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RESOLUTION NO. []

<p>FILED FOR RECORD at 3:00 o'clock P M</p> <p>MAR 24 2026</p> <p>BECKY LANDRUM County Clerk, Hunt County, Tex.</p>

**A RESOLUTION OF THE HUNT COUNTY COMMISSIONERS COURT
DISAPPROVING PRELIMINARY PLAT APPLICATION NO. 26-0226 FOR
“THE MEADOW” SUBDIVISION LOCATED AT COUNTY ROAD 695
AND COUNTY ROAD 850, HUNT COUNTY, TEXAS**

WHEREAS, Hunt County, Texas (the “County”) is authorized to require that plats of subdivisions of land within its unincorporated areas be approved by the commissioners court before recording, pursuant to Texas Local Government Code § 232.001; Section 232.002 provides that the commissioners court may refuse to approve a plat that does not meet the requirements prescribed by that chapter; and Section 232.023 provides that the commissioners court shall refuse to approve a plat that does not conform to the requirements of applicable regulations, including the Hunt County Subdivision and Land Development Regulations (“HCSLDR”) and the Hunt County Engineering Standards Manual (“HCESM”); and

WHEREAS, Imran Chaudhary of Community Capital Partners, LP (“Owner”), through authorized representative Eric Hudson of Terrazas PLLC (“Applicant”), submitted Preliminary Plat Application No. 26-0226 dated February 26, 2026 (the “Application”), for a preliminary plat of a proposed development to be known as “The Meadow,” encompassing approximately 402 acres at the intersection of County Road 695 and County Road 850, Hunt County, Texas, comprising 846 proposed lots (“The Meadow”); and

WHEREAS, the Application was submitted with the following fields left blank: Date of Acceptance, Fees Paid, and Property Identification Number (PID); no dollar amount was entered in the “Fees Paid” field; and the applicant’s representative executed an Applicant Acknowledgement on February 26, 2026, certifying that “the above described proposed subdivision plats [are] in compliance with the Hunt County Subdivision Regulations and Engineering Standards,” a certification that is directly contradicted by the findings of the County’s engineer as described below; and

WHEREAS, the Commissioners Court referred the Application to the County’s engineering consultant, MTG Engineers & Surveyors, and on March 17, 2026, licensed engineer Vance Liles, P.E., CFM, issued a Preliminary Plat Review letter (the “Engineer’s Review”) identifying the following eight specific deficiencies in the preliminary plat, each constituting a failure to conform to the HCSLDR or HCESM:

1. HCSLDR § 4.02.E.1.b — Failure to provide street names on Sheets 2, 4, 6, 7, and 8 of the preliminary plat;
2. HCSLDR § 4.02.E.1.h — Vicinity map shown as not to scale on Sheets 1, 2, 4, 6, 7, and 8; the HCSLDR requires a scale of no more than 1”=1000’;
3. HCSLDR § 4.02.E.1.j — Boundary monuments not labeled on Sheets 2, 4, 6, 7, and 8;

4. HCSLDR § 5.02.B.3.a — Multiple blocks shown with frontage for up to 72 lots, exceeding the maximum of 12 lots per block;
5. HCSLDR § 5.04.A / Table 8 — Plat fails to meet the 80-foot minimum lot frontage for lots less than 1.00 acre;
6. HCSLDR § 5.05.B.1 — Utility easements shown do not meet the required minimum width of 20 feet;
7. HCESM § 7.4.7.1 — Multiple streets in the Hunt County portion of the development fail the 335-foot minimum centerline radius for local streets; and
8. HCESM § 7.4.7.1 — Streets in the Hunt County portion of the development fail the 100-foot minimum tangent requirement for intersection approaches;

WHEREAS, the Application included a single-page wastewater will-serve letter dated December 23, 2025 (the “Wastewater Letter”), signed by Andrew Mizerek, P.E. (Westwood Professional Services) as District Engineer, stating that Double R Municipal Utility District No. 2A of Hunt and Collin Counties (“Double R MUD”) “will have sufficient capacity to service the Project’s sanitary-sewer needs after the completion of the District’s Wastewater Treatment Plant”; the Wastewater Letter is legally insufficient as a will-serve letter on at least six independent grounds, and the Application also fails to demonstrate legally adequate water utility service for a seventh independent reason, each ground being set forth below; and

WHEREAS, as to Sub-Ground B-1, Double R MUD No. 2A of Hunt and Collin Counties is listed as “inactive” in the TCEQ’s publicly available online records; the development relies on two separate providers for two separate services — Caddo Basin Special Utility District (“CBSUD”) for water, and Double R MUD for sanitary sewer; because Double R MUD is inactive with TCEQ, the Application fails to demonstrate that any lawfully operative provider has committed to serve the development’s sanitary sewer needs; an applicant cannot satisfy the wastewater service requirement under HCSLDR Section 10.02 by designating a district that does not hold active, operational status with the state regulatory agency charged with overseeing it; this finding is independently confirmed by the Collin County Director of Engineering in his February 10, 2026 deficiency letter, which states that Double R MUD “remains ‘inactive’ according to online information from the [TCEQ]” and that the will-serve letter is therefore “still invalid”; and

WHEREAS, as to Sub-Ground B-2, the five purported directors of Double R MUD — Yaneli Molina, Hatim Mahmoud Yusuf, Nadeem Ashraf Khan, Asim Hussain Khan, and Faisal Abbas — did not own taxable property within Double R MUD’s geographic boundaries as those boundaries existed prior to the purported annexation on September 12, 2025, and therefore did not satisfy the qualification requirements of Texas Water Code § 54.102 at the time of their purported appointment; the five Special Warranty Deeds submitted as evidence of qualification present additional independent infirmities: (a) the deeds bear execution dates of September 12, 2025, yet the land surveyor’s legal description incorporated by reference was not prepared until September 24, 2025 — twelve days later; (b) the deeds identify Table Mountain Investments LLC as grantor despite the legal description describing Community Capital Partners, LP property with no mention of Table Mountain; and (c) the deeds were not filed in county deed records until January 20–23, 2026 — more than four months after their purported execution and only days after TCEQ

demanded evidence of director qualifications; the Collin County Director of Engineering independently concluded that these deeds “do not appear to validly convey real property in accordance with applicable law for this type of conveyance and the nature and type of the purportedly sold/purchased property”; and

WHEREAS, as to Sub-Ground B-3, on January 16, 2026, the TCEQ exercised its supervisory authority under Texas Water Code § 12.081(a)(1) to inquire into the qualifications of the purported directors of Double R MUD, demanding a response no later than January 26, 2026; Double R MUD did not respond by that deadline; according to the Collin County Director of Engineering’s February 10, 2026 deficiency letter — which summarizes a February 4, 2026 TCEQ communication that Hunt County has not independently obtained — TCEQ advised Collin County that “no response has been provided” and that Collin County should “consider this when reviewing the plat application package”; these characterizations are drawn from the Collin County Director of Engineering’s account of the TCEQ communication and the underlying TCEQ letter is not presently in Hunt County’s possession; notwithstanding this sourcing caveat, Double R MUD’s complete failure to respond to TCEQ’s regulatory inquiry is an independent indication that the MUD’s governance is not operating within the bounds of applicable law, and the County is entitled to consider it in evaluating the adequacy of the utility service showing; and

WHEREAS, as to Sub-Ground B-4, on February 17, 2026, the State of Texas, acting through the Office of the Attorney General on behalf of the TCEQ, filed suit in the 493rd Judicial District Court of Collin County (Cause No. 493-01042-2026) seeking (i) a declaratory judgment that the Double R MUD board was unlawfully constituted and the September 12, 2025 annexation was void, (ii) injunctive relief, and (iii) quo warranto removal of all five purported directors; on March 19, 2026, the 416th District Court sitting for the 493rd entered a Temporary Restraining Order (the “TRO”) restraining the purported directors from exercising any powers or authorities of the Double R MUD board, including entering binding financial obligations and service commitments; a temporary injunction hearing is set for March 30, 2026; the Texas Attorney General, in a letter to the Collin County Commissioners Court dated March 10, 2026 — and in a substantively similar letter sent to Hunt County— advised that the MUD board composition and the validity of the purported annexation are subjects of active State litigation and should be considered as a reasonable basis to use all lawful means to deny the plat application; a will-serve letter issued by an entity whose governing authority is under an active TRO and subject to pending quo warranto removal cannot constitute legally reliable evidence of committed utility service; and

WHEREAS, as to Sub-Ground B-5, the Wastewater Letter conditions wastewater service on “completion of the District’s Wastewater Treatment Plant”; no such plant is shown as constructed or approved in any document submitted to Hunt County, and the Application itself makes no representation that a WWTP is operational; a conditional promise to provide wastewater service after the future completion of a facility that does not yet exist does not demonstrate that adequate utility service is currently available or reasonably assured for the proposed development; and

WHEREAS, as to Sub-Ground B-6, the Wastewater Letter is not a will-serve letter in form or substance: it is addressed to the Board of Directors of Double R MUD — it is the District Engineer

writing to his own client, not a commitment from the utility provider to the developer or the County; HCSLDR Section 10.02 requires “a Will Serve Letter from any utility providing service to the Subdivision” — from the utility, to the County; the Wastewater Letter runs in exactly the wrong direction; HCSLDR Section 10.04 further requires “a letter from the wastewater utility accepting the [wastewater system] Infrastructure”; the Wastewater Letter is not from Double R MUD and does not constitute an acceptance of any infrastructure — it is a conditional projection, not a utility acceptance; the Collin County Director of Engineering independently confirmed that “the letter from Andrew Mizerek does not contain sufficient information to ascertain whether the requisite sanitary-sewer analysis has been undertaken”; and

WHEREAS, as to Sub-Ground B-7, the water will-serve letter submitted with the Application is the February 6, 2025 letter from Eddy Daniel, P.E. of Dunaway Associates, addressed to Kevin Wendland, General Manager of Caddo Basin Special Utility District (“CBSUD”) — captioned “Josephine 402 Development Evaluation”; HCSLDR Section 10.02 requires “a Will Serve Letter from any utility providing service to the Subdivision” and HCSLDR Section 10.03 requires “a letter from the water utility accepting the water system Infrastructure,” both of which demand a letter running from the utility to the County; the Dunaway letter is an engineer’s internal capacity evaluation addressed to the water district’s own General Manager and does not purport to commit CBSUD to serve The Meadow development or to accept the water system infrastructure; independently, the letter is expired on its face: its own terms provide that “[t]his evaluation will be valid for 6 months after which a re-evaluation may be required”; the letter is dated February 6, 2025; six months from that date is August 6, 2025; the Application was filed February 26, 2026, approximately six and one-half months after the letter’s own stated expiration date; a document that is expired by its own terms at the time of submission cannot constitute adequate evidence of current utility service availability; and

WHEREAS, the Application is administratively incomplete: (a) the “Fees Paid” field is blank and no application fee has been confirmed as paid; (b) the Property Identification Number (PID) field is blank; and (c) the Date of Acceptance field is blank; and

WHEREAS, the Commissioners Court has reviewed the Application, the Engineer’s Review letter, the supporting materials in the administrative record, the portions of State litigation filings relevant only to the technical aspects of the Application, and applicable law, and finds that the Application fails to conform to the requirements of the HCSLDR, HCESM, and Texas Local Government Code Chapter 232 on multiple independent grounds, each of which is individually and independently sufficient to support disapproval; and

WHEREAS, the Commissioners Court received and reviewed the March 23, 2026 letter from the Texas Attorney General to Hunt County concerning the proposed development; the Court considered that letter only to the limited extent it addresses matters bearing on the technical and legal sufficiency of the Application under Texas Local Government Code Chapter 232, the Hunt County Subdivision and Land Development Regulations, and the Hunt County Engineering Standards Manual, including the status, governance, and litigation posture of Double R Municipal Utility District No. 2A as those matters relate to the reliability of the utility-service showing

submitted with the Application; and the Court does **not** adopt, incorporate, or rely upon any statements in that letter concerning the religious character of the proposed development, the identity of intended residents, or any separate securities-related allegations or litigation; and

WHEREAS, the Commissioners Court finds that taking formal action at the March 24, 2026 meeting is necessary to comply with the applicable deadlines under Texas Local Government Code § 232.0025 and to prevent any risk of deemed approval by operation of law, the Application having been submitted February 26, 2026;

NOW, THEREFORE, BE IT RESOLVED BY THE HUNT COUNTY COMMISSIONERS COURT AS FOLLOWS:

Section 1. Findings Incorporated. The foregoing recitals are incorporated into this Resolution as findings of fact and conclusions of law by the Hunt County Commissioners Court.

Section 2. Disapproval — Engineering and Regulatory Deficiencies. Preliminary Plat Application No. 26-0226 for The Meadow is hereby disapproved on the ground that the preliminary plat fails to conform to the HCSLDR and HCESM in the following respects, each of which is an independent and alternative basis for this disapproval:

9. HCSLDR § 4.02.E.1.b — Street names not provided on Sheets 2, 4, 6, 7, and 8;
10. HCSLDR § 4.02.E.1.h — Vicinity map not to scale on Sheets 1, 2, 4, 6, 7, and 8; must be scaled at no more than 1"=1000';
11. HCSLDR § 4.02.E.1.j — Boundary monuments not labeled on Sheets 2, 4, 6, 7, and 8;
12. HCSLDR § 5.02.B.3.a — Multiple blocks shown with up to 72 lots of frontage, exceeding the 12-lot maximum;
13. HCSLDR § 5.04.A / Table 8 — Failure to meet the 80-foot minimum lot frontage for lots less than 1.00 acre;
14. HCSLDR § 5.05.B.1 — Utility easements fail to meet the 20-foot minimum width requirement;
15. HCESM § 7.4.7.1 — Multiple streets in the Hunt County portion fail the 335-foot minimum centerline radius; and
16. HCESM § 7.4.7.1 — Streets in the Hunt County portion fail the 100-foot minimum intersection approach tangent.

Section 3. Disapproval — Wastewater Will-Serve Letter Legally Insufficient. The Application is further independently disapproved on the ground that the wastewater will-serve letter dated December 23, 2025 is legally insufficient on each of the following independent and alternative grounds:

(a) Double R MUD No. 2A is listed as "inactive" with TCEQ, rendering it incapable of serving as a lawfully operative wastewater provider. The record also reflects that, although a January 23, 2026 submission represented that TCEQ Form 0179 had been transmitted, no current Form 0179 was provided with the supporting materials, further underscoring that the Application failed to demonstrate that Double R MUD was an active and valid wastewater provider;

(b) The purported board of directors of Double R MUD does not appear to consist of qualified directors under Texas Water Code § 54.102; the five Special Warranty Deeds submitted as evidence of qualification bear internal dating inconsistencies, identify an incorrect grantor, and were not recorded until more than four months after their purported execution date; and the Collin County Director of Engineering independently found those deeds appear not to validly convey real property;

(c) On January 16, 2026, the Texas Commission on Environmental Quality ("TCEQ"), exercising its supervisory authority under Texas Water Code § 12.081(a), sent a written "Inquiry Into the Qualifications of Directors" to Double R MUD No. 2A of Hunt and Collin Counties, stating that TCEQ had learned of concerns that the current board members "may not meet the qualifications to serve as a board member" under Texas Water Code § 54.102 and demanding sufficient evidence of qualification within 10 days; Double R MUD failed to respond to that inquiry by the January 26, 2026 deadline; and, according to the Collin County Director of Engineering's February 10, 2026 deficiency letter summarizing a February 4, 2026 TCEQ communication, TCEQ advised that "no response has been provided" and requested that reviewing authorities consider that fact when evaluating the plat application.;

(d) The State of Texas has filed suit challenging the validity of the Double R MUD board's constitution and the September 12, 2025 annexation (Cause No. 493-01042-2026, 493rd Judicial District, Collin County), and the court entered a Temporary Restraining Order on March 19, 2026 restraining the purported directors from exercising board authority; the Texas Attorney General has advised that these issues constitute a reasonable basis to use all lawful means to deny the plat application;

(e) The will-serve letter conditions wastewater service on completion of a Wastewater Treatment Plant that is not shown as designed, approved, or constructed in any document submitted to Hunt County; a conditional promise of future service does not demonstrate adequacy of present service. The will-serve letter conditions wastewater service on completion of a Wastewater Treatment Plant that is not shown as designed, approved, or constructed in any document submitted to Hunt County; a conditional promise of future service does not demonstrate adequacy of present service; and although later supporting materials reportedly referenced discharge permit no. WQ0016055001 and asserted a treatment capacity of 0.90 million gallons per day, neither the referenced discharge permit nor documentation showing TCEQ approval of the wastewater treatment plant or its design was provided, so the Application still failed to demonstrate presently authorized and reasonably assured wastewater service; and

(f) The will-serve letter is not a will-serve letter in form: it is addressed to Double R MUD's own board by Double R MUD's own engineer, not from the utility to the developer or County; HCSLDR Section 10.02 requires a will-serve letter "from" the utility; HCSLDR

Section 10.04 requires “a letter from the wastewater utility accepting the [wastewater system] Infrastructure”; the letter satisfies neither requirement.

Section 4. Disapproval — Water Will-Serve Letter Legally Insufficient. The Application is further independently disapproved on the ground that the water will-serve letter — the February 6, 2025 letter from Eddy Daniel, P.E. (Dunaway Associates) addressed to the General Manager of Caddo Basin Special Utility District — is legally insufficient on two independent grounds: (a) it is an engineer’s internal evaluation addressed to the water district’s own General Manager and does not constitute a will-serve letter from the utility as required by HCSLDR Section 10.02, nor an acceptance of the water system infrastructure as required by HCSLDR Section 10.03; and (b) the letter is expired on its face, having stated a six-month validity period from February 6, 2025, placing its expiration at August 6, 2025 — approximately six and one-half months before the Application was filed on February 26, 2026.

Section 5. Disapproval — Administrative Incompleteness. The Application is further independently disapproved on the ground that it was submitted with the required application fee field blank, the Property Identification Number field blank, and the Date of Acceptance field blank, rendering the Application administratively incomplete.

Section 6. Grounds Independent and Alternative. Each ground set forth in Sections 2, 3, 4, and 5 of this Resolution is an independent and alternative basis for disapproval. The disapproval of the Application is not premised on, and does not incorporate by reference, any matter relating to the religious character of the proposed development, the national origin or religion of the applicants or intended residents, or any litigation unrelated to the validity of the utility service showing.

Section 7. No Prejudice to Resubmission. This disapproval is without prejudice to the applicant’s right to submit a new, fully conforming preliminary plat application that cures each deficiency identified in this Resolution, subject to then-applicable submission requirements and fees.

Section 8. Notice. The Hunt County Development Office is directed to provide written notice of this disapproval to: Community Capital Partners / Imran Chaudhary, 1360 Star Court, Plano, Texas 75074; and authorized representative Eric Hudson, ehudson@terrazaspllc.com; identifying each ground for disapproval set forth in this Resolution.

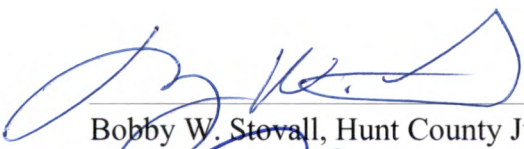
Section 9. Administrative Record. The Hunt County Development Office shall retain in the permanent administrative record for this Application: the Application (No. 26-0226); the Engineer’s Review letter (March 17, 2026); the Temporary Restraining Order (March 19, 2026); the State’s Original Petition (filed February 17, 2026); the Collin County Engineering deficiency letters (February 10 and March 10, 2026); the Attorney General advisory letter to Hunt County (March 23, 2026); and all other documents sent to or considered by the Commissioners Court in connection with this Application.

Section 10. Attorney General Records. The March 23, 2026 letter from the Texas Attorney General and supporting materials are included in the administrative record and were considered only to the limited extent they relates to matters affecting the legal sufficiency of the utility-service showing submitted with the Application, including the challenged authority and pending litigation concerning Double R Municipal Utility District No. 2A; the Court expressly excludes from its consideration, and does not adopt or incorporate by reference, any statements in those materials concerning religion, national origin, intended residents, or separate securities-related allegations or litigation; and the Court's disapproval rests solely on the grounds expressly stated in Sections 2 through 5 of this Resolution.

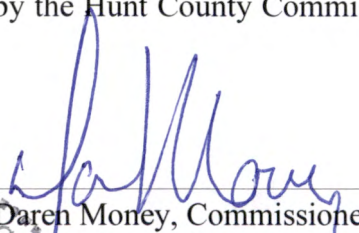
Section 11. Effect of Disapproval. The Court further finds that Chapter 232 of the Texas Local Government Code requires a timely written disapproval stating the reasons and legal authority therefor, and further provides that plat approval is effected by order entered in the minutes of the Court; to the extent the statute may be construed to leave the form of a written disapproval unspecified, the Court expressly finds and declares that this Resolution, together with the findings and determinations set forth herein and its entry in the minutes of the Court, constitutes the written statement of disapproval required by Chapter 232 and also constitutes the Order of the Court disapproving the Application.

Section 12. Effective Date. This Resolution is effective upon adoption by the Commissioners Court.

PASSED, APPROVED, AND ADOPTED by the Hunt County Commissioners Court on the 04 day of March, 2026.



Bobby W. Stovall, Hunt County Judge



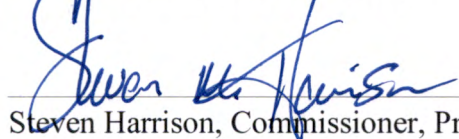
Daren Money, Commissioner, Precinct 1



David Monroe, Commissioner, Precinct 2



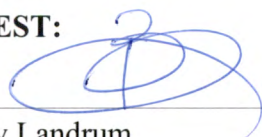
Garry Smith, Commissioner, Precinct 3



Steven Harrison, Commissioner, Precinct 4



ATTEST:



Becky Landrum
County Clerk, Hunt County, Texas