

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF HEARING
North Fork Municipal Utility District of Williamson County
SOAH Docket No. 582-25-15352
TCEQ Docket No. 2025-0082-DIS
TCEQ Internal Control No. D-07022024-003

PETITION.

Ava Rohde and Rummel & Rohde Farms LTD., a Texas limited partnership, (Petitioners) filed a petition for creation of North Fork Municipal Utility District of Williamson County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioners hold title to a majority in value of the land to be included in the proposed District; (2) there are no lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 343 acres located within Williamson County, Texas; and (4) none of the land within the proposed District is within the corporate limits or extraterritorial jurisdiction of any city.

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

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$83,731,000. The financial analysis was based on an assumed funding of an estimated \$53,407,914 (\$47,044,314 for water, wastewater, and drainage plus \$6,363,600 for roads) as presented in application material at the time of submittal.

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. – May 19, 2025

To join the Zoom meeting via computer:

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

Meeting ID: 160 764 0442

Password: TCQ352

or

To join the Zoom meeting via telephone:

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

Meeting ID: 160 764 0442

Password: 156615

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

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

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

INFORMATION.

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

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

Issued: April 18, 2025

Laurie Gharis, Chief Clerk
Texas Commission on Environmental Quality

IV.

Petitioner is the record owner of a total value of more than 50% of the value of the Land, as evidenced by the execution of this Petition. Petitioner represents that there are no lienholders with respect to the Land.

V.

The District shall be created for all of the purposes set forth in Article XVI, Section 59 and Article III, Section 52, Texas Constitution; Chapters 49 and 54, Texas Water Code, as amended; and purposes and authority concurrently or subsequently acquired and approved for roadways by Chapter 54, Water Code or other applicable law.

VI.

The general nature of the work proposed to be done by the District at the present time is the construction, maintenance and operation of a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes; the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements; and the construction, installation, maintenance, purchase and operation of facilities, systems, plants and enterprises of such additional facilities as shall be consonant with the purposes for which the District is organized.

VII.

There is a necessity for the improvements described above for the following reasons: the area of the District is urban in nature and is in close proximity to populous and developed sections of Williamson County. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Said area is not supplied with adequate water and sanitary sewer facilities and services or with adequate drainage facilities and does not have adequate fire suppression facilities, parks and recreational land and facilities, or roads or improvements in aid thereof. The health and welfare of the future inhabitants of the area and of territories adjacent thereto require the installation and acquisition of an adequate water supply and sewage disposal system, an adequate drainage system for and within the area of the District, adequate fire suppression facilities, adequate parks and recreational land and facilities, and roads or improvements in aid thereof.

A public necessity exists for the organization of such District to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system, such drainage facilities, such fire suppression facilities, parks and recreational land and facilities, and roads or improvements in aid thereof, in order to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VIII.

Said proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the District is of such a nature that a waterworks, sanitary sewer, drainage, storm sewer and roadway system can be constructed at a reasonable cost, currently estimated at \$83,731,000 (\$65,782,000 for water, wastewater and drainage and \$17,949,000 for roads), with reasonable ad valorem tax and assessment rates and water and sewer rates, and said territory will be developed for residential and commercial purposes. The District shall be designated a noncity service district in the meaning of Section 54.016, Texas Water Code, as the District does not currently propose to connect to the City's water or sewer system or propose to contract with a regional water and wastewater facilities provider serving the area within the District, as of the date this Petition is filed.

IX.

The following named persons are (i) all over eighteen (18) years of age, (ii) resident citizens of the State of Texas, (iii) reside in Williamson County or a county in the same metropolitan statistical area as Williamson County, (iv) owners of land subject to taxation within the District, and (v) are otherwise qualified to serve as directors of the District under the provisions of the Texas Water Code:

1. Joseph Thomas
2. John Gilbert Horsley
3. Chelsea Brown
4. Matthew C. Silker
5. Jared Jehl

WHEREFORE, the undersigned respectfully pray that this Petition be properly filed, as provided by law; that notice of the application be given as provided therein and in accordance with Section 54.0161, Texas Water Code; that a hearing be held if necessary and that this Petition be in all things granted; that the proposed municipal utility district be organized; that the five (5) persons named herein be appointed to serve as temporary directors until their successors are duly elected and qualified; and for such other orders, acts, procedures and relief as are proper, necessary and appropriate to the purpose of creating and organizing the District.

[SIGNATURE PAGE FOLLOWS]

RESPECTFULLY SUBMITTED, this 24th day of June, 2024.

PETITIONER:

Ava Rohde
Ava Rohde

Approximate acreage owned: 1.7 acres

RUMMEL & ROHDE FARMS LTD.,
a Texas limited partnership

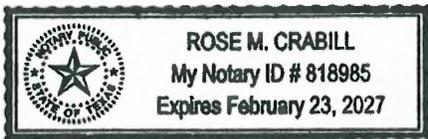
By: Rummel & Rohde Management, LLC,
a Texas limited liability company, its
general partner

By: Ava Rohde Manager
Name: Ava Rohde
Its: Manager

Approximate acreage owned: 341.3 acres

RMC AR
STATE OF TEXAS *LLANO* §
COUNTY OF WILLIAMSON §

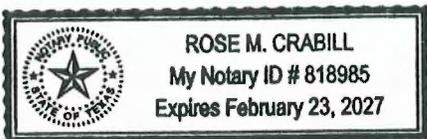
This instrument was acknowledged before me on this 24th day of June, 2024,
by Ava Rohde.



Rose M. Crabill
Notary Public, State of Texas

AR
STATE OF TEXAS §
COUNTY OF WILLIAMSON §
LLANO RMC

This instrument was acknowledged before me on this 24th day of June, 2024,
by Ava Rohde, both individually and as Manager of Rummel & Rohde Management, LLC,
general partner of Rummel & Rohde Farms Ltd., a Texas limited partnership, on behalf of said
limited partnership.



Rose M. Crabill
Notary Public, State of Texas

(SEAL)

EXHIBIT "A"
Legal Description

**A METES AND BOUNDS
DESCRIPTION OF
A 343.069 ACRE TRACT OF LAND**

BEING a 343.069 acre (14,944,096 square feet) tract of land situated in the James C. Eaves Survey, Abstract 213, Williamson County, Texas; and being all of that certain 344.99 acre tract described in Correction Special Warranty Deed to Rummel and Rohde Farms LTD., in Document No. 2011077685 of the Official Public Records of Williamson County, said 344.99 acres being all of that certain 347.38 acres in Volume 17, Page 368 of the Deed Records of Williamson County, and all of that certain 1.700 acre tract described in Special Warranty Deed to Carlton and Ava Rohde, in Document No. 2011056564 of the Official Public Records of Williamson County, save and except the following tracts:

- that certain 10-foot wide 0.69 acre strip of land in Volume 361, Page 508 of the Deed Records Williamson County;
- that certain 0.452 acre tract described in instrument to Williamson County, Texas, in Document No. 2002062281 of the Official Public Records of Williamson County;
- and a portion of the original 347.38 acre tract along it's east boundary for which no conveyance was located that appears to reside with the current area of County Road 368 (width varies by occupation);

COMMENCING at a 5/8-inch iron pipe found on the northwesterly right-of-way line of County Road 369 (variable width public right-of-way) marking the southwest corner of aforesaid 344.99 acre tract and the southeast corner of that certain Tract 8 described as 338.192 acres in instrument to Terrel Timmermann Farms LP., recorded in Document No. 2017102681 of the Official Public Records of Williamson County;

THENCE, along the common line of said 344.99 acre and 338.192 acre tracts the following two (2) courses and distances:

1. North 21°36'38" West, 4149.44 feet to a 3/4-inch iron pipe found marking the northwest corner of said 344.99 acre tract, and an interior corner of the said 338.192 acre tract;
2. North 68°12'34" East, 3609.61 feet to a point on the apparent southwesterly right-of-way line of County Road 368 (variable width public right-of-way) marking the southeast corner of that certain 126.10 acre tract described in instrument to Ruby L. Cottle, et al, in Document No. 2003078952 of the Official Public Records of Williamson County, and the northeast corner of the herein described tract;

THENCE, South 21°23'01" East, 3880.09 feet along the apparent southwesterly right-of-way line of said County Road 368 to a 1/2-inch iron rod with orange cap stamped "BTS" found marking the north corner of said save and except 0.452 acre tract;

THENCE, along the northwesterly and southwesterly lines of said save and except 0.452 acre tract the following three (3) courses and distances:

1. South 68°42'07" West, 1.72 feet to a 1/2-inch iron rod with orange cap stamped "BTS" found;
2. in a southwesterly direction along a non-tangent curve to the right, having a central angle of 90°27'38", a radius of 260.00 feet, a chord bearing and distance of South 23°14'09" West, 369.17 feet, and a total arc length of 410.50 feet to a 1/2-inch iron rod with orange cap stamped "BTS" found;
3. South 21°39'13" East, 18.93 feet to a 1/2-inch iron rod with orange cap stamped "BTS" found on the northwesterly right-of-way line of said County Road 369 marking the southwest corner of said save and except 0.452 acre tract;

THENCE, South 68°23'18" West, 3332.18 feet along the northwesterly right-of-way line of said County Road 369 to the **POINT OF BEGINNING**, and containing 343.069 acres of land in Williamson County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 0.9998800143. This description was generated on 4/11/2024 at 9:00 AM, based

on geometry in the drawing file K:\SNA_Survey\064537560-GREEN BRICK -
Taylor\Drawings\Exhibits\343.069 ACRES-MUNICIPAL UTILITY DISTRICT.dwg, in the office of Kimley-Horn
and Associates in San Antonio, Texas.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-07022024-003

PETITION. Ava Rohde and Rummel & Rohde Farms LTD., a Texas limited partnership, (Petitioners) filed a petition for creation of North Fork Municipal Utility District of Williamson County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioners hold title to a majority in value of the land to be included in the proposed District; (2) there are no lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 343 acres located within Williamson County, Texas; and (4) none of the land within the proposed District is within the corporate limits or extraterritorial jurisdiction of any city.

The territory to be included in the proposed District is depicted in the vicinity map designated as Exhibit "A", which is attached to this document.

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

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$83,731,000. The financial analysis was based on an assumed funding of an estimated \$53,407,914 (\$47,044,314 for water, wastewater, and drainage plus \$6,363,600 for roads) as presented in application material at the time of submittal.

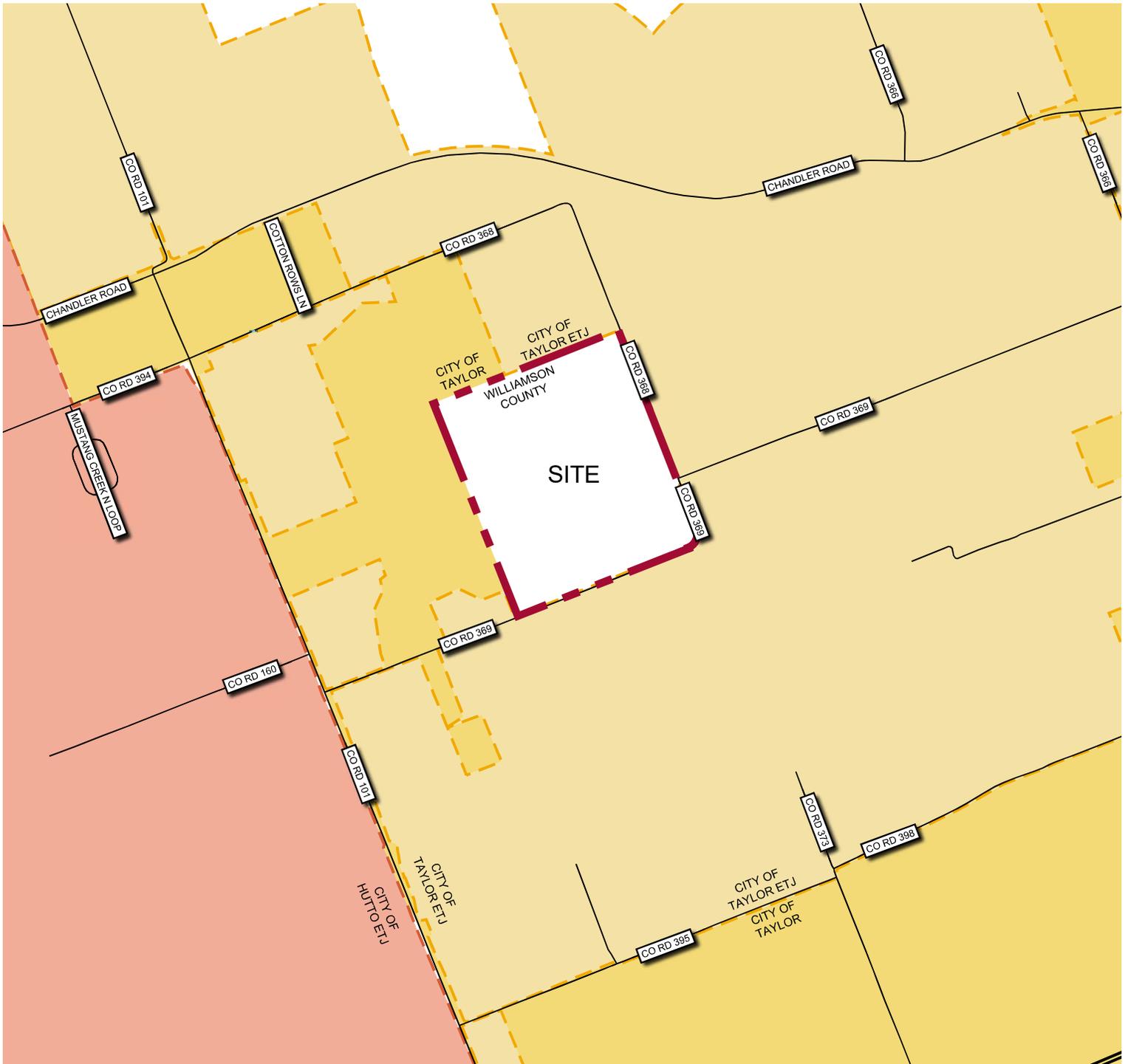
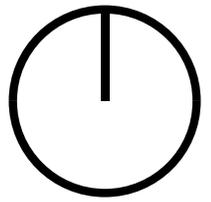
CONTESTED CASE HEARING. The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice.

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

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

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

Issued: August 8, 2024



LOCATION MAP
SCALE: N.T.S.

EXHIBIT "A"

North Fork MUD

30.592479, -97.481952
Williamson County, Texas
April 2024

Kimley»Horn

501 S. Austin Avenue, Suite 1310
Georgetown, TX 78626
512-520-0768
State of Texas Registration No. F-928

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. FLOOD PLAN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
3. AERIAL IMAGE BY HERE MAP. COPYRIGHT 2024

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

Applicant Name: North Fork Municipal Utility District
TCEQ Tracking No. D-07022024-003 CID Item No. 138706
Application Type: PETITION FOR CREATION OF A DISTRICT

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §

COUNTY OF: WILLIAMSON §

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

LINDA S. FENTON, who being by me duly
(name of newspaper representative)

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

of the WILLIAMSON COUNTY SUN/SUNDAY SUN; that said newspaper is
(name of newspaper)

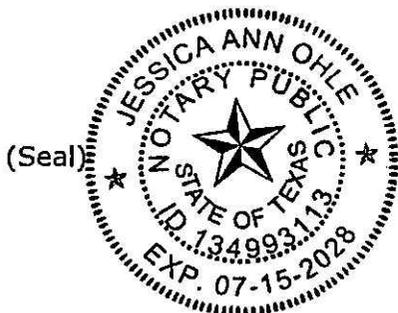
regularly published or circulated in WILLIAMSON County/Countries,
(name of county or counties)

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

AUGUST 18 2024 and AUGUST 25 2024.
(date or dates of publication)

Linda S Fenton
Newspaper Representative's Signature

Subscribed and sworn to before me this the 28th day of AUGUST,
20 24, to certify which witness my hand and seal of office.



Jessica A. Ohle
Notary Public in and for the State of Texas

Jessica A. Ohle
Print or type Name of Notary Public

My Commission Expires July 15 2028

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Keep Posted Until:

Sept 12, 2024



at 10:01 FILED A M
o'clock

AUG 13 2024 MC

Nancy E. Ruten

County Clerk, Williamson Co., TX

NOTICE OF DISTRICT PETITION
TCEQ INTERNAL CONTROL NO. D-07022024-003

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Issued: August 8, 2024



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30.592479, -97.481952
Williamson County, Texas
April 2024

Kimley»Horn

501 S. Austin Avenue, Suite 1210
Georgetown, TX 78626
512-525-0700
State of Texas Registration No. F-408

1. This map is for informational purposes only and does not constitute a contract or any other legal instrument.
2. It is subject to the terms and conditions of the contract between the client and Kimley-Horn, Inc.
3. All data was obtained from public records.