

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 30, 2024

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

RE: Application for Burford Ranch Municipal Utility District
TCEQ Docket No. 2024-0667-DIS
SOAH Docket No. 582-25-01324

Dear Ms. Gharis,

Enclosed you will find the Executive Director's portion of the Administrative Record consisting of those documents specified at 30 TAC § 80.118(a)(1)-(4) and (6).

- Notice of District Creation
- Notice of Hearing
- Affidavit of Publication
- Certificate of Posting

Please do not hesitate to contact either Fernando.martinez@tceq.texas.gov or Caleb.Shook@tceq.texas.gov if you have any questions. Thank you for your attention to this matter.

Sincerely,

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

Fernando Salazar Martinez
Staff Attorney - Environmental Law Division

A handwritten signature in black ink, appearing to read "Caleb Shook".

Caleb Shook
Staff Attorney - Environmental Law Division

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.

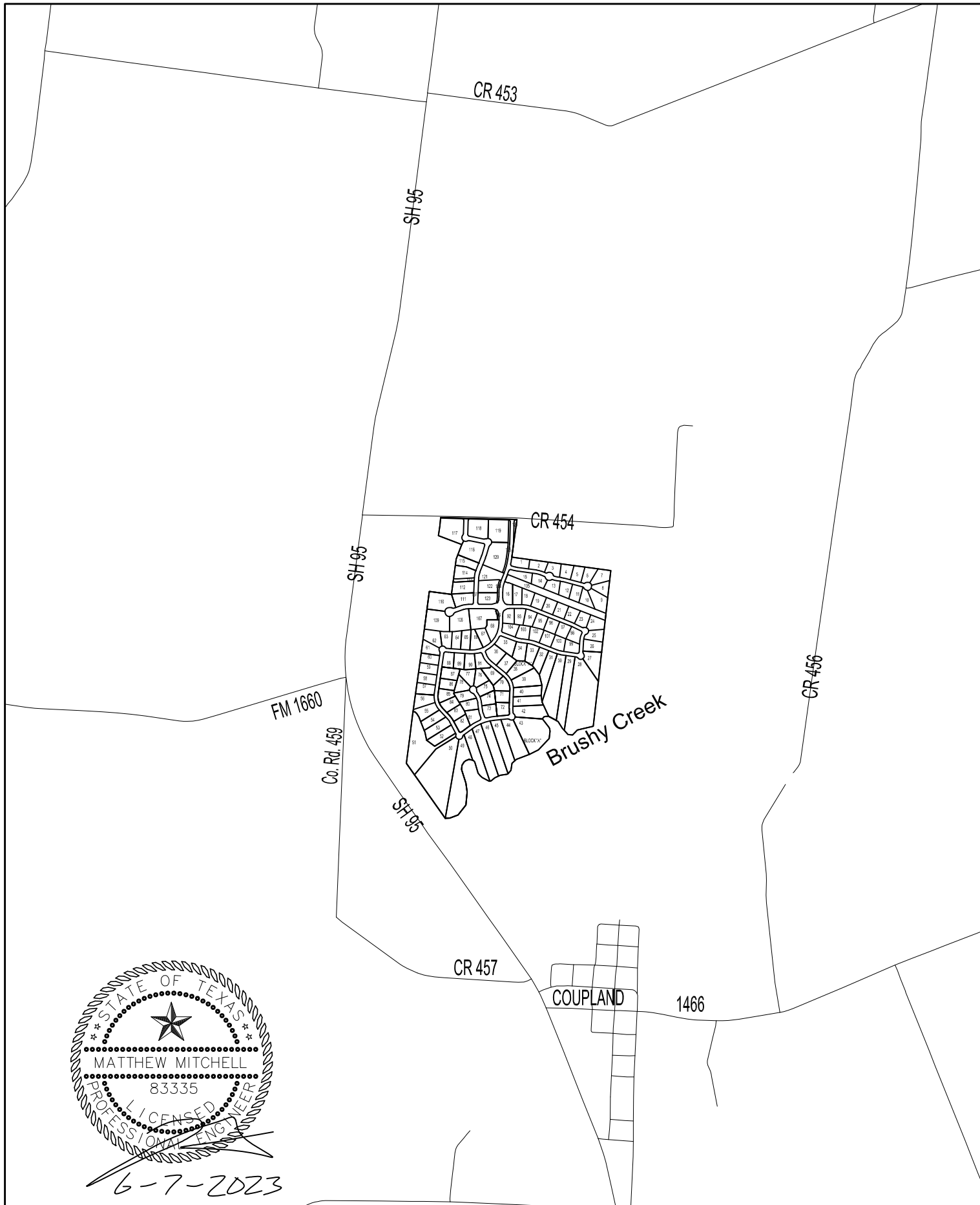
CONTESTED CASE HEARING. The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice.

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



6-7-2023

LOCATION MAP	ALM ENGINEERING, INC. CONSULTING ENGINEERS PO BOX 536 Dripping Springs, Texas, 78620 (512) 431-9600 matt@almengr.com	SCALE: 1"=50'
CR 454		DATE: 6/7/2023
WILLIAMSON COUNTY, TX		JOB:
05 RANCH INVESTMENTS		DRAWN BY: 0003
		CHECKED BY:

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, or in printed format upon request to SOAH.”

INFORMATION.

For information concerning the hearing process, please contact the TCEQ Office of the Public Interest Counsel (MC 103), P.O. Box 13087, Austin, Texas 78711-3087, telephone (512) 239-6363. For additional information, contact the TCEQ Water Supply Division, Districts Section (MC 152), P.O. Box 13087, Austin, Texas 78711-3087, telephone (512) 239-4691. General information regarding the TCEQ can be found at our web site at www.tceq.texas.gov

Persons with disabilities who plan to attend this hearing and who need special accommodations at the hearing should call the SOAH Docketing Department at (512) 475-4993, at least one week prior to the hearing.

Issued: October 18, 2024

Laurie Gharis, Chief Clerk
Texas Commission on Environmental Quality

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

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)

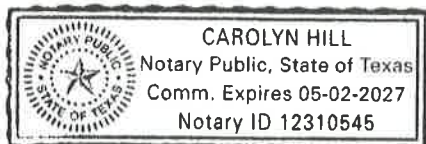
Texas; that the attached notice was published in said newspaper on the following dates:

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

Jason Hennington
Newspaper Representative's Signature

Subscribed and sworn to before me this the 6th day of November,
20 23, 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, §56 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 property in value of the land to be included in the proposed District; (2) there are no beneficiaries 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 extrajurisdictional 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 extrajurisdictional 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) construct, 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 convenient 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 Petitioner that the cost of said project will be approximately \$4,000,000 to \$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 extrajurisdictional 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 Petitioner states that the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District.

The Petitioner 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 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, TCEQ, P.O. Box 13087, Austin, TX 78711-3087. For information concerning the hearing process, please contact the Public Interest Counsel, MC-105, at the same address. General information regarding TCEQ can be found at our web site (<http://www.tceq.texas.gov>).

Issued: October 16, 2023



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 railroad in Taylor, Williamson County, Texas 77834. 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/permits/air/permitting/airqualitystandardpermit.aspx>. 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://www.tceq.texas.gov/locationMapper/facility?lat=32.470278&lon=-97.470278&state=TX>. 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 unit 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 77834, 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/ctcp 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 limited to disputed issues of fact or mixed questions of fact and law relating to relevant and material air quality concerns submitted during the comment period. Issues such as property values, noise, traffic safety, and zoning are outside of the Commission's jurisdiction to address in this proceeding.

Mailing List. You may ask to be placed on a mailing list to receive additional information on this specific application. See Contacts section.

Information Available Online. For details about the status of the application, visit the Commissioners' Integrated Database (CID) at <https://www.tceq.texas.gov/permitting>. Once you have access to the CID using the link after the registration number at the top of this notice.

Contacts. Public comments and requests must be submitted either electronically at www.tceq.texas.gov/permitting/airqualitystandardpermit.aspx or in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105, P.O. Box 13087, Austin, Texas 78711-3087. Please be aware that any contact information you provide, including your name, phone number, email address, and physical address will become part of the agency's public record. For more information about this application or the permitting process, please call the TCEQ Public Education Program toll free at 1-800-667-4040 or visit their website at www.tceq.texas.gov/permitting. Si desea información en Español, puede llamar al 1-800-667-4040.

Further information may also be obtained from Texas Materials Group, Inc., 5723 University Heights Suite 115, San Antonio, TX 78245-1852 or by calling Mrs. Melissa Fife, Senior Vice President, Westward Environmental, Inc. at (830) 249-8284.

Notice Issuance Date: October 27, 2023

One Spot
Lots of
Possibilities!



SUPPORT
the local
community
by buying
& shopping

Local

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.

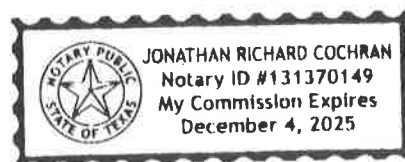
Richard L. Hamala

Richard L. Hamala

Representative of Burford Ranch Municipal Utility District

Subscribed and sworn to before me on the 25th 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: _____

Title: _____

Julie F. Disher
County Clerk Deputy

Post through December 5, 2023

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



FILED FOR RECORD

OCT 25 2023

Nancy E. Ruster

County Clerk, Williamson Co. TX

(Handwritten signature)

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.

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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.

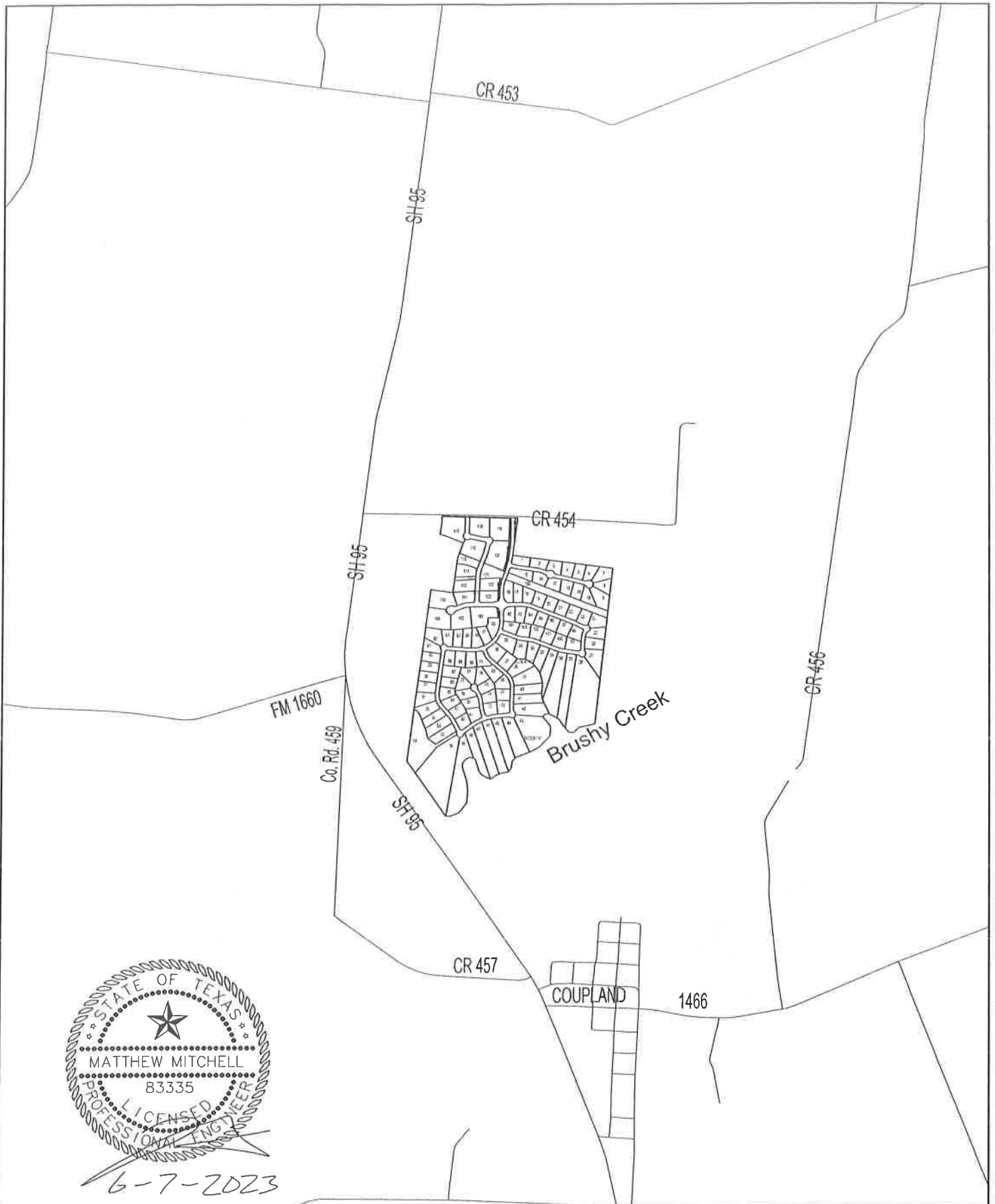
CONTESTED CASE HEARING. The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice.

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



LOCATION MAP	ALM ENGINEERING, INC. CONSULTING ENGINEERS PO BOX 536 Dripping Springs, Texas, 78620 (512) 431-9600 matt@almengr.com	SCALE: 1"=50'
CR 454		DATE: 6/7/2023
WILLIAMSON COUNTY, TX	F-3565	JOB:
05 RANCH INVESTMENTS		DRAWN BY: CHECKED BY: