

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF HEARING **Williamson County Municipal Utility District No. 60** **SOAH Docket No. 582-25-21758** **TCEQ Docket No. 2025-0288-DIS** **TCEQ Internal Control No. D-09182024-033**

PETITION.

Luke Phillippi, EVP of EOP III SUB GP, LLC, a Delaware limited liability company, and managing general partner of OP III ATX Georgetown 220, LP, a Delaware limited partnership (Petitioner) filed a petition for creation of Williamson County Municipal Utility District No. 60 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, Section 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 lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 219.998 acres located within Williamson County, Texas; and (4) the proposed District is not located within the extraterritorial jurisdiction or corporate boundaries of any city.

The petition further states that the general nature of the work proposed to be done by the District is the design, construction, acquisition, improvement, extension, financing, and issuance of bonds for: (i) maintenance, operation, and conveyance of an adequate and efficient water works and sanitary sewer system for domestic purposes; (ii) maintenance, operation, and conveyance of works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate, and amend local storm waters or other harmful excesses of waters; (iii) maintenance, operation, and conveyance of park and recreational facilities; (iv) conveyance of road and improvements in aid of roads; and (v) maintenance, operation, and conveyance of such other additional facilities, systems, plants, and enterprises as may be consistent with any or all of the purposes for which the District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner that the cost of said project will be approximately \$65,575,000 (\$39,400,000 for utilities, \$1,000,000 for recreational, and \$25,175,00 for roads).

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. – July 30, 2025

To join the Zoom meeting via computer:

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

Meeting ID: 160 648 3372

Password: TCE758

or

To join the Zoom meeting via telephone:

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

Meeting ID: 160 648 3372

Password: 230843

For questions regarding the preliminary hearing, visit the SOAH website 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: June 30, 2025

Laurie Gharis, Chief Clerk
Texas Commission on Environmental Quality

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-09182024-033

PETITION. Luke Phillippi, EVP of EOP III SUB GP, LLC, a Delaware limited liability company, and managing general partner of OP III ATX Georgetown 220, LP, a Delaware limited partnership (Petitioner) filed a petition for creation of Williamson County Municipal Utility District No. 60 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, Section 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 lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 219.998 acres located within Williamson County, Texas; and (4) the proposed District is not located within the extraterritorial jurisdiction or corporate boundaries 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 general nature of the work proposed to be done by the District is the design, construction, acquisition, improvement, extension, financing, and issuance of bonds for: (i) maintenance, operation, and conveyance of an adequate and efficient water works and sanitary sewer system for domestic purposes; (ii) maintenance, operation, and conveyance of works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate, and amend local storm waters or other harmful excesses of waters; (iii) maintenance, operation, and conveyance of park and recreational facilities; (iv) conveyance of road and improvements in aid of roads; and (v) maintenance, operation, and conveyance of such other additional facilities, systems, plants, and enterprises as may be consistent with any or all of the purposes for which the District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner that the cost of said project will be approximately \$65,575,000 (\$39,400,000 for utilities, \$1,000,000 for recreational, and \$25,175,00 for roads).

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.

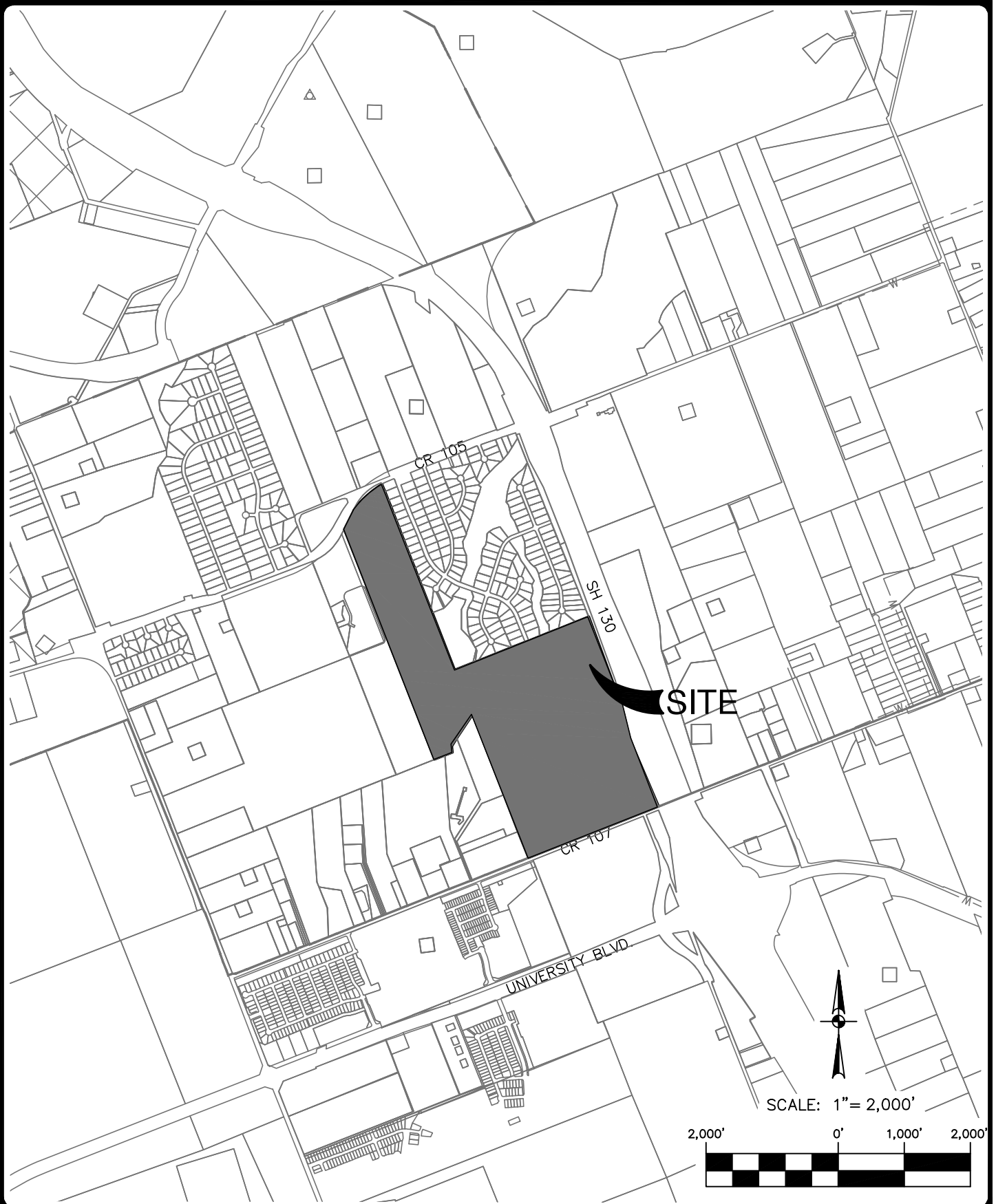
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioner and the TCEQ Internal Control Number; (3) the statement "I/we request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

Date: Jul 16, 2024, 2:29pm User ID: oherandez
File: H:\Projects\51452\04\237_MUD Creation\Revised MUD 60\Engineer\Black and White Vicinity Map\Map_RES.dwg



JOB NO. 51452-04
DATE JULY 2024
DESIGNER AC
CHECKED SC DRAWN WT
SHEET 1 of 1

WILLIAMSON COUNTY MUD #60
GEORGETOWN, TEXAS
VICINITY MAP Exhibit "A"

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

0005

**PETITION FOR CREATION
OF A MUNICIPAL UTILITY DISTRICT**

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

The undersigned (the “*Petitioner*”), holding title to a majority in value of the land more particularly described on **Exhibit “A”** (the “*Land*”), as indicated by the tax rolls of Williamson County, Texas, and acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, as amended, respectfully petitions for the creation of a municipal utility district over the Land and, in support of this Petition, would show the following:

I.

The name of the proposed district is WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 60 (or the next available numerical designation at the time of filing of this Petition) (the “*District*”). There is no other conservation or reclamation district in Williamson County, Texas, with the same name.

II.

The District will be created and organized under the terms and provisions of Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto. The District will have all of the rights, powers, privileges, authority, and functions conferred by and be subject to all of the duties imposed by the Texas Water Code and the general laws of the State of Texas, in each case, as amended, relating to municipal utility districts. It is also proposed that the District be granted road powers under the authority of Article III, Section 52 of the Texas Constitution, as amended.

III.

The Land proposed to be contained within the District consists of the 219.998 acres of land, more or less, situated in Williamson County, Texas, as more particularly described on **Exhibit “A”**. The Land is not currently located within the extraterritorial jurisdiction of any city in Texas. All of the territory proposed to be included may be properly included in the District.

IV.

The Petitioner holds title to and is the owner of a majority in value of the Land, as indicated by the tax rolls of Williamson County, Texas. There are no lienholders on the Land.

V.

The general nature of the work proposed to be done by the District, as contemplated at the present time, is the design, construction, acquisition, improvement, extension, financing, and issuance of bonds for: (i) maintenance, operation, and conveyance of an adequate and efficient water works and sanitary sewer system for domestic purposes; (ii) maintenance, operation, and conveyance of works, improvements, facilities, plants, equipment, and

appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate, and amend local storm waters or other harmful excesses of waters; (iii) maintenance, operation, and conveyance of park and recreational facilities; (iv) conveyance of road and improvements in aid of roads; and (v) maintenance, operation, and conveyance of such other additional facilities, systems, plants, and enterprises as may be consistent with any or all of the purposes for which the District is created.

VI.

The Petitioner requests that the District be granted the power, under the authority of Article III, Section 52 of the Texas Constitution, as amended, to design, acquire, construct, finance, issue bonds for, and convey to the State, a county, or a municipality for operation and maintenance one or more roads, or any improvement in aid of such roads, pursuant to Section 54.234 of the Texas Water Code, as amended.

VII.

There is a necessity for the work and improvements described above because there is not currently available within the area, an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, park and recreational facilities system, or roadway system to serve the Land, which is proposed to be developed for single-family residential uses. The health and welfare of the present and future inhabitants of the area and adjacent areas requires the purchase, design, construction, acquisition, ownership, operation, repair, improvement, and extension of an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, park and recreational facilities system, roadway system, and other facilities and systems. A public necessity therefore exists for the creation of the District, in order to provide for the purchase, design, construction, acquisition, ownership, operation, repair, improvement, and extension of a waterworks system, sanitary sewer system, drainage and storm sewer system, park and recreational facilities system, roadway system, and other facilities and systems to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VIII.

The proposed improvements are feasible and practicable, and the terrain of the Land to be included in the proposed District is such that a waterworks system, sanitary sewer system, drainage and storm sewer system, park and recreational facility system, roadway system, and other facilities and systems can be constructed at a reasonable cost.

IX.

A preliminary investigation has been made to determine the cost of the proposed District's projects, and it is now estimated by the Petitioner, from such information as is available at this time, that such cost will be approximately \$65,575,000.

X.

THEREFORE, the Petitioner respectfully prays that this Petition be properly filed as provided by law; that it be set down for hearing at a date to be fixed in keeping with the provisions of Chapter 54 of the Texas Water Code, as amended; that notice of the hearing be given as provided by law; that the hearing be held and this Petition be in all things granted; that the District be lawfully created; that five directors be appointed to serve until their successors

are duly elected and qualified; and that such other orders, acts, procedures, and relief be granted as are proper, necessary, and appropriate for the creation and organization of the District.

EXECUTED to be effective the 7th day of August, 2024.

* * *

[SIGNATURE PAGE FOLLOWS]

PETITIONER:

OP III ATX GEORGETOWN 220, LP, a Delaware limited partnership

By: EOP III SUB GP, LLC, a Delaware limited liability company, its Managing General Partner

By: _____
Name: Luke Phillippi
Title: EVP

STATE OF TEXAS §
 §
COUNTY OF Travis §

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this the 23rd day of May, 2024 personally appeared Luke Phillippi, EVP of EOP III SUB GP, LLC, a Delaware limited liability company, Managing General Partner of OP III ATX GEORGETOWN 220, LP, a Delaware limited partnership, on behalf of said limited liability company and limited partnership.

(seal)

Mary Harrington
Notary Public, State of Texas

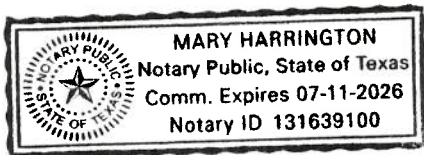


Exhibit "A"
The Land



FIELD NOTES
FOR

A 219.998 TRACT OF LAND SITUATED IN THE JOHN MCQUEEN SURVEY, ABSTRACT NO. 426, BEING ALL OF A CALLED 219.998 ACRE TRACT OF LAND CONVEYED TO OP III ATX GEORGETOWN 220, LP, RECORDED IN DOCUMENT NO. 2023085197 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 219.998 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00;

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point on the west boundary line of a Remnant Portion of a called 150 acre tract of land conveyed to Viola E. Horbatsch and Marvin H. Domel, by instrument recorded in Cause No. 02-0495-CP1 of the Probate Records of Williamson County, Texas, said point being the southeast corner of Bell Meadows, Section Three, a subdivision according to the plat recorded in Cabinet R, Slide 205 of the Plat Records of Williamson County, Texas, same being the northeast corner of said 219.998 acre tract for the easternmost northeast corner and **POINT OF BEGINNING** hereof;

THENCE S 21°30'52" E, with the west boundary line of said 150 acre tract, same being the east boundary line of said 219.998 acre tract, a distance of **1432.82 feet** to a Type III TXDOT Monumnt found on the west right-of-way line of SH 130 Tollway, a variable width-right-of-way, said point being the south corner of said 150 acre tract for an angle point hereof;

THENCE, departing the south corner of said 150 acre tract, with the west right-of-way line of said SH 130 Tollway, same being the east boundary line of said 219.998 acre tract, the following two (2) courses and distances:

1. **S 14°03'13" E** for a distance of **515.98 feet** to a ½" iron rod with Illegible cap found for an angle point hereof, and
2. **S 21°05'50" E** for a distance of **1119.19 feet** to a ½" iron rod found on a point on the intersection of the north right-of-way line of County Road 107, a variable width right-of-way, and the west right-of-way line of said SH 130 Tollway, said point being the southeast corner of said 219.998 acre tract for the southeast corner hereof,

THENCE S 68°24'11" W, departing the west right-of-way line of said SH 130 Tollway, with the north right-of-way line of said County Road 107, same being the south boundary line of said 219.998 acre tract, a distance of **2106.67 feet** to a TXDOT Type I Monument found on the southeast corner of a called 8.99 acre tract, conveyed to W.K. Jennings Electric Co. Inc. recorded in Document No. 2020126779 of the Official Public Records of Williamson County, Texas, same being the southwest corner of said 219.998 acre tract for the southwest corner hereof;

THENCE N 21°26'49" W, departing the north right-of-way line of said County Road 107, with the east boundary line of said 8.99 acre tract, in part, with the east boundary line of a called 8.00 acre tract, conveyed to Russell D. Leatherwood and Sally G. Leatherwood, recorded in Document No. 2001076490 of said Official Public Records, and in part, with the east boundary line of a called 10.56 acre tract, conveyed to Harold Aubrey Browne and Karen Lynn Thompson, recorded in Volume 1150, Page 784 of the Official Records of Williamson County, Texas, same being the west boundary line of said 219.998 acre tract, a distance of **2339.51 feet** to a ½" iron rod found on the northeast corner of said 10.56 acre tract, same being an interior corner of said 219.998 acre tract for an angle point hereof;

THENCE, with the southern boundary line of said 219.998 acre tract, same being, in part, the northern boundary lines of: said 10.56-acre tract, called 10.58 acre tract of land conveyed to Mark Silla and Susan L. Silla, by instrument recorded in Document No. 2000065078 of said Official Public Records and a called 21.12 acre tract of land conveyed to Jane Elizabeth Spangler and Dennis Raymond Spangler, by instrument recorded in Volume 1226, Page 117 of said Official Records, the following four (4) courses and distances:

1. **S 34°30'26" W** for a distance of **545.12 feet** to a ½" iron rod with cap stamped "Pape-Dawson" set for an angle point hereof,
2. **S 06°11'16" E** for a distance of **127.60 feet** to a 60d nail found for an angle point hereof,
3. **S 69°16'24" W** for a distance of **120.55 feet** to a ½" iron rod with cap stamped "Pape-Dawson" set for an angle point hereof, and
4. **S 67°51'28" W** for a distance of **173.75 feet** to a ½" iron rod found on a point being the southeast corner of a called 21.132 acre tract of land conveyed to Pinehurst Builders, LLC, recorded in Document No. 2024007678 of said Official Public Records, same being the southwest corner of said 219.998 tract for the southwest corner hereof;

THENCE N 21°24'07" W, departing the north boundary line of said 21.12-acre tract, with the east boundary line of said 12.132 tract, a distance of **3743.79 feet** to a ½" iron rod found on a point in the south right-of-way line of County Road 105, a variable width right-of-way, said point being the northeast corner of said 12.132 acre tract, same being the northwest corner of said 219.998 acre tract, for the northwest corner hereof;

THENCE, departing the east boundary line of said 12.132 acre tract, with the south right-of-way line of said County Road 105, same being the north boundary line of said 219.998 acre tract, the following two (2) courses and distances:

1. **N 27°00'37" E**, a distance of **320.31 feet** to a ½" iron rod with illegible cap found for a point of non-tangent curvature hereof;



2. along a non-tangent curve to the right, said curve having a radius of **1432.00 feet**, a central angle of **23°21'52"**, a chord bearing and distance of **N 47°17'42" E, 579.91 feet**, for an arc length of **583.95 feet** to a ½" iron rod with cap stamped "Pape-Dawson" set on a point in the west boundary line of Bell Meadows Section One, a subdivision according to the plat recorded in Cabinet O, Slide 95 of said Plat Records, same being the northeast corner of said 219.998 acre tract for the northernmost northeast corner hereof;

THENCE departing the south right-of-way line of said County Road 105, with the west boundary line of Bell Meadows Section One, same being the east boundary line of said 219.998 acre tract, the following four (4) courses and distances:

1. **S 22°00'22" E** for a distance of **177.82 feet** to a ½" iron rod with cap stamped "Pape-Dawson" set on an angle point hereof,
2. **S 21°18'20" E** for a distance of **871.55 feet** to a ½" iron rod with cap stamped "Pape-Dawson" set on an angle point hereof,
3. **S 21°35'17" E** for a distance of **400.24 feet** to a ½" iron rod with cap stamped "Pape-Dawson" set on an angle point hereof, and
4. **S 21°29'42" E** for a distance of **1568.52 feet** to a ½" iron rod with illegible cap found on a point being the southwest corner of said Bell Meadows Section One, same being an interior ell corner of said 219.998 acre tract for an angle point hereof;

THENCE N 68°17'02" E, with a north boundary line of said 219.998 acre tract, in part, the south boundary line of said Bell meadows Section One and, in part, the south boundary line of Bell Meadows Section Three, a subdivision according to the plat recorded in Cabinet R, Slide 205 of said Plat Records, a distance of **2172.76 feet** to the **POINT OF BEGINNING** and containing 219.998 acres in the City of Georgetown, Williamson County Texas. Said tract being described in accordance with an exhibit made under Job No. 51452-05 by Pape-Dawson Consulting Engineers, LLC.

PREPARED BY Pape-Dawson Consulting Engineers, LLC.
DATE June 11, 2024
Job No. 51452-05
DOC. ID. H:\Survey\CIVIL\51452-05\MUD\Word\FN51452-05 219.998 Ac.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01

Parker Graham



**PAPE-DAWSON
ENGINEERS**

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Cindy Arias
(512) 435-2374
carias@abaustin.com

COPY

October 29, 2024

**Via email to proofs@tceq.texas.gov &
Hand-Delivery**

Texas Commission on Environmental Quality
Laurie Gharis, Chief Clerk
Chief Clerk's Office M-105
12100 Park 35 Circle, Bldg. F
Austin, Texas 78753

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2024 OCT 29 PM 12:19
CHIEF CLERKS OFFICE

Re: Notice of District Petition Regarding the Creation of
Williamson County Municipal Utility District No. 60
TCEQ Tracking No.: D-09182024-033

Dear Ms. Gharis:

Pursuant to your letter dated October 2, 2024 regarding the Notice of District Petition for the creation of Williamson County Municipal Utility District No. 60 TCEQ Internal Control No. D-09182024-033 and pursuant to 30 Texas Administrative Code 293.12, I am enclosing the following:

1) Affidavit of Posting executed by me, Cynthia A. Arias, and a file-stamped copy of the Notice of District Petition, as evidence that the Notice of District Petition was delivered to the Williamson County Clerk's Office for posting and posted on the bulletin board used for posting legal notices in Williamson County, Texas on October 16, 2024.

2) Affidavit of Publication completed and executed by Linda Fenton of the *Williamson County Sun* and tear sheets, evidencing that the Notice of District Petition was published in the *Williamson County Sun*, a newspaper regularly published and circulated in Williamson County, Texas, once a week for two consecutive weeks, on October 16, 2024 and October 23, 2024.

Please acknowledge your receipt of this evidence that the Notice of District Petition was given and published pursuant to 30 Texas Administrative Code 293.12 by file-stamping a copy of this transmittal letter and returning it to me with the courier hand-delivering the same.

ARMBRUST & BROWN, PLLC

Page 2

If you have any questions or need anything further from my office at this time regarding this creation application please notify John W. Bartram, attorney for the proposed District, or me immediately at the telephone number above. I appreciate your assistance in this matter.

Sincerely,

ARMBRUST & BROWN, PLLC



Cindy Arias
Legal Assistant

CA/ms

Enclosures

cc: Cheyenne Connors
Ken Heroy
Mehgan Taack
Hillary Paris

Cheyenne.connors@TCEQ.texas.gov
via email
via email
via email

**AFFIDAVIT OF POSTING OF
NOTICE OF DISTRICT PETITION
TCEQ INTERNAL CONTROL NUMBER D-09182024-033
WITH THE WILLIAMSON COUNTY CLERK
405 MARTIN LUTHER KING JR. ST
GEORGETOWN, TEXAS 78626**

STATE OF TEXAS

§
§
§

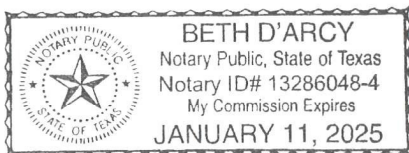
COUNTY OF TRAVIS

I, Cynthia A. Arias, hereby certify that at 8:31 a.m. on the 16th day October, 2024 I delivered a copy of the attached Notice of District Petition, TCEQ Internal Control No. D-09182024-033 relating to the Creation of Williamson County Municipal Utility District No. 60 to the Williamson County Clerk via electronic transmission for posting on the bulletin board used for posting legal notices in Williamson County, Texas, the county in which the proposed District is located.

Witness my signature this 16th day of October, 2024.

Cynthia A. Arias
Cynthia A. Arias

SUBSCRIBED AND SWORN TO BEFORE ME on the 16th day of October, 2024.



Beth D'Arcy
Notary Public, State of Texas

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

FILED
at 8:58 o'clock A.M.

OCT 16 2024

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



NOTICE OF DISTRICT PETITION
TCEQ INTERNAL CONTROL NO. D-09182024-033

PETITION. Luke Phillippi, EVP of EOP III SUB GP, LLC, a Delaware limited liability company, and managing general partner of OP III ATX Georgetown 220, LP, a Delaware limited partnership (Petitioner) filed a petition for creation of Williamson County Municipal Utility District No. 60 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, Section 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 lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 219.998 acres located within Williamson County, Texas; and (4) the proposed District is not located within the extraterritorial jurisdiction or corporate boundaries 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 general nature of the work proposed to be done by the District is the design, construction, acquisition, improvement, extension, financing, and issuance of bonds for: (i) maintenance, operation, and conveyance of an adequate and efficient water works and sanitary sewer system for domestic purposes; (ii) maintenance, operation, and conveyance of works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate, and amend local storm waters or other harmful excesses of waters; (iii) maintenance, operation, and conveyance of park and recreational facilities; (iv) conveyance of road and improvements in aid of roads; and (v) maintenance, operation, and conveyance of such other additional facilities, systems, plants, and enterprises as may be consistent with any or all of the purposes for which the District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner that the cost of said project will be approximately \$65,575,000 (\$39,400,000 for utilities, \$1,000,000 for recreational, and \$25,175,00 for roads).

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 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 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: October 2, 2024



Date: Jul 16, 2024, 2:28pm User: JG, jgarnandez
 File: C:\Projects\GIS\ASSET\157_MUD Creation\Unaved Map\157_MUD Creation\Unaved Map - ACS.dwg

JOB NO. 51452-04
 DATE JULY 2024
 DESIGNER AC
 CHECKED SC, DRAWN WT
 SHEET 1 of 1

WILLIAMSON COUNTY MUD #60
 GEORGETOWN, TEXAS
 VICINITY MAP Exhibit "A"

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 1301 N. MOORE EXPR, BLDG 3, STE 200 | AUSTIN, TX 78701 | TEL: 512.452.8711
 TEXAS ENGINEERING FIRM #162551

THIS DOCUMENT HAS BEEN PREPARED FROM INFORMATION THAT WAS SUPPLIED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INACCURATELY ALTERED. RELY ONLY ON FINAL HANDCRAFT MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

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

Applicant Name: WILLIAMSON COUNTY MUD 60
TCEQ Tracking No. D-09182024-033 CID Item No. 139470
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 Fenton

(name of newspaper representative)

, who being by me duly

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

goals clerk

(title of newspaper representative)

of the Williamson County Sun

(name of newspaper)

; that said newspaper is

regularly published or circulated in Williamson

(name of county or counties)

County/Countries,

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

October 16 and October 23 2024

(date or dates of publication)

Linda S Fenton
Newspaper Representative's Signature

Subscribed and sworn to before me this the 23rd day of October,
20 24, to certify which witness my hand and seal of office.

(Seal)



Jessica Ohle
Notary Public in and for the State of Texas

Jessica Ohle
Print or type Name of Notary Public

My Commission Expires July 15 2028