

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION
TCEQ INTERNAL CONTROL NO. D-10202025-033

PETITION. Presbyterian Children's Homes and Services, a Texas non-profit corporation, Walton Texas LP, a Texas limited partnership, Walton TX Dallas Kemp Ranch LP 1, an Alberta limited partnership, Walton TX Dallas Kemp Ridge LP, an Alberta limited partnership, and Minto Communities Texas, LLC, a Florida limited liability company, (Petitioners) filed a petition for creation of Waxahachie Municipal Management District No. 1 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, Section 59, and Article III, Sections 52 and 52(a) of the Texas Constitution, Chapter 375, Texas Local Government Code and Chapter 49, Texas Water Code, and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioners hold title to a majority in value of the land to be included in the proposed District; (2) there is one lienholder, Walton Finance, Ltd., on the property to be included in the proposed District and the lienholder consents to the creation of the proposed District; (3) the proposed District will contain approximately 3,151.1881 acres located within Ellis County, Texas; and (4) 2,950.1881 acres of the land within the proposed District is within the corporate limits of City of Waxahachie, Texas and the remaining 201 acres of the land within the proposed District are in the extraterritorial jurisdiction of the City of Waxahachie.

By Resolution No. 1386, passed and approved on September 8, 2025, the City of Waxahachie, Texas, gave its consent to the creation of the proposed District, pursuant to Texas Local Government Code 375.022(c)(6).

The territory to be included in this 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, design, 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, ownership, operation, repair, improvement and extension of such additional facilities, including 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 \$381,150,000 (\$271,000,000 for water, wastewater, and drainage plus \$110,150,000 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 Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request a contested caes 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 hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

INFORMATION. Written hearing request 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 the TCEQ can be found at our web site http://www.tceq.texas.gov/.

