Executive Summary – Enforcement Matter – Case No. 68247
James Thomas Ramage dba Family Community Center MHP
RN101282036
Docket No. 2025-1155-PWS-E

Order Type:
Findings Agreed Order
Findings Order Justification:
Three or more enforcement actions (NOVs, orders, etc.) over the prior five year period for the same violation(s).
Media:
PWS
Small Business:
No
Location(s) Where Violation(s) Occurred:
Family Community Center MHP, 2606 North Martin Luther King Boulevard, Lubbock, Lubbock County
Type of Operation:
Public water supply
Other Significant Matters:
Additional Pending Enforcement Actions: No
Past-Due Penalties: No
Past-Due Fees: No
Other: N/A
Interested Third-Parties: None
Texas Register Publication Date: February 27, 2026
Comments Received: No

Penalty Information

Total Penalty Assessed: $1,410
Total Paid to General Revenue: $123
Total Due to General Revenue: $1,287
Payment Plan: 11 payments of $117 each
Compliance History Classifications:
Person/CN - N/A
Site/RN - N/A
Major Source: No
Statutory Limit Adjustment: N/A
Applicable Penalty Policy: January 2021

Investigation Information

Complaint Date(s): N/A
Complaint Information: N/A
Date(s) of Investigation: July 7, 2025 through July 25, 2025
Date(s) of NOE(s): July 25, 2025

Executive Summary – Enforcement Matter – Case No. 68247
James Thomas Ramage dba Family Community Center MHP
RN101282036
Docket No. 2025-1155-PWS-E

Violation Information

Failed to provide a consumer confidence notification of lead tap water monitoring results to persons served at the sites (taps) that were tested, and failed to mail a copy of the consumer notification of tap results to the Executive Director along with certification that the consumer notification has been distributed in a manner consistent with TCEQ requirements [30 TEX. ADMIN. CODE § 290.117(i)(6) and (j)].

Corrective Actions/Technical Requirements

Corrective Action(s) Completed:

On October 6, 2025, the Respondent provided consumer confidence notifications of lead tap water monitoring results to persons served at the sites and mailed a copy of the consumer notification of tap results to the Executive Director along with certification that the consumer notification has been distributed in a manner consistent with TCEQ requirements.

Technical Requirements:

N/A

Contact Information

TCEQ Attorney: N/A
TCEQ Enforcement Coordinator: Tessa Bond, Enforcement Division, Enforcement Team 4, MC 219, (512) 239-1269; Michael Parrish, Enforcement Division, MC R-12, (512) 239-2548
Respondent: James Thomas Ramage, Owner, Family Community Center MHP, 2606 North Martin Luther King Boulevard, Space 1, Lubbock, Texas 79403-1919
Respondent's Attorney: N/A

Penalty Calculation Worksheet (PCW)

Policy Revision 5 (January 28, 2021) — *PCW Revision February 11, 2021*

DATES						
Assigned	28-Jul-2025					
PCW	20-Aug-2025	**Screening**	29-Jul-2025	**EPA Due**	31-Mar-2025	

RESPONDENT/FACILITY INFORMATION			
Respondent	James Thomas Ramage dba Family Community Center MHP		
Reg. Ent. Ref. No.	RN101282036		
Facility/Site Region	2-Lubbock	**Major/Minor Source**	Minor

CASE INFORMATION			
Enf./Case ID No.	68247	**No. of Violations**	1
Docket No.	2025-1155-PWS-E	**Order Type**	Findings
Media Program(s)	Public Water Supply	**Government/Non-Profit**	No
Multi-Media		**Enf. Coordinator**	Tessa Bond
		EC's Team	Enforcement Team 4

Admin. Penalty $ Limit Minimum $50 **Maximum** $5,000

Penalty Calculation Section

TOTAL BASE PENALTY (Sum of violation base penalties) — ***Subtotal 1*** **$1,500**

ADJUSTMENTS (+/-) TO SUBTOTAL 1

Subtotals 2-7 are obtained by multiplying the Total Base Penalty (Subtotal 1) by the indicated percentage.

Compliance History **4.0%** Adjustment — ***Subtotals 2, 3, & 7*** **$60**

Notes: Enhancement for two NOVs with dissimilar violations.

Culpability No **0.0%** Enhancement — ***Subtotal 4*** **$0**

Notes: The Respondent does not meet the culpability criteria.

Good Faith Effort to Comply Total Adjustments — ***Subtotal 5*** **-$150**

Economic Benefit **0.0%** Enhancement* — ***Subtotal 6*** **$0**

Total EB Amounts $32
Estimated Cost of Compliance $158

**Capped at the Total EB $ Amount*

SUM OF SUBTOTALS 1-7 — ***Final Subtotal*** **$1,410**

OTHER FACTORS AS JUSTICE MAY REQUIRE **0.0%** — ***Adjustment*** **$0**

Reduces or enhances the Final Subtotal by the indicated percentage.

Notes:

Final Penalty Amount **$1,410**

STATUTORY LIMIT ADJUSTMENT — ***Final Assessed Penalty*** **$1,410**

DEFERRAL **0.0%** Reduction — ***Adjustment*** **$0**

Reduces the Final Assessed Penalty by the indicated percentage.

Notes: No deferral is recommended for Findings Orders.

PAYABLE PENALTY **$1,410**

Screening Date	29-Jul-2025	**Docket No.** 2025-1155-PWS-E	**PCW**
Respondent	James Thomas Ramage dba Family Community Center MHP		*Policy Revision 5 (January 28, 2021)*
Case ID No.	68247		*PCW Revision February 11, 2021*
Reg. Ent. Reference No.	RN101282036		
Media	Public Water Supply		
Enf. Coordinator	Tessa Bond		

Compliance History Worksheet

>> Compliance History *Site* Enhancement (Subtotal 2)

Component	Number of...	Number	Adjust.
NOVs	Written notices of violation ("NOVs") with same or similar violations as those in the current enforcement action (*number of NOVs meeting criteria*)	0	0%
	Other written NOVs	2	4%
Orders	Any agreed final enforcement orders containing a denial of liability (*number of orders meeting criteria*)	0	0%
	Any adjudicated final enforcement orders, agreed final enforcement orders without a denial of liability, or default orders of this state or the federal government, or any final prohibitory emergency orders issued by the commission	0	0%
Judgments and Consent Decrees	Any non-adjudicated final court judgments or consent decrees containing a denial of liability of this state or the federal government (*number of judgments or consent decrees meeting criteria*)	0	0%
	Any adjudicated final court judgments and default judgments, or non-adjudicated final court judgments or consent decrees without a denial of liability, of this state or the federal government	0	0%
Convictions	Any criminal convictions of this state or the federal government (*number of counts*)	0	0%
Emissions	Chronic excessive emissions events (*number of events*)	0	0%
Audits	Letters notifying the executive director of an intended audit conducted under the Texas Environmental, Health, and Safety Audit Privilege Act, 74th Legislature, 1995 *(number of audits for which notices were submitted)*	0	0%
	Disclosures of violations under the Texas Environmental, Health, and Safety Audit Privilege Act, 74th Legislature, 1995 (*number of audits for which violations were disclosed*)	0	0%

Other	Environmental management systems in place for one year or more	No	0%
	Voluntary on-site compliance assessments conducted by the executive director under a special assistance program	No	0%
	Participation in a voluntary pollution reduction program	No	0%
	Early compliance with, or offer of a product that meets future state or federal government environmental requirements	No	0%

Adjustment Percentage (Subtotal 2) 4%

>> Repeat Violator (Subtotal 3)

N/A ***Adjustment Percentage (Subtotal 3)*** 0%

>> Compliance History Person Classification (Subtotal 7)

N/A ***Adjustment Percentage (Subtotal 7)*** 0%

>> Compliance History Summary

Compliance History Notes

Enhancement for two NOVs with dissimilar violations.

Total Compliance History Adjustment Percentage (Subtotals 2, 3, & 7) 4%

>> Final Compliance History Adjustment

Final Adjustment Percentage ****capped at 100%*** 4%

Screening Date	29-Jul-2025	**Docket No.** 2025-1155-PWS-E	**PCW**
Respondent	James Thomas Ramage dba Family Community Center MHP		*Policy Revision 5 (January 28, 2021)*
Case ID No.	68247		*PCW Revision February 11, 2021*
Reg. Ent. Reference No.	RN101282036		
Media	Public Water Supply		
Enf. Coordinator	Tessa Bond		

Violation Number 1

Rule Cite(s) 30 Tex. Admin. Code § 290.117(i)(6) and (j)

Violation Description Failed to provide a consumer notification of lead tap water monitoring results to persons served at the sites (taps) that were tested, and failed to mail a copy of the consumer notification of tap results to the Executive Director along with certification that the consumer notification has been distributed in a manner consistent with TCEQ requirements for the January 1, 2021 through June 30, 2021, July 1, 2023 through December 31, 2023, and January 1, 2024 through June 30, 2024 monitoring periods.

Base Penalty $5,000

>> Environmental, Property and Human Health Matrix

OR

Release	**Harm** Major	Moderate	Minor
Actual			
Potential			

Percent 0.0%

>>Programmatic Matrix

Falsification	Major	Moderate	Minor
	x		

Percent 10.0%

Matrix Notes: 100% of the rule requirements were not met.

Adjustment $4,500

$500

Violation Events

Number of Violation Events: 3 — 1398 Number of violation days

daily	
weekly	
monthly	
quarterly	
semiannual	
annual	
single event	x

Violation Base Penalty $1,500

Three single events are recommended (one event per monitoring period).

Good Faith Efforts to Comply

10.0% Reduction $150

	Before NOE/NOV	NOE/NOV to EDPRP/Settlement Offer
Extraordinary		
Ordinary		x
N/A		

Notes: The Respondent achieved compliance on October 6, 2025.

Violation Subtotal $1,350

Economic Benefit (EB) for this violation

Estimated EB Amount $32

Statutory Limit Test

Violation Final Penalty Total $1,410

This violation Final Assessed Penalty (adjusted for limits) $1,410

Economic Benefit Worksheet

Respondent James Thomas Ramage dba Family Community Center MHP
Case ID No. 68247
Reg. Ent. Reference No. RN101282036
Media Public Water Supply
Violation No. 1

Percent Interest	Years of Depreciation
5.0	15

Item Description	Item Cost	Date Required	Final Date	Yrs	Interest Saved	Costs Saved	EB Amount
Delayed Costs							
Equipment				0.00	$0	$0	$0
Buildings				0.00	$0	$0	$0
Other (as needed)				0.00	$0	$0	$0
Engineering/Construction				0.00	$0	$0	$0
Land				0.00	$0	n/a	$0
Record Keeping System				0.00	$0	n/a	$0
Training/Sampling				0.00	$0	n/a	$0
Remediation/Disposal				0.00	$0	n/a	$0
Permit Costs				0.00	$0	n/a	$0
Other (as needed)	$158	30-Sep-2021	6-Oct-2025	4.02	$32	n/a	$32

Notes for DELAYED costs: The delayed cost includes the estimated amount to prepare and mail the consumer notification for the January 1, 2021 through June 30, 2021, July 1, 2023 through December 31, 2023, and January 1, 2024 through June 30, 2024 monitoring periods to persons served at the locations which were sampled and to the TCEQ (($0.50 x five sampled locations + $50) x three monitoring periods), calculated from the date the earliest consumer notification was due to the date of compliance.

Avoided Costs	ANNUALIZE avoided costs before entering item (except for one-time avoided costs)						
Disposal				0.00	$0	$0	$0
Personnel				0.00	$0	$0	$0
Inspection/Reporting/Sampling				0.00	$0	$0	$0
Supplies/Equipment				0.00	$0	$0	$0
Financial Assurance				0.00	$0	$0	$0
ONE-TIME avoided costs				0.00	$0	$0	$0
Other (as needed)				0.00	$0	$0	$0

Notes for AVOIDED costs:

Approx. Cost of Compliance: $158

TOTAL: $32

–The TCEQ is committed to accessibility.
To request a more accessible version of this report, please contact the TCEQ Help Desk at (512) 239-4357.

Compliance History Report

Compliance History Report for CN600708150, RN101282036, Rating Year 2025 which includes Compliance History (CH) components from September 1, 2020, through August 31, 2025.

Customer, Respondent, or Owner/Operator: CN600708150, James Thomas Ramage **Classification:** NOT APPLICABLE **Rating:** N/A

Regulated Entity: RN101282036, FAMILY COMMUNITY CENTER MHP **Classification:** NOT APPLICABLE **Rating:** N/A

Complexity Points: N/A **Repeat Violator:** N/A

CH Group: 14 - Other

Location: 2606 NORTH MARTIN LUTHER KING BOULEVARAD IN LUBBOCK, LUBBOCK COUNTY, TEXAS

TCEQ Region: REGION 02 - LUBBOCK

ID Number(s):
PUBLIC WATER SYSTEM/SUPPLY REGISTRATION
1520026

Compliance History Period: September 01, 2020 to August 31, 2025 **Rating Year:** 2025 **Rating Date:** 09/01/2025

Date Compliance History Report Prepared: December 08, 2025

Agency Decision Requiring Compliance History: Enforcement

Component Period Selected: December 08, 2020 to December 08, 2025

TCEQ Staff Member to Contact for Additional Information Regarding This Compliance History.

Name: Tessa Bond **Phone:** (512) 239-1269

Site and Owner/Operator History:

1) Has the site been in existence and/or operation for the full five-year compliance period? YES
2) Has there been a (known) change in ownership/operator of the site during the compliance period? NO

Components (Multimedia) for the Site Are Listed in Sections A - J

A. Final Orders, court judgments, and consent decrees:
N/A

B. Criminal convictions:
N/A

C. Chronic excessive emissions events:
N/A

D. The approval dates of investigations (CCEDS Inv. Track. No.):
N/A

E. Written notices of violations (NOV) (CCEDS Inv. Track. No.):
A notice of violation represents a written allegation of a violation of a specific regulatory requirement from the commission to a regulated entity. A notice of violation is not a final enforcement action, nor proof that a violation has actually occurred.

1 Date: 03/31/2025 (1678605)
Self Report? NO Classification: Moderate
Citation: 40 CFR Chapter 141, SubChapter D, PT 141, SubPT I 141.80(f)(3)
40 CFR Chapter 141, SubChapter D, PT 141, SubPT I 141.84(a)
Description: LSLI Inventory TT - System failed to complete the initial lead service line inventory by October 16, 2024. ETT Point Value = 5
Self Report? NO Classification: Moderate

Citation: 40 CFR Chapter 141, SubChapter D, PT 141, SubPT I 141.90(e)(1)

Description: LSLI Inventory Reporting - System failed to submit an initial inventory of service lines to the State no later than October 16, 2024. ETT Point Value = 1

2 Date: 05/28/2025 (1678605)
Self Report? NO Classification: Moderate
Citation: 30 TAC Chapter 290, SubChapter F 290.122(b)(2)(A)
30 TAC Chapter 290, SubChapter F 290.122(f)
Description: LSLI Inventory TT PN – Failure to submit a public notification, accompanied with a signed Certificate of Delivery, to the Executive Director certifying that public notice was issued pursuant to 30 Tex. Admin. Code §290.122 during the time-period that public notice was required for a lead service line inventory. ETT Point Value = 1

F. Environmental audits:
N/A

G. Type of environmental management systems (EMSs):
N/A

H. Voluntary on-site compliance assessment dates:
N/A

I. Participation in a voluntary pollution reduction program:
N/A

J. Early compliance:
N/A

Sites Outside of Texas:
N/A

Component Appendices

Appendix A
All NOVs Issued During Component Period 12/8/2020 and 12/8/2025

1 Date: 11/10/2021 (1678605)

Self Report? NO Classification: Moderate
Citation:
30 TAC Chapter 290, SubChapter F 290.117(i)(6)
30 TAC Chapter 290, SubChapter F 290.117(j)
Description: LCR LCN 1st 6M2021 - The system failed to provide a consumer notice of lead tap water monitoring results to persons served at the sites (taps) that were tested during the six-month monitoring period from 01/01/2021 to 06/30/2021. ETT Point Value = 1

2 Date: 04/25/2023 (1886521)

Self Report? NO Classification: Minor
Citation:
30 TAC Chapter 290, SubChapter D 290.41(c)(3)(K)
Description: Failure to ensure the well is properly sealed.
Self Report? NO Classification: Moderate
Citation:
30 TAC Chapter 290, SubChapter D 290.46(m)
Description: Failure to maintain the general appearance of the system's facilities.
Self Report? NO Classification: Minor
Citation:
30 TAC Chapter 290, SubChapter D 290.46(q)(1)
Description: Failure to provide a copy of the Boil Water Notice to the TCEQ within 24 hours of issuance.

3 Date: 04/24/2024 (1678605)

Self Report? NO Classification: Moderate
Citation:
30 TAC Chapter 290, SubChapter F 290.117(i)(6)
30 TAC Chapter 290, SubChapter F 290.117(j)
Description: LCR LCN 2nd 6M2023 - The system failed to provide a consumer notice of lead tap water monitoring results to persons served at the sites (taps) that were tested during the six-month monitoring period from 07/01/2023 to 12/31/2023. ETT Point Value = 1

4* Date: 10/30/2024 (1678605)

Self Report? NO Classification: Moderate
Citation:
30 TAC Chapter 290, SubChapter F 290.117(i)(6)
30 TAC Chapter 290, SubChapter F 290.117(j)
Description: LCR LCN 1st 6M2024 - The system failed to provide a consumer notice of lead tap water monitoring results to persons served at the sites (taps) that were tested during the six-month monitoring period from 01/01/2024 to 06/30/2024. ETT Point Value = 1

5* Date: 03/31/2025 (1678605)

Self Report? NO Classification: Moderate
Citation:
40 CFR Chapter 141, SubChapter D, PT 141, SubPT I 141.80(f)(3)
40 CFR Chapter 141, SubChapter D, PT 141, SubPT I 141.84(a)
Description: LSLI Inventory TT - System failed to complete the initial lead service line inventory by October 16, 2024. ETT Point Value = 5
Self Report? NO Classification: Moderate
Citation:
40 CFR Chapter 141, SubChapter D, PT 141, SubPT I 141.90(e)(1)

Description: LSLI Inventory Reporting - System failed to submit an initial inventory of service lines to the State no later than October 16, 2024. ETT Point Value = 1

6* Date: 05/28/2025 (1678605)

Self Report? NO Classification: Moderate

Citation:

30 TAC Chapter 290, SubChapter F 290.122(b)(2)(A)
30 TAC Chapter 290, SubChapter F 290.122(f)

Description: LSLI Inventory TT PN – Failure to submit a public notification, accompanied with a signed Certificate of Delivery, to the Executive Director certifying that public notice was issued pursuant to 30 Tex. Admin. Code §290.122 during the time-period that public notice was required for a lead service line inventory. ETT Point Value = 1

* NOVs applicable for the Compliance History rating period 9/1/2020 to 8/31/2025

Appendix B
All Investigations Conducted During Component Period December 08, 2020 and December 08, 2025

Item 1	April 22, 2023**	(1886521)
Item 2	August 11, 2023**	(1918551)
Item 3	October 13, 2023**	(1932788)
Item 4	July 23, 2025**	(1678605)
Item 5	July 25, 2025**	(2083954)

* No violations documented during this investigation
**Investigation applicable for the Compliance History Rating period between 09/01/2020 and 08/31/2025.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

IN THE MATTER OF AN ENFORCEMENT ACTION CONCERNING JAMES THOMAS RAMAGE DBA FAMILY COMMUNITY CENTER MHP RN101282036	**§ § § § § § §**	**BEFORE THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**

AGREED ORDER
DOCKET NO. 2025-1155-PWS-E

On _____, the Texas Commission on Environmental Quality ("the Commission" or "TCEQ") considered this agreement of the parties, resolving an enforcement action regarding James Thomas Ramage dba Family Community Center MHP (the "Respondent") under the authority of TEX. HEALTH & SAFETY CODE ch. 341. The Executive Director of the TCEQ, through the Enforcement Division, and the Respondent presented this Order to the Commission.

The Respondent understands that he has certain procedural rights at certain points in the enforcement process, including the right to formal notice of violations, notice of an evidentiary hearing, the right to an evidentiary hearing, and a right to appeal. By entering into this Order, the Respondent agrees to waive all notice and procedural rights.

It is further understood and agreed that this Order represents the complete and fully-integrated agreement of the parties. The provisions of this Order are deemed severable and, if a court of competent jurisdiction or other appropriate authority deems any provision of this Order unenforceable, the remaining provisions shall be valid and enforceable. The duties and responsibilities imposed by this Order are binding upon the Respondent.

The Commission makes the following Findings of Fact and Conclusions of Law:

I. FINDINGS OF FACT

1. The Respondent owns and operates a public water supply located at 2606 North Martin Luther King Boulevard in Lubbock, Lubbock County, Texas (the "Facility"). The Facility provides water for human consumption, has approximately 33 service connections, and serves at least 25 people per day for at least 60 days per year. As such, the Facility is a public water system as defined in 30 TEX. ADMIN. CODE § 290.38(73).

2. During a record review for the Facility conducted on July 7, 2025 through July 25, 2025, an investigator documented that the Respondent did not provide a consumer confidence notification of lead tap water monitoring results to persons served at the sites (taps) that were tested, and failed to mail a copy of the consumer notification of tap results to the Executive Director along with certification that the consumer notification has been distributed in a manner consistent with TCEQ requirements for the January 1, 2021 through June 30, 2021, July 1, 2023 through December 31, 2023, and January 1, 2024 through June 30, 2024 monitoring periods.

3. The Executive Director recognizes that on October 6, 2025, the Respondent provided consumer confidence notifications of lead tap water monitoring results to persons served at the sites and mailed a copy of the consumer notification of tap results to the Executive Director along with certification that the consumer notification has been distributed in a manner consistent with TCEQ requirements.

II. CONCLUSIONS OF LAW

1. As evidenced by Finding of Fact No. 1, the Respondent is subject to the jurisdiction of the TCEQ pursuant to TEX. HEALTH & SAFETY CODE ch. 341 and the rules of the TCEQ.

2. As evidenced by Finding of Fact No. 2, the Respondent failed to provide a consumer confidence notification of lead tap water monitoring results to persons served at the sites (taps) that were tested, and failed to mail a copy of the consumer notification of tap results to the Executive Director along with certification that the consumer notification has been distributed in a manner consistent with TCEQ requirements, in violation of 30 TEX. ADMIN. CODE § 290.117(i)(6) and (j).

3. Pursuant to TEX. HEALTH & SAFETY CODE § 341.049(a), the TCEQ has the authority to assess an administrative penalty against the Respondent for violations of state statutes within the TCEQ's jurisdiction, for violations of rules adopted under such statutes, or for violations of orders or permits issued under such statutes.

4. An administrative penalty in the amount of $1,410 is justified by the facts recited in this Order, and considered in light of the factors set forth in TEX. HEALTH & SAFETY CODE § 341.049(b). The Respondent paid $123 of the penalty. The remaining amount of $1,287 shall be paid in 11 monthly payments of $117 each. The first monthly payment shall be paid within 30 days after the effective date of this Order. The subsequent payments shall each be paid not later than 30 days following the due date of the previous payment until the penalty is paid in full. If the Respondent fails to comply with the payment requirements of this Order, including the payment schedule, the Executive Director may accelerate the maturity of the remaining installments, in which event the unpaid balance shall become immediately due and payable without demand or notice. The Respondent's failure to meet the payment schedule of this Order and/or the acceleration of any remaining balance constitutes the failure by the Respondent to timely and satisfactorily comply with all the terms and conditions of this Order and the Executive Director may demand payment of all or part of the deferred penalty amount.

III. ORDERING PROVISIONS

NOW, THEREFORE, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ORDERS that:

1. The Respondent is assessed a penalty as set forth in Conclusion of Law No. 4 for violations of state statutes and rules of the TCEQ. The payment of this penalty and the Respondent's compliance with all the requirements set forth in this Order resolve only the matters set forth by this Order in this action. The Commission shall not be constrained in any manner from requiring corrective actions or penalties for violations that are not raised here. Penalty payments shall be made payable to "TCEQ" and shall be

sent with the notation "Re: James Thomas Ramage dba Family Community Center MHP, Docket No. 2025-1155-PWS-E" to:

Financial Administration Division, Revenue Operations Section
Attention: Cashier's Office, MC 214
Texas Commission on Environmental Quality
P.O. Box 13088
Austin, Texas 78711-3088

2. All relief not expressly granted in this Order is denied.

3. The duties and provisions imposed by this Order shall apply to and be binding upon the Respondent.

4. The Executive Director may grant an extension of any deadline in this Order or in any plan, report, or other document submitted pursuant to this Order, upon a written and substantiated showing of good cause. All requests for extensions by the Respondent shall be made in writing to the Executive Director. Extensions are not effective until the Respondent receives written approval from the Executive Director. The determination of what constitutes good cause rests solely with the Executive Director.

5. The Executive Director may, without further notice or hearing, refer this matter to the Office of the Attorney General of the State of Texas ("OAG") for further enforcement proceedings if the Executive Director determines that the Respondent has not complied with one or more of the terms in this Order.

6. This Order shall terminate five years from its effective date or upon compliance with all the terms and conditions set forth in this Order, whichever is later.

7. This Order, issued by the Commission, shall not be admissible against the Respondent in a civil proceeding, unless the proceeding is brought by the OAG to: (1) enforce the terms of this Order; or (2) pursue violations of a statute within the Commission's jurisdiction, or of a rule adopted or an order or permit issued by the Commission under such a statute.

8. This Order may be executed in separate and multiple counterparts, which together shall constitute a single instrument. Any page of this Order may be copied, scanned, digitized, converted to electronic portable document format ("pdf"), or otherwise reproduced and may be transmitted by digital or electronic transmission, including but not limited to facsimile transmission and electronic mail. Any signature affixed to this Order shall constitute an original signature for all purposes and may be used, filed, substituted, or issued for any purpose for which an original signature could be used. The term "signature" shall include manual signatures and true and accurate reproductions of manual signatures created, executed, endorsed, adopted, or authorized by the person or persons to whom the signatures are attributable. Signatures may be copied or reproduced digitally, electronically, by photocopying, engraving, imprinting, lithographing, electronic mail, facsimile transmission, stamping, or any other means or process which the Executive Director deems acceptable. In this paragraph exclusively,

the terms: electronic transmission, owner, person, writing, and written, shall have the meanings assigned to them under TEX. BUS. ORG. CODE § 1.002.

9. The effective date of this Order is the date it is signed by the Commission. A copy of this fully executed Order shall be provided to each of the parties.

SIGNATURE PAGE

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

For the Commission	Date
Kristie Mello-Jurack	03/23/2026
For the Executive Director	Date

I, the undersigned, have read and understand the attached Order. I am authorized to agree to the attached Order, and I do agree to the terms and conditions specified therein. I further acknowledge that the TCEQ, in accepting payment for the penalty amount, is materially relying on such representation.

I also understand that failure to comply with the Ordering Provisions, if any, in this Order and/or failure to timely pay the penalty amount, may result in:

- A negative impact on compliance history;
- Greater scrutiny of any permit applications submitted;
- Referral of this case to the OAG for contempt, injunctive relief, additional penalties, and/or attorney fees, or to a collection agency;
- Increased penalties in any future enforcement actions;
- Automatic referral to the OAG of any future enforcement actions; and
- TCEQ seeking other relief as authorized by law.

In addition, any falsification of any compliance documents may result in criminal prosecution.

James Thomas Ramage	01-30-2026
Signature	Date
JAMES THOMAS RAMAGE	OWNER
Name (Printed or typed)	Title

Authorized Representative of
James Thomas Ramage dba Family Community Center MHP

☐ *If mailing address has changed, please check this box and provide the new address below:*

Instructions: Send the original, signed Order with penalty payment to the Financial Administration Division, Revenue Operations Section at the address in Ordering Provision 1 of this Order.