

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



AN ORDER GRANTING THE PETITION FOR CREATION OF CENTEX DRAINAGE DISTRICT AND APPOINTING TEMPORARY DIRECTORS

A petition by Cayetano Development, LLC (Petitioner) was presented to the Executive Director of the Texas Commission on Environmental Quality (TCEQ) for approval of the creation of Centex Drainage District (District) of Bastrop County pursuant to Article XVI, Section 59 of the TEXAS CONSTITUTION and TEX. WATER CODE Chapters 49 and 51.

The TCEQ, after having considered the petition, application material, and memorandum from the Executive Director dated December 22, 2022 (Memorandum), attached as Exhibit "B," finds that the petition for creation should be approved.

The TCEQ finds that the creation of the proposed District as set out in the application is feasible, practicable, and necessary, and would be a benefit to the land to be included in the proposed District.

The TCEQ further finds that the proposed District and its system and subsequent development within the proposed District will not have an unreasonable effect on land elevation, subsidence, and groundwater level within the region, recharge capability of a groundwater source, natural runoff rates and drainage, water quality, or total tax assessments on all land located within the proposed District.

All of the land and property proposed may properly be included within the proposed District.

All statutory and regulatory requirements for creation of Centex Drainage District have been fulfilled in accordance with TEX. WATER CODE § 54.021 and 30 TEX. ADMIN. CODE §§ 293.11-293.12.

NOW, THEREFORE, BE IT ORDERED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY THAT:

1. The petition for the creation of Centex Drainage District is hereby granted.
2. The District is created under the terms and conditions of Article XVI, Section 59 of the TEXAS CONSTITUTION and TEX. WATER CODE Chapters 49 and 51.
3. The District shall have, and shall be subject to, all of the rights, duties, powers, privileges, authority, and functions conferred and imposed by the TCEQ and the general laws of the State of Texas relating to drainage districts subject to the requirements of the TCEQ and the general laws of the State of Texas relating to the exercise of such powers.

4. The District shall be composed of the area situated wholly outside the corporate limits or extraterritorial jurisdiction of any municipality, described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

5. The Memorandum dated December 22, 2022, attached as Exhibit "B," is hereby incorporated as part of this Order.

6. The persons listed in Recommendation No. 3 of the Memorandum are hereby named and appointed as temporary directors and shall, as soon as practicable after the date of entry of this Order, execute their official bonds and take their official oaths of office. All such bonds shall be approved by the Board of Directors of the District, and each bond and oath shall be filed with the District and retained in its records.

7. This Order shall in no event be construed as an approval of any proposed agreements or of any particular items in any documents provided in support of the petition for creation, nor as a commitment or requirement of the TCEQ in the future to approve or disapprove any particular items or agreements in future applications submitted by the District for TCEQ consideration.

8. The Chief Clerk of the TCEQ shall forward a copy of this Order to all affected persons.

9. If any provision, sentence, clause, or phrase of this Order is for any reason held to be invalid, the invalidity of any portion shall not affect the validity of the remaining portions of the Order.

Issue Date: **January 9, 2023**


For the Commission



SPOT ON SURVEYING

Land Surveying & Mapping

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING A 192.367 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE JAMES DOYLE SURVEY, ABSTRACT NO. 28, BASTROP COUNTY, TEXAS, SAID 192.367 ACRE TRACT BEING 27.316 ACRES OUT OF THAT CERTAIN 389.73 ACRES DESCRIBED AS "TRACT 1" IN DEEDS RECORDED IN VOLUME 2116, PAGE 155, VOLUME 2196, PAGE 386, AND VOLUME 2196, PAGE 515, ALL OF OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, (O.P.R.B.C.TX.), REFERENCED AS (VAUGHAN TRACT 1) BELOW, ALSO CONSISTING OF 87.594 ACRES OUT OF THAT CERTAIN 143.82 ACRES DESCRIBED AS EXHIBIT "A" ON SPECIAL WARRANTY DEED RECORDED IN VOLUME 598, PAGE 332, (O.P.R.B.C.TX.), FURTHER DESCRIBED AS "TRACT 2" IN DEEDS RECORDED IN VOLUME 2116, PAGE 155, VOLUME 2196, PAGE 386, AND VOLUME 2196, PAGE 515, ALL OF (O.P.R.B.C.TX.), REFERENCED AS (VAUGHAN TRACT 2) BELOW, TOGETHER WITH ALL 77.457 ACRES OF LAND DESCRIBED AS "TRACT 3" IN DEEDS RECORDED IN VOLUME 2116, PAGE 155, VOLUME 2196, PAGE 386, AND VOLUME 2196, PAGE 515, ALL OF (O.P.R.B.C.TX.), REFERENCED AS (VAUGHAN TRACT 3) BELOW, SAID 192.367 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2" iron rod, said point being accepted as the most Southerly remainder corner of that 181.110 acre tract conveyed to Rosendo L. Garcia and wife, Isabel R. Garcia by Warranty Deed with Vendor's Lien recorded in Volume 776, Page 346, Official Records, Bastrop County, Texas (O.R.B.C.TX.), also being accepted as a point in the Northwesterly limits of that 196.027 acre remainder tract conveyed to Centex Los Milagros, L.P. by Warranty Deed with Vendor's Lien as Document No. 202001064, (O.P.R.B.C.TX.) and being accepted as the most Easterly corner of said (Vaughan Tract 3), for the most Easterly corner hereof;

THENCE S 43° 59' 21" W, 785.84 feet leaving the Southwesterly limits of said 181.110 acre tract, with the common Northwesterly limits of said 196.027 acre tract and the Southeasterly limits of said (Vaughan Tract 3) to a found 1/2" iron rod, said point being accepted as the most Westerly corner of said 196.027 acre tract, also being accepted as the most Easterly corner of that 0.617 acre tract called Second Tract conveyed to Aqua Water Supply Corporation by General Warranty Deed, Road and Utility Easement recorded as Instrument No. 198502584, (O.R.B.C.TX.), also being accepted as a point in the Northeasterly limits of said (Vaughan Tract 2), and being accepted as the most Southerly corner of said (Vaughan Tract 3);

THENCE N 47° 35' 28" W, 161.05 feet leaving the Northwesterly limits of said 196.027 acre tract, with the common Southwesterly limits of said (Vaughan Tract 3) and the Northeasterly limits of said 0.617 to a found 1/2" iron rod being accepted as the North corner of said 0.617 acre tract and being accepted as a point in the Northeasterly limits of said (Vaughan Tract 2);

THENCE leaving the Southwesterly limits of said (Vaughan Tract 3), with the common limits of said 0.617 acre tract and said (Vaughan Tract 2), the following three (3) courses:

1. S 21° 25' 23" W, 208.70 feet to a found 1/2" iron rod being accepted as the most Westerly corner of said 0.617 acre tract;
2. S 68° 33' 15" E, 149.92 feet to a found 1/2" iron rod being accepted as the most Southerly corner of said 0.617 acre tract;
3. N 21° 35' 35" E, 151.08 feet to the same found 1/2" iron rod being accepted as said most Easterly corner of said 0.617 acre tract, and the most Westerly corner of said 196.027 acre tract, and the most Southerly corner of said (Vaughan Tract 3) and as a point in the Northeasterly limits of said (Vaughan Tract 2);

THENCE S 47° 53' 41" E, 114.49 feet leaving the Southeasterly limits of said 0.617 acre tract and said (Vaughan Tract 3), with the common Southwesterly limits of said 196.027 acre tract and the Northerly limits of said (Vaughan Tract 2) to a found 1/2" iron rod, said point being accepted as the North corner of that 0.985 acre tract called Tract 1 conveyed to Magdalia Gonzalez by Warranty Deed recorded as Instrument No. 201903916, (O.P.R.B.C.TX.) and being accepted as the most Westerly corner of that 1.014 acre tract conveyed to Magdalia Gonzalez called Tract 2 by said Warranty Deed as Instrument No. 201903916, (O.P.R.B.C.TX.);

THENCE leaving the Southwesterly limits of said 1.014 acre tract and the Southwesterly limits of said 196.027 acre tract, with the common limits of said Gonzalez Tract 1 and said (Vaughan Tract 2), the following three (3) courses:

1. S 41° 43' 36" W, 206.77 feet to a found 1/2" iron rod, said point being accepted as the most Westerly corner of said Gonzalez Tract 1;
2. S 48° 17' 39" E, 207.76 feet to a found 1/2" iron rod, said point being accepted as the most Southerly corner of said Gonzalez Tract 1;
3. N 41° 46' 10" E, 206.63 feet to a found 1/2" iron rod, said point being accepted as the most Easterly corner of said Gonzalez Tract 1, also being accepted as the most Southerly corner of said Gonzalez 1.014 acre Tract 2 and being accepted as a point in the Southwesterly limits of said 196.027 acre tract, and for a point in the Northeasterly limits of said (Vaughan Tract 2);

THENCE S 48° 08' 20" E, 1,809.96 feet with the common Southwesterly limits of said 196.027 acre tract, the Southwesterly limits of Los Milagros, Phase 1, according to the map or plat recorded as Document No. 202107457 in Cabinet 7, Pages 98-B – 99-A, (O.P.R.B.C.TX.) and the Northeasterly limits of said (Vaughan Tract 2) to a set 5/8" iron rod with cap stamped "SPOT ON SURVEYING" (S.I.R.C.), said point being accepted as the Southwesterly corner of said Los Milagros, Phase 1 and also being accepted as the most Westerly corner of that 10.005 acre tract conveyed to Heather A. Deathrage and Charles Deathrage by General Warranty with Vendor's Lien in Favor of Third Party recorded as Instrument No. 201503827, (O.P.R.B.C.TX.), for the most Easterly corner hereof, passing at 815.88 feet a (SIRC) for the most Westerly corner of said Los Milagros, Phase 1;

THENCE S 42° 44' 21" W, 1,579.12 feet leaving the Southwesterly limits of said Los Milagros, Phase 1 and the Southwesterly limits of said 10.005 acre tract, through the interior of said (Vaughan Tract 2) and (Vaughan Tract 1), to a (SIRC), for the most Southerly corner hereof, passing at 894.95 feet the common dividing limits of said (Vaughan Tract 1) and (Vaughan Tract 2), a found 5/8" iron rod for reference bears S 47° 15' 39" E, 1,759.02 feet from said (SIRC), said point being accepted as the most Northerly corner of that 1.846 acre tract of land conveyed to Maria A. Vera by Special Warranty Deed recorded as Document No. 201215021, in Volume 2191, Page 849, (O.P.R.B.C.TX.);

THENCE N 47° 15' 39" W, 1,717.20 feet to a found 1/2" iron rod, said point being accepted as the most Southerly corner of that 115.840 acre tract conveyed to Jimmy Nassour by General Warranty Deed recorded as Document No. 200710219 in Volume 1759, Page 49, (O.P.R.B.C.TX.), and as an angle point in the Northwesterly limits of said Vaughan Tract 1, for an angle point hereof;

THENCE with the common limits of said 115.840 acre tract, said (Vaughan Tracts 1 and 2), the following five (5) courses:

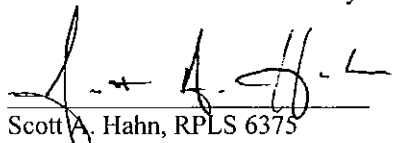
1. N 37° 13' 27" E, 678.83 feet to a found 1/2" iron rod, said point being accepted as the most Northerly corner of said (Vaughan Tract 1), also being accepted as an angle point in said (Vaughan Tract 2);
2. N 37° 20' 31" E, 101.36 feet to a found 1/2" iron rod;
3. N 47° 33' 17" W, 2,095.02 feet to a found 1/2" iron rod;
4. N 46° 30' 38" W, 144.57 feet to a found 5/8" iron rod;
5. N 47° 25' 28" W, 730.36 feet to a found 1/2" iron rod, said point being accepted as the South corner of that Seventy (70) acre tract conveyed to Reggie Alexander, Trustee of the Dorothy Alexander Trust by Special Warranty Deed recorded as Document No. 202007393, (O.P.R.B.C.TX.) also being accepted as the most Westerly corner of said (Vaughan Tract 2);

THENCE with the common limits of said Seventy (70) acre tract and said (Vaughan Tracts 2 and 3), the following two (2) courses:

1. N 44° 37' 41" E, 783.96 feet to a found 1/2" iron rod, said point being accepted as the East corner of said Seventy (70) acre tract, also being accepted as the North corner of said (Vaughan Tract 2), and being accepted as a point in the Southwesterly limits of said (Vaughan Tract 3);
2. N 47° 21' 18" W, 1,689.63 feet to a found 1/2" iron rod, said point being accepted as the most Southerly corner of that 24.699 acre tract conveyed to America Telecommunications Group, Inc. by General Warranty Deed recorded as Document No. 201215134 in Volume 2192, Page 526, (O.P.R.B.C.TX.), also being accepted as the most Westerly corner of said (Vaughan Tract 3), for the most Westerly corner hereof;

THENCE N 42° 35' 19" E, 784.59 feet with the common Southeasterly limits of said 24.699 acre tract and the Northwesterly limits of said (Vaughan Tract 3) to a found 1/2" iron rod, said point being accepted as the most Easterly corner of said 24.699 acre tract, also being accepted as a point in the Southwesterly limits of that 24.359 acre tract conveyed to Melissa Danielle Goodman and Chadwick Michael Goodman by Deed Without Warranty recorded as Document No. 201909939, (O.P.R.B.C.TX.) and also being accepted as the most Northerly corner of said (Vaughan Tract 3), for the most Northerly corner hereof;

THENCE S 47° 16' 35" E, 4,312.75 feet leaving the Southeasterly limits of said 24.699 acre tract, with the common Southwesterly limits of said 24.359 acre tract, the Southwesterly limits of said 181.110 acre tract and the Northeasterly limits of said (Vaughan Tract 3) to the POINT OF BEGINNING hereof, containing a calculated area of 8,379,526.53 sq. ft. or 192.367 acres of land more or less. Said field notes being described in accordance with a survey made on the ground by me or under my direction and Exhibit "B" Survey Sketch prepared by Spot On Surveying attached hereto and made a part hereof. All bearings are based on NAD 83 Texas State Plane Coordinate System, Central Zone, ground distances.


Scott A. Hahn, RPLS 6375

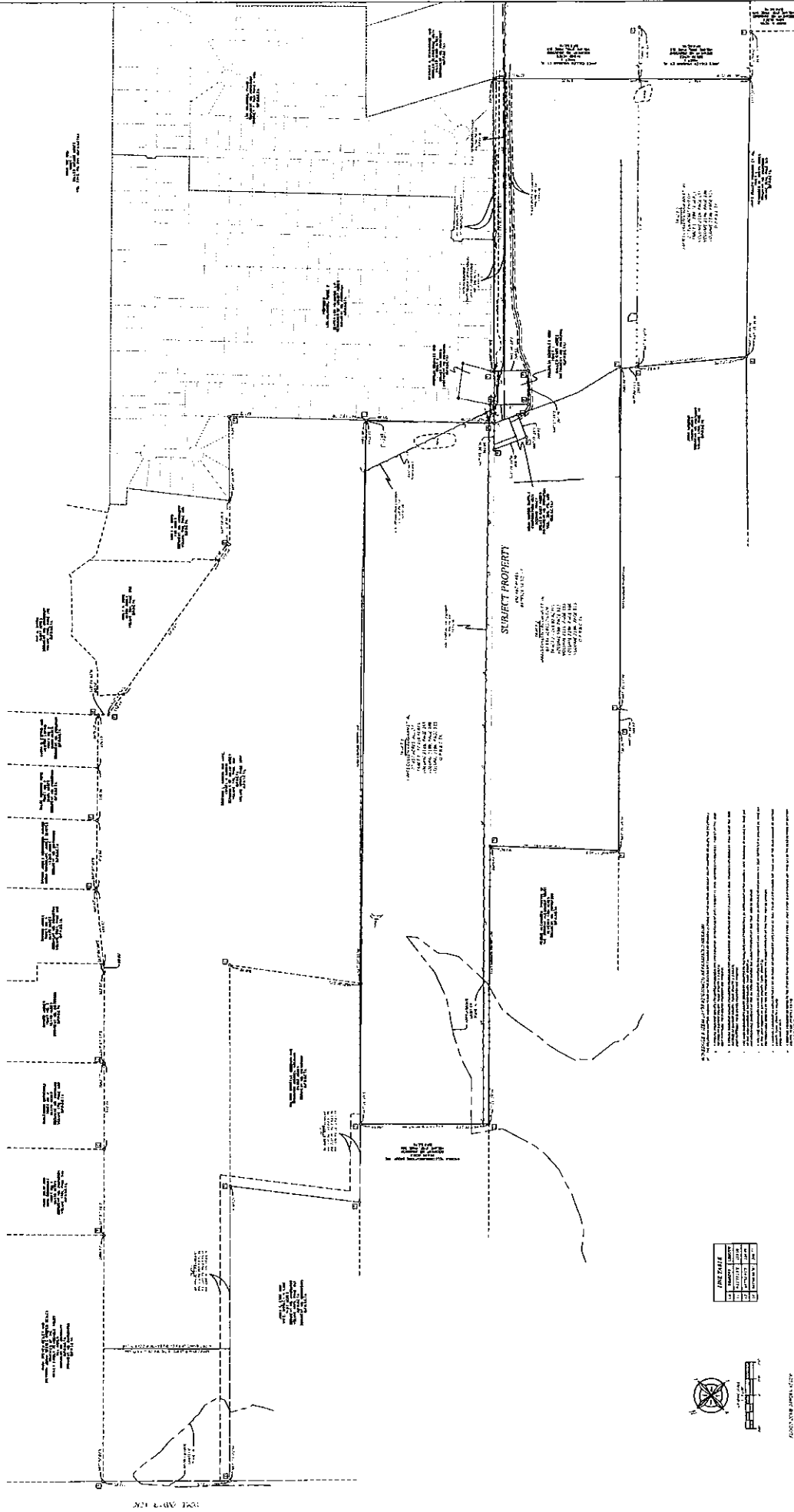
Spot On Surveying, Inc. – Firm No. 10193894
614 Jerrys Ln., Buda TX. 78610
SOS J/N: 0010-21-002



May 14, 2021

Date

EXHIBIT "B"
Survey Sketch
 TO BE ATTACHED TO MAP 14038



STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 I, **JOHN J. [Name]**, a duly qualified and licensed Professional Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the undersigned, and that the same conforms to the requirements of the laws of the State of California.

JOHN J. [Name]
 Professional Surveyor
 License No. [Number]

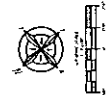
THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCORDING TO THE METHODS AND PRACTICES OF THE SURVEYING PROFESSION AS TAUGHT TO ME BY MY PREDECESSORS IN THE PROFESSION.

I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THIS SURVEY. THE USER OF THIS SURVEY IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE SURVEY DATA AND FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

THESE ARE THE ONLY ORIGINAL SURVEY RECORDS OF THIS SURVEY. ANY COPIES OF THIS SURVEY ARE UNLAWFUL UNLESS THEY ARE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCORDING TO THE METHODS AND PRACTICES OF THE SURVEYING PROFESSION AS TAUGHT TO ME BY MY PREDECESSORS IN THE PROFESSION.

I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THIS SURVEY. THE USER OF THIS SURVEY IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE SURVEY DATA AND FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LINE	BEARING	DISTANCE
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100	S 89° 15' 00\"	100.00



DATE OF SURVEY: [Date]
 LOCATION: [Location]
 PROJECT: [Project Name]
 CLIENT: [Client Name]
 SURVEYOR: [Name]
 LICENSE NO.: [Number]
 SCALE: [Scale]

Texas Commission on Environmental Quality

TECHNICAL MEMORANDUM

To: Justin P. Taack, Manager
Districts Section

Date: December 22, 2022

1/6/2023

Through: Daniel Finnegan, Leader
Districts Bond Team

From: Dennis Mostowy, P.E.
Districts Bond Team

Subject: Petition by Cayetano Development, LLC for Creation of Centex Drainage District;
Pursuant to Texas Water Code Chapters 49 and 51.
TCEQ Internal Control No. D-08092022-016 (TC)
CN: 606049575 RN: 111553343

A. GENERAL INFORMATION

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of Centex Drainage District (District) of Bastrop County. The petition was signed by Kyndel W. Bennett, Chief Executive Officer of Cayetano Development, LLC (Petitioner). The petition states that the Petitioner holds title to the land in the proposed District. The petition also states there were no lienholders on the lands included in the proposed District.

The District is proposed to be created and organized according to the terms and provisions of Article XVI, Section 59 of the Texas Constitution, and Chapters 49 and 51 of the Texas Water Code (TWC).

Location and Access

The proposed District is not located within the corporate limits or extraterritorial jurisdiction of a municipality. Physically, the proposed District is located north of State Highway 21, approximately 5 miles east of Toll Road 130. Access to the proposed District is via a proposed collector intersecting with State Highway 21.

Metes and Bounds Description

The proposed District contains one tract of land, consisting of 192.367 acres. The metes and bounds legal descriptions has been checked by the TCEQ's staff and has been found to form an acceptable closure.

City Consent

The proposed district is not within the corporate limits or jurisdiction of any municipality, therefore, the requirements of TWC Section 54.016 and Texas Local Government Code Section 42.042 do not apply.

County Notification

In accordance with TWC Section 54.0161, as amended in 2013, a certified letter, dated August 29, 2022 was sent to the Commissioners Court of Bastrop County, and in which, provided notice of the proposed District's pending creation application and provided them an opportunity to make a recommendation. To date, the county has not responded to this notification.

Statements of Filing Petition

Evidence of filing the petition with the Bastrop County Clerk's Office and TCEQ's Region 11 office has been provided.

Type of Project

The proposed District will be considered a "developer project" as defined by 30 Texas Administrative Code (30 TAC) Section 293.44(a). Therefore, developer cost participation in accordance with 30 TAC Section 293.47 will be required.

Developer Qualifications

The Petitioner will be the developer of the land within the proposed District. Information provided supports that the Petitioner has considerable experience in residential development within the Austin Metropolitan area.

Certificate of Ownership

By affidavit dated June 8, 2022, the Bastrop Central Appraisal District has certified that its tax rolls indicate that Cayetano Development, LLC is the owner of all the value of the property in the proposed District.

Temporary Director Affidavits

The TCEQ has received affidavits for consideration of the appointment of temporary directors for the following:

Seth Stephen Phillips	Chandler Cole Banks	Blake Giles Magee
Justin Michael Landry	Jackson Davis White	

Each of the above persons named is qualified, as required by 30 TAC Section 293.32(a), to serve as a temporary director of the proposed District as each (1) is at least 18 years old; (2) is a resident citizen of the State of Texas; and (3) either owns land subject to taxation within the proposed District, or is a qualified voter within the proposed District.

Notice Requirements

Proper notice of the application was published on September 29, 2022 and October 6, 2022, in the *Austin American Statesman*, a newspaper regularly published or circulated in Bastrop County, the county in which the district is proposed to be located. Proper notice of the application was posted on September 26, 2022 on the bulletin board used for posting legal notices in the Bastrop County Courthouse. Accordingly, the notice requirements of 30 TAC Section 293.12(b) have been satisfied.

B. ENGINEERING ANALYSIS

The creation engineering report indicates the following:

Availability of Comparable Service

The engineering report indicates the District will receive retail water and wastewater service from Aqua Water Supply Corporation (AWSC) and Integra, respectively. No other comparable water or wastewater services are available in the area.

Water Supply

The District will receive retail water service from AWSC. The District will not provide any water service or fund any water infrastructure.

Water Distribution Improvements

The District will receive retail wastewater service from Integra which will use existing treatment facilities to serve the ultimate build-out demands of the District. The District will not provide any wastewater service or fund any wastewater infrastructure.

Wastewater Treatment Improvements

As explained above, the District will not provide any wastewater service or fund any wastewater infrastructure.

Wastewater Collection

Wastewater collection for the District will be provided by Integra's existing facilities.

Storm Water Drainage

Storm water runoff within the District will be collected in curb and gutter streets into flumes or inlets which will convey the flows overland or via underground culverts, respectively. Storm water from the proposed storm sewer system will typically outfall into detention ponds prior to discharging into tributaries of Long Hollow and then to the Cedar Creek and eventually to the Colorado River. Design of the storm sewer system will be based on requirements of the County and TCEQ.

Road Improvement

Application material indicates the proposed District will not fund roadway improvements within its boundary or off-site.

Topography/ Floodplain / Elevation

The District is relatively flat with dense tree coverage and a sandy soil. The natural drainage is in a southwesterly direction collecting in Long Hollow, eventually leading to Cedar Creek.

Approximately 5.58 acres within the proposed District is currently within the 100-year floodplain as shown on the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Nos. 48021C0300E and 48021C0325E effective January 19, 2006. No lots will be developed in the existing floodplain.

The existing District elevations range from approximately 530 feet above mean sea level in the bed of Long Hollow to approximately 600 feet above mean sea level in the southeastern portion.

Impact on Natural Resources

The creation of the proposed District is expected to have no unreasonable effects on land elevation, groundwater levels, or groundwater or surface water quality.

C. SUMMARY OF COSTS

According to the petition, the District will be operating and maintaining water, wastewater, drainage, detention, park, and/or recreation facilities and does not anticipate issuing bonds. It is estimated by the Petitioner, from the information available at this time, that the cost of said operations and maintenance (O&M) will be approximately \$149,152 annually (\$77,152 for O&M and \$72,000 in administrative costs).

D. ECONOMIC ANALYSIS

Land Use

The land use for the proposed District is projected in the following table:

<u>Development</u>	<u>Acres</u>	<u>ESFCs</u>
Single-Family Residential	175.987	383
Lift Station	0.13	0
Open Space	<u>16.25</u>	<u>0</u>
Totals	192.367	383

Market Study

A market study, prepared by 360° Real Estate Analytics, dated June 15, 2022 has been submitted in support of the creation of the proposed District. The market study indicates that the proposed District is located in an area of undeveloped land. The study indicates single-family homes within the study's subject community are expected to be absorbed at a rate of approximately 120 homes per year during the first three years of District construction. Build-out of the proposed District is anticipated to be three years.

Project Financing

The estimated total assessed valuation of land in the proposed District at completion is as follows:

<u>Development Type</u>	<u>No. of Units</u>	<u>Average Unit Value</u>	<u>Total Value at Build Out</u>
Single-Family Homes	383	\$125,000	\$47,875,000
TOTAL ASSESSED VALUATION			\$47,875,000

Application material indicates the District does not anticipate issuing bonds and indicates the anticipated maintenance tax of \$0.32 per \$100 (assumes a 98% collection rate) of annual AV is sufficient to fund O&M expenses.

The total year 2021 overlapping tax rates on land within the proposed District are shown in the following tables:

<u>Taxing Jurisdiction</u>	<u>Tax Rates</u>
Centex Drainage District	\$0.3200
Bastrop County	\$0.4252
Bastrop ISD	\$1.2730
Bastrop County ESD No. 1	\$0.1000
Bastrop County Road	<u>\$0.0968</u>
Total tax per \$100 AV	\$2.2150

Based on the proposed District tax rate and the year 2021 overlapping tax rate on land within the proposed District, the project is considered economically feasible.

Water and Wastewater Rates

The District will not provide water or wastewater services.

Comparative Water District Tax Rates

A combined tax rate of \$0.32 per \$100 assessed valuation for the proposed District is considered reasonable and acceptable for this type of development, according to the Preliminary Engineering Report. Based on the requirements of 30 TAC Section 293.59, this project is considered economically feasible.

E. SPECIAL CONSIDERATIONS

None.

F. CONCLUSIONS

1. Based on TCEQ policy, compliance with TCEQ rules, and review of the engineering report and supporting documents, the proposed District is considered feasible, practicable, would be a benefit to the land within the proposed District, and would be necessary as a means to finance utilities and to provide utility service to future customers
2. Based on a review of the preliminary engineering report; market study; the proposed District's O&M budget; a combined projected tax rate of \$0.32 per \$100 AV; and other supporting data, the proposed District is considered feasible under the feasibility limits prescribed by 30 TAC Section 293.59.
3. The recommendations are made under authority delegated by the Executive Director of the TCEQ.

G. RECOMMENDATIONS

1. Grant the petition for creation of Centex Drainage District.
2. The Order granting the petition should include the following statements:

"This Order shall in no event be construed as an approval of any proposed agreements or of any particular items in any documents provided in support of the petition for creation, nor as a commitment or requirement of the TCEQ in the future to approve or disapprove any particular items or agreements in future applications submitted by the District for TCEQ consideration."
3. Appoint the following to serve as temporary directors until permanent directors are elected and qualified:

Seth Stephen Phillips
Justin Michael Landry

Chandler Cole Banks
Jackson Davis White

Blake Giles Magee

H. ADDITIONAL INFORMATION

The petitioner's professional representatives are:

Attorney:	Mr. Stephen M. Robinson - Allen Boone Humphries Robinson, LLP
Engineer:	Mr. Ken Heroy, P.E. - Jones-Heroy & Associates, Inc.
Market Analyst:	Mr. Eldon Rude - 360° Real Estate Analytics

