Executive Summary – Enforcement Matter – Case No. 68056
Quadvest, L.P.
RN106840390
Docket No. 2025-1751-MWD-E

Order Type:
Findings Agreed Order
Findings Order Justification:
People or environmental receptors have been exposed to pollutants which exceed levels that are protective.
Media:
MWD
Small Business:
No
Location(s) Where Violation(s) Occurred:
Aldine Village, located approximately 4,850 feet west of the intersection of Clay Road and Pitts Road, Katy, Waller County
Type of Operation:
Wastewater treatment facility
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: March 27, 2026
Comments Received: No

Penalty Information

Total Penalty Assessed: $42,625
Total Paid to General Revenue: $42,625
Total Due to General Revenue: $0
Payment Plan: N/A
Compliance History Classifications:
Person/CN - Satisfactory
Site/RN - Satisfactory
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: April 30, 2025
Date(s) of NOE(s): June 10, 2025

Executive Summary – Enforcement Matter – Case No. 68056
Quadvest, L.P.
RN106840390
Docket No. 2025-1751-MWD-E

Violation Information

Failed to comply with permitted effluent limitations for total suspended solids, ammonia nitrogen, daily average flow, and carbonaceous biochemical oxygen demand (5-day) [30 TEX. ADMIN. CODE § 305.125(1), TEX. WATER CODE § 26.121(a)(1), and Texas Pollutant Discharge Elimination System ("TPDES") Permit No. WQ0015101001, Effluent Limitations and Monitoring Requirements No. 1].

Corrective Actions/Technical Requirements

Corrective Action(s) Completed:

By July 31, 2025, the Respondent implemented corrective measures at the Facility and achieved compliance with all permitted effluent limitations in TPDES Permit No. WQ0015101001.

Technical Requirements:

N/A

Contact Information

TCEQ Attorney: N/A
TCEQ Enforcement Coordinator: Kolby Farren, Enforcement Division, Enforcement Team 7, MC R-12, (512) 239-2098; Michael Parrish, Enforcement Division, MC R-12, (512) 239-2548
Respondent: Simon Sequeira, Chief Executive Officer, Quadvest, L.P., 26926 Farm-to-Market 2978 Road, Magnolia, Texas 77345
Respondent's Attorney: N/A

Penalty Calculation Worksheet (PCW)

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

DATES						
	Assigned	16-Jun-2025				
	PCW	14-Jan-2026	**Screening**	18-Jun-2025	**EPA Due**	

RESPONDENT/FACILITY INFORMATION			
Respondent	Quadvest, L.P.		
Reg. Ent. Ref. No.	RN106840390		
Facility/Site Region	12-Houston	**Major/Minor Source**	Minor

CASE INFORMATION			
Enf./Case ID No.	68056	**No. of Violations**	3
Docket No.	2025-1751-MWD-E	**Order Type**	Findings
Media Program(s)	Water Quality	**Government/Non-Profit**	No
Multi-Media		**Enf. Coordinator**	Kolby Farren
		EC's Team	Enforcement Team 7

Admin. Penalty $ Limit Minimum $0 Maximum $25,000

Penalty Calculation Section

TOTAL BASE PENALTY (Sum of violation base penalties) — ***Subtotal 1*** **$38,750**

ADJUSTMENTS (+/-) TO SUBTOTAL 1

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

Compliance History **20.0%** Adjustment — ***Subtotals 2, 3, & 7*** **$7,750**

Notes: Enhancement for four months of self-reported effluent 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*** **-$3,875**

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

Total EB Amounts $1,419
Estimated Cost of Compliance #NAME?

**Capped at the Total EB $ Amount*

SUM OF SUBTOTALS 1-7 — ***Final Subtotal*** **$42,625**

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

Reduces or enhances the Final Subtotal by the indicated percentage.

Notes:

Final Penalty Amount **$42,625**

STATUTORY LIMIT ADJUSTMENT — ***Final Assessed Penalty*** **$42,625**

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 **$42,625**

Screening Date	18-Jun-2025	**Docket No.** 2025-1751-MWD-E	**PCW**
Respondent	Quadvest, L.P.		*Policy Revision 5 (January 28, 2021)*
Case ID No.	68056		*PCW Revision February 11, 2021*
Reg. Ent. Reference No.	RN106840390		
Media	Water Quality		
Enf. Coordinator	Kolby Farren		

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*)	4	20%
	Other written NOVs	0	0%
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) 20%

>> Repeat Violator (Subtotal 3)

No

Adjustment Percentage (Subtotal 3) 0%

>> Compliance History Person Classification (Subtotal 7)

Satisfactory Performer

Adjustment Percentage (Subtotal 7) 0%

>> Compliance History Summary

Compliance History Notes

Enhancement for four months of self-reported effluent violations.

Total Compliance History Adjustment Percentage (Subtotals 2, 3, & 7) 20%

>> Final Compliance History Adjustment

Final Adjustment Percentage ****capped at 100%*** 20%

Screening Date	18-Jun-2025	**Docket No.** 2025-1751-MWD-E	**PCW**
Respondent	Quadvest, L.P.		*Policy Revision 5 (January 28, 2021)*
Case ID No.	68056		*PCW Revision February 11, 2021*
Reg. Ent. Reference No.	RN106840390		
Media	Water Quality		
Enf. Coordinator	Kolby Farren		

Violation Number 1

Rule Cite(s) 30 Tex. Admin. Code § 305.125(1), Tex. Water Code § 26.121(a)(1), and Texas Pollutant Discharge Elimination System ("TPDES") Permit No. WQ0015101001, Effluent Limitations and Monitoring Requirements No. 1

Violation Description Failed to comply with permitted effluent limitations, as shown in the attached effluent violation table.

Base Penalty $25,000

>> Environmental, Property and Human Health Matrix

OR

Release	Harm: Major	Moderate	Minor
Actual			x
Potential			

Percent 15.0%

>>Programmatic Matrix

Falsification	Major	Moderate	Minor

Percent 0.0%

Matrix Notes: A simplified model was used to evaluate carbonaceous biochemical oxygen demand (5-day) and ammonia nitrogen to determine whether the discharged amounts of pollutants exceeded protective levels. Flow was also considered. Human health or the environment has been exposed to insignificant amounts of pollutants that do not exceed levels that are protective of human health or environmental receptors as a result of the violation.

Adjustment $21,250

$3,750

Violation Events

Number of Violation Events: 2 — 182 Number of violation days

daily	
weekly	
monthly	
quarterly	x
semiannual	
annual	
single event	

Violation Base Penalty $7,500

Two quarterly events are recommended for the quarters containing the months of February, March, April, May, June and July 2024.

Good Faith Efforts to Comply

10.0% Reduction $750

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

Notes: The Respondent achieved compliance by July 31, 2025.

Violation Subtotal $6,750

Economic Benefit (EB) for this violation

Estimated EB Amount $1,419

Statutory Limit Test

Violation Final Penalty Total $8,250

This violation Final Assessed Penalty (adjusted for limits) $8,250

Economic Benefit Worksheet

Respondent Quadvest, L.P.
Case ID No. 68056
Reg. Ent. Reference No. RN106840390
Media Water Quality
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)	$20,000	29-Feb-2024	31-Jul-2025	1.42	$1,419	n/a	$1,419
Notes for DELAYED costs	Estimated Other cost to determine the cause of noncompliance, make the necessary repairs/adjustments to the Facility, and achieve compliance with the permitted effluent limitations. The Date Required is the end date of the first month of noncompliance, and the Final Date is 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	$20,000	TOTAL	$1,419

Screening Date	18-Jun-2025	**Docket No.** 2025-1751-MWD-E	**PCW**
Respondent	Quadvest, L.P.		*Policy Revision 5 (January 28, 2021)*
Case ID No.	68056		*PCW Revision February 11, 2021*
Reg. Ent. Reference No.	RN106840390		
Media	Water Quality		
Enf. Coordinator	Kolby Farren		

Violation Number 2

Rule Cite(s) 30 Tex. Admin. Code § 305.125(1), Tex. Water Code § 26.121(a)(1), and TPDES Permit No. WQ0015101001, Effluent Limitations and Monitoring Requirements No. 1

Violation Description Failed to comply with permitted effluent limitations, as shown in the attached effluent violation table.

Base Penalty $25,000

>> Environmental, Property and Human Health Matrix

		Harm		
Release	Major	Moderate	Minor	
OR Actual		x		
Potential				

Percent 25.0%

>>Programmatic Matrix

Falsification	Major	Moderate	Minor

Percent 0.0%

Matrix Notes: A simplified model was used to evaluate ammonia nitrogen to determine whether the discharged amounts of pollutants exceeded protective levels. Flow was also considered. Human health or the environment has been exposed to significant amounts of pollutants which do not exceed levels that are protective of human health or environmental receptors as a result of the violation.

Adjustment $18,750

$6,250

Violation Events

Number of Violation Events: 1 — 31 Number of violation days

daily	
weekly	
monthly	x
quarterly	
semiannual	
annual	
single event	

Violation Base Penalty $6,250

One monthly event is recommended for the month of August 2024.

Good Faith Efforts to Comply

10.0% Reduction $625

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

Notes: The Respondent achieved compliance by July 31, 2025.

Violation Subtotal $5,625

Economic Benefit (EB) for this violation

Estimated EB Amount $0

Statutory Limit Test

Violation Final Penalty Total $6,875

This violation Final Assessed Penalty (adjusted for limits) $6,875

Economic Benefit Worksheet

Respondent Quadvest, L.P.
Case ID No. 68056
Reg. Ent. Reference No. RN106840390
Media Water Quality
Violation No. 2

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)				0.00	$0	n/a	$0
Notes for DELAYED costs	See economic benefit worksheet for Violation No. 1.						
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	$0	TOTAL	$0

Screening Date	18-Jun-2025	**Docket No.** 2025-1751-MWD-E	**PCW**
Respondent	Quadvest, L.P.		*Policy Revision 5 (January 28, 2021)*
Case ID No.	68056		*PCW Revision February 11, 2021*
Reg. Ent. Reference No.	RN106840390		
Media	Water Quality		
Enf. Coordinator	Kolby Farren		

Violation Number 3

Rule Cite(s) 30 Tex. Admin. Code § 305.125(1), Tex. Water Code § 26.121(a)(1), and TPDES Permit No. WQ0015101001, Effluent Limitations and Monitoring Requirements No. 1

Violation Description Failed to comply with permitted effluent limitations, as shown in the attached effluent violation table.

Base Penalty $25,000

>> Environmental, Property and Human Health Matrix

	Harm		
Release	Major	Moderate	Minor
Actual	x		
Potential			

OR

Percent 50.0%

>>Programmatic Matrix

Falsification	Major	Moderate	Minor

Percent 0.0%

Matrix Notes: A simplified model was used to evaluate carbonaceous biochemical oxygen demand (5-day) and ammonia nitrogen to determine whether the discharged amounts of pollutants exceeded protective levels. Total suspended solids and flow were also considered. Human health or the environment has been exposed to pollutants which exceed levels that are protective of human health or environmental receptors as a result of the violation.☐

Adjustment $12,500

$12,500

Violation Events

Number of Violation Events: 2 — 61 Number of violation days

daily	
weekly	
monthly	x
quarterly	
semiannual	
annual	
single event	

Violation Base Penalty $25,000

Two monthly events are recommended for the months of September and October 2024.

Good Faith Efforts to Comply

10.0% Reduction $2,500

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

Notes: The Respondent achieved compliance by July 31, 2025.

Violation Subtotal $22,500

Economic Benefit (EB) for this violation

Estimated EB Amount $0

Statutory Limit Test

Violation Final Penalty Total $27,500

This violation Final Assessed Penalty (adjusted for limits) $27,500

Economic Benefit Worksheet

Respondent Quadvest, L.P.
Case ID No. 68056
Reg. Ent. Reference No. RN106840390
Media Water Quality
Violation No. 3

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)				0.00	$0	n/a	$0
Notes for DELAYED costs	See economic benefit worksheet for Violation No. 1.						
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	$0	TOTAL	$0

Quadvest, L.P.

TPDES Permit No. WQ0015101001
Docket No. 2025-1751-MWD-E
Case No. 68056

Effluent Violation Table

Monitoring Period	CBOD (5-day) Daily Avg. Conc. Limit= 10 mg/L	CBOD (5-day) Single grab Conc. Limit= 35 mg/L	CBOD (5-day) Daily Avg. Loading Limit= 21 lbs/day	Flow Daily Avg. Limit= 0.25 MGD	NH3 Daily Avg. Conc. Limit=2 mg/L	NH3 Single Grab Conc. Limit= 15 mg/L	NH3 Daily Avg. Loading Limit= 4.2 mg/L	TSS Daily Avg. Conc. Limit= 15 mg/L	TSS Single Grab Conc. Limit= 60 mg/L	TSS Daily Avg. Loading Limit= 31 lbs/day
February 2024	c	c	21.1	0.368	c	c	c	c	c	c
March 2024	c	c	c	0.372	c	c	c	c	c	c
April 2024	c	c	c	0.298	c	c	c	c	c	c
May 2024	c	c	c	0.347	c	c	c	c	c	c
June 2024	c	c	c	0.39	c	c	c	c	c	c
July 2024	c	c	c	0.541	c	c	7.63	c	c	c
August 2024	c	c	c	0.44	2.92	c	10.81	c	c	c
September 2024	c	c	c	0.343	7.5	c	10.149	c	c	c
October 2024	11.34	35.8	34.185	0.37	22.12	48	66.588	79.8	370	270.357

CBOD- Carbonaceous Biochemical Oxygen Demand Avg.- Average
Conc.- Concentration NH3- Ammonia Nitrogen TSS- Total Suspended Solids
c- compliant mg/L- milligrams per liter lbs/day- Pounds per Day
MGD- Million Gallons per Day

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Compliance History Report

Compliance History Report for CN602944746, RN106840390, Rating Year 2025 which includes Compliance History (CH) components from September 1, 2020, through August 31, 2025.

Customer, Respondent, or Owner/Operator: CN602944746, Quadvest, L.P. **Classification:** SATISFACTORY **Rating:** 1.24

Regulated Entity: RN106840390, CANE ISLAND WWTP **Classification:** SATISFACTORY **Rating:** 0.92

Complexity Points: 8 **Repeat Violator:** NO

CH Group: 08 - Sewage Treatment Facilities

Location: approximately 4,850 feet west of the intersection of Clay Road and Pitts Road, in Waller County, Texas 77493

TCEQ Region: REGION 12 - HOUSTON

ID Number(s):
WASTEWATER EPA ID TX0134686 **WASTEWATER** PERMIT WQ0015101001

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

Date Compliance History Report Prepared: March 19, 2026

Agency Decision Requiring Compliance History: Enforcement

Component Period Selected: December 23, 2020 to December 23, 2025

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

Name: Kolby Farren **Phone:** (512) 239-2098

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.):

Item 1	January 18, 2021	(1719229)	Item 14	May 16, 2022	(1831091)
Item 2	February 11, 2021	(1732299)	Item 15	June 17, 2022	(1837370)
Item 3	March 19, 2021	(1732300)	Item 16	July 15, 2022	(1844537)
Item 4	April 19, 2021	(1732301)	Item 17	August 19, 2022	(1851062)
Item 5	May 20, 2021	(1743435)	Item 18	September 19, 2022	(1858492)
Item 6	June 11, 2021	(1743436)	Item 19	October 19, 2022	(1864829)
Item 7	July 20, 2021	(1753945)	Item 20	November 17, 2022	(1871718)
Item 8	August 19, 2021	(1759302)	Item 21	December 15, 2022	(1877599)
Item 9	September 23, 2021	(1768697)	Item 22	January 18, 2023	(1884404)
Item 10	December 20, 2021	(1792932)	Item 23	February 17, 2023	(1892201)
Item 11	January 18, 2022	(1800755)	Item 24	March 17, 2023	(1900789)
Item 12	February 14, 2022	(1808575)	Item 25	April 17, 2023	(1907583)
Item 13	May 06, 2022	(1815674)	Item 26	May 17, 2023	(1914721)

Item 27	June 19, 2023	(1921351)			
Item 28	July 20, 2023	(1928326)	Item 35	April 15, 2025	(2074334)
Item 29	August 14, 2023	(1935249)	Item 36	June 19, 2025	(2087831)
Item 30	September 19, 2023	(1941487)	Item 37	July 17, 2025	(2094918)
Item 31	December 20, 2024	(2044900)	Item 38	November 18, 2025	(2120121)
Item 32	January 14, 2025	(2051402)	Item 39	December 19, 2025	(2127011)
Item 33	February 17, 2025	(2058943)			
Item 34	March 13, 2025	(2067519)			

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: 04/30/2025 (2080702)
Self Report? YES Classification: Moderate
Citation: 2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

2 Date: 07/31/2025 (2101493)
Self Report? YES Classification: Moderate
Citation: 2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

3 Date: 08/31/2025 (2112882)
Self Report? YES Classification: Moderate
Citation: 2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

4 Date: 09/30/2025 (2112883)
Self Report? YES Classification: Moderate
Citation: 2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

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 12/23/2020 and 12/23/2025

1 Date: 09/30/2021 (1779889)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

2 Date: 10/31/2021 (1785943)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

3 Date: 01/27/2022 (1781318)

Self Report? NO Classification: Moderate
Citation:
30 TAC Chapter 305, SubChapter F 305.125(1)
Sludge Provisions Section II.F PERMIT
Description: Failure to submit the annual sludge report.

Self Report? NO Classification: Moderate
Citation:
30 TAC Chapter 305, SubChapter F 305.125(1)
Other Requirements No. 9 PERMIT
Description: Failure to submit a summary transmittal letter.

4 Date: 09/30/2023 (1948238)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

5 Date: 10/31/2023 (1953918)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

6 Date: 11/30/2023 (1963722)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

7 Date: 12/31/2023 (1970286)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

8 Date: 01/31/2024 (1979366)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

9 Date: 02/29/2024 (1985926)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

10 Date: 03/31/2024 (1992467)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

11 Date: 04/30/2024 (1998902)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

12 Date: 05/31/2024 (2005867)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

13 Date: 06/30/2024 (2013427)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

14 Date: 07/31/2024 (2019233)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

15 Date: 08/31/2024 (2026028)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

16* Date: 09/30/2024 (2032134)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

17* Date: 10/31/2024 (2038443)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

18* Date: 04/30/2025 (2080702)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

19* Date: 07/31/2025 (2101493)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

20* Date: 08/31/2025 (2112882)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

21 Date: 09/30/2025 (2112883)

Self Report? YES Classification: Moderate
Citation:
2D TWC Chapter 26, SubChapter A 26.121(a)
30 TAC Chapter 305, SubChapter F 305.125(1)
Description: Failure to meet the limit for one or more permit parameter

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

Appendix B
All Investigations Conducted During Component Period December 23, 2020 and December 23, 2025

Item 1*	January 18, 2021**	(1719229)
Item 2*	February 11, 2021**	(1732299)
Item 3*	March 19, 2021**	(1732300)
Item 4*	April 19, 2021**	(1732301)
Item 5*	May 20, 2021**	(1743435)
Item 6*	June 11, 2021**	(1743436)
Item 7*	July 20, 2021**	(1753945)
Item 8*	August 19, 2021**	(1759302)
Item 9*	September 23, 2021**	(1768697)
Item 10	October 20, 2021**	(1779889)

Item 11	November 29, 2021**	(1785943)
Item 12*	December 20, 2021**	(1792932)
Item 13*	January 18, 2022**	(1800755)
Item 14	January 27, 2022**	(1781318)
Item 15*	February 14, 2022**	(1808575)
Item 16*	May 06, 2022**	(1815674)
Item 17*	May 16, 2022**	(1831091)
Item 18*	June 17, 2022**	(1837370)
Item 19*	July 15, 2022**	(1844537)
Item 20*	August 19, 2022**	(1851062)
Item 21*	September 19, 2022**	(1858492)
Item 22*	October 19, 2022**	(1864829)
Item 23*	November 17, 2022**	(1871718)
Item 24*	December 15, 2022**	(1877599)
Item 25*	January 18, 2023**	(1884404)
Item 26*	February 17, 2023**	(1892201)
Item 27*	March 17, 2023**	(1900789)
Item 28*	April 17, 2023**	(1907583)
Item 29*	May 17, 2023**	(1914721)
Item 30*	June 19, 2023**	(1921351)
Item 31*	July 20, 2023**	(1928326)
Item 32*	August 14, 2023**	(1935249)
Item 33*	September 19, 2023**	(1941487)
Item 34	October 18, 2023**	(1948238)
Item 35	November 15, 2023**	(1953918)
Item 36	December 18, 2023**	(1963722)
Item 37	January 15, 2024**	(1970286)
Item 38	February 13, 2024**	(1979366)
Item 39	March 21, 2024**	(1985926)
Item 40	April 16, 2024**	(1992467)
Item 41	May 17, 2024**	(1998902)
Item 42	June 18, 2024**	(2005867)
Item 43	July 19, 2024**	(2013427)
Item 44	August 20, 2024**	(2019233)
Item 45	September 17, 2024**	(2026028)
Item 46	October 18, 2024**	(2032134)
Item 47	November 18, 2024**	(2038443)
Item 48*	December 20, 2024**	(2044900)
Item 49*	January 14, 2025**	(2051402)
Item 50*	February 17, 2025**	(2058943)
Item 51*	March 13, 2025**	(2067519)
Item 52*	April 15, 2025**	(2074334)
Item 53	May 15, 2025**	(2080702)
Item 54	June 13, 2025**	(2064597)
Item 55*	June 19, 2025**	(2087831)
Item 56*	July 17, 2025**	(2094918)
Item 57	August 19, 2025**	(2101493)
Item 58	September 18, 2025	(2112882)

Item 59	October 20, 2025	(2112883)
Item 60*	November 18, 2025	(2120121)
Item 61*	December 19, 2025	(2127011)

* 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	**§**	**BEFORE THE**
ENFORCEMENT ACTION	**§**	
CONCERNING	**§**	**TEXAS COMMISSION ON**
QUADVEST, L.P.	**§**	
RN106840390	**§**	**ENVIRONMENTAL QUALITY**

AGREED ORDER
DOCKET NO. 2025-1751-MWD-E

On _____, the Texas Commission on Environmental Quality ("the Commission" or "TCEQ") considered this agreement of the parties, resolving an enforcement action regarding Quadvest, L.P. (the "Respondent") under the authority of TEX. WATER CODE chs. 7 and 26. The Executive Director of the TCEQ, through the Enforcement Division, and the Respondent presented this Order to the Commission.

The Respondent understands that they have 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 wastewater treatment facility located approximately 4,850 feet west of the intersection of Clay Road and Pitts Road, in Katy, Waller County, Texas (the "Facility"). The Facility is near or adjacent to water in the state as defined in TEX. WATER CODE § 26.001(5).

2. During a record review for the Facility conducted on April 30, 2025, an investigator documented that the Respondent did not comply with permitted effluent limitations, as shown in the effluent violation table below:

Effluent Violation Table										
Monitoring Period	CBOD (5-day) Daily Avg. Conc. Limit= 10 mg/L	CBOD (5-day) Single grab Conc. Limit= 35 mg/L	CBOD (5-day) Daily Avg. Loading Limit= 21 lbs/day	Flow Daily Avg. Limit= 0.25 MGD	NH3 Daily Avg. Conc. Limit=2 mg/L	NH3 Single Grab Conc. Limit= 15 mg/L	NH3 Daily Avg. Loading Limit= 4.2 lbs/day	TSS Daily Avg. Conc. Limit= 15 mg/L	TSS Single Grab Conc. Limit= 60 mg/L	TSS Daily Avg. Loading Limit= 31 lbs/day
February 2024	c	c	21.1	0.368	c	c	c	c	c	c
March 2024	c	c	c	0.372	c	c	c	c	c	c
April 2024	c	c	c	0.298	c	c	c	c	c	c
May 2024	c	c	c	0.347	c	c	c	c	c	c
June 2024	c	c	c	0.39	c	c	c	c	c	c
July 2024	c	c	c	0.541	c	c	7.63	c	c	c
August 2024	c	c	c	0.44	2.92	c	10.81	c	c	c
September 2024	c	c	c	0.343	7.5	c	10.149	c	c	c
October 2024	11.34	35.8	34.185	0.37	22.12	48	66.588	79.8	370	270.357

CBOD = Carbonaceous Biochemical Oxygen Demand Avg. = Average
Conc.= Concentration NH3= Ammonia Nitrogen TSS= Total Suspended Solids
c= compliant mg/L= milligrams per liter lbs/day= Pounds per Day
MGD= Million Gallons per Day

3. The Executive Director recognizes that by July 31, 2025, the Respondent implemented corrective measures at the Facility and achieved compliance with all permitted effluent limitations in Texas Pollutant Discharge Elimination System ("TPDES") Permit No. WQ0015101001.

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. WATER CODE ch. 26 and the rules of the TCEQ.

2. As evidenced by Finding of Fact No. 2, the Respondent failed to comply with permitted effluent limitations, in violation of 30 TEX. ADMIN. CODE § 305.125(1), TEX. WATER CODE § 26.121(a)(1), and TPDES Permit No. WQ0015101001, Effluent Limitations and Monitoring Requirements No. 1.

3. Pursuant to TEX. WATER CODE § 7.051, 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 $42,625 is justified by the facts recited in this Order, and considered in light of the factors set forth in TEX. WATER CODE § 7.053. The Respondent paid the $42,625 penalty.

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: Quadvest, L.P., Docket No. 2025-1751-MWD-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. The Respondent is ordered to give notice of this Order to personnel who maintain day-to-day control over the Facility operations referenced in this Order.

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	04/19/2026
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.

Signature	4/2/2026 Date
Simon Sequeira Name (Printed or typed) Authorized Representative of Quadvest, L.P.	CEO Title

☐ *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.