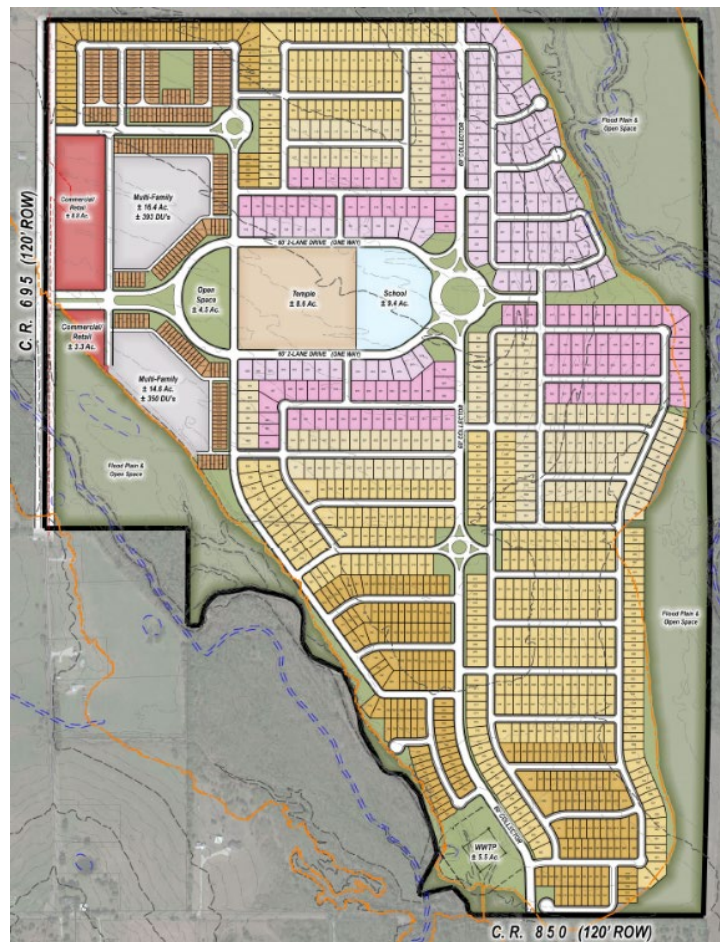


The seal of the State of Texas, featuring a five-pointed star in the center, surrounded by a wreath of olive and oak branches. The words "THE STATE OF TEXAS" are inscribed around the perimeter of the seal.

Protecting Texas by Reducing and Preventing Pollution

Imran Chaudhary
President
Community Capital Partners, LP
1360 Star Court
Plano, Texas 75074

Publicly available materials describe EPIC City as an exclusive community consisting of schools, park spaces, 1,079 single family homes, multi-family residences, and commercial and retail businesses. EPIC City advertisements describe the development's location in an unincorporated area straddling Hood and Collin counties encompassing at least 400 acres:



EPIC states that the development's utilities will be provided pursuant to the creation of a municipal utility district ("MUD"). Additionally, statements and videos by EPIC suggest that EPIC City's development is imminent.

TCEQ is the State's environmental agency tasked with the regulatory oversight of environmental impacts from residential and commercial developments. As EPIC appears to have acknowledged, EPIC City is required to obtain multiple authorizations and permits from TCEQ prior to any development or construction. For example, a MUD created through the TCEQ must first submit an application and meet several regulatory requirements, including public notice and consideration by TCEQ Commissioners. *See* TEX. WATER CODE §§ 54.014–54.021. Other required permits or authorizations may include air emissions, stormwater, water runoff from construction activities, wastewater discharges, including municipal, recreational, and industrial waste, water rights, public water system operations, and waste management permits. *See, e.g.,* TEX. HEALTH & SAFETY CODE §§ 341.031, 341.0315, 341.033–.0352, 361.011, 382.1518(a); TEX. WATER CODE §§ 5.013, 11.022, 26.027, 26.040, 26.121.

Despite these extensive permitting obligations, TCEQ has not received *any* applications or documents supporting the creation of this large-scale, standalone "city" in the location identified by EPIC and CCP. This letter, therefore, serves as notice that any construction or development in furtherance of EPIC City without requisite TCEQ approval is in violation of state law and should be halted immediately. **You must confirm within 7 days** that you and/or any affiliates have not and will not engage in any construction or pre-construction activities in violation of state law.

Sincerely,

A handwritten signature in black ink, appearing to read "K Keel". The signature is fluid and cursive, with the first letter "K" being large and stylized.

Kelly Keel
Executive Director
Texas Commission on Environmental Quality