

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-04082025-014

**PETITION.** WoodRun Development Co., Ltd., a Texas limited partnership, The Hoffman Family Bastrop Trust, a Texas land Trust and Alto Picco Bastrop, LLC, a Texas limited liability company, (Petitioners) filed a petition for the creation of Sayers Ranch Municipal Utility District (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioners holds title to a majority in value of the land to be included in the proposed District; (2) there is one lienholder, James S. Froncek and Vivian Froncek on the property to be included in the proposed and the lienholder consents to the creation of the proposed District; (3) the proposed District will contain approximately 252.94 acres located within Bastrop County, Texas; and (4) all of the land within the proposed District is wholly within the extraterritorial jurisdiction of Bastrop.

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 proposed District will: (1) purchase, construct, acquire, maintain, own, operate, repair, improve and extend a waterworks and sanitary wastewater system for residential and commercial purposes; (2)

construct, acquire, improve, extend, maintain and operate works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the proposed District; (3) control, abate and amend local storm waters or other harmful excesses of waters; and (4) such other purchase, construction, acquisition, improvement, maintenance and operation of such additional facilities, systems, plants and enterprises, and road facilities, as shall be consistent with all of the purposes for which the proposed 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 Petitioners that the cost of said project will be approximately \$92,200,000 (\$64,200,000 for water, wastewater, and drainage plus \$23,100,000 for roads and \$4,900,000 for recreational facilities).

**CONTESTED CASE HEARING.** The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice.

**FILED**

MAY 08 2025 8:10am

Krista Bartsch  
Bastrop County Clerk

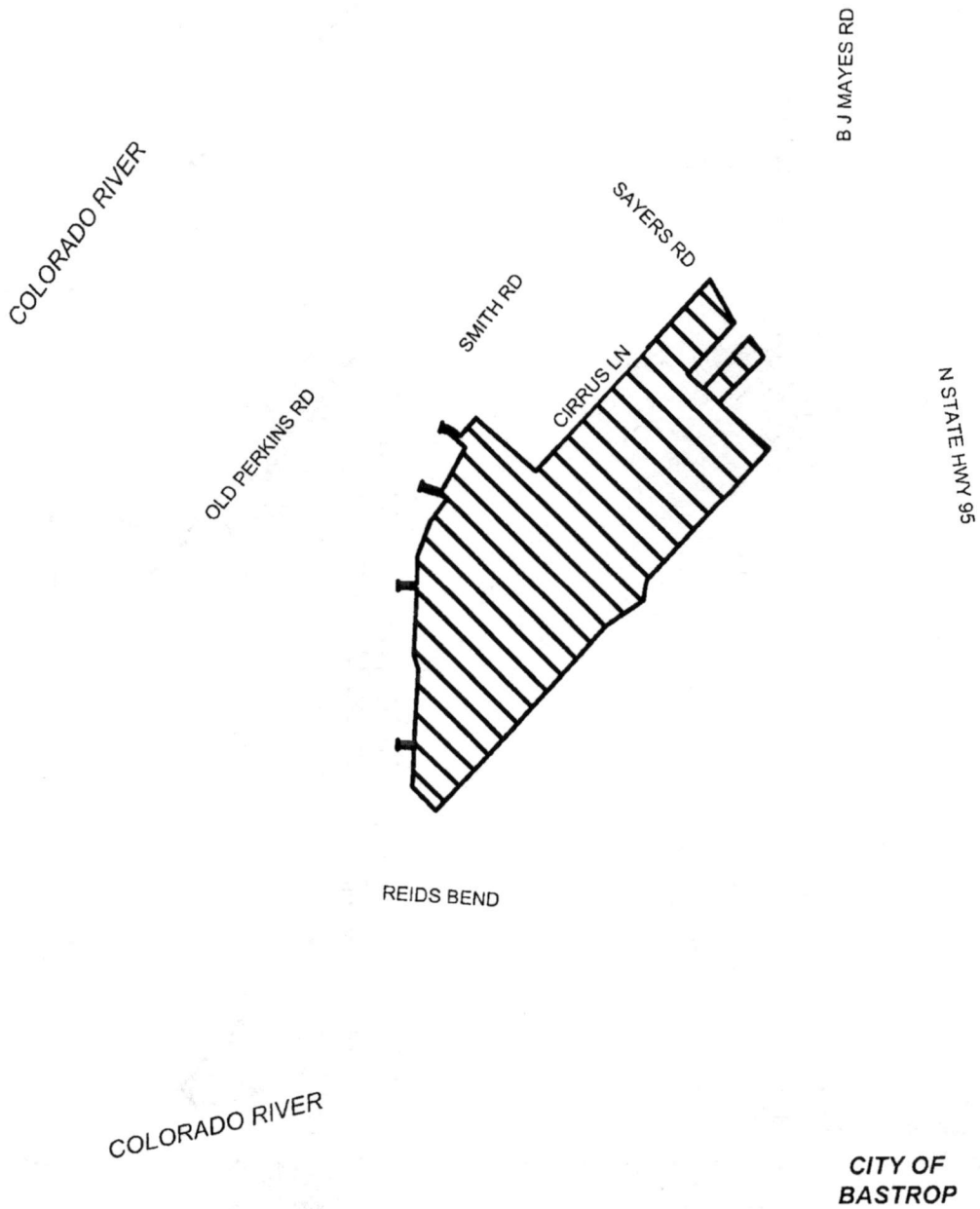
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not common to the general public; and (5) the location of your property relative to the proposed District's boundaries. You may also submit your proposed adjustments to the petition which would satisfy your concerns. Requests for a contested case hearing must be submitted in writing to the Office of the Chief Clerk at the address provided in the information section below.

The Executive Director may approve the petition unless a written request for a contested case hearing is filed within 30 days after the newspaper publication of this notice. If a hearing request is filed, the Executive Director will not approve the petition and will forward the petition and hearing request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting. If a contested case hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

**INFORMATION.** Written hearing requests should be submitted to the Office of the Chief Clerk, MC-105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087. For information concerning the hearing process, please contact the Public Interest Counsel, MC-103, at the same address. General information regarding TCEQ can be found at our web site <http://www.tceq.texas.gov/>.

Issued: April 30, 2025

Drawing: L:\PROJECT\The 360 Company\TSX24001 Sayers Ranch Prelim Plan\CAD\Exhibits\TSX24001-PP - Site Location Map



0 2,000'  
SCALE: 1" = 2,000'



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315  
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474  
TBP ELS FIRM NO. F-18129

## SITE LOCATION MAP

SAYERS RANCH MUNICIPAL UTILITY DISTRICT  
BASTROP COUNTY, TEXAS

EXH 3