

TCEQ - Office of the Chief Clerk  
MC-105 Attn: SOAH Docket Clerk  
PO Box 13087  
Austin TX 78711-3087

Treasure Island Laguna Azure LLC fka Canary  
Applicant Name: Island Laguna Azure LLC  
TCEQ Docket Number: 2024-1612-MWD  
Notice of Hearing

## AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §  
COUNTY OF: Grayson §

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

David Ferster

(name of newspaper representative)

, who being by me duly

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

Legal Classified

(title of newspaper representative)

of the The Dallas Morning News

(name of newspaper)

; that said newspaper is

regularly published or generally circulated in

Grayson

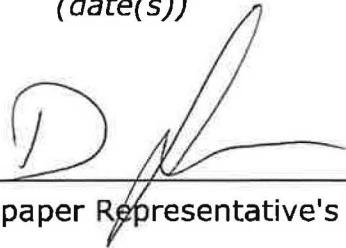
(county/counties)

County/Counties, Texas; that the attached notice was published in said newspaper on the

following date(s):

02/14/2025

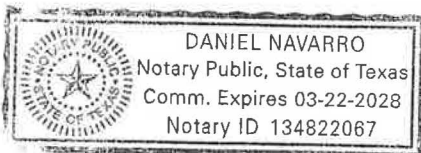
(date(s))



Newspaper Representative's Signature

Subscribed and sworn to before me this the 14 day of February,  
20 25, to certify which witness my hand and seal of office.

(Seal)



Daniel Navarro  
Notary Public in and for the State of Texas

Daniel Navarro  
Print or type Name of Notary Public

My Commission Expires 03-22-2028

TCEQ - Office of the Chief Clerk  
MC-105 Attn: SOAH Docket Clerk  
PO Box 13087  
Austin TX 78711-3087

Applicant Name: Treasure Island Laguna Azure LLC fka Canary Island Laguna Azure LLC  
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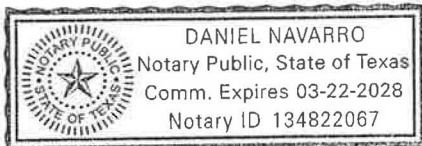
County/Countries, Texas; that the attached notice was published in said newspaper on the

following date(s): 02/14/2025  
(date(s))

[Signature]  
Newspaper Representative's Signature

Subscribed and sworn to before me this the 17 day of February,  
20 25, to certify which witness my hand and seal of office.

(Seal)



Daniel Navarro  
Notary Public in and for the State of Texas

DANIEL NAVARRO  
Print or type Name of Notary Public

My Commission Expires 03-22-2028



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**LEGAL BIDS  
& NOTICES**

- Bankruptcy, Court Sales
- Bids and Proposals
- Legal Notices

**Bids & Proposals**

PO#1265-9856/DOL#1150240  
CITY OF DALLAS  
CONSTRUCTION  
ADVERTISEMENT  
REQUEST FOR BIDS

Bids are required to be submitted electron-

**Equal Housing Opportunity**  
Real estate advertising in this newspaper is subject to the amended Federal Fair Housing Act of 1968, which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin or intention to make such preference, limitation or discrimination. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. For complaints

Office in your city or  
HUD 800-669-9777.

**Acreage - Out of  
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County, S of Clarksville  
Will also lease  
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Call 915-422-1746

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- Pets Lost
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30 Years Buying H  
\$ \$ More M  
CA  
**214-9**  
**We Buy**

**Bids & Proposals**

**BID NUMBER #66-25-01**  
Formal bids received thru  
Registration until 3:00 p.m.  
**bidding on this project t**  
6800 Main Street, The Cit  
number and will be rec  
**BID #66-25-01\_ PUMP S**  
**PRE-BID AT 3:00 P.M.,**  
**TEXAS. ALTHOUGH N**  
**CONFERENCE. ANY M**

Results for LE 1111  
 Reason will be read at 2:00 p.m.  
**SCOPE OF WORK:** Erection, Generators, outdoor  
 conduit vaults. Replace  
 Cost (OPPC) \$1,660,000.  
**Please send no cashiers**  
**will not be accepted.** The  
 (5%) percent of the bid  
 be submitted in the bid  
 The successful bidder will  
 amount bid from a Surety  
 bid award. The bidder must  
 Manager (purchasing@  
 bid opening by the Purch  
 to provide the City with  
 in the amount of fifty th  
 whichever is greater, but  
 Specifications, bid propos  
 the Bonfire website, add  
 75056, phone (972) 624-31  
 The City of the Colony  
 into any bid, City of the  
 City of the Colony.

**Bids & Proposals**

PO#1265-9851/DOLLA1140809  
 CITY OF DALLAS  
 CONSTRUCTION  
 ADVERTISEMENT  
 REQUEST FOR BIDS

Bids are required to

be submitted electronically via the City of Dallas' solicitation website at <https://dallascityhall.bonfirehub.com> by 1:00 PM on Fridays. All bids will be publicly read at 2:00 PM on Fridays and can be viewed on the City of Dallas' website at [www.dallascityhall.com](http://www.dallascityhall.com) (see City Meetings). Bid title, department, and date of public reading are listed below and on the City of Dallas' solicitation website at

<https://dalascityhall.bonfirehub.com>. Unless otherwise noted in the description below the bid packet may be obtained from <https://dalascityhall.bonfirehub.com>. Submittals will not be accepted after the due date/time and hard copy submittals are not permissible.

**C1Z24-AV1-3121** – Dallas Love Field Airport Operations Center, (AOC) Airport Emergency Operations Center (AEOC) Remodel

A proposal bond for five percent (5%) of the greatest amount proposed is required with the submittal of

**A Pre-Bid Meeting and Site Visit will be held at the Dallas Love Field Flight Deck Conference Center, Room Alpha - located at 8008 Cedar Springs Rd, #27, Dallas, TX 75235 at 1:00 p.m. Thursday, February 27, 2025**

**Bid Packets, Plans and Specifications may be obtained beginning February 14, 2025 from the City of Dallas Bonfire site. General specifications, technical specifications, IFC drawings, and all Addenda are posted to the City of Dallas Procurement Services Bonfire website.**

For information regarding this project contact Kendra Nichols at Kendra.Nichols@dallas.gov . The Dallas Airport System maintains the right to reject any and all bids.

**Description of Proposed Work:**

City of Dallas, Department of Aviation is soliciting bids for the Dallas Love Field Airport Operations Center (AOC) / Airport Emergency Operations Center (AEOC) Remodeling project (Construction).

The project involves renovating the 3rd floor of the new Emergency Operations Building (EOB) to accommodate the operations of the AOC (AEOC, Pro-

ject scope includes but not limited to demolition of existing partitions will be followed by improvements including new partitions, new ceiling, re-configuration of sprin-

**REQUEST FOR PROPOSALS  
RAISE FY21 EV CHARGING STATIONS**

The North Central Texas Council of Governments (NCTCOG) is requesting written proposals from qualified vendors for up to five (5) DC Fast Charge electric vehicle charging stations to support light-duty cutaway electric transit buses in the Southern Dallas County Inland Port area. Services to include manufacture, delivery, installation, and ongoing maintenance and operations in a turn-key service of the charging infrastructure.

Proposals must be received in-hand no later than 5:00 p.m., Central Time, on Friday, March 7, 2025, to Jared Wright, Senior Air Quality Planner, North Central Texas Council of Governments, 616 Six Flags Drive, Arlington, Texas 76011 and electronic submissions to [TransRFPs@nctcog.org](mailto:TransRFPs@nctcog.org). The Request for Proposals will be available at [www.nctcog.org/rfp](http://www.nctcog.org/rfp) by the close of business on Friday, February 7, 2025.

NCTCOG encourages participation by disadvantaged business enterprises and does not discriminate on the basis of age, race, color, religion, sex, national origin, or disability.

**CITY OF ROWLETT  
NOTICE TO BIDDERS**

The City of Rowlett is accepting competitive sealed proposals for CSP NO. 2025-118-A JANITORIAL SERVICES FOR THE ROWLETT COMMUNITY CENTRE. Proposals will be accepted online through [bidnetdirect.com](https://www.bidnetdirect.com), the City's eProcurement system, or in hard copy by the Purchasing Office, c/o the City of Rowlett Action Center located at 4000 Main St., Rowlett, TX 75088, or mailed to PO Box 99, Rowlett, TX 75030-0099, before **2:00pm (CT) on March 5, 2025**. Proposals will be publicly opened and read in compliance with statutory requirements at 2:30pm on the day proposals are due. The proposal opening will be conducted online via a Microsoft Teams meeting as follows:

Meeting ID: 243 208 236 012  
Passcode: 8fo6Wb9N  
Link: [https://teams.microsoft.com/j/meetup-join/19%3ameeting\\_WiEwYWNfMTYyNTNiA2ZS00GU3lThiMmIHMwJmNlZjY1h2iTAx%40threed.v2?oContentId=%7b%227dId%22%3a%2285803b12-c237-45fd-bc07-d628345e62%22%2c%220Id%22%3a%227d1b75ea-5a46-4540-84b7-f45b211df03%22%7d](https://teams.microsoft.com/j/meetup-join/19%3ameeting_WiEwYWNfMTYyNTNiA2ZS00GU3lThiMmIHMwJmNlZjY1h2iTAx%40threed.v2?oContentId=%7b%227dId%22%3a%2285803b12-c237-45fd-bc07-d628345e62%22%2c%220Id%22%3a%227d1b75ea-5a46-4540-84b7-f45b211df03%22%7d)

An on-site pre-proposal conference and site visit will be held for this solicitation at 10:00am on Tuesday, February 25, 2025, at the Rowlett Community Centre located at 5300 Main St., Rowlett, TX 75088. Attendance is optional but interested parties are strongly encouraged to attend.

The City requires that all questions relating to this CSP be submitted in writing through [bidnetdirect.com](https://www.bidnetdirect.com), or to January Calhoun, Purchasing Manager, at [icalhoun@rowlett.com](mailto:icalhoun@rowlett.com) by 12:00pm on Tuesday, February 26, 2025. No questions will be answered over the phone.

Proposal documents are available at the following link:  
<https://www.bidnetdirect.com/texas/cityofrowlett>.

<p><b>Bids &amp; Proposals</b></p> <p>ishes.</p> <p>Estimated \$1,745,000.00 project. Project timeline is 1 year/ 365 calendar days.</p> <p><b>M/WBE GOAL: 32%</b></p> <p><u><b>Questions Due</b></u> <b>Date/Time: March 5, 2025, at 1:00 p.m. (local time)</b></p> <p><u><b>Pre-Bid Meeting: Feb-</b></u> <u><b>ruary 27, 2025, at 1:00</b></u> <u><b>p.m. in the Flight</b></u> <u><b>Deck Connection Cen-</b></u> <u><b>ter - Rm Alhno, 8008</b></u></p>	<p><b>ADVERTISEMENT FOR BIDS</b></p> <p>Sealed bids for the construction of the Ladonia Fossil Park, will be received at the Upper Trinity Regional Water District office located at 900 N Kealy Street, Lewisville, Texas 75057, until February 20, 2025 at 3:00 PM local time. At that time the Bids received will be publicly opened and read. The Project consists of grading, constructing a concrete pathway, gravel parking lot, fencing, pavilion, and composting restroom. Bidding Documents can be viewed and downloaded free of charge on CivCast at <a href="http://www.civcastusa.com">www.civcastusa.com</a>. Each Bid must be submitted on the prescribed Bid Form and accompanied by Bid security as prescribed in the Instructions to Bidders. The Successful Bidder will be required to furnish the additional bond(s) and insurance prescribed in the Bidding Documents. Questions can be posted on CivCast. Owner reserves the right to reject any and all bids.</p>
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Herb Kelleher Way,  
#27, Dallas, TX 75235.  
Bid Due Date/Time:  
March 14, 2025, at 1:00  
p.m. (local time)  
Open/Reading  
Date/Time: March 14,  
2025, at 2:00 p.m.  
(local time)

**Legal Notices**

Gilead Community  
Home Health Inc., a  
home health agency  
located at 1701 N.  
Collins Blvd., Suite  
3000C, Richardson, TX  
75080, will be ceasing  
operations effective  
February 28, 2025.  
With the closure of  
business, Gilead will

**NTTA**  
NORTH TEXAS TOLLWAY AUTHORITY  
RFI 25001-NTT-00-GS-IT  
License Plate Image Review Services


Project Description: The North Texas Tollway  
Authority (NTTA) is seeking information from  
qualified vendors to provide Image Review  
services supporting extraction of license plate  
information for NTTA's Customer Service and  
Collections departments.

NTTA is accepting responses until 3/11/2025 at  
5:00 p.m. CT.

Vendors can register, download full project  
details and documents, submit questions and  
upload bids to NTTA's Marketplace  
(<https://www.nttamarketplace.org>).

Email [bidpurchasing@ntta.org](mailto:bidpurchasing@ntta.org) for questions on  
registration or use of website.

minating its participation in the Medicare and Medicaid programs. Should Gilead's clients have any questions, they may call 817-801-7100.



**Download**

**NTTA**  
NORTH TEXAS TOLLWAY AUTHORITY

NTTA  
North Texas Tollway Authority  
RFP 06229-NTT-00-GS-F1  
Surety Bonding Assistance Program

Project Description: Seeking a vendor to assist the NTTA's staff in establishing, implementing, and administering a program that will provide surety bonding support services and assistance.

NTTA is accepting responses until 3/11/2025 at 3:00 p.m. CT.

Vendors can register, download full project details and documents, submit questions and upload bids to NTTA's Marketplace (<https://www.nttamarketplace.org>).

Email [bidpurchasing@ntta.org](mailto:bidpurchasing@ntta.org) for questions on registration or use of website.

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dallasnews.com**

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**House!**  
House Into Cash

**As  
Commissions  
g Costs  
Day Closings!  
Dr Location**

**NTTA.**  
NORTH TEXAS TOLLWAY AUTHORITY

**RFB 05764-CTP-03-CN-PD**

**Construction of the Southbound Mainlines  
of the Chisholm Trail Parkway  
from North of FM 917 to US 67**

**Project Description:** For construction of new  
southbound mainlines from north of FM 917 to  
US 67, consisting of grading, drainage, detours,  
concrete pavement, bridge structures, sign  
replacement, pavement markings, southbound  
mainline toll gantry, ITS infrastructure  
expansion, and safety illumination.

The North Texas Tollway Authority (NTTA) is  
accepting bids for the above mentioned solicitation  
until 3/20/2025 at 11:00 a.m. CT. Bidders are  
encouraged to upload their bids to NTTA's Mar-  
ketplace (<https://www.ntta.marketplace.org>).  
Bids will be read at a virtual bid opening  
meeting on 3/20/2025 at 3:00 p.m. CT. See RFB  
documents for meeting details.

A virtual pre-bid conference will be held on  
2/25/2025 at 2:30 p.m. CT. See RFB documents for  
meeting details.

Email [bidurchasing@ntta.org](mailto:bidurchasing@ntta.org) for questions on  
registration or use of website.

<b>Legal Notices</b>	<b>Legal Notices</b>	<b>Legal Notices</b>
<b>NOTICE OF SALE</b>		
<b>KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 12</b> <b>(A POLITICAL SUBDIVISION OF THE STATE OF TEXAS</b> <b>LOCATED WITHIN KAUFMAN COUNTY, TEXAS)</b>		
<b>\$5,475,000</b>		
<b>UNLIMITED TAX CONTRACT REVENUE BONDS, SERIES 2025</b>		
<b>BIDS TO BE SUBMITTED: 9:00 A.M., CENTRAL TIME</b> <b>BIDS TO BE OPENED: 11:30 A.M., CENTRAL TIME</b> <b>WEDNESDAY, FEBRUARY 26, 2025</b>		
<p><b>Place and Time of Sale:</b> The Board of Directors of Kaufman County Municipal Utility District No. 12 (the "District") will meet to receive and publicly read bids for the purchase of the \$5,475,000 Unlimited Tax Contract Revenue Bonds, Series 2025 (the "Bonds") at the designated meeting place outside the boundaries of the District, at the offices of Coats Rose, P.C., 16000 North Dallas Parkway, Suite 350, Dallas, Texas 75248 at 11:30 A.M., Central Time, Wednesday, February 26, 2025.</p>		
<p><b>Address of Bids:</b> Bids for the Bonds may be delivered to the District electronically, by telephone or delivered directly to the District in a sealed envelope, addressed to the "President and Board of Directors of Kaufman County Municipal Utility District No. 12," and delivered to the District's Financial Advisor, Robert W. Baird &amp; Co. Incorporated, 4801 Woodway Drive, Suite 118-E, Houston, Texas 77056 or via email at TXSpecialDistrictBids-Forms@rwbaird.com, prior to 9:00 A.M., Central Time on the date of the bid opening. Any bid received after 9:00 A.M., Central Time, Wednesday, February 26, 2025, will not be accepted and will be returned unopened. All bidders must submit a signed "Official Bid Form" and a Bank Cashier's Check in the amount of \$109,500 payable to the order of the District as a good faith deposit.</p>		
<p><b>Information:</b> The Bonds are more completely described in the "Official Notice of Sale" and the "Preliminary Official Statement" which may be obtained from Robert W. Baird &amp; Co. Incorporated, 4801 Woodway Drive, Suite 118-E, Houston, Texas 77056; Financial Advisor to the District. The District reserves the right to elect any and all bids and to waive any and all irregularities except time of filing. This notice does not constitute an offer to sell the Bonds but is merely notice of sale of the Bonds as required by law. The offer to sell the Bonds will be made only by means of the "Official Notice of Sale," "Preliminary Official Statement," and the "Official Bid Form."</p>		
<b>Board of Directors</b> <b>Kaufman County Municipal Utility District No. 12</b>		

<b>Legal Notices</b>	<b>Legal Notices</b>	<b>Legal Notices</b>
<b>NOTICE OF SALE</b>		
<b>DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6 (A POLITICAL SUBDIVISION OF THE STATE OF TEXAS LOCATED WITHIN DENTON COUNTY, TEXAS)</b>		
<b>\$7,700,000 UNLIMITED TAX UTILITY BONDS, SERIES 2025</b>		
<b>BIDS TO BE SUBMITTED: 9:30 A.M., CENTRAL TIME BIDS TO BE OPENED: 12:00 P.M., CENTRAL TIME MONDAY, FEBRUARY 24, 2025</b>		
<b>Place and Time of Sale:</b> The Board of Directors of Denton County Municipal Utility District No. 6 (the "District") will meet to receive and publicly read bids for the purchase of the \$7,700,000 Unlimited Tax Utility Bonds, Series 2025 at the designated meeting place outside the boundaries of the District, at the offices of Coats Rose, P.C., 16000 North Dallas Parkway, Suite 350, Dallas, Texas 75248 at 12:00 P.M., Central Time, Monday, February 24, 2025.		

**Address of Bids:** Bids for the Bonds may be delivered to the District electronically, by telephone or delivered directly to the District in a sealed envelope, addressed to the "President and Board of Directors of Denton County Municipal Utility District No. 6," and delivered to the District's Financial Advisor, Robert W. Baird & Co. Incorporated, 4801 Woodway Drive, Suite 118-E, Houston, Texas 77056 or via email at TXSpecialDistrictBids-Forms@rwbaird.com, prior to 9:30 A.M., Central Time on the date of the bid opening. Any bid received after 9:30 A.M., Central Time, Monday, February 24, 2025, will not be accepted and will be returned unopened. All bidders must submit a signed "Official Bid Form" and a Bank Cashier's Check in the amount of \$154,000 payable to the order of the District as a good faith deposit.

**Information:** The Bonds are more completely described in the "Official Notice of Sale" and the "Preliminary Official Statement" which may be obtained from Robert W. Baird & Co. Incorporated, 4801 Woodway Drive, Suite 118-E, Houston, Texas 77056; Financial Advisor to the District. The District reserves the right to reject any and all bids and to waive any and all irregularities except time of filing. This notice does not constitute an offer to sell the Bonds but is merely notice of sale of the Bonds as required by law. The offer to sell the Bonds will be made only by means of the "Official Notice of Sale," "Preliminary Official Statement," and the "Official Bid Form."

Board of Directors  
Denton County Municipal Utility District No. 6

<b>Legal Notices</b>	<b>Legal Notices</b>	<b>Legal Notices</b>
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## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

The seal of the Texas Commission on Environmental Quality is circular. It features a five-pointed star in the center, surrounded by a wreath. The words "TEXAS COMMISSION ON ENVIRONMENTAL QUALITY" are inscribed around the perimeter of the seal.

### NOTICE OF HEARING

#### Treasure Island Laguna Azure LLC fka Canary Island Laguna Azure LLC

SOAH Docket No. 582-25-10510

TCEQ Docket No. 2024-1612-MWD

TPDES Permit No. WQ0016092001

**APPLICATION.** Treasure Island Laguna Azure LLC, 2101 Cedar Springs Road, Suite 700, Dallas, Texas 75201, has applied to the Texas Commission on Environmental Quality (TCEQ) for new Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016092001, to authorize the discharge of treated domestic wastewater at an annual average flow not to exceed 1,400,000 gallons per day.

The facility will be located approximately 0.81 of a mile northeast of the intersection of Farmington Road and Hodgins Road, in Grayson County, Texas 75459. The treated effluent will be discharged to West Prong Whites Creek, thence to Whites Creek, thence to East Fork Trinity River above Lake Lavan, thence to Lake Lavan in Segment No. 0821 of the Trinity River Basin. The unclassified receiving water use is high aquatic life use for West Prong Whites Creek. The designated uses for Segment No. 0821 are primary contact recreation, public water supply, and high aquatic life use. The effluent limitations in the draft permit will maintain and protect the existing stream uses. In accordance with 30 Texas Administrative Code Section 307.5 and the TCEQ's Procedures to Implement the Texas Surface Water Quality Standards (June 2010), an antidegradation review of the receiving waters was performed. A Tier 1 antidegradation review has preliminarily determined that existing water quality uses will not be impaired by this permit action. Numerical and narrative criteria to protect existing uses will be maintained. The TCEQ has preliminarily determined that no significant degradation of water quality is expected in West Prong Whites Creek, which has been identified as having high aquatic life use. Existing uses will be maintained and protected. The preliminary determination can be reexamined and may be modified if new information is received. This link to an electronic map of the site or facility's general location is provided as a public courtesy and is not part of the application or notice, for the exact location, refer to the application.

<https://tceq.maps.arcgis.com/apps/webappviewer/index.html?id=45db5ac44fabc468bddd360f816825f0&marker=-96.631606e2C33,455858&level=12>

The TCEQ Executive Director has completed the technical review of the application and prepared a draft permit. The draft permit, if approved, would establish the conditions under which the facility must operate. The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The permit application, Executive Director's preliminary decision, and draft permit are available for viewing and copying at Van Alstyne Public Library, 151 West Cooper Street, Van Alstyne, Texas.

**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. - March 18, 2025**

**To join the Zoom meeting via a computer:**  
<https://soah-texas.zoomgov.com/>

Meeting ID: 161 094 4468  
Password: TCE5LA  
or  
**To join the Zoom meeting via a telephone:**  
**(669) 254-5252 or (646) 628-7666**  
Meeting ID: 161 094-4468  
Password: 736971

**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 address the disputed issues of fact identified in the TCEQ order concerning this application issued on December 3, 2024. In addition to those issues, the judge may consider additional issues if certain factors are met.

The hearing will be conducted in accordance with Chapter 201, Texas Government Code; Chapter 28, Texas Natural Code; and the procedural rules of the TCEQ and SOAH, including 30 TAC Chapter 80 and 1 TAC Chapter 155. The hearing will be held unless all timely hearing requests have been withdrawn or denied.

To adversely be a party, you must attend the hearing and show you would be adversely affected by the application in a way not common to members of the general public. Any person may attend the hearing and request to be a party. Only persons named as parties may participate at the hearing.

**In accordance with 1 Tex. Admin. Code § 155.401(a), Notice of Hearing, Parties that are not represented by an attorney may obtain information regarding contested case hearings on the public website of the State Office of Administrative Hearings at [www.soah.texas.gov](http://www.soah.texas.gov), or in printed format upon request to SOAH.**

**INFORMATION.**

If you need more information about the hearing process for this application, please call the Public Education Program, toll free, at (800) 687-4040. General information about the TCEQ can be found at our web site at [www.tceq.texas.gov](http://www.tceq.texas.gov).

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

Issued: January 30, 2025

*Laurie Gharis*

Laurie Gharis, Chief Clerk  
Texas Commission on Environmental Quality

00003



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Licensed Realtor 



TCEQ - Office of the Chief Clerk  
 MC-105 Attn: SOAH Docket Clerk  
 PO Box 13087  
 Austin TX 78711-3087

Treasure Island Laguna Azure LLC fka Canary  
 Applicant Name: Island Laguna Azure LLC  
 TCEQ Docket Number: 2024-1612-MWD  
 Notice of Hearing

## AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §

COUNTY OF: Grayson §

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

Sherry Grives

, who being by me duly

*(name of newspaper representative)*

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

*(title of newspaper representative)*

of the Herald Democrat

*(name of newspaper)*

; that said newspaper is

regularly published or generally circulated in Grayson

*(county/counties)*

County/Countries, Texas; that the attached notice was published in said newspaper on the

following date(s): February 9, 2025

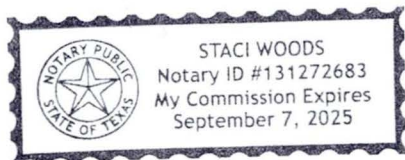
*(date(s))*

Sherry Grives

Newspaper Representative's Signature

Subscribed and sworn to before me this the 19th day of February,  
 20 25, to certify which witness my hand and seal of office.

(Seal)



Staci Woods

Notary Public in and for the State of Texas

Staci Woods

Print or type Name of Notary Public

My Commission Expires September 7, 2025



CITY OF SHERMAN  
PUBLIC NOTICE

This is official notice that the following Ordinances were approved by the Sherman City Council at their Regular Meeting on Tuesday, January 21, 2025. The Meeting at which these Ordinances were approved was open to the public as required by law.

ORDINANCE NO. 6800

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, Repealing Ordinance 6602, And Granting A Specific Use Permit To Allow Hotel or Motel in the Blalock Commercial Overlay District Located at 301 West Travis Street, Consisting of 4.821 acres being in the Preston Kitchen Survey, Abstract No. 667 and currently in the Blalock Commercial Overlay District/Blalock Planned Development District, City Of Sherman, Grayson County, Texas TEK-MAK Sherman Hotel, LP (Owner), Kellen Robertson (Representative) and Votex Surveying Company (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date;

ORDINANCE NO. 6801

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow a Hotel or Motel in a C-1 (Retail Business) District/75&82 Overlay District, Located in the 500 Block East Lamberth Road, Consisting of 2.233 acres being in the J.B. McAnair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas Sherman Development Limited Partnership No. 3, LP (Owner), Steve Meier (Representative) and Vasquez Engineering, LLC (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

ORDINANCE NO. 6802

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, Repealing Ordinance 6605, And Granting A Specific Use Permit To Allow Mini-Warehouse in a C-1 (Retail Business) District/FM Highway 1417 Overlay District Located in the 3600 Block Steeple Chase Drive, Consisting of 3.002 acres, being Lot 4, Block 1 of Bearcat Crossing Addition, City Of Sherman, Grayson County, Texas Core Self Storage, LLC (Owners), Jim Lee (Representative) and A&W Surveyors, Inc. (Surveyor) Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

ORDINANCE NO. 6803

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land being the West 100 feet of Lot 5 and Lot 6, Block 37 of the College Park Addition, City Of Sherman, Grayson County, Texas, Located in the 100 Block North Cleveland Avenue, Heretofore Zoned R-6 (Single Family Residential) District; Rezoning And Placing The Tract In The R-4 (Single Family Residential) District Zoning Classification, Jinal and Harsiddh Patel (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

ORDINANCE NO. 6804

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow Schools; Elementary, High, College and Universities, Public, Private, or Denominational in a R-6 (Single Family Residential) District, Located at 400 North Sunset Boulevard, Consisting of 12.131 acres being in the J.B. McAnair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas Sherman Independent School District (Owner), Taylor Boswell (Representative) and Teague Nall & Perkins (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

ORDINANCE NO. 6805

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 2.820 acres being in the J.B. McAnair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas, Located at 1831 Texoma Parkway, Heretofore Zoned C-2 (General Commercial) District; Rezoning And Placing The Tract In The C-1 (Retail Business) District Zoning Classification, Rash Ventures, LLC (Owner) and Bluestar Surveying, LLC (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

ORDINANCE NO. 6806

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow a Hotel or Motel in a C-1 (Retail Business) District, Located at 1831 Texoma Parkway, Consisting of 2.820 acres being in the J.B. McAnair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas Rash Ventures, LLC (Owner) and Bluestar Surveying, LLC (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

ORDINANCE NO. 6807

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, to Rezone a Tract of Land Consisting of 2.11 Acres Being a Part of the Samuel Blagg Survey, Abstract No. 56 and Being Lot 2 in Block 1 of Travelers Inn Addition, City of Sherman, Grayson County, Texas, Located a 401 South Sam Rayburn Freeway, Heretofore Zoned C-2 (General Commercial) District/Sam Rayburn Overlay District; Rezoning and Placing the Tract in the C-1 (Retail Business) District/Sam Rayburn Overlay District Zoning Classification, Haresh Surti (Owner) and Sartin & Associates, Inc. (Surveyor) Providing for a Penalty not to Exceed \$2,000.00; Providing a Repealing/Savings Clause, Severability Clause and an Effective Date

ORDINANCE NO. 6808

Temporarily Reducing the Maximum Rates of Speed on Certain Portions of U.S. Highway 75 Frontage Roads in the Corporate Limits of Sherman, Grayson County, Texas, During Construction; Providing for a Penalty Clause with a Maximum Fine of \$2,000; Declaring an Emergency; Providing for Severability; Providing for a Repealer

I, Linda Ashby, City Clerk of the City of Sherman, Grayson County, Texas, do hereby certify that the above and foregoing is a true and correct copy of the caption of Ordinance Nos. 6800, 6801, 6802, 6803, 6804, 6805, 6806, 6807, and 6808, which were adopted by the Sherman City Council at the Regular Meeting of January 21, 2025. Copies of these Ordinance are on file in the office of the City Clerk, at City Hall, 317 S. Travis St., Sherman, Texas.

Linda Ashby  
City Clerk  
Sherman, Texas

Published in the Herald Democrat February 6, 9, 2025.  
3143310

PUBLIC NOTICE

NO. 2024-548P

IN THE ESTATE OF  
HEATHER ROBERTA  
BURK,  
DECEASED

IN THE COUNTY COURT  
OF  
GRAYSON COUNTY,  
TEXAS

NOTICE TO  
CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Heather Roberta Burk, Deceased, were issued on January 30, 2025 in Cause No. 2024-548P, pending in the County Court of Grayson County, Texas, to: Arlee Coyte Peterson Friederichs.

Claims may be presented in care of the attorney for the Independent Executrix addressed as follows:

Arlee Coyte  
Peterson Friederichs,  
Independent Executrix  
of the Estate of  
Heather Roberta Burk,  
Deceased  
c/o: M. Todd Estes  
Attorney at Law  
THE LAW OFFICE OF  
M. TODD ESTES, P.C.  
600 E. Taylor Street  
Suite 4007  
Sherman, Texas 75090

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

DATED the 4th day of  
February 2025.

By:  
THE LAW OFFICE OF  
M. TODD ESTES, P.C. 600  
E. Taylor Street  
Suite 4007  
Sherman, Texas 75090  
Tel: (903)893-7878  
Fax: (903)868-2844  
Email: todd@estesfirm.com

By: M, Todd Estes /s/

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

PUBLIC NOTICE

M. Todd Estes  
State Bar No. 00787443  
ATTORNEY FOR  
INDEPENDENT EXECUTRIX

Published in the Herald  
Democrat February 9,  
2025.

3159510

No. 2025-030P

ESTATE OF  
LUTHER WOODROW  
CRUMP, JR.,  
DECEASED

IN THE COUNTY  
COURT  
OF  
GRAYSON COUNTY,  
TEXAS

NOTICE TO  
CREDITORS

Notice is given that original Letters Testamentary for the Estate of Freda A. Froyen were issued on February 5, 2025, in Docket No. 2025-030P, pending in the County Court of Grayson County, Texas, to Linda Kay Martin Crump. All persons having claims against the estate, which is presently being administered, are required to submit them, within the time and manner prescribed by law, and before the estate is closed, addressed as follows:

c/o Thomas A. Redwine  
108 North Travis Street  
Sherman, TX 75090

Dated 5/6/24

Thomas A. Redwine /s/  
Thomas A. Redwine  
Attorney for Executor of  
the Estate of Crump  
e-mail: taredwine@hotmail.com

Published in the Herald  
Democrat February 9,  
2025.

3160100

NOTICE TO  
DEBTORS AND  
CREDITORS

THE STATE OF TEXAS  
COUNTY OF GRAYSON

Kenneth Allyn Traweek  
Independent Executor of  
Kenneth Ray Traweek,  
Deceased, Cause #2024-  
511-P in Grayson County,  
Texas, by the Judge of  
the County Court of  
said County on January

PUBLIC NOTICE

28, 2025, hereby notifies  
all persons indebted to  
said estate to come forward  
and make settlement,  
and those having claims  
against the estate to  
present them to her,  
within the time prescribed  
by law, c/o LAW OFFICE  
OF LAIRON W. DOWDEN,  
JR., attorney for said  
estate, at 1217 Nederland  
Avenue, Nederland,  
Texas.

WITNESS my hand this  
28th day of January,  
2025.

LAIRON W. DOWDEN,  
JR.  
State Bar #06072700  
(409) 724-7979

Published in the Herald  
Democrat February 9,  
2025.

3160520



# Looking for a Garage Sale?

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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF HEARING  
Treasure Island Laguna Azure fka Canary Island Laguna Azure LLC  
SOAH Docket No. 582-25-10510  
TCEQ Docket No. 2024-1612-MWD  
TPDES Permit No. WQ0016092001

APPLICATION.

Treasure Island Laguna Azure LLC, 2101 Cedar Springs Road, Suite 700, Dallas, Texas 75201, has applied to the Texas Commission on Environmental Quality (TCEQ) for new Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016092001, to authorize the discharge of treated domestic wastewater at an annual average flow not to exceed 1,400,000 gallons per day.

The facility will be located approximately 0.81 of a mile northeast of the intersection of Farmington Road and Hodgins Road, in Grayson County, Texas 75495. The treated effluent will be discharged to West Prong Whites Creek, thence to Whites Creek, thence to East Fork Trinity River above Lake Lavon, thence to Lake Lavon in Segment No. 0821 of the Trinity River Basin. The unclassified receiving water use is high aquatic life use for West Prong Whites Creek. The designated uses for Segment No. 0821 are primary contact recreation, public water supply, and high aquatic life use. The effluent limitations in the draft permit will maintain and protect the existing instream uses. In accordance with 30 Texas Administrative Code Section 307.5 and the TCEQ's Procedures to Implement the Texas Surface Water Quality Standards (June 2010), an antidegradation review of the receiving waters was performed. A Tier 1 antidegradation review has preliminarily determined that existing water quality uses will not be impaired by this permit action. Numerical and narrative criteria to protect existing uses will be maintained. A Tier 2 review has preliminarily determined that no significant degradation of water quality is expected in West Prong Whites Creek, which has been identified as having high aquatic life use. Existing uses will be maintained and protected. The preliminary determination can be reexamined and may be modified if new information is received. This link to an electronic map of the site or facility's general location is provided as a public courtesy and is not part of the application or notice. For the exact location, refer to the application. <https://tceq.maps.arcgis.com/apps/webappviewer/index.html?id=db5bac44afbc468bbddd360f8168250f&marker=-96.631606%2C33.455858&level=12>

The TCEQ Executive Director has completed the technical review of the application and prepared a draft permit. The draft permit, if approved, would establish the conditions under which the facility must operate. The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The permit application, Executive Director's preliminary decision, and draft permit are available for viewing and copying at Van Alstyne Public Library, 151 West Cooper Street, Van Alstyne, Texas.

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. - March 18, 2025

To join the Zoom meeting via computer:  
<https://soah-texas.zoomgov.com/>.

Meeting ID: 161 094 4468  
Password: TCE5LA

or

To join the Zoom meeting via telephone:  
(669) 254-5252 or (646) 828-7666  
Meeting ID: 161 094 4468  
Password: 736971

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 address the disputed issues of fact identified in the TCEQ order concerning this application issued on December 3, 2024. In addition to these issues, the judge may consider additional issues if certain factors are met.

The hearing will be conducted in accordance with Chapter 2001, Texas Government Code; Chapter 26, Texas Water Code; and the procedural rules of the TCEQ and SOAH, including 30 TAC Chapter 80 and 1 TAC Chapter 155. The hearing will be held unless all timely hearing requests have been withdrawn or denied.

To request to be a party, you must attend the hearing and show you would be adversely affected by the application in a way not common to members of the general public. Any person may attend the hearing and request to be a party. Only persons named as parties may participate at the hearing.

In accordance with 1 Tex. Admin. Code § 155.401(a), Notice of Hearing, "Parties that are not represented by an attorney may obtain information regarding contested case hearings on the public website of the State Office of Administrative Hearings at [www.soah.texas.gov](http://www.soah.texas.gov), or in printed format upon request to SOAH."

INFORMATION.

If you need more information about the hearing process for this application, please call the Public Education Program, toll free, at (800) 687-4040. General information about the TCEQ can be found at our web site at [www.tceq.texas.gov](http://www.tceq.texas.gov).

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

Issued: January 30, 2025

Laurie Gharis

Laurie Gharis, Chief Clerk  
Texas Commission on Environmental Quality

CH-3158070

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