

**Marisa Weber**

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**From:** PUBCOMMENT-OCC  
**Sent:** Tuesday, September 30, 2014 10:43 AM  
**To:** PUBCOMMENT-OCC2  
**Subject:** FW: Public comment on Permit Number WQ0015242001

**From:** [dewing@satx.rr.com](mailto:dewing@satx.rr.com) [<mailto:dewing@satx.rr.com>]  
**Sent:** Monday, September 29, 2014 5:11 PM  
**To:** donotreply  
**Subject:** Public comment on Permit Number WQ0015242001

*MOD  
Done  
9/24/57*

**REGULATED ENTY NAME** TIMBERWOOD VILLAS II WWTF

**RN NUMBER:** RN106913114

**PERMIT NUMBER:** WQ0015242001

**DOCKET NUMBER:**

**COUNTY:** BEXAR

**PRINCIPAL NAME:** TIMBERWOOD DEVELOPMENT COMPANY LP

**CN NUMBER:** CN602918864

**FROM**

**NAME:** Donald Ewing

**E-MAIL:** [dewing@satx.rr.com](mailto:dewing@satx.rr.com)

**COMPANY:**

**ADDRESS:** 406 SUNNY PASS  
SAN ANTONIO TX 78260-6442

**PHONE:** 8309807252

**FAX:**

**COMMENTS:** This permit calls for discharge from an unnamed tributary, thence to Mustang Creek, thence to Mud Creek, thence to Salado Creek, etc" The so called "unnamed tributary" is private property and is a flood control easement, how can it be allowed to be used for the proposed permit?

*ME*

# Brooks Neighbors

734 Best Way • San Antonio, TX 78260 • Phone: 210-508-1156  
E-Mail: bneighbors1@gvtc.com



Date: 6/25/2014

Office of the Chief Clerk  
MC 105, TCEQ  
PO Box 13087  
Austin, TX 78711-3087

*MWD*  
*92457*

REVIEWED

*PM*

JUL 01 2014

By *[Signature]*

TEXAS  
COMMISSION  
ON ENVIRONMENTAL  
QUALITY  
2014 JUN 30 PM 3:23  
CHIEF CLERKS OFFICE

To Whom It May Concern:

My wife and I received a notice for proposed permit number WQ0015242001 regarding the TPDES permit application by Timberwood Development Company, L.P. As indicated in the notice sent to our home address, we respectfully request a public meeting regarding the application so that neighborhood residents and we may engage in a dialogue with the applicant to better understand the proposed changes that may affect our community.

Upon review of the application, we (and our neighbors) have concerns and questions regarding operation of the proposed facility and the pending permit. Our concerns include some of the following issues:

- What chemicals (e.g., chlorine) would be stored at the facility and released as part of the permit, and how would those have the potential to impact surface water and recharge of the Edwards Aquifer?
- How will chemicals (e.g., chlorine) be stored to avoid spills to surface water and/or atmospheric discharge affecting residents?
- Will land application of solids/sludge occur at the facility, and how would that affect surface water and recharge of the Edwards Aquifer? If solids are removed or land-applied onsite, how would that be done in a way to minimize odors?
- What measures will the operator take to ensure surface water remains contaminant free so as not to cause a hazard to wildlife, pets, and people that may come into contact with the effluent in the creeks? What does the permit or regulations require?
- Who will own and operate the proposed treatment facility and perform the regular maintenance and inspections required under the permit?

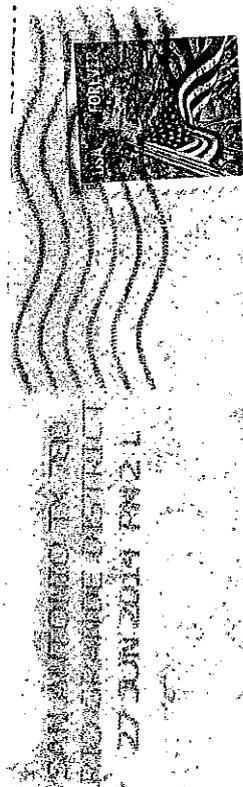
Sincerely,

*[Handwritten signature]*

Brooks & Stacy Neighbors  
Timberwood Park Property Owner

*[Handwritten initials]*

NEIGHBORS  
734 BEST WAY  
SAN ANTONIO, TX  
78260



RECEIVED

JUN 30 2014

TCEQ MAIL CENTER  
CS

TEXAS  
COMMISSION  
ON ENVIRONMENTAL  
QUALITY

2014 JUN 30 PM 3:08

CHIEF CLERKS OFFICE

OFFICE OF THE CHIEF CLERK  
MC 105, TCEQ  
P.O. BOX 13087  
AUSTIN, TX 78711-3087



**Marisa Weber**

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**From:** PUBCOMMENT-OCC  
**Sent:** Monday, July 14, 2014 8:08 AM  
**To:** PUBCOMMENT-OCC2  
**Subject:** FW: Public comment on Permit Number WQ0015242001  
**Attachments:** TCEQ Request for Public Meeting1.docx

PM

**From:** [ssheap@yahoo.com](mailto:ssheap@yahoo.com) [<mailto:ssheap@yahoo.com>]  
**Sent:** Saturday, July 12, 2014 11:06 PM  
**To:** [donotReply@tceq.texas.gov](mailto:donotReply@tceq.texas.gov)  
**Subject:** Public comment on Permit Number WQ0015242001

*MSW*  
*FSH*  
*26*

**REGULATED ENTY NAME** TIMBERWOOD VILLAS II WWTF  
**RN NUMBER:** RN106913114  
**PERMIT NUMBER:** WQ0015242001  
**DOCKET NUMBER:**  
**COUNTY:** BEXAR  
**PRINCIPAL NAME:** TIMBERWOOD DEVELOPMENT COMPANY LP  
**CN NUMBER:** CN602918864  
**FROM**  
**NAME:** MR Shea Posey *at Jo Lynn Posey*  
**E-MAIL:** [ssheap@yahoo.com](mailto:ssheap@yahoo.com)  
**COMPANY:**  
**ADDRESS:** 903 SLUMBER PASS  
SAN ANTONIO TX 78260-5368  
**PHONE:** 2107221074  
**FAX:**  
**COMMENTS:** Thank you for seeing the attached letter. Shea

*MSW*

Office of the Chief Clerk  
MC 105, TCEQ  
P.O.Box 13087  
Austin, TX 78711-3087

Dear Sir or Madam:

As neighbors of the proposed Pollutant Discharge Elimination System in the Timberwood Park neighborhood in San Antonio, my wife and I have questions regarding the Proposed TPDES Permit No. WQ0015242001 for Timberwood Development Company, L.P.. We are requesting a public meeting to ensure the safety of the local environment and the residents in the neighborhood.

Examples of our concerns are:

- When (not if) this system fails/breaks down/is not working properly, who is responsible for repair, and is there a required timeframe for said repairs?
- The 'average' daily flow is not to exceed 15,600 gallons; but is there a maximum for any given day? What is the impact on the system when 30,000 gallons run through it? By definition there can be days where the flow is higher than 15,600 gallons.
- Is the proposed drainage ditch for run off an open ditch or closed? This neighborhood is filled with fun loving kids that explore. When the water has been properly treated I understand that all is fine; however, if the water treatment system is not working properly we need to make sure there is not 15,000 +/- gallons of untreated effluent running through open drainage ditches.

We have all experienced times when our own water treatment system is not working or maybe our neighbors. It is smelly, unsanitary and frustrating. To multiply that up to an average of 15,000 gallons per day is a problem. The bigger concern is that if this happens at my house, I know that I am responsible for the problem, but when it happens in a small segment of a much larger neighborhood, who is then responsible? What about when the developers and construction companies have built out and moved on? When the people living in the proposed area using this system cannot or will not pay their monthly/annual dues to help maintain the facility?

I acknowledge this is not my area of expertise and appreciate your taking the time to set a public meeting so all concerned parties can learn more and plan accordingly.

Sincerely,

Shea and JoLynn Posey

**Marisa Weber**

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**From:** PUBCOMMENT-OCC  
**Sent:** Monday, September 15, 2014 4:20 PM  
**To:** PUBCOMMENT-OCC2  
**Subject:** FW: Public comment on Permit Number WQ0015242001  
**Attachments:** TCEQ Protest Letter Pictures Only.pdf

*MWD  
92457*

**From:** bthompson@gvtc.com [mailto:bthompson@gvtc.com]  
**Sent:** Monday, September 15, 2014 1:58 PM  
**To:** donotreply  
**Subject:** Public comment on Permit Number WQ0015242001

**REGULATED ENTY NAME** TIMBERWOOD VILLAS II WWTF

**RN NUMBER:** RN106913114

**PERMIT NUMBER:** WQ0015242001

**DOCKET NUMBER:**

**COUNTY:** BEXAR

**PRINCIPAL NAME:** TIMBERWOOD DEVELOPMENT COMPANY LP

**CN NUMBER:** CN602918864

**FROM**

**NAME:** MR James E. Thompson

**E-MAIL:** [bthompson@gvtc.com](mailto:bthompson@gvtc.com)

**COMPANY:**

**ADDRESS:** 818 BEST WAY  
SAN ANTONIO TX 78260-5362

**PHONE:** 8309808618

**FAX:**

**COMMENTS:** To whom it may concern, We are writing the TCEQ in protest to the permit being considered for Timberwood Development Company for a Texas Pollutant Discharge Elimination System having permit number WQ0015242001. We apologize for the delay in getting this letter to you. We had a lot on our plates this summer dealing with elderly parents, selling their house, and getting them settled in assisted living facilities.

*MWD*

We live at 818 Best Way and our property backs up to the creek where the treated domestic water will be discharged from the proposed treating facility. I have included an aerial photo of where the proposed facility is located and where our house is located. We have a very large vegetable garden at the back 30 feet of the property. We do not wish to have treated waste water anywhere near our food source – especially when the creek floods due to excessive rain fall. On the evening of Thursday, July 17th and through the morning of July 18th, we received over 10 inches of torrential rain. The creek behind us flooded so badly that our entire vegetable garden was under water. The water came up into our yard past the garden fence line and into our shed. I have attached an aerial photo of our property with the flooded area marked in red. The house across the road at 1110 Slumber Pass is next to the creek on the southwest side. This house flooded on the bottom floor and the owners had to have all their flooring replaced. That is the third time they have had water come into the house since moving in in 2009. The lot next door to us and on the corner gets flooded the worst. At least 50% of that lot is covered in flood water when it happens. The people who own this lot live in Washington State and don't realize how bad it is. We've tried to tell them how bad it is, but they don't want to listen to us. I'm sure that once they realize what is going on; Timberwood will have a nasty law suit on their hands. On the north east side of the creek and directly behind us, there is a house under construction. At the time of the flood, the slab had been framed out and the plumbing lines were in place. The concrete had not yet been poured. When the creek flooded, the water came several feet up on the side of the slab forms. The slab form is at least 6 feet high on the side where the creek is. Water came at least four feet up on the side of the slab. Since then, the builder has begun taking the forms down. We do not know what that builder's plans are for the lot at this time. All work has stopped and the forms are not yet completely down. It's an eye sore to see this for going on two months now. We see this mess out our breakfast nook window. We have lived at our home on Best Way for 12 ½ years. In that time frame, the creek has flooded at least 10 times. We haven't always had our shed, we built that in 2007. The shed has been flooded at least three times. Our big concern about a treating facility discharging treated water at the rate of up to 15,600 gallons per day is that any heavy rains will make the creek flood all that much faster. The idea of flood water containing treated sewage water coming into our back yard is not appealing at all. Not to mention what that could do to our property values should we ever have to sell the place. Who wants to buy a house that has treated water flowing behind it? We knew when we built our house that we may have flooding in the creek from time to time. We landscaped our back yard to account for this. We never thought we'd be dealing with treated sewage water on top of it. The real problem with the creek flooding is that the road over the creek is very obstructive. There are only two small drainage pipes going under the road and they can't keep up with the water when it floods. The water backs up on the north side of the creek until it can't go anywhere else but over the road. That is the point where our back yard, our shed and the house at 1110 Slumber Pass gets water in it. The road across the creek needs to be torn out and either a low water crossing be put in or a bridge. Either of these solutions will allow all creek water to flow freely downstream and not flood our property. Even if the obstructed road issue is fixed, we are still not thrilled about having a treating facility discharging water behind our house. If the facility ever has problems, we could have some nasty water coming down the creek and we can't imagine how that would smell, not to mention the bio hazard that goes along with it. Timberwood development needs to re-plat that land into ½ acre lots where everyone has their own septic tanks and be done with it. They also need to fix the road over the creek to avoid any future flooding. If this treating facility is approved, we will seek legal action to stop it. We have worked long and hard to be able to own a nice house on a larger lot. We enjoy the wildlife and not having anyone's back yard up against our back fence. Having treated water flowing behind us is unacceptable and we fear it will have a significant impact on our property values. We ask that you consider disapproving Timberwood Development's permit request for the Texas Pollutant Discharge Elimination System.

James E. & Rebecca A. Thompson



This is an aerial photo showing where our house is in proximity to the proposed site of the treating facility. The houses upstream from us are higher elevated and don't experience the flood issues that we do.

818 Best Way  
San Antonio, TX 78260  
830-980-8618



The vegetable garden is marked with the yellow pin. It takes up a 30' x 105 foot area at the back of our property.

The area between the red lines is where flood waters can reach. As you can see, this is very significant. Notice how small the two drainage pipes are going under the road? Very poor engineering here.

818 Best Way  
San Antonio, TX 78260  
830-980-8618

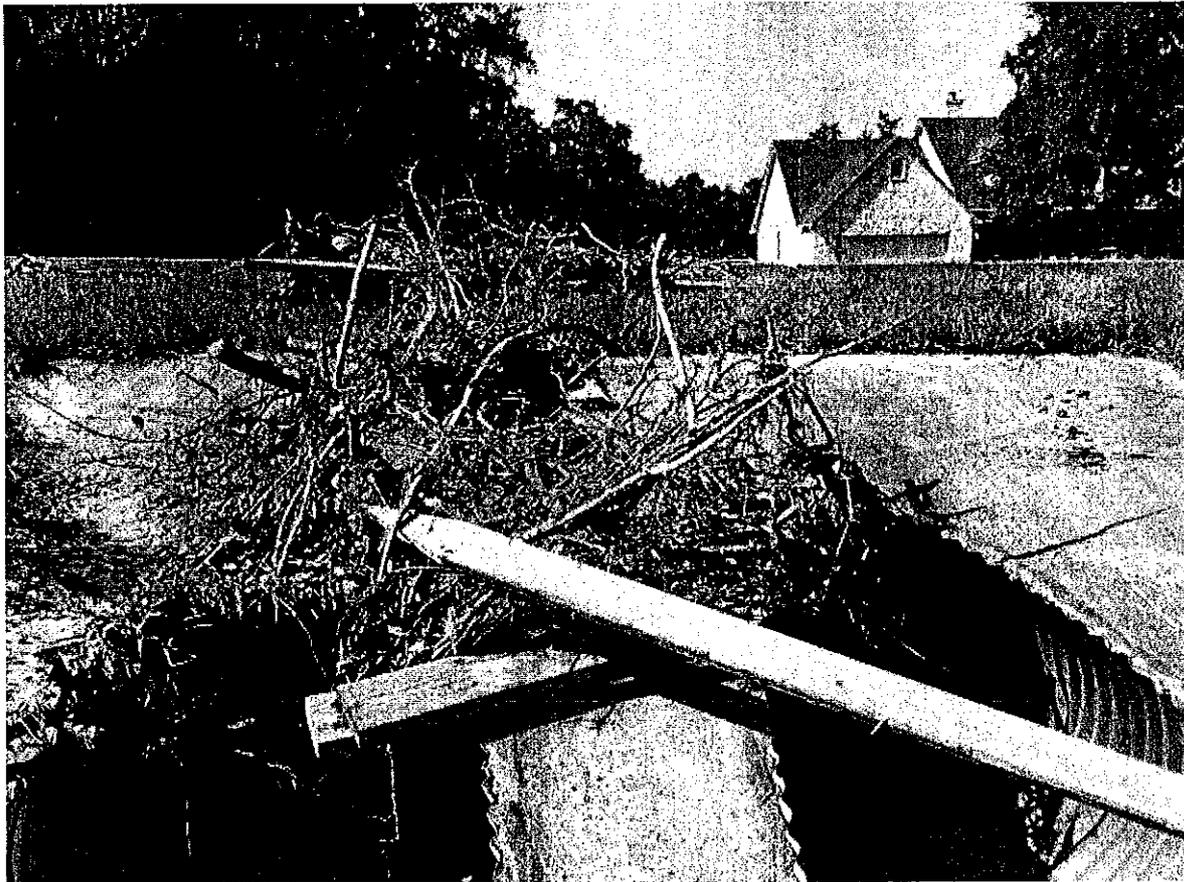
James E. & Rebecca A. Thompson



This view of the creek is looking upstream and the house that's being build is shown on the right. The red arrow shows how high up the flood waters came on July 17<sup>th</sup>. The tallest forms shown are over 6' tall. Flood waters came up a little more than half way.

818 Best Way  
San Antonio, TX 78260  
830-980-8618

James E. & Rebecca A. Thompson



This photo is looking directly at Slumber Pass. The house on the other side was the one that was flooded. The flood waters went over the road and into the front yard of the house.

818 Best Way  
San Antonio, TX 78260  
830-980-8618

James E. & Rebecca A. Thompson

Office of the Chief Clerk, MC 105  
Texas Commission on Environmental Quality  
P.O. Box 13087  
Austin, TX 78711-3087

REVIEWED

SEP 18 2014

By HP

*MWD  
TMD  
2457*

2014 SEP 18 AM 10:37  
CHIEF CLERK'S OFFICE

TEXAS  
COMMISSION  
ON ENVIRONMENTAL  
QUALITY

September 15, 2014

To whom it may concern,

We are writing the TCEQ in protest to the permit being considered for Timberwood Development Company for a Texas Pollutant Discharge Elimination System having permit number WQ0015242001. We apologize for the delay in getting this letter to you. We had a lot on our plates this summer dealing with elderly parents, selling their house, and getting them settled in assisted living facilities.

We live at 818 Best Way and our property backs up to the creek where the treated domestic water will be discharged from the proposed treating facility. I have included an aerial photo of where the proposed facility is located and where our house is located. We have a very large vegetable garden at the back 30 feet of the property. We do not wish to have treated waste water anywhere near our food source – especially when the creek floods due to excessive rain fall.

On the evening of Thursday, July 17<sup>th</sup> and through the morning of July 18<sup>th</sup>, we received over 10 inches of torrential rain. The creek behind us flooded so badly that our entire vegetable garden was under water. The water came up into our yard past the garden fence line and into our shed. I have attached an aerial photo of our property with the flooded area marked in red. The house across the road at 1110 Slumber Pass is next to the creek on the southwest side. This house flooded on the bottom floor and the owners had to have all their flooring replaced. That is the third time they have had water come into the house since moving in in 2009.

The lot next door to us and on the corner gets flooded the worst. At least 50% of that lot is covered in flood water when it happens. The people who own this lot live in Washington State and don't realize how bad it is. We've tried to tell them how bad it is, but they don't want to listen to us. I'm sure that once they realize what is going on; Timberwood will have a nasty law suit on their hands.

On the north east side of the creek and directly behind us, there is a house under construction. At the time of the flood, the slab had been framed out and the plumbing lines were in place. The concrete had not yet been poured. When the creek flooded, the water came several feet up on the side of the slab forms. The slab form is at least 6 feet high on the side where the creek is. Water came at least four feet up on the side of the slab. Since then, the builder has begun taking the forms down. We do not know what that builder's plans are for the lot at this time. All work has stopped and the forms are not yet completely down. It's an eye sore to see this for going on two months now. We see this mess out our breakfast nook window.

We have lived at our home on Best Way for 12 ½ years. In that time frame, the creek has flooded at least 10 times. We haven't always had our shed, we built that in 2007. The shed has been flooded at least three times.

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San Antonio, TX 78260  
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*MWD*

James E. & Rebecca A. Thompson

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Timberwood development needs to re-plot that land into ½ acre lots where everyone has their own septic tanks and be done with it. They also need to fix the road over the creek to avoid any future flooding.

If this treating facility is approved, we will seek legal action to stop it. We have worked long and hard to be able to own a nice house on a larger lot. We enjoy the wildlife and not having anyone's back yard up against our back fence. Having treated water flowing behind us is unacceptable and we fear it will have a significant impact on our property values.

We ask that you consider disapproving Timberwood Development's permit request for the Texas Pollutant Discharge Elimination System.

Respectfully,

James E. Thompson

✓ *James E. Thompson*

Rebecca A. Thompson

✓ *Rebecca A. Thompson*

818 Best Way  
San Antonio, TX 78260  
830-980-8618



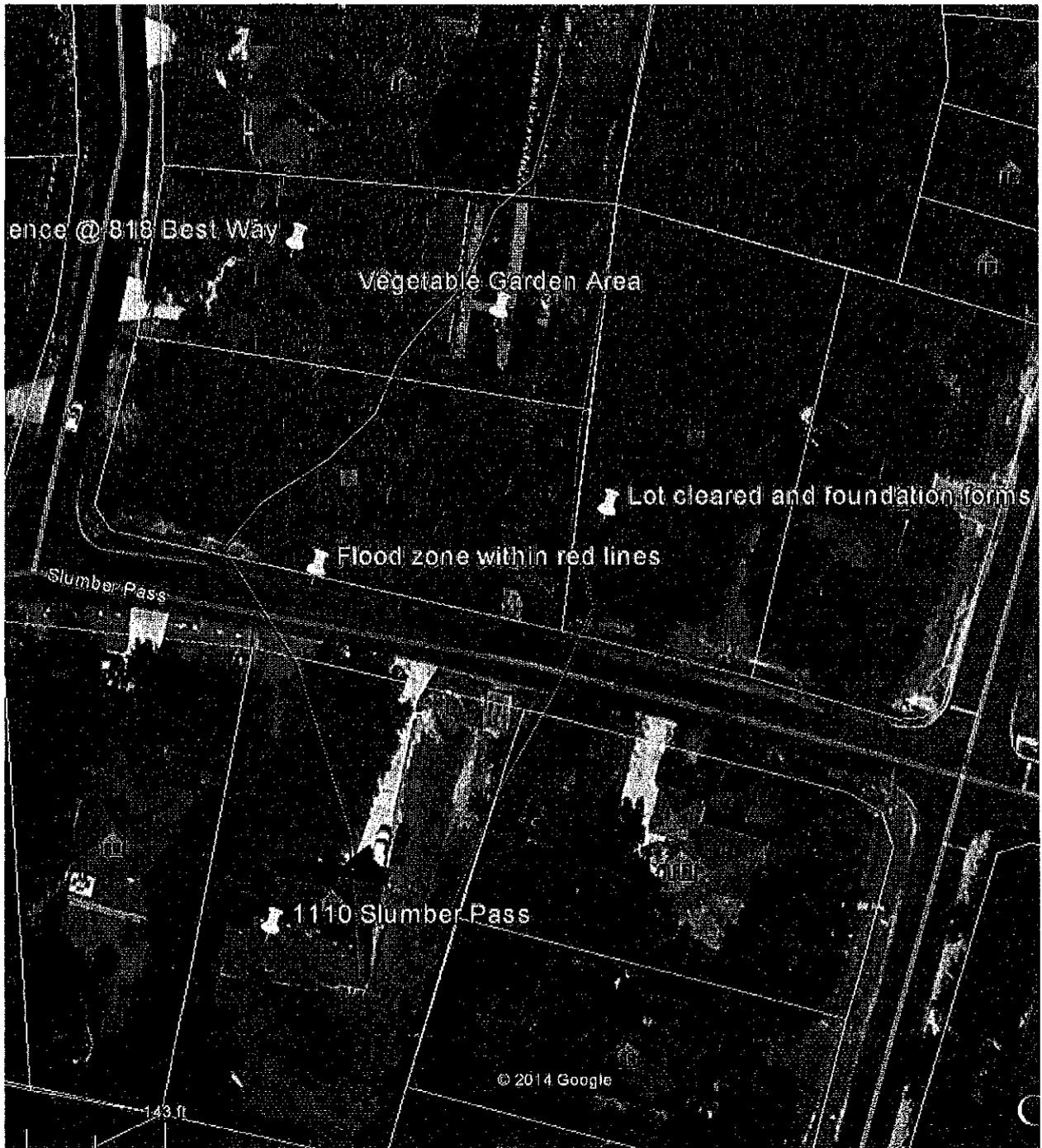
This is an aerial photo showing where our house is in proximity to the proposed site of the treating facility. The houses upstream from us are higher elevated and don't experience the flood issues that we do.

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San Antonio, TX 78260  
830-980-8618



The vegetable garden is marked with the yellow pin. It takes up a 30' x 105 foot area at the back of our property.

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San Antonio, TX 78260  
830-980-8618



The area between the red lines is where flood waters can reach. As you can see, this is very significant. Notice how small the two drainage pipes are going under the road? Very poor engineering here.

818 Best Way  
San Antonio, TX 78260  
830-980-8618



This view of the creek is looking upstream and the house that's being build is shown on the right. The red arrow shows how high up the flood waters came on July 17<sup>th</sup>. The tallest forms show are over 6' tall. Flood waters came up a little more than half way.

James E. & Rebecca A. Thompson



This picture was taken on the north side of Slumber Pass. Water flows from the north to south and this is the inlet side of the drainage culvert. These pipes are too small when flooding occurs.

818 Best Way  
San Antonio, TX 78260  
830-980-8618

James E. & Rebecca A. Thompson



This photo is looking directly at Slumber Pass. The house on the other side was the one that was flooded. The flood waters went over the road and into the front yard of the house.

818 Best Way  
San Antonio, TX 78260  
830-980-8618

# Texas Commission on Environmental Quality



## NOTICE OF APPLICATION AND PRELIMINARY DECISION FOR TPDES PERMIT FOR MUNICIPAL WASTEWATER NEW

PERMIT NO. WQ0015242001

**APPLICATION AND PRELIMINARY DECISION.** Timberwood Development Company, L.P., 15315 San Pedro Avenue, San Antonio, Texas 78232, has applied to the Texas Commission on Environmental Quality (TCEQ) for a new permit, proposed Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0015242001, to authorize the discharge of treated domestic wastewater at a daily average flow not to exceed 15,600 gallons per day. TCEQ received this application on April 7, 2014.

The facility will be located 740 feet north of the intersection of Slumber Pass and White Eagle Drive in Bexar County, Texas 78260. The treated effluent will be discharged to an unnamed tributary; thence to Mustang Creek; thence to Mud Creek; thence to Salado Creek in Segment No. 1910 of the San Antonio River Basin. The unclassified receiving water uses are minimal aquatic life for unnamed tributary; minimal aquatic life for Mustang Creek (intermittent); and limited aquatic life for Mustang Creek (intermittent with pools). The designated uses for Segment No. 1910 are high aquatic life use, public water supply, aquifer protection, and primary contact recreation. In accordance with 30 TAC § 307.5 and the TCEQ implementation procedures (January 2010) for the Texas Surface Water Quality Standards, an antidegradation review of the receiving waters was performed. A Tier 1 antidegradation review has preliminarily determined that existing water quality uses will not be impaired by this permit action. Numerical and narrative criteria to protect existing uses will be maintained. This review has preliminarily determined that no water bodies with exceptional, high, or intermediate aquatic life uses are present within the stream reach assessed; therefore, no Tier 2 degradation determination is required. No significant degradation of water quality is expected in water bodies with exceptional, high, or intermediate aquatic life uses downstream, and existing uses will be maintained and protected. The preliminary determination can be reexamined and may be modified if new information is received.

The TCEQ Executive Director has completed the technical review of the application and prepared a draft permit. The draft permit, if approved, would establish the conditions under which the facility must operate. The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The permit application, Executive Director's preliminary decision, and draft permit are available for viewing and copying at the Parman Branch Library, 20735 Wilderness Oak, San Antonio, Texas. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For exact location, refer to application.

<http://www.tceq.texas.gov/assets/public/hb610/index.html?lat=29.695136&lng=-98.502656&zoom=13&type=r>

**PUBLIC COMMENT / PUBLIC MEETING.** You may submit public comments or request a public meeting about this application. The purpose of a public meeting is to provide the opportunity to submit comments or to ask questions about the application. TCEQ holds a public meeting if the Executive Director determines that there is a significant degree of public interest in the application or if requested by a local legislator. A public meeting is not a contested case hearing.

**OPPORTUNITY FOR A CONTESTED CASE HEARING.** After the deadline for submitting public comments, the Executive Director will consider all timely comments and prepare a response to all relevant and material or significant public comments. **Unless the application is directly referred for a contested case hearing, the response to comments will be mailed to everyone who submitted public comments and to those persons who are on the mailing list for this application. If comments are received, the mailing will also provide instructions for requesting a contested case hearing or reconsideration of the Executive Director's decision.** A contested case hearing is a legal proceeding similar to a civil trial in a state district court.

**TO REQUEST A CONTESTED CASE HEARING, YOU MUST INCLUDE THE FOLLOWING ITEMS IN YOUR REQUEST:** your name; address, phone number; applicant's name and permit number; the location and distance of your property/activities relative to the facility; a specific description of how you would be adversely affected by the facility in a way not common to the general public; and the statement "[I/we] request a contested case hearing." If the request for contested case hearing is filed on behalf of a group or association, the request must designate the group's representative for receiving future correspondence; identify an individual member of the group who would be adversely affected by the proposed facility or activity; provide the information discussed above regarding the affected member's location and distance from the facility or activity; explain how and why the member would be affected; and explain how the interests the group seeks to protect are germane to the group's purpose.

Following the close of all applicable comment and request periods, the Executive Director will forward the application and any requests for reconsideration or for a contested case hearing to the TCEQ Commissioners for their consideration at a scheduled Commission meeting.

The Commission will only grant a contested case hearing on disputed issues of fact that are relevant and material to the Commission's decision on the application. Further, the Commission will only grant a hearing on issues that were raised in timely filed comments that were not subsequently withdrawn.

**EXECUTIVE DIRECTOR ACTION.** The Executive Director may issue final approval of the application unless a timely contested case hearing request or request for reconsideration is filed. If a timely hearing request or request for reconsideration is filed, the Executive Director will not issue final approval of the permit and will forward the application and request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting.

**MAILING LIST.** If you submit public comments, a request for a contested case hearing or a reconsideration of the Executive Director's decision, you will be added to the mailing list for this specific application to receive future public notices mailed by the Office of the Chief Clerk. In addition, you may request to be placed on: (1) the permanent mailing list for a specific applicant name and permit number; and/or (2) the mailing list for a specific county. If you wish to be placed on the permanent and/or the county mailing list, clearly specify which list(s) and send your request to TCEQ Office of the Chief Clerk at the address below.

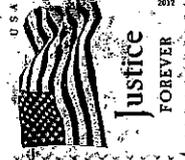
**All written public comments and public meeting requests must be submitted to the Office of the Chief Clerk, MC 105, Texas Commission on Environmental Quality, P.O. Box 13087, Austin, TX 78711-3087 or electronically at [www.tceq.texas.gov/about/comments.html](http://www.tceq.texas.gov/about/comments.html) within 30 days from the date of newspaper publication of this notice.**

**AGENCY CONTACTS AND INFORMATION.** If you need more information about this permit application or the permitting process, please call the TCEQ Public Education Program, Toll Free, at 1-800-687-4040. Si desea información en Español, puede llamar al 1-800-687-4040. General information about the TCEQ can be found at our web site at [www.TCEQ.texas.gov](http://www.TCEQ.texas.gov).

Further information may also be obtained from Timberwood Development Company, L.P. at the address stated above or by calling Mr. Joe Wells, P.E., WWD Engineering at 512-288-2111.

Issuance Date: August 21, 2014

James E. + Rebecca A. Thompson  
818 Best Way  
San Antonio, TX 78260



RECEIVED

SEP 18 2014

TCEQ MAIL CENTER  
MM

2014 SEP 18 AM 10:37  
CHIEF CLERKS OFFICE

TEXAS  
COMMISSION  
ON ENVIRONMENTAL  
QUALITY

Office of the Chief Clerk, MC 103  
Texas Commission on Environmental Quality  
P.O. Box 13087  
Austin, TX 78711-3087