

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 Grayson County Municipal Utility District No. 6A, SOAH Docket No. 582-25-02903, TCEQ Docket No. 2024-1401-DIS, was mailed on October 11, 2024.

Given under my hand and the seal of the Texas Commission on Environmental Quality, this the 11th 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 Grayson County Municipal Utility District No. 6A SOAH Docket No. 582-25-02903 TCEQ Docket No. 2024-1401-DIS TCEQ Internal Control No. D-03172022-031

PETITION.

Treasure Island Laguna Azure, LLC, a Wyoming limited liability company (Petitioner), filed a revised petition for the creation of Grayson County Municipal Utility District No. 6A (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 is one lienholder, MCI Preferred Income Fund II, LLC, a Delaware limited liability company, on the property to be included in the proposed District and information provided indicates that the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 596.73 acres located within Grayson County, Texas; and (4) the land within the proposed District is located within the extraterritorial jurisdiction of the City of Van Alstyne, Texas (City).

The petition further states that the proposed District will: (1) construct, maintain, and operate a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; (2) construct, maintain, and operate a sanitary sewer collection, treatment, and disposal system, for domestic and commercial purposes; (3) construct, install, maintain, purchase, and operate drainage and roadway facilities and improvements; and (4) construct, install, maintain, purchase, and operate facilities, systems, plants, and enterprises of such additional facilities as shall be consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner that the cost of said project will be approximately \$108,335,000 (\$93,895,000 for water, wastewater, and drainage plus \$14,440,000 for roads).

In accordance with Local Government Code § 42.042 and Texas Water Code § 54.016, the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioner submitted a petition to the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code § 54.016(c) expired and information provided indicates that 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 proceed to the TCEQ for inclusion of their Property into the District.

DIRECT REFERRAL.

The Notice of District Petition was published in English on December 21, 2022, and December 28, 2022. On September 12, 2024, the Petitioner filed a request for direct referral to the State Office of Administrative Hearings (SOAH). Therefore, the chief clerk has referred this application directly to SOAH for a hearing on whether the application complies with all applicable statutory and regulatory requirements.

CONTESTED CASE HEARING.

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 12, 2024

To join the Zoom meeting via computer:

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

Meeting ID: 161 984 4430

Password: TCQ293

or

To join the Zoom meeting via telephone:

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

Meeting ID: 161 984 4430

Password: 951735

**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 11, 2024

Laurie Gharis, Chief Clerk
Texas Commission on Environmental Quality

MAILING LIST
Grayson County Municipal Utility District No. 6A
TCEQ Docket No. 2024-1401-DIS; SOAH Docket No. 582-25-02903
TCEQ Internal Control No. D-03172022-031

FOR THE APPLICANT

Natalie B. Scott
Coats Rose, P.C.
Terrace 2
2700 Via Fortuna, Suite 350
Austin, Texas 78746

Matt McPhail
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701

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

INTERESTED PERSON(S)

See attached list.

FOR THE EXECUTIVE DIRECTOR
via electronic mail:

Kayla Murray, Staff Attorney
Texas Commission on Environmental
Quality
Environmental Law Division, MC-173
P.O. Box 13087
Austin, Texas 78711

Justin Taack, 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
Austin, Texas 78711

FOR PUBLIC INTEREST COUNSEL
via electronic mail:

Josiah Mercer, Public Interest Counsel
Texas Commission on Environmental
Quality
Public Interest Counsel, MC-103
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>

GRAYSON COUNTY HEALTH DEPARTME
515 N WALNUT ST
SHERMAN TX 75090-4952

GRAYSON COUNTY JUDGE
COUNTY COURTHOUSE - JUSTICE
100 W HOUSTON ST STE 15
SHERMAN TX 75090-5958

RED RIVER AUTHORITY OF TEXAS
PO BOX 240
WICHITA FALLS TX 76307-0240

PUBLIC HEALTH REGION 2/3
TEXAS DEPARTMENT OF STATE HEAL
1301 S BOWEN RD STE 200
ARLINGTON TX 76013-2262

TEXOMA COUNCIL OF GOVERNMENTS
1117 GALLAGHER DR STE 100
SHERMAN TX 75090-3107

US ARMY CORPS OF ENGINEERS
TULSA DISTRICT - CESWT
2488 E 81ST ST
TULSA OK 74137-4290

FIELD SUPERVISOR
US FISH & WILDLIFE SERVICE
3233 CURTIS DR
FORT WORTH TX 76116-5100

GLENN C CLINGENPEEL
TRINITY RIVER AUTHORITY OF TEX
5300 S COLLINS ST
ARLINGTON TX 76018-1710

CAROLYN FRUTHALER MD DIR
GRAYSON COUNTY HEALTH AUTHORIT
515 N WALNUT ST
SHERMAN TX 75090-4952

JOHN R PIPES
COOKE COUNTY ENVIRO HEALTH
COOKE CO COURTHOUSE
100 S DIXON ST
GAINESVILLE TX 76240-4717

DREW SATTERWHITE PE GENERA
RED RIVER GROUNDWATER CONSERVA
PO BOX 1214
SHERMAN TX 75091-1214

MS JESSICA STAGGS SUPERVISO
DALLAS WATER UTILITIES
4334 SCOTTSDALE DR
DALLAS TX 75227-4044

STEFANIE P ALBRIGHT
BICKERSTAFF HEATH DELGADO ACOSTA LLP
STE C400
1601 S MOPAC EXPY
AUSTIN TX 78746-7009

JERRY W CHAPMAN GENERAL MANAGER
GREATER TEXOMA UTILITY AUTHORITY
5100 AIRPORT DR
DENISON TX 75020-8448

WAYMAN W CHILCUTT
PO BOX 86
WHITESBORO TX 76273-0086

DEIRDRE DIAMOND
2105 BLEDSOE RD
GUNTER TX 75058-3015

BILLY & CATHEY HAMILTON
104 GOLDEN RD
SHERMAN TX 75090-7514

JOSHUA D KATZ
BICKERSTAFF HEATH DELGADO ACOSTA LLP
STE C400
1601 S MOPAC EXPY
AUSTIN TX 78746-7009

KIMBERLY G KELLEY
BICKERSTAFF HEATH DELGADO ACOSTA LLP
STE C400
1601 S MOPAC EXPY
AUSTIN TX 78746-7009

EMILY W ROGERS
BICKERSTAFF HEATH DELGADO ACOSTA LLP
STE C400
1601 S MOPAC EXPY
AUSTIN TX 78746-7009

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

Applicant Name: Grayson County MUD 6A
TCEQ Tracking No. D-03172022-031 CID Item No. 129508
Application Type: PETITION FOR CREATION OF A DISTRICT

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §

COUNTY OF: Grayson §

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

Lisa Drafall

(name of newspaper representative)

, who being by me duly

sworn, deposes and says that (s)he is the

Vp of Sales

(title of newspaper representative)

of the Herald Democrat

(name of newspaper)

; that said newspaper is

regularly published or circulated in

Grayson

County/Countries,

(name of county or counties)

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

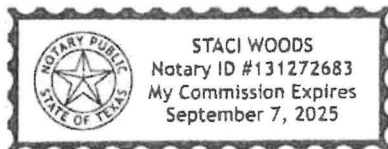
December 21, 2022 and December 28, 2022

(date or dates of publication)

Newspaper Representative's Signature

Subscribed and sworn to before me this the 28th day of December,
20 22, to certify which witness my hand and seal of office.

(Seal)



Notary Public in and for the State of Texas

Staci Woods

Print or type Name of Notary Public

My Commission Expires September 7, 2025

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NEEDED FOR BELLY DUMP
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EOE

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Supportive Organization is
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Experience Required
RN/LVN Non-Exempt
Benefits
Medical/Dental/Vision
Supplemental/Vacation
Sick Time/Holiday Pay
Tuition/Reimbursement
Please send resume to:
hhalough@hsc.com
or Fax to:
903-868-8505
Apply in Person:
1000 Sara Swamy Drive
Sherman, TX
EOE

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Temporary/Part-Time
\$20.00/Hr.
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Give them a reason
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ones that offer a good deal.

Hide While You Seek Our "Blind
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HELP WANTED

THE HOMESTEAD OF
SHERMAN NOW
HIRING:
\$3000.00 Sign on Bonus For:
CMA
CMA

CMA (Certified Medical
Aide)
Double Weekend
Shift differential on:
2-10 and 10-6 for CMA's
Double Weekend Baylor
Pay
\$1000.00 Sign on Bonus For:
Kitchen Help
Cook
Dietary Aid
Dishwasher
\$1000 Sign on Bonus For:
Housekeeping
Laundry
Unit Aide
Come Join Our Team
Come and Apply in Person
Generous PTO Plan
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Sherman, TX
EOE

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Also Buys Lots, Land &
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available at 330 N. 10th Ave.,
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or request by email at
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Once applications is completed
applicants will be placed on a
waiting list until an apartment is
available. EHO

AUTO

For Sale
2011 Toyota Camry 160K
Automatic, Leather, Sun Roof
903-271-6661

PUBLIC NOTICE

PROJECT ANNOUNCE-
MENT

SOUTHEASTERN
OKLAHOMA STATE
UNIVERSITY
FINE ARTS / MATHE-
MATICS / WELCOME
CENTER
DATA INFRASTRUC-
TURE

Southeastern Oklahoma
State University is now
soliciting bids for the

PUBLIC NOTICE

above-mentioned
project. For a bid packet go
to <https://www.se.edu/current-bids>. BIDS: due
no later than 2:00 p.m.,
January 5, 2023. SITE VIS-
IT: Initial group site visit
scheduled for December
20, 2022, at 10:00 a.m.
664050

PROJECT ANNOUNCE- MENT

SOUTHEASTERN
OKLAHOMA STATE
UNIVERSITY
SE Foster Early Lawn
Renovation
Southeastern Oklahoma
State University is now
soliciting bids for the
above-mentioned
project. For a bid packet go
to <https://www.se.edu/current-bids>. BIDS: due
no later than 2:00 p.m., Janu-
ary 5, 2023. SITE VISIT: Initial
group site visit scheduled for
December 21, 2022, at 2:00 p.m.
684680

CITATION BY PUBLI- CATION- DETERMINA- TION OF HEIRSHIP

The State of Texas
To all persons interested
in the

Estate of LAWRENCE
MERZON CLARK,
Deceased Cause No.:
2022-602P.
In the County Court of
Grayson County, Texas

LESLIE CLARK filed an
Application to Determine
Heirship in this cause on
12/16/2022, requesting
that the Court determine
who are the heirs and only
heirs of ESTATE OF LAW-
RENCE MERZON CLARK,
DECEASED, and their res-
pective shares and interests
in such estate.

The court may act on this
application at any call of
the docket on or after 10:00

PUBLIC NOTICE

a.m., January 02, 2023,
which is the first Monday
next after the expiration
of 10 days from the date of
posting this citation, at the
Grayson County Court-
house, 100 W. Houston,
Sherman, Texas 75090.

All persons interested in
this case are cited to ap-
pear before this Honorable
Court by filing a written
contest or answer to this
Application should they
desire to do so. To ensure
its consideration, you
or your attorney must
file any objection, inter-
vention, or response in
writing with the County
Clerk of Grayson County,
Texas on or before the
above-noted date and
time.

Given under my hand and
seal of the Probate Court
of Grayson County, Texas
at the office of the Grayson
County Clerk in Sherman,
Texas on this 16th day
of December, 2022.

DEANA PATTERSON,
COUNTY CLERK,
GRAYSON COUNTY, TEX-
AS

By
Bailey Patterson
Deputy Clerk 705600

No. 2022-551P
IN THE ESTATE OF
MARY STELLA MUR-
PHY, DECEASED
IN THE COUNTY COURT
OF

GRAYSON COUNTY,
TEXAS

NOTICE TO CREDITORS

Notice is hereby given that
original Letters Testa-
mentary for the Estate of
MARY STELLA MURPHY,
Deceased, were issued on
December 7, 2022, pend-
ing in the County Court

PUBLIC NOTICE

of Grayson County, Texas,
to DEBRA ANN WEGER.
Claims may be presented
in care of the attorney for
the Independent Execu-
trix addressed as follows:

DEBRA ANN WEGER,
Independent Executrix
of the Estate of MARY
STELLA MURPHY, De-
ceased
c/o Beverly Rogers, At-
torney at Law
MUNSON, MUNSON,
CARDWELL, TILLET
& BROWN, P.C.
123 South Travis
Sherman, Texas 75090-
5928

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

DATED the 19th day
of December, 2022.

MUNSON, MUNSON,
CARDWELL, TILLET
& BROWN, P.C.
123 South Travis
Sherman, Texas 75090-
5928

Telephone: 903-893-8161
Facsimile: 903-893-1345
brogers@munsonglaw.com
wrmunsong@munsonglaw.com

By: Beverly Rogers
State Bar No. 24084427
William B. Munson
State Bar No. 14674090
Attorneys for Independent
Executrix 705900

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consumers that like
to save money.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-6317/2022-031

PETITION. Treasure Island Laguna Atres, LLC, a Wyoming limited liability company (Petitioner), filed a petition for the creation of Grayson County Municipal Utility District No. 6-4 (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, Chapter 49 and 54 of the Texas Water Code, 30 Texas Administrative Code Chapter 289, 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 is one landholder, MCI Preferred Income Fund II, LLC, a Delaware limited liability company, on the property to be included in the proposed District and information provided indicates that the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 596.73 acres located within Grayson County, Texas; and (4) the land within the proposed District is located wholly within the extrajurisdiction of the City of Van Alstyne, Texas (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) construct, maintain, and operate a wastewater system, including the purchase and sale of water, for domestic and commercial purposes; (2) construct, maintain, and operate a sanitary sewer collection, treatment, and disposal system for domestic and commercial purposes; (3) construct, install, maintain, purchase, and operate drainage and roadway facilities and improvements; and (4) construct, install, maintain, purchase, and operate facilities, systems, plants, and enterprises of such additional facilities as shall be consistent 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 \$108,338,000 (108,338,000 for water, wastewater, and drainage plus \$14,400,000 for roads).

In accordance with Local Government Code § 42.042 and Texas Water Code § 44.016, the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioner submitted a petition to the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code § 54.016(c) expired and information provided indicates that 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 proceed to the TCEQ for inclusion of their Property into the 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; (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 contained in 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 under 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 13067, Austin, TX 78711-3067. 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: December 14, 2022



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-6317/2022-032

PETITION. Treasure Island Laguna Atres, LLC, a Wyoming limited liability company (Petitioner), filed a petition for the creation of Grayson County Municipal Utility District No. 6-4 (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, Chapter 49 and 54 of the Texas Water Code, 30 Texas Administrative Code Chapter 289, 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 is one landholder, MCI Preferred Income Fund II, LLC, a Delaware limited liability company, on the property to be included in the proposed District and information provided indicates that the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 596.73 acres located within Grayson County, Texas; and (4) the land within the proposed District is located wholly within the extrajurisdiction of the City of Van Alstyne, Texas (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) construct, maintain, and operate a wastewater system, including the purchase and sale of water, for domestic and commercial purposes; (2) construct, maintain, and operate a sanitary sewer collection, treatment, and disposal system for domestic and commercial purposes; (3) construct, install, maintain, purchase, and operate drainage and roadway facilities and improvements; and (4) construct, install, maintain, purchase, and operate facilities, systems, plants, and enterprises of such additional facilities as shall be consistent 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 \$98,085,000 (98,085,000 for water, wastewater, and drainage plus \$11,970,000 for roads).

In accordance with Local Government Code § 42.042 and Texas Water Code § 44.016, the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioner submitted a petition to the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code § 54.016(c) expired and information provided indicates that 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 proceed to the TCEQ for inclusion of their Property into the District.

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To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number; (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 contained in 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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INFORMATION. Written hearing requests should be submitted to the Office of the Chief Clerk, MC 105, TCEQ P.O. Box 13067, Austin, TX 78711-3067. 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: December 14, 2022



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-6322/2022-048

PETITION. Center Ventures, LLC, a Texas limited liability company (Petitioner), filed a petition for the creation of Sunset Ranch MUD of Grayson County Municipal Utility District No. 6-4 (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, Chapter 49 and 54 of the Texas Water Code, 30 Texas Administrative Code Chapter 289, 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 landholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 201.18 acres located within Grayson County, Texas; and (4) the proposed District is located outside of the corporate boundaries and extrajurisdiction of any municipality.

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) construct, maintain, and operate a wastewater system, including the purchase and sale of water, for domestic and commercial purposes; (2) construct, maintain, and operate a sanitary sewer collection, treatment, and disposal system for domestic and commercial purposes; (3) construct, install, maintain, purchase, and operate drainage and roadway facilities and improvements; and (4) construct, install, maintain, purchase, and operate facilities, systems, plants, and enterprises of such additional facilities as shall be consistent 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 \$15,000,000 (15,000,000 for water, wastewater, and drainage plus \$110,000,000 for roads at the time of estimated).

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; (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 contained in 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 under 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 13067, Austin, TX 78711-3067. 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: December 8, 2022



EXHIBIT A
Sunset Ranch MUD of Grayson County

classifieds

LINE ADS - ON LINE - UPDATED DAILY -
Visit our Web Site: www.herald-democrat.com

Call: 903-893-8181 Ext. 1103



classifieds@herald-democrat.com

HELP WANTED

CLASS A & B CDL DRIVERS
NEEDED FOR BELLY DUMP
OR END DUMP TRUCKS
INSURANCE .401K, AND PAID
VACATION
WWW.RKTHALL.NET
OR CALL (903)47-0569
EOE

Come Join the Team
at The Homestead of
Sherman
Friendly, Professional and
Supportive Organization is
Looking for Awesome
RNs and LVNs

\$3000 Sign on Bonus
For All FT Hires

ADON-RN-Exempt
Experience Required
RN/LVN Non-Exempt

Benefits:
Medical/Dental/Vision
Supplemental/Vacation
Sick Time/Holiday Pay
Tuition/Reimbursement

Please send resume to:
Ballou@pche-llc.com
or Fax to:
903-968-8505

Apply in Person:
1000 Sara Swamy Drive
Sherman, TX

EOE

There is a NEW group
of people EVERY day,
looking for a DEAL
in the
classifieds.

Trust, it's the reason 72%
of the Daily News on a daily
basis. Classifieds give
you affordable access to
those loyal readers.

Qualified buyers don't
investigate every ad, just the
ones that offer a good deal.

Got a good website? Include
the URL in your ad.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF DISTRICT PETITION
TCEQ INTERNAL CONTROL NO. D-03172022-031

PETITION: Treasure Island Laguna Azule, LLC, a Wyoming limited liability company (Petitioner), filed a petition for the creation of Grayson County Municipal Utility District No. 4 (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, Chapter 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 is one lienholder, MCI Preferred Income Fund II, LLC, a Delaware limited liability company, on the property to be included in the proposed District; and information provided indicates that the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 598.73 acres located within Grayson County, Texas; and (4) the land within the proposed District is located wholly within the extrajurisdiction of the City of Van Alstyne, Texas (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) construct, maintain, and operate a wastewater system, including the purchase and sale of water, for domestic and commercial purposes; (2) construct, maintain, and operate a sanitary sewer collection, treatment, and disposal system, for domestic and commercial purposes; (3) construct, install, maintain, purchase, and operate drainage and roadway facilities and improvements; and (4) construct, install, maintain, purchase, and operate facilities, systems, plants, and enterprises of each additional facility as shall be consistent 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 \$108,335,000 (\$93,895,000 for water, wastewater, and drainage plus \$14,440,000 for roads).

In accordance with Local Government Code § 42.02 and Texas Water Code § 54.016, the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving the consent, the Petitioner submitted a petition to the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code § 54.016(c) expired and information provided indicates that 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 proceed to the TCEQ for inclusion of their Property into the 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, telephone 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 were affected by the petition in your own words 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, MCI, TCEQ, P.O. Box 13067, Austin, TX 78711-1307. For information concerning the hearing process, please contact the Public Interest Counsel, MCI, at the same address. General information regarding TCEQ can be found at our web site <http://www.tceq.texas.gov>.

Issued: December 14, 2022

Exhibit "A"

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HELP WANTED

THE HOMESTEAD OF
SHERMAN NOW
HIRING:
\$3000.00 Sign on Bonus For
CNA
CMA

CMA (Certified Medication
Aide)
Double Weekend

Shift differential on:
2-10 and 10-6 for CNA's

Double Weekend Baylor
Pay

\$1000.00 Sign on Bonus For
Kitchen Help

Cook
Dietary Aid
Dishwasher

\$1000 Sign on Bonus For:
Housekeeping
Laundry
Unit Aide

Come Join Our Team
Come and Apply in Person

Generous PTO Plan
Medical, Dental and Vision
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Sherman, TX

EOE

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BillBuyHouses.com
Also Buys Lots, Land &
Manufactured Homes
214.478.8379 Since '91

For Sale
4 Bdrm/1 Bath
Brick Home on 4 Acres
Central Heat/Air
Rural Water and Well
Roof 3 Years Old
Bryan County, OK
Bennington, OK
\$229,000
580-775-2113

Got a good website? Include
the URL in your ad.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF DISTRICT PETITION
TCEQ INTERNAL CONTROL NO. D-03172022-032

PETITION: Treasure Island Laguna Azule, LLC, a Wyoming limited liability company (Petitioner), filed a petition for the creation of Grayson County Municipal Utility District No. 4 (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, Chapter 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 is one lienholder, MCI Preferred Income Fund II, LLC, a Delaware limited liability company, on the property to be included in the proposed District; and information provided indicates that the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 519.39 acres located within Grayson County, Texas; and (4) the land within the proposed District is located wholly within the extrajurisdiction of the City of Van Alstyne, Texas (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) construct, maintain, and operate a wastewater system, including the purchase and sale of water, for domestic and commercial purposes; (2) construct, maintain, and operate a sanitary sewer collection, treatment, and disposal system, for domestic and commercial purposes; (3) construct, install, maintain, purchase, and operate drainage and roadway facilities and improvements; and (4) construct, install, maintain, purchase, and operate facilities, systems, plants, and enterprises of each additional facility as shall be consistent 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 \$98,085,000 (\$84,415,000 for water, wastewater, and drainage plus \$13,670,000 for roads).

In accordance with Local Government Code § 42.02 and Texas Water Code § 54.016, the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving the consent, the Petitioner submitted a petition to the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code § 54.016(c) expired and information provided indicates that 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 proceed to the TCEQ for inclusion of their Property into the 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, telephone 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 were affected by the petition in your own words to the general public; and (5) the location of your property relative to the proposed District's boundaries. You may also submit your proposed adjustments to the petition which would satisfy your concerns. Requests for a contested case hearing must be submitted in writing to the Office of the Chief Clerk at the address provided in the information section below.

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Issued: December 14, 2022

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RENTAL

CONCORD VILLAGE
SENIOR LIVING
J & 3 Bedroom
Apartments
NE Units Available
903-893-6410
ALL-BILLS-PAID
CABLE-Direct TV

Houses For Rent
\$1300 to \$2000
Also Will Owner Finance
Call 903-465-5464
For More Info

Looking for affordable rent?
Apply at Denison Housing
Authority. Rent is based on
household income. Applications
available at 330 N. 4th Ave.,
Denison, calling 903-465-2650
or request by email at
info@denisonha.org

Once application is completed
applicants will be placed on a
waiting list until an apartment is
available. EHO

AUTO

For Sale
2011 Toyota Camry 160K
Automatic, Leather, Sun Roof
903-271-6661

PUBLIC NOTICE

PROJECT ANNOUNCE-
MENT

SOUTHEASTERN
OKLAHOMA STATE
UNIVERSITY
SE Front Lawn
Renovation

Southeastern Oklahoma State
University is now
soliciting bids for the
above-mentioned
project. For a bid packet go to
<https://www.se.edu/current-bids>. BIDS: due no
later than 2:00 p.m., Janu-
ary 12, 2023. SITE VIS-
IT: Initial group site visit
scheduled for December 21,
2022, at 2:00 p.m.

684680

PUBLIC NOTICE

Competitive sealed
proposals for the Pottsb-
oro ISD New Middle School,
Package 1 Site and Utili-
ties are being accepted
by Pottsb-oro Independent
School District. Propos-
ers may obtain an elec-
tronic copy of contract
documents by contacting
the Construction Manag-
er, Gallagher Construc-
tion Services, 5501 Token
Drive, Suite 100, Richar-
dson, Texas 75082, 972-633-
0564, bids@gallagherc.com, and at the website
gallagherc.com. An elec-
tronic copy of the con-
tract documents will also
be furnished to area plan
rooms.

Electronically submitted
proposals shall be sub-
mitted to bids@pottsb-oroisd.org, and received
before 2:00 PM, local time,
Thursday January 19,
2023. Thereafter, at 2:00
PM, all sealed electronic
proposals will be opened
and tabulated by the Con-
struction Manager. Any
electronic submissions
received after the closing
time of 2:00 PM will not
be accepted. All proposals
will be publicly opened
and read aloud. A com-
plete proposal tabulation
will be made available on
the Construction Manag-
er's website as soon as
practical after opening of
electronic proposals. Af-
ter proposals are opened
and tabulated, post pro-
posal conferences will be
conducted as necessary,
and recommendations
presented to the Owner for
consideration of awarding
contracts.

If for some reason a pro-
posal cannot be submitted
electronically, hard copies
shall be sent/delivered di-
rectly to Pottsb-oro ISD Ad-
ministration Office, 1401
Katy Lane, Pottsb-oro, Tex-
as 75076 and received, not

postmarked, on or before
2:00 PM, local time, Thurs-
day January 19, 2023. Any
HARD COPY proposals
received after the closing
time of 2:00 PM will be re-
turned unopened.

A pre-proposal conference
will be held at 10:00 AM on
Monday, January 9, 2023,
at the Pottsb-oro ISD Ad-
ministration Office, 1401
Katy Lane, Pottsb-oro, Tex-
as 75076. Attendance is
encouraged by a represen-
tative of each firm submit-
ting a proposal.

707490

PUBLIC NOTICE

Ace Affordable Storage,
Pursuant to Chapter 59,
Texas Property Code, shall
conduct a public
sale of the contents of the
storage unit(s) listed be-
low to satisfy a landlord's
lien. Sale to be held online
at www.StorageTreasures.com. Facility is located
at 4615 N. Travis St Sher-
man, TX 75082. Bidding
will open on 1/12/2023
and will conclude on
1/19/2023 at 9:00 am.
Seller reserves the right to
withdraw the property at
any time before the sale.
Unit items are sold as is to
the highest bidder. Contact
(803-251-6600) at Ace
Affordable Storage in
Sherman.

Unit - Tenant - Description

5014 - Travis Jones - Leather
chair, kids toys, kids bicy-
cle, tires, mirrors, side
table, ottoman, table, tv
suitcases.

5004 - Emily Garcia - Pull
size headboard and bed
frame

721110

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Competitive sealed
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Drive, Suite 100, Richar-
dson, Texas 75082, 972-633-
0564, bids@gallagherc.com, and at the website
gallagherc.com. An elec-
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rooms.

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Sherman.

Unit - Tenant - Description

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chair, kids toys, kids bicy-
cle, tires, mirrors, side
table, ottoman, table, tv
suitcases.

5004 - Emily Garcia - Pull
size headboard and bed
frame

721110

SELL IT

BUY IT

FIND IT

Place your
classified ad today.

Classified shoppers
aren't desperate...
just smart
consumers that like
to save money.

Need private car? Our "Blind
Bids" protect your privacy.

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SELL IT

BUY IT

FIND IT

Place your
classified ad today.

Classified shoppers
aren't desperate...
just smart
consumers that like
to save money.

Need private car? Our "Blind
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Bids" protect your privacy.

CERTIFICATE OF POSTING NOTICE

THE STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

I, Tere Buward, do hereby certify that at 3:33 am/pm on December 19th, 2022, I posted the attached and foregoing Notice of District Petition for Creation of Grayson County Municipal Utility District No. 6-A from the Texas Commission on Environmental Quality on the bulletin board used for posting legal notices at the Grayson County Clerk's Office as required by 30 Texas Administrative Code §293.12(b)(2).

EXECUTED this 19th day of December, 2022.

By: Tere Buward, Deputy Clerk

Name: Tere Buward

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-03172022-031

FILED FOR RECORD
2022 DEC 19 P 3:33
DEANA PATTERSON
COUNTY CLERK
GRAYSON COUNTY, TX

PETITION. Treasure Island Laguna Azure, LLC, a Wyoming limited liability company (Petitioner), filed a petition for the creation of Grayson County Municipal Utility District No. 6-A (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 is one lienholder, MCI Preferred Income Fund II, LLC, a Delaware limited liability company, on the property to be included in the proposed District and information provided indicates that the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 596.73 acres located within Grayson County, Texas; and (4) the land within the proposed District is located wholly within the extraterritorial jurisdiction of the City of Van Alstyne, Texas (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) construct, maintain, and operate a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; (2) construct, maintain, and operate a sanitary sewer collection, treatment, and disposal system, for domestic and commercial purposes; (3) construct, install, maintain, purchase, and operate drainage and roadway facilities and improvements; and (4) construct, install, maintain, purchase, and operate facilities, systems, plants, and enterprises of such additional facilities as shall be consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner that the cost of said project will be approximately \$108,335,000 (\$93,895,000 for water, wastewater, and drainage plus \$14,440,000 for roads).

In accordance with Local Government Code § 42.042 and Texas Water Code § 54.016, the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioner submitted a petition to the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code § 54.016(c) expired and information provided indicates that 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 proceed to the TCEQ for inclusion of their Property into the District.

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

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

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

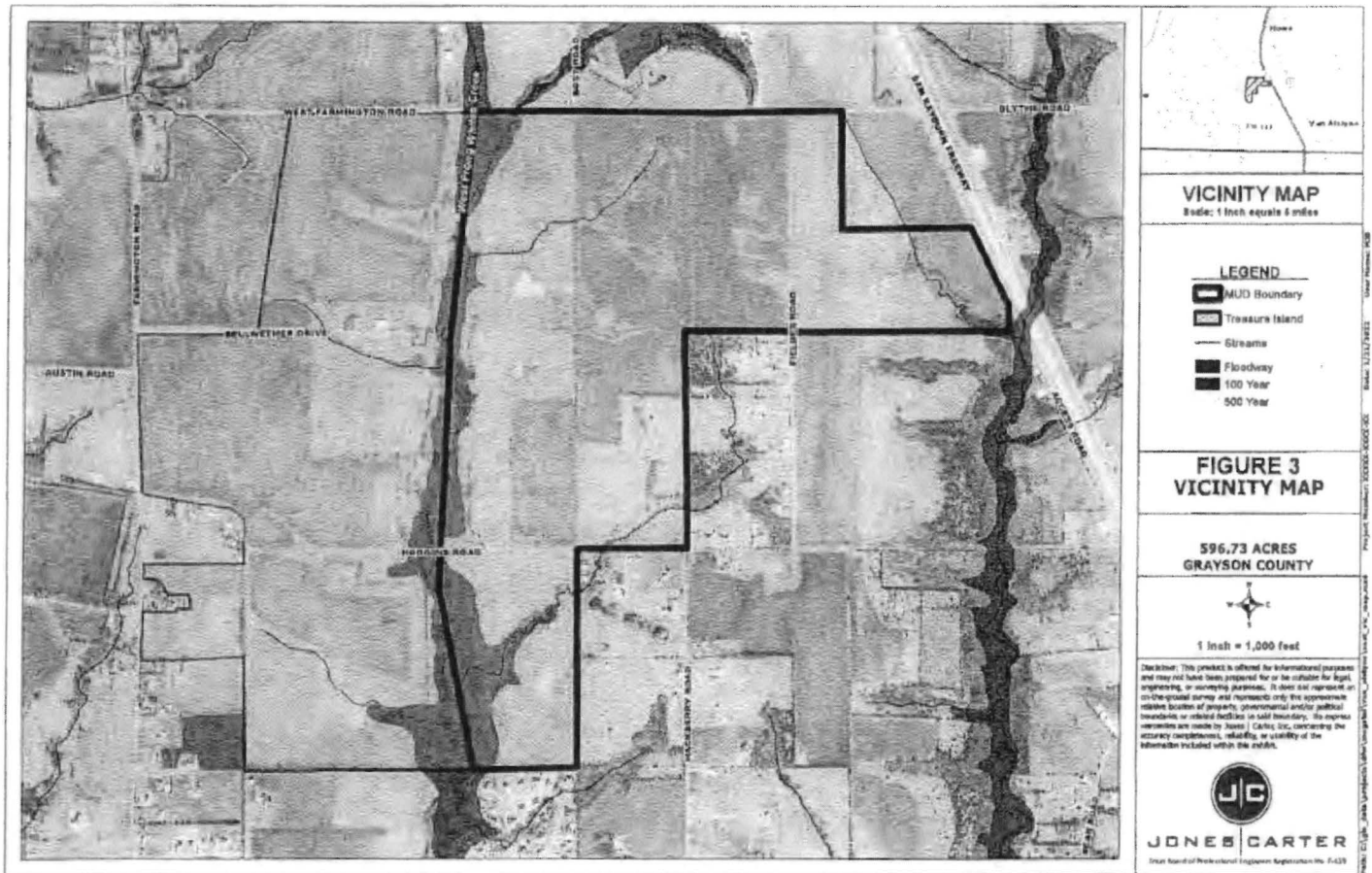
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Issued: December 14, 2022

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2022 DEC 19 P 3:33
DEANA PATTERSON
COUNTY CLERK
GRAYSON COUNTY, TX

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 DEANA PATTERSON
 COUNTY CLERK
 GRAYSON COUNTY, TX

Exhibit "A"



Laurie Gharis

From: Hahn, Vicki <vhahn@winstead.com>
Sent: Thursday, December 29, 2022 10:09 AM
To: PROOFS
Cc: Justin Taack
Subject: Grayson County Municipal Utility District No. 6-A - D-03172022-031 ("District") - Proofs of Publishing and Posting Notice of District Petition
Attachments: GCMUD No. 6-A - Executed Certificate of Posting on County bulletin board 4855-9065-3253 1.pdf; GCMUD No. 6-A - Affidavit of Publication and Tearsheets for Notice of District Petition published 12-21-22 and 12-28-22 4854-4711-6615 1.pdf

Good morning,

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 Herald Democrat on December 21, 2022 and December 28, 2022 ; and
2. Certificate of Posting of Notice of District Petition on the County website dated December 19, 2022.

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 | www.winstead.com

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.

Georgia Carroll-Warren

From: TexReg@sos.texas.gov
Sent: Wednesday, December 14, 2022 11:53 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: 202205040
For Issue of: 12/23/2022

Submission Date: 2022-12-14 11:39 AM
Receipt Date: 2022-12-14 11:52 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: 2DIS121422.docx

D-03172022-031

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-03172022-031

PETITION. Treasure Island Laguna Azure, LLC, a Wyoming limited liability company (Petitioner), filed a petition for the creation of Grayson County Municipal Utility District No. 6-A (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 is one lienholder, MCI Preferred Income Fund II, LLC, a Delaware limited liability company, on the property to be included in the proposed District and information provided indicates that the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 596.73 acres located within Grayson County, Texas; and (4) the land within the proposed District is located wholly within the extraterritorial jurisdiction of the City of Van Alstyne, Texas (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) construct, maintain, and operate a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; (2) construct, maintain, and operate a sanitary sewer collection, treatment, and disposal system, for domestic and commercial purposes; (3) construct, install, maintain, purchase, and operate drainage and roadway facilities and improvements; and (4) construct, install, maintain, purchase, and operate facilities, systems, plants, and enterprises of such additional facilities as shall be consonant with all of the purposes for which the proposed District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner that the cost of said project will be approximately \$108,335,000 (\$93,895,000 for water, wastewater, and drainage plus \$14,440,000 for roads).

In accordance with Local Government Code § 42.042 and Texas Water Code § 54.016, the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioner submitted a petition to the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code § 54.016(c) expired and information provided indicates that 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 proceed to the TCEQ for inclusion of their Property into the 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.

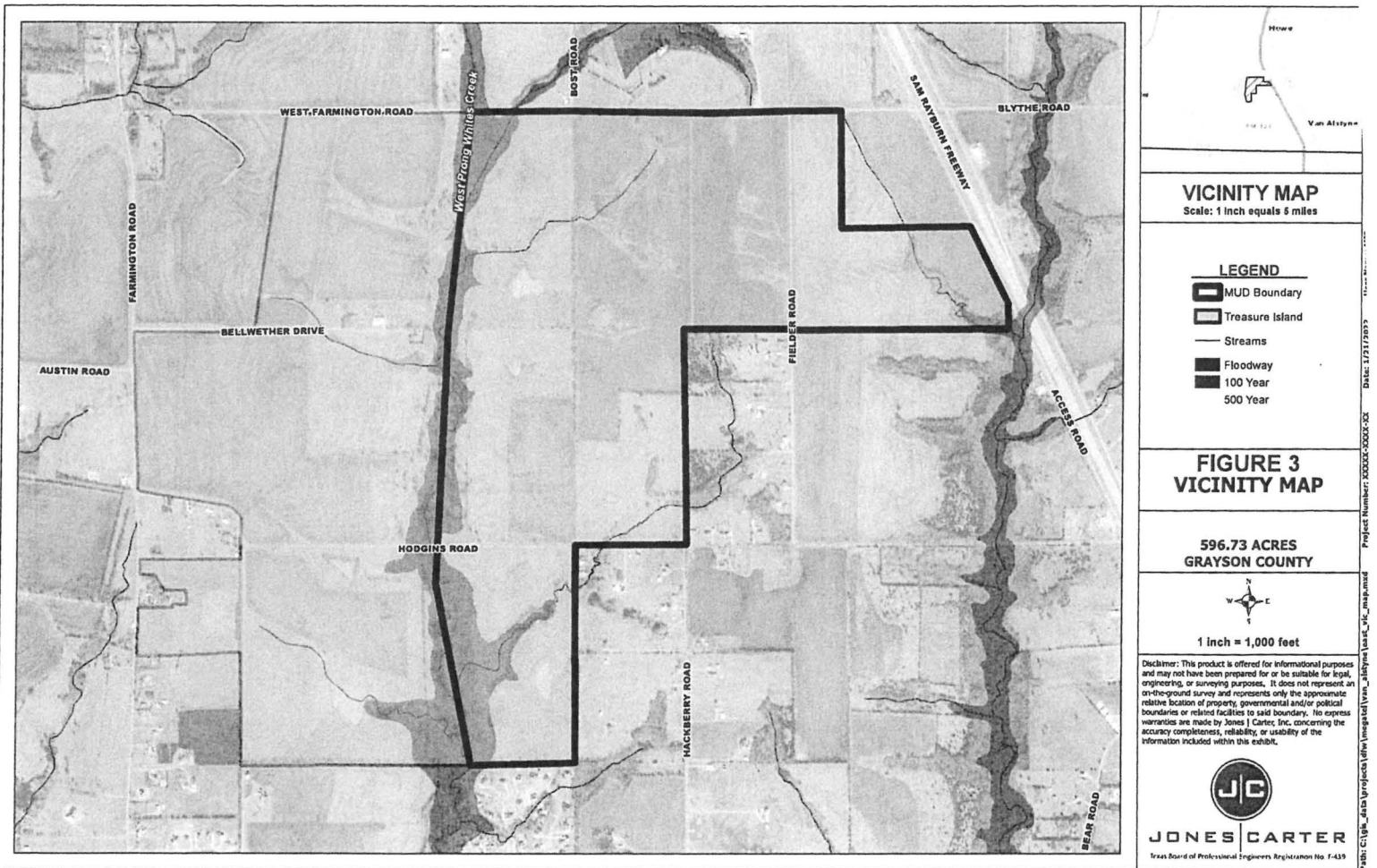
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request 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: December 14, 2022

Exhibit "A"



Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



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

December 14, 2022

Mr. Matt McPhail
Winstead, PC
401 Congress Avenue
Suite 2100
Austin, Texas 78701

Re: Publication of Notice of District Petition regarding creation of Grayson County
Municipal Utility District No. 6-A
TCEQ Internal Control No. D-03172022-031

Dear Mr. McPhail:

Enclosed is a copy of the notice for the above petition. Please carefully review the notice for accuracy prior to publication and distribution. Justin Taack in the District Administration Office at 512/239-0418 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.

MAILING LIST

Grayson County Municipal Utility District No. 6-A
TCEQ Internal Control No. D-03172022-031

Mr. Matt McPhail
Winstead, PC
401 Congress Avenue
Suite 2100
Austin, Texas 78701

Mr. Alex S. Pfefferkorn, P.E.
Jones and Carter, Inc.
2805 Dallas Parkway, Suite 600
Plano, Texas 75093

Ms. Alyssa Taylor
TCEQ Region 4
2309 Gravel Drive
Fort Worth, Texas 76118

The Honorable Drew Springer
Texas Senate District 30
Drew.springer@senate.texas.gov

The Honorable Reggie Smith
Texas House District 62
Reggie.smith@house.texas.gov

Ms. Jennifer Gould, Secretary
City of Van Alstyne
152 North Main Drive
Van Alstyne, Texas 75495

Honorable Deana Patterson
Grayson County Clerk
100 West Houston Street
Sherman, Texas 75090

Eric Bridges, Executive Director
Texoma Council of Governments
1117 Gallagher Drive, Suite 470
Sherman, Texas 75090-3108

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

Todd Galiga, Senior Attorney, Environmental Law Division, MC-173
Kayla Murray, Attorney, Environmental Law Division, MC-173
Justin P. Taack, Manager, Districts Section, MC-152
Michelle Voytko, Drinking Water Special Functions Section, 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: Grayson County MUD 6A
TCEQ Tracking No. D-03172022-031 CID Item No. 129508
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/Counties,
(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 _____