**TCEQ Internal Control No. D-08252023-054**

**PETITION.**

05 Ranch Investments, LLC, a Texas limited liability company, (Petitioner) filed a petition for creation of Burford Ranch Municipal Utility District (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there are no lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 232.00 acres located within Williamson County, Texas; and (4) a portion of the land within the proposed District is within the extraterritorial jurisdiction of the City of Coupland. The remainder of the land to be included within the proposed District is within the unincorporated area of Williamson County and is not within the corporate limits or extraterritorial jurisdiction of any city.

The petition further states that the proposed District will: (1) design, construct, acquire, maintain, and operate a waterworks and sanitary sewer system for domestic and commercial purposes; (2) design, construct, acquire, improve, extend, maintain, and operate works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the proposed District; (3) control, abate, and amend local storm waters or other harmful excesses of waters; (4) design, acquire, construct, finance, issue bonds for, operate, maintain, and convey to the state, county, or a municipality for operation and maintenance, roads or any improvement in aid of the roads; and (5) acquire, own, develop, construct, improve, manage, maintain, and operate parks and recreational facilities, and to accomplish the design, construction, acquisition, improvement, maintenance, and operation of such additional facilities, systems, and plants, and enterprises as shall be consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$8,090,000 (\$2,850,000 for water and drainage, \$3,640,000 for roads, and \$1,600,000 for recreational).

The Property is located partially within the extraterritorial jurisdiction of the City of Coupland, Williamson County, Texas (the "City"). In accordance with Local Government Code §42.042 and Texas Water Code §54.016, the Petition states that the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District. The Petition

states that after more than 90 days passed without receiving consent, the Petitioner submitted a petition to the City to provide water and sewer services to the proposed District. The information provided indicates that the 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code §54.016(c) expired and the Petitioner and the City have not executed a mutually agreeable contract for service. Pursuant to Texas Water Code §54.016(d), failure to execute such an agreement constitutes authorization for the Petitioner to 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. – November 18, 2024**

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

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

Meeting ID: 160 192 8825

Password: DIS58225

or

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

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

Meeting ID: 160 192 8825

Password: 41665084

**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) 239-6363. For additional information, contact the TCEQ Water Supply Division, Districts Section (MC 152), P.O. Box 13087, Austin, Texas 78711-3087, telephone (512) 239-4691. General information regarding the TCEQ can be found at our web site at [www.tceq.texas.gov](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 18, 2024

Laurie Gharis, Chief Clerk  
Texas Commission on Environmental Quality



MAILING LIST  
Burford Ranch Municipal Utility District  
TCEQ Docket No. 2024-0667-DIS; SOAH Docket No. 582-25-01324  
TCEQ Internal Control No. D-08252023-054

FOR THE APPLICANT

via electronic mail:

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INTERESTED PERSON(S):

See Attached List

FOR THE EXECUTIVE DIRECTOR

via electronic mail:

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Texas Commission on Environmental Quality  
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FOR PUBLIC INTEREST COUNSEL

via electronic mail:

Jessica Anderson, Public Interest Counsel  
Texas Commission on Environmental  
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Public Interest Counsel, MC-103  
P.O. Box 13087  
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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:

via eFilings

Docket Clerk  
Texas Commission on Environmental  
Quality  
Office of Chief Clerk, MC-105  
P.O. Box 13087  
Austin, Texas 78711  
<https://www.tceq.texas.gov/goto/efilings>

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ROUND ROCK TX 78665-2398

ALLISON THRASH  
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VOLENTE TX 78641-9139

NANCY WEBBER  
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AUSTIN TX 78723-5393

GREGORY J WHITE IND PRETREAT  
CEDAR PARK PUBLIC WORKS DEPT  
2315 BRUSHY CREEK LOOP  
CEDAR PARK TX 78613-3162

ANDREW W ZAGARS CITY ENGINEER  
CITY OF KILLEEN  
3201A S W S YOUNG DR  
KILLEEN TX 76542-6157

RCVD  
11-27

Print Form

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

Applicant Name: Burford Ranch Municipal Utility District  
TCEQ Tracking No. D-08252023-054 CID Item No. 134587  
Application Type: PETITION FOR CREATION OF A DISTRICT

### AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §

COUNTY OF: Williamson §

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

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

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

of the Taylor Press; that said newspaper is  
(name of newspaper)

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

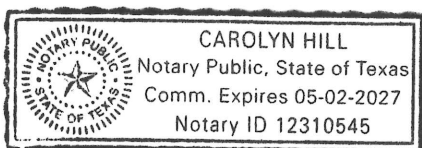
Texas; that the attached notice was published in said newspaper on the following dates:

October 29, 2023 and November 5, 2023.  
(date or dates of publication)

[Signature]  
Newspaper Representative's Signature

Subscribed and sworn to before me this the 6<sup>th</sup> day of November,  
2023, to certify which witness my hand and seal of office.

(Seal)



Carolyn Hill  
Notary Public in and for the State of Texas

Carolyn Hill  
Print or type Name of Notary Public

My Commission Expires 05.02.2027

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



### NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-08252023-054

**PETITION.** 05 Ranch Investments, LLC, a Texas limited liability company, (Petitioner) filed a petition for creation of Burford Ranch Municipal Utility District (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there are no lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 232.00 acres located within Williamson County, Texas; and (4) a portion of the land within the proposed District is within the extraterritorial jurisdiction of the City of Coupland. The remainder of the land to be included within the proposed District is within the unincorporated area of Williamson County and is not within the corporate limits or extraterritorial jurisdiction of any city.

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) design, construct, acquire, maintain, and operate a waterworks and sanitary sewer system for domestic and commercial purposes; (2) design, construct, acquire, improve, extend, maintain, and operate works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the proposed District; (3) control, abate, and amend local storm waters or other harmful excesses of waters; (4) design, acquire, construct, finance, issue bonds for, operate, maintain, and convey to the state, county, or a municipality for operation and maintenance, roads or any improvement in aid of the roads; and (5) acquire, own, develop, construct, improve, manage, maintain, and operate parks and recreational facilities, and to accomplish the design, construction, acquisition, improvement, maintenance, and operation of such additional facilities, systems, and plants, and enterprises as shall be consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$8,090,000 (\$2,850,000 for water and drainage, \$3,640,000 for roads, and \$1,600,000 for recreational).

The Property depicted in Exhibit "A" is located partially within the extraterritorial jurisdiction of the City of Coupland, Williamson County, Texas (the "City"). In accordance with Local Government Code §42.042 and Texas Water Code §54.016, the Petition states that the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District.

The Petition states that after more than 90 days passed without receiving consent, the Petitioner submitted a petition to the City to provide water and sewer services to the proposed District. The information provided indicates that the 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code §54.016(c) expired and the Petitioner and the City have not executed a mutually agreeable contract for service. Pursuant to Texas Water Code §54.016(d), failure to execute such an agreement constitutes authorization for the Petitioner to 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:

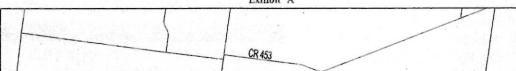
(1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request a contested case hearing"; (4) a brief description of how you 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: October 16, 2023

Exhibit "A"



The City of Taylor is requesting bids for the construction of the following Project: **FM 619 Waterline Relocation & Airport Lift Station Improvements.** The project work includes FM 619 Base Bid: Relocation of approximately 844 linear feet of 8" potable waterline along FM 619 between HWY 79 and CR 412, and up to 824 linear feet of 8" potable waterline in alternate bids. Airport Lift Station Base Bid: Grading and berm improvements to control drainage around the lift station wet well, installation of lift station improvements and relocation of a davit crane. Also includes alternate bids for the installation of an 8" PVC gravity line between the two lift station wet wells and the installation of riprap to mitigate erosion of a drainage channel feeding Mustang Creek. Bids for the construction of the Project will be received at the City of Taylor City Hall, Attn: Purchasing Agent, located at 400 Porter Street, Taylor Texas 76574, until **Tuesday, November 7, 2023, at 2:00 PM** local time. Immediately thereafter, the bids will be opened publicly and read aloud in person and via WebEx video conference. The proposals shall be sealed. A non-mandatory pre-bid conference will be held on Tuesday, October 31, 2023, at 2:00 PM local time. Prospective bidders are encouraged to visit the site as needed. The deadline for questions will be Wednesday, November 1, 2023, at 5:00 PM local time. Information and bidding documents for the project can be obtained at [www.civcastusa.com](http://www.civcastusa.com).

### PUBLIC NOTICE

Public hearings regarding the cases listed below will be held by the City of Taylor Planning and Zoning Commission on **Tuesday, November 14, 2023, at 6:00 P.M.** and by the City of Taylor City Council on **Thursday, December 7, 2023, at 6 P.M.** Both public hearings will be held in the City Council Chambers in City Hall, 400 Porter Street, Taylor, Texas 76574.

Case PZ-2023-1849, a request to amend the zoning of the development called Silicon Vistas, on approximately 113 acres of land generally located west of the airport, at the intersection east of Justin Lane and south of CR 398 and also west of Justin Lane south of CR 398 from the existing zoning of Single-Family Residential (R-1) to and Employment Center Planned Development (R-PD), more particularly described by Williamson Central Appraisal District Parcels R406304 and R019586, in the Pharras, S. Survey, Taylor, Williamson County, Texas.

Case PZ-2023-1897, a request to amend the zoning of the Taylor Heights Planned Development - changing the areas designated as T3 to T4, on approximately 78.53 acres of land generally located north of the intersection of County Road 398 and Justin Lane, more particularly described by Williamson Central Appraisal District Parcels R374022, R406295, R406296, R019617, part of and out of the Pharras, S. Survey, Abstract No. 496, Taylor, Williamson County, Texas.

The applications are available for public review upon request during the Development Services Department's normal business hours at City Hall or you may email [planning@taylor.tx.gov](mailto:planning@taylor.tx.gov) for more information.

**CORE Construction, Inc., Construction Manager at Risk for Jarrell ISD New Middle School GMP Package 2** is requesting Competitive Bids from subcontractors and suppliers for the Jarrell ISD New Middle School. Please provide GMP proposals based on current 100% Construction Documents.

The current package is a request for the following scopes only:

**"CORE will be awarding Bid Packages below based on this round of documents"**

- Concrete
- Switchgear

**Bids for Jarrell ISD New Middle School are due on Thursday November 16, 2023, by 2:00 pm CST.**

CORE Construction will be hosting a virtual pre-bid meeting on Thursday, November 9th, 2023, at 2:00 pm, via MS Teams. Please use the below link to join:

[https://teams.microsoft.com/l/meet-up-join/19%3ameeting\\_YmJmYjIjODQ0NDJlY-S00Yzc4LTk1NGEtYzA2OGFmNjExN2Zk%40thread.v2?0?context=%7b%22id%22%3a%2244aa2f4e-7160-484f-a981-e46fcca0834c%22%2c%22oid%22%3a%22c6542699-ec44-424c-9e93-0ea5a3fa0e20%22%7d](https://teams.microsoft.com/l/meet-up-join/19%3ameeting_YmJmYjIjODQ0NDJlY-S00Yzc4LTk1NGEtYzA2OGFmNjExN2Zk%40thread.v2?0?context=%7b%22id%22%3a%2244aa2f4e-7160-484f-a981-e46fcca0834c%22%2c%22oid%22%3a%22c6542699-ec44-424c-9e93-0ea5a3fa0e20%22%7d)

**Meeting ID:** 279 625 562 75  
**Passcode:** Q2RkCE

Submit via email to [bidstx@coreconstruction.com](mailto:bidstx@coreconstruction.com), through Building Connected or by hand delivery to CORE Construction, 6320 Research Road, Frisco, TX 75033.

Please reach out to Connor Wade with any questions: [connorwade@coreconstruction.com](mailto:connorwade@coreconstruction.com).

Plans are available via Building Connected and area plan rooms.

## One Spot. Lots of Possibilities!



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SALE & FOR RENT**



**LOCAL & REGIONAL JOBS**



**PETS FOR ADOPTION**



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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) design, construct, acquire, maintain, and operate a waterworks and sanitary sewer system for domestic and commercial purposes; (2) design, construct, acquire, improve, extend, maintain, and operate works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the proposed District; (3) control, abate, and amend local storm waters or other harmful excesses of waters; (4) design, acquire, construct, finance, issue bonds for, operate, maintain, and convey to the state, county, or a municipality for operation and maintenance, roads or any improvement in aid of the roads; and (5) acquire, own, develop, construct, improve, manage, maintain, and operate parks and recreational facilities, and to accomplish the design, construction, acquisition, improvement, maintenance, and operation of such additional facilities, systems, and plants, and enterprises as shall be consonant with all of the purposes for which the proposed District is created.

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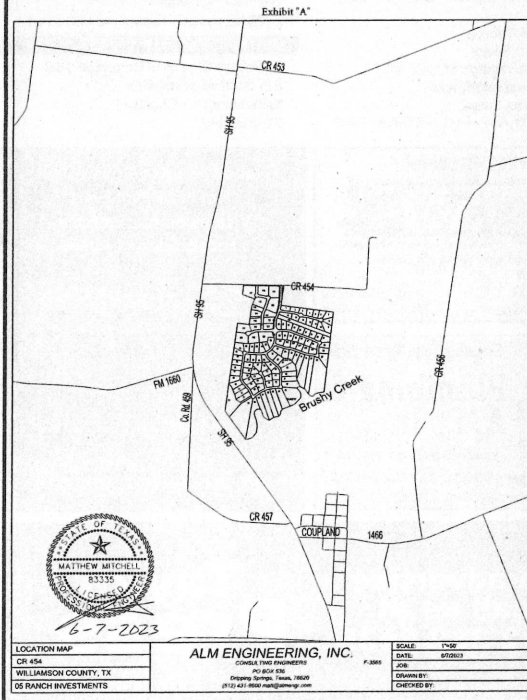
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Issued: October 16, 2023



# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



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TCEQ INTERNAL CONTROL NO.  
D-08252023-054

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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) design, construct, acquire, maintain, and operate a waterworks and sanitary sewer system for domestic and commercial purposes; (2) design, construct, acquire, improve, extend, maintain, and operate works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the proposed District; (3) control, abate, and amend local storm waters or other harmful excesses of waters; (4) design, acquire, construct, finance, issue bonds for, operate, maintain, and convey to the state, county, or a municipality for operation and maintenance, roads or any improvement in aid of the roads; and (5) acquire, own, develop, construct, improve, manage, maintain, and operate parks and recreational facilities, and to accomplish the design, construction, acquisition, improvement, maintenance, and operation of such additional facilities, systems, and plants, and enterprises as shall be consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$8,090,000 (\$2,850,000 for water and drainage, \$3,640,000 for roads, and \$1,600,000 for recreational).

The Property depicted in Exhibit "A" is located partially within the extraterritorial jurisdiction of the City of Coupland, Williamson County, Texas (the "City"). In accordance with Local Government Code §42.042 and Texas Water Code §54.016, the Petition states that the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District.

The Petition states that after more than 90 days passed without receiving consent, the Petitioner submitted a petition to the City to provide water and sewer services to the proposed District. The information provided indicates that the 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code §54.016(c) expired and the Petitioner and the City have not executed a mutually agreeable contract for service. Pursuant to Texas Water Code §54.016(d), failure to execute such an agreement constitutes authorization for the Petitioner to 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.

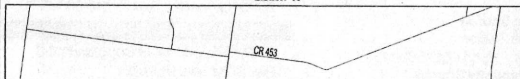
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request 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: October 16, 2023

Exhibit "A"



# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CONSOLIDATED NOTICE OF RECEIPT OF APPLICATION AND INTENT TO OBTAIN PERMIT AND NOTICE OF APPLICATION AND PRELIMINARY DECISION

Air Quality Standard Permit for Concrete Batch Plants Proposed  
Registration No. 173757

**Application.** Texas Materials Group, Inc., has applied to the Texas Commission on Environmental Quality (TCEQ) for an Air Quality Standard Permit, Registration No. 173757, which would authorize construction of a permanent concrete batch plant located southeast of Highway 79 and Farm-to-Market Road 3349, just east of the railyard in Taylor, Williamson County, Texas 78634. This application is being processed in an expedited manner, as allowed by the commission's rules in 30 Texas Administrative Code, Chapter 101, Subchapter J. **AVISO DE IDIOMA ALTERNATIVO.** El aviso de idioma alternativo en español está disponible en <https://www.tceq.texas.gov/permitting/air/newsourcesreview/airpermits-pending-permit-apps>. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For exact location, refer to application: <https://gisweb.tceq.texas.gov/locationMapper/?marker=97.470278,30.5525&level=13>. The proposed facility will emit the following air contaminants: particulate matter including (but not limited to) aggregate, cement, road dust, and particulate matter with diameters of 10 microns or less and 2.5 microns or less.

This application was submitted to the TCEQ on August 26, 2023. The executive director has completed the administrative and technical reviews of the application and determined that the application meets all of the requirements of a standard permit authorized by 30 TAC § 116.611, which would establish the conditions under which the plant must operate. The executive director has made a preliminary decision to issue the registration because it meets all applicable rules. The application, executive director's preliminary decision, and standard permit will be available for viewing and copying at the TCEQ central office, the TCEQ Austin regional office, and at the Taylor Public Library, 801 Vance Street, Taylor, Williamson County, Texas 76574, beginning the first day of publication of this notice. The facility's compliance file, if any exists, is available for public review at the TCEQ Austin Regional Office, 12100 Park 35 Circle Building A Room 179, Austin, Texas. Visit [www.tceq.texas.gov/goto/cbp](http://www.tceq.texas.gov/goto/cbp) to review the standard permit.

**Public Comment/Public Meeting.** You may submit public comments or request a public meeting. See Contacts section. The TCEQ will consider all public comments in developing a final decision on the application. **The deadline to submit public comments or meeting requests is 30 days after newspaper notice is published.** Issues such as property values, noise, traffic safety, and zoning are outside of the TCEQ's jurisdiction to consider in the permit process.

The purpose of a public meeting is to provide the opportunity to submit comments or ask questions about the application. A public meeting about the application will be held 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 a public meeting is held, the deadline to submit public comments is extended to the end of the public meeting.

**Contested Case Hearing.** You may request a contested case hearing. A contested case hearing is a legal proceeding similar to a civil trial in state district court. **Unless a written request for a contested case hearing is filed within 30 days from this notice, the executive director may approve the application.**

A person who may be affected by emissions of air contaminants from the facility is entitled to request a hearing. To request a hearing, a person must actually reside in a permanent residence within 440 yards of the proposed plant. If requesting 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; (2) applicant's name and registration number; (3) the statement "[I/we] request a contested case hearing"; (4) a specific description of how you would be adversely affected by the application and air emissions from the facility in a way not common to the general public; (5) the location and distance of your property relative to the facility; (6) a description of how you use the property which may be impacted by the facility; and (7) a list of all disputed issues of fact that you submit during the comment period. If the request is made by a group or association, one or more members who have standing to request a hearing must be identified by name and physical address. The interests which the group or association seeks to protect must be identified. You may submit your proposed adjustments to the application which would satisfy your concerns. See Contacts section.

**TCEQ Action.** After the deadline for public comments, the executive director will consider the comments and prepare a response to all relevant and material, or significant public comments. The executive director's decision on the application, and any response to comments, will be mailed to all persons on the mailing list. If no timely contested case hearing requests are received, or if all hearing requests are withdrawn, the executive director may issue final approval of the application. If all timely hearing requests are not withdrawn, the executive director will not issue final approval of the permit and will forward the application and requests to the Commissioners for their consideration at a scheduled commission meeting. The Commission may only grant a request for a contested case hearing on issues the requestor submitted in their timely comments that were not subsequently withdrawn. If a hearing is granted, the subject of a hearing will be

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Possibilities!



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MOTORCYCLES & MORE



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SALE & FOR RENT



LOCAL & REGIONAL JOBS



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TAYLOR  
PRESS









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

Applicant Name: Burford Ranch Municipal Utility District  
TCEQ Tracking No. D-08252023-054 CID Item No. 134587  
Application Type: PETITION FOR CREATION OF A DISTRICT

### AFFIDAVIT OF POSTING

STATE OF TEXAS           §

COUNTY OF TRAVIS       §

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

I am the attorney responsible for the application and petition for creation of the proposed Burford Ranch Municipal Utility District of Williamson County, Texas (the "District"). Williamson County is the only county in which the proposed District is to be located.

Attached is a copy of the Notice of District Petition bearing a file-stamp by the Williamson County Clerk stating the date of posting of the notice together with an executed certificate by the Williamson County Clerk stating the date of posting of the notice.

The Notice of District Petition was posted by the Williamson County Clerk on October 25, 2023, on the bulletin board used for posting legal notices at the Williamson County Justice Center in Georgetown, Williamson County, Texas.

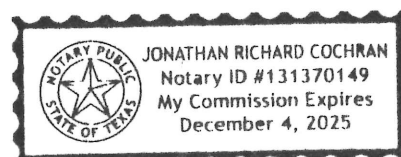
Richard L. Hamala

Richard L. Hamala

Representative of Burford Ranch Municipal Utility District

Subscribed and sworn to before me on the 25<sup>th</sup> day of October, 2023, to certify which  
witness my hand and seal of office.

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



FILED FOR RECORD

OCT 25 2023

*Nancy E. Renteria*

County Clerk, Williamson Co. TX

**CERTIFICATE OF POSTING**

I hereby certify that the Notice of District Petition for the creation of Burford Ranch Municipal Utility District was posted by the Williamson County Clerk on October 25, 2023, on the bulletin board used for posting legal notices at the Williamson County Justice Center in Georgetown, Williamson County, Texas.

Witness my signature this 25 day of October, 2023.

Signature: *Julie E. Disher*

Title: *County Clerk Deputy*

Post through December 5, 2023

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



FILED FOR RECORD

OCT 25 2023

Nancy E. Rister

County Clerk, Williamson Co. TX

NOTICE OF DISTRICT PETITION  
TCEQ INTERNAL CONTROL NO. D-08252023-054

**PETITION.** 05 Ranch Investments, LLC, a Texas limited liability company, (Petitioner) filed a petition for creation of Burford Ranch Municipal Utility District (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there are no lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 232.00 acres located within Williamson County, Texas; and (4) a portion of the land within the proposed District is within the extraterritorial jurisdiction of the City of Coupland. The remainder of the land to be included within the proposed District is within the unincorporated area of Williamson County and is not within the corporate limits or extraterritorial jurisdiction of any city.

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) design, construct, acquire, maintain, and operate a waterworks and sanitary sewer system for domestic and commercial purposes; (2) design, construct, acquire, improve, extend, maintain, and operate works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the proposed District; (3) control, abate, and amend local storm waters or other harmful excesses of waters; (4) design, acquire, construct, finance, issue bonds for, operate, maintain, and convey to the state, county, or a municipality for operation and maintenance, roads or any improvement in aid of the roads; and (5) acquire, own, develop, construct, improve, manage, maintain, and operate parks and recreational facilities, and to accomplish the design, construction, acquisition, improvement, maintenance, and operation of such additional facilities, systems, and plants, and enterprises as shall be consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$8,090,000 (\$2,850,000 for water and drainage, \$3,640,000 for roads, and \$1,600,000 for recreational).

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

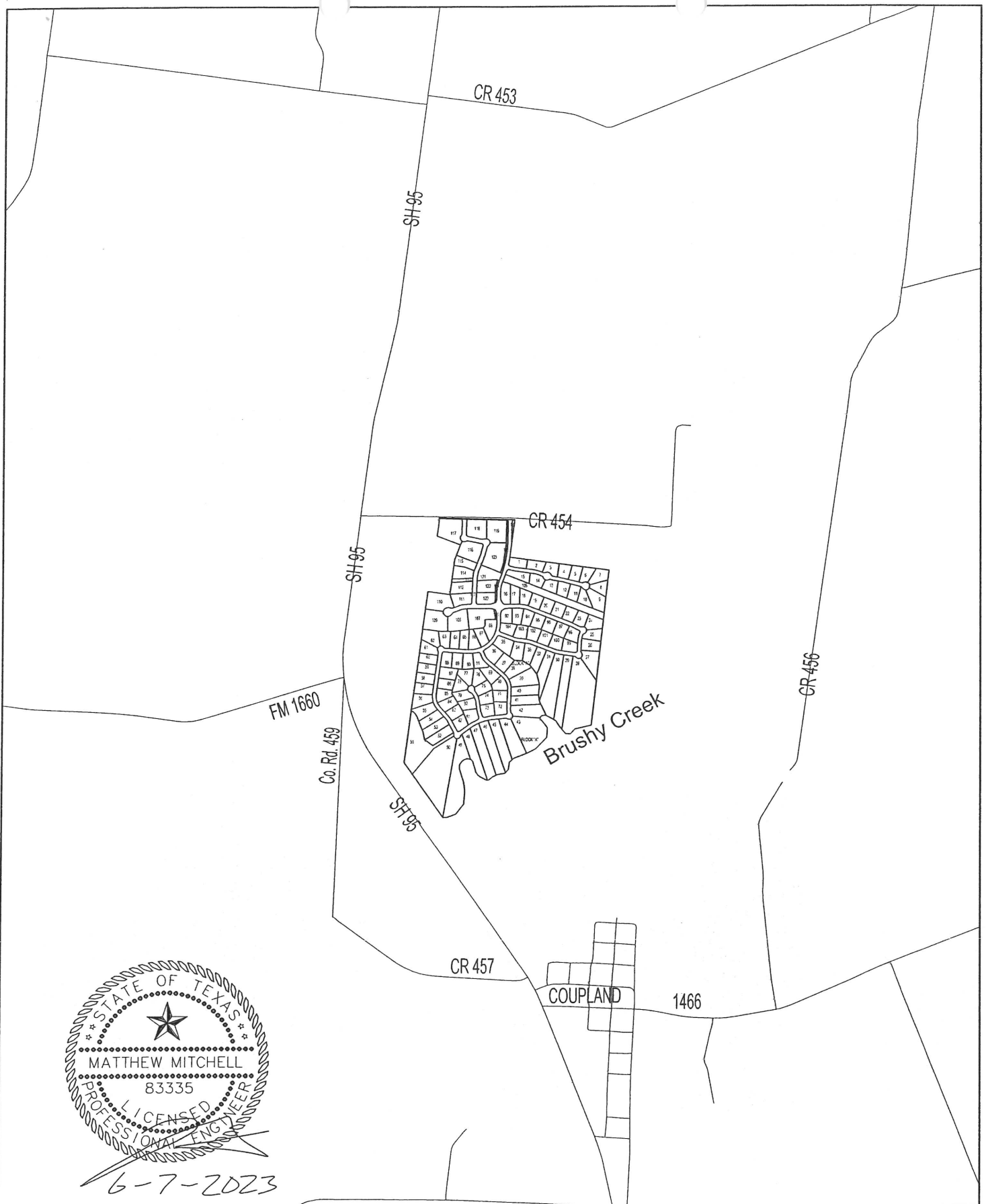
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**INFORMATION.** Written hearing requests should be submitted to the Office of the Chief Clerk, MC-105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087. For information concerning the hearing process, please contact the Public Interest Counsel, MC-103,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

Issued: October 16, 2023

# Exhibit "A"



LOCATION MAP
CR 454
WILLIAMSON COUNTY, TX
05 RANCH INVESTMENTS

## ALM ENGINEERING, INC.

CONSULTING ENGINEERS  
PO BOX 536  
Dripping Springs, Texas, 78620  
(512) 431-9600 matt@almengr.com

F-3565

SCALE:	1"=50'
DATE:	6/7/2023
JOB:	
DRAWN BY:	
CHECKED BY:	

**TIEMANN, SHAHADY & HAMALA, P.C.**

TELEPHONE (512) 251-1920

102 N. RAILROAD AVE.  
PFLUGERVILLE, TEXAS 78660

FACSIMILE (512) 251-8540

November 27, 2023

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

**VIA HAND DELIVERY**

Re: Publication of Notice of District Petition Regarding  
Creation of Burford Ranch Municipal Utility District  
TCEQ Internal Control No. D-08252023-054

Dear Chief Clerk Gharis:

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

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

These affidavits and attachments show that public notice of the petition was provided as required by 30 Texas Administrative Code §293.12(b) with newspaper publication completed as of November 5, 2023, and posting completed as of October 25, 2023. Please do not hesitate to call me at 512-251-1920 if you have any questions concerning these affidavits.

Sincerely,



Richard L. Hamala

TEXAS  
COMMISSION  
ON ENVIRONMENTAL  
QUALITY  
NOV 27 PM 3:11  
CLERKS OFFICE

## Georgia Carroll-Warren

---

**From:** TexReg@sos.texas.gov  
**Sent:** Wednesday, October 18, 2023 11:39 AM  
**To:** Mehgan Taack  
**Subject:** TEXAS REGISTER ACKNOWLEDGMENT OF RECEIPT

### ACKNOWLEDGMENT OF RECEIPT

Please note that this email acknowledges receipt of your filing only.  
If we find that the document or submission form does not conform to statutory filing requirements or our administrative rules, we may refuse to accept it for filing and publication.  
If we refuse your filing, we will notify you.

TRD Number: 202303866  
For Issue of: 10/27/2023  
  
Submission Date: 2023-10-18 11:32 AM  
Receipt Date: 2023-10-18 11:38 AM

### Miscellaneous Document Submission

Agency Name: Texas Commission on Environmental Quality  
Agency Code: 0152  
Liaison: Mehgan Taack  
Title of Document: NOTICE OF DISTRICT PETITION  
  
File Name: DIS101823.docx

D-08252023-054  
Bryford Ranch MUD

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-08252023-054

**PETITION.** 05 Ranch Investments, LLC, a Texas limited liability company, (Petitioner) filed a petition for creation of Burford Ranch Municipal Utility District (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.

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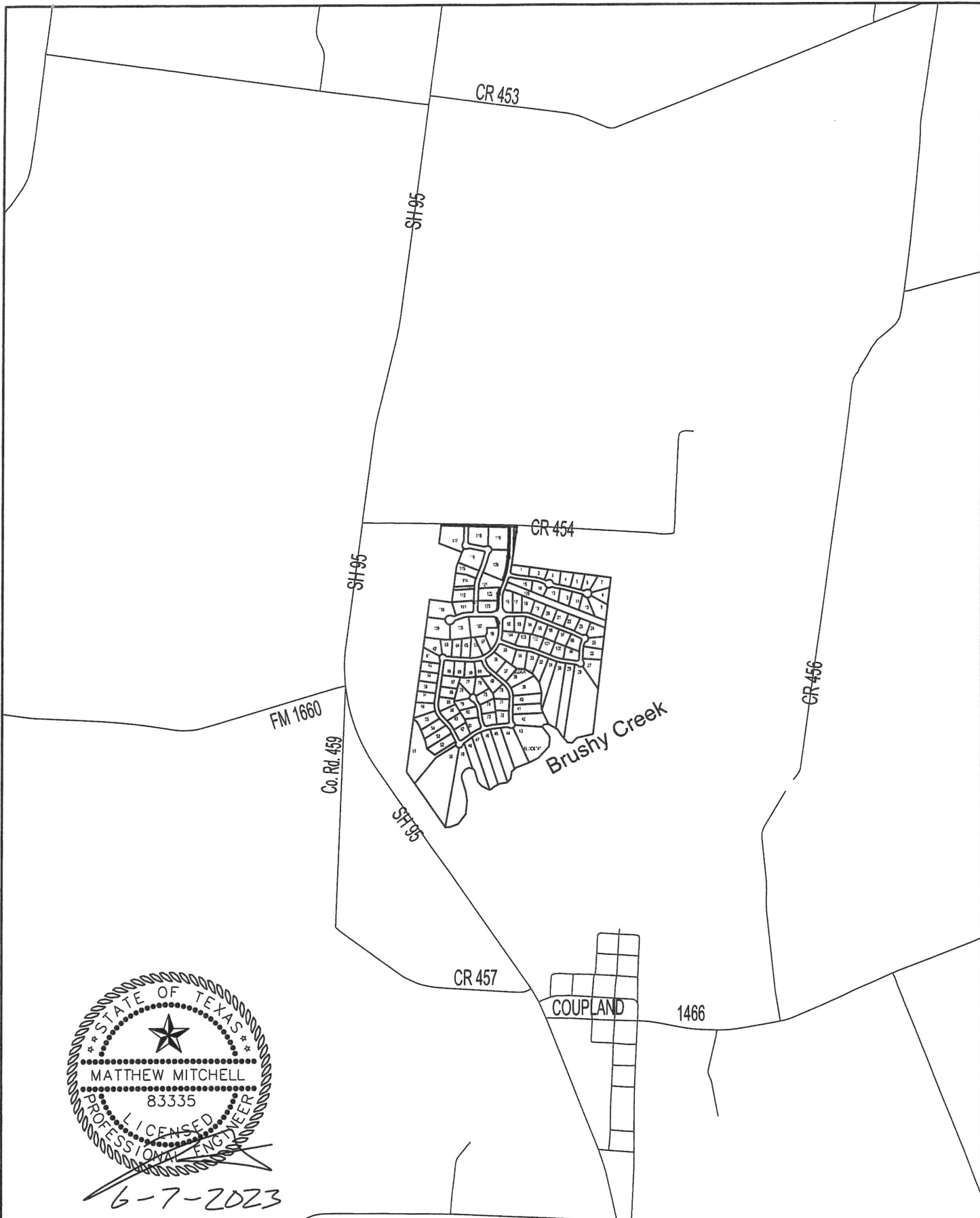
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The Executive Director may approve the petition unless a written request for a contested case hearing is filed within 30 days after the newspaper publication of this notice. If a hearing request is filed, the Executive Director will not approve the 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: October 16, 2023

Exhibit "A"



LOCATION MAP
CR 454
WILLIAMSON COUNTY, TX
05 RANCH INVESTMENTS

**ALM ENGINEERING, INC.**

CONSULTING ENGINEERS  
PO BOX 536  
Dripping Springs, Texas, 78620  
(512) 431-9600 matt@almengr.com

F-3565

SCALE:	1"=50'
DATE:	6/7/2023
JOB:	
DRAWN BY:	
CHECKED BY:	

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



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

October 16, 2023

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

Re: Publication of Notice of District Petition regarding creation of Burford Ranch  
Municipal Utility District  
TCEQ Internal Control No. D-08252023-054

Dear Mr. Hamala:

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

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

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

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Laurie Gharis". The signature is written in black ink and is positioned above the typed name and title.

Laurie Gharis  
Chief Clerk

LG/ka  
Enclosures

cc: To all on attached mailing list.

## MAILING LIST

Burford Ranch Municipal Utility District  
TCEQ Internal Control No. D-08252023-054

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

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

Ms. Lori Wilson  
TCEQ Region 11  
MC R11  
P.O. Box 13087  
Austin, Texas 78711-3087

The Honorable Caroline Harris  
State Representative, District No. 52  
Room E1.312  
P.O. Box 2910  
Austin, Texas 78768-2910

The Honorable Charles Schwertner  
State Senator, District No. 5  
P.O. Box 12068  
Capital Station  
Austin, Texas 78711-2068

City of Coupland  
Attn: LaVerne Rohlack, City Secretary  
P.O. Box 581  
Coupland, Texas 78615-0581

Williamson County  
The Honorable Nancy Rister, County  
Clerk  
405 Martin Luther King Street  
Georgetown, Texas 78626-4901

Betty Voights, Executive Director  
Capital Area Council of Governments  
6800 Burleson Road  
Building 310, Suite 165  
Austin, Texas 78744-2325

Manville Water Supply Corporation  
P.O. Box 248  
Coupland, Texas 78615-0248

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

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

Fernando Salazar Martinez, Attorney,  
Environmental Law Division, MC-173

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

Stephanie DeSouza, Districts Creation  
Review Team, MC-152

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

Sean Ables, Districts Section, Water  
Supply Division, MC-153

Garrett Arthur, Office of the Public  
Interest Counsel, MC-103

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

Applicant Name: Burford Ranch Municipal Utility District  
TCEQ Tracking No. D-08252023-054 CID Item No. 134587  
Application Type: PETITION FOR CREATION OF A DISTRICT

## AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §

COUNTY OF: \_\_\_\_\_ §

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

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

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

of the \_\_\_\_\_ ; that said newspaper is  
(name of newspaper)

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

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

\_\_\_\_\_  
(date or dates of publication)

\_\_\_\_\_  
Newspaper Representative's Signature

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

(Seal)

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Print or type Name of Notary Public

My Commission Expires \_\_\_\_\_

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THE HONORABLE CHARLES  
SCHWERTNER  
STATE SENATOR, DISTRICT NO. 5  
PO BOX 12068  
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AUSTIN, TX 78711-2068

CITY OF COUPLAND  
ATTN: LAVERNE ROHLACK, CITY  
SECRETARY  
PO BOX 581  
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THE HONORABLE NANCY RISTER,  
COUNTY CLERK  
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