



**NOTICE OF DISTRICT PETITION
TCEQ Internal Control No. D-11102023-022**

PETITION. Charco Land Sales, LLC, a Texas limited liability company, Big Sky Commercial Property Investments, LLC, a Texas limited liability company, and Cascade Real Estate Operating, LP, a Texas limited partnership, (“Petitioners”) filed a petition for creation of El Milagro Management District (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, Section 59 of the Constitution of the State of Texas; Chapter 49 of the Texas Water Code, as amended; Chapter 375 of the Texas Local Government Code, as amended; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioners are the owners of a majority of the assessed value of the land to be included in the proposed District; (2) there are no lienholders on the property to be included in the proposed District other than Charco Land Sales, LLC, who has consented to the creation; (3) the proposed District will contain approximately 2,287 acres of land, located within Hidalgo County, Texas; and (4) the land to be included in the proposed District is entirely within the corporate limits of the City of Mission, Texas (City), and the City has consented to creation of and inclusion of the land within the District.

By resolution No. 2021-1751, passed and adopted on December 13, 2021, the City gave its consent to the creation of the proposed District, pursuant to Texas Local Government Code Chapter 42.042.

The land to be included in the proposed District is depicted on 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 sewer system for residential and commercial purposes; (2) construct, acquire, improve, maintain, extend and operate works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate and amend local storm waters or other harmful excesses of waters; (3) provide 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 District is created; (4) provide supplemental services to preserve, maintain and enhance the economic health and vitality of the District as a community and business center; and (5) provide services authorized under the laws governing the District to serve the land in the District.

According to the petition, a preliminary investigation has been made to determine the cost of purchasing and constructing the project, and it is estimated by the Petitioner, from the information available at this time, that the cost of said project will be approximately \$85,977,147, including \$46,674,528 for water, wastewater and drainage and \$39,302,619 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 petitioner 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.tceg.texas.gov/>.

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