

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## **NOTICE OF HEARING Crystal Clear Special Utility District SOAH Docket No. 582-25-13425 TCEQ Docket No. 2024-1872-DIS TCEQ Internal Control No. D-03122024-020**

### **PETITION.**

Crystal Clear Special Utility District (the "District") filed an application with the Texas Commission on Environmental Quality (TCEQ) for authority to levy a revised impact fee of \$5,163 per standard residential connection within the District's service area. The District files this application under the authority of Chapter 395 of the Local Government Code, 30 Texas Administrative Code Chapter 293, and the procedural rules of the TCEQ.

The purpose of impact fees is to generate revenue to recover the costs of capital improvements or facility expansions made necessary by and attributable to serving new development in the District's service area. At the direction of the District, a registered engineer has prepared a capital improvements plan for the system that identifies the capital improvements or facility expansions and their costs for which the impact fees will be assessed.

The impact fee application and supporting information are available for inspection and copying during regular business hours in the Districts Section of the Water Supply Division, Third Floor of Building F (in the TCEQ Park 35 Office Complex located between Yager and Braker lanes on North IH-35), 12100 Park 35 Circle, Austin, Texas 78753. A copy of the impact fee application and supporting information, as well as the capital improvements plan, is available for inspection and copying at the District's office during regular business hours.

### **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. – April 14, 2025**

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

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

Meeting ID: 160 034 3152

Password: CEQ425

or

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

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

Meeting ID: 160 034 3152

Password: 157706

**Visit the SOAH website for registration at: <http://www.soah.texas.gov/>  
or call SOAH at (512) 475-4993.**

The purpose of a preliminary hearing is to establish jurisdiction, name the parties, establish a procedural schedule for the remainder of the proceeding, and to address other matters as determined by the judge. The evidentiary hearing phase of the proceeding, which will occur at a later date, will be similar to a civil trial in state district court. The hearing will be conducted in accordance with Chapter 2001, Texas Government Code; Chapters 49 and 54, Texas Water Code; Chapter 395, Texas Local Government Code; TCEQ rules, including 30 Texas Administrative Code (TAC) Chapter 293; and the procedural rules of the TCEQ and SOAH, including 30 TAC Chapter 80 and 1 TAC Chapter 155. To participate in the hearing as a party, you must attend the hearing and show you would be affected by the petition in a way not common to members of the general public.

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

#### **INFORMATION.**

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

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

Issued: March 14, 2025

Laurie Gharis, Chief Clerk  
Texas Commission on Environmental Quality



May 26, 2022

I, Regina Franke, the General Manager and Custodian of Records of Crystal Clear Special Utility District, certify that the attached two pages, being resolution No. 20220526, A RESOLUTION OF THE BOARD OF DIRECTORS OF CRYSTAL CLEAR SPECIAL UTILITY DISTRICT APPROVING IMPACT FEE STUDY AND RESULTING IMPACT FEE AMOUNT, APPROVING LAND USE PLAN AND AUTHORIZING SUBMISSION OF PROPOSED IMPACT FEE ADJUSTMENT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR APPROVAL, constitute a true and correct copy of such pages and document on file in this office.

A handwritten signature in blue ink, appearing to read "Franke", is written over a horizontal line.

Regina C. Franke  
General Manager

A handwritten date "05-26-2022" in blue ink is written over a horizontal line.

Date

**RESOLUTION NO. 20220526**  
**A RESOLUTION OF THE BOARD OF DIRECTORS OF**  
**CRYSTAL CLEAR SPECIAL UTILITY DISTRICT APPROVING IMPACT FEE**  
**STUDY AND RESULTING IMPACT FEE AMOUNT, APPROVING LAND USE PLAN**  
**AND AUTHORIZING SUBMISSION OF PROPOSED IMPACT FEE ADJUSTMENT TO**  
**THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR APPROVAL**

**WHEREAS**, Crystal Clear Special Utility District (“CCSUD”) is a special utility district created under the process established through its enabling legislation, Texas Special District Local Laws Code Chapter 7206; and

**WHEREAS**, Section 7206.002 of CCSUD’s enabling legislation provides that CCSUD is a special utility district created under and essential to accomplish the purposes of Section 59, Article XVI, Texas Constitution; and

**WHEREAS**, Section 7206.002(c) authorizes CCSUD to increase its water service impact fee “as provided by Chapter 395, Local Government Code, as approved by the commission, or as otherwise provided by law”; and

**WHEREAS**, Texas Local Government Code, Chapter 395, Section 395.080(b) provides in relevant part that “any district created under Article XVI, Section 59 . . . of the Texas constitution may petition the Texas Natural Resource Conservation Commission for approval of any proposed impact fees, charges, fees, assessments, or contributions”; and

**WHEREAS**, the Texas Commission on Environmental Quality (TCEQ) is the successor agency to the Texas Natural Resource Conservation Commission and has promulgated rules at 30 Texas Administrative Code Sections 293.171 through 293.176 governing the process for a special district to petition for approval of an increase in impact fees; and

**WHEREAS**, CCSUD retained Willdan Financial Services, a professional rate consultant, to conduct an impact fee study and to work with M&S Engineering, CCSUD’s consulting engineering firm, to develop the capital improvements plan supporting CCSUD’s proposed impact fee adjustment; and

**WHEREAS**, the results of the capital improvements plan and impact fee study recommending a revised impact fee of \$2,896 per standard residential connection, subject to approval by the TCEQ, were presented to and approved by the CCSUD board of directors at its duly-noticed regular board of directors meeting on January 27, 2022; and;

**WHEREAS**, in the period since board approval of the revised impact fee of \$2,896, M&S Engineering has developed and finalized the land use assumptions and mapping required by the TCEQ; and



**WHEREAS**, by the adoption of this resolution, the District approves the Capital Improvement Plan, Land Use Assumptions and establishes new Impact Fees to be assessed upon approval by the TCEQ for all new development;

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CRYSTAL CLEAR SPECIAL UTILITY DISTRICT:**

1. That CCSUD, by and through its Board of Directors, hereby reaffirms and ratifies its prior approval of the revised impact fee amount of \$2,896 as set forth in the study developed by CCSUD's updated capital improvements plan.
2. That CCSUD, by and through its Board of Directors, approves the land use assumptions and mapping presented to the CCSUD Board of Directors at its May 26, 2022 duly-noticed regular board meeting.
3. That CCSUD further authorizes its officers and general manager to take any and all reasonable and necessary steps acting through CCSUD's retained attorneys and consultants to cause to be submitted to TCEQ a petition for consideration of CCSUD's requested adjusted water service impact fee of \$2,896 per standard residential connection.
4. That should any paragraph, sentence, clause, phrase or section of this Resolution be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Resolution as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the current impact fee structure previously in effect by the District.

ADOPTED AND APPROVED by a quorum of the Board of Directors on this 26<sup>th</sup> day of May, 2022, by vote of 5 to 0 and 0 abstaining.

Attest:

ABSENT  
Mike Cox, Board President  
OR

Board designee in absence of Board President

JACK CARSON  
Print  
Jack Carson  
Sign  
Vic President  
Title

DBD  
Donald Bosworth, Secretary

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## NOTICE OF APPLICATION BY A DISTRICT FOR APPROVAL TO LEVY IMPACT FEE TCEQ Internal Control No. D-05312022-044

**APPLICATION.** Crystal Clear Special Utility District of Comal, Guadalupe, and Hays Counties (the "District") filed an application with the Texas Commission on Environmental Quality (TCEQ) for authority to levy a revised impact fee of \$2,896 per standard residential connection within the District's service area. The District's service area boundaries are shown on the map that follows this notice and is marked as Exhibit "A." The District files this application under the authority of Chapter 395 of the Local Government Code, 30 Texas Administrative Code Chapter 293, and the procedural rules of the TCEQ.

The purpose of impact fees is to generate revenue to recover the costs of capital improvements or facility expansions made necessary by and attributable to serving new development in the District's service area. At the direction of the District, a registered engineer has prepared a capital improvements plan for the system that identifies the capital improvements or facility expansions and their costs for which the impact fees will be assessed.

The impact fee application and supporting information are available for inspection and copying during regular business hours in the Districts Section of the Water Supply Division, Third Floor of Building F (in the TCEQ Park 35 Office Complex located between Yager and Braker lanes on North IH-35), 12100 Park 35 Circle, Austin, Texas 78753. A copy of the impact fee application and supporting information, as well as the capital improvements plan, is available for inspection and copying at the District's office during regular business hours.

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

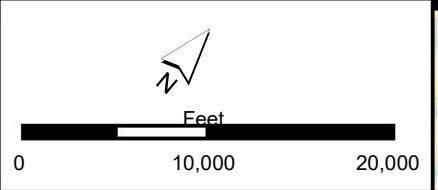
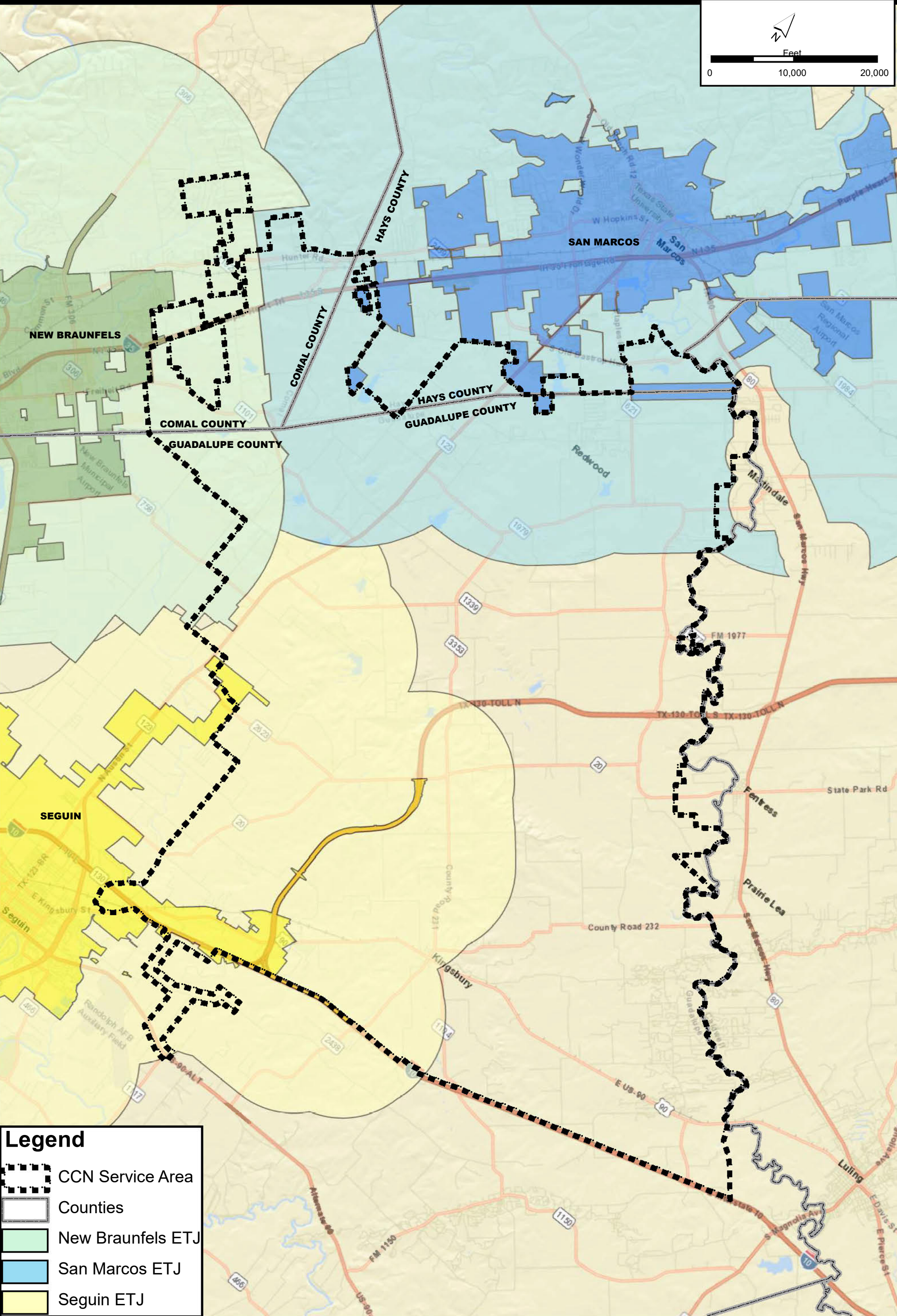
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the petitioner and the TCEQ Internal Control Number; (3) the statement "I/we request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not common to the general public; and (5) the location of your property relative to the proposed District's boundaries. You may also submit your proposed adjustments to the application. 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 application 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 to determine whether a contested case hearing will be held. 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 Office of Public Interest Counsel, MC 103, at the same address. General information regarding the TCEQ can be found at our web site at <http://www.tceq.texas.gov/>.

Issued: December 1, 2022





**Legend**

CCN Service Area

Counties

New Braunfels ETJ

San Marcos ETJ

Seguin ETJ

SHEET:  EXH A1	JOB:4CCSUD001	REVISIONS:	
	DATE: 9/2020	DATE	DESCRIPTION
	DRAWN: KJV PM: CP		
	DESIGN: NS DM: BK		
	PEER:	OTHER:	

Service Area Map



# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

AFFIDAVIT OF NOTICE TO CURRENT CUSTOMERS, LANDOWNERS,  
DEVELOPERS, AND AFFECTED PARTIES  
TCEQ Internal Control No. D-03122024-020

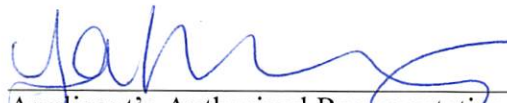
STATE OF TEXAS

COUNTY OF GUADALUPE

On September 4, 2024, Crystal Clear Special Utility District ("Crystal Clear") provided mailed notice to all landowners and developers who expressed an interest in service during the past five years. *See Attachment A.* Additionally, Crystal Clear provided notice to all of its customers by a billing insert included in all its September 2024 billings. *See Attachment B.* Finally, Crystal Clear created an alert on its website, which directed viewers to the Notice of Application. *See [TCEQ Notice 2024-8-16.pdf \(crystalclearsud.org\)](https://www.tceq.texas.gov/notice/2024-8-16.pdf).*

## OATH

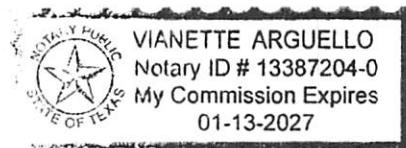
I, Yesenia Marquez, being duly sworn, file this form as Office Manager for Crystal Clear Special Utility District; that in such capacity, I am qualified and authorized to file and verify such form, am personally familiar with the notices given with this application, and have complied with all notice requirements; and that all such statements made and matters set for therein are true and correct.

  
Applicant's Authorized Representative

Subscribed and sworn to before me this 9<sup>th</sup> day of September, 20 24  
to certify which witness my hand and seal of office.

  
Notary Public in and for the State of Texas

Vianette Arguello  
Print or Type Name of Notary Public



# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## NOTICE OF APPLICATION BY A DISTRICT FOR APPROVAL TO LEVY IMPACT FEE TCEQ Internal Control No. D-03122024-020

**APPLICATION.** Crystal Clear Special Utility District (the "District") filed an application with the Texas Commission on Environmental Quality (TCEQ) for authority to levy a revised impact fee of \$5,163 per standard residential connection within the District's service area. The District's service area boundaries are shown on the map that follows this notice and is marked as Exhibit "A1." The District files this application under the authority of Chapter 395 of the Local Government Code, 30 Texas Administrative Code Chapter 293, and the procedural rules of the TCEQ.

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

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

Attachment

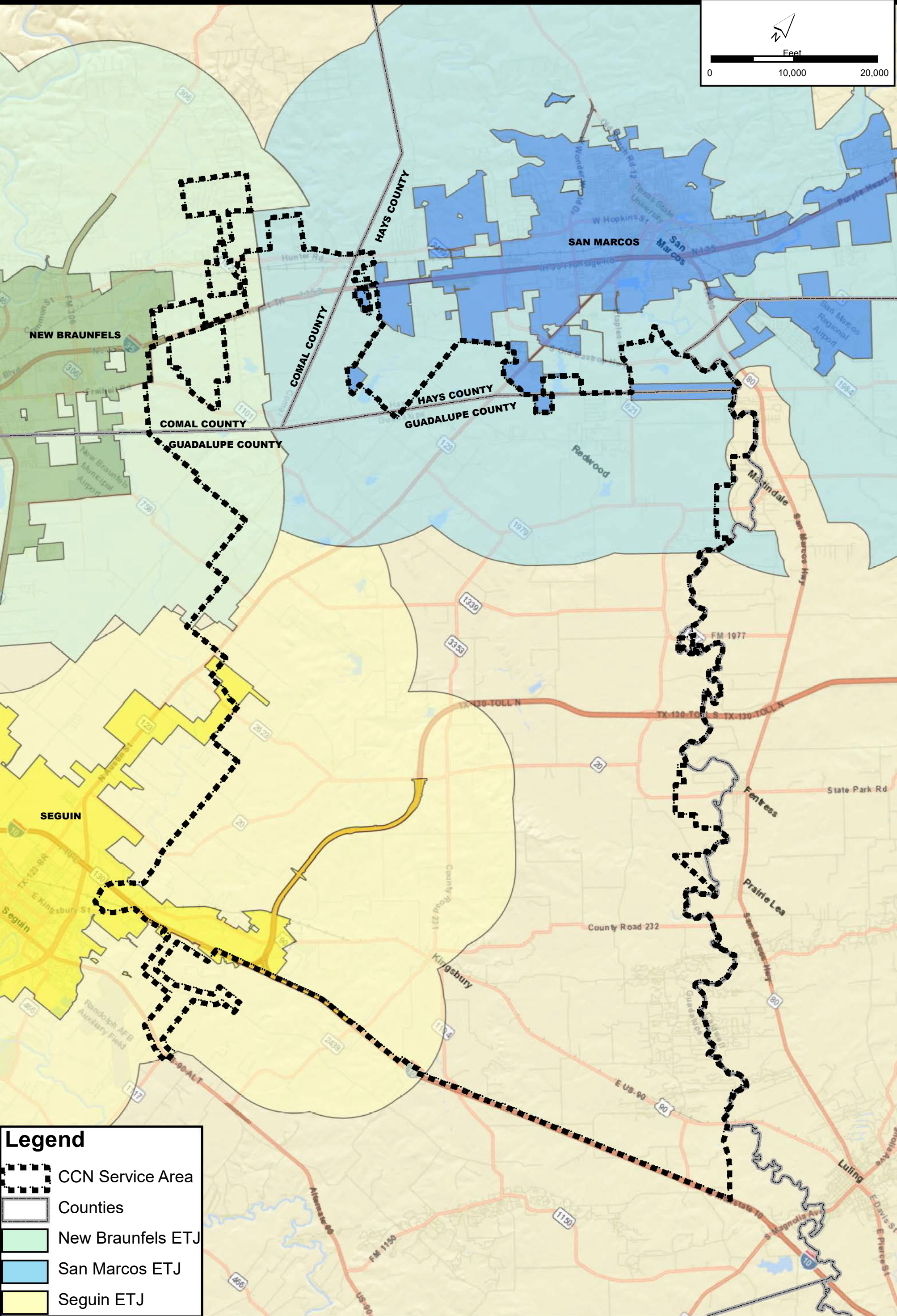
A

The Executive Director may approve the application 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 to determine whether a contested case hearing will be held. 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 Office of Public Interest Counsel, MC 103, at the same address. General information regarding the TCEQ can be found at our web site at <http://www.tceq.texas.gov/>.

Issued: August 16, 2024





**Legend**

CCN Service Area

Counties

New Braunfels ETJ

San Marcos ETJ

Seguin ETJ

SHEET:  EXH A1	JOB:4CCSUD001	REVISIONS:	
	DATE: 9/2020	DATE	DESCRIPTION
	DRAWN: KJV PM: CP		
	DESIGN: NS DM: BK		
	PEER:	OTHER:	

Service Area Map



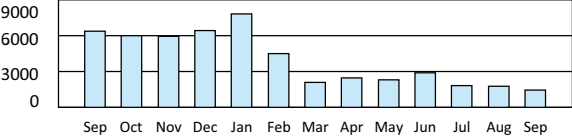


PHONE: (830) 372-1031  
FAX: (830) 372-0067

**Crystal Clear SUD**  
2370 FM 1979  
San Marcos, TX 78666-2100

For more information about the District, including information about the District's board and board meetings, please go to the Comptroller's Special Purpose District Public Information Database or the District's website at [www.crystalclearsud.org](http://www.crystalclearsud.org)

ACCOUNT NUMBER		NAME			SERVICE ADDRESS	
48.00 98						
PREVIOUS BALANCE	DAYS	FROM DATE	TO DATE		DUE DATE	BILLING DATE
\$0.00	33	08/02/2024	09/04/2024		10/10/2024	09/11/2024
SERVICE		METER	PREVIOUS READING	PRESENT READING	CONSUMPTION	CHARGES
Water Consumption		65515703	250436	251924	1488	\$9.54
CRWA Fee						\$13.21
R & R Depreciation Fee						\$6.95
Debt Service Fee						\$14.00
TCEQ Compliance						\$1.32
Water Minimum 5/8 inch						\$51.91
State Fee						\$0.31

<p>All current balances must be received by the due date. If your current bill is not paid by the due date, then late fees will apply and your service may be subject to disconnection. <u>IF THIS STATEMENT INCLUDES A PREVIOUS UNPAID BALANCE, YOUR SERVICE IS SUBJECT TO DISCONNECTION.</u></p> <p><b>Water Monthly Usage History (Gallons)</b></p>  <p>9000 6000 3000 0</p> <p>Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep</p>		TURN BILL OVER FOR OTHER IMPORTANT INFORMATION		PREVIOUS BALANCE	\$0.00
				CURRENT CHARGES	\$97.24
				TOTAL AMOUNT DUE	\$97.24
				TOTAL AMOUNT DUE AFTER 10/10/2024	\$117.24
				DUE DATE	10/10/2024
				CUT OFF DATE	10/23/2024
PERIOD	GAL USED	BILL IS DELINQUENT AFTER 5pm on DUE DATE			
CURRENT	1488	Monthly Bank Draft Available			
LAST MONTH	1768	Visit our website <a href="http://www.CrystalClearSUD.org">www.CrystalClearSUD.org</a>			

Please use the following link to access the Notice of Application by a District for Approval to Levy Impact Fee  
[https://crystalclearsud.org/documents/296/TCEQ\\_Notice\\_2024-8-16.pdf](https://crystalclearsud.org/documents/296/TCEQ_Notice_2024-8-16.pdf)

PLEASE BRING ENTIRE BILL IF PAYING IN PERSON

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL



2370 FM 1979  
San Marcos, TX 78666-2100

☐ CHECK HERE IF YOU HAVE A CHANGE OF ADDRESS  
ENTER NEW INFO ON REVERSE SIDE OF THIS FORM

-eBil- -0--44-3

PEDRO C YBARRA  
120 SADDLEBROOK LN  
MARTINDALE TX 786552547



ACCOUNT NUMBER	48.00 98
SERVICE ADDRESS	
BILLING DATE	09/11/2024
AMOUNT DUE	\$97.24
AMOUNT DUE AFTER 10/10/2024	\$117.24
AMOUNT PAID	

Monthly Bank Draft Available

Make Checks Payable To:

**Crystal Clear SUD**

2370 FM 1979  
San Marcos, TX 78666-2100



Attachment

**B**



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

Applicant Name: Crystal Clear Special Utility District  
TCEQ Tracking No. D-03122024-020 CID Item No. 138838  
Application Type: APPLICTION TO LEVY IMPACT FEES

## AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §

COUNTY OF: Comal §

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

So Hoimo  
(name of newspaper representative)

, who being by me duly

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

Classified Manager  
(title of newspaper representative)

of the

Heald-Ritter  
(name of newspaper)

; that said newspaper is

regularly published or circulated in

Comal  
(name of county or counties)

County/Countries,

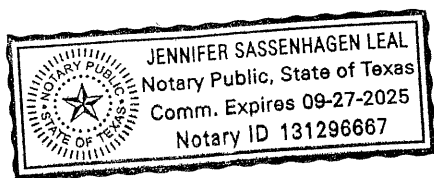
Texas; that the attached notice was published in said newspaper on the following dates:

Aug 28 & Sept. 4, 2024  
(date or dates of publication)

[Signature]  
Newspaper Representative's Signature

Subscribed and sworn to before me this the 10th day of Sept.,  
20 24, to certify which witness my hand and seal of office.

(Seal)



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

Jennifer S. Leal  
Print or type Name of Notary Public

My Commission Expires

9/27/25



Legal Notices

Legal Notices

Legal Notices

Legal Notices

Legal Notices

Legal Notices

Legal Notices

Legal Notices

CITY OF BULVERDE NOTICE OF PUBLIC HEARING

Notice is hereby given that public hearings are scheduled to consider an ordinance of the City Council of the City of Bulverde, Texas, amending Chapter 14, Zoning, City of Bulverde Code of Ordinances, by amending Article 14.01, Administration and General Provisions, Section 14.01.019, Special Use Permits, to expand the types of uses that may be authorized by special use permit. The public hearings will be held by the Planning and Zoning Commission on 09/12/2024 at 6:00 p.m. and by City Council on 10/08/2024 at 6:30 p.m. The hearings will be held at City Hall, located at 30360 Cougar Bend, Bulverde, Texas, 78163. All interested parties are encouraged to attend.

CITY OF BULVERDE NOTICE OF PUBLIC HEARING

Notice is hereby given that public hearings are scheduled to consider an ordinance of the City Council of the City of Bulverde, Texas, amending Chapter 14, Zoning, City of Bulverde Code of Ordinances, by amending Article 14.13, Miscellaneous Development Standards, by adding a new Section 14.13.015, Structures Permitted within Setbacks, to define which types of structures may be placed within required building setbacks.

The public hearings will be held by the Planning and Zoning Commission on 09/12/2024 at 6:00 p.m. and by City Council on 10/08/2024 at 6:30 p.m. The hearings will be held at City Hall, located at 30360 Cougar Bend, Bulverde, Texas, 78163. All interested parties are encouraged to attend.



Another Closet Self Storage

**Spring Branch**  
Pursuant to Chapter 59 of the Texas Property Code, Another Closet Self Storage located at 6800 US Highway 281 North, Spring Branch TX 78070, will hold a public auction of property being sold to satisfy a landlord's lien. The sale will be held online at <http://www.storage-treasures.com>. Competitive bids for the unit(s) will be accepted until September 10th, 2024 at 10:00am. Property will be sold to the highest bidder. Deposit for removal and cleanup may be required. Seller reserves the right to refuse any bid and to withdraw item(s) from sale. Property in each space may be sold item-by-item, in batches, or by the space. Property being sold includes contents in spaces of the following tenants: Stewart, Charles: Furniture, home goods, boxes, misc. items; Flores, Nicole: Appliances, home goods, boxes, misc. items; Hernandez, Priscilla: Furniture, boxes, misc. items.

CITATION BY PUBLICATION

STATE OF TEXAS, COUNTY OF COMAL, TO: ALICIA SUE TAGERT. Know ye that an Application to Probate a will as muniment of title more than four years after the decedent's death has been filed by BARBARA ANN TAGERT that the same is now pending in County Court at Law of Comal County, Texas, under Docket Number 2024PC0289, and styled ESTATE OF RONALD RAY TAGERT, DECEASED, and that the general nature of the proceeding is to admit Will of RONALD RAY TAGERT, Deceased, as Muniment of title only. All persons interested in said estate are hereby cited to appear by filing a written contest or answer to said application, should they desire to do so, with the clerk who issued this citation, by 10:00 A.M. on the Monday next following the expiration of ten (10) days after publication. The officer executing this writ shall promptly serve the same according to requirements of law, and the mandates hereof, and make due return as the law directs. ISSUED UNDER MY HAND AND THE SEAL OF SAID COURT at office in NEW BRAUNFELS, Texas, this 30th day of July, 2024. BOBBIE KOEPP, County Clerk, Comal County, Texas. By Deputy.

**Classifieds**  
The Best Place to Find What Your Looking For

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF APPLICATION BY A DISTRICT FOR APPROVAL TO LEVY IMPACT FEE  
TCEQ Internal Control No. D-03122024-020

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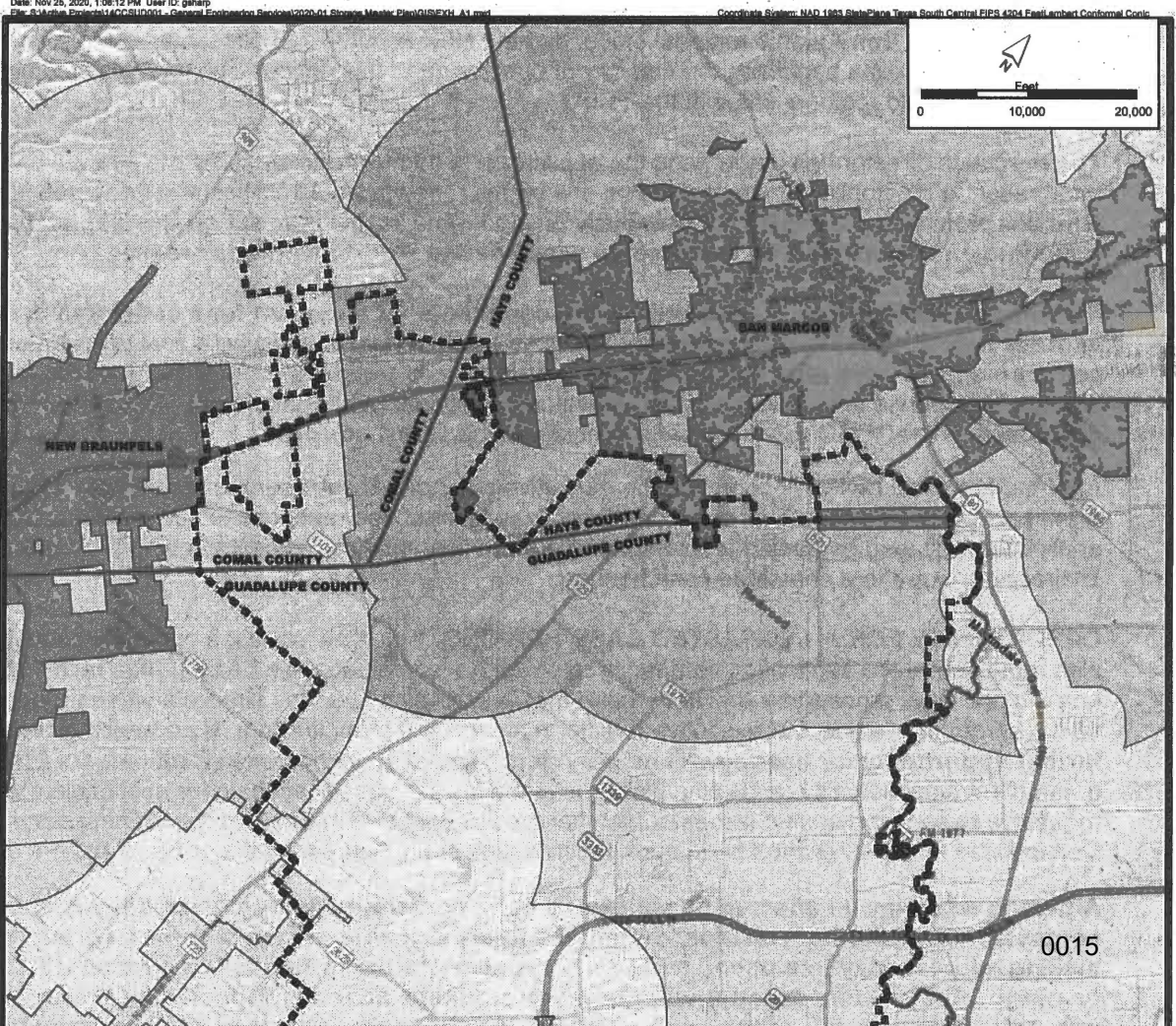
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**INFORMATION.** Written hearing requests should be submitted to the Office of the Chief Clerk, MC 105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087. For information concerning the hearing process, please contact the Office of Public Interest Counsel,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

Issued: August 16, 2024



Part-time Employment



P/T Assistant to the Community Director

Incredibly rewarding opportunity to work with some of the greatest seniors in New Braunfels. We are seeking an adaptable personality to handle a variety of situations. Must be able to think quickly and effectively convey ideas to a diverse group.

Please call Lynda Ryden - 830.206.8500

Full-time Employment



new Section 14.13.015, Structures Permitted within Setbacks, to define which types of structures may be placed within required building setbacks.

misc. items; Flores, Nicole: Appliances, home goods, boxes, misc. items; Hernandez, Priscilla: Furniture, boxes, misc. items.

**Classifieds**  
The Best  
Place to Find  
What Your  
Looking For

Part-time  
Employment

Part-time  
Employment

Part-time  
Employment



### P/T Assistant to the Community Director

Incredibly rewarding opportunity to work with some of the greatest seniors in New Braunfels. We are seeking an adaptable personality to handle a variety of situations. Must be able to think quickly and effectively convey ideas to a diverse group.

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Full-time  
Employment

Full-time  
Employment

Full-time  
Employment

## PRESSROOM HELPER

The Herald-Zeitung is accepting applications for an energetic full-time pressroom helper. This position participates in the printing of newspapers, filling ink fountains, shafting newsprint rolls, turning and loading newsprint rolls into printing press, catching and tying out bundles as they exit the press, palletizing bundles, maintaining a clean environment and general help.

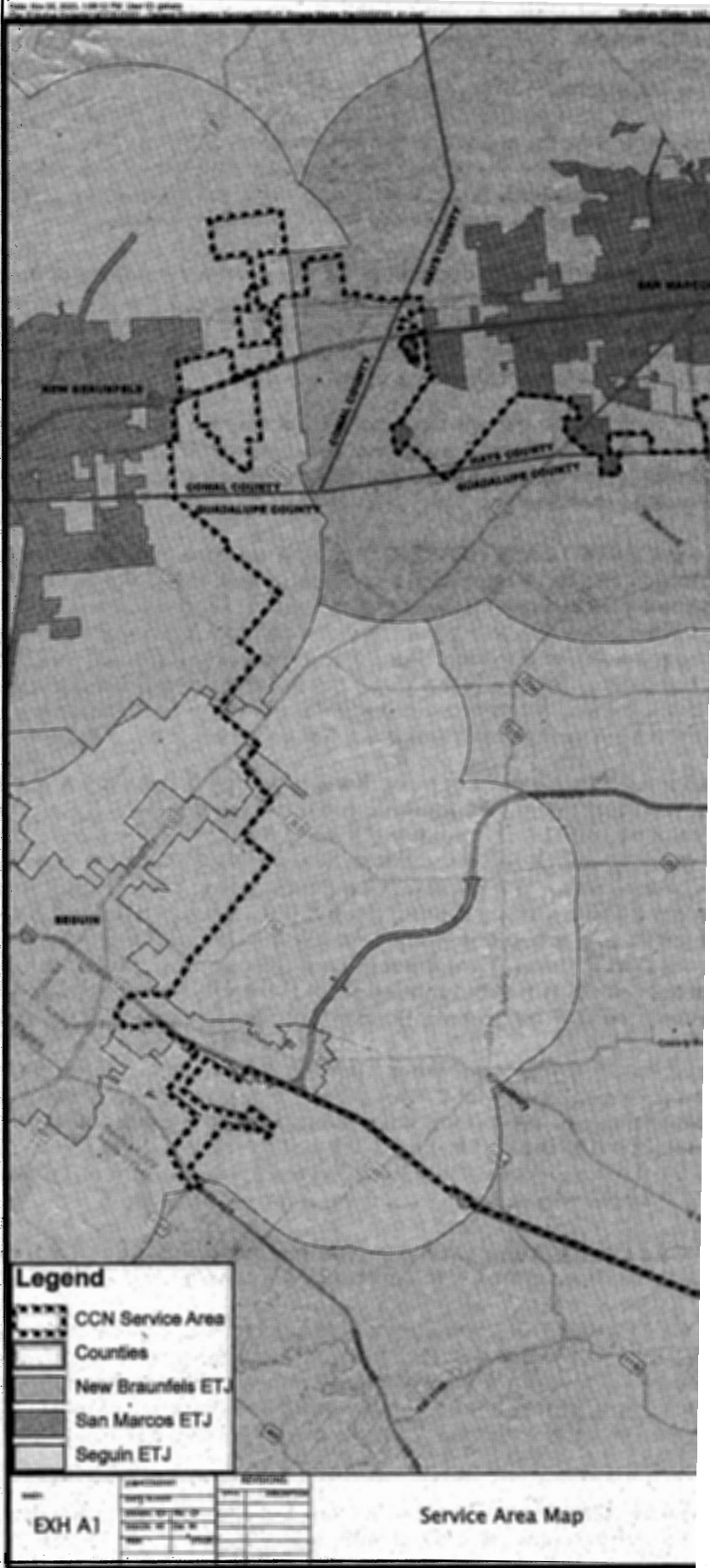
Forklift experience a plus, but will train and certify. Career advancement opportunities available.

Evening hours & rotating holidays. This is a full-time position, with available health insurance, paid holidays & 401k available.

Valid drivers license and proof of insurance required. Successful applicant required to pass pre-employment drug screen.

Applications available at:  
Herald-Zeitung  
1342 Industrial St.  
New Braunfels, TX. 78130

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Drug free environment



Classified ads work for people like you every day ! Call 830

# CLASSIFIEDS

549 Landa St. • 830-625-9144  
classifieds@nbtzhz.com

## PETS

### Dogs

**There is** something special for everyone. Looking for a loving, loyal companion? For a small fee that covers shots, Spay/neuter and microchipping you can adopt a furry little friend and playmate into a forever home. Please contact us. New Braunfels Humane Society 830-629-5287 [www.hsnba.org](http://www.hsnba.org)

### Pet Supplies/Services

**Do you need a house or pet sitter?**

Starting @ \$20 per visit. References avail.  
830-743-0893

## EMPLOYMENT

### Part-time Employment

**Looking for extra money a few hrs/wk?**

Small cleaning jobs in mornings, evenings and on weekends. Most have flexibility. **This is contract labor that requires a 1099, your own supply, and transportation.** Background checks in all states. You must have a clean background. If this is you, text your name, number, & good call back time to 830-743-9001 & we will contact you.

### REAL ESTATE RENTAL

### Unfurnished Apartments

### FOR RENT

Greentree Apts. 1BR \$740-\$770 OR All Bills Paid \$915-\$945. Move-in Ready.  
830-632-5627

## REAL ESTATE

### Equal Housing Notice

**All real estate** published here-in is subject to the Federal Fair Housing Act, which makes it illegal to adver-

### Equal Housing Notice

tise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination." We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

## RECREATION

### Boats/Marine

**24' Pontoon** Mercury 60HP, 30 hour used motor, purchased new in 2019 \$8,000 OBO  
210-344-8889

## ANNOUNCEMENTS

### Legal Notices

### NOTICE OF PUBLIC SALE:

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by **CubeSmart Asset Management, LLC** as Agent for Owner 21586 I-35 Schertz, TX 78154 to satisfy a lien on October 1, 2024 at approx. 12:00 PM at [www.storage-treasures.com](http://www.storage-treasures.com): Justin Howell, Eric Shay, Tracey Dickson.

### Notice of Public Hearing

Notice is hereby given that a public hearing has been scheduled to consider a request to amend a **Special Use Permit** for a proposed **Recreational Vehicle Park** located at 300 Heimer-Lange Road, Spring Branch, TX 78070 - which is in the city limits of Bulverde. The public hearing will be held by the **Planning & Zoning Commission**

### Legal Notices

and City Council on Tuesday, September 24th, 2024 at 6:00 p.m. The hearing will be held at Bulverde City Hall, 30360 Cougar Bend, Bulverde, TX 78163. All interested parties are encouraged to attend.

Place your Business & Service Directory ad using your American Express, Visa, Master Card or Discover  
Call 830-625-9144

### Notice of Public Sale

Notice is hereby given that **Storage King USA** will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to Title 5, Liens Chapter 59 Sec.59.044). The sale will take place at the website [www.storage-treasures.com](http://www.storage-treasures.com), under the guidance of **Christopher Rosa (16850)** on behalf of the facilities' management. Units will be available for viewing prior to the sale on [www.storage-treasures.com](http://www.storage-treasures.com). Contents will be sold for cash only to the highest bidder. A 10-15% buyer's premium will be charged and a cleaning deposit of \$100 per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. **Storage King USA** at 868 S TX-46 New Braunfels, TX 78130 will list storage units of the website **Storage Treasures** on Thursday September 19th at approximately 9:00am.

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



### NOTICE OF APPLICATION BY A DISTRICT FOR APPROVAL TO LEVY IMPACT FEE TCEQ Internal Control No. D-03122024-020

**APPLICATION.** Crystal Clear Special Utility District (the "District") filed an application with the Texas Commission on Environmental Quality (TCEQ) for authority to levy a revised impact fee of \$5,163 per standard residential connection within the District's service area. The District's service area boundaries are shown on the map that follows this notice and is marked as Exhibit "A1." The District files this application under the authority of Chapter 395 of the Local Government Code, 30 Texas Administrative Code Chapter 293, and the procedural rules of the TCEQ.

The purpose of impact fees is to generate revenue to recover the costs of capital improvements or facility expansions made necessary by and attributable to serving new development in the District's service area. At the direction of the District, a registered engineer has prepared a capital improvements plan for the system that identifies the capital improvements or facility expansions and their costs for which the impact fees will be assessed.

The impact fee application and supporting information are available for inspection and copying during regular business hours in the Districts Section of the Water Supply Division, Third Floor of Building F (in the TCEQ Park 35 Office Complex located between Yager and Braker lanes on North IH-35), 12100 Park 35 Circle, Austin, Texas 78753. A copy of the impact fee application and supporting information, as well as the capital improvements plan, is available for inspection and copying at the District's office during regular business hours.

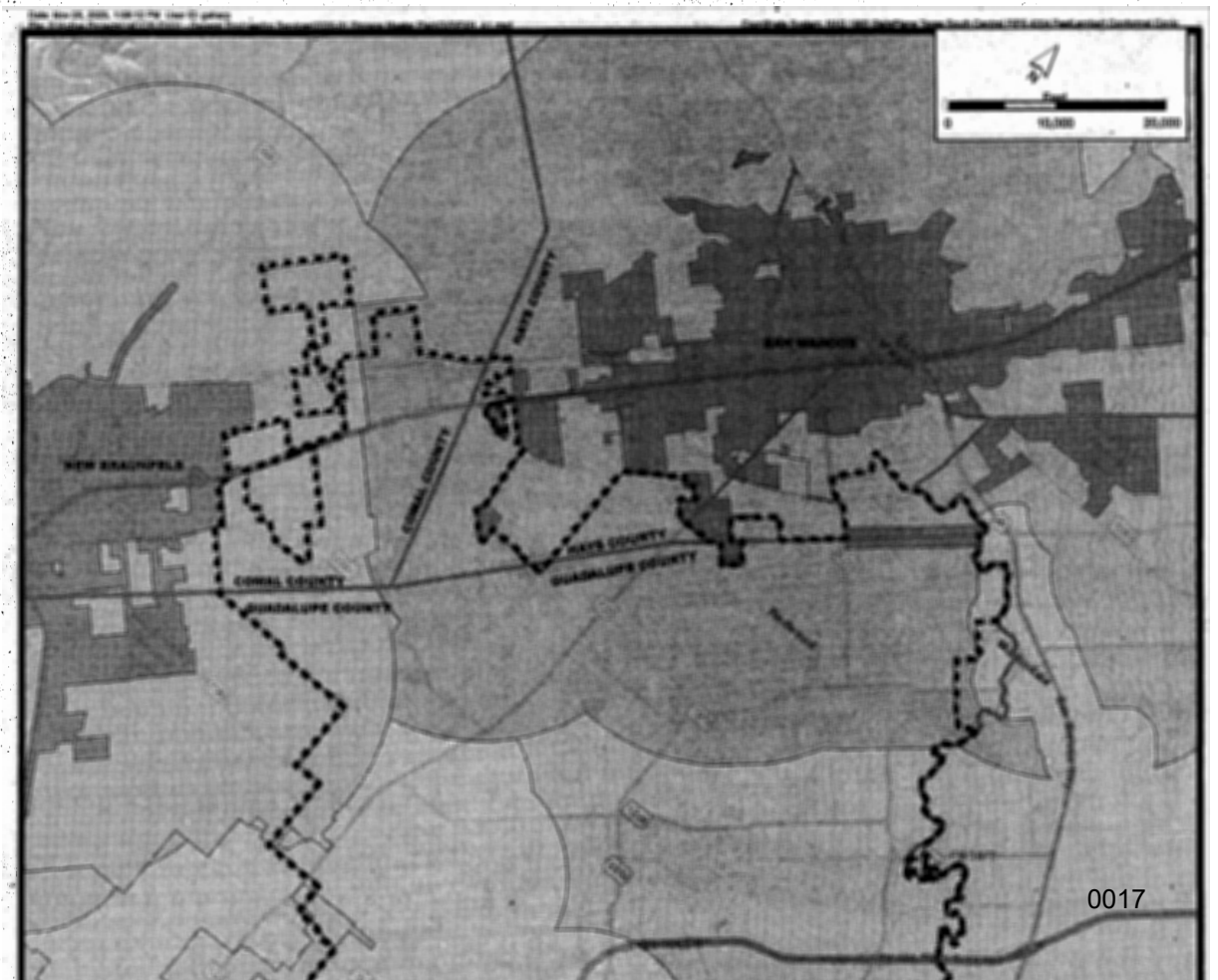
**CONTESTED CASE HEARING.** The TCEQ may grant a contested case hearing on this application if a written hearing request is filed within 30 days after the newspaper publication of this notice.

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Issued: August 16, 2024





quires a 1099, your own supply, and transportation. Background checks in all states. You must have a clean background. If this is you, text your name, number, & good call back time to 830-743-9001 & we will contact you.

### REAL ESTATE RENTAL

#### Unfurnished Apartments

#### FOR RENT

Greentree Apts. 1BR \$740-\$770 OR All Bills Paid \$915-\$945. Move-in Ready. 830-632-5627

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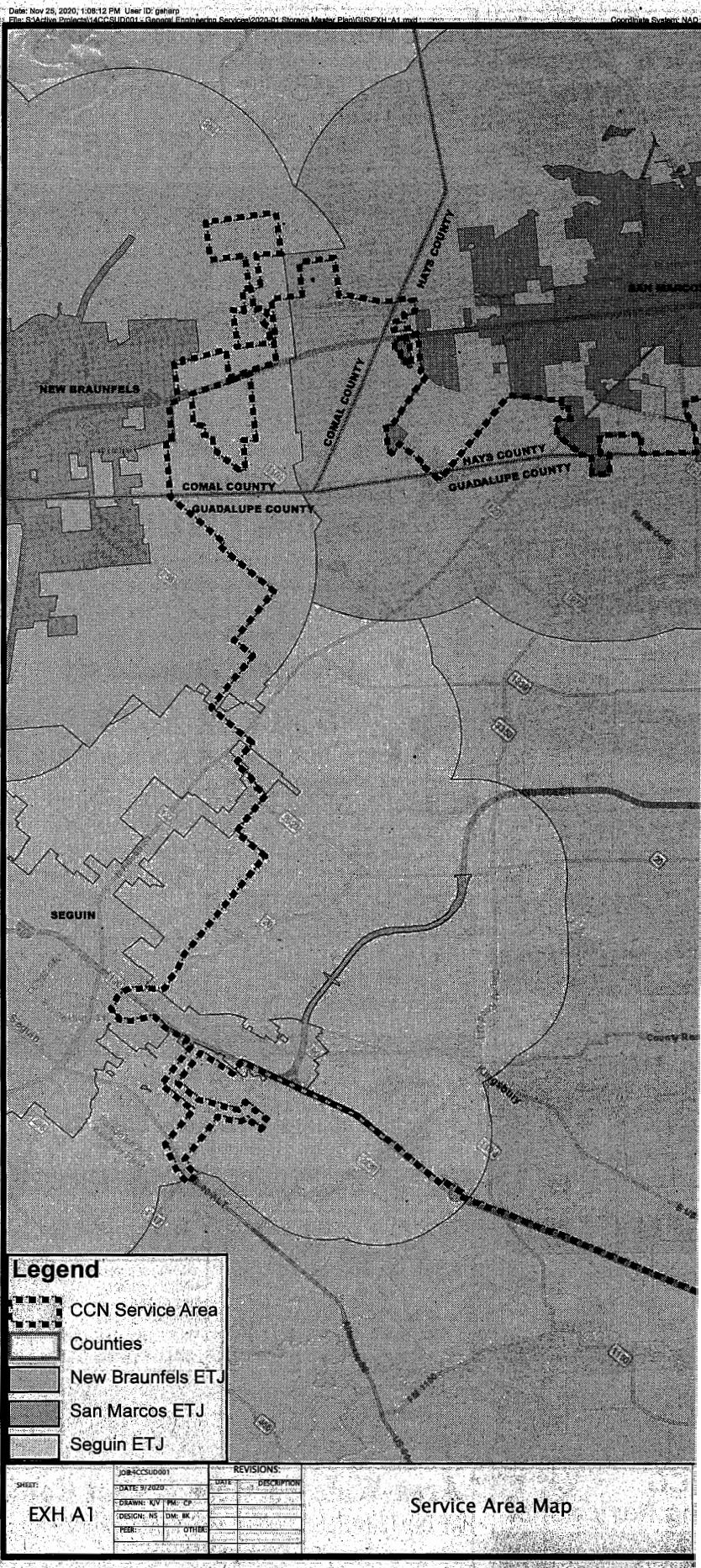
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Issued: August 16, 2024



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Valid drivers license and proof of insurance required. Successful applicant required to pass pre-employment drug screen.



Applications available at:  
**Herald-Zeitung**  
1342 Industrial St.  
New Braunfels, TX. 78130

E.O.E.  
Drug free environment



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

Applicant Name: Crystal Clear Special Utility District  
TCEQ Tracking No. D-03122024-020 CID Item No. 138838  
Application Type: APPLICTION TO LEVY IMPACT FEES

## AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §  
COUNTY OF: Hays §

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

Dalton Sweat, who being by me duly  
(name of newspaper representative)

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

Publisher  
(title of newspaper representative)

of the San Marcos Daily Record ; that said newspaper is  
(name of newspaper)

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

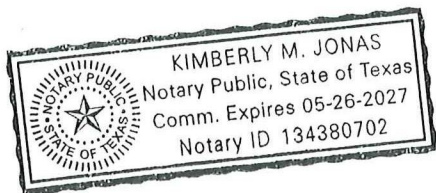
Texas; that the attached notice was published in said newspaper on the following dates:

August 25, 2024  
(date or dates of publication)

[Signature]  
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)



Kimberly Jonas  
Notary Public in and for the State of Texas

Kimberly Jonas  
Print or type Name of Notary Public

My Commission Expires 5-26-2027







Public Notice

Public Notice

Public Notice

Public Notice

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Public Notice

Public Notice

Public Notice

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF APPLICATION BY A DISTRICT FOR APPROVAL TO LEVY IMPACT FEE  
TCEQ Internal Control No. D-03122024-020

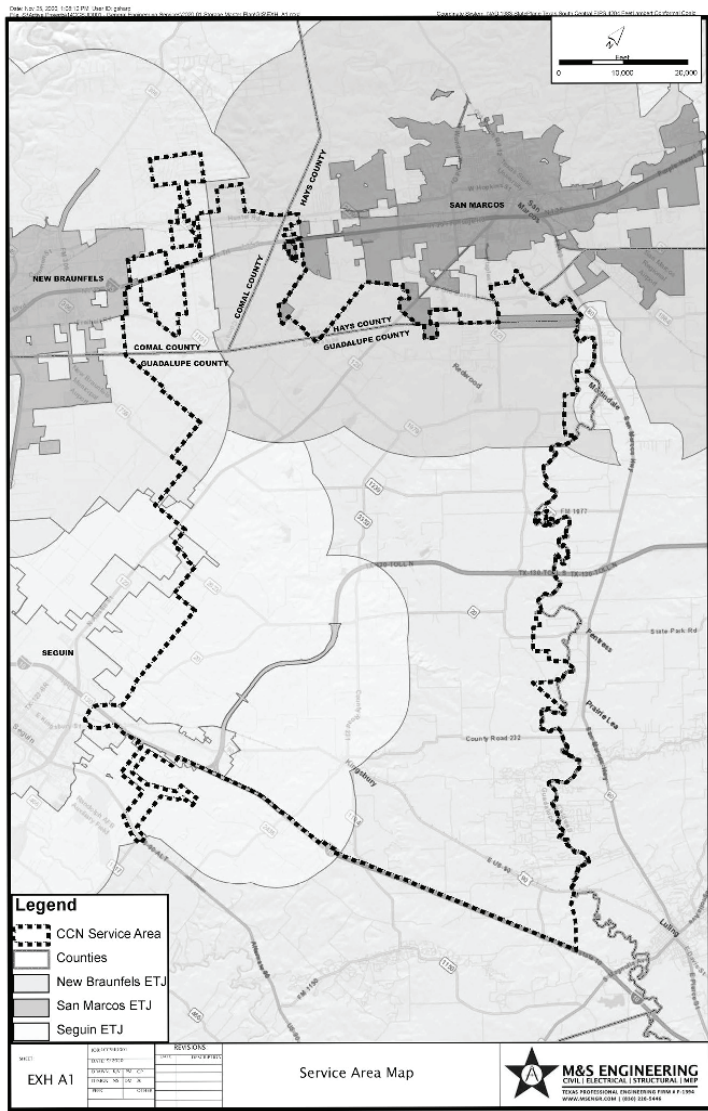
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PUBLIC NOTICE

The Housing Choice Voucher (HCV) Program is the federal government's major housing program for assisting very low income families, the elderly, and persons with disabilities. A family is issued a housing choice voucher to find a safe, decent, and sanitary unit of the family's

choice, in the private rental market, where the owner agrees to rent the unit under the HCV program. The assisted unit must meet minimum standards of health and safety as determined by HUD and the PHA. The PHA will pay the owner a housing subsidy on behalf of the family paying the difference between the housing subsidy and the rent to the owner.

The San Marcos Housing Authority will open the Housing Choice Voucher (HCV) waiting list for one day.

Preliminary applications will be available at the San Marcos Housing Authority located at 1201 Thorpe Lane, San Marcos, TX Monday through Thursday between the hours of 8:30 a.m. – 5:00 p.m. beginning September 9, 2024 through September 12, 2024.

Completed preliminary applications will be accepted on September 18, 2024, between 8:30 a.m. – 4:30 p.m. at 1201 Thorpe Lane, San Marcos, TX. Applications must be fully completed to be accepted by the PHA for processing. SMHA will only be accepting 250 applications. Once 250 applications have been received on 9/18/2024 or the application window ends (whichever comes first) the waiting list will be closed.

SMHA does not discriminate against any person or family because of race, color, sex, religion, creed, national origin, age, familial status, disability/handicap, actual or perceived sexual orientation, gender identity, or marital status in the performance of its obligations.

Questions concerning the program can be addressed by calling the HCV office at 512-353-5061.

EDWARDS AQUIFER AUTHORITY

REQUEST FOR PROPOSALS  
FOR

DEVELOPMENT OF A HYDROLOGIC MODEL AND ASSOCIATED GEOGRAPHIC INFORMATION SYSTEM COMPATIBLE FEATURE LAYER TO

ESTIMATE EFFECTIVE RECHARGE

RFP NO. 003-24-AMS

The Edwards Aquifer Authority (EAA) invites qualified firms to submit sealed proposals for technical assistance to develop a hydrologic model and associated geographic information system (GIS) compatible feature layer to estimate effective recharge.

Proposal specifications will be available on Monday, August 26, 2024 on BidNet Direct at <https://www.bidnetdirect.com/texas/edwardsaquiferauthority> and also by contacting Ms. Shelly Hendrix as noted below.

The deadline for proposals is 3:00 p.m., Central Time, Wednesday, October 16, 2024.

For more information contact Ms. Hendrix, Controller/Sr. Director of Finance, at [contracting@edwardsaquifer.org](mailto:contracting@edwardsaquifer.org) or visit <http://www.edwardsaquifer.org/about/eaadoin-business-with-the-eaa>.

REQUEST FOR PROPOSALS FROM

Construction Managers at Risk (CMAR) for San Marcos Consolidated School District's Mendez Elementary School Project

Solicitation Number: RFP-MD-2024-01

Pursuant to Tex. Gov't Code Ch. 2254, the San Marcos CISD will receive proposals for the selection of a Construction Manager at Risk (CMAR) for the San Marcos CISD's Mendez Elementary School Project, located at 1805 Peter Garza, San Marcos, Texas. Information on the CMAR Request for Proposals may be examined at <https://www.bidnetdirect.com/texas/san-marcos-cisd>. Vendors must be registered to download information from the site. All addendums, award information, etc. are only available at the website mentioned above.

Selection will be based on the One Step Process, with CMAR selected based on qualifications and proposed fees. Proposals shall be received until 2:00 PM on Tuesday, September 24, 2024, at the following location: 631 Mill St., San Marcos, Texas 78666; Attn: Mr. Michael Doyle. All proposals will be publicly opened, and names of proposers and any monetary proposals read aloud at 2:01 p.m. A Pre-Proposal conference will take place on Tuesday, September 17, 2024, at 1:00 PM (same location as Proposals) and is not mandatory. The CMAR Request for Proposal package will be made available after the second publication on Monday, September 9, 2024, and can be obtained from: Mr. Michael Doyle at [michael.doyle@smcisd.net](mailto:michael.doyle@smcisd.net) or 512-393-6899. Note that San Marcos CISD will be closed Monday, September 2, 2024, in observance of Labor Day. San Marcos CISD will conduct its evaluation and scoring of proposals in relation to the selection criteria, weight, and methodology published in the Request for Proposals package. San Marcos CISD reserves the right to waive any informality and to reject any or all Proposals. For more information, please review the Request for Proposals Package.

Questions must be submitted in writing to [michael.doyle@smcisd.net](mailto:michael.doyle@smcisd.net). Please reference the solicitation number when corresponding.

NOTICE OF BUDGET HEARING

The City of Uhlанд, Texas will hold a public hearing on the City's budget for FY 2024-2025 Wednesday, September 12, 2024 at 6:00 p.m. at the City Hall, 15 N Old Spanish Trail, Uhlанд, Texas. This budget will raise more total property taxes than last year's budget by \$73,525.04 (7.25%), and of that amount \$73,446.07 is tax revenue to be raised from new property added to the tax roll this year.

SMALL TAXING UNIT NOTICE

The City of Uhlанд will hold a meeting at 6:00 pm on September 12, 2024 at 6:00 p.m. at the City Hall, 15 N Old Spanish Trail, Uhlанд, Texas to consider adopting a proposed tax rate for tax year 2024. The proposed tax rate is 0.0931. The proposed tax rate would increase total taxes in City of Uhlанд by 7.25 percent.



Trucks

**2006 Chevy Silverado**  
Needs water pump, has radio, heater and air  
**\$3,000 OBO**  
512-373-9557

Antique/Classics

**FOR SALE 1957 Chevy Belair**  
2 Door, Hardtop.  
**\$19,000**  
512-373-9557

Help Wanted

**CDL Drivers**

We are hiring!  
Full-time and part-time!

Medical, Dental, and Life ins. at no cost (for FT) and paid time-off.

Get a CARTS application at 338 S Guadalupe, San Marcos

Equal Employment Opportunity employer

Information at [RideCARTS.com](http://RideCARTS.com)

ADVERTISE WITH US TODAY!

Help Wanted

Autos

**WANTED: CARS/TRUCKS.**  
Any cond. Running or not. Willis Mitchell, 353-4511

**CASH FOR**  
Junk Cars & Trucks.  
Free Towing.  
Lost Title Ok.  
210-776-9796

For Rent

**GREAT DEALS!**  
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\$775- 2/1, water pd,  
\$875- 2/1, WD con., fp

**2/1 HOUSE**  
CHEATHAM ST, W/D  
\$1400 mo/ \$700 dpt  
512-757-3181

Boats

**REDUCED \$2,000.00**  
1984 Hobie 18 SX With Wings  
Completely Refurbished Like new!  
New trampoline, new rigging lines, new bottom job, new wing covers, roller furler jib, multiple trapeze lines, dagger boards, tiller bars and tires, life jackets, E-Z step mast, manuals, extra parts & more!  
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Boats

Septic Service

**L & L SEPTIC**

**Grease Trap Cleaning**

IN OUR BUSINESS, A FLUSH BEATS A FULL HOUSE!  
Phone: 512-353-3780 Fax: 512-353-2766

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[landseptic@grandecom.net](mailto:landseptic@grandecom.net)  
[www.septicandportables.com](http://www.septicandportables.com)

Septic Service

Tree Service

**Ogden's Tree Service**

- Consult • Prune
- Remove • Fertilize
- Selective Land Clearing
- Insured

ISA Certified Arborist TX0111  
Texas Master Naturalist  
Jon Ogden, 512.452.3987  
[Ogdenstreeservice.com](http://Ogdenstreeservice.com)

Tree Service

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**OFFICE SPACE FOR LEASE**

**Old Mill Business Park**  
Large & Small Suites  
(512) 353-1113  
[www.oldmillproperties.com](http://www.oldmillproperties.com)

Office Space Available

Roofing Service

**Roof Repairs & Re-Roofing**  
FREE Estimates  
Sr. Citizen Discounts  
Storm / Hail Specials  
"Lower Prices, Better Quality"  
**Accurate Roofing**  
Voted Best Roofing in Hays County in 2016  
• Since 1989  
925 Hwy 80, San Marcos  
512-773-7843 Ask for Dave  
Member BBB - References

Roofing Service

Concrete Service

**MANUEL'S CONCRETE WORKS**

Excellence in small job Flat work Slab Driveway Patio and Sidewalk Room addition. Since 1984.

**Call 512-619-5588**

Concrete Service

Tree Service

**De Leon's Professional Tree Service**

- Tree Trimming & Removals
- Brush Grinding
- Material Hauling
- Lawn Grooming
- Stump Grinding

Free Estimates • Fully Insured  
Carlos De Leon • Owner  
**512-844-7055**

Tree Service

Lawn & Landscaping

**O'Kane Lawn & Landscape**  
"settin' roots in our community"

- Lawn Maintenance
- Landscaping
- Tree Trimming
- Bed Preparation & Mulching
- Soil Preparation & Sod Installation
- Pressure Washing
- MOSS TREATMENT
- Fertilizing
- Aeration
- Outdoor Lighting

**FREE ESTIMATES**  
**512-738-2185**  
[okanelawnscapes@gmail.com](mailto:okanelawnscapes@gmail.com)  
**Ben O'Kane Owner/Operator**

Lawn & Landscaping



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

Applicant Name: Crystal Clear Special Utility District  
TCEQ Tracking No. D-03122024-020 CID Item No. 138838  
Application Type: APPLICTION TO LEVY IMPACT FEES

**AFFIDAVIT OF PUBLICATION**

STATE OF TEXAS §  
COUNTY OF: Guadalupe §

Before me, the undersigned authority, on this day personally appeared  
Elizabeth Engelhardt, who being by me duly  
(name of newspaper representative)

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

of the Seguin Gazette; that said newspaper is  
(name of newspaper)

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

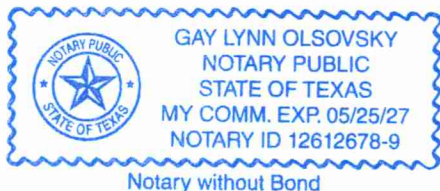
Texas; that the attached notice was published in said newspaper on the following dates:

August 25, 2024 ÷ September 01, 2024  
(date or dates of publication)

[Signature]  
Newspaper Representative's Signature

Subscribed and sworn to before me this 3rd day of September,  
20 24, to certify which witness my hand and seal of office.

(Seal)



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

Gay Lynn Olsovsky  
Print or type Name of Notary Public

My Commission Expires 5/25/27

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## NOTICE OF APPLICATION BY A DISTRICT FOR APPROVAL TO LEVY IMPACT FEE TCEQ Internal Control No. D-03122024-020

**APPLICATION.** Crystal Clear Special Utility District (the "District") filed an application with the Texas Commission on Environmental Quality (TCEQ) for authority to levy a revised impact fee of \$5,163 per standard residential connection within the District's service area. The District's service area boundaries are shown on the map that follows this notice and is marked as Exhibit "A1." The District files this application under the authority of Chapter 395 of the Local Government Code, 30 Texas Administrative Code Chapter 293, and the procedural rules of the TCEQ.

The purpose of impact fees is to generate revenue to recover the costs of capital improvements or facility expansions made necessary by and attributable to serving new development in the District's service area. At the direction of the District, a registered engineer has prepared a capital improvements plan for the system that identifies the capital improvements or facility expansions and their costs for which the impact fees will be assessed.

The impact fee application and supporting information are available for inspection and copying during regular business hours in the Districts Section of the Water Supply Division, Third Floor of Building F (in the TCEQ Park 35 Office Complex located between Yager and Braker lanes on North IH-35), 12100 Park 35 Circle, Austin, Texas 78753. A copy of the impact fee application and supporting information, as well as the capital improvements plan, is available for inspection and copying at the District's office during regular business hours.

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

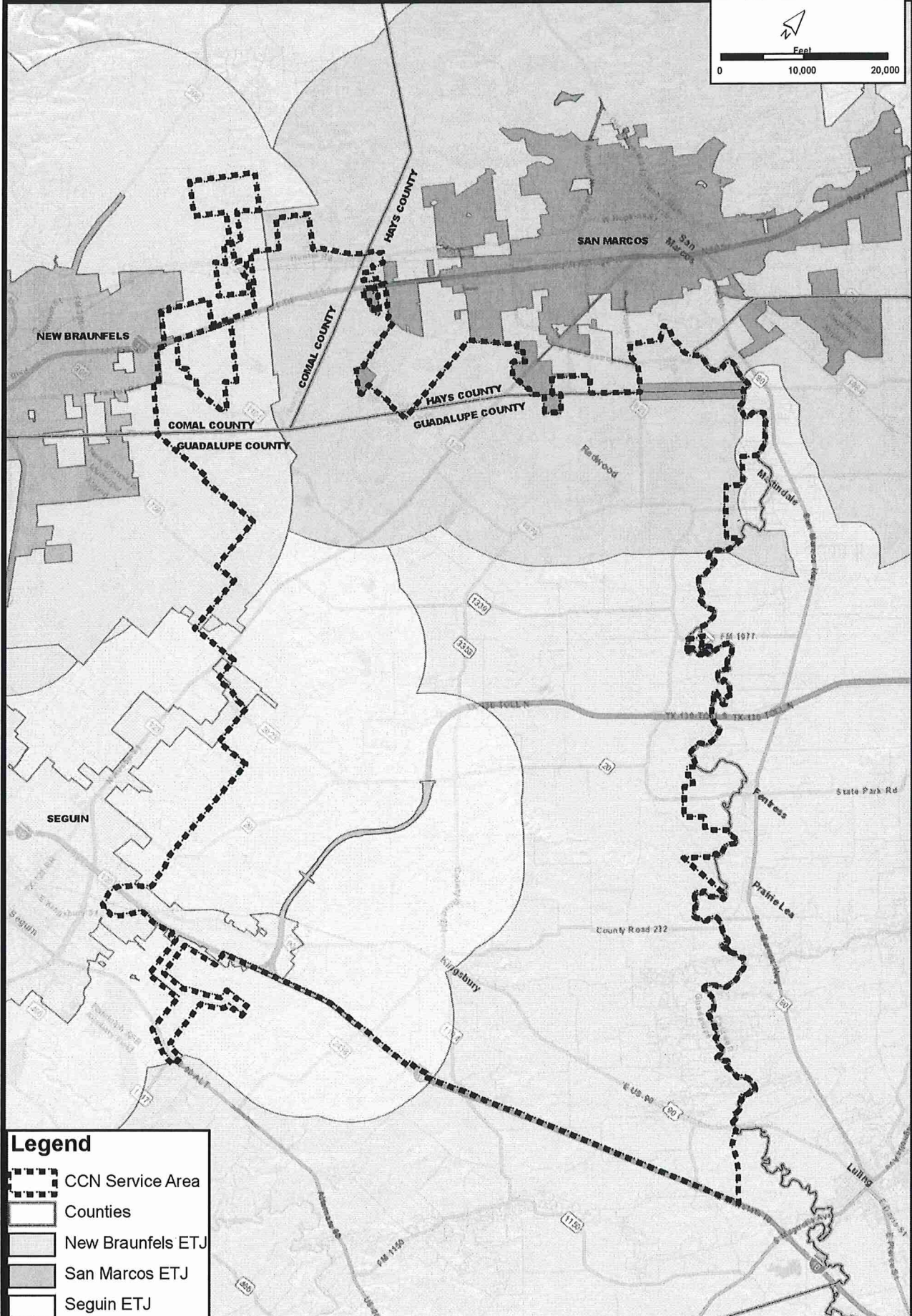
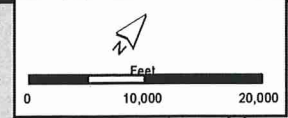
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the petitioner and the TCEQ Internal Control Number; (3) the statement "I/we request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not common to the general public; and (5) the location of your property relative to the proposed District's boundaries. You may also submit your proposed adjustments to the application. 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 application 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 to determine whether a contested case hearing will be held. 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 Office of Public Interest Counsel, MC 103, at the same address. General information regarding the TCEQ can be found at our web site at <http://www.tceq.texas.gov/>.

Issued: August 16, 2024





### Legend

- CCN Service Area
- Counties
- New Braunfels ETJ
- San Marcos ETJ
- Seguin ETJ

SHEET:

EXH A1

JOB: 4CCSUD001

DATE: 9/2020

DRAWN: XJF PRA CP

DESIGN: NS DPA EK

FILE: OTHER

#### REVISIONS:

DATE	DESCRIPTION

### Service Area Map



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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF APPLICATION BY A DISTRICT FOR APPROVAL TO LEVY IMPACT FEE  
TCEQ Internal Control No. D-03122024-020

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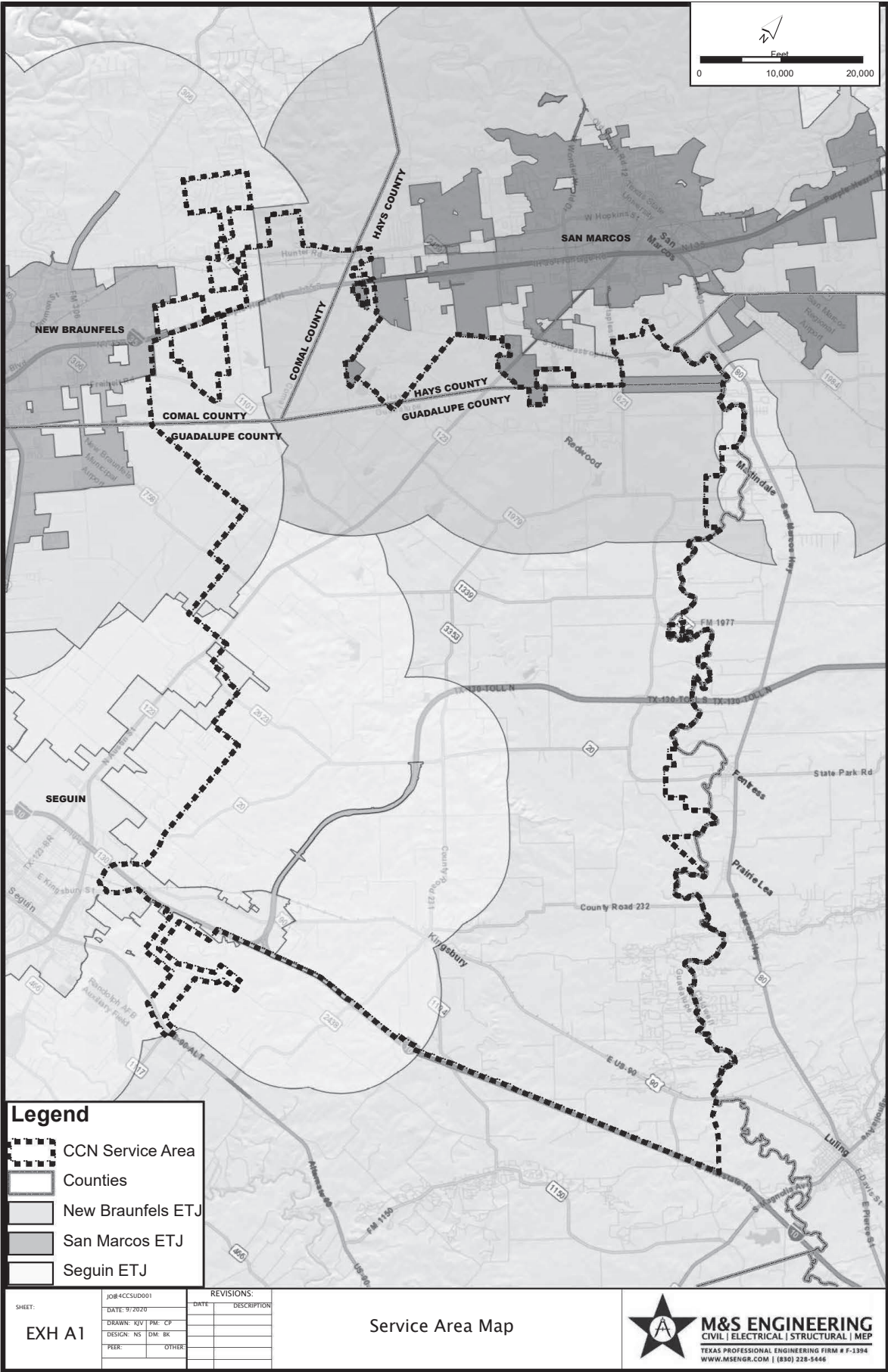
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Issued: August 16, 2024





Legal Notices

NOTICE TO CREDITORS

Notice is hereby given that original Letters of Testamentary for the Estate of **Holly Goodman, A/K/A, Holly Harper Goodman, Hollis Harper, and Holly Rose Harper**, Deceased, were issued on August 19, 2024, under Docket No. **2024-PC-0147**, pending in the County Court of Guadalupe County, Texas, to **Jerry Ray Goodman**, Independent Executor. Claims may be presented in care of the attorney for the estate, addressed as follows: **Estate of Holly Goodman, A/K/A, Holly Harper Goodman, Hollis Harper, and Holly Rose Harper, Deceased, c/o Robert S. Harrison, 228 S. Seguin Avenue, New Braunfels, TX 78130, Ph: 830-515-5854**. 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. **/s/ Robert S. Harrison, attorney for applicant.**

DATED the 27th day of August, 2024.

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of **Lauren Robert Lengyel**, Deceased, were issued **August 19, 2024**, in Cause No. **2024-PC-0240**, in the Probate Court of Guadalupe County, Texas, to **Joseph Lauren Lengyel**, Independent Executor, Estate of **Lauren Robert Lengyel, Deceased, 251 Shady Grove, Bulverde, TX 78183**. Persons having claims against this estate are required to present them within the time and in the manner prescribed by law. Any person indebted to the estate, shall pay same to the Estate. Dated August 27, 2024. **By: Tammy Wincott, Executor Attorney**, Wincott Law Firm PC, PO Box 171394, San Antonio, TX, 78217.

REQUEST FOR QUALIFICATIONS

Navarro ISD is accepting sealed proposals for the project listed below on the date and time indicated.

Request for Qualifications

**RFQ - CONSTRUCTION MANAGER AT RISK SERVICES FOR THE CONSTRUCTION OF THE 2024 BOND, NEW NAVARRO ELEMENTARY SCHOOL**

**Pre-Submittal Meeting - Navarro High School Library, Tuesday, September 10, 2024 @ 9:00 AM**

Please address all questions concerning this RFQ by email no later than 3:00 PM CST, Tues-

Legal Notices

day, September 17, 2024, to **Chris Marks with AGCM at cmarks@agcm.com**

**Proposal Due Date and Time: Tuesday, October 1, 2024 @ 2:00 PM**

All proposals shall be enclosed in a sealed and plainly marked envelope and delivered or mailed to the Attn: Sarah Santone, Navarro ISD, Business Office, 6450 N. State Hwy. 123, Seguin, TX 78155 on or before the date and time set to receive proposals.

NISD reserves the right to refuse any or all proposals. Please check the NISD website: [www.nisd.us](http://www.nisd.us).

Contact the Classifieds at 463-0760

REQUEST FOR SEALED PROPOSALS

The City of Cibolo, TX will receive Sealed Proposals for the following Project:

**Project Number: # 24-547-29**  
**Project Name: Animal Shelter Expansion Design**

**Project Description:** The project is located next to the City of Cibolo Public Works building located at 108 Cibolo Dr. Building #3, Cibolo, Tx 78108. Contractor to remove existing mobile building, demo existing concrete, reconstruct parking, sanitary, water, communications, electrical, portable building, and dog kennels as design in the plans.

**Solicitation Due Date:** September 27, 2024 - 2:00 P.M. CST

Sealed Responses will be received at:

City of Cibolo  
Attn: Procurement Manager  
Leili Samuelson  
200 South Main St.  
Cibolo, TX 78108

**Electronic Submission** (via Bonfire). Submit one bid electronically by the due date provided on the cover page.

COPIES OF SOLICITATION DOCUMENTS

A complete set of Qualifications Documents may be accessed at the City's website at

<https://cibolotx.bonfirehub.com>

The City of Cibolo reserves the right to reject any or all submissions and to waive informalities and irregularities.

Legal Notices

WARNING NOTICE OF SHERIFF'S SALE (REAL ESTATE)

BY VIRTUE OF A Order of Sale issued out of the 2nd 25th District Court of Guadalupe County, Texas, in a certain cause numbered 20-0835-CV-A. On the 15th day of September A.D. 2020, styled: **Whisper Meow Homeowners Association, I have levied upon this 22nd day of August A.D. 2024 and will between the hours of 10:00 A.M. and 4:00 P.M. at approximately 10:00AM on the first Tuesday in October A.D. 2024, it being the 1st of said month, at Guadalupe County Courthouse 101 E Court Street Seguin, TX 78155** of said Guadalupe County, proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest, if any, which the defendant had on the 15th day of September A.D. 2020, or at any time thereafter, of and in the following described property:

LOT 33, BLOCK 35, WHISPER MEADOWS AT NORTHCLIFFE II, SUBDIVISION UNIT 5, A SUBDIVISION IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN THE VOLUME 7 PAGES 289-290, MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, MORE COMMONLY KNOWN AS 3956 WHISPER FIELD, SCHERTZ, TX 78108.

Said property is levied on as the property of Cynthia Schuster and will be sold to satisfy the judgment for \$10,757.71 Dollars. **NOTICE:** This property may have other liens, taxes due or encumbrances, which may become the responsibility of the successful bidder.

GIVEN UNDER MY HAND on this 22nd day of August A.D. 2024.

Sheriff Arnold Zwick  
Guadalupe County, Texas  
By Deputy E. Santana #184

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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION  
TCEQ INTERNAL CONTROL NO. D-04222024-060

**PETITION.** SA Tomahawk Rock, LP, Lennar Homes of Texas Land and Construction, Ltd. and AG EHC II (LEN) MULTI STATE 4, LLC, (Petitioners) filed a petition with the Texas Commission on Environmental Quality (TCEQ) for the annexation of land into Guadalupe County Municipal Utility District No. 6 (District) under Local Government Code Section(s) 42.042 and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioners hold title to all the property in the proposed annexation area to be included in the District; (2) there are no lienholders on the property to be annexed into the District; (3) the proposed property annexation will consist of (3) separate land tracts totaling approximately 244.823 acres located within Guadalupe County; and (4) all of the land within the proposed property annexation is within the extraterritorial jurisdiction of the City of Cibolo, Texas (City). The property proposed for annexation is near the western boundary of the district. Access to the annexation tracts will be by Green Valley Road to the north.

In accordance with Local Government Code §§ 42.0425 and 42.042, a petition was submitted to the City, requesting the City's consent to the annexation of land into the District. Information provided indicates that the City did not consent to the inclusion of the land into the District's area. After the 90-day period passed without receiving the City's consent to the annexation, a petition was submitted to the City requesting the City provide water and sanitary sewer services to the proposed annexation area. The 120-day period for reaching a mutually agreeable contract expired and the information provided indicates that the Petitioners and the City have not executed a mutually agreeable contract for service. Pursuant to Local Government Code § 42.042, failure to execute such an agreement constitutes authorization for the Petitioners to initiate proceedings to include the proposed annexation area into the District. The territory to be annexed into the District is depicted in the vicinity map designated as Exhibit "A," which is attached to this document.

**CONTESTED CASE HEARING.** The TCEQ may grant a contested case hearing on this amended 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 amended 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 amended 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 amended 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 amended petition and will forward the amended 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: August 21, 2024



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## Daniel Harrison

---

**From:** Justin Taack  
**Sent:** Wednesday, August 21, 2024 1:08 PM  
**To:** Shan Rutherford  
**Cc:** Daniel Harrison; Andrew Paynter; Beckie Figg  
**Subject:** RE: Crystal Clear SUD, Impact Fee Approval, Notice

Shan,

Based on the information you have provided below, the request for a limited waiver of the Commission's notice requirements in connection with this application is approved. Please let me know if you have any questions or need anything else.

Thanks!

Justin

---

**From:** Shan Rutherford <srutherford@terrillwaldrop.com>  
**Sent:** Wednesday, August 21, 2024 12:49 PM  
**To:** Justin Taack <Justin.Taack@tceq.texas.gov>  
**Cc:** Daniel Harrison <Daniel.Harrison@tceq.texas.gov>; Andrew Paynter <andrew.paynter@tceq.texas.gov>; Beckie Figg <bfigg@terrillwaldrop.com>  
**Subject:** RE: Crystal Clear SUD, Impact Fee Approval, Notice

Justin,

Does Crystal Clear SUD have your go-ahead to proceed with notice as requested? For ease of reference, below is the excerpt from CCSUD's cover letter requesting partial waiver of notice requirements:

**Upon a finding of administrative and technical completeness, CCSUD respectfully requests a limited waiver of the Commission's notice requirements in connection with this application. Commission Rule 293.173, governing Impact Fee Notice Action and Requirements, requires that notice of an impact fee application be both published and provided by mail to "each owner of property within the service area... unless good cause is shown why such notice should not be given." Good cause exists here because CCSUD's service area consists of 175 square miles, and tens of thousands of individual landowners (many of whom are not retail customers of CCSUD but rely on private wells). Thus, written mailed notice would be prohibitively expensive.**

**As an alternative to individual mailed notice to all landowners, CCSUD proposes to send mailed notice to all landowners and developers who requested that CCSUD's consulting engineer perform hydraulic service feasibility and cost studies to properties within the District within the past 5 years. CCSUD further proposes inclusion of a billing insert to each of its approximately 6,000 current customers that would direct customers to the Commission-approved notice on CCSUD's website once issues. Finally, CCSUD proposed strict compliance with the newspaper publication requirements set forth in Commission Rule 293.173(c)(1).**

Thanks again.

Shan S. Rutherford



Terrill & Waldrop  
810 W. 10th St.  
Austin, TX 78701  
(512) 474-9100 -- office  
(512) 560-8280 -- cell  
[srutherford@terrellwaldrop.com](mailto:srutherford@terrellwaldrop.com)

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---

**From:** Shan Rutherford  
**Sent:** Tuesday, August 20, 2024 6:03 PM  
**To:** Justin Taack <[Justin.Taack@tceq.texas.gov](mailto:Justin.Taack@tceq.texas.gov)>  
**Cc:** Daniel Harrison <[Daniel.Harrison@tceq.texas.gov](mailto:Daniel.Harrison@tceq.texas.gov)>; Andrew Paynter <[andrew.paynter@tceq.texas.gov](mailto:andrew.paynter@tceq.texas.gov)>; Beckie Figg <[bfigg@terrellwaldrop.com](mailto:bfigg@terrellwaldrop.com)>  
**Subject:** RE: Crystal Clear SUD, Impact Fee Approval, Notice

Justin,

Attached is your email granting limited waiver of notice requirements for Crystal Clear SUD's previous impact fee petition, which was later withdrawn. Let me know if you need anything else. Also attached is the cover letter to our pending petition explaining the need for the waiver.

Thanks!

Shan

Shan S. Rutherford  
Partner  
Terrill & Waldrop  
810 W. 10th St.  
Austin, TX 78701  
(512) 474-9100 -- office  
(512) 560-8280 -- cell  
[srutherford@terrellwaldrop.com](mailto:srutherford@terrellwaldrop.com)

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