

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

Applicant Name: PC-II, LLC  
TCEQ Docket Number: 2025-0468-MSW  
NOTICE OF HEARING

**AFFIDAVIT OF PUBLICATION  
FOR MUNICIPAL SOLID WASTE PERMIT APPLICATIONS**

STATE OF Texas §

COUNTY OF: San Jacinto §

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

Kelli Barnes, who being by me duly  
(name of newspaper representative)

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

of the San Jacinto News-Times ; that said newspaper is  
(name of newspaper)

regularly published in San Jacinto County, Texas, and is the newspaper  
(county)

of largest circulation that is published in San Jacinto County;  
(county)

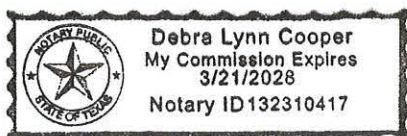
and that the attached notice was published in said newspaper on the following date(s):

August 21, 2025  
(date or dates of publication)

Kelli Barnes  
Newspaper Representative's Signature

Subscribed and sworn to before me this the 11th day of September,  
20 25, to certify which witness my hand and seal of office.

(Seal)



Debra Lynn Cooper  
Notary Public in and for the State of Texas

Debra Lynn Cooper  
Print or type Name of Notary Public

My Commission Expires 3/21/2028

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



**NOTICE OF HEARING  
PC-II, LLC  
SOAH Docket No. 582-25-23303  
TCEQ Docket No. 2025-0468-MSW  
MSW Permit No. 2406**

**APPLICATION.**

PC-II, LLC has applied to the Texas Commission on Environmental Quality (TCEQ) for a permit to authorize a new Municipal Solid Waste Type I Landfill. The proposed facility is located in San Jacinto County and does not have street address. Its physical location is approximately seven miles northwest of the intersection of US 59 and SH 105. The TCEQ received Parts I and II of this application on August 28, 2019 and Parts III and IV of the complete application on September 16, 2020. The application was revised on August 31, 2023 and February 23, 2024, to relocate the private access road that connects the proposed facility to the public road, and to reduce the proposed site acreage. The following link to an electronic map of the site or facility's general location is provided as a public courtesy and is not part of the application or notice: <https://arcg.is/08jO4L>. For the exact location, refer to the application.

The TCEQ Executive Director has completed the technical review of the application and prepared a draft permit. The draft permit, if approved, would establish the conditions under which the facility must operate. The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The permit application, Executive Director's preliminary decision, and draft permit are available for viewing and copying at the Shepherd Public Library, 30 North Liberty Street, Shepherd, Texas 77371. The permit application may be viewed online at <https://peachcreekep.com/resources/>.

**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. – September 22, 2025**

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

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

Meeting ID: 161 454 3917

Password: TCE3PC

or

**To join the Zoom meeting via telephone:**  
**(669) 254-5252 or (646) 828-7666**  
Meeting ID: 161 454 3917  
Password: 724913

**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 address the disputed issues of fact identified in the TCEQ order concerning this application issued on June 10, 2025. In addition to these issues, the judge may consider additional issues if certain factors are met.

The hearing will be conducted in accordance with Chapter 2001, Texas Government Code; Chapter 361, Texas Health and Safety Code; TCEQ rules including 30 Texas Administrative Code (TAC) Chapter 330; and the procedural rules of the TCEQ and SOAH, including 30 TAC Chapter 80 and 1 TAC Chapter 155. The hearing will be held unless all timely hearing requests have been withdrawn or denied.

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

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

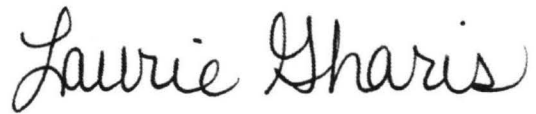
#### **INFORMATION.**

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

Further information may also be obtained from PC-II, LLC at the mailing address P.O. Box 12127, Austin, Texas 78711, or by calling Mr. Brent Ryan at (512) 327-8111.

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

Issued: August 8, 2025

A handwritten signature in black ink that reads "Laurie Gharis". The script is cursive and fluid, with the first name "Laurie" and last name "Gharis" clearly distinguishable.

Laurie Gharis, Chief Clerk  
Texas Commission on Environmental Quality

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

Applicant Name: PC-II, LLC  
TCEQ Docket Number: 2025-0468-MSW  
NOTICE OF HEARING

**AFFIDAVIT OF PUBLICATION  
FOR MUNICIPAL SOLID WASTE PERMIT APPLICATIONS**

STATE OF Texas §

COUNTY OF: San Jacinto §

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

Kelli Barnes, who being by me duly  
(name of newspaper representative)

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

of the San Jacinto News-Times; that said newspaper is  
(name of newspaper)

a newspaper of general circulation in San Jacinto County  
(county)

and that the attached notice was published in said newspaper on the following date(s):

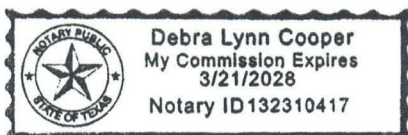
August 21, 2025  
(date or dates of publication)

Kelli Barnes  
Newspaper Representative's Signature

Subscribed and sworn to before me this the 16th day of September,  
20 25, to certify which witness my hand and seal of office.

Debra Lynn Cooper  
Notary Public in and for the State of Texas

(Seal)



Debra Lynn Cooper  
Print or type Name of Notary Public

My Commission Expires 3-21-2028

00005



# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



**NOTICE OF HEARING  
PC-II, LLC  
SOAH Docket No. 582-25-23303  
TCEQ Docket No. 2025-0468-MSW  
MSW Permit No. 2406**

**APPLICATION.**

PC-II, LLC has applied to the Texas Commission on Environmental Quality (TCEQ) for a permit to authorize a new Municipal Solid Waste Type I Landfill. The proposed facility is located in San Jacinto County and does not have street address. Its physical location is approximately seven miles northwest of the intersection of US 59 and SH 105. The TCEQ received Parts I and II of this application on August 28, 2019 and Parts III and IV of the complete application on September 16, 2020. The application was revised on August 31, 2023 and February 23, 2024, to relocate the private access road that connects the proposed facility to the public road, and to reduce the proposed site acreage. The following link to an electronic map of the site or facility's general location is provided as a public courtesy and is not part of the application or notice:  
<https://arcg.is/08jO4L>. For the exact location, refer to the application.

The TCEQ Executive Director has completed the technical review of the application and prepared a draft permit. The draft permit, if approved, would establish the conditions under which the facility must operate. The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The permit application, Executive Director's preliminary decision, and draft permit are available for viewing and copying at the Shepherd Public Library, 30 North Liberty Street, Shepherd, Texas 77371. The permit application may be viewed online at <https://peachcreekep.com/resources/>.

**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. – September 22, 2025**

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

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

Meeting ID: 161 454 3917

Password: TCE3PC

or

**To join the Zoom meeting via telephone:**  
**(669) 254-5252 or (646) 828-7666**  
Meeting ID: 161 454 3917  
Password: 724913

**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 address the disputed issues of fact identified in the TCEQ order concerning this application issued on June 10, 2025. In addition to these issues, the judge may consider additional issues if certain factors are met.

The hearing will be conducted in accordance with Chapter 2001, Texas Government Code; Chapter 361, Texas Health and Safety Code; TCEQ rules including 30 Texas Administrative Code (TAC) Chapter 330; and the procedural rules of the TCEQ and SOAH, including 30 TAC Chapter 80 and 1 TAC Chapter 155. The hearing will be held unless all timely hearing requests have been withdrawn or denied.

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

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

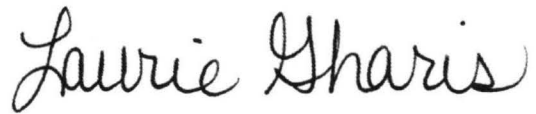
#### **INFORMATION.**

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

Further information may also be obtained from PC-II, LLC at the mailing address P.O. Box 12127, Austin, Texas 78711, or by calling Mr. Brent Ryan at (512) 327-8111.

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

Issued: August 8, 2025

A handwritten signature in black ink that reads "Laurie Gharis". The script is cursive and fluid, with the first letters of each name being capitalized and prominent.

Laurie Gharis, Chief Clerk  
Texas Commission on Environmental Quality



## Legal/Public Notices

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## NOTICE OF HEARING

PC-II, LLC

SOAH Docket No. 582-25-23303

TCEQ Docket No. 2025-0468-MSW

MSW Permit No. 2406

## APPLICATION.

PC-II, LLC has applied to the Texas Commission on Environmental Quality (TCEQ) for a permit to authorize a new Municipal Solid Waste Type I Landfill. The proposed facility is located in San Jacinto County and does not have street address. Its physical location is approximately seven miles northwest of the intersection of US 59 and SH 105. The TCEQ received Parts I and II of this application on August 28, 2019 and Parts III and IV of the complete application on September 16, 2020. The application was revised on August 31, 2023 and February 23, 2024, to relocate the private access road that connects the proposed facility to the public road, and to reduce the proposed site acreage. The following link to an electronic map of the site or facility's general location is provided as a public courtesy and is not part of the application or notice: <https://arccg.is/08jO4L>. For the exact location, refer to the application.

The TCEQ Executive Director has completed the technical review of the application and prepared a draft permit. The draft permit, if approved, would establish the conditions under which the facility must operate. The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The permit application, Executive

## Legal/Public Notices

## Constable's sale Sept. 2

NOTICE OF CONSTABLE'S SALE THE STATE OF TEXAS COUNTY OF SAN JACINTO NOTICE IS HEREBY GIVEN That by virtue of a certain Writ of Execution issued out of the Honorable 411th Court San Jacinto County, 1st day of July, 2025, by District Clerk, of said District Court for the sum of Thirteen Thousand Six Hundred and Twenty-One Dollars and Fifty Cents (\$13,621.50) Dollars and costs of suit, under a Judgment, in favor of Waterwood Improvement Associations, Inc. in a certain cause in said Court, No. CV17,400 and styled Waterwood Improvement Associations, Inc. vs. Dave Akbar Jooya, placed in my hands for service, I Brian A. Cosme as Constable Pct 4 of San Jacinto County, Texas, did on the 7th day of July, 2025, levy on certain, situated in San Jacinto County, Texas, described as follows, to wit: Being Lot 49, Block 5, of Bay Hill of Waterwood, A Subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 5, Page 26, of the plat records of San Jacinto County, Texas. Tax Parcel No. 2300-005-0490 (the "property") Property ID 60516. and levied

upon as the property of Dave Akbar Jooya and that on the first Tuesday in September, 2025, the same being the 2nd day of said month at the Court House door, of San Jacinto County, in the City of Coldspring, Texas, between the hours of 10:00 AM and 4:00 PM by virtue of said levy and said Writ of Execution I will offer for sale and sell at public venue, for cash, to the highest bidder, all right and title and interest of the said Waterwood Improvement Associations, Inc. in and said property. Legal Description: Lot 49, Block 5, of Bay Hill of Waterwood, A Subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 5, Page 26, of the plat records of San Jacinto County, Texas. Tax Parcel No. 2300-005-0490 (the "property") Property ID 60516. And in compliance with the law, I give notice by publication, in the English language, once a week for three consecutive weeks immediately preceding said day of sale, in the San Jacinto News Times a newspaper published in San Jacinto County. Brian A. Cosme Constable Precinct Four San Jacinto County, Texas

## Estate of Martin Joseph Griffing

NOTICE TO CREDITORS Notice is hereby given that original Letters Testamentary for the estate of MARTIN JOSEPH GRIFFING, Deceased, were issued on August 12, 2025, under docket number P2025-70, pending in the County Court of San Jacinto County, Texas to CLARA ELLEN GRIFFING, Independent Executor. Claims may be presented in care of the attorney for the estate addressed as follows: Kerry C. Hagan Attor-

ney at Law The Estate of MARTIN JOSEPH GRIFFING, Deceased. 15160 State Hwy 150W., Suite B, Coldspring, Texas 77331 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. Date this 12th day of August, 2025. By Kerry C. Hagan Attorney at Law Attorney for the Applicant 00009



the exact location, refer to the application.

The TCEQ Executive Director has completed the technical review of the application and prepared a draft permit. The draft permit, if approved, would establish the conditions under which the facility must operate. The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The permit application, Executive Director's preliminary decision, and draft permit are available for viewing and copying at the Shepherd Public Library, 30 North Liberty Street, Shepherd, Texas 77371. The permit application may be viewed online at <https://peachcreekep.com/resources/>.

### **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. – September 22, 2025**

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

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

Meeting ID: 161 454 3917

Password: TCE3PC

or

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

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

Meeting ID: 161 454 3917

Password: 724913

**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 address the disputed issues of fact identified in the TCEQ order concerning this application issued on June 10, 2025. In addition to these issues, the judge may consider additional issues if certain factors are met.

The hearing will be conducted in accordance with Chapter 2001,

given that original Letters Testamentary for the estate of MARTIN JOSEPH GRIFFING, Deceased, were issued on August 12, 2025, under docket number P2025-70, pending in the County Court of San Jacinto County, Texas to CLARA ELLEN GRIFFING, Independent Executor. Claims may be presented in care of the attorney for the estate addressed as follows: Kerry C. Hagan Attor-

GRIFFING, Deceased. 15160 State Hwy 150W., Suite B, Coldspring, Texas 77331 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 12th day of August, 2025. By Kerry Carl Hagan Attorney at Law Attorney for the Applicant

## **Accepting bids for copier contracts**

San Jacinto County Legal Notice San Jacinto County is accepting bids for the 2025-2026 Copier Contracts: Bid # 3120-08-25 Copier Contracts Bid deadline is 3:00 PM Thursday August 28th, 2025. For the "Requirement Forms" and bid package specifications, contact Brandi Birdsong, in the Auditor's Office @ 936-653-4461. Sealed bids should be

plainly marked as "2025-2026 Copier Contracts" with bid number. All bids should be addressed to Dawn Wright, County Clerk. Mail to 1 State HWY 150 RM 2, Coldspring, Texas 77331. OR deliver to the 1st Floor, County Clerk's Office of the San Jacinto County Courthouse, Coldspring, Texas 77331.

## **Estate of James Clifford May**

NOTICE TO CREDITORS Notice is hereby given that original Letters of Administration for the Estate of JAMES CLIFFORD MAY, Deceased, were issued on August 12, 2025, under docket number P2025-55, pending in the County Court of San Jacinto County, Texas to PATRICIA MURPHY DUNN MAY, Independent Administrator. Claims may be presented in care of the attorney for the estate addressed as follows: Kerry

C. Hagan Attorney at Law the Estate of JAMES CLIFFORD MAY, Deceased. 15160 State Hwy 150W., Suite B. Coldspring, Texas 77331 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 13th day of August, 2025. By Kerry Carl Hagan Attorney at Law Attorney for the Applicant

00010

## **Estate of Harry Combs Beals, Sr.**

THE STATE OF TEXAS CITATION BY PUBLICATION CAUSE NO. P2025-45 THE ESTATE OF HARRY COMBS BEALS, SR. TO THE ESTATE OF TERRY BEALS, DECEASED BRIAN BEALS, filed in the San Jacinto County Court of San Jacinto County, Texas, JUNE 11TH, 2025 an, FIRST AMENDED APPLICATION TO DETERMINE HEIRSHIP requesting that the Court determine who are the heirs and only heirs of HARRY COMBS BEALS, SR. Deceased, and their respective shares and interests in said estate. The Court may act on said Application and any opposition at any call

OR MISSING HEIRS of this estate are hereby cited to appear before said Honorable Court by filing a written contest or answer to said Application before the above stated time and date should you desire to do so. To ensure its consideration, you or your attorney must file any contest, objection, intervention, or response in writing with the County Clerk of San Jacinto County, Texas, on or before the above noted date and time. Given under my hand and the seal of said Court at office in Coldspring, Texas, on AUGUST 15TH, 2025. Dawn Wright, County Clerk San Jacinto County 1 State High-



2025. In addition to these issues, the judge may consider additional issues if certain factors are met.

The hearing will be conducted in accordance with Chapter 2001, Texas Government Code; Chapter 361, Texas Health and Safety Code; TCEQ rules including 30 Texas Administrative Code (TAC) Chapter 330; and the procedural rules of the TCEQ and SOAH, including 30 TAC Chapter 80 and 1 TAC Chapter 155. The hearing will be held unless all timely hearing requests have been withdrawn or denied.

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

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

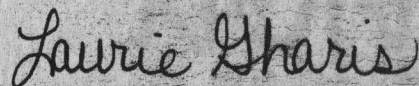
#### **INFORMATION.**

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

Further information may also be obtained from PC-II, LLC at the mailing address P.O. Box 12127, Austin, Texas 78711, or by calling Mr. Brent Ryan at (512) 327-8111.

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

Issued: August 8, 2025



Laurie Gharis, Chief Clerk  
Texas Commission on Environmental Quality

ing that the Court determine who are the heirs and only heirs of HARRY COMBS BEALS, SR. Deceased, and their respective shares and interests in said estate. The Court may act on said Application and any opposition at any call of the docket on or after 10 o'clock A.M. on the first Monday next after the expiration of ten days from date of publication of this citation, at the San Jacinto County Courthouse located at 1 State Highway 150, Coldspring, Texas 77331 in San Jacinto County, Texas. All UNKNOWN

County, Texas, on or before the above noted date and time. Given under my hand and the seal of said Court at office in Coldspring, Texas, on AUGUST 15TH, 2025. Dawn Wright, County Clerk San Jacinto County 1 State Highway 150 Room 2 Coldspring, Texas 77331 By:/s/ Kyla Willner Kyla Willner, Deputy /S/ Applicant's Attorney Angelica L. Farinacci 600 Bailey Avenue, Suite 200 Fort Worth, Texas 76107 (P) (817)885-7529 Email: Angelica.Farinacci@uwlaw.com

#### **For Immediate Release**

Date: August 13, 2025

#### **Website Provides Information on Property Tax Rates**

Property tax information for San Jacinto County is available at <https://sanjacinto.countytaxrates.com/tax>

This is the official website on which property owners can easily access information regarding property taxes, including the amount of taxes that each entity that taxes a property will impose if the entity adopts its proposed tax rate. Property owners may also visit [Texas.gov/Property Taxes](http://Texas.gov/PropertyTaxes) to find a link to their local property tax website.

Taxing units regularly update this website during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

The website allows property owners to provide feedback on the tax rate process and provides the following property-specific information for each taxing unit authorized to levy a tax on the property, including:

- property values;
- proposed tax rates;
- an estimate of property taxes that would be imposed under the proposed rates;
- dates and locations of public hearings on the tax rates; and
- other useful information on taxing unit budgets, revenue and rate calculations.

Continue to check the website for updates throughout the tax rate adoption process in August and September.

Contact San Jacinto County Appraisal District at 936-653-1450 or email [sjcad@sjcad.org](mailto:sjcad@sjcad.org) with questions regarding this website.

00011

TCEQ-OFFICE OF THE CHIEF CLERK  
MC-105 ATTN: NOTICE TEAM  
PO BOX 13087  
AUSTIN TX 78711-3087

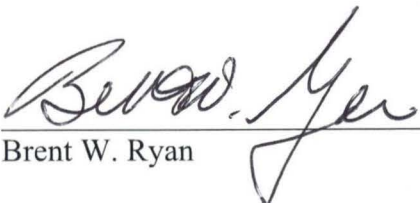
APPLICANT NAME: PC-II, LLC  
MSW PERMIT NO.: 2406  
TCEQ DOCKET NO. 2025-0468-MSW  
SOAH DOCKET NO. 582-25-23303  
NOTICE OF HEARING

**AFFIDAVIT OF MAILED NOTICE OF HEARING**

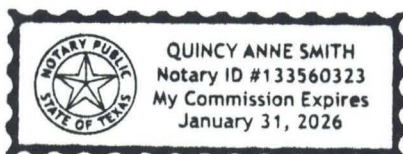
STATE OF TEXAS  
COUNTY OF TRAVIS


Before me, the undersigned authority, on this day personally appeared Brent W. Ryan, who being by me duly sworn, deposed and said:

I am over the age of eighteen and competent to make this affidavit. I certify that on August 22, 2025 and on behalf of PC-II, LLC, copies of the attached Notice of Hearing were deposited in an official depository under the care and custody of the United States Postal Service, enclosed in envelopes with first-class postage affixed and addressed to each residential address, each business address, and each owner of real property located within one-half mile of the proposed Peach Creek Environmental Park Landfill facility (as described in MSW Permit Application No. 2406) listed in the real property appraisal records of the San Jacinto County Appraisal District (the appraisal district in which the proposed Peach Creek Environmental Park Landfill facility is located) on the date the Texas Commission on Environmental Quality determined MSW Permit Application No. 2406 was administratively complete.

  
Brent W. Ryan

Subscribed and sworn to before me on the 16<sup>th</sup> day of September 2025, to certify which witness my hand and official seal.



  
Notary Public in and for the State of Texas

Quincy A. Smith  
Printed or Typed Name of Notary Public



# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



**NOTICE OF HEARING  
PC-II, LLC  
SOAH Docket No. 582-25-23303  
TCEQ Docket No. 2025-0468-MSW  
MSW Permit No. 2406**

## **APPLICATION.**

PC-II, LLC has applied to the Texas Commission on Environmental Quality (TCEQ) for a permit to authorize a new Municipal Solid Waste Type I Landfill. The proposed facility is located in San Jacinto County and does not have street address. Its physical location is approximately seven miles northwest of the intersection of US 59 and SH 105. The TCEQ received Parts I and II of this application on August 28, 2019 and Parts III and IV of the complete application on September 16, 2020. The application was revised on August 31, 2023 and February 23, 2024, to relocate the private access road that connects the proposed facility to the public road, and to reduce the proposed site acreage. The following link to an electronic map of the site or facility's general location is provided as a public courtesy and is not part of the application or notice:  
<https://arcg.is/08jO4L>. For the exact location, refer to the application.

The TCEQ Executive Director has completed the technical review of the application and prepared a draft permit. The draft permit, if approved, would establish the conditions under which the facility must operate. The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The permit application, Executive Director's preliminary decision, and draft permit are available for viewing and copying at the Shepherd Public Library, 30 North Liberty Street, Shepherd, Texas 77371. The permit application may be viewed online at <https://peachcreekep.com/resources/>.

## **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. – September 22, 2025**

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

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

Meeting ID: 161 454 3917

Password: TCE3PC

or

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

**(669) 254-5252 or (646) 828-7666 Meeting ID: 161 454 3917**

Password: 724913

**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 address the disputed issues of fact identified in the TCEQ order concerning this application issued on June 10, 2025. In addition to these issues, the judge may consider additional issues if certain factors are met.

The hearing will be conducted in accordance with Chapter 2001, Texas Government Code; Chapter 361, Texas Health and Safety Code; TCEQ rules including 30 Texas Administrative Code (TAC) Chapter 330; and the procedural rules of the TCEQ and SOAH, including 30 TAC Chapter 80 and 1 TAC Chapter 155. The hearing will be held unless all timely hearing requests have been withdrawn or denied.

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

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

#### **INFORMATION.**

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

Further information may also be obtained from PC-II, LLC at the mailing address P.O. Box 12127, Austin, Texas 78711, or by calling Mr. Brent Ryan at (512) 327-8111.

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

Issued: August 8, 2025



Laurie Gharis, Chief Clerk  
Texas Commission on Environmental Quality



## Ellie Guerra

---

**From:** Brent Ryan <bryan@msmtx.com>  
**Sent:** Friday, September 19, 2025 7:35 AM  
**To:** WPD-PNV  
**Cc:** Ellie Guerra; Anthony Tatu  
**Subject:** MSW Permit Application 2406\_Documentation for Notice of Hearing  
**Attachments:** 2406\_San Jacinto News-Times Affidavit 1.pdf; 2406\_San Jacinto News-Times Affidavit 2.pdf; 2406\_Tear Sheet.pdf; 2406\_Affidavit of Mailed Notice.pdf

Attached in connection with the Notice of Hearing for the 9/22/2025 public hearing for MSW Permit Application 2406 are:

- the 2 publisher's affidavits and a tear sheet for the August 21, 2025 publication of the notice, and
- the affidavit of mailed notice.

Please let me know if you have any questions.

Brent Ryan  
Attorney for PC-II, LLC



**Brent W. Ryan**  
McElroy, Sullivan, Miller & Weber LLP  
P.O. Box 12127  
Austin, TX 78711  
T 512.327.8111  
F:512.350.2681  
[bryan@msmtx.com](mailto:bryan@msmtx.com)  
[www.msmtx.com](http://www.msmtx.com)

**TREASURY CIRCULAR 230 DISCLOSURE:** To the extent this communication contains any statement regarding federal taxes, that statement was not written or intended to be used, and it cannot be used, by any person (i) as a basis for avoiding federal tax penalties that may be imposed on that person, or (ii) to promote, market or recommend to another party any transaction or matter addressed herein.

**IMPORTANT – MCELROY, SULLIVAN, MILLER & WEBER DISCLAIMER:** This message is intended 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 the reader of this message is not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination or copying of this communication is strictly prohibited. If you receive this communication in error, please notify us immediately by telephone at (512) 327-8111 and/or email and delete the original message. Thank you.