

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 14, 2025

The Honorable Dan Patrick
Lieutenant Governor of Texas
Capitol Station
PO Box 12068
Austin, Texas 78711

Re: Responsibility of the Texas Commission on Environmental Quality (TCEQ) Pursuant to Article XVI, Section 59(d), Texas Constitution

Senate Bill (SB) 3053, as Filed by Senator Tan Parker - Relating to the powers and duties and validating certain acts and proceedings of the Hunter Ranch Improvement District No. 1 of Denton County, Texas.

Dear Governor Patrick:

The following comments are provided pursuant to the Constitutional requirements referenced above. Under those requirements, the TCEQ must submit, to the Governor, Lieutenant Governor and Speaker of the House of Representatives, the TCEQ's recommendations on specific legislation affecting water districts. We recommend that these comments be considered in the evaluation of the proposed legislation.

The bill makes amendments to Chapter 3980, Special District Local Laws Code, related to the Hunter Ranch Improvement District No. 1 of Denton County, Texas, by limiting the outstanding bonds of the District. These changes do not have a direct impact on TCEQ rules or processes.

Sincerely,

A handwritten signature in black ink, appearing to read "Michele Risko".

Michele Risko, Deputy Director
Water Supply Division

cc: Honorable Paul Bettencourt, Chairman, Senate Local Government Committee
Senator Tan Parker, Texas Senate

LETTER OF TRANSMITTAL
TEXAS SENATE
STATE OF TEXAS

SB 3053

Bill Number

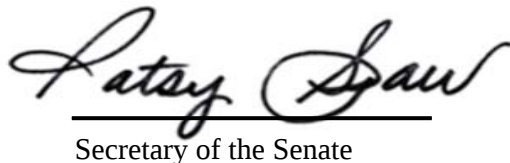
TO: The Honorable Governor of Texas

SUBJECT: A Bill Relating to a Conservation and Reclamation District

This is to transmit to you and the Texas Commission on Environmental Quality copies of a bill relating to a conservation and reclamation district and copies of the notice of intention to introduce the bill. One copy is for your files and one for you to forward to the Texas Commission on Environmental Quality, under Section 59(d), Article XVI, Constitution of the State of Texas.

4/22/2025

Date transmitted to
Governor's Office



Secretary of the Senate

TO: Texas Commission on Environmental Quality

SUBJECT: A Bill Relating to a Conservation and Reclamation District

This is to forward to you a copy of a bill relating to conservation and reclamation district and a copy of the notice of intention to introduce the bill.

April 22, 2025

Date transmitted to
Texas Commission on Environmental Quality



Governor

TO: The Honorable President of the Senate
The Honorable Speaker of the House of Representatives
The Honorable Governor of Texas

SUBJECT: A Bill Relating to a Conservation and Reclamation District

Attached are recommendations of the Texas Commission on Environmental Quality in compliance with Section 59(d), Article XVI, Constitution of the State of Texas.



Texas Commission on Environmental Quality

By: Parker

S.B. No. 3053

A BILL TO BE ENTITLED

AN ACT

relating to the powers and duties and validating certain acts and proceedings of the Hunter Ranch Improvement District No. 1 of Denton County, Texas.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 3980.0503, Special District Local Laws Code, is amended by amending Subsection (c) and adding Subsection (d) to read as follows:

(c) The principal amount of bonds secured by ad valorem taxes issued by the district in aggregate may not exceed 10 percent of the assessed value of all real property in the district.

(d) The outstanding principal amount of bonds secured by contract payments meeting the requirements of Section 3980.0504(2) issued by the district in the aggregate may not exceed an amount equal to 10 percent of the assessed value of all real property in all districts making payments under the contract.

SECTION 2. (a) The legislature validates and confirms all governmental acts and proceedings of the Hunter Ranch Improvement District No. 1 of Denton County, Texas, that were taken before the effective date of this Act.

(b) This section does not apply to any matter that on the effective date of this Act:

(1) is involved in litigation if the litigation ultimately results in the matter being held invalid by a final court

1 judgment; or

2 (2) has been held invalid by a final court judgment.

3 SECTION 3. The Hunter Ranch Improvement District No. 1 of
4 Denton County, Texas, retains all the rights, powers, privileges,
5 authority, duties, and functions that it had before the effective
6 date of this Act.

7 SECTION 4. (a) The legal notice of the intention to
8 introduce this Act, setting forth the general substance of this
9 Act, has been published as provided by law, and the notice and a
10 copy of this Act have been furnished to all persons, agencies,
11 officials, or entities to which they are required to be furnished
12 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
13 Government Code.

14 (b) The governor, one of the required recipients, has
15 submitted the notice and Act to the Texas Commission on
16 Environmental Quality.

17 (c) The Texas Commission on Environmental Quality has filed
18 its recommendations relating to this Act with the governor, the
19 lieutenant governor, and the speaker of the house of
20 representatives within the required time.

21 (d) All requirements of the constitution and laws of this
22 state and the rules and procedures of the legislature with respect
23 to the notice, introduction, and passage of this Act are fulfilled
24 and accomplished.

25 SECTION 5. This Act takes effect immediately if it receives
26 a vote of two-thirds of all the members elected to each house, as
27 provided by Section 39, Article III, Texas Constitution. If this

S.B. No. 3053

1 Act does not receive the vote necessary for immediate effect, this

2 Act takes effect September 1, 2025.

Denton Record-Chronicle
2413 Fort Worth Dr
(940) 387-7755

I, Bo Xiang, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Denton Record-Chronicle, a publication that is a "legal newspaper" as that phrase is defined for the city of Denton, for the County of Denton, in the state of Texas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
Feb. 6, 2025

Notice ID: We40gb8lka89n44leT66
Notice Name: Hunter Ranch notice

PUBLICATION FEE: \$28.32

I declare under penalty of perjury that the foregoing is true and correct.

Bo Xiang

Agent

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Signed or attested before me on this: 02/06/2025

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF INTENTION TO
INTRODUCE A BILL
IN THE LEGISLATURE OF
TEXAS

Notice is hereby given of the intention to introduce in the Regular Session of the 89th Legislature of Texas a bill relating to the powers and authority of Hunter Ranch Improvement District No. 1 of Denton County, Texas. This publication was paid for by HR 3200, L.P.

drc 02/06/2025



CLASSIFIEDS

GARAGE SALES

- \$15, 4 days DRC + dentonrc.com
10 DAYS / \$10.00
- Items \$3,000 or less
- DRC + dentonrc.com
Restrictions may apply.

CONTACT US
Self Service: dentonrc.com/classifieds
Email: classifieds@dentonrc.com
Phone: 940-387-7755
Office Hours: 8:00 am - 5:00 pm M-F

ENHANCE YOUR AD WITH PHOTOS!
When placing an ad, add 1 photo in print
& 5 photos online for FREE!

SEE A PHOTO IN PRINT?
Find more photos online: dentonrc.com/classifieds

DEADLINES*: Tuesday, Wednesday, Thursday & Friday: 4:30 pm day prior to publish | Saturday & Sunday: Friday 12:00 pm | Monday: Friday 2:30 pm

*Excludes deadlines for holidays. *Legal Notice deadlines are most business days prior to Monday - Friday in Denton and on Wednesday for the Weekend Edition. *No Expiration Fee for Legal Notices received after deadline.

Notwithstanding to whomsoever, the advertiser hereby warrants that the information contained herein is true and correct to the best of their knowledge and belief. If the advertiser is a corporation, the advertiser hereby warrants that the information contained herein is true and correct to the best of their knowledge and belief. If the advertiser is an individual, the advertiser hereby warrants that the information contained herein is true and correct to the best of their knowledge and belief. If the advertiser is a partnership, the advertiser hereby warrants that the information contained herein is true and correct to the best of their knowledge and belief. If the advertiser is a limited liability company, the advertiser hereby warrants that the information contained herein is true and correct to the best of their knowledge and belief. If the advertiser is a sole proprietorship, the advertiser hereby warrants that the information contained herein is true and correct to the best of their knowledge and belief. If the advertiser is a partnership, the advertiser hereby warrants that the information contained herein is true and correct to the best of their knowledge and belief. If the advertiser is a limited liability company, the advertiser hereby warrants that the information contained herein is true and correct to the best of their knowledge and belief. If the advertiser is a sole proprietorship, the advertiser hereby warrants that the information contained herein is true and correct to the best of their knowledge and belief.

ANNOUNCEMENTS	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES
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lost & found 15
A lost pet? Check ads in "Lost & Found" & "Pets" daily. Visit or call local animal shelters and animal rescue organizations for help.

TRANSPORTATION
new cars 165
HUFFINES
SUBARU KIA
940-321-2504

used foreign import cars 185

2005 Mercedes ML350, all wheel drive, 197K miles, no paperwork, parks car? Runs good, \$1590, or trade for landscape trailer.
CALL: Gian 545-338-0288

BUSINESS OPPORTUNITIES
Business opportunities 203

DMC assumes no responsibility for content. Consideration should be given before financial commitment. Be aware of long distance phone charges, app fees & credit card information you provide. Bookends of jobs don't guarantee employment or that applicants will be qualified for jobs listed.

EMPLOYMENT
help wanted 305

City of Denton
Employment Opportunities
Apply Online At
www.dentonjobs.com

DATCU
CREDIT UNION
We are Hiring!
Apply online at datcu.com
EOE

job lists 340

ATTENTION: DMC assumes no responsibility for content. Consideration should be given before making a financial commitment. Please be aware of long distance phone charges, application fees, & credit card info you provide. Bookends of jobs do not guarantee employment or that applicants will be qualified for jobs listed.

LIVESTOCK/PETS
pets 424

FREE KITTENS
Neutered male & spayed female, gray tabby kittens, 4 months old. Later box trained & have shots. Call or text 940-577-1692

MERCHANDISE
portable steel buildings 554

Madden Portable Buildings & Carports. Call for details.
maddenportablebuildings.com
940-382-7000

garage sales 585

MULTI-FAMILY ESTATE SALE
1809 Winters St., Baytown, TX 77520
Over 500 new items
Housewares, vintage, fishing, tools, outdoors
Over 150 tables full
Thursday, Friday, Saturday, Feb 6th-8th; 9am-3pm

REAL ESTATE FOR RENT

acreage for rent 601

apartments: unfurnished 605
SPACIOUS 1 & 2 Bedroom Near Universities. 24 hour Security cameras, fast free refrigerator. No pets \$550.00 & up. Call 940-566-0660

mobile homes & spaces 660

office space for rent 670
Downtown Office Space available, plenty of parking. Clean & ready to move in. Info 940-381-0795

rooms for rent 680
Room for rent, male only. Kitchen & Bath room shared. \$500. per mo. \$150 deposit. Available NOW! Please call 940-594-4125

REAL ESTATE FOR SALE

acreage 701

PUBLISHER'S NOTICE: All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to discriminate on the basis of race, color, religion, sex, handicap, familial status, or national origin, or information you provide. Bookends of jobs do not guarantee employment or that applicants will be qualified for jobs listed.

PUBLIC NOTICES

Access legal: www.dentonrc.com
NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF RICHARD V. LUNA

Notice is hereby given that original Letters of Testamentary for the Estate of RICHARD V. LUNA, Deceased, were issued to the undersigned on 14th day of January, 2025, in the matter styled below. This matter is at this time being administered in Denton County, Texas, and the undersigned currently holds such Letters Testamentary. All persons having claims against this Estate are required to present them to the undersigned currently holding such Letters Testamentary, before the date of closing of the Estate, before such claims are barred by the applicable Statute of Limitations, and within the time prescribed by law.

DATED on the January 14, 2025.

PATSY MYERS LUNA
Independent Executor

/s/ Rick Weaver
c/o Rick Weaver
Bar No.: 210108252
The Weaver Firm, P.C.
Mailing: P.O. Box 559
Physical: 101 W. First St.
Ft. Worth, TX 76102
Main: 817-638-9016
Fax: 817-638-2500
weaver@weaverlegal.net

Cause No. PR-2024-01552-B
Probate Court of Denton County, Texas

APPLICATION HAS BEEN MADE WITH THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A BEVERAGE PERMIT BY DALLAS QUINTELL INC. FOR A LAUNCH FAMILY ENTERTAINMENT TO BE LOCATED AT STEMMONS FWY, LEWISVILLE, DENTON COUNTY, TEXAS

BY: /s/ Adriana Esquivel
Adriana Esquivel, Deputy
JULI LUIKE, COUNTY CLERK
DENTON COUNTY, TEXAS
3800 Morse, Denton, TX 76208

ABANDONED VEHICLES
Trailer Black VIN: N/A Total

PUBLIC NOTICES

NOTICE OF INTENT TO INTRODUCE LEGISLATION

This is to give notice of intent to introduce in the 89th Legislature, Regular Session, a bill to be entitled an Act relating to the creation of the Craver Ranch Municipal Management District, a special district operating under Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution; and Chapters 372 and 375, Texas Local Government Code, providing authority for the District to impose assessments, fees, and taxes, and providing authority to issue bonds, affecting lands in Denton County, Texas, being generally located in the northern portion of the corporate limits and extrajurisdiction of the City of Denton, Texas, east of FM 2164; west and south of FM 2153; and north of Griddle Springs Road and Shepherd Road. The lands to be included in the District include portions of the P.G. Vothorough Survey, Abstract No. 1447; the J. Morton Survey, Abstract No. 121; the W. Norman Survey, Abstract No. 995; the J.W. Jago Survey, Abstract No. 1640; the A.W. Patton Survey, Abstract No. 990; and the W.A. Thompson Survey, Abstract No. 1238. The costs for the publication of this notice were paid by Ross Martin, Winstead PC.

DATED on the January 14, 2025.

PATSY MYERS LUNA
Independent Executor

/s/ Rick Weaver
c/o Rick Weaver
Bar No.: 210108252
The Weaver Firm, P.C.
Mailing: P.O. Box 559
Physical: 101 W. First St.
Ft. Worth, TX 76102
Main: 817-638-9016
Fax: 817-638-2500
weaver@weaverlegal.net

Cause No. PR-2024-01542-B
Probate Court of Denton County, Texas

PUBLIC NOTICES

Pursuant to Chapter 58, Texas Property Code, Storage Depot will hold a public auction of property being sold to satisfy judgments. Sale will be held online at www.Bid4Storage.com. The online auction will start on Feb. 20, 2025, at 9:00 am and will end on Feb. 25, 2025, at 1:00 pm. It is free to register online and all payments are paid to Storage Depot location listed below. Please contact Storage Depot at the location listed below for any questions concerning the auction. Property will be sold to the highest bidder for cash. Deposit for removal and clean-up will be required. Seller reserves the right to not accept any bid and to withdraw property from sale. Property includes contents in spaces of the following tenants:
1201 S. Loop 288, Denton, TX 76205 Lana Stiggins- furniture, boxes, bags, misc. Lona Stiggins- furniture, golf clubs, misc.

DATED on the January 14, 2025.

NOTICE OF INTENTION TO INTRODUCE A BILL IN THE LEGISLATURE OF TEXAS

Notice is hereby given that the intention to introduce in the 89th Legislature of Texas a bill relating to the powers and authority of Hunter Ranch Improvement District No. 1 of Denton County, Texas. This publication was paid for by HR 3200, L.P.

DATED on the January 14, 2025.

NOTICE TO CREDITORS

Notice is hereby given that the undersigned intends to sell the personal property described below to satisfy a lender's lien imposed on said property under the Self Service Storage Act. The undersigned will sell at public sale by competitive bidding on Tues. Feb. 20th, 2025 at 10am on Lockertox.com. Unless otherwise noted, all units contain Household

Notice is hereby given that the undersigned intends to sell the personal property described below to satisfy a lender's lien imposed on said property under the Self Service Storage Act. The undersigned will sell at public sale by competitive bidding on Tues. Feb. 20th, 2025 at 10am on Lockertox.com. Unless otherwise noted, all units contain Household

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PUBLIC NOTICES

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF DAVID R. LUNA

Notice is hereby given that original Letters of Testamentary for the Estate of DAVID R. LUNA, Deceased, were issued to the undersigned on 14th day of January, 2025, in the matter styled below. This matter is at this time being administered in Denton County, Texas, and the undersigned currently holds such Letters Testamentary. All persons having claims against this Estate are required to present them to the undersigned currently holding such Letters Testamentary, before the date of closing of the Estate, before such claims are barred by the applicable Statute of Limitations, and within the time prescribed by law.

DATED on the January 14, 2025.

PATSY MYERS LUNA
Independent Executor

/s/ Rick Weaver
c/o Rick Weaver
Bar No.: 210108252
The Weaver Firm, P.C.
Mailing: P.O. Box 559
Physical: 101 W. First St.
Ft. Worth, TX 76102
Main: 817-638-9016
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Cause No. PR-2024-01542-B
Probate Court of Denton County, Texas

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PUBLIC NOTICES

NOTICE OF PUBLIC SALE

To satisfy a lender's lien, PS Retail Sales, LLC will sell at public sale on February 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storage4less.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 29224
4800 State Highway 121, Lewisville, TX 76055, (469) 240-9043
Time: 12:30 PM
Sale to be held at www.storage4less.com.
Oscar, Rand; Woodwell, Reagan; Michael, Kassia; Riley, Aaron; Bill, Mohammad; Soeas, Megan; Munroe, Brandon; Chaney, Clarissa; St. Clair, Stacy; Chaney, Clarissa; Schickman, Amanda; Walter, Anne; Drumm, Greg; Foraker, Alyce; Parker, Patricia; Parker, Alyce; Haywood, Jennifer; Liggins, Turquoise; Williams, Keith; Lamar, Weston; Cardwell, Susan; Brando, Alexander; Isaac, Hicks; Deshonte, Gerri; Alexander, Murphy; Sandra; Council, Micah; Madhav, Angeline

PUBLIC STORAGE # 27602
26740 E University Dr., Aubrey, TX 76227, (940) 385-3060
Time: 12:45 PM
Sale to be held at www.storage4less.com.
McClain, Rocky; Russell, Matthew; Lileigh, Rosemar; Scott, Shannon; Batts, Lechay; WGE Studios Bankton, Diamond; Grummon, Brandy; Lucas, Jake; Jackson, Bruna; Malicki, Beany; Florentino, Stephen R.; Chappell, Adrian; Chapel, Jeff L.; Green, Andrea; Lawrence, Mikala; Meredith, North Central Texas College is accepting bids for Theatrical Sound and Lighting Replacement for its Gainesville campus. Space is now available in Room 2503, NCTC, and 1525 West California Street, Gainesville, TX 76240-6693, or via e-mail at odds@nctc.edu. Cade Russell, CPA Facilities Manager, is available to answer questions at (800) 668-3318 or by email at crussell@nctc.edu. A required pre-bid conference and tour will be held at 10:00 a.m. Wednesday, February 19th or February 20th, all bidders will be required to attend one pre-bid tour. Pre-bid tour will start at the First State Bank Center for the Performing Arts. Sealed bids must be submitted to Dan Doss at the address above and shall be in a SEALED envelope with the word "CPA Sound and Lighting" printed on the outside of the envelope. Sealed bids must be received in Room 2503 or 2600 March 4, 2025. Bids will be opened the same day at 2:05 PM in Room 2503 at the Gainesville campus. NCTC reserves the right to reject all bids. NCTC does not discriminate on the basis of race, color, national origin, gender, religion, age, or disability in employment or the provision of services.

PUBLIC STORAGE # 27655
4150 Gazabo St., Aubrey, TX 76227, (469) 200-6061
Time: 12:45 PM
Sale to be held at www.storage4less.com.
Stacy, James; Lawrence, Michael; Megan, Kamal; Lawrence, Mikala; PFE, North Texas; Caruthers, Starlita; Letelle, Caren; Victoria, Mallory; Zainer, Anna; Benji, Danyak; Piccolidopoulos Ltd Co Njien, Sikod; Henry, Adrian; Piccolidopoulos Ltd Co Njien, Sikod; Aberty, Mario; Kingdom Life Ministries USA, Joseph, Debbie; Wiley, Sherrita; Sample, Sherrita; Cannady, Victoria; Piccolidopoulos Njien, Sikod; sale site listed below. All regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201, (818) 244-0060.

PUBLIC STORAGE # 27655
4150 Gazabo St., Aubrey, TX 76227, (469) 200-6061
Time: 12:45 PM
Sale to be held at www.storage4less.com.
Stacy, James; Lawrence, Michael; Megan, Kamal; Lawrence, Mikala; PFE, North Texas; Caruthers, Starlita; Letelle, Caren; Victoria, Mallory; Zainer, Anna; Benji, Danyak; Piccolidopoulos Ltd Co Njien, Sikod; Henry, Adrian; Piccolidopoulos Ltd Co Njien, Sikod; Aberty, Mario; Kingdom Life Ministries USA, Joseph, Debbie; Wiley, Sherrita; Sample, Sherrita; Cannady, Victoria; Piccolidopoulos Njien, Sikod; sale site listed below. All regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201, (818) 244-0060.

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Stacy, James; Lawrence, Michael; Megan, Kamal; Lawrence, Mikala; PFE, North Texas; Caruthers, Starlita; Letelle, Caren; Victoria, Mallory; Zainer, Anna; Benji, Danyak; Piccolidopoulos Ltd Co Njien, Sikod; Henry, Adrian; Piccolidopoulos Ltd Co Njien, Sikod; Aberty, Mario; Kingdom Life Ministries USA, Joseph, Debbie; Wiley, Sherrita; Sample, Sherrita; Cannady, Victoria; Piccolidopoulos Njien, Sikod; sale site listed below. All regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201, (818) 244-0060.

PUBLIC STORAGE # 27655
4150 Gazabo St., Aubrey, TX 76227, (469) 200-6061
Time: 12:45 PM
Sale to be held at www.storage4less.com.
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