

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION
TCEQ Internal Control No. D-08282025-051

PETITION. BR Estates at Rio Honda LLC, a Texas limited liability company (Petitioner) filed a petition for creation of Cameron County Municipal Utility District No. 1 (District) with 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 Petitioner holds title to a majority in value of the land in the proposed District; (2) there is one lienholder, TS bank (as lender to Petitioner), on the property to be included in the proposed District and the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 1,323.946 acres located within corporate limits or extraterritorial jurisdiction of any city.

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 work proposed to be done by the District at the present time is to purchase, construct, acquire, provide, operate, maintain, repair, improve, or extend, inside or outside of its boundaries, any and all works, improvements, facilities, systems, plants, equipment, and appliances necessary or helpful to supply and distribute water for municipal, domestic, industrial, and commercial purposes; to collect, transport, process, dispose of, and control domestic, industrial, and commercial wastes; to gather, conduct, divert, abate, amend, and control local storm water or other local harmful excesses of water or provide adequate drainage in the District; and to purchase, construct, acquire, provide, operate, maintain, repair, improve, or extend, inside or outside of its boundaries, such additional facilities, systems, plants, equipment, appliances, and enterprises as shall be consonant with the purposes for which the District is created, all as more particularly described in an engineer's report filed simultaneously with the filing of this Petition, to which reference is hereby made for a more detailed description. Additional work and services which may be performed by the District included the purchase, construction, acquisition, provision, operation, maintenance, repair, improvement, extension, and development of a roadway system.

According to the petition, a preliminary investigation has been amde to determine the cost of the project, and it is estimated by the Petitioner that the cost of said project will approximately \$111,770,000. The financial analysis in the application was based on an etimated \$78,690,000 (\$51,320,000 for water, wastewater, and damage plus \$27,370,000 for roads) at the time of submittal.

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 withing 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 Council, MC-103, at the same address. General information regarding TCEQ can be found at our web site <http://www.tceq.texas.gov/>.

Issued: September 17, 2025

“Exhibit A”



CAMERON COUNTY
MUD NO. 1
VICINITY MAP

LEGEND

- DISCOVERY TRACT
- MAJOR THOROUGHFARE
- PLAN

DATA SOURCE: SCHOOL DISTRICTS • TIA, LID • TCEQ, MAJOR THOROUGHFARE PLAN NUMBER

*DISTRICT BOUNDARIES FROM OFFICIAL DATA RELEASE ARE OFTEN SHIFTED FROM ACTUAL BOUNDARY.

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ADRIAN PHOTOGRAPHY (DATE: 11/11/22)

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