

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF HEARING
Bartlett Farm Municipal Utility District of Williamson County
SOAH Docket No. 582-25-15354
TCEQ Docket No. 2025-0084-DIS
TCEQ Internal Control No. D-04012024-006

PETITION.

Bartlett Farm, LLC, a Texas limited liability company (Petitioner) filed a petition for the creation of Bartlett Farm 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 188.02 acres of land located within Williamson County, Texas; and (4) none of the land to be included within the proposed District is within the corporate limits or extraterritorial jurisdiction of any city.

The petition further states that the work to be done by the proposed District shall be the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to: (1) provide a water supply for municipal uses, domestic uses and commercial purposes; (2) collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state; (3) gather, conduct, divert and control local storm water or other local harmful excesses of water in the District and the payment of organization expenses, operational expenses during construction and interest during construction; (4) purchase, construct, acquire, provide, operate, maintain, repair, improve, extend and develop park and recreational facilities for the inhabitants of the District; (5) design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads, or improvements in aid of those roads; and (6) to provide such other facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is created and permitted under state law.

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 \$56,644,000 (\$48,655,000 for water, wastewater, and drainage plus \$7,527,500 for roads and \$461,500 for recreational facilities).

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 16, 2025

To join the Zoom meeting via computer:

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

Meeting ID: 161 305 5431

Password: CEQ354

or

To join the Zoom meeting via telephone:

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

Meeting ID: 161 305 5431

Password: 712366

**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 17, 2025

Laurie Gharis, Chief Clerk
Texas Commission on Environmental Quality

**PETITION FOR CREATION OF
MUNICIPAL UTILITY DISTRICT**

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

The undersigned (herein the “Petitioner”), being the holder of title of a majority in value of the holders of title of the land within the proposed district as indicated by the tax rolls in Williamson County, Texas, and acting pursuant to the provisions of Chapter 54, Texas Water Code, petitions the Texas Commission on Environmental Quality (the “Commission”) for creation of a municipal utility district and would show the following:

I.

The name of the proposed municipal utility district shall be Bartlett Farm Municipal Utility District of Williamson County or some other name as required or permitted by law (the “District”). The District shall be organized under the terms and provisions of Article III, Section 52 and Article XVI, Section 59 of the Constitution of Texas, Chapters 49 and 54 of the Texas Water Code, and any special act of the Texas Legislature applicable to the District, together with all amendments and additions thereto.

II.

The District shall contain an area of approximately 188.02 acres of land, more or less, situated in Williamson County, Texas, more particularly described in **Exhibit “A”** (the “Land”). The Land is not located in the corporate boundaries or extraterritorial jurisdiction of any municipality.

III.

By execution below, Petitioner certifies that there is no lienholder of record against the Land.

IV.

The purposes of and the general nature of the work proposed to be done by the District shall be the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to:

1. provide a water supply for municipal uses, domestic uses and commercial purposes;
2. collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state;
3. gather, conduct, divert and control local storm water or other local harmful excesses of water in the District and the payment of organization expenses, operational expenses during construction and interest during construction;
4. purchase, construct, acquire, provide, operate, maintain, repair, improve, extend and develop park and recreational facilities for the inhabitants of the District;
5. design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads, or improvements in aid of those roads; and
6. to provide such other facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is created and permitted under state law.

V.

There is a necessity for the improvements above described for the following reasons: The Land will within the immediate future, experience a substantial and sustained residential growth. Said Land is not supplied with adequate water and sanitary sewer facilities and services, with adequate drainage facilities, with park and recreation facilities, or road facilities. The health and welfare of the future inhabitants of the area and of territories adjacent thereto require the acquisition and installation of an adequate water supply system, sanitary sewer collection and disposal system, drainage system, park and recreation facilities, and roadway system for and within the area of the District.

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

facilities, drainage facilities, park and recreation facilities, and road facilities 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.

VI.

The proposed improvements are feasible and practical. A preliminary investigation has been made to determine the cost of purchasing and constructing the proposed District projects, and it is now estimated by Petitioner, from such information as it has at this time, that such cost will be approximately \$56,644,000 (\$48,655,000 for water, sewer and drainage facilities; \$7,527,500 for roads and improvements in aid of roads; and \$461,500 for park and recreation facilities).

WHEREFORE, Petitioner prays that this Petition be properly filed as provided by Chapter 54, Texas Water Code; that it be set for hearing as set forth therein; that notice of the hearing be given as provided therein; that this Petition be heard and granted in all respects; that the District be created; that five directors be appointed by the Commission; that the Commissioners authorize the inclusion of the Land described herein with the District; and that such other orders, acts, procedures and relief be granted as are necessary and proper to the creation and organization of the District.

RESPECTFULLY SUBMITTED this 13 day of Feb, 2024.

PETITIONER:

BARTLETT FARM, LLC, a Texas limited liability company

By: [Signature]
Name: Robert Zalkin
Title: Manager

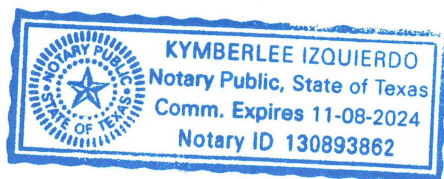
ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 13th day of February, 2024, by Robert Zalkin, as Manager of Bartlett Farm, LLC, a Texas limited liability company, on behalf of said limited liability company.

(Seal and Expiration)

[Signature]
Notary Public, State of TEXAS



LEGAL DESCRIPTION
BARTLETT FARM MUNICIPAL UTILITY
DISTRICT OF WILLIAMSON COUNTY

BEING a 188.044-acre tract of land situated in the William C. Wilson Survey, Abstract No. 651 and the MF Alexander Survey, Abstract No. 35, Williamson County, Texas, being all of that certain tract of land called to contain 188.02-acres in a Special Warranty Deed to Bartlett Farm, LLC as described in Document No. 2021158325 of the Official Public Records of Williamson County, Texas; said 188.044-acre tract of land being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

BEINNING: at a 1/2-inch iron rod found for the northwestern corner of the said 188.02-acre tract, on the southwestern line of a possible old County Road (no record information found), for the northeastern corner of a 190.4-acre tract of land in a Distribution Deed to Rhonda Renne Sinclair as described in Document No. 2021130819 of the Official Public Records of Williamson County, Texas, the approximate northeastern corner of the J.S. Harry Survey, Abstract No. 302 Survey, for the northwestern corner of this herein described tract;

THENCE: South 73°18'31" East a distance of 1330.35 feet along the northeastern line of the said 188.02-acre tract, the southwestern line of the said possible old County Road (no record information found) to a 5/8-inch iron rod with cap stamped "WHITECAP 6355" found on the northwestern line of 14.8-acre tract called Second Tract to Eric Vanpraag as described in a Special Warranty Deed in Document No. 2022056176 of the Official Public Records of Williamson County, Texas, said 14.8-acre being the same tract as described in Volume 277, Page 54, Volume 225, Page 621 and Volume 220, Page 413 of the Deed Records of Williamson County, Texas, for the northeastern corner of the said 188.02-acre tract, for the northeastern corner of this herein described tract, from which a 1-inch iron pipe found bears North 15°52'53" East a distance of 29.54 feet;

THENCE: South 16°04'08" West a distance of 726.23 feet along the southeastern line of the said 188.02-acre tract, the northwestern line of said 14.8-acre tract to a 1/2-inch iron rod found for the southwestern corner of said 14.8-acre tract, the northwestern corner of a called 75-acre tract called First Tract in a Special Warranty Deed to Eric Vanpraag as described in Document No. 2022056176 of the Official Public Records of Williamson County, Texas, said 75-acre tract being the same tract as described in Volume 277, Page 54, Volume 225, Page 621 and Volume 220, Page 413 of the Deed Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: South 15°23'24" West a distance of 3524.85 feet along the southeastern line of said 188.02-acre tract, the northwestern line of said 75-acre tract to a 5/8-inch iron rod with cap stamped "Quiddity Eng" set for a corner of the said 188.02-acre tract, for a corner of this herein described tract;

THENCE: South 15°01'11" West a distance of 1555.80 feet continuing along the southeastern line of the said 188.02-acre tract, the northwestern line of the said 75-acre tract, the northwestern line of a 32-acre tract of land in a Warranty Deed with Vendor's Lien to Katherine Decker as described in Volume 1282, Page 820 of the Official Public Records of Williamson County, Texas to a 1-inch iron pipe found for the southeastern corner of said 188.02-

acre tract, on the northeastern Right-of-Way line of said County Road 387, for the southeastern corner of this herein described tract;

THENCE: North 73°21'42" West a distance of 970.15 feet along the northeasterly line of said County Road 387 to a 1-inch iron pipe found for the most southerly southwest corner of the said 188.02-acre tract, an occupied southeast corner of the Bartlett Cemetery (no deed record information found), for a corner of this herein described tract;

THENCE: Along a common line of said 188.02-acre tract, and the said Bartlett Cemetery with the following courses and distances:

1. North 16°56'19" East a distance of 89.84 feet to a 5/8-inch iron rod with cap stamped "WHITECAP 655" found for a corner of the said 188.02-acre tract, for a corner of the said Bartlett Cemetery;
2. North 13°32'34" East a distance of 118.51 feet to a 1-inch iron pipe found for the northeastern corner of the said Bartlett Cemetery, a corner of the said 188.02-acre tract;

THENCE: North 73°20'24" West a distance of 562.06 feet continuing along a northern line of the said Bartlett Cemetery and a southern line of the said 188.02-acre tract, to a 1-inch iron pipe found for the southwestern corner of the said 188.02-acre tract, on the northeastern Right-of-Way line of County Road 387 (R.O.W. Varies) (no record information found), for a northern corner of the said Bartlett Cemetery (No Deed Record Information Found), on the approximate southeastern line of the J.S. Harry Survey, Abstract No. 302 Survey, for the occupied southeast corner of a 162.7-acre tract of land in a Partial Estate Distribution Deed to Ray W. Willoughby III ET AL as described in Volume 1806, Page 902 of the Official Public Records of Williamson County, Texas, for the southwestern corner of this herein described tract;

THENCE: North 17°14'22" East a distance of 1602.89 feet along the northwestern line of said 188.02-acre tract, the southeastern line of said 162.7-acre tract to a 5/8-inch iron rod with cap stamped "QUIDDITY ENG" set for a corner of said 188.02-acre tract, for a corner of this herein described tract;

THENCE: North 17°32'31" East a distance of 3995.93 feet continuing along the northwestern line of the said 188.02-acre tract, the southeastern line of said 162.7-acre tract and the southeastern line of the said 190.4-acre tract to the **POINT OF BEGINNING** and **CONTAINING** an area of 188.044-acres of land.



Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@quiddity.com

04-17-2024

Date:



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ Internal Control No. D-04012024-006

PETITION. Bartlett Farm, LLC, a Texas limited liability company (Petitioner) filed a petition for the creation of Bartlett Farm 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 188.02 acres of land located within Williamson County, Texas; and (4) none of the land to be included 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 work to be done by the proposed District shall be the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to: (1) provide a water supply for municipal uses, domestic uses and commercial purposes; (2) collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state; (3) gather, conduct, divert and control local storm water or other local harmful excesses of water in the District and the payment of organization expenses, operational expenses during construction and interest during construction; (4) purchase, construct, acquire, provide, operate, maintain, repair, improve, extend and develop park and recreational facilities for the inhabitants of the District; (5) design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads, or improvements in aid of those roads; and (6) to provide such other facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is created and permitted under state law.

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 \$56,644,000 (\$48,655,000 for water, wastewater, and drainage plus \$7,527,500 for roads and \$461,500 for recreational facilities).

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.

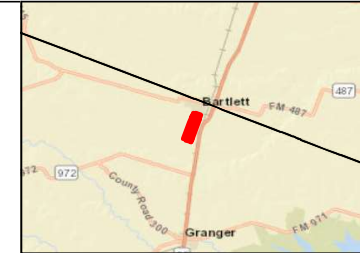
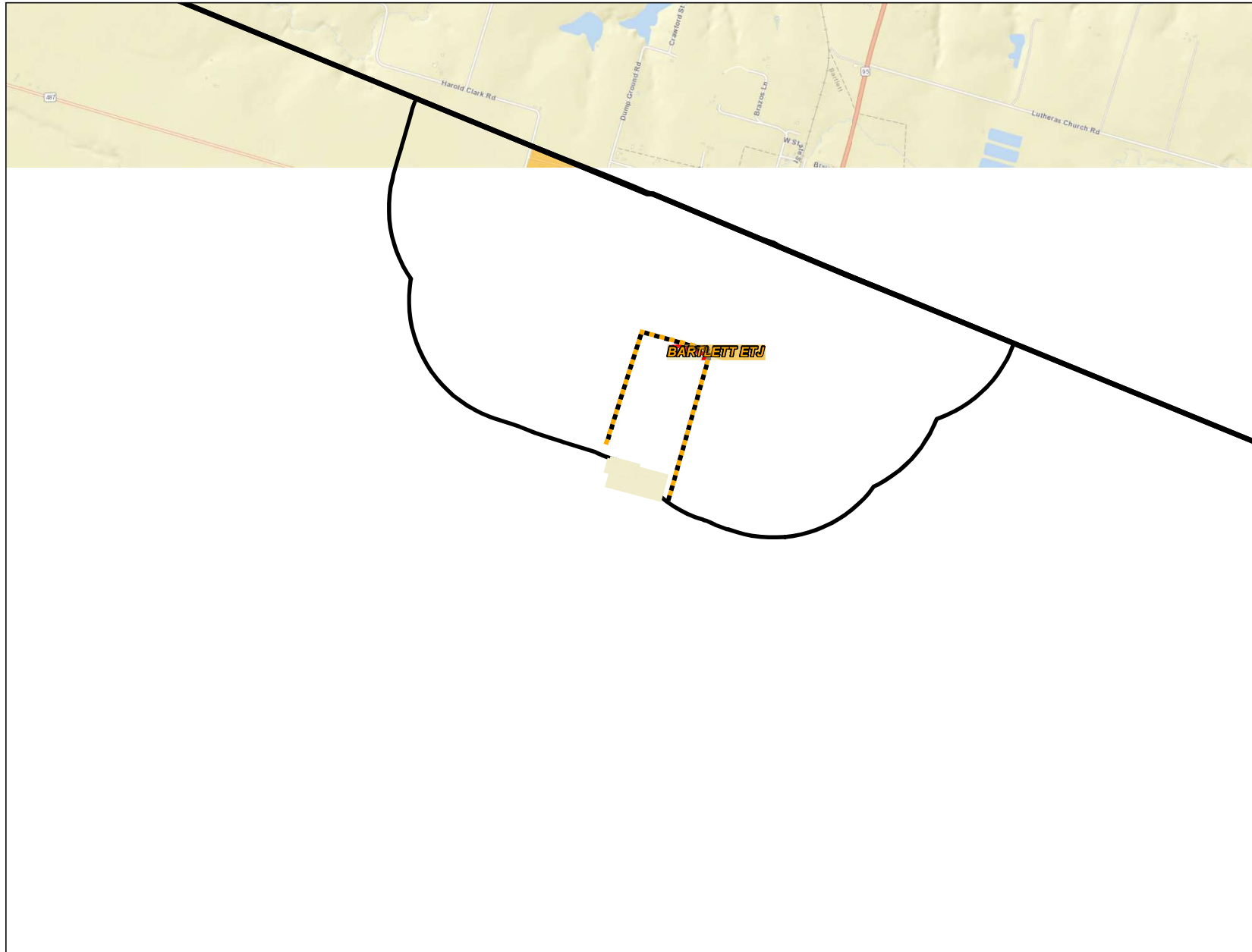
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request 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: May 1, 2024

Exhibit "A"



VICINITY MAP

Scale: 1 inch equals 5 miles

LEGEND

- Tract
- School Districts
- Counties
- ETJ
- City Limits

JURISDICTION MAP

BARTLETT FARM, LLC
187.98 ACRES
WILLIAMSON COUNTY



1 Inch = 2,000 feet

Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Quiddity Engineering concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.



Texas Board of Professional Engineers Registration No. F-23230

User Name: MJS
 Date: 7/16/2022
 Project Number: XXXXX-XXXX-XX
 Path: C:\gis_data\projects\bartlett\jurisdiction.mxd

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

Applicant Name: Bartlett Farm MUD
TCEQ Tracking No. D-04012024-006 CID Item No. 137274
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

Ellen Greeney

(name of newspaper representative)

, who being by me di

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

Legal Assistant

(title of newspaper representative)

of the

Sunday Sun

(name of newspaper)

; that said newspaper

regularly published or circulated in

Williamson

(name of county or counties)

County/Counti

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

May 12, 2024, May 19, 2024

(date or dates of publication)

Ellen Greeney

Newspaper Representative's Signature

Subscribed and sworn to before me this the 20th day of May

20 24, to certify which witness my hand and seal of office.

Dawn Steele

Notary Public in and for the State of Texas

(Seal)



Dawn R. Steele

Print or type Name of Notary Public

My Commission Expires 8-26-2024

Sharing some million dollar recipes

Monday, May 20, is National Be a Millionaire Day. I have no advice on becoming a millionaire. I have, however, been the recipient of "millionaire" recipes. Does adding any variation of the word million make a recipe more tempting?

Millionaire Shortbread is currently popular on websites. Shortbread gets enhanced with a thick layer of caramel and topped off with chocolate. Back in the 1950s, First Lady Mamie Eisenhower earned fame for her Million-Dollar Fudge. The special ingredient was marshmallow cream.

I'm reminded of the Neiman-Marcus \$250 Chocolate Chip Cookie recipe that circulated by chain letters long before the internet grapevine.

A woman enjoys a cookie at Neiman-Marcus and wants to buy the recipe. The store representative says it will be "two fifty" and agrees to put it on her tab. Later she receives a \$250.00 charge for "Cookie Recipe."

The woman called Neiman's and explained she thought it was a two dollars and fifty cent recipe, but the store is unsympathetic. In her frustration she lets every cookie lover have a \$250 cookie recipe from Neiman-Marcus for free and encour-



TASTES OF THE TOWN

Linda Dwyer

ages everyone to pass it on.

The story and recipe circled the globe. In the 1990s, a new generation re-shared the recipe and tale online and via email. The stories eventually made it to social media like Facebook.

Neiman Marcus fielded inquiries and eventually defended itself. There was no Neiman-Marcus cookie when this tale began. They did however develop a chocolate chip cookie in response. Neiman Marcus does not sell recipes.

The fabricated story wasn't the first of its kind. In the 1960s, New York's famed Waldorf-Astoria hotel was accused of the same recipe ripoff. Replace the cookie with Red Velvet Cake and bump the price to \$350 and you have the whole story. In the 1970s, the urban legend was about Mrs. Fields chocolate chip cookies.

Debbi Fields posted a notice in her stores: "There is a rumor circulating that the Mrs. Fields Cookie recipe was sold to a woman at a cost of \$250. A chocolate-chip cookie recipe was attached to the story. I would like to tell all my customers that this story is not true, this is not my recipe and I have not sold the recipe to anyone. Mrs. Fields' recipe is a delicious trade secret."

Locally, Simmer Down Cafe at 4701 Williams Drive offers the "700 dollar Grilled

Cheese."

"What makes a sandwich worth \$700?" the menu asks. "It's the blend of Provolone, Swiss and American cheeses on toasty grilled bread served with bacon jam!"

I may not have advice on how to be a millionaire, but I can offer the following recipe from the Neiman Marcus website. It is the cookie they developed in response to the rumor:

Chocolate Chip Cookie

1/2 cup unsalted butter, softened
1 cup brown sugar
3 tablespoons granulated sugar
1 egg
2 teaspoons vanilla extract
1/2 teaspoon baking soda
1/2 teaspoon baking powder
1/2 teaspoon salt
1-1/2 cups flour
1-1/2 teaspoons instant espresso powder, slightly crushed
8 ounces semisweet chocolate chips

Cream the butter with the sugars until fluffy.

Beat in the egg and the vanilla extract. Combine the dry ingredients and beat into the butter mixture. Stir in the chocolate chips.

Drop by large spoonfuls onto a greased cookie sheet. Bake at 375 degrees for 8 to 10 minutes, or 10 to 12 minutes for a crispier cookie.

Makes 12 to 15 large cookies.

dwyer@outlook.com

Public Notice

Continued from 7

NOTICE TO CREDITORS
Notice is hereby given that original Letters of Testamentary for the Estate of SIDNEY ALFRED BARTON, Deceased, were issued on May 14, 2024, in Cause No. 24-0313-CP4, pending in the County Court at Law for: Four, Williamson County, Texas, to: SAMANTHA ELIZABETH TRIMBLE aka SAMANTHA ELIZABETH SMITH. All persons having claims against this Estate which are currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law. Estate of SIDNEY ALFRED BARTON, Deceased, dated the 14th day of May, 2024. SAMANTHA ELIZABETH TRIMBLE aka SAMANTHA ELIZABETH SMITH, 4622 Monterosa Lane Round Rock, Texas 78665 DATED the 14th day of May, 2024. HERITAGE LAW, 1625 Williams Drive, Bldg. 1, Georgetown, Texas 78626 Telephone: (512) 930-0525 Email: wend@heritagelaw.com WEND LESTER EFFLANDT State Bar No. 2400401 BROCK T. WHITE State Bar No. 2412774 Attorneys for SAMANTHA ELIZABETH TRIMBLE aka SAMANTHA ELIZABETH SMITH

NOTICE TO CREDITORS
Notice is hereby given that original Letters of Administration for the Estate of MAURICIO QUINONES aka MAURICIO QUINONEZ, Deceased, were issued on May 14, 2024, in Cause No. 24-0306-CP4, pending in the County Court at Law for: Four, Williamson County, Texas, to: RUBEN QUINONES, Independent Administrator. 126 Impala Circle San Antonio, Texas 78259 DATED the 14th day of May, 2024. HERITAGE LAW, 1625 Williams Drive, Bldg. 1, Georgetown, Texas 78626 Telephone: (512) 930-0525 Email: wend@heritagelaw.com WEND LESTER EFFLANDT State Bar No. 2400401 BROCK T. WHITE State Bar No. 2412774 Attorneys for RUBEN QUINONES

INVITATION TO BIDDERS
SEALED PROPOSALS addressed to Lennar Homes of Texas Land & Construction, LTD (Developer) for construction of the proposed improvements, in accordance with the Plans, Specifications, and Contract Documents prepared by LJA Engineering, Inc. (Engineer) are to be received at the Engineer's office, 2700 La Frontera Boulevard, Suite 200

Round Rock, Texas 78681, until 2:00 p.m., June 11, 2024, and then publicly opened and read aloud. Any Proposal received after this time will be returned unopened. Proposals shall be plainly marked with the name and address of the Bidder and the following words:

PROPOSAL FOR WOODFIELD PRESERVE SOUTH PUBLIC PARK The Project consists of public park improvements. All work must conform to Federal, State, and local governmental rules and criteria. Digital copies of the Plans and Specifications are on file at the Engineer's office where they may be examined. The contractor qualifications section of the Contract Documents (Bids) shall be submitted with the Proposal. Digital copies of the Plans and Specifications may be obtained from the Engineer or after May 20, 2024, Contact Justin Madura, P.E. or Angela Pfoetz at 512.439.4700 for copies.

A Bid by cash or cashier's check payable to Lennar Homes of Texas Land & Construction, LTD in an amount not less than five percent (5%) of the Bid Proposal submitted (Bid Security), must accompany each Bid as a guarantee that if awarded the Contract, the Bidder will, within seven (7) days of award of Contract, enter into a contract and execute bonds on the forms provided in the Contract Documents. The Developer reserves the right to reject any or all Bids and to waive any and all formalities in bidding. The Developer reserves the right to determine which Bids are lowest and in the best interest of the Developer, and to award the Contract on this basis. The Bid Security of successful Bidder will be retained until such Bidder has executed the Agreement, furnished the required Contract security, and met the other conditions of the Notice of Award, whereupon the Bid Security will be returned. If the successful Bidder fails to execute and deliver the Agreement and furnish the required Contract security within seven (7) days after the Notice of Award, Developer may annul the Notice of Award, and the Bid Security of that Bidder will be forfeited. The Bid Security of the other Bidders whom Developer believes to have a reasonable chance of receiving the award may be retained by Developer until the earlier of the seventh day after the Effective Date of the Agreement or the sixteenth (16th) day after the Bid opening, whereupon Bid Security furnished by such Bidders will be discarded unless otherwise notified. Bid Security with Bids which are not conforming will be discarded within seven days after Bid opening unless notified.

Qualifications with specific minimum qualifications that must be met in order for the Bid to be considered. Lennar Homes of Texas Land & Construction, LTD will hold a mandatory pre-bid conference at the Engineer's office, 2700 La Frontera Boulevard, Suite 200, Round Rock, Texas 78681, at 2:00 p.m., May 30, 2024, to discuss the process and the required qualifications. Qualifications with notated signatures must be submitted to the Engineer no later than 2:00 p.m., June 11, 2024 from each interested Bidder.

ADVERTISEMENT FOR BID
Sealed Bids for the construction of the BERRY CREEK HIGHLAND - PHASE 6B & 7 will be received at the Austin Office of Kinney-Horn and Associates, 10814 Jollyville Road, Campus IV, Suite 200, Austin, Texas 78758 (hereinafter "Engineer") until 2:00 PM on Tuesday, June 18, 2024, then publicly opened and read aloud. The work generally consists of the construction of water, wastewater, drainage, and storm sewer facilities, and associated and incidental appurtenances for 209 residential lots in the Berry Creek Highlands subdivision in Georgetown, in Williamson County, Texas.

Physical copies of the bid documents for this project may be obtained at the office of the Engineer, A non-refundable fee of \$300.00 in the form of a check made payable to Kinney-Horn and Associates, 10814 Jollyville Road, Campus IV, Suite 200, Austin, Texas 78758, must be submitted with the bid documents. Contract Time is of the bid at the office of the Engineer during normal working hours, or as displayed.

A Mandatory Pre-Bid Conference for this project will be held at 2:00 PM on Tuesday, June 18, 2024, at the office of the ENGINEER, Kinney-Horn and Associates, 10814 Jollyville Road, Campus IV, Suite 200, Austin, Texas 78758. The purpose of the Pre-Bid Conference is to provide an opportunity for the Engineer to answer questions and to discuss the project. The Engineer will distribute to prospective Bidders a request for such information as the Engineer considers necessary in response to questions or inquiries arising at the conference.

Bids must be accompanied by a bid bond with power of attorney attached or a cashier's check of five percent (5%) of the total bid amount (sum of all bid items) made payable to Cleverman Homes, LLC.

A Bid will be in the opinion of the Owner's staff, deviates significantly from the contract documents, and which has not been clarified through a written Addendum prior to bid submission deadline, shall be considered an exception to the Contract Documents and grounds for the Bid to be rejected. Owner reserves the right to reject any or all Bids and to waive any formalities and irregularities in Bids received. Bidders should read and understand all terms and conditions contained in these Contract Documents. Contract Time is of the essence and all work shall be substantially completed within two hundred (200) calendar days after the Notice to Proceed (a maximum of thirty-five (35) calendar days are included for coping within these 210 days for construction-related delays (rain days, etc.); No additional days shall be allowed). All work shall be fully completed and ready for final payment within two hundred forty (240) calendar days after the Notice to Proceed.

CRITICAL DATES:
First Publication - May 19th, 2024
Second Publication - May 26th, 2024
Pre-Bid Meeting - May 28th, 2024
Bid Opening - June 18th, 2024

NO. 24-0493-CP4
ESTATE OF EUGENE ERNEST RAEZ, JR., DECEASED
IN THE COUNTY COURT AT LAW AND NO. 4 OF WILLIAMSON COUNTY, TEXAS
NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF EUGENE ERNEST RAEZ, JR.

Notice is hereby given that original Letters of Testamentary for the Estate of EUGENE ERNEST RAEZ, JR., were issued on May 14, 2024, in Cause Number 24-0493-CP4, pending in the County Court at Law for: Four of Williamson County, Texas, to JANET ADELE RAEZ, Independent Executor. The residence of the Independent Executor is JANET ADELE RAEZ, 401 Comanche Bluff Road, Taylor, Texas 76781 and office address for mailing of claims is JANET ADELE RAEZ, c/o J. Patrick Quinn

P.O. Box 1229 Taylor, Texas 76784 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 this 14 day of May, 2024 /s/ Janet Adele Raetz JANET ADELE RAEZ Independent Executor

NOTICE TO CREDITORS
Notice is hereby given that original Letters of Testamentary for the Estate of JULIA ANN K. TAYLOR, Deceased, were issued on April 18, 2024 in Cause No. 24-0243-CP4, pending in the County Court at Law No. 4 of Williamson County, Texas, to Pamela Ann T. Harrison and Donald Frank Taylor. All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law at the following address: Estate of Julia Ann K. Taylor, Deceased c/o Elizabeth McFarland Sneed, Vine & Perry P.C. 108 E 8th St. Georgetown, TX 78626 DATED May 14, 2024. Elizabeth A. McFarland Attorney for Pamela Ann T. Harrison and Donald Frank Taylor.

City of Georgetown Notice of Public Meeting
Notice is hereby given that the City of Georgetown will hold its regular public meeting of the Planning and Zoning Commission hearing on Tuesday, June 4, 2024, at 6:00 p.m., at the City Council Chambers located at 510 W 9th Street. This Board is now meeting in-person with a quorum present, and public is welcome to attend. If special accommodations are needed, please reach out to the Staff Liaison, Erica Melessa at erica.melessa@georgetown.org or 512.530.6563 for assistance. "Public Hearing and possible action on a Subdivision Variance from the construction of public sidewalks pursuant to Section 12.07.010.1 of the Unified Development Code, for the property generally located at 225 Grace Blvd, Georgetown, TX 78626, bearing the legal description of a 34.41-acre tract, located in the Grace Academy Subdivision, Block 1, Lot 1, in Williamson County (2024-5-WAY) - Wesley Wright, P.E., Systems Engineering Director. Notice is hereby given that the City of Georgetown will hold its regular public meeting of the Planning and Zoning Commission hearing on Tuesday, June 4, 2024, at 6:00 p.m., at the City Council Chambers located at 510 W 9th Street. This Board is now meeting in-person with a quorum present, and public is welcome to attend. If special accommodations are needed, please reach out to the Staff Liaison, Erica Melessa at erica.melessa@georgetown.org or 512.530.6563 for assistance. The City Council hearing will be on Tuesday, June 25, 2024, at 6:00 p.m., at the City Council Chambers located at 510 W 9th Street. This Board is now meeting in-person with a quorum present, and public is welcome to attend. If special accommodations are needed, please reach out to the Staff Liaison, Erica Melessa at erica.melessa@georgetown.org or 512.530.6563 for assistance. Additional information on available options for street work will be provided on posted agenda. "Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, a 22.0 acre tract in the Frederick Foy Survey, Abstract No. 229, as the General Commercial (C-3) zoning district, for the property generally located at 6200 Williams Drive (2024-1-AN) - Ryan Clark, AICP, Senior Planner. "Public Hearing and possible action on a request for a Zoning Map Amendment to rezone Lot 1, Block C, from the Local Commercial (C-1) zoning district to the General Commercial (C-3) zoning district, for the property generally located at 805 Lakeway Drive (2024-4-REZ) - Colin Davidson, Planner. "Public Hearing and possible action on a request for a Zoning Map Amendment to rezone Lot 1, Block C of San Gabriel Heights Section 5 Subdivision, from the Two-Family Residential (R-2) zoning district to the Local Commercial (C-3) zoning district, for the property generally located at 101 Tallwood Drive (2024-5-REZ) - Haley Welver, Planner.

As a member of the public, you are invited to be present at such meeting if you desire to discuss the proposed change a 20-minute period. If you wish, a copy of the planning report related to these items please email planning@georgetown.org, no later than Friday prior to the meeting described above. For further information, call the Planning Department office at 510-330-3575.

1ST NOTICE OF ABANDONED VEHICLE
THE FOLLOWING WAS TOWED AND BEING STORED AT LEE'S WRECKER SERVICE, 8105 OLD 196, FLORENCE, TX 75727, 254-792-2961. TOLR VSF LICENSE NUMBER: 40651941VSF, 1977 ART ROLL, BT, TLR. TOTAL DUE: \$140.00 AND \$20.85 DAILY STORAGE FEE. JOHNSON 115 OUTBOARD MTR. TOTAL DUE \$412.00 AND \$238.5 DAILY STORAGE FEE. MAY BE CLAIMED WITH PROOF OF OWNERSHIP AND PAYING TOTAL CHARGES DUE. WWW.TOLR.TEAS.GOV/COMPLAINTS.

Notice of RFO Release
The City of Jarrell, Texas, is pleased to announce the release of Request for Qualifications (RFQ) 2024-0501. The RFQ pertains to the creation of a pre-qualified list of professional engineering service providers capable of supporting the City in the creation of a pre-qualified list of professional engineering service providers, including civil engineering, transportation and traffic, water/wastewater, mechanical, electrical, environmental, construction management, inspections, and other related services necessary to meet the needs of a growing community. Interested parties are invited to submit questions in writing regarding the RFQ by June 4, 2024. Completed RFO submissions must be received by the City no later than 3:00 p.m. on May 19, 2024. For detailed information and submission guidelines, please visit www.cityofjarrell.com or contact the City of Jarrell at the information provided below. City of Jarrell Attn: Jorge L. Hernandez City Engineer 1615 Town Center Blvd. Jarrell, Texas 76737 J.hernandez@cityofjarrell.com

Texas Commission on Environmental Quality



NOTICE OF DISTRICT PETITION

TECO Internal Control No. D-04012024-008

PETITION. Bartlett Farm, LLC, a Texas limited liability company (Petitioner) filed a petition for the creation of Bartlett Farm 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 Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there are no landowners on the property to be included in the proposed District; (3) the proposed District will contain approximately 184.02 acres of land located within Williamson County, Texas; and (4) none of the land to be included within the proposed District is within the corporate limits or extrajurisdictional jurisdiction of any city.

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

The petition further states that the work to be done by the proposed District shall be the purchase, construction, acquisition, repair,

extension and improvement of land, easements, works, improvements, facilities, plants, equipment, and appliances necessary to: (1) provide water supply for municipal uses, domestic uses and commercial purposes; (2) collect and transport solids, garbage and other solid waste; (3) collect and transport industrial or commercial wastes; (4) collect and transport storm water or other local harmful excesses of water in the District; 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 of the TCEQ at the address provided in the information section below.

The Executive Director may approve the petition upon 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 Commission 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 TCEQ Commission, P.O. Box 12087, Austin, TX 78713-3087, for information concerning the hearing process, please contact the Public Hearing Request Unit, MC-103, at the same address. General information regarding public hearings can be found at our web site: <http://www.tceq.texas.gov>

To request a contested case hearing, you must submit the

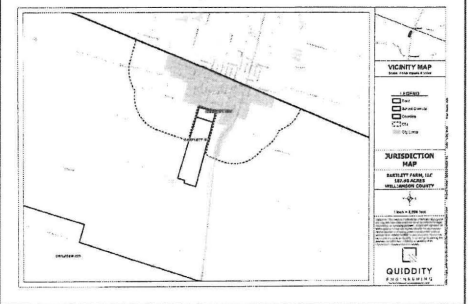
following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number; (2) the name of the Petitioner and the TCEQ Internal Control Number; (3) the statement of how you request a contested case hearing; (4) a brief description of how 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 of the TCEQ at the address provided in the information section below.

The Executive Director may approve the petition upon 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 Commission 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 TCEQ Commission, P.O. Box 12087, Austin, TX 78713-3087, for information concerning the hearing process, please contact the Public Hearing Request Unit, MC-103, at the same address. General information regarding public hearings can be found at our web site: <http://www.tceq.texas.gov>

To request a contested case hearing, you must submit the

Exhibit "A"



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



FILED
at 8:38 o'clock a M

MAY 07 2024

Nancy E. Ruter
County Clerk, Williamson Co., TX

NOTICE OF DISTRICT PETITION
TCEQ Internal Control No. D-04012024-006

PETITION. Bartlett Farm, LLC, a Texas limited liability company (Petitioner) filed a petition for the creation of Bartlett Farm 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 188.02 acres of land located within Williamson County, Texas; and (4) none of the land to be included 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 work to be done by the proposed District shall be the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to: (1) provide a water supply for municipal uses, domestic uses and commercial purposes; (2) collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state; (3) gather, conduct, divert and control local storm water or other local harmful excesses of water in the District and the payment of organization expenses, operational expenses during construction and interest during construction; (4) purchase, construct, acquire, provide, operate, maintain, repair, improve, extend and develop park and recreational facilities for the inhabitants of the District; (5) design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads, or improvements in aid of those roads; and (6) to provide such other facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is created and permitted under state law.

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 \$56,644,000 (\$48,655,000 for water, wastewater, and drainage plus \$7,527,500 for roads and \$461,500 for recreational facilities).

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: May 1, 2024

Exhibit "A"



Juliet Varra

From: Lauren Hughes <lhughes@mcleanhowardlaw.com>
Sent: Monday, May 20, 2024 4:16 PM
To: Cindy Rojas Annicchiarico; Georgia Carroll-Warren; PROOFS
Cc: Tony Corbett
Subject: TCEQ Internal Control Number D-04012024-006-Bartlett Farm MUD
Attachments: 8-1.pdf; 8 1-3-1.pdf; Bartlett Farm MUD.pdf; Posted Notice.pdf

Good afternoon,

Attached please find proof of publication once a week for two consecutive weeks and proof of posting on the bulletin board used for posting legal notices in Williamson County for the Notice of District Petition regarding the creation of Bartlett Farm Municipal Utility District. (TCEQ Internal Control No. D-04012024-006).

Please confirm receipt of this email.

Thanks,

Lauren Hughes

Legal Assistant

lhughes@mcleanhowardlaw.com

4301 Bull Creek Road Ste. 150

Austin, Texas 78731

737.309.0704 phone

512.328.2409 fax

www.mcleanhowardlaw.com



CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient of this information, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited.