

**DOCKET NO. 2025-0468-MSW**

**APPLICATION OF**  
**PC-II LLC FOR MUNICIPAL SOLID**  
**WASTE PERMIT NO. 2406**

§ **BEFORE THE**  
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§  
§ **TEXAS COMMISSION ON**  
§  
§  
§ **ENVIRONMENTAL QUALITY**

**APPLICANT’S RESPONSE TO REQUESTS FOR HEARING**  
**AND REQUESTS FOR RECONSIDERATION**

**TO THE HONORABLE COMMISSIONERS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:**

COMES NOW, PC-II, LLC (PC-II), the applicant for Permit No. 2406 for the Peach Creek Environmental Park (PCEP) landfill, and submits this, its response to hearing requests and requests for reconsideration regarding that application. 130EP respectfully requests that the Commission deny each hearing request and request for reconsideration and shows the following:

**INTRODUCTION**

This case involves a permit application by PC-II, LLC (PC-II) for the Peach Creek Environmental Park (PCEP) landfill, a new Type I municipal solid waste landfill facility proposed to be located in a rural area of southwestern San Jacinto County, approximately 40 miles north-northeast of Houston. The permit boundary of the facility would include 595 acres, with the waste disposal area (footprint) limited to approximately 115 acres located in the far eastern portion of the site. The application was originally filed in August of 2019 and has been revised several times since then, including major revisions and improvements in application amendments submitted in August 2023 and February 2024: a reduction in the proposed facility acreage, relocation of the private access road that connects the proposed facility to the nearby San Jacinto County road, reconstruction and widening of that County road, and the addition of a slurry wall groundwater barrier system surrounding the waste disposal unit (in addition to the fully-compliant Subtitle D groundwater protection liner system).

Hearing requests were submitted by or on behalf of 2 groups/associations and 87 individuals/private entities. No hearing requests were submitted by governmental entities or public officials. An evaluation of these requests, based on applicable requirements and standards, shows that none of the requests satisfies those requirements and standards. All of the hearing requests should be denied.

Requests for reconsideration were submitted by eight individuals. To the extent these requests include issues that are relevant to the Commission's decision in this case, such issues have been adequately addressed in the Executive Director's Response to Comments. All of the requests for reconsideration should be denied.

## **HEARING REQUEST REQUIREMENTS**

### **GENERAL REQUIREMENTS**

The Commission's rules at 30 TAC §§ 55.201 and 55.211 provide that a request for a contested case hearing made by a person or entity other than the applicant or the executive director shall be granted if the request:

1. Gives the name, address, daytime telephone number of the requestor. § 55.201(d)(1)
2. Is timely filed with the chief clerk. § 55.211(c)(2)(B)
3. Is pursuant to a right to hearing authorized by law. § 55.211(c)(2)(C)
4. Requests a contested case hearing. § 55.201(d)(3)
5. Is made by an affected person. § 55.211(c)(2))Identifies the person's personal justiciable interest affected by the application, including
  - the requestor's location and distance relative to the proposed facility
  - why the requestor believes he or she will be adversely affected by the proposed facility in a manner not common to members of the general public.§ 55.201(d)(2)
6. Lists all relevant and material disputed issues of fact that were raised by the requestor during the public comment period and that are the basis of the hearing request. § 55.201(d)(4)(B))
7. Raises disputed issues of fact or mixed questions of fact or law that
  - were raised during the comment period by the affected person;
  - were not withdrawn prior to the filing of the executive director's response to comments; and
  - are relevant and material to the commission's decision on the application.§ 55.211(c)(2)(A)(ii)(I-III)
8. To the extent possible, specifies any of the executive director's responses to the requestor's comments that the requestor disputes and the factual basis of the dispute. § 55.201(d)(4)(B)
9. Lists any disputed issues of law. § 55.201(d)(4)(B)

### **SB 709 REQUIREMENTS**

The SB 709 provisions relevant here, at Government Code § 2003.047(i-1) and (i-2),<sup>1</sup> specify that the administrative record (the application, the draft permit, the Executive Director’s preliminary decision, etc.) establishes a prima facie demonstration (a rebuttable presumption) that the draft permit meets all legal and technical requirements and would protect human health and safety, the environment, and physical property. They also specify that, in order to rebut the prima facie demonstration, an opposing party must present evidence that relates to a referred issue and that, most significantly, demonstrates that “one or more provisions in the draft permit violate a specifically applicable state or federal requirement”. In the context of hearing requests, these provisions require that, in identifying disputed issues of law and mixed questions of fact or law, a requestor must identify one or more provisions in the draft permit the requestor alleges violate specifically applicable state or federal requirements.

### **HEARING REQUEST BY A GROUP OR ASSOCIATION**

The Commission’s rule at 30 TAC § 55.205(b) provides that a request by a group or association for a contested case may not be granted unless all of the following requirements are met:

- (1) comments on the application are timely submitted by the group or association;
- (2) the request identifies, by name and physical address, one or more members of the group or association that would otherwise have standing to request a hearing in their own right;
- (3) the interests the group or association seeks to protect are germane to the organization's purpose

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<sup>1</sup> S.B. 709 in the 2015 legislative session amended/added various statutory provisions applicable to TCEQ permit applications and contested case hearings regarding them. § 2003.047(i-1) and (i-2) are:

(i-1) In a contested case regarding a permit application referred under Section 5.556 or 5.557, Water Code, the filing with the office of the application, the draft permit prepared by the executive director of the commission, the preliminary decision issued by the executive director, and other sufficient supporting documentation in the administrative record of the permit application establishes a prima facie demonstration that:

- (1) the draft permit meets all state and federal legal and technical requirements; and
- (2) a permit, if issued consistent with the draft permit, would protect human health and safety, the environment, and physical property.

(i-2) A party may rebut a demonstration under Subsection (i-1) by presenting evidence that:

- (1) relates to a matter referred under Section 5.557, Water Code, or an issue included in a list submitted under Subsection (e) in connection with a matter referred under Section 5.556, Water Code; and
- (2) demonstrates that one or more provisions in the draft permit violate a specifically applicable state or federal requirement.

## **AFFECTED PERSON DETERMINATION**

The Commission's rule at 30 TAC § 55.203(c) provides that, in determining whether a hearing requestor is an affected person, the Commission shall consider all factors, including:

- (1) whether the interest claimed is one protected by the law under which the application will be considered;
- (2) distance restrictions or other limitations imposed by law on the affected interest;
- (3) whether a reasonable relationship exists between the interest claimed and the activity regulated;
- (4) likely impact of the regulated activity on the health and safety of the person, and on the use of property of the person;
- (5) likely impact of the regulated activity on use of the impacted natural resource by the person;
- (6) whether the requestor timely submitted comments on the application that were not withdrawn.

In addition, 30 TAC § 55.203(d) provides that, in determining whether a person is an affected person, the Commission may also consider:

- (1) the merits of the underlying application and supporting documentation in the commission's administrative record, including whether the application meets the requirements for permit issuance;
- (2) the analysis and opinions of the executive director; and
- (3) any other expert reports, affidavits, opinions, or data submitted by the executive director, the applicant, or hearing requestor.

In the context of municipal solid waste landfill permit applications, the Executive Director and Commissioners have, for many years, interpreted and applied these provisions to require that, in order to be considered an "affected person", an individual or private entity requesting a contested case hearing based in whole or in part on proximity to a facility must own property or reside within one mile of the permit boundary or proposed permit boundary of the facility. Such interpretation and application is based on, consistent with, and supported by the language in 30 TAC § 55.203(c)(2)-(5) and (d)(2) and (3), as well as specific provisions in TCEQ rules applicable to municipal solid waste landfill facility permitting standards and requirements, especially as set out in 30 TAC § 330.61(h)(2) and (4), which require an application to address "the likely impacts of the facility on cities, communities, groups of property owners, or individuals" with information about the character of surrounding land uses within 1-mile and the proximity to various land uses within 1-mile, such as residences, commercial establishments, schools, churches, cemeteries, historic structures and sites, archaeologically significant sites, sites having exceptional aesthetic quality. The Executive Director's and Commissioners' interpretation and application of a 1-mile requirement in the determination of an "affected person" is also consistent with and supported by provisions regarding water wells and water bodies within 1-mile (in 30 TAC §§ 330.61(h)(5),

330.61(c)(2) and (7), and 305.45(a)(6)(A)); provisions regarding maps of land uses within 1-mile (in 30 TAC §§ 330.61(c)(4), 330.61(g), 305.45(a)(6)(B)); provisions regarding maps of and information regarding roadways and traffic, existing and expected, within 1-mile (in 30 TAC §§ 330.61(c)(5) and 330.61(i)); and the provision regarding an aerial photograph of the area within 1-mile (in 30 TAC § 330.61(f)).

The 1-mile limit for affected persons has been applied consistently for many years by the TCEQ Executive Director and Commissioners. The table in Attachment 1xx shows the results of a search that identified nine MSW permitting cases in the past ten years in which the Executive Director made recommendations regarding, and the Commissioners considered, requests for contested case hearings. The table shows that, in all nine cases, the Executive Director did not recommend that the Commission grant a hearing request by an individual/private entity unless the requestor owned property or resided within 1-mile of the permit boundary and, consistent with those recommendations, the Commission did not grant a hearing request unless the requestor owned property or resided within 1-mile of the permit boundary. And the one-mile limit has been applied precisely: in the City of Denton case (Permit No. 1590B, included on the table in Attachment 1), the Executive Director recommended the denial of, and the Commission denied, hearing requests submitted by three separate requestors whose properties were within 1.05 mile of the facility boundary: requestors Heather Anderson [#2 1.02 mile], Earl Armstrong [#4 1.04 mile], and Dave Fenner [#55 1.02 mile]. *See*, Attachment 2 (map and list of requestors from the ED's Response to Hearing Requests in TCEQ Docket No. 2020-1427-MSW) and Attachment 3 (map of requestors Anderson, Armstrong, and Fenner, City of Denton MSW Permit No. 1590B). The Executive Director's response to hearing requests in that case stated that the Executive Director

reviewed the factors in 30 TAC § 55.201(c) and (d), and § 55.203 for determining if a person is an affected person, and recommends the Commission finds [Heather Anderson, Earl Armstrong, and Dave Fenner] are NOT affected persons because while they raised issues, based on their location relative to the facility, they did not demonstrate a personal justiciable interest related to a legal right, duty, privilege, power or economic interest affected by the application that is not common to members of the general public. (emphasis added)

The 1-mile precedent should continue to be followed in this case. It has been consistently applied for many years and is well-supported by specific provisions in the municipal solid waste permitting rules. Abandoning that standard by granting one or more hearing requests from requestors beyond 1-mile would potentially open the agency to challenges by denied requestors outside 1-mile – in this case and all future cases. It could also weaken the agency's ability to rely

on the various 1-mile provisions in the MSW landfill permitting rules as support for decisions on permit application hearing requests.

### **HEARING REQUESTS IN THE PCEP CASE**

In this case, hearing requests were submitted by or on behalf of 2 groups/associations and 86 individuals/private entities (no governmental entities or public officials submitted hearing requests). As discussed below, 7 of the hearing requests have been withdrawn and should not be considered. Of the remaining 81 hearing requests, none satisfy the applicable requirements in 30 TAC §55.201-55.205, and all of those requests should be denied.

#### **GROUPS OR ASSOCIATIONS**

Hearing requests were submitted on behalf of 2 organizations: Bayou City Waterkeeper and “Houston Regional Group and Lone Star Chapter of the Sierra Club”. These hearing requests do not satisfy applicable requirements and should be denied.

##### **A. Sierra Club**

Brandt Mannchen submitted, purportedly on behalf of Houston Regional Group and Lone Star Chapter of the Sierra Club, hearing requests dated 07/30/2021, 07/30/2021, 09/22/2021, 09/27/2021, 10/04/2021, 12/27/2021, and 06/03/2024.

##### **Defect in Hearing Requests:**

None of these requests satisfies the requirement in 30 TAC § 55.205(b)(2) that a hearing request by a group or association:

identifies, by name and physical address, one or more members of the group or association that would otherwise have standing to request a hearing in their own right;

The hearing requests submitted on behalf of Houston Regional Group and Lone Star Chapter of the Sierra Club should be denied.

##### **B. Bayou City Waterkeeper**

Kristen Schlemmer submitted, on behalf of Bayou City Waterkeeper, a hearing request dated 09/28/2021.

##### **Defect in Hearing Request:**

This request does not satisfy the requirement in 30 TAC § 55.205(b)(2) that a hearing request by a group or association:

identifies, by name and physical address, one or more members of the group or association that would otherwise have standing to request a hearing in their own right;

The hearing request submitted on behalf of Bayou City Waterkeeper should be denied.

## **INDIVIDUAL/PRIVATE ENTITY HEARING REQUESTORS**

Hearing requests were submitted by or on behalf of 86 individuals/private entities. They are listed in the spreadsheet in Attachment 4, divided into three groups: those within 1-mile, those with Cleveland, TX addresses beyond 1-mile, and those with addresses farther than Cleveland, TX.

### **Requestors Within 1-mile of the Proposed Permit Boundary (Requestors 1 through 10 in Attachment 4; Tracts shown on Attachment 5)**

Hearing requests were submitted by or on behalf of 10 individuals/private entities that, at the time of their requests, owned and/or resided on properties within 1-mile of the proposed permit boundary for the PCEP landfill facility. Attachment 5 is a map of the PCEP site and the surrounding area. The permit boundary is shown with a solid blue line, the waste disposal area with blue hatching, and buffer zones (areas inside the permit boundary within which no disposal or other waste management activities are proposed) with light blue shading. The dashed black line is a 1-mile radius around the permit boundary. The tracts on which these 10 requestors within 1-mile based their hearing requests (all with Cleveland, TX addresses) are each outlined in green. (The upper portion of the table on Attachment 5 lists those tracts by number and shows the San Jacinto County Appraisal District Property ID for each tract, the requestor associated with each tract, and the status of each requestor's hearing request and/or tract. Tract 1 is associated with two requestors: the former owner of the property and the entity that conducts farming operations there. Tract 3 is also associated with two requestors: the former owner who lived on that tract when she submitted her hearing request, and the subsequent/current owner/resident who also filed a hearing request.)

Because the Executive Director and the Commissioners have for many years, in connection with MSW landfill permit applications, granted hearing requests submitted by individuals/private entities only if the requestor owns property or resides within 1-mile of a proposed or existing facility, PC-II has worked diligently to engage with these 10 requestors to understand and resolve their concerns regarding the proposed PCEP facility. The primary concerns expressed by these requestors related to PC-II's original proposal for access to the PCEP facility by way of Fostoria Tram Road, Jayhawker Road and Rajak Road (all San Jacinto County roads) to a new site access road to be built on PC-II property and extending north to the landfill facility. The requestors were concerned that these County roads were already in poor condition, and that the access route would extend through residential areas and across floodplain areas and would be flooded on a regular basis. These same concerns were expressed by San Jacinto County Commissioner David Brandon, both in discussions with PC-II and in a January 25, 2021 letter to TCEQ with public comments

regarding the condition of the County roads and potential impacts to them. PC-II worked with its transportation engineering consultants, the County, and nearby property owners to develop plans for an improved access route to the PCEP facility. PC-II committed to rebuild several miles of Fostoria Tram Road, purchased several tracts of land so a PCEP site access road could be constructed to access the facility from the east, directly from the reconstructed Fostoria Tram Road across PC-II property to the PCEP facility, avoiding residential and floodplain areas. PC-II also amended its permit application to reflect these improvements. In a February 14, 2024 letter to TCEQ, Commissioner Brandon referenced the agreement between the County and PC-II providing for PC-II to improve Fostoria Tram Road and to access the PCEP facility by way of a new private access road to be constructed directly from Fostoria Tram Road to the facility. Commissioner Brandon's letter includes, "The improvements to Fostoria Tram and the to-be-constructed private site access road will resolve the concerns set out in my letter to the TCEQ dated January 25, 2021. I hereby withdraw my prior comments in reference to this project since it will not be utilizing the Subdivision Road for ingress or egress." Neither Commissioner Brandon nor San Jacinto County submitted hearing requests.

PC-II has continued to work with the 10 hearing requestors within 1-mile and has resolved concerns and reached agreements with 7 of them, who have all withdrawn their hearing requests. Since filing their hearing requests, 2 of the 3 remaining 1-mile requestors have sold their properties and moved. The final remaining 1-mile requestor submitted a hearing request that said only "I request a hearing on the permit", clearly not satisfying the most basic requirements in 30 TAC 55.201(d): to identify how and why the requestor believes he or she will be adversely affected, and to list relevant and material disputed issues of fact.

Because requests by 7 of the 10 1-mile requestors have been withdrawn, their hearing requests should be denied. The 2 remaining requestors who sold their properties and moved are no longer affected persons, so their hearing requests should be denied. The final 1-mile requestor submitted an obviously defective hearing request, which should be denied.

**Requestor 1. Weldon, David Van (Map Tract 1)**

- David Van Weldon is the former owner of Tract 1, which is farmed by Requestor 2 below, Wood Duck Farm.
- David Van Weldon submitted hearing requests dated 04/22/2021, 06/10/2021, 07/14/2021, and 07/23/2021.
- Bryan French, Attorney, on behalf of David Van Weldon, submitted a hearing request dated September 27, 2021.

- David Van Weldon submitted a letter dated March 29, 2022 withdrawing all public comments and hearing requests made or submitted by him or on his behalf.
- Bryan French, Attorney, submitted a letter dated March 29, 2022 withdrawing all public comments and hearing requests by him on behalf of David Van Weldon.

Defect in Hearing Requests:

All hearing requests and public comments by or on behalf of David Van Weldon have been withdrawn.

The hearing requests by or on behalf of David Van Weldon should be denied.

**Requestor 2. Wood Duck Farms, LLC (Map Tract 1)**

- Bryan French, Attorney, on behalf of Wood Duck Farms LLC, submitted a hearing request dated September 27, 2021.
- Bryan French, Attorney, submitted a letter dated March 29, 2022 withdrawing all public comments and hearing requests by him on behalf of Wood Duck Farm, also known as Wood Duck Farms and Wood Duck Farms, LLC.
- David Van Weldon submitted a letter dated March 29, 2022 withdrawing all public comments and hearing requests made or submitted by him on behalf of Wood Duck Farm.

Defect in Hearing Requests:

All hearing requests and public comments by or on behalf of Wood Duck Farm (also known as Wood Duck Farms and Wood Duck Farms, LLC) have been withdrawn.

The hearing requests on behalf of Wood Duck Farm (also known as Wood Duck Farms and Wood Duck Farms, LLC) should be denied.

**Requestor 3. Warren, Timothy Scott (Map Tract 2)**

- Timothy Scott Warren submitted a hearing request dated 11/06/2020.
- Timothy Scott Warren submitted a letter dated March 7, 2025 withdrawing all hearing requests by him or on his behalf.

Defect in Hearing Request:

All hearing requests by or on behalf of Timothy Scott Warren have been withdrawn.

The hearing request by Timothy Scott Warren should be denied.

**Requestor 4. Lynskey, Sarah (Map Tract 3)**

Sarah Lynskey submitted a hearing request on 11/05/2020, including:

I would like to request a contested case hearing for the proposed landfill site in San Jacinto County. Permit # 2406, applicant's name is PC-II LLC. My name is Sarah Lynskey, I am a land and home owner within a 1/4 mile of the proposed facility. My address is 341 Big Buck Dr. Cleveland, TX 77328...

Attachment 6 is a record from the San Jacinto County Appraisal District regarding the property at 341 Big Buck Drive.<sup>2</sup> It shows (on the first page) the legal description of the that property as Lot 13, Block 1, Peach Creek Estates Section 1, and (on the last page) that the property was sold by Sarah and Matthew Lynskey to Melisa Peterson by deed dated 9/21/2021. Attachment 7 is a certified copy of that deed from Sarah and Matthew Lynskey to Melisa Peterson.

Defect in Hearing Request:

Sarah and Matthew Lynskey sold the property that provided the basis for Sarah Lynskey's hearing request (341 Big Buck Dr.) to Melisa Peterson (Requestor 5 below), whose family now lives there. Sarah Lynskey is not an affected person.

The hearing request by Sarah Lynskey should be denied.

**Requestor 5. Peterson, Melisa (Map Tract 3)**

After she purchased the property at 341 Big Buck Drive from the Lynskeys (Requestor 4 above), Melisa Peterson submitted a hearing request on 03/21/2022 that includes:

Melisa and George Peterson  
341 Big Buck Drive  
Cleveland, Texas 77328

...

We purchased this 15-acre property, our family's home, through a deed dated September 21, 2021... Our property appears as Property ID #100494 in the San Jacinto County Appraisal District ("CAD") records...

Melisa Peterson submitted a letter dated Marh 7, 2025 withdrawing all hearing requests by her or on her behalf.

Defect in Hearing Request:

All hearing requests by or on behalf of Melisa Peterson have been withdrawn.

The hearing request by Melisa Peterson should not be considered or, if it is, it should be denied.

**Requestor 6. Corbett, Jamie Michelle (Map Tract 4)**

Jamie Michelle Corbett submitted a hearing request on 10/22/2020 that included:

CORBETT, JAMIE MICHELLE  
161 BIG BUCK DR  
CLEVELAND, TX, 77328 -5006

Attachment 8 is a record from the San Jacinto County Appraisal District regarding the property at 161 Big Buck Drive. It shows (on the first page) the legal description of that property as Lot 4, Block 1, Peach Creek Estates Section 1, and (on the last page) that the property was sold to Claude David Mathes and Patricia Ann Mathes by deed dated November 30, 2020. Attachment 9 is a certified copy of that deed from Jamie Michelle Corbett and Jason Paul Garza to Claude David Mathes and Patricia Ann Mathes.

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<sup>2</sup> Printouts from government websites are self-authenticating and admissible. *Williams Farms Produce Sales v. R&G Produce Company*, 443 S.W.3d 250 (Tex. App. - Corpus Christi-Edinburg 2014).

After they purchased the property at 161 Big Buck Drive from Jamie Michelle Corbett and Jason Paul Garza, Claude David Mathes and Patricia Ann Mathes each submitted public comments regarding the PCEP permit application (see Attachment 10), but neither submitted a hearing request.

Defect in Hearing Request:

Jamie Michelle Corbett and Jason Paul Garza sold the property that provided the basis for Jamie Michelle Corbett's hearing request (161 Big Buck Drive) to Claude David Mathes and Patricia Ann Mathes. Jamie Michelle Corbett is not an affected person.

The hearing request by Jamie Michelle Corbett should be denied.

**Requestor 7. Fausett, Jeffrey J (Map Tract 5)**

- Jeffrey J Fausett submitted a hearing request on 11-06-2020.
- Jeffrey J Fausett submitted a letter dated March 10, 2025 withdrawing all public comments and hearing requests made or submitted by him.

Defect in Hearing Request:

All hearing requests by or on behalf of Jeffrey J Fausett have been withdrawn.

The hearing request by Jeffrey J Fausett should be denied.

**Requestor 8. McDonald, John David (Map Tract 6)**

- John David McDonald submitted a hearing request on 10/10/2021.
- John David McDonald submitted a letter dated March 7, 2025 withdrawing all hearing requests filed by him or on his behalf.

Defect in Hearing Request:

All hearing requests by or on behalf of John David McDonald have been withdrawn.

The hearing request by John David McDonald should be denied.

**Requestor 9. Wright, Shelby Lynn (Map Tract 7)**

- Shelby Lynn Wright submitted a hearing request on 11/18/2020.
- Shelby Lynn Wright submitted a letter dated March 7, 2025 withdrawing all hearing requests filed by her or on her behalf.

Defect in Hearing Request:

All hearing requests by or on behalf of Shelby Lynn Wright have been withdrawn.

The hearing request by Shelby Lynn Wright should be denied.

**Requestor 10. Mundy, Jennifer (Map Tract 8)**

- Jennifer Mundy submitted a hearing request on 10/26/2020. The entirety of Ms. Mundy's request is, "I request a hearing on the permit."

Defect in Hearing Request:

Jennifer Munday's hearing request does not satisfy requirements in 30 TAC 55.201(d):

(2) identify the person's personal justiciable interest affected by the application, including a brief, but specific, written statement explaining in plain language the requestor's location and distance relative to the proposed facility or activity that is the subject of the application and how and why the requestor believes he or she will be adversely affected by the proposed facility or activity in a manner not common to members of the general public;

...

(4)(B) list all relevant and material disputed issues of fact that were raised by the requestor during the public comment period and that are the basis of the hearing request. To facilitate the commission's determination of the number and scope of issues to be referred to hearing, the requestor should, to the extent possible, specify any of the executive director's responses to the requestor's comments that the requestor disputes, the factual basis of the dispute, and list any disputed issues of law;...

The hearing request by Jennifer Mundy should be denied.

#### **REQUESTORS WITH CLEVELAND, TX ADDRESSES FARTHER THAN 1-MILE (Requestors 11 through 36 in Attachment 4)**

26 individuals/private entities own property and/or reside more than one mile from the proposed permit boundary of the PCEP Landfill, but their address/property location shows as "Cleveland, TX". 13 of these requestors (11 through 23) own and/or reside on 6 properties within the area covered by the map in Attachment 5. (8 of the 13 are members of the same (Moody) family and live on the same property.) The 6 tracts on which these 13 requestors outside 1-mile based their hearing requests (all with Cleveland, TX addresses) are each outlined in red on the map in Attachment 5. (The lower portion of the table on Attachment 5 lists these 6 tracts by number and shows the San Jacinto County Appraisal District Property ID for and the requestor associated with each tract.) To confirm these 6 properties are more than 1-mile from the PCEP facility permit boundary, PC-II engaged Registered Professional Land Surveyor Kevin A. Olson to survey the distances from the permit boundary to each tract and to prepare the 4/23/2025 survey plat in Attachment 11 showing the surveyed distances from the PCEP permit boundary to each tract. That survey and plat confirm that all 6 tracts are more than 1-mile from the PCEP facility permit boundary.

#### **Requestor 11. Houston San Jacinto Ranch, LLC (Map Tract 9)**

Hearing requests dated 01/14/2022, 02/21/2025, and 02/24/2025 were submitted on behalf of Houston San Jacinto Ranch, LLC (HSJR). As described in the 01/14/2021 hearing request, HJSR is an entity created in the State of Delaware, and which changed its name from The Woodlands San Jacinto Ranch, LLC (TWSJR). Property owned by HSJR is identified in its 01/14/2021 hearing request as San Jacinto County Appraisal District Property IDs 46683 and 46471. These properties are shown as Tract 9 on the map in Attachment 5.

- The HSJR property is located west and northwest of the PCEP site. At its closest point, the surveyed distance from the PCEP permit boundary to the HSJR property is 5,669 feet (more than 1.07 miles), and the surveyed distance from the PCEP Landfill waste disposal area to the HSJR property is 9,904 feet (more than 1.87 miles). See Attachment 11.
- All portions of the PCEP permit area that are closer than 1.87 miles from the HSJR property are buffer zone, within which the PCEP permit application does not propose any disposal or other management of waste. See Attachment 11.
- As shown in 2025 records of the San Jacinto County Appraisal District, there are no residences or other improvements on the HJSR property, and all value of the HSJR property is in the timber on the property. See Attachment 12. This is consistent with the only business in which HSJR is engaged: as shown on the current Application for Registration of a Foreign Limited Liability Company for TWSJR (now HSJR), “The purpose or purposes of the limited liability company that it proposes to pursue in the transaction of business in Texas” is “Timber”, which is the planting, growing, managing, and harvesting of trees for wood production. See Attachment 13.
- Groundwater does not flow from the PCEP landfill site toward the HSJR property, which is located to the west and northwest of the PCEP site. As shown in Appendix E5 of the Geology Report prepared by Licensed Professional Geoscientist Gregory Taylor (Part III, Attachment E in the PCEP permit application), groundwater at the PCEP site moves toward the south-southwest and south at average velocities of 77 to 100 feet per year. (See Attachment 14.) Even if groundwater were able to move unconstrained from the PCEP waste disposal area directly toward the HSJR property (which is at least 1.87 miles away) at an average velocity of 100 feet per year, it would not reach any part of the HSJR property for more than 98 years. With the slurry wall at PCEP in place, that travel time would be much longer.
- Roadways used for access to PCEP (Fostoria Tram Road and FM 1725) do not pass through or near the HSJR property; the closest any road that will be used for access to PCEP comes to the HSJR property is FM 1725, which is never closer to the HSJR property than approximately 7,000 feet (more than 1.3 miles). See Attachment 5. Per the Traffic Impact Analysis prepared by Registered Professional Engineer Brian D. Jahn (in Part II Appendix L of the PCEP permit application), that portion of FM 1725 is projected to carry only 9% of PCEP traffic, which will be less than 1% of the total traffic on that roadway, and during the site life of the PCEP Landfill the volume of traffic that roadway will carry compared to its capacity (its V-C ratio) is projected to be no more than 30%. See Attachment 15.

HSJR’s hearing request did not demonstrate any likely impact of the PCEP facility on HJSR’s timber or on the use of its property in its timber business. See 30 TAC § 55.203(c)(4) and (5).

Defects in Hearing Request:

The property owned by HJSR is more than one mile from the proposed permit boundary for the Peach Creek Environmental Park Landfill. In addition, HJSR did not demonstrate a personal justiciable interest related to a legal right, duty, privilege, power or economic interest affected by the application that is not common to members of the general public, and it did not identify one or more provisions in the draft permit it alleges violate specifically applicable state or federal requirements. HJSR is not an affected person and its requests do not meet applicable requirements.

The hearing requests by/on behalf of Houston San Jacinto Ranch, LLC should be denied.

**Requestor 12. Kelley, Ruby (Map Tract 10)**

-A hearing request was submitted by Ruby Kelley on 11/17/2020. Ruby Kelley’s address is 460 J A Morgan Rd. Cleveland, TX 77328. As shown on Attachment 11, the surveyed distance from that property to the proposed PCEP permit boundary is 5,846 feet (1.11 miles) from the proposed PCEP permit boundary.

Defect in Hearing Request:

The property owned by Ruby Kelley and/or where she resides is more than one mile from the proposed permit boundary for the Peach Creek Environmental Park Landfill; she did not demonstrate a personal justiciable interest related to a legal right, duty, privilege, power or economic interest affected by the application that is not common to members of the general public; and she did not identify one or more provisions in the draft permit she alleges violate specifically applicable state or federal requirements. Ruby Kelley is not an affected person and her request does not meet applicable requirements.

The hearing request of Ruby Kelley should be denied.

**Requestor 13. Cook, Mandy Jo (Map Tract 11)**

A hearing request was submitted by Mandy Jo Cook on 03/09/2022. Mandy Jo Cook’s address is 361 Jayhawker Rd. Cleveland, TX 77328. As shown on Attachment 11, the surveyed distance from that property to the proposed PCEP permit boundary is 5,684 feet (1.08 miles) from the proposed PCEP permit boundary.

Defects in Hearing Request:

The property owned by Mandy Jo Cook and/or where she resides is more than one mile from the proposed permit boundary for the Peach Creek Environmental Park Landfill; she did not demonstrate a personal justiciable interest related to a legal right, duty, privilege, power or economic interest affected by the application that is not common to members of the general public; and she did not identify one or more provisions in the draft permit she alleges violate specifically applicable state or federal requirements. Mandy Jo Cook is not an affected person and her request does not meet applicable requirements.

The hearing request of Mandy Jo Cook should be denied.

**Requestor 14. Burkett, Patricia Doris (Map Tract 12)**

A hearing request was submitted by Patricia Doris Burkett on 11/10/2020. Patricia Doris Burkett’s address is 1911 Fostoria Tram Rd. Cleveland, TX 77328. As shown on Attachment 11, the surveyed distance from that property to the proposed PCEP permit boundary is 6,901 feet (1.31 miles) from the proposed PCEP permit boundary.

Defects in Hearing Request

The property owned by Patricia Doris Burkett and/or where she resides is more than one mile from the proposed permit boundary for the Peach Creek Environmental Park Landfill; she did not demonstrate a personal justiciable interest related to a legal right, duty, privilege, power or economic interest affected by the application that is not common to members of the general public; and she did not identify one or more provisions in the draft permit she alleges violate specifically

applicable state or federal requirements. Patricia Doris Burkett is not an affected person and her request does not meet applicable requirements.

The hearing request of Patricia Doris Burkett should be denied.

**Requestors 15 through 22. Moody, Dana; Moody, Curtis; Moody, Allee; Moody, Madison; Moody, Vance; Moody, Ethan; Moody, Miranda; Moody, Chase; (Map Tract 13)**

Various hearing requests were submitted by Dana Moody, Curtis Moody, Allee Moody, Madison Moody, Vance Moody, Ethan Moody, Miranda Moody, and Chase Moody. The Moodys' address is 2009 and 2011 Fostoria Tram Rd. Cleveland, TX. As shown on Attachment 11, the surveyed distance from that property to the proposed PCEP permit boundary is 7,459 feet (1.41 miles) from the proposed PCEP permit boundary.

Defects in Hearing Request:

The property owned by the Moodys and/or where they reside is more than one mile from the proposed permit boundary for the Peach Creek Environmental Park Landfill; they did not demonstrate a personal justiciable interest related to a legal right, duty, privilege, power or economic interest affected by the application that is not common to members of the general public; and they did not identify one or more provisions in the draft permit they allege violate specifically applicable state or federal requirements. The Moodys are not affected persons and their requests does not meet applicable requirements.

These hearing requests of Dana Moody, Curtis Moody, Allee Moody, Madison Moody, Vance Moody, Ethan Moody, Miranda Moody, and Chase Moody should be denied.

**Requestor 23. Hensley, Gerald (Map Tract 14)**

A hearing request was submitted by Gerald Hensley on 11/17/2020. Gerald Hensley's address is 150 Smith Lane, Cleveland, TX 77328. As shown on Attachment 11, the surveyed distance from that property to the proposed PCEP permit boundary is 7,455 feet (1.41 miles).

Defects in Hearing Request:

The property owned by Gerald Hensley and/or where he resides is more than one mile from the proposed permit boundary for the Peach Creek Environmental Park Landfill; he did not demonstrate a personal justiciable interest related to a legal right, duty, privilege, power or economic interest affected by the application that is not common to members of the general public; and he did not identify one or more provisions in the draft permit she alleges violate specifically applicable state or federal requirements. Gerald Hensley is not an affected person and his request does not meet applicable requirements.

The hearing request of Gerald Hensley should be denied.

**Requestors 24 through 36 in Attachment 4**

Requestors 24 through 36 own and/or reside on properties that are outside the area shown on the map in Attachment 5. The distances from each of those properties to the PCEP facility permit boundary (from 2.1 to 7.3 miles) is shown on the table in Attachment 4.

The property owned by each of these persons and/or where they reside is more than 1-mile from the proposed permit boundary for the Peach Creek Environmental Park Landfill and none of these requestors demonstrated a personal justiciable interest related to a legal right, duty, privilege, power or economic interest affected by the application that is not common to members of the general public. None of these requestors is an affected person.

The Commission should deny the hearing requests of Requestors 24 through 36:

Jordan Combs	Maxine McAdams	Mary Whisenant
Frances Damon	Kimberly A Noble	Kasey Lock
Rebecca Bridges	Charlene Niederkorn	Susan Muck
Olga Gonzalez	Debra Rodriguez	
Margaret Beck	Brenda Schaefer	

**INDIVIDUALS WITH ADDRESSES BEYOND CLEVELAND, TEXAS  
(Requestors 37 through 87 in Attachment 4)**

The remaining 51 hearing requestors are individuals who each provided an address located in a Texas town or city that is between 10 and 60 miles from the proposed PCEP permit boundary: Pattison, Spring, Houston, Coldspring, Conroe, Freeport, Navasota, Montgomery, Splendora, Highlands, Shiro, Cypress, Galveston, Porter, Nacogdoches, Kingwood, Magnolia, Manvel, or The Woodlands.

The property owned by each of these persons and/or where they reside is more than 1-mile from the proposed permit boundary for the Peach Creek Environmental Park Landfill and none of these requestors demonstrated a personal justiciable interest related to a legal right, duty, privilege, power or economic interest affected by the application that is not common to members of the general public. None of these requestors is an affected person.

The Commission should deny the hearing requests of Requestors 35 through 87:

Akins, Ashley	Hudson, Sonora	Neal, James
Alves, Lara	Jackson, Clay	Nichols, Susan
Blake, Frank	Kahler, Cherenne	Rairden, Alicia R
Bonn, Candice	Kandil, Mohamed	Roberts, Royce
Burrowy, Don	Kenna, Debbie	Rosenzweig, Aline
Garrett, Jodi	Lawrence, Erica	Russell, Rosanna
Gartner, Robert	Leslie, Andrew	Rust, Gannon
Grebe, Melissa	Levoy, Regina	Sedlock, Emily
Gregory, Walt & Sue	Liao, Sharon	Sherwood, Brenda
Grijalva, Beth	Marshall, Lisa	Stegenga, Linda Kay
Gurley, Pattie	Martinez, Janie	Stern, Renee
Hannan, James	McAuliffe, Jill	Stone, Lisa
Hatzl, Tyson	Mehta, Varenya	Sutton, Ann D
Hershey, Olive	Mejia, Kyle	Upham-Demers, Jamie
Hothem, Alice D	Mulcihy, David	Vandergaag, Elizabeth
House, Elizabeth	Mundwiller, Linda	Vassilakidis, Sophia

**REQUESTS FOR RECONSIDERATION**

Requests for reconsideration were submitted by eight individuals: Margaret Beck, Debbie Kenna, Charlene Niederkorn, Jeremiah Edward Marek, Jose Marquez, Veronica Marquez, Dana Moody, and Amy Roth To the extent these requests include issues that are relevant to the Commission’s decision in this case, such issues have been adequately addressed in the Executive Director’s Response to Comments. All of the requests for reconsideration should be denied.

**PRAYER**

WHEREFORE, premises considered, PC-II respectfully requests that:

1. The Commission deny all hearing requests and requests for reconsideration in this matter, and
2. Pursuant to 30 TAC § 55.113(c)(2), approve PC-II’s permit application and direct the Executive Director to issue the permit in the form of the draft permit previously prepared.

Respectfully submitted,

/s/ Brent W. Ryan  
Brent W. Ryan  
Attorney for PC-II, LLC  
Texas Bar No. 17469475  
McElroy, Sullivan, Miller & Weber, LLP  
P.O. Box 12127  
Austin, Texas 78711  
(512) 327-8111  
[bryan@msmtx.com](mailto:bryan@msmtx.com)

**CERTIFICATE OF SERVICE**

I certify that on, May 9, 2025, the foregoing Applicant’s Response to Hearing Requests and Requests for Reconsideration was filed with the TCEQ’s Office of the Chief Clerk and a complete copy was served on all persons listed on the attached service list and mailing list via deposit in the U.S. Mail, postage prepaid, or by email.

/s/ Brent W. Ryan  
Brent W. Ryan  
Attorney for PC-II, LLC

**SERVICE LIST**  
**PC-II, LLC**  
**TCEQ DOCKET NO. 2025-0468-MSW**

FOR THE APPLICANT

via electronic mail:

Jeffery Hobby, Project Manager  
PC-II, LLC  
300 Concourse Boulevard, Suite 101  
Ridgeland, Mississippi 39157  
[info@peachcreekep.com](mailto:info@peachcreekep.com)

FOR THE EXECUTIVE DIRECTOR

via electronic mail:

Anthony Tatu, Staff Attorney  
Hunter Simmons, Staff Attorney  
Texas Commission on Environmental  
Quality  
Environmental Law Division MC-173  
P.O. Box 13087  
Austin, Texas 78711-3087  
Tel: 512/239-0600 Fax: 512/239-0606  
[anthony.tatu@tceq.texas.gov](mailto:anthony.tatu@tceq.texas.gov)  
[hunter.simmons@tceq.texas.gov](mailto:hunter.simmons@tceq.texas.gov)

Frank Zeng, Technical Staff  
Texas Commission on Environmental  
Quality  
Waste Permits Division MC-124  
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[frank.zeng@tceq.texas.gov](mailto:frank.zeng@tceq.texas.gov)

Ryan Vise, Director  
Texas Commission on Environmental  
Quality  
External Relations Division  
Public Education Program MC-108  
P.O. Box 13087  
Austin, Texas 78711-3087  
Tel: 512/239-4000 Fax: 512/239-5678  
[pep@tceq.texas.gov](mailto:pep@tceq.texas.gov)

FOR ALTERNATIVE DISPUTE  
RESOLUTION

via electronic mail:

Kyle Lucas, Attorney  
Texas Commission on Environmental  
Quality  
Alternative Dispute Resolution MC-222  
P.O. Box 13087  
Austin, Texas 78711-3087  
Tel: 512/239-0687 Fax: 512/239-4015  
[kyle.lucas@tceq.texas.gov](mailto:kyle.lucas@tceq.texas.gov)

FOR THE CHIEF CLERK

via eFiling:

Docket Clerk  
Texas Commission on Environmental  
Quality  
Office of Chief Clerk MC-105  
P.O. Box 13087  
Austin, Texas 78711-3087  
Tel: 512/239-3300 Fax: 512/239-3311  
<https://www14.tceq.texas.gov/epic/eFiling/>

REQUESTER(S):

See attached list.

Gannon Rust (via email: [gann\\_rust1@hotmail.com](mailto:gann_rust1@hotmail.com))

Adkins, Ashley  
8308 Hall Rd.  
Pattison TX 77423

Alves, Lara  
2911 Bright Sky Ct.  
Spring TX 77386

Blake, Frank  
1010 Peden St.  
Houston TX 77006

Bonn, Candice  
2001 Snow Hill Rd.  
Coldspring TX 77331

Bridges, James  
201 May Cox Rd.  
Cleveland TX 77328

Bridges, Rebecca  
201 May Cox Rd.  
Cleveland TX 77328

Burkett, Patricia Doris  
1911 Fostoria Tram Rd.  
Cleveland TX 77328

Burrowy, Don  
12642 Royal Shores Dr.  
Conroe TX 77303

Combs, Jordan  
341 Ware Rd.  
Cleveland TX 77328

Cook, Mandy Jo  
361 Jayhawker Rd.  
Cleveland TX 77328

Corbett, Jamie Michelle  
161 Big Buck Dr.  
Cleveland TX 77328

Corbett, Jamie Michelle  
8818 Highway 146 N.  
Liberty TX 77575

Damon, Frances Elaine  
9918 Boone Rd.  
Houston TX 77099

Garret, Jodi L.  
9901 Robin Ct.  
Conroe TX 77385

Gartner, Robert  
6319 Sheringham St.  
Houston TX 77085

Gonzalez, Olga  
PO BOX 2135  
Cleveland TX 77328

Grebe, Melissa  
1619 W. 10th St.  
Freeport TX 77541

Gregory, Walt and Sue  
5237 FM 2 Rd.  
Navasota TX 77868

Grijalva, Beth  
21 E. Wedgemere Cir.  
The Woodlands TX 77381

Gurley, Pattie  
5194 Rolling Hills Rd.  
Conroe TX 77303

Hannah, James  
20767 Kenswick Park Dr.  
Porter TX 77365

Hatzl, Tyson  
13108 Autumn Ash Dr.  
Conroe TX 77302

Hensley, Gerald  
150 Smith Ln.  
Cleveland TX 77328

Hershey, Olive  
2415 Yupon St.  
Houston TX 77006

Hothem, Alice D.  
5850 Lynbrook Dr.  
Houston TX 77057

House, Elizabeth Martha  
15650 Walden Rd.  
Montgomery TX 77356

Houston San Jacinto Ranch LLC  
Alsobrooks Rd  
Cleveland TX 77328

Hudson, Sonora  
1743Esperanza St.  
Houston TX 77541

Jackson, Clay  
10850 Daw Collins Rd.  
Splendora TX 77868

Kahler, Cherenne  
10401 Daw Collins Rd.  
Cleveland TX 77868

Kandil, Mohamed Magdy  
PO BOX 590202  
HOUSTON TX 77259

Kelley, Ruby  
460 J A Morgan Rd.  
Cleveland TX 77328

Kenna, Debbie  
PO BOX 674  
Highlands TX 77562

Lawrence, Erica  
28262 Calaveras Lake Dr.  
Spring TX 77386

Leslie, Andrew  
6341 Stewart Rd.  
Galveston TX 77551

Levoy, Regina  
PO BOX 188  
SHIRO TX 77876

Liao, Sharon  
5331 Kansas St.  
Houston TX 77007

Lock, Kasey  
25384 Moss Cir.  
Cleveland TX 77328

Lynskey, Sarah  
341 Big Buck Dr.  
Cleveland TX 77328

Mannchen, Brandt  
4300 Dunlavy St.  
Houston TX 77006

Marshall, Lisa  
18823 Cove Mills Ln.  
Cypress TX 77433

Martinez, Janie G.  
14210 Bateau Dr.  
Cypress TX 77429

McAdams, Maxine  
71 A J Meekins Rd.  
Cleveland TX 77328

Mcauliffe, Jill  
1111 Avenue L.  
Galveston TX 77550

Mehta, Varenya  
1202 Seagler Rd.  
Houston TX 77042

Mejia, Kyle  
3314 Abbey Field Ln.  
Porter TX 77365

Moody, Allee  
2009 Fostoria Tram Rd.  
Cleveland TX 77328

Moody, Allee  
2011 Fostoria Tram Rd.  
Cleveland TX 77328

Moody, Chase W.  
2009 Fostoria Tram Rd.  
Cleveland TX 77328

Moody, Chase W.  
2011 Fostoria Tram Rd.  
Cleveland TX 77328

Moody, Curtis W.  
2009 Fostoria Tram Rd.  
Cleveland TX 77328

Moody, Curtis W.  
2011 Fostoria Tram Rd.  
Cleveland TX 77328

Moody, Dana C.  
2009 Fostoria Tram Rd.  
Cleveland TX 77328

Moody, Dana C.  
2011 Fostoria Tram Rd.  
Cleveland TX 77328

Moody, Ethan  
2009 Fostoria Tram Rd.  
Cleveland TX 77328

Moody, Ethan  
2011 Fostoria Tram Rd.  
Cleveland TX 77328

Moody, Madison  
2009 Fostoria Tram Rd.  
Cleveland TX 77328

Moody, Madison  
2011 Fostoria Tram Rd.  
Cleveland TX 77328

Moody, Miranda  
2009 Fostoria Tram Rd.  
Cleveland TX 77328

Moody, Miranda  
2011 Fostoria Tram Rd.  
Cleveland TX 77328

Moody, Vance  
2009 Fostoria Tram Rd.  
Cleveland TX 77328

Moody, Vance  
2011 Fostoria Tram Rd.  
Cleveland TX 77328

Muck, Susan  
11640 Ward Rd.  
Cleveland TX 77328

Mulcihy, David  
18506 Capetown Dr.  
Houston TX 77508

Mundwiller, Linda A.  
11711 Memorial Dr.  
Houston TX 77024

Mundy, Jennifer  
180 Pine Valley Rd.  
Cleveland TX 77328

Neal, James  
575 County Rd 507  
Nacogdoches TX 75961

Nichols, Susan  
2122 River Village Dr.  
Kingwood TX 77339

Noble, Kimberly A.  
17580 FM 1725 Rd.  
Cleveland TX 77328

Rairden, Alicia R.  
11919 W. Border Oak Dr.  
Magnolia TX 77354

Roberts, Royce  
3118 Manzanita Ln.  
Manvel TX 77578

Rodriguez, Debra  
102 County Rd 3891 S.  
Cleveland TX 77328

Rosenzweig, Aline  
2126 Branard St.  
Houston TX 77098

Russell, Rosanna  
2703 Vannevar Way  
The Woodlands TX 77381

Rust, Gannon  
gann\_rust1@hotmail.com

Schlemmer, Kristen  
4900 Travis St.  
Houston TX 77002

Sedlock, Emily  
2543 Riata Ln.  
Houston TX 77043

Shaefer, Brenda  
25388 Pine Knob Dr.  
Cleveland TX 77328

Sherwood, Brenda Lee  
3043 Creek Manor Dr.  
Kingwood TX 77339

Stegenga, Linda Kay  
16652 Stonecrest Dr.  
Conroe TX 77302

Stern, Renee  
3411 Yoakum Blvd  
Houston TX 77006

Stone, Lisa  
8902 Birdwood Ct.  
Houston TX 77096

Sutton, Ann D.  
8221 Kingsbrook Rd.  
Houston TX 77024

Upham- Demers, Jamie  
104 Shawna Ln.  
Butte MT 59701

Vandergaag, Elizabeth  
208 Coppery Ct.  
Montgomery TX 77316

Vassilakidis, Sophia  
2744 Briarhurst Dr.  
Houston TX 77057

Vonborstel, Audrey  
12434 Piping Rock Dr.  
Houston TX 77077

Wasserman, Kate  
14215 Fleetwell Dr.  
Houston TX 77045

Whisenant, Mary  
910 McAdams Vann Rd.  
Cleveland TX 77328

Yang, Katy  
15838 Hillside Falls TRL  
Houston TX 77062

Seal, Derek  
1111 W 6th St  
Austin, TX 78703-5338

Lee, Jennifer  
1940 Fountain View Dr  
Houston, TX 77057-3206

**DOCKET NO. 2025-0468-MSW**

<b>APPLICATION OF</b>	<b>§ BEFORE THE</b>
	<b>§</b>
<b>PC-II LLC FOR MUNICIPAL SOLID</b>	<b>§ TEXAS COMMISSION ON</b>
	<b>§</b>
<b>WASTE PERMIT NO. 2406</b>	<b>§</b>
	<b>§ ENVIRONMENTAL QUALITY</b>

**ATTACHMENTS TO APPLICANT'S RESPONSE TO REQUESTS FOR HEARING  
AND REQUESTS FOR RECONSIDERATION**

# **ATTACHMENT 1**

**TABLE 1**  
**Number of Otherwise Compliant Hearing Requests**  
**Recommended for Grant by the ED / Granted by the Commission**  
**(MSW Permit Applications)**

Facility		<u>Galveston County LF</u>	<u>City of Temple</u>	<u>Greenhouse Road</u>	<u>Diamond Back</u>	<u>City of Denton</u>	<u>City of Waco</u>	<u>South Waste</u>	<u>130 Env Park</u>	<u>Hawthorn Gardens</u>
Permit Application No.		1149B	692B	1599	2404	1590B	2400	2317 <sup>6</sup>	2383	2185A
Year		2015	2018	2020	2021	2021	2022	2023	2023	2023
<b>Less than 1-mile</b>	ED Recommended Grant	1	3	9	3	13	9	2	6 <sup>5</sup>	7
	Commission Granted	1	3	9	5 <sup>1</sup>	16 <sup>2</sup>	8 <sup>4</sup>	2	6	7
<b>More than 1-mile</b>	ED Recommended Grant	0	0	0	0	0 <sup>3</sup>	0	0	0	0
	Commission Granted	0	0	0	0	0 <sup>3</sup>	0	0	0	0

Notes

1. The add'l 2 granted requests were by family members/entities of one of the requests recommended for grant by the ED.
2. The add'l 3 granted requests were by persons within 1-mile of the facility boundary who were not addressed in the ED's response.
- 3. 3 requests within 1.05 mile of the facility boundary were recommended for denial by the ED and denied by the Commission.**
4. One request was referred to SOAH for affected person determination.
5. Each requestor whose request was recommended for grant was less than 1-mile from the facility boundary, although the ED calculated distances from a "facility centroid", not from the facility boundary.
6. Application for amendment to permit for a composting facility .

## **ATTACHMENT 2**

# City of Denton Landfill

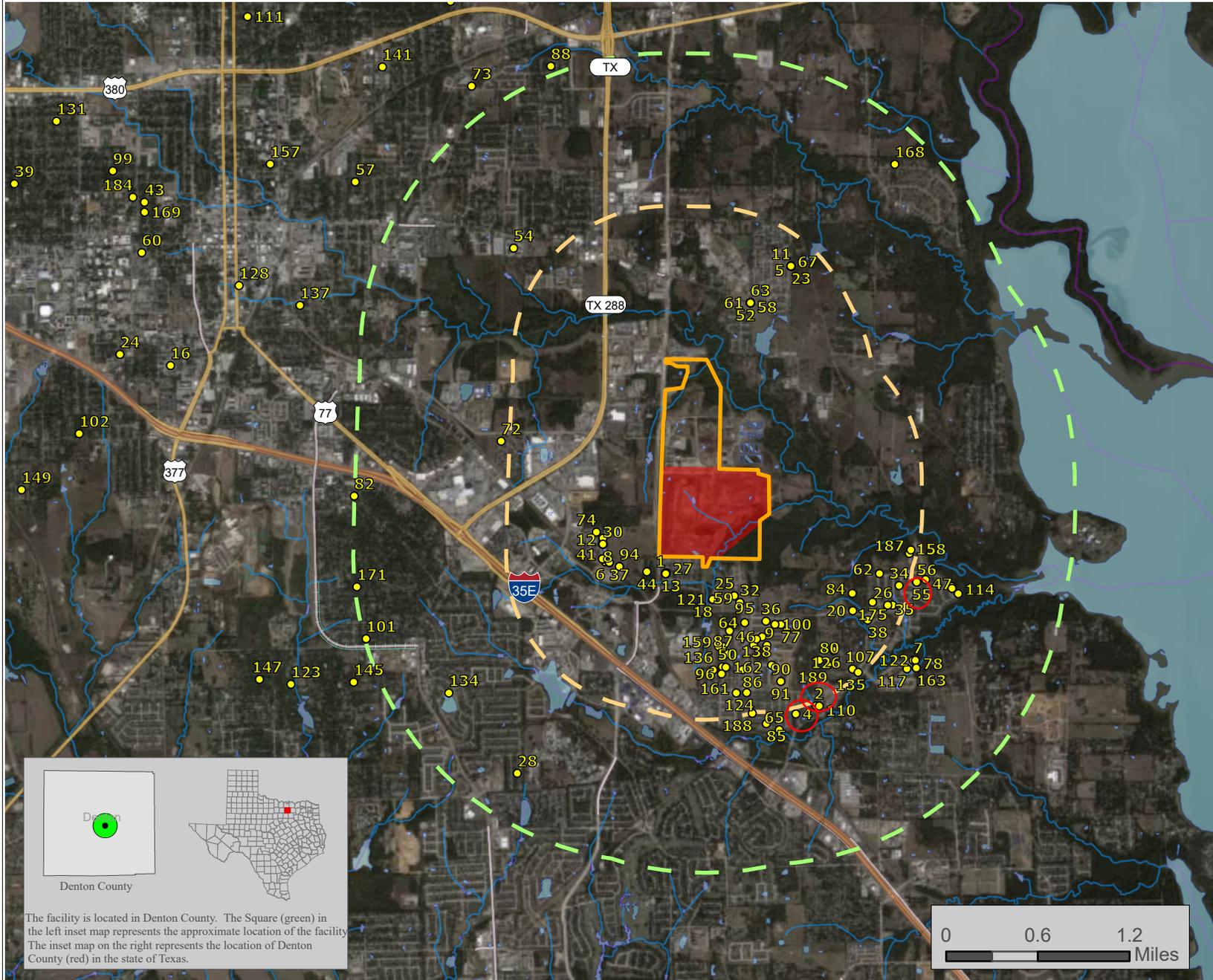
## MSW Permit No. 1590B

Map Requested by TCEQ Office of Legal Services  
for Commissioners' Agenda



Protecting Texas by  
Reducing and  
Preventing Pollution

Texas Commission on Environmental Quality  
GIS Team (Mail Code 197)  
P.O. Box 13087  
Austin, Texas 78711-3087  
Date: 12/21/2020  
CRF 0042661  
Cartographer: cschrade

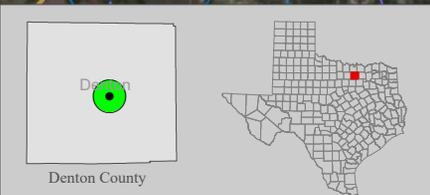


- Facility Permit Boundary
- 1 mi Radius
- 2 mi Radius
- Requestors
- Watercourses**
  - Connector
  - Canal/Ditch
  - Pipeline
  - Stream/River
  - Artificial Path
- Waterbodies**
  - Lake/Pond
  - Reservoir
- MSW Landfill**
  - 1 Standard Landfill

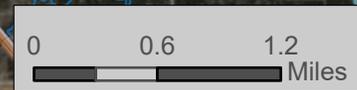
Please see Appendix A for a complete list of requestors.

Source: The location of the facility was provided by the TCEQ Office of Legal Services (OLS). OLS obtained the site location information from the applicant and the requestor information from the requestor.

This map was generated by the Information Resources Division of the Texas Commission on Environmental Quality. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. For more information concerning this map, contact the Information Resource Division at (512) 239-0800.



The facility is located in Denton County. The Square (green) in the left inset map represents the approximate location of the facility. The inset map on the right represents the location of Denton County (red) in the state of Texas.



## Appendix A

ID	NAME	ADDRESS	CITY	STATE	ZIP	ZIP_4
1	Rigoberto Alvarado	2601 S Mayhill Rd Trlr 176	Denton	TX	76208	5927
2	Heather Anderson	4601 Trumpet Vine	Denton	TX	76208	5891
3	Deb Armintor	2003 Mistywood Ln	Denton	TX	76208	2224
4	Earl Armstrong	4700 Indian Paint Way	Denton	TX	76208	5882
5	River Aza	5301 E. McKinney St	Denton	TX	76208	4675
6	Annette Baez	2421 Stockbridge Rd. Apt. 13201	Denton	TX	76208	6188
7	Rachel Baine	7821 Castle Pines Ln	Denton	TX	76208	1561
8	Valentino Banda	2055 Stockbridge Rd. Apt. 7204	Denton	TX	76208	6154
9	Catherine Bangay	5420 Las Lomas Ln	Denton	TX	76208	1432
10	Dianne Baskin	3411 Cooper BR E	Denton	TX	76209	7909
11	Kristen Beaudette	5301 E. McKinney St	Denton	TX	76208	4675
12	Thomas Beckett	2055 Stockbridge Rd.	Denton	TX	76208	6154
13	Rachel Bell	2601 S Mayhill Rd Trlr 165	Denton	TX	76208	5927
14	Gamaliel Beltran	2401 Stockbridge Rd. Apt. 12101	Denton	TX	76208	6187
15	Heidi Berry	2601 S. Mayhill Road	Denton	TX	76208	
16	Isabelle Bishop	1103 Bernard St	Denton	TX	76201	7157
17	Kaitlyn Black	200 S Bonnie Brae St	Denton	TX	76201	5240
18	Jessica S. Bond	5001 Par Drive #4024	Denton	TX	76208	
19	Kevin M. Bond	5001 Par Drive #4024	Denton	TX	76208	
20	Helge Borhaug	6813 Edwards Rd	Denton	TX	76208	6996
21	Jonathan Boutwell	3012 Armstrong St	Denton	TX	76209	1586
22	Angela Brewer	2205 Arrowhead Dr	Denton	TX	76207	1288
23	Charles Bridger	5301 E. McKinney St	Denton	TX	76208	4675
24	Libby Brookshire	1111 Avenue A	Denton	TX	76201	7003
25	Taylor Brown	5201 Par Dr Apt. 1713	Denton	TX	76208	6737
26	Jason Burke	7328 Desert Willow Dr	Denton	TX	76208	7657
27	Mariela Carda	2601 S Mayhill Rd	Denton	TX	76208	5927
28	Cherryl Cassidy	3900 Kirby Dr	Denton	TX	76210	314
29	Emilio Castillo	5301 E. McKinney St	Denton	TX	76208	4675
30	Ernest Chapa	2055 Stockbridge Rd. Apt. 7306	Denton	TX	76208	6154
31	Eliseo Chavez	5301 E. McKinney St	Denton	TX	76208	4675
32	Teresa Collins	5300 Par Dr Apt. 2423	Denton	TX	76208	
33	Scott Combs	2055 Stockbridge Rd Apt. 7303	Denton	TX	76208	6154
34	Kelley Compton	3300 Hawks View Ln	Denton	TX	76208	1327
35	Jillian Cook	7316 Desert Willow Dr	Denton	TX	76208	7657
36	Risen Dela Corcok	5408 Sea Cove Lane	Denton	TX	78208	
37	Kimberley Coss	2441 Stockbridge Rd Apt. 14206	Denton	TX	76208	6189
38	Trudi Crockett	3602 Desent Willow Dr	Denton	TX	76208	
39	Araceli Cruz	713 Hillcrest St	Denton	TX	76201	2404
40	Jeffrey Dachroeden	1500 Morin Dr	Denton	TX	76207	7785
41	Byron Dancy	2401 Stockbridge Rd. Apt. 12207	Denton	TX	76208	6187
42	Barry Debates	2601 S Mayhill Rd Trlr 178	Denton	TX	76208	5927
43	Patrice Del Toro	519 Amarillo St	Denton	TX	76201	4005
44	Robert Donnelly	3900 Quailcreek Rd	Denton	TX	76208	6108
45	Lilia Doyle	2218 Archer Trl	Denton	TX	76209	7804

46	Randall Duff	5404 Marina Dr	Denton TX	76208	1234
47	Gary Duncan	4005 Autumn Path Rd	Denton TX	76208	7690
48	Brittany Dunn	5201 Par Dr.	Denton TX		
49	Sean Durbin	1917 Emerson Ln	Denton TX	76209	1366
50	Scott Dye	5012 Del Rey Cir	Denton TX	76208	5997
51	Denise Edwards	2601 S Mayhill Rd	Denton TX	76208	5927
52	Bernadette Esquivel	5301 E. McKinney St Trlr 192	Denton TX	76208	4675
53	Edna Estrada	5301 E. McKinney St	Denton TX	76208	4675
54	Delaney Farris	2700 E. McKinney St.	Denton TX	76209	
55	Dave Fenner	3312 Lakeview Blvd	Denton TX	76208	7400
56	Robin Fenner	3312 Lakeview Blvd	Denton TX	76208	7400
57	Amber Fields	720 N Wood St	Denton TX	76209	4458
58	William Fields	5301 E. McKinney St Trlr 151	Denton TX	76208	4675
59	Erik Flores	5300 Par Dr Apt. 2221	Denton TX	76208	
60	Yahaira Gamez	1004 W Mulberry St	Denton TX	76201	4099
61	Beatriz Garcia	5301 E. McKinney St Trlr 145	Denton TX	76208	4675
62	Kris Garcia	7201 Bishop Pine Rd	Denton TX	76208	
63	Stephanie Garcia	5301 E. McKinney ST Trlr 493	Denton TX	76208	4675
64	Valerie Garcia	3109 Peninsula Trl	Denton TX	76208	5287
65	Martin Garibay	6274 Sun Ray Dr	Denton TX	76208	6854
66	Daniel Gawne	5301 E. McKinney St	Denton TX	76208	4675
67	Cullen Gibson	5301 E. McKinney St #71	Denton TX	76208	
68	Jody Gilbert	2601 S. Mayhill Rd	Denton TX	76208	5927
69	Juan Gomez	5301 E. McKinney St	Denton TX	76208	4675
70	Laise Gomez	5301 E. McKinney St Lot 453	Denton TX	76208	
71	Patty Good	2601 S. Mayhill Rd Trlr 145	Denton TX	76208	5927
72	Dianna Goodnight	2100 Spencer Rd Apt. 2411	Denton TX	76205	5163
73	William Griffin	1555 Nottingham Dr. Apt. 12202	Denton TX	76209	3420
74	Mario Grisales	3575 Quail Creek Dr	Denton TX	76208	6138
75	Katrina Gupton	2601 S. Mayhill Rd Trlr 90	Denton TX	76208	5927
76	Inocencio Gutierrez	5301 E. McKinney, Lot #384	Denton TX	73208	
77	Sharon Hamilton	5525 Wharfside Place	Denton TX	76208	
78	Tisha Harvey	4513 Eagle Path Rd	Denton TX	76208	1563
79	Shannon Haskins	2401 Stockbridge Rd. Apt 12205	Denton TX	76208	6187
80	Janice Hauge	4239 Boxwood Dr	Denton TX	76208	7300
81	Richard & Rebecca Hayner	2055 Stockbridge Rd. #7201	Denton TX	76208	6156
82	Katie Herbert	309 Hollyhill Ln	Denton TX	76205	7811
83	Eric Held	3408 San Lucas Ln	Denton TX	76208	6072
84	Elva Hernandez	6509 Willow Ln	Denton TX	76208	6793
85	Liesel Herrera	4725 Heron Pond Ln	Denton TX	76208	6809
86	Marjorie Horne	5405 Galante Ln	Denton TX	76208	6003
87	William Howell	3516 Seaside Dr	Denton TX	76208	5462
88	Bryan Hurt	1412 Copper Ridge St	Denton TX	76209	3559
89	Dana Isaac	2216 Yorkshire ST	Denton TX	76209	8676
90	Kent Iversen	3813 Arroyo Trl	Denton TX	76208	6234
91	Sarah Iversen	3813 Arroyo Trl	Denton TX	76208	6234
92	Kyle Jackson	2441 Stockbridge Rd Apt. 14105	Denton TX	76208	6189

## **ATTACHMENT 3**



City of Denton Landfill  
MSW Permit 1590B

Timberlinks Golf Club

#55 Dave Fenner

#2 Heather Anderson

#4 Earl Armstrong

1.04 mi

1.02 mi

1.02 mi

Medical City Denton

Flowers Baking

Mayhill Rd

35E

Google Earth



4000 ft

# **ATTACHMENT 4**

Requestor No.	Map Tract No.	Hearing Requestor	Address	Appraisal District Property ID	Distance (miles)
<b>Requestors Less than 1-mile</b>					
1	1	WELDON, DAVID VAN	Fostoria Tram Rd Cleveland TX	47318, 124729, 131282	< 1
2	1	WOOD DUCK FARMS, LLC	Fostoria Tram Rd Cleveland TX	47318, 124729, 131282	< 1
3	2	WARREN, TIMOTHY	481 Big Buck Dr Cleveland, TX	100501	< 1
4	3	PETERSON, MELISA	341 Big Buck Dr Cleveland, TX	100494	< 1
5	3	LYNSKEY, SARAH	341 Big Buck Dr Cleveland, TX	100494	< 1
6	4	CORBETT, JAMIE	161 Big Buck Cleveland, TX	100485	< 1
7	5	FAUSETT, JEFFRY	4002 Lee Turner Cleveland, TX 77327	86118, 136735	< 1
8	6	MCDONALD, JOHN	650 Jayhawker Cleveland, TX	74203	< 1
9	7	WRIGHT, SHELBY	125 Pine Valley Cleveland, TX	137872	< 1
10	8	MUNDY, JENNIFER	180 Pine Valley Cleveland, TX	63009	< 1

Requestor No.	Map Tract No.	Hearing Requestor	Address	Appraisal District Property ID	Distance (miles)
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**Requestors with Cleveland, TX Addresss Farther than 1-mile**

11	9	HOUSTON SAN JACINTO RANCH LLC	Alsobrooks Rd Cleveland, TX	46683, 46471	1.07
12	10	COOK, MANDY JO	361 Jayhawker Cleveland TX	47363	1.08
13	11	KELLEY, RUBY	460 J A Morgan Cleveland TX	47371	1.11
14	12	BURKETT, PATRICIA	1911 FostoriaTram Cleveland TX	47400	1.31
15	13	MOODY, DANA C	2009 FostoriaTram 2011 FostoriaTram Cleveland TX	98740, 98741, 98742	1.41
16	13	MOODY, ETHAN	2009 FostoriaTram 2011 FostoriaTram Cleveland TX	98740, 98741, 98743	1.41
17	13	MOODY, MIRANDA	2009 FostoriaTram 2011 FostoriaTram Cleveland TX	98740, 98741, 98744	1.41
18	13	MOODY, CHASE	2009 FostoriaTram 2011 FostoriaTram Cleveland TX	98740, 98741, 98745	1.41
19	13	MOODY, ALLEE	2009 FostoriaTram 2011 FostoriaTram Cleveland TX	98740, 98741, 98746	1.41
20	13	MOODY, VANCE	2009 FostoriaTram 2011 FostoriaTram Cleveland TX	98740, 98741, 98747	1.41
21	13	MOODY, CURTIS W	2009 FostoriaTram 2011 FostoriaTram Cleveland TX	98740, 98741, 98748	1.41
22	13	MOODY, MADISON	2009 FostoriaTram 2011 FostoriaTram Cleveland TX	98740, 98741, 98749	1.41
23	14	HENSLEY,GERALD	150 Smith Lane Cleveland TX	79674	1.41
24		COMBS,JORDAN	341 Ware Rd. Cleveland TX	47407	2.1
25		DAMON, FRANCES	21435 Doru Cleveland, Texas	none	2.2
26		BRIDGES, REBECCA	201 May Cox Cleveland TX	48188	2.3
27		GONZALEZ, OLGA	81 Hulon Dr Cleveland TX	631135	2.6
28		BECK, MARGARET	21562 Big Buck Cleveland TX	none	2.6

Requestor No.	Map Tract No.	Hearing Requestor	Address	Appraisal District Property ID	Distance (miles)
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**Requestors with Cleveland, TX Addresss Farther than 1-mile (cont'd)**

29		MCADAMS,MAXINE	71 AJ Meekins Cleveland TX	91179	3.0
30		NOBLE,KIMBERLY A	17580 FM 1725 Cleveland TX	48838	3.2
31		NIEDERKORN, CHARLENE	4102 Longhorn Cleveland TX	none	3.4
32		RODRIGUEZ,DEBRA	102 CR 3891 S Cleveland TX	none	3.4
33		SCHAEFER, BRENDA	25388 Pine Knob Cleveland TX	none	3.4
34		WHISENANT,MARY	910 McAdams Vann Rd, Cleveland TX	39837	6.7
35		LOCK, KASEY	25384 Moss Cir Cleveland, TX	none	6.8
36		MUCK,SUSAN	11640 Ward Rd Cleveland TX	none	7.3

Requestor No.	Map Tract No.	Hearing Requestor	Address	Appraisal District Property ID	Distance (miles)
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**Requestors with Addresses Farther than Cleveland, TX**

37		AKINS, ASHLEY	Pattison, TX
38		ALVES, LARA	Spring, TX
39		BLAKE, FRANK	Houston, TX
40		BONN, CANDICE	Coldspring
41		BURROWY, DON	Houston, TX
42		GARRETT, JODI	Conroe, TX
43		GARTNER, ROBERT	Houston, TX
44		GREBE, MELISSA	Freeport, TX
45		GREGORY, WALT & SUE	Navasota, TX
46		GRIJALVA, BETH	Woodlands
47		GURLEY, PATTIE	Conroe, TX
48		HANNAN, JAMES	Houston, TX
49		HATZL, TYSON	Conroe, TX
50		HERSHEY, OLIVE	Houston, TX
51		HOTHEM, ALICE D	Houston, TX
52		HOUSE, ELIZABETH	Montgomery
53		HUDSON, SONORA	Houston, TX
54		JACKSON, CLAY	Splendora, TX
55		KAHLER, CHERENNE	Conroe, TX
56		KANDIL, MOHAMED	Houston, TX
57		KENNA,DEBBIE	Highlands, TX
58		LAWRENCE, ERICA	Spring, TX
59		LESLIE, ANDREW	Galveston, TX
60		LEVOY, REGINA	Shiro, TX
61		LIAO, SHARON	Houston, TX
62		MARSHALL, LISA	Cypress, TX
63		MARTINEZ, JANIE	Cypress, TX
64		MCAULIFFE, JILL	Galveston, TX
65		MEHTA, VARENYA	Houston, TX
66		MEJIA, KYLE	Porter, TX
67		MULCIHY, DAVID	Houston, TX
68		MUNDWILLER, LINDA	Houston, TX
69		NEAL, JAMES	Nacogdoches, TX
70		NICHOLS, SUSAN	Kingwood, TX
71		RAIRDEN, ALICIA R	Magnolia, TX
72		ROBERTS, ROYCE	Manvel, TX
73		ROSENZWEIG, ALINE	Houston, TX
74		RUSSELL, ROSANNA	Woodlands, TX
75		RUST, GANNON	Conroe ISD

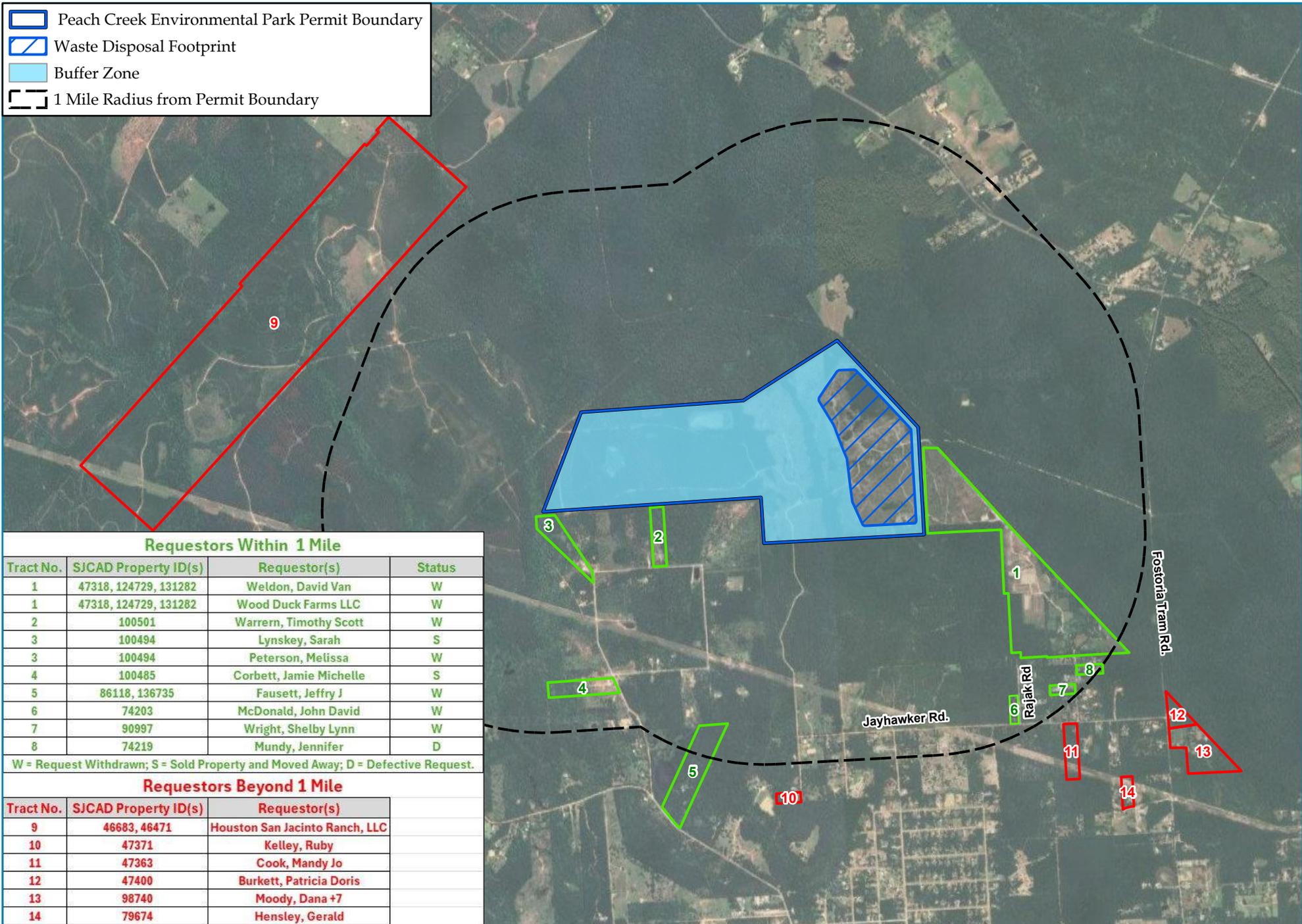
Requestor No.	Map Tract No.	Hearing Requestor	Address	Appraisal District Property ID	Distance (miles)
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**Requestors with Addresses Farther than Cleveland, TX (cont'd)**

76		SEDLOCK, EMILY	Houston, TX		
77		SHERWOOD, BRENDA	Kingwood, TX		
78		STEGENGA, LINDA KAY	Conroe, TX		
79		STERN, RENEE	Houston, TX		
80		STONE, LISA	Houston, TX		
81		SUTTON, ANN D	Houston, TX		
82		UPHAM-DEMERS, JAMIE	Houston, TX		
83		VANDERGAAG, ELIZABETH	Montgomery, TX		
84		VASSILAKIDIS, SOPHIA	Houston, TX		
85		VONBORSTEL, AUDREY	Houston, TX		
86		WASSERMAN, KATE	Houston, TX		
87		YANG, KATY	Houston, TX		

# **ATTACHMENT 5**

-  Peach Creek Environmental Park Permit Boundary
-  Waste Disposal Footprint
-  Buffer Zone
-  1 Mile Radius from Permit Boundary



**Requestors Within 1 Mile**

Tract No.	SJCAD Property ID(s)	Requestor(s)	Status
1	47318, 124729, 131282	Weldon, David Van	W
1	47318, 124729, 131282	Wood Duck Farms LLC	W
2	100501	Warren, Timothy Scott	W
3	100494	Lynskey, Sarah	S
3	100494	Peterson, Melissa	W
4	100485	Corbett, Jamie Michelle	S
5	86118, 136735	Fausett, Jeffrey J	W
6	74203	McDonald, John David	W
7	90997	Wright, Shelby Lynn	W
8	74219	Mundy, Jennifer	D

W = Request Withdrawn; S = Sold Property and Moved Away; D = Defective Request.

**Requestors Beyond 1 Mile**

Tract No.	SJCAD Property ID(s)	Requestor(s)
9	46683, 46471	Houston San Jacinto Ranch, LLC
10	47371	Kelley, Ruby
11	47363	Cook, Mandy Jo
12	47400	Burkett, Patricia Doris
13	98740	Moody, Dana +7
14	79674	Hensley, Gerald

**Hearing Requestors Within 1.5 Miles**

PC II, LLC

Peach Creek Environmental Park

**N**

0 2,000 4,000  
1:36,000 Feet

BASEMAP: Google Earth Imagery Basemap

SPATIAL REF: NAD 1983 2011 StatePlane Texas Central FIPS 4203 F1 US

DATE: 5/9/2025

CREATOR: NDK

PROJECT #: 2024-2024

PLSS: N/A

San Jacinto County, Texas



## **ATTACHMENT 6**

# San Jacinto CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	100494	<b>Geographic ID:</b> 5990-001-0130
<b>Type:</b>	R	<b>Zoning:</b> Precinct 3
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	341 Big Buck Dr Cleveland, TX 77328	
<b>Map ID:</b>	180	<b>Mapsco:</b>
<b>Legal Description:</b>	Peach Creek Estates #1, Block 1, Lot 13, Acres 15.001	
<b>Abstract/Subdivision:</b>	S5990	
<b>Neighborhood:</b>		
<b>Owner</b>		
<b>Owner ID:</b>	638875	
<b>Name:</b>	Lynskey Matthew & Sarah	
<b>Agent:</b>		
<b>Mailing Address:</b>	341 Big Buck Dr Cleveland, TX 77328	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$219,240 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$126,230 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$345,470 (=)
<b>Agricultural Value Loss: ⓘ</b>	\$0 (-)
<b>Appraised Value: ⓘ</b>	\$345,470 (=)
<b>HS Cap Loss: ⓘ</b>	\$0 (-)
<b>Circuit Breaker: ⓘ</b>	\$0 (-)

<b>Assessed Value:</b>	\$345,470
<b>Ag Use Value:</b>	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** Lyskey Matthew & Sarah **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appraisal Dist	0.000000	\$345,470	\$345,470	\$0.00	
ESD	Emergency Services Dist	0.100000	\$345,470	\$345,470	\$345.47	
GSJ	San Jacinto County	0.433400	\$345,470	\$345,470	\$1,497.27	
RDB	Special Road and Bridge	0.041200	\$345,470	\$345,470	\$142.33	
RLR	Lateral Road	0.103300	\$345,470	\$345,470	\$356.87	
SCL	Cleveland ISD	1.247000	\$345,470	\$345,470	\$4,308.01	
CP3	County Commissioner's Precinct 3	0.000000	\$345,470	\$345,470	\$0.00	

**Total Tax Rate:** 1.924900

**Estimated Taxes With Exemptions:** \$6,649.95

**Estimated Taxes Without Exemptions:** \$6,649.95

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## Property Improvement - Building

**Type:** Residential **Living Area:** 2040.0 sqft **Value:** \$219,240

Type	Description	Class CD	Year Built	SQFT
MA	Main area	7N	2021	2040
111	Open Frame Porch	*	2021	160

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
LT	Lot	15.00	653,443.56	0.00	0.00	\$126,230	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	\$219,240	\$126,230	\$0	\$345,470	\$0	\$345,470
2020	\$0	\$126,230	\$0	\$126,230	\$0	\$126,230
2019	\$0	\$114,760	\$0	\$114,760	\$0	\$114,760
2018	\$0	\$105,010	\$0	\$105,010	\$0	\$105,010
2017	\$0	\$105,010	\$0	\$105,010	\$0	\$105,010

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/21/2021	GWVL	General Warranty Deed With Vendors Lien	Lynskey Matthew & Sarah	Peterson Melisa Marie		36617	20217020
8/31/2020	GW	General Warranty Deed	Hayden Glenn Carroll	Lynskey Matthew & Sarah		28174	20205476
5/31/2019	WDVL	Warranty Deed With Vendors Lien	Hurtado Maria A Etal	Hayden Glenn Carroll		21636	20194381

# **ATTACHMENT 7**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED  
(With Third Party Vendor's Lien)

THE STATE OF TEXAS §  
COUNTY OF SAN JACINTO §

THAT MATTHEW LYNSKEY AND SARAH LYNSKEY, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by MELISA MARIE PETERSON, A MARRIED PERSON, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and for the further consideration of the execution and delivery by Grantee of one certain Promissory Note of even date herewith, in the original principal sum of Three Hundred Seventy-Five Thousand Two Hundred Fifty And No/100 Dollars (\$375,250.00), payable to the order of UNION HOME MORTGAGE CORP., hereinafter called "Mortgagee"; said Promissory Note being secured by a Vendor's Lien and the Superior Title herein retained and reserved in favor of Grantor and assigned and conveyed, without recourse, to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to THOMAS E. BLACK, JR., Trustee, reference to said Promissory Note and Deed of Trust being hereby made for all purposes; Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the following described real property, to-wit:

LOT THIRTEEN (13), EN BLOCK ONE (1) OF PEACH CREEK ESTATES, SECTION ONE (1), A SUBDIVISION OUT OF 640.00 ACRES OF LAND LOCATED IN THE A. MARTIN SURVEY, A-230, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 09-2365, PAGE 8687 OF THE OFFICIAL PUBLIC RECORDS, SAN JACINTO COUNTY, TEXAS.

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title, and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above described property or any part thereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee and Grantee's heirs or assigns FOREVER. Grantor does hereby bind Grantor and Grantor's heirs, executors, and administrators TO WARRANT AND FOREVER DEFEND all and singular the said Property unto Grantee and Grantee's heirs and assigns against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

But it is expressly agreed that Grantor reserves and retains for Grantor, and Grantor's heirs and assigns, a Vendor's Lien, as well as the Superior Title, against the Property until the above described Promissory Note and all interest therein have been fully paid according to the terms thereof, when this Deed shall become absolute.

WHEREAS, Mortgagee, at the special instance and request of Grantee, having paid to Grantor a portion of the purchase price of the Property, as evidenced by the above described Promissory Note, Grantor hereby assigns, transfers, conveys and delivers, without recourse, to Mortgagee said Vendor's Lien and Superior Title against said Property to secure the payment of said Promissory Note, and subrogates Mortgagee to all rights and remedies of Grantor in the Property by virtue thereof.

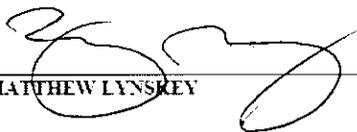
3/29

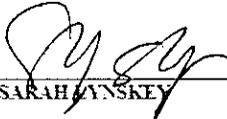
To the extent applicable to and enforceable against the Property, this Deed is executed, delivered and accepted subject to the following: any liens described herein; ad valorem taxes for the current and all subsequent years, and subsequent assessments for prior years due to changes in land usage or ownership; zoning ordinances, utility district assessments, and standby fees, if any; all valid utility easements created by the dedication deed or plat of the platted subdivision in which the Property is located, covenants and restrictions common to the platted subdivision in which the Property is located, mineral reservations, and maintenance or assessment liens (if any), all as shown by the real property records of the County Clerk of the County in which said Property is located; and any title or rights asserted by anyone (including, but not limited to, persons, corporations, governments or other entities) to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any.

The contract between Grantor, as the seller, and Grantee, as the buyer, may contain limitations as to warranties. To the extent said contract provides for such limitations to survive this conveyance, they shall be deemed incorporated herein by reference. However, the warranty of title contained in this Deed is hereby expressly excluded from any limitations as to warranties contained in the contract referenced in this paragraph.

When this Deed is executed by more than one person, or when Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be. The term "Mortgagee" shall include the Mortgagee's heirs, successors and assigns, as applicable.

DATED the 21ST day of SEPTEMBER, 2021.

  
MATTHEW LYNSKEY

  
SARAH LYNSKEY

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

After Recording Return To Grantee  
At GRANTEE'S MAILING ADDRESS:

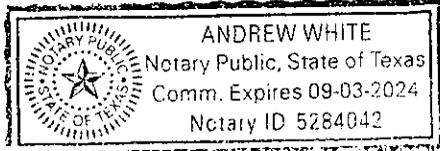
MELISA MARIE PETERSON  
341 BIG BUCK DR.  
CLEVELAND, TX 77328-5002

ACKNOWLEDGMENTS

The State of TEXAS §

County of HARRIS §

This instrument was acknowledged before me on the 21 day of September 2021, by MATTHEW LYSKEY and SARAH LYSKEY.



My commission expires:

*[Signature]*  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary's Name (printed)

Filed for Record in:  
San Jacinto County

On: Sep 28, 2021 at 08:25A

As a  
Recordings

Document Number: 20217020

Amount 29.00

Receipt Number - 48389

By:  
Celenia Willis

STATE OF TEXAS  
COUNTY OF SAN JACINTO

I, Dawn Wright hereby certify that this instrument was filed in number sequence on the date and time hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

Sep 28, 2021

Dawn Wright, County Clerk  
San Jacinto County, Texas

## **ATTACHMENT 8**

# San Jacinto CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	100485	<b>Geographic ID:</b> 5990-001-0040
<b>Type:</b>	R	<b>Zoning:</b> Precinct 3
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	161 Big Buck Dr Cleveland, TX 77328	
<b>Map ID:</b>	180	<b>Mapsco:</b>
<b>Legal Description:</b>	Peach Creek Estates #1, Block 1, Lot 4, Acres 13.8	
<b>Abstract/Subdivision:</b>	S5990	
<b>Neighborhood:</b>		
<b>Owner</b>		
<b>Owner ID:</b>	635915	
<b>Name:</b>	Garza Jason Paul	
<b>Agent:</b>		
<b>Mailing Address:</b>	161 Big Buck Dr Cleveland, TX 77328	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	HS - For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$306,580 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$116,130 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$422,710 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b> ⓘ	\$422,710 (=)
<b>HS Cap Loss:</b> ⓘ	\$0 (-)

<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$422,710
<b>Ag Use Value:</b>	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** Garza Jason Paul **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appraisal Dist	0.000000	\$422,710	\$410,710	\$0.00	
ESD	Emergency Services Dist	0.100000	\$422,710	\$326,168	\$326.17	
GSJ	San Jacinto County	0.461190	\$422,710	\$326,168	\$1,504.25	
RDB	Special Road and Bridge	0.042890	\$422,710	\$326,168	\$139.89	
RLR	Lateral Road	0.110650	\$422,710	\$323,168	\$357.59	
SCL	Cleveland ISD	1.249700	\$422,710	\$385,710	\$4,820.22	
CP3	County Commissioner's Precinct 3	0.000000	\$422,710	\$410,710	\$0.00	

**Total Tax Rate:** 1.964430

**Estimated Taxes With Exemptions:** \$7,148.12

**Estimated Taxes Without Exemptions:** \$8,303.85

## Property Improvement - Building

**Description:** Residential **Type:** Residential **Living Area:** 2659.0 sqft **Value:** \$296,640

Type	Description	Class CD	Year Built	SQFT
MA	Main area	7N	2010	2659
111	Open Frame Porch	*	2010	30
111	Open Frame Porch	*	2010	105
133	Concrete Patio	*	2010	45
128	Attached Garage	*	2010	484
130	Carport	*	2015	552
111	Open Frame Porch	*	2015	480
133	Concrete Patio	*	2010	50

**Description:** Misc. Improvements **Living Area:** 0 sqft **Value:** \$9,940

Type	Description	Class CD	Year Built	SQFT
RS1	Wood Frame Storage	*	2012	144
RS1	Wood Frame Storage	*	2012	476
RS1	Wood Frame Storage	*	2016	160
CP2	Canopy/Carport on Dirt	*	2018	160

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
LT	Lot	13.80	601,128.00	0.00	0.00	\$116,130	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	\$306,580	\$116,130	\$0	\$422,710	\$0	\$422,710
2019	\$298,100	\$105,570	\$0	\$403,670	\$0	\$403,670
2018	\$263,340	\$70,210	\$0	\$333,550	\$0	\$333,550
2017	\$247,770	\$70,210	\$0	\$317,980	\$0	\$317,980

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/30/2020	GWVL	General Warranty Deed With Vendors Lien	Garza Jason Paul	Mathes Claude David & Patricia Ann		40420	20207863
5/16/2019	WDVL	Warranty Deed With Vendors Lien	Martin Randall E & Mary A	Garza Jason Paul		14639	20193117
12/7/2007	WDVL	Warranty Deed With Vendors Lien	Peach Creek Plantation LTD	Martin Randall E & Mary A		37653	07-9136

## **ATTACHMENT 9**

After Recording Return To:  
**CLAUDE DAVID MATHES and PATRICIA ANN MATHES**  
**161 BIG BUCK DR**  
**CLEVELAND, TEXAS 77328**

## TEXAS GENERAL WARRANTY DEED

With Vendor's Lien

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Effective Date: **November 30, 2020**

Grantor (whether one or more): **JASON PAUL GARZA AND JAMIE MICHELLE CORBETT**

Grantee (whether one or more): **CLAUDE DAVID MATHES AND PATRICIA ANN MATHES, HUSBAND AND WIFE**

Grantee's Mailing Address: **161 BIG BUCK DR  
 CLEVELAND, TX 77328**

**Consideration:**

Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, including a note of the same date in the principal amount of **THREE HUNDRED THIRTY-SIX THOUSAND EIGHT HUNDRED AND NO/100 Dollars (\$336,800.00)** (the "Note"), executed by the Grantee and payable to the order of **FIRST SERVICE CREDIT UNION** (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to **DEBRA LITTLE**, Trustee for the benefit of the Lender.

**Property (including improvements):**

That certain property located in **SAN JACINTO** County, Texas to-wit: **LOT FOUR (4), BLOCK ONE (1) (CONTAINING 13.805 ACRES OF LAND) OF PEACH CREEK ESTATES, SECTION ONE (1), A SUBDIVISION OF 640.000 ACRES IN THE A. MARTIN SURVEY, A-230, SAN JACINTO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED UNDER CLERK'S FILE NO. 09-2365, PAGE 8687 OF THE OFFICIAL PUBLIC RECORDS, SAN JACINTO COUNTY, TEXAS.**

**Reservations from Conveyance:** The first and superior vendor's lien and superior title to secure payment of the Note.

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay any subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging; To Have and To Hold unto Grantee, and Grantee's heirs, successors and assigns, forever. Grantor, and Grantor's heirs, successors and assigns, shall warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.



The Lender, at Grantee's request, has paid in cash to Grantor the portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of the Lender, and are transferred to the Lender without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

Executed to be effective as of the Effective Date.

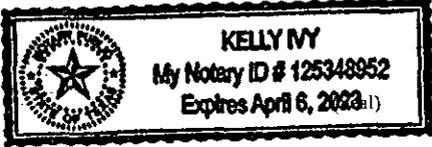
Jason Paul Garza 11-30-2020 Jamie Michelle Corbett 11-30-2020  
JASON PAUL GARZA Date JAMIE MICHELLE CORBETT Date

Acknowledgements

Individual

STATE OF TEXAS  
COUNTY OF Harris

This instrument was acknowledged before me on NOV. 30, 2020, by  
JASON PAUL GARZA and JAMIE MICHELLE CORBETT.



Kelly Ivy  
Notary Public  
Printed Name: Kelly Ivy

Individual

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by  
\_\_\_\_\_

(Seal)

\_\_\_\_\_  
Notary Public  
Printed Name:

Corporate/Partnership

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by  
\_\_\_\_\_ of \_\_\_\_\_, on its behalf.

(Seal)

\_\_\_\_\_  
Notary Public  
Printed Name:



Filed for Record in:  
San Jacinto County

On: Dec 07, 2020 at 01:01P

As a  
Recordings

Document Number: 20207863

Amount: 25.00

Receipt Number - 42177

By:  
Abner Shears

STATE OF TEXAS  
COUNTY OF SAN JACINTO

I, Dawn Wright hereby certify that this instrument was filed in number sequence on the date and time hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

Dec 07, 2020

Dawn Wright, County Clerk  
San Jacinto County, Texas

## **ATTACHMENT 10**

Mozilla Firefox

https://www14.tceq.texas.gov/epic/eCID/index.cfm?fuseact

**TCEQ Commissioners' Integrated Database - Commentors Information**  
MATHES, CLAUDE DAVID  
161 BIG BUCK DR  
CLEVELAND, TX, 77328 -5006  
Email: Dmathes55@comcast.net

Mozilla Firefox

https://www14.tceq.texas.gov/epic/eCID/index.cfm?fuseact

**TCEQ Commissioners' Integrated Database - Commentors Information**  
MATHES, PATRICIA ANN  
161 BIG BUCK DR  
CLEVELAND, TX, 77328 -5006  
Email: momamia\_77502@yahoo.com

Questions or Comments >>

**TCEQ Home**

## TCEQ Commissioners' Integrated Database - Comments Received

Return to search form.

| 1 - 5 |

Comment letters, etc. received since November 2008 are viewable in PDF by clicking on the Correspondence Type.						
Permit No	Docket Number	Applicant / Respondent Name	Commentor	Received Date	Correspondence Type	Comments submitted electronically
2406 - MSWDISP	2025-0468-MSW	PC-II LLC	MATHES, CLAUDE DAVID	09/28/2021 7:00 PM	Mailing List Add	
2406 - MSWDISP	2025-0468-MSW	PC-II LLC	MATHES, CLAUDE DAVID	09/28/2021 7:00 PM	Comment - Oral at Public Meeting - English	Listen to Public Meeting MP3 (MP3 format) (Recording is the full public meeting at which oral comment was made.)
2406 - MSWDISP	2025-0468-MSW	PC-II LLC	MATHES, BONNIE R	08/20/2021 10:01 AM	Comment - Written English	
2406 - MSWDISP	2025-0468-MSW	PC-II LLC	MATHES, CLAUDE DAVID	01/25/2021 6:35 PM	Comment - Written English	Allowing this site would severely cause health hazards to residents and diminish property values
2406 - MSWDISP	2025-0468-MSW	PC-II LLC	MATHES, PATRICIA ANN	12/03/2020 3:40 PM	Comment - Written English	I am asking to not let this landfill develop. Your putting it close to peoples backyard and nobody wants to smell garbage. It will take away the enjoyment outside. This is why we bought out here to enjoy the outside. Also, this effects people with respiratory issues. Please reconsider us resident of Peach Creek Estates and not allow this to happen

| 1 - 5 |

Return to search form.

**Related Links:**

- [Central Registry](#)
- [Commissioners Agenda](#)
- [Executive Director's Agenda](#)
- [Commission Issued Orders](#)
- [Public Meetings](#)
- [State Office of Administrative Hearings](#)
- [Public Notice](#)
- [Comment on Pending Applications](#)

**File documents**

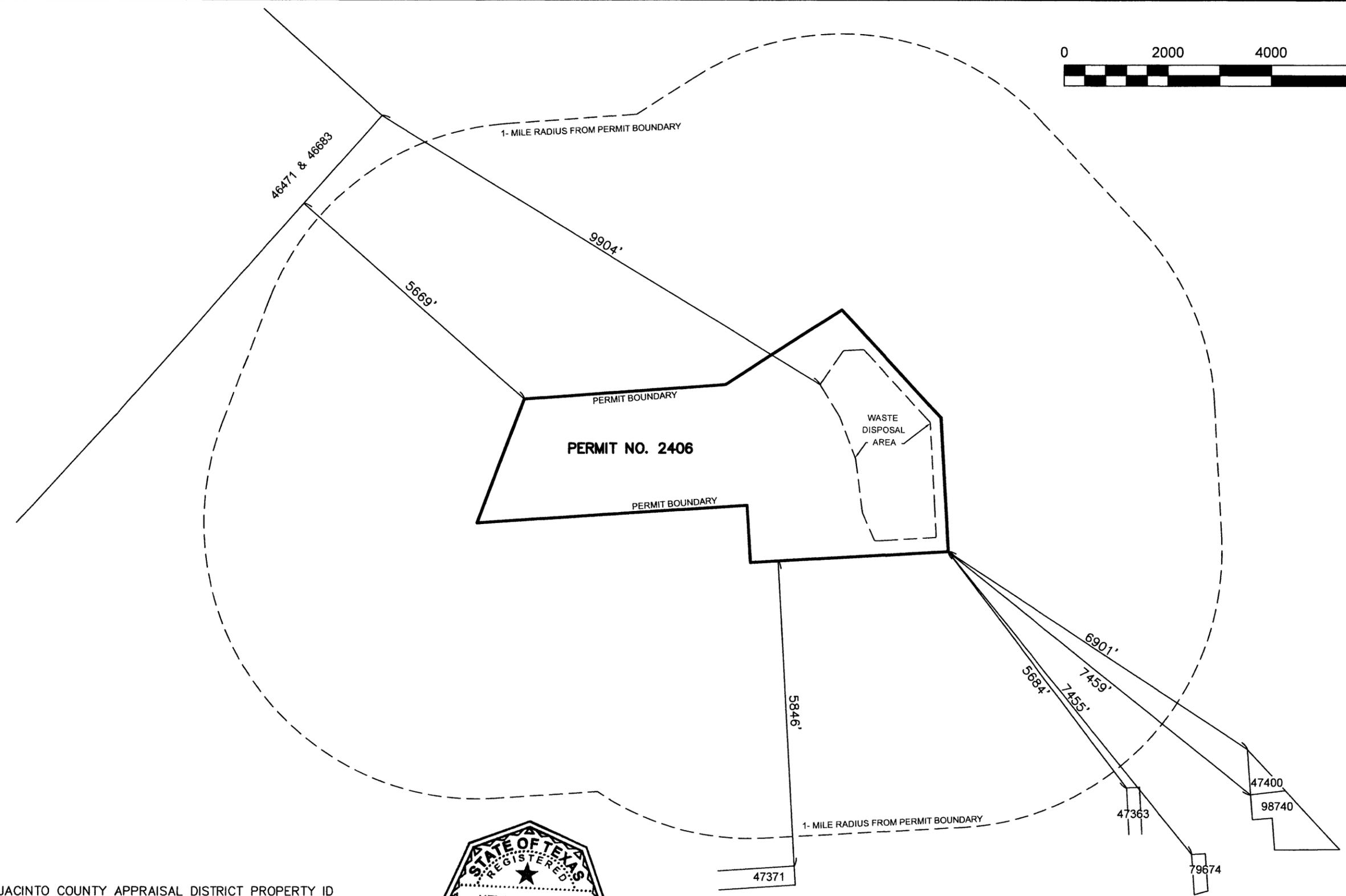
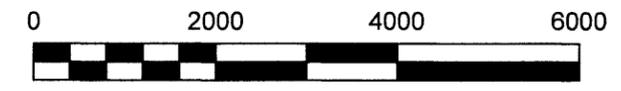
**Site Help | Disclaimer | Site Policies | Accessibility | Website Archive | Our Compact with Texans | TCEQ Homeland Security | Contact Us**

Statewide Links: [Texas.gov](#) | [Texas Homeland Security](#) | [TRAIL Statewide Archive](#) | [Texas Veterans Portal](#)

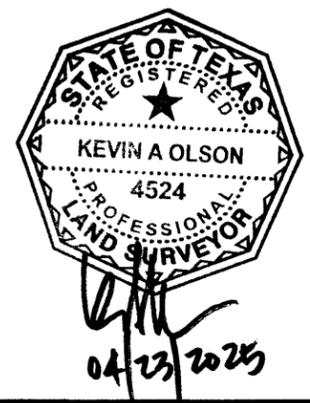
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Last Modified 2025-04-09 - Production v3.3.2

# **ATTACHMENT 11**



LEGEND:  
 47400 SAN JACINTO COUNTY APPRAISAL DISTRICT PROPERTY ID  
 6901' SURVEYED DISTANCE



PEACH CREEK ENVIRONMENTAL PARK  
 PERMIT NO. 2406  
 SAMUEL LUSK SURVEY, A-196  
 San Jacinto County, TEXAS

FIRM REGISTRATION NO. 10194114  
**MARTIN OLSON SURVEY INC.**  
 PROFESSIONAL SURVEYORS, BOUNDARY  
 CONSTRUCTION & TOPOGRAPHIC SURVEYS  
 227 DERRICK DRIVE  
 HUMBLE, TEXAS 77338  
 PH 281-446-8899  
 MARTIN FILE: PEACHTIMBER SELECT ADJ OWNERS.DWG

## **ATTACHMENT 12**

# San Jacinto CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	46471	<b>Geographic ID:</b> 0139-000-0020
<b>Type:</b>	R	<b>Zoning:</b> Precinct 3
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	Alsobrooks Rd Cleveland, TX 77328	
<b>Map ID:</b>	169	<b>Mapsco:</b>
<b>Legal Description:</b>	A139 Sarah Goodnow, Tract 2, Acres 303.8	
<b>Abstract/Subdivision:</b>	A139	
<b>Neighborhood:</b>	(WA3A) WORK AREA 3 ABST	
<b>Owner</b>		
<b>Owner ID:</b>	638356	
<b>Name:</b>	The Woodlands San Jacinto Ranch LLC	
<b>Agent:</b>		
<b>Mailing Address:</b>	9 West 57th Street Ste 5000 New York, NY 10019	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Timber Market Valuation:</b>	\$850,650 (+)
<b>Market Value:</b>	\$850,650 (=)
<b>Agricultural Value Loss:</b>	(\$43,940) (-)
<b>Appraised Value:</b>	\$43,940 (=)

<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$43,940
<b>Ag or Timber Use Value:</b>	\$43,940

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** The Woodlands San Jacinto Ranch LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appraisal Dist	0.000000	\$850,650	\$43,940	\$0.00	
ESD	Emergency Services Dist	0.100000	\$850,650	\$43,940	\$43.94	
GSJ	San Jacinto County	0.382020	\$850,650	\$57,722	\$220.51	
RDB	Special Road and Bridge	0.036550	\$850,650	\$57,722	\$21.10	
RLR	Lateral Road	0.089190	\$850,650	\$57,722	\$51.48	
SWI	Willis ISD	1.034900	\$850,650	\$118,105	\$1,222.27	
JNH	Lone Star College-Kingwood	0.107600	\$850,650	\$43,940	\$47.28	
CP3	County Commissioner's Precinct 3	0.000000	\$850,650	\$43,940	\$0.00	

**Total Tax Rate:** 1.750260

**Estimated Taxes With Exemptions:** \$1,606.58

**Estimated Taxes Without Exemptions:** \$14,888.58

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
78MVPN3	78 MV Pine Soil III	32.46	1,413,914.04	0.00	0.00	\$90,890	\$6,820
78MVMX3	78 MV Mixed Soil III	12.04	524,375.28	0.00	0.00	\$33,710	\$1,200
S342	S342 - SMZ Pine - Soil III	4.14	180,120.60	0.00	0.00	\$11,580	\$870
S343	S343 - SMZ Mixed - Soil III	20.81	906,396.48	0.00	0.00	\$58,260	\$2,080
R343	R343 - RFOR Mixd - Soil III	147.75	6,435,990.00	0.00	0.00	\$413,700	\$14,780
R342	R342 - RFOR Pine - Soil III	86.61	3,772,731.60	0.00	0.00	\$242,510	\$18,190

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$850,650	\$43,940	\$43,940	\$0	\$43,940
2024	\$0	\$1,030,620	\$25,980	\$25,980	\$0	\$25,980
2023	\$0	\$1,030,620	\$25,980	\$25,980	\$0	\$25,980
2022	\$0	\$1,030,620	\$25,980	\$25,980	\$0	\$25,980
2021	\$0	\$1,030,620	\$26,360	\$26,360	\$0	\$26,360
2020	\$0	\$891,790	\$27,050	\$27,050	\$0	\$27,050
2019	\$0	\$891,790	\$26,570	\$26,570	\$0	\$26,570
2018	\$0	\$891,790	\$25,400	\$25,400	\$0	\$25,400
2017	\$0	\$861,990	\$26,470	\$26,470	\$0	\$26,470

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/26/2020	SW	Special Warranty Deed	Simorg South Forests	The Woodlands San Jacinto Ranch LLC		15081	20202998
12/21/2012	SW	Special Warranty Deed	New Forestry, LLC	Simorg South Forests		7966	2013001932
12/23/2008			Lone Star Timber II LP	New Forestry, LLC			

# San Jacinto CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	46683	<b>Geographic ID:</b> 0148-000-0005
<b>Type:</b>	R	<b>Zoning:</b> Precinct 3
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	Alsobrooks Cleveland, TX 77328	
<b>Map ID:</b>	165	<b>Mapsco:</b>
<b>Legal Description:</b>	A148 Gowan Harris, Tract 5, Acres 311.88	
<b>Abstract/Subdivision:</b>	A148	
<b>Neighborhood:</b>	(WA3A) WORK AREA 3 ABST	
<b>Owner</b>		
<b>Owner ID:</b>	638356	
<b>Name:</b>	The Woodlands San Jacinto Ranch LLC	
<b>Agent:</b>		
<b>Mailing Address:</b>	9 West 57th Street Ste 5000 New York, NY 10019	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Timber Market Valuation:</b>	\$873,260 (+)
<b>Market Value:</b>	\$873,260 (=)
<b>Agricultural Value Loss:</b>	(\$56,790) (-)
<b>Appraised Value:</b>	\$56,790 (=)

<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$56,790
<b>Ag or Timber Use Value:</b>	\$56,790

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** The Woodlands San Jacinto Ranch LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appraisal Dist	0.000000	\$873,260	\$56,790	\$0.00	
ESD	Emergency Services Dist	0.100000	\$873,260	\$56,790	\$56.79	
GSJ	San Jacinto County	0.382020	\$873,260	\$59,257	\$226.37	
RDB	Special Road and Bridge	0.036550	\$873,260	\$59,257	\$21.66	
RLR	Lateral Road	0.089190	\$873,260	\$59,257	\$52.85	
SWI	Willis ISD	1.034900	\$873,260	\$59,257	\$613.25	
JNH	Lone Star College-Kingwood	0.107600	\$873,260	\$56,790	\$61.11	
CP3	County Commissioner's Precinct 3	0.000000	\$873,260	\$56,790	\$0.00	

**Total Tax Rate:** 1.750260

**Estimated Taxes With Exemptions:** \$1,032.03

**Estimated Taxes Without Exemptions:** \$15,284.33

**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
78MVPN3	78 MV Pine Soil III	154.94	6,749,277.88	0.00	0.00	\$433,840	\$32,540
78MVMX3	78 MV Mixed Soil III	3.46	150,652.26	0.00	0.00	\$9,680	\$350
78MVHD3	78 MV Hardwood Soil III	59.67	2,599,199.06	0.00	0.00	\$167,070	\$2,980
78MVMX2	78 MV Mixed Soil II	1.48	64,564.63	0.00	0.00	\$4,150	\$260
78MVPN2	78 MV Pine Soil II	42.82	1,865,121.59	0.00	0.00	\$119,890	\$11,780
78MVHD2	78 MV Hardwood Soil II	25.57	1,113,942.46	0.00	0.00	\$71,600	\$2,300
78MVPN2	78 MV Pine Soil II	23.94	1,042,734.92	0.00	0.00	\$67,030	\$6,580

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$873,260	\$56,790	\$56,790	\$0	\$56,790
2024	\$0	\$1,052,980	\$53,500	\$53,500	\$0	\$53,500
2023	\$0	\$1,052,980	\$53,500	\$53,500	\$0	\$53,500
2022	\$0	\$1,052,980	\$53,500	\$53,500	\$0	\$53,500
2021	\$0	\$1,052,980	\$0	\$1,052,980	\$0	\$1,052,980
2020	\$0	\$912,490	\$40,140	\$40,140	\$0	\$40,140
2019	\$0	\$912,490	\$39,130	\$39,130	\$0	\$39,130
2018	\$0	\$912,490	\$35,480	\$35,480	\$0	\$35,480
2017	\$0	\$883,150	\$35,070	\$35,070	\$0	\$35,070

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/26/2020	SW	Special Warranty Deed	Simorg South Forests	The Woodlands San Jacinto Ranch LLC		15081	20202998
12/21/2012	SW	Special Warranty Deed	New Forestry, LLC	Simorg South Forests		7966	2013001932
12/23/2008			Lone Star Timber II LP	New Forestry, LLC			

## **ATTACHMENT 13**

**Form 304**  
 (Revised 05/11)  
 Submit in duplicate to:  
 Secretary of State  
 P.O. Box 13697  
 Austin, TX 78711-3697  
 512 463-5555  
 FAX: 512/463-5709  
 Filing Fee: \$750



**Application for  
 Registration  
 of a Foreign Limited  
 Liability Company**

This space reserved for office use.

**FILED**  
 In the Office of the  
 Secretary of State of Texas

**MAR 16 2020**

**Corporations Section**

1. The entity is a foreign limited liability company. The name of the entity is:

The Woodlands San Jacinto Ranch LLC

*Provide the full legal name of the entity as stated in the entity's formation document in its jurisdiction of formation.*

2A. The name of the entity in its jurisdiction of formation does not contain the word "limited liability company" or "limited company" (or an abbreviation thereof). The name of the entity with the word or abbreviation that it elects to add for use in Texas is:

2B. The entity name is not available in Texas. The assumed name under which the entity will qualify and transact business in Texas is:

*The assumed name must include an acceptable organizational identifier or an accepted abbreviation of one of these terms.*

3. Its federal employer identification number is: 37-1966422

Federal employer identification number information is not available at this time.

4. It is organized under the laws of: (set forth state or foreign country) Delaware, USA  
 and the date of its formation in that jurisdiction is: 02/13/2020

5. As of the date of filing, the undersigned certifies that the foreign limited liability company currently exists as a valid limited liability company under the laws of the jurisdiction of its formation.

6. The purpose or purposes of the limited liability company that it proposes to pursue in the transaction of business in Texas are set forth below.

Timber

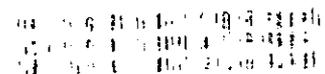
The entity also certifies that it is authorized to pursue such stated purpose or purposes in the state or country under which it is organized.

7. The date on which the foreign entity intends to transact business in Texas, or the date on which the foreign entity first transacted business in Texas is: 02/14/2020

*Late fees may apply (see instructions).*

8. The principal office address of the limited liability company is:

7643 Gate Parkway Suite 104-334 Jacksonville FL USA 32256  
 Address City State Country Zip/Postal Code



Complete item 9A or 9B, but not both. Complete item 9C.

9A. The registered agent is an organization (cannot be entity named above) by the name of:

CT Corporation System

OR

9B. The registered agent is an individual resident of the state whose name is:

First Name M.I. Last Name Suffix

9C. The business address of the registered agent and the registered office address is:

1999 Bryan St. Suite 900 Dallas TX 75201-3136  
Street Address City State Zip Code

10. The entity hereby appoints the Secretary of State of Texas as its agent for service of process under the circumstances set forth in section 5.251 of the Texas Business Organizations Code.

11. The name and address of each governing person is:

<b>NAME AND ADDRESS OF GOVERNING PERSON (Enter the name of either an individual or an organization, but not both.)</b>			
IF INDIVIDUAL			
Jennifer		Lee	
First Name	M.I.	Last Name	Suffix
OR			
IF ORGANIZATION			
Organization Name			
7643 Gate Parkway Suite 104-334 Jacksonville, FL USA 32056			
Street or Mailing Address		City	State Country Zip Code

<b>NAME AND ADDRESS OF GOVERNING PERSON (Enter the name of either an individual or an organization, but not both.)</b>			
IF INDIVIDUAL			
First Name	M.I.	Last Name	Suffix
OR			
IF ORGANIZATION			
Organization Name			
Street or Mailing Address City State Country Zip Code			

<b>NAME AND ADDRESS OF GOVERNING PERSON (Enter the name of either an individual or an organization, but not both.)</b>			
IF INDIVIDUAL			
First Name	M.I.	Last Name	Suffix
OR			
IF ORGANIZATION			
Organization Name			
Street or Mailing Address City State Country Zip Code			

**Supplemental Provisions/Information**

Text Area: [The attached addendum, if any, is incorporated herein by reference.]

[Empty rectangular box for supplemental provisions]

**Effectiveness of Filing (Select either A, B, or C.)**

- A.  This document becomes effective when the document is filed by the secretary of state.
- B.  This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: \_\_\_\_\_
- C.  This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_

The following event or fact will cause the document to take effect in the manner described below:

[Empty rectangular box for event or fact]

**Execution**

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: 03/11/2020

  
\_\_\_\_\_  
Signature of authorized person (see instructions)

Jennifer Lee  
\_\_\_\_\_  
Printed or typed name of authorized person.

**Form 406**  
**(Revised 05/11)**  
 Submit in duplicate to:  
 Secretary of State  
 P.O. Box 13697  
 Austin, TX 78711-3697  
 512 463-5555  
 FAX: 512/463-5709  
**Filing Fee: See instructions**



**Amendment to Registration**

This space reserved for office use.

**FILED**  
 In the Office of the  
 Secretary of State of Texas  
**APR 08 2022**  
 Corporations Section

**Entity Information**

1. The legal name of the filing entity is:

The Woodlands San Jacinto Ranch LLC

*State the name of the entity as currently shown in the records of the secretary of state.*

2. If the entity attained its registration under an assumed name, the qualifying assumed name as shown on the records of the secretary of state is:

3. The registration was issued to the entity on:

02/13/2020

*mm/dd/yyyy*

The file number issued to the filing entity by the secretary of state is:

0803576239

**Amendments to Application**

4. The registration is amended to change the legal name of the entity as amended in the entity's jurisdiction of formation. The new name is:

Houston San Jacinto Ranch LLC

5. The new name of the entity is not available for use in Texas or fails to include an appropriate organizational designation. Or, the entity wishes to amend the qualifying assumed name stated on its application for registration or amended registration. The assumed name the entity elects to adopt for purposes of maintaining its registration is:

6. The registration is amended to change the business or activity stated in its application for registration or amended registration. The business or activity that the entity proposes to pursue in this state is:

The entity certifies that it is authorized to pursue the same business or activity under the laws of the entity's jurisdiction of formation.

### Other Changes to the Application for Registration

7. The foreign filing entity desires to amend its application for registration to make changes other than or in addition to those stated above. Statements contained in the original application or any amended application are identified by number or description and changed to read as follows:

### Effectiveness of Filing (Select either A, B, or C.)

- A.  This document becomes effective when the document is filed by the secretary of state.
- B.  This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: \_\_\_\_\_
- C.  This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_

The following event or fact will cause the document to take effect in the manner described below:

### Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: 04/07/2022

  
\_\_\_\_\_  
Signature of authorized person (see instructions)

Jennifer Lee  
\_\_\_\_\_  
Printed or typed name of authorized person.

## **ATTACHMENT 14**

**PEACH CREEK ENVIRONMENTAL PARK  
SAN JACINTO COUNTY, TEXAS  
TCEQ PERMIT APPLICATION NO. MSW 2406**

**TYPE I PERMIT APPLICATION  
PART III – SITE DEVELOPMENT PLAN  
ATTACHMENT E  
GEOLOGY REPORT**

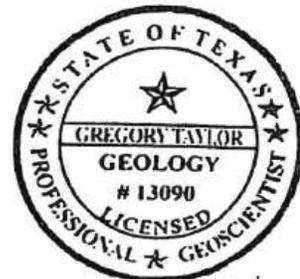
Prepared for

**PC-II, LLC**

Rev. 1, December 11, 2020

Prepared by

**NEEL-SCHAFFER, INC.**  
13430 NW Freeway, Suite 650  
Houston, TX 77040  
713-783-7117



*Gregory Taylor*  
12-11-20

Texas Board of Professional Engineers  
Firm Registration No. F-2697

APPENDIX E5

SITE HYDROGEOLOGIC DATA

Groundwater Elevation Contour Map Stratum II (4/15/20)	E5.1
Groundwater Elevation Contour Map Stratum IV (4/15/20)	E5.2
Groundwater Velocity Calculations	E5.3



*Gregory Taylor*  
12-11-20

3916000.00

3918000.00

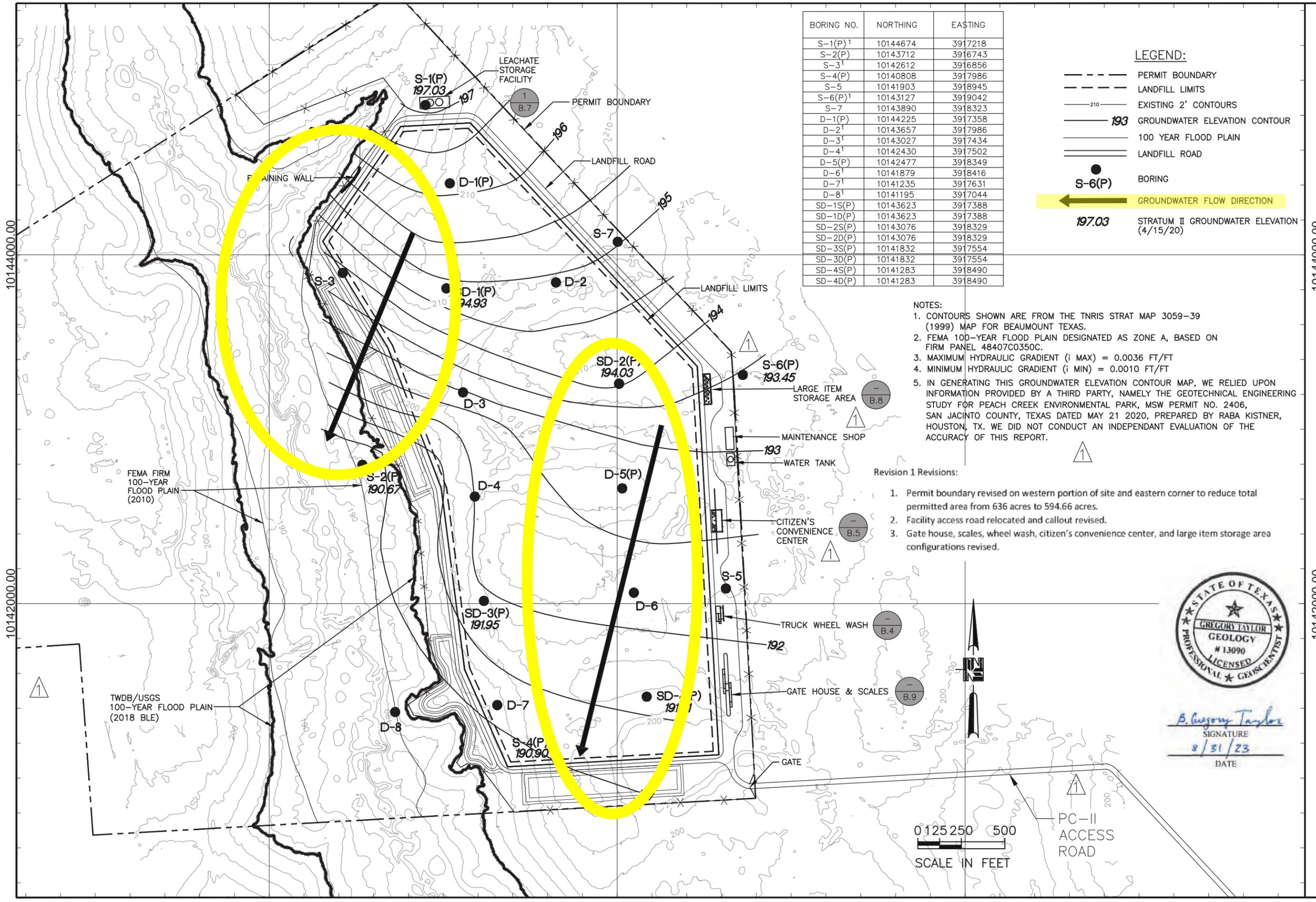
3920000.00

10144000.00

10142000.00

10144000.00

10142000.00



BORING NO.	NORTHING	EASTING
S-1(P) <sup>1</sup>	10144674	3917218
S-2(P)	10143712	3916743
S-3 <sup>1</sup>	10142612	3916856
S-4(P)	10140808	3917986
S-5	10141903	3918945
S-6(P) <sup>1</sup>	10143127	3919042
S-7	10143890	3918323
D-1(P)	10144225	3917358
D-2 <sup>1</sup>	10143657	3917986
D-3 <sup>1</sup>	10143027	3917434
D-4 <sup>1</sup>	10142430	3917502
D-5(P)	10142477	3918349
D-6 <sup>1</sup>	10141879	3918416
D-7 <sup>1</sup>	10141235	3917631
D-8 <sup>1</sup>	10141195	3917044
SD-1S(P)	10143623	3917388
SD-1D(P)	10143623	3917388
SD-2S(P)	10143076	3918329
SD-2D(P)	10143076	3918329
SD-3S(P)	10141832	3917554
SD-3D(P)	10141832	3917554
SD-4S(P)	10141283	3918490
SD-4D(P)	10141283	3918490

LEGEND:

- PERMIT BOUNDARY
- LANDFILL LIMITS
- 210 EXISTING 2' CONTOURS
- 193 GROUNDWATER ELEVATION CONTOUR
- 100 YEAR FLOOD PLAIN
- LANDFILL ROAD
- BORING
- ← 197.03 GROUNDWATER FLOW DIRECTION
- 197.03 STRATUM II GROUNDWATER ELEVATION (4/15/20)

NOTES:

- CONTOURS SHOWN ARE FROM THE TNRIS STRAT MAP 3059-39 (1999) MAP FOR BEAUMONT TEXAS.
- FEMA 100-YEAR FLOOD PLAIN DESIGNATED AS ZONE A, BASED ON FIRM PANEL 48407C0350C.
- MAXIMUM HYDRAULIC GRADIENT (i MAX) = 0.0036 FT/FT
- MINIMUM HYDRAULIC GRADIENT (i MIN) = 0.0010 FT/FT
- IN GENERATING THIS GROUNDWATER ELEVATION CONTOUR MAP, WE RELIED UPON INFORMATION PROVIDED BY A THIRD PARTY, NAMELY THE GEOTECHNICAL ENGINEERING STUDY FOR PEACH CREEK ENVIRONMENTAL PARK, MSW PERMIT NO. 2406, SAN JACINTO COUNTY, TEXAS DATED MAY 21 2020, PREPARED BY RABA KISTNER, HOUSTON, TX. WE DID NOT CONDUCT AN INDEPENDANT EVALUATION OF THE ACCURACY OF THIS REPORT.

Revision 1 Revisions:

- Permit boundary revised on western portion of site and eastern corner to reduce total permitted area from 636 acres to 594.66 acres.
- Facility access road relocated and callout revised.
- Gate house, scales, wheel wash, citizen's convenience center, and large item storage area configurations revised.



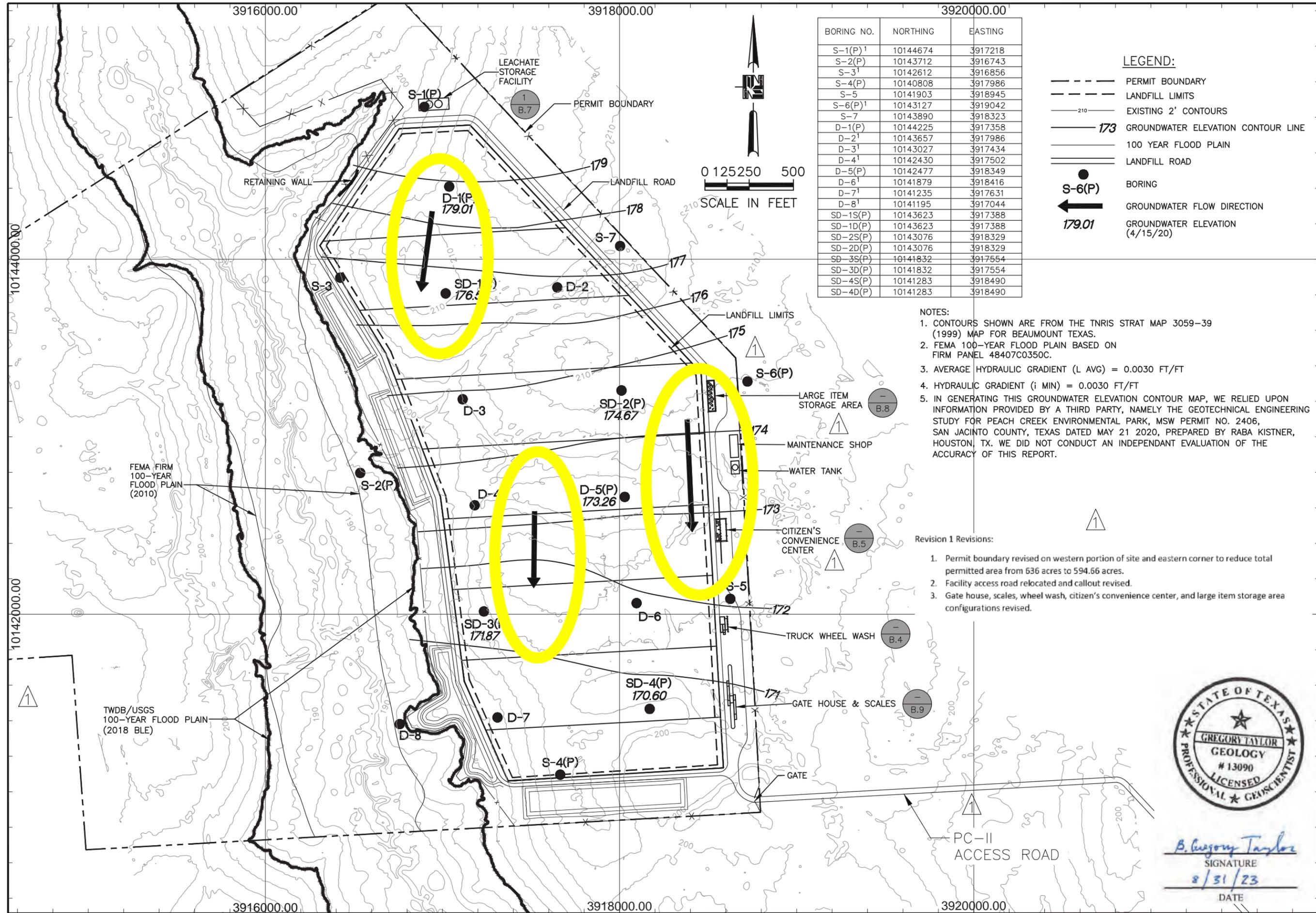
*B. Gregory Taylor*  
SIGNATURE  
8/31/23  
DATE



GROUNDWATER ELEVATION CONTOUR MAP  
STRATUM II (4/15/20)  
PEACH CREEK ENVIRONMENTAL PARK  
TYPE I PERMIT APPLICATION  
SAN JACINTO COUNTY, TEXAS

NO.	DATE	BY	REVISIONS DESCRIPTION
1	05/2023	GT	REVISION 1 REVISIONS

E5.1  
Date: 08-13-21  
Scale: 1"=500'  
Project No. 15737



BORING NO.	NORTHING	EASTING
S-1(P)	10144674	3917218
S-2(P)	10143712	3916743
S-3	10142612	3916856
S-4(P)	10140808	3917986
S-5	10141903	3918945
S-6(P)	10143127	3919042
S-7	10143890	3918323
D-1(P)	10144225	3917358
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D-3	10143027	3917434
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D-5(P)	10142477	3918349
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D-7	10141235	3917631
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SD-1S(P)	10143623	3917388
SD-1D(P)	10143623	3917388
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SD-2D(P)	10143076	3918329
SD-3S(P)	10141832	3917554
SD-3D(P)	10141832	3917554
SD-4S(P)	10141283	3918490
SD-4D(P)	10141283	3918490

- LEGEND:**
- PERMIT BOUNDARY
  - - - LANDFILL LIMITS
  - 210- EXISTING 2' CONTOURS
  - 173— GROUNDWATER ELEVATION CONTOUR LINE
  - ==== 100 YEAR FLOOD PLAIN
  - ==== LANDFILL ROAD
  - S-6(P)
  - ← 179.01

- NOTES:**
- CONTOURS SHOWN ARE FROM THE TNRIS STRAT MAP 3059-39 (1999) MAP FOR BEAUMOUNT TEXAS.
  - FEMA 100-YEAR FLOOD PLAIN BASED ON FIRM PANEL 48407C0350C.
  - AVERAGE HYDRAULIC GRADIENT (L AVG) = 0.0030 FT/FT
  - HYDRAULIC GRADIENT (i MIN) = 0.0030 FT/FT
  - IN GENERATING THIS GROUNDWATER ELEVATION CONTOUR MAP, WE RELIED UPON INFORMATION PROVIDED BY A THIRD PARTY, NAMELY THE GEOTECHNICAL ENGINEERING STUDY FOR PEACH CREEK ENVIRONMENTAL PARK, MSW PERMIT NO. 2406, SAN JACINTO COUNTY, TEXAS DATED MAY 21 2020, PREPARED BY RABA KISTNER, HOUSTON, TX. WE DID NOT CONDUCT AN INDEPENDANT EVALUATION OF THE ACCURACY OF THIS REPORT.

- Revision 1 Revisions:**
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  - Facility access road relocated and callout revised.
  - Gate house, scales, wheel wash, citizen's convenience center, and large item storage area configurations revised.



*B. Gregory Taylor*  
 SIGNATURE  
 8/31/23  
 DATE

**NEEL-SCHAFFER**  
 Solutions you can build upon  
 GROUNDWATER ELEVATION CONTOUR MAP  
 STRATUM IV (4/15/20)  
 PEACH CREEK ENVIRONMENTAL PARK  
 TYPE I PERMIT APPLICATION  
 SAN JACINTO COUNTY, TEXAS

DRAWING INFORMATION	
NO.	DESCRIPTION

**E5.2**  
 Date: 08-13-21  
 Scale: 1"=500'  
 Project No. 15737

### E5.3: GROUNDWATER VELOCITY CALCULATIONS

#### GROUNDWATER VELOCITY CALCULATION - STRATUM II

$$V = (K * i) \div ne$$

**K = HYDRAULIC CONDUCTIVITY**

= 23 ft/day

Source: Hydrology of the Texas Gulf Coast Aquifer Systems,  
USGS Open-file Report 91-64, Paul D. Ryder and Ann F. Ardis, 1991

**i = HYDRAULIC GRADIENT**

max = 0.0036 ft/ft

min = 0.0010 ft/ft

Groundwater elevation contour map, Stratum II measurements (4/15/20)

**ne = EFFECTIVE POROSITY**

= 25%

= 0.25

Source: Groundwater and Wells, Fletcher G. Driscoll, 1986,  
Table 5.2 *Representative Specific Yield Ranges for Selected Earth Materials*

$$V_{max} = 0.3312 \text{ ft/day} = 120.89 \text{ ft/year}$$

$$V_{min} = 0.0920 \text{ ft/day} = 33.58 \text{ ft/year}$$

$$V_{avg} = 0.2116 \text{ ft/day} = 77.23 \text{ ft/year}$$

#### GROUNDWATER VELOCITY CALCULATION - STRATUM IV

$$V = (K * i) \div ne$$

**K = HYDRAULIC CONDUCTIVITY**

= 23 ft/day

Source: Hydrology of the Texas Gulf Coast Aquifer Systems,  
USGS Open-file Report 91-64, Paul D. Ryder and Ann F. Ardis, 1991

**i = HYDRAULIC GRADIENT**

avg. = 0.0030 ft/ft

Groundwater elevation contour map, Stratum IV measurements (4/15/20)

**ne = EFFECTIVE POROSITY**

= 25%

= 0.25

Source: Groundwater and Wells, Fletcher G. Driscoll, 1986,  
Table 5.2 *Representative Specific Yield Ranges for Selected Earth Materials*

$$V_{avg} = 0.2760 \text{ ft/day} = 100.74 \text{ ft/year}$$



Gregory Taylor  
8/27/20

## **ATTACHMENT 15**

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**TRAFFIC IMPACT ANALYSIS AND ACCESS ROADWAYS NETWORK ASSESSMENT**  
**PROPOSED PEACH CREEK ENVIRONMENTAL PARK**  
**SAN JACINTO COUNTY, TEXAS**

---

Prepared for:

**PC-II, LLC**  
**Peach Creek Environmental Park**  
**300 Concourse Boulevard**  
**Suite 101**  
**Ridgeland, MS 39157**

Prepared by:

**HR Green, Inc.**  
**4508 Colleyville Boulevard, Suite A**  
**Colleyville, Texas 76034**

Thursday, January 25, 2024



### **2.4.3.2 Trip Distribution**

The geographical distribution of traffic entering and leaving the proposed landfill site was developed using information provided by PC-II, LLC. The primary access pathway into the landfill will be:

- a) northbound IH 69 to westbound SH 105 to
- b) northbound FM 1725 to
- c) southbound Fostoria Tram Road and finally
- d) westbound into the site via the site access drive.

Ultimately, 81% of site traffic is estimated to access the site via northbound FM 1725 and southbound Fostoria Tram Road, 9% of site traffic is estimated to access the site via southbound FM 1725 and southbound Fostoria Tram Road and 10% of site traffic is estimated to access the site via northbound Fostoria Tram Road (see **Exhibit 10**).

### **2.4.3.3 Trip Assignment & Traffic Volumes**

The directional distribution, shown in **Exhibit 10**, and the trip generation, shown in **Tables 1 and 2**, were used to assign site traffic to the adjacent roadway network and the site access drive and develop the daily and peak hour site-generated traffic volumes shown in **Exhibits 11-15**.

### **2.4.4 Future Total Traffic Volumes**

The total estimated traffic volumes for the study area are obtained by adding the future background traffic (**Exhibits 5-9**) and the projected site-generated traffic (**Exhibits 11-15**). These total traffic estimates for 2025 (opening year for the proposed landfill), 2030, 2040 and 2050 (the projected end of its service life) are summarized in **Exhibits 16-20**.

### **2.4.5 Traffic Volume and Roadway Capacity Comparisons**

In order to determine how much of the capacity of the study area roadways will be needed to accommodate the proposed Landfill, comparisons of the projected facility traffic generation to the total estimated traffic and the roadway capacities have been performed for daily and peak hour conditions.

#### **2.4.5.1 Intersection Analysis**

Intersection capacity analysis was conducted for the study intersections following the guidelines contained in the *Highway Capacity Manual*. Intersections are assigned a “level of service” (LOS) letter grade for the peak hour of traffic based upon the number of lanes at the intersection, traffic volumes, and traffic control. Level of Service A (LOS A) represents light traffic flow (free-flow conditions) while LOS F represents heavy traffic flow (over-capacity conditions). LOS D is typically considered acceptable in the region. Individual movements are also assigned LOS grades. It is important to note that one or more individual movement(s) typically operate at LOS F when the overall intersection is operating at LOS D.

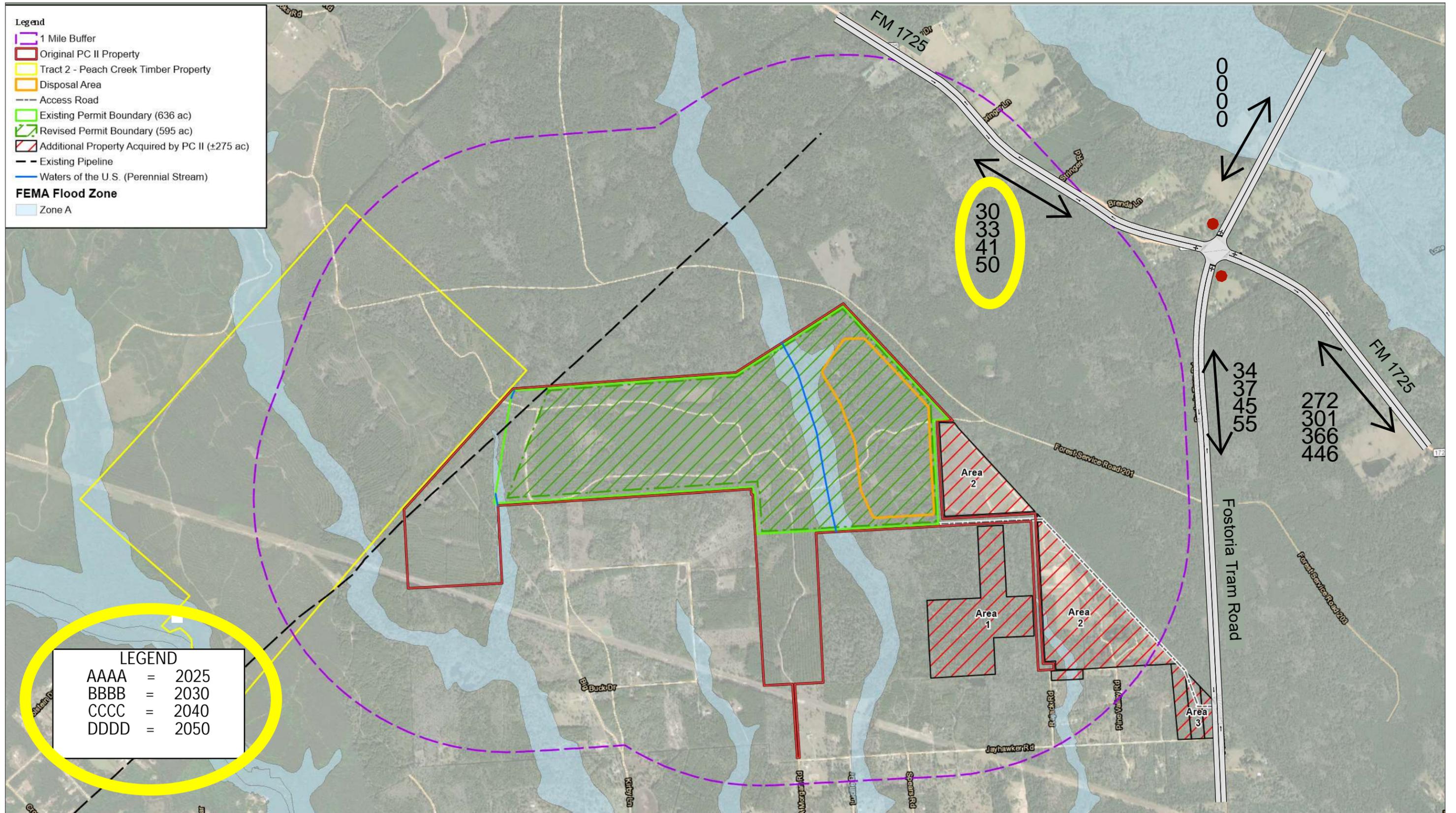
**Table 3** summarizes the intersection LOS criteria as defined in the *Highway Capacity Manual*.

**Table 14**  
**Future Background (w/o Site) Daily Roadway Segment LOS Analysis (LOS / V-C ratio)**

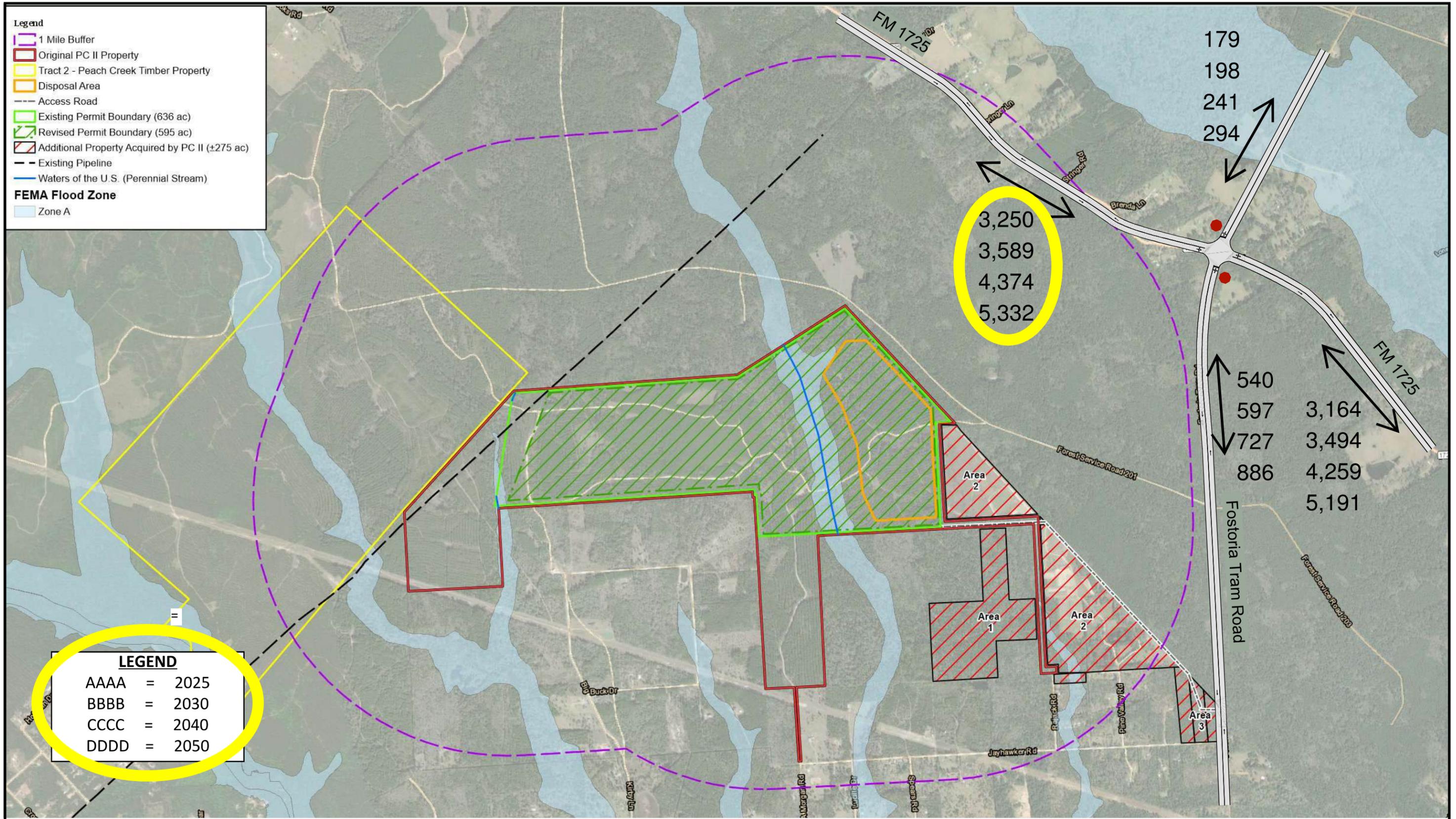
Roadway Segment		2025	2030	2040	2050
FM 1725	east of Fostoria	A, B, C 0.17	A, B, C 0.18	A, B, C 0.22	A, B, C 0.27
	west of Fostoria	A, B, C 0.18	A, B, C 0.20	A, B, C 0.25	A, B, C 0.30
Fostoria Tram Road	south of FM 1725	A, B, C 0.05	A, B, C 0.05	A, B, C 0.06	A, B, C 0.08
	north of FM 1725	A, B, C 0.02	A, B, C 0.02	A, B, C 0.02	A, B, C 0.03

**Table 15**  
**Future Total (w/ Site) Daily Roadway Segment LOS Analysis (LOS / V-C ratio)**

Roadway Segment		2025	2030	2040	2050
FM 1725	east of Fostoria	A, B, C 0.18	A, B, C 0.20	A, B, C 0.24	A, B, C 0.30
	west of Fostoria	A, B, C 0.19	A, B, C 0.21	A, B, C 0.25	A, B, C 0.30
Fostoria Tram Road	south of FM 1725	A, B, C 0.05	A, B, C 0.05	A, B, C 0.07	A, B, C 0.08
	north of FM 1725	A, B, C 0.02	A, B, C 0.02	A, B, C 0.02	A, B, C 0.03



\*Roadway alignments shown are for illustrative purposes only.



- Legend**
- 1 Mile Buffer
  - Original PC II Property
  - Tract 2 - Peach Creek Timber Property
  - Disposal Area
  - Access Road
  - Existing Permit Boundary (636 ac)
  - Revised Permit Boundary (595 ac)
  - Additional Property Acquired by PC II (±275 ac)
  - Existing Pipeline
  - Waters of the U.S. (Perennial Stream)
- FEMA Flood Zone**
- Zone A

3,250  
 3,589  
 4,374  
 5,332

**LEGEND**  
 AAAA = 2025  
 BBBB = 2030  
 CCCC = 2040  
 DDDD = 2050

179  
 198  
 241  
 294  
 540  
 597  
 727  
 886  
 3,164  
 3,494  
 4,259  
 5,191

\*Roadway alignments shown are for illustrative purposes only.