

Edwards Aquifer Application Page

TCEQ-20705

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with [30 TAC 213](#).

Administrative Review

1. [Edwards Aquifer applications](#) must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: <http://www.tceq.texas.gov/field/eapp>.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited.**
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a "Mid-Review Modification". Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ's San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

| | | | | | | | | | |
|---|-------------|-----|---------------------------------|-----|---------------------------------|---------------------------|-----------|-------------------------|----------------------------|
| 1. Regulated Entity Name: Villarreal Mixed Use | | | | | 2. Regulated Entity No.: | | | | |
| 3. Customer Name: Villarreal, Roger | | | | | 4. Customer No.: | | | | |
| 5. Project Type: (Please circle/check one) | New | | Modification | | Extension | | Exception | | |
| 6. Plan Type: (Please circle/check one) | WPAP | CZP | SCS | UST | AST | EXP | EXT | Technical Clarification | Optional Enhanced Measures |
| 7. Land Use: (Please circle/check one) | Residential | | Non-residential | | | 8. Site (acres): | | 0.12 | |
| 9. Application Fee: | 500 | | 10. Permanent BMP(s): | | | | | | |
| 11. SCS (Linear Ft.): | | | 12. AST/UST (No. Tanks): | | | | | | |
| 13. County: | Williamson | | 14. Watershed: | | | Turkey Creek-Brushy Creek | | | |

Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the "Texas Groundwater Conservation Districts within the EAPP Boundaries" map found at:

http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf

For more detailed boundaries, please contact the conservation district directly.

| Austin Region | | | |
|--------------------------------------|---|--|---|
| County: | Hays | Travis | Williamson |
| Original (1 req.) | — | — | — |
| Region (1 req.) | — | — | — |
| County(ies) | — | — | — |
| Groundwater Conservation District(s) | <input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek | <input type="checkbox"/> Barton Springs/ Edwards Aquifer | NA |
| City(ies) Jurisdiction | <input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek | <input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills | <input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock |

| San Antonio Region | | | | | |
|--------------------------------------|---|--|---------------------------------|---|---|
| County: | Bexar | Comal | Kinney | Medina | Uvalde |
| Original (1 req.) | — | — | — | — | — |
| Region (1 req.) | — | — | — | — | — |
| County(ies) | — | — | — | — | — |
| Groundwater Conservation District(s) | <input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Trinity-Glen Rose | <input type="checkbox"/> Edwards Aquifer Authority | <input type="checkbox"/> Kinney | <input type="checkbox"/> EAA <input type="checkbox"/> Medina | <input type="checkbox"/> EAA <input type="checkbox"/> Uvalde |
| City(ies) Jurisdiction | <input type="checkbox"/> Castle Hills <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Helotes <input type="checkbox"/> Hill Country Village <input type="checkbox"/> Hollywood Park <input type="checkbox"/> San Antonio (SAWS) <input type="checkbox"/> Shavano Park | <input type="checkbox"/> Bulverde <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Garden Ridge <input type="checkbox"/> New Braunfels <input type="checkbox"/> Schertz | NA | <input type="checkbox"/> San Antonio ETJ (SAWS) | NA |

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Paul Martin

Print Name of Customer/Authorized Agent

Paul Martin

10/28/2024

Signature of Customer/Authorized Agent

Date

****FOR TCEQ INTERNAL USE ONLY****

| | | | |
|---|--|---------------------------------|------------------------------|
| Date(s) Reviewed: | | Date Administratively Complete: | |
| Received From: | | Correct Number of Copies: | |
| Received By: | | Distribution Date: | |
| EAPP File Number: | | Complex: | |
| Admin. Review(s) (No.): | | No. AR Rounds: | |
| Delinquent Fees (Y/N): | | Review Time Spent: | |
| Lat./Long. Verified: | | SOS Customer Verification: | |
| Agent Authorization Complete/Notarized (Y/N): | | Fee Check: | Payable to TCEQ (Y/N): |
| Core Data Form Complete (Y/N): | | | Signed (Y/N): |
| Core Data Form Incomplete Nos.: | | | Less than 90 days old (Y/N): |

Villarreal Mixed Use SITE IMPROVEMENTS

109 N. SHEPPARD ST.
Round Rock, Texas 78664
Jurisdiction: City of Round Rock
Zoning: MU-1



Project Location Map

N.T.S.

City of Round Rock

| Civil List Table | |
|------------------|--------------------|
| Sheet Number | Sheet Title |
| C0.1 | COVER |
| C1.0 | SITE SURVEY |
| C1.1 | PROPOSED SITE PLAN |
| C1.2 | EXISTING SITE PLAN |
| C1.3 | UTILITY PLAN |
| C2.0 | CIVIL DETAILS |
| C2.1 | CIVIL DETAILS |

IMPORTANT NOTES TO CONTRACTORS

1. THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, DESIGN ENGINEER OR THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND PROTECTING ALL UTILITIES THAT MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, AND SHALL REPAIR OR REPLACE TO NEW QUALITY.
2. CAUTION: DO NOT USE THESE DRAWINGS FOR STAMPING BUILDINGS ON THIS PROJECT. THE SIZE AND CONFIGURATION OF THESE BUILDINGS SHOWN HEREON ARE BASED ON THE LATEST ARCHITECTURAL INFORMATION AVAILABLE TO MARTIN AND WALSH LLC. AT THE TIME OF COMPLETION OF THESE PLANS THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST APPROVED, SIGNED AND SEALED ARCHITECTURAL PLANS SHOULD BE CONSULTED FOR THE ACTUAL SIZE, CONFIGURATION AND LOCATION OF EACH BUILDING.
3. CONTRACTOR SHALL REFER TO CITY OF ROUND ROCK CONSTRUCTION STANDARDS MANUAL AND SPECIFICATIONS, OR ANY REQUIRED LOCAL CODE, WHICHEVER IS MOST STRINGENT.

1. I, Paul Martin, do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me, as authorized by the Act.
2. I certify that these engineering documents are complete, accurate and adequate for the intended purposes, including construction, but are not authorized for construction prior to formal City approval.



PO Box 202043
Austin, Texas 78720
512-368-4088
www.martinandwallin.com
TX Eng Firm F-12503

AUSTIN ♦ DENVER

Martin

Walrin

Structural Engineering

PO BOX 302043

Austin, Texas 78720

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TX Eng Firm #12503

www.martindwlln.com

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Villarreal Mixed Use

Site Development

CIVIL DOCUMENTS

109 N Sheppard St

Round Rock, TX 78664

PAUL H. MARTIN III

104004

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS

DATE

10/2/2024

THE SEAL APPEARING ON THIS DOCUMENT WAS

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ENGINEERING PRACTICE ACT.

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| Issue Date: | March 27th, 2024 | |
| No. | Revisions | |
| No. | Date | |
| No. | Description | |
| 1 | 1/24/2024 | CITY COMMENTS |
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| M&W Project Number: | 240703 | |
| Drawn By: | ES | |
| Designed By: | PHM | |
| Checked By: | PHM | |
| Sheet Title: | SITE SURVEY | |
| Sheet No.: | C1.0 | |



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EAST LIBERTY AVENUE
(80' R.O.W.)



PO BOX 30348
Austin, Texas 78720
512-368-4088
www.martinwallin.com
TX Eng Firm #12503
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109 N Sheppard St
Round Rock, TX 78664

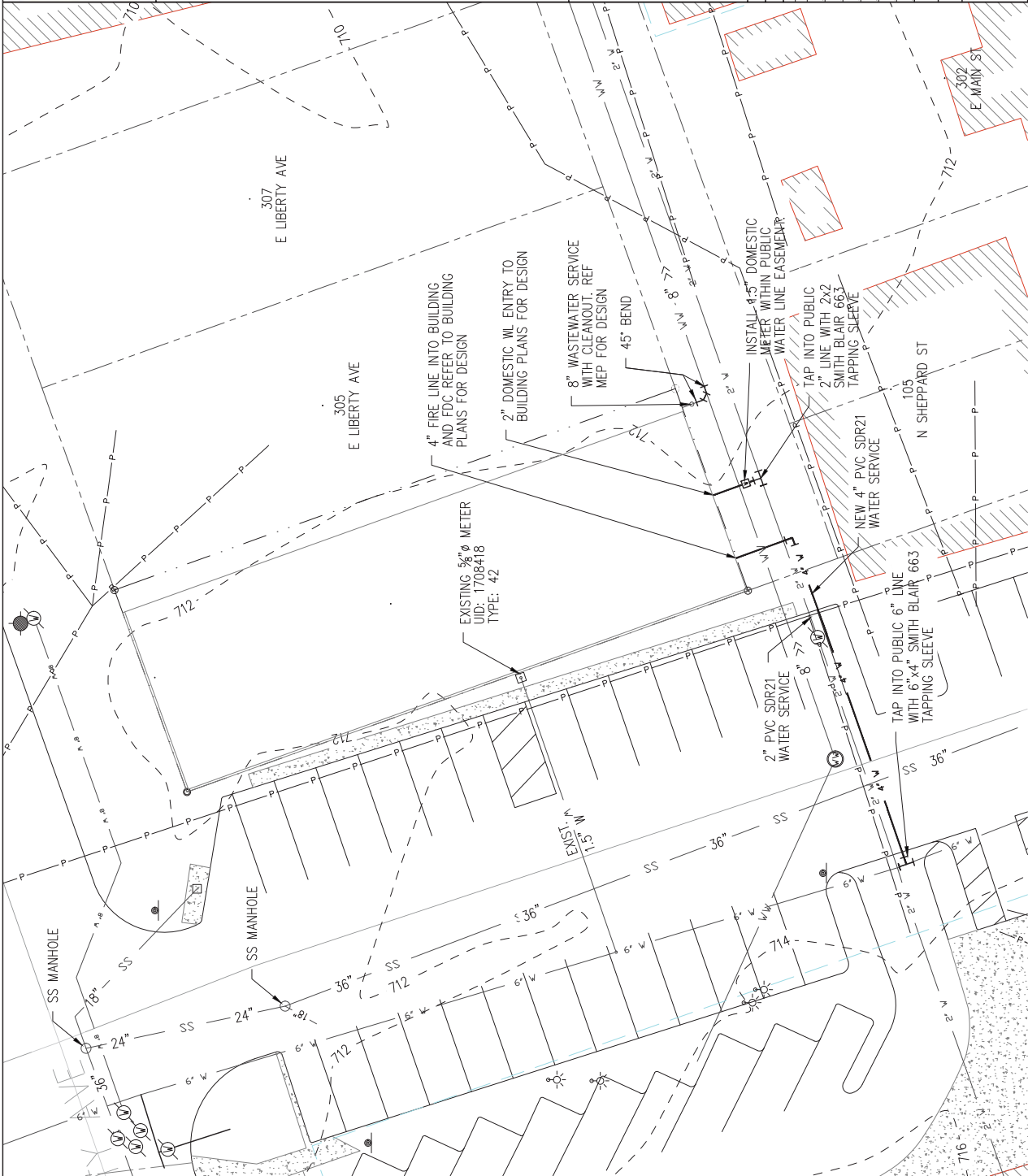


THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY PAUL H. MARTIN III TO BE USED ON
THIS PROJECT. IT IS THE RESPONSIBILITY OF THE ENGINEER
TO MAINTAIN THE SEAL IN ACCORDANCE WITH THE
ENGINEERING PRACTICE ACT.

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| Revision Date: March 27th, 2024 | |
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- UTILITY NOTES:
1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 10' CLEARANCE FROM ALL UTILITIES AND STRUCTURES.
 6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MCGRAW-HILL CONSTRUCTION MANUAL.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
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 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

| SYMBOL LEGEND | |
|---------------|---|
| Symbol | Description |
| --- | EXISTING CONTOURS |
| --- | 2" WATER LINE |
| --- | 2" WATER LINE |
| --- | 6" WATER LINE |
| --- | WASTE WATER GRAVITY LINES |
| --- | STORM SEWER |
| --- | EXISTING STRUCTURE |
| --- | PROPOSED PROPERTY |
| --- | PARCEL BOUNDARY |
| --- | SEWER |
| --- | WASTE WATER MANHOLE |
| --- | WATER VALVE |
| --- | STREET LIGHT |
| --- | 1/2" IRON ROD SET W/ PINK CAP STAMPED "115" |
| --- | X SET IN CONCRETE |
| --- | V SET IN CONCRETE |
| --- | STORM SEWER INLET |
| --- | FIRE HYDRANT |
| --- | WATER TAP |
| --- | WATER CLOSURE |



UTILITY PLAN

Scale: 1" = 10'-0" Full Size

PLAN NORTH

0' 5' 10' 30'

Sheet No. C1.3

Martin
Walsh
Engineering

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Austin, Texas 78720
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Villarreal Mixed Use
Site Development
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109 N Sheppard St
Round Rock, TX 78664

PAUL H. MARTIN III
REGISTERED PROFESSIONAL ENGINEER
NO. 10404
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY PAUL H. MARTIN III AS OF 10/07/20
WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER, ENGINEER IN CHARGE, OR THE
ENGINEERING PRACTICE ACT.

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| Revisions | |
|-----------|-------------------------|
| No. | Description |
| 1 | 1/26/2024 CITY COMMENTS |
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Issue Date: March 27th, 2024

MAW Project Number: 240103

Drawn By: ES

Checked By: PHM

Sheet Title: UTILITY PLAN



THE SEAL APPEARING ON THIS DOCUMENT WAS
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03/27/2024 FOR THE PROJECT OF VILLARREAL MIXED USE
WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEERING PRACTICE ACT.

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| Issue Date: | | March 27th, 2024 | |
| Revisions | | | |
| No. | Date | Description | |
| 1 | 3/26/2024 | CITY COMMENTS | |
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| Drawn By: | | ES | |
| Designed By: | | PHM | |
| Checked By: | | PHM | |



General Information Form TCEQ- 0587

General Information Form

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.


Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **General Information Form** is hereby submitted for TCEQ review. The application was prepared by:

Print Name of Customer/Agent: Martin, Paul

Date: 10/28/2024

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Villarreal Promotions LLC
2. County: Williamson
3. Stream Basin: San Gabriel
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:
 - ☒ Recharge Zone
 - ☐ Transition Zone
6. Plan Type:
 - ☐ WPAP
 - ☐ SCS
 - ☐ Modification
 - ☐ AST
 - ☐ UST
 - ☒ Exception Request

7. Customer (Applicant):

Contact Person: Villarreal, Roger

Entity: Villarreal Mixed Use

Mailing Address: 1010 Apache Oaks Dr.

City, State: Round Rock, Tx

Zip: 78665

Telephone: 512844-3817

FAX: _____

Email Address: limiteddrywall@hotmail.com

8. Agent/Representative (If any):

Contact Person: Martin, Paul

Entity: Martin & Wallin LLC

Mailing Address: PO Box 202043

City, State: Austin, TX

Zip: 78720

Telephone: 512-368-4088

FAX: _____

Email Address: pmartin@martinandwallin.com

9. Project Location:

- ☒ The project site is located inside the city limits of Round Rock.
- ☐ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
- ☐ The project site is not located within any city's limits or ETJ.

10. ☒ The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

109 N SHEPPARD ST, Southeast corner of E. LIBERTY AVE and N SHEPPARD ST, Round Rock, Tx 78664

11. ☒ **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

12. ☒ **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:

- ☒ Project site boundaries.
- ☒ USGS Quadrangle Name(s).
- ☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
- ☒ Drainage path from the project site to the boundary of the Recharge Zone.

13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

- ☒ Survey staking will be completed by this date: 09/21/2024
14. ☒ **Attachment C – Project Description.** Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:
- ☒ Area of the site
 - ☒ Offsite areas
 - ☒ Impervious cover
 - ☒ Permanent BMP(s)
 - ☒ Proposed site use
 - ☒ Site history
 - ☒ Previous development
 - ☒ Area(s) to be demolished

15. Existing project site conditions are noted below:

- ☒ Existing commercial site
- ☐ Existing industrial site
- ☐ Existing residential site
- ☐ Existing paved and/or unpaved roads
- ☐ Undeveloped (Cleared)
- ☐ Undeveloped (Undisturbed/Uncleared)
- ☐ Other: _____

Prohibited Activities

16. ☒ I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:
- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
 - (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
 - (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
 - (4) The use of sewage holding tanks as parts of organized collection systems; and
 - (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
 - (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.
17. ☒ I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:
- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);

- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and
- (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

18. The fee for the plan(s) is based on:

- ☐ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - ☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - ☐ For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
 - ☒ A request for an exception to any substantive portion of the regulations related to the protection of water quality.
 - ☐ A request for an extension to a previously approved plan.
19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:
- ☐ TCEQ cashier
 - ☒ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
 - ☐ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)
20. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
21. ☒ No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

General Information Form TCEQ- 0587

Attachment A Road Map



109 N Sheppard St, Round Rock X



Show search results for 109 N Shepp...

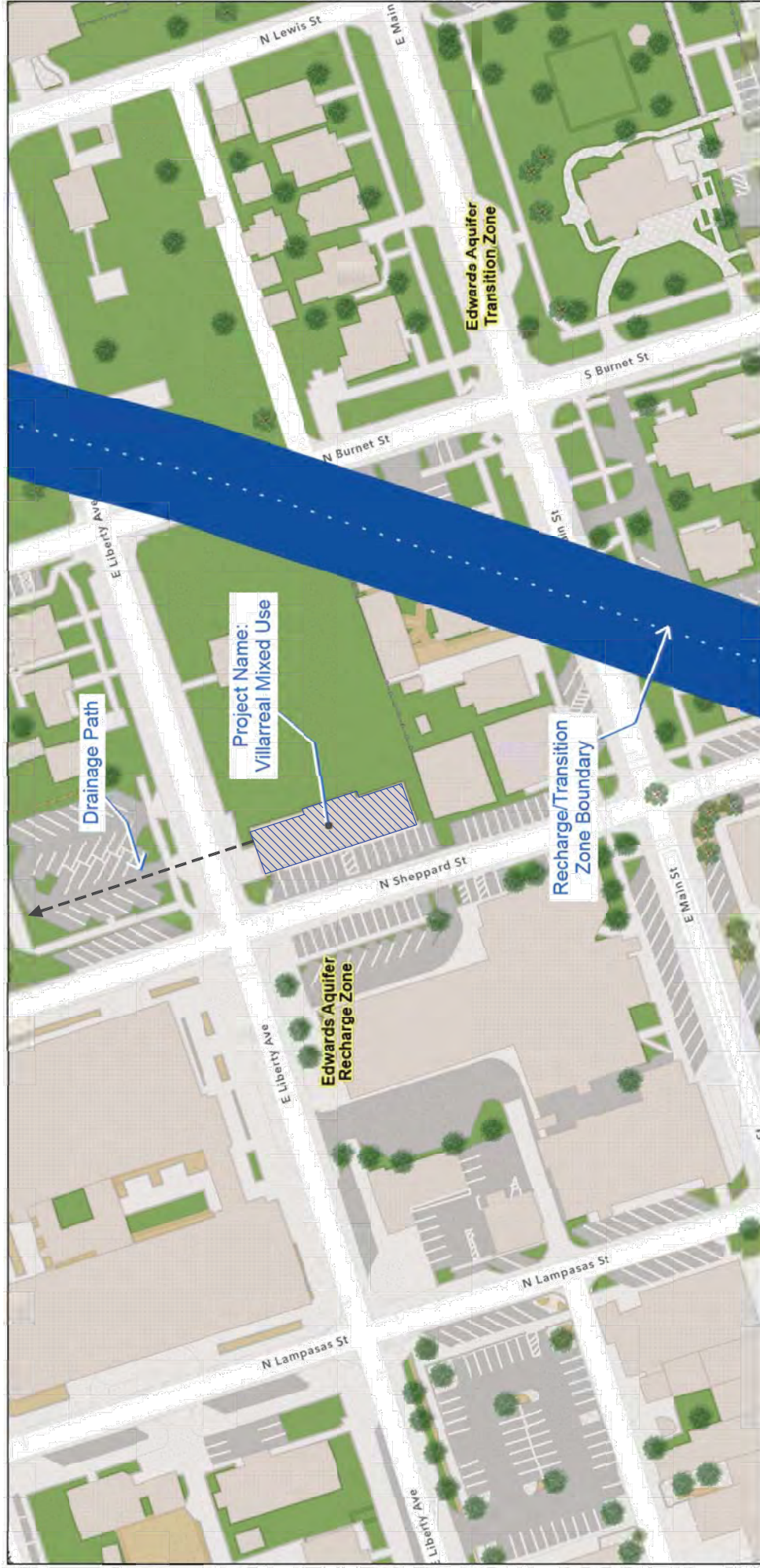


-97.6756305097 Degrees

General Information Form TCEQ- 0587

Attachment B USGS / Edwards Recharge Zone Map

Edwards Aquifer Viewer Custom Print



9/17/2024, 2:34:02 PM WPAP Form TCEQ-0587 Attachment B2

☒ Edwards Aquifer Label

☒ Edwards Aquifer Boundary

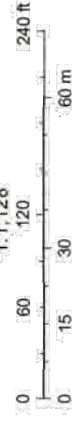
☒ Edwards Aquifer Boundary central line

☒ TX Counties

☒ 7.5 Minute Quad Grid - (NAME: ROUND ROCK NUMBER: 30097E6)

☒ TCEQ_EDWARDS_OFFICIAL_MAPS

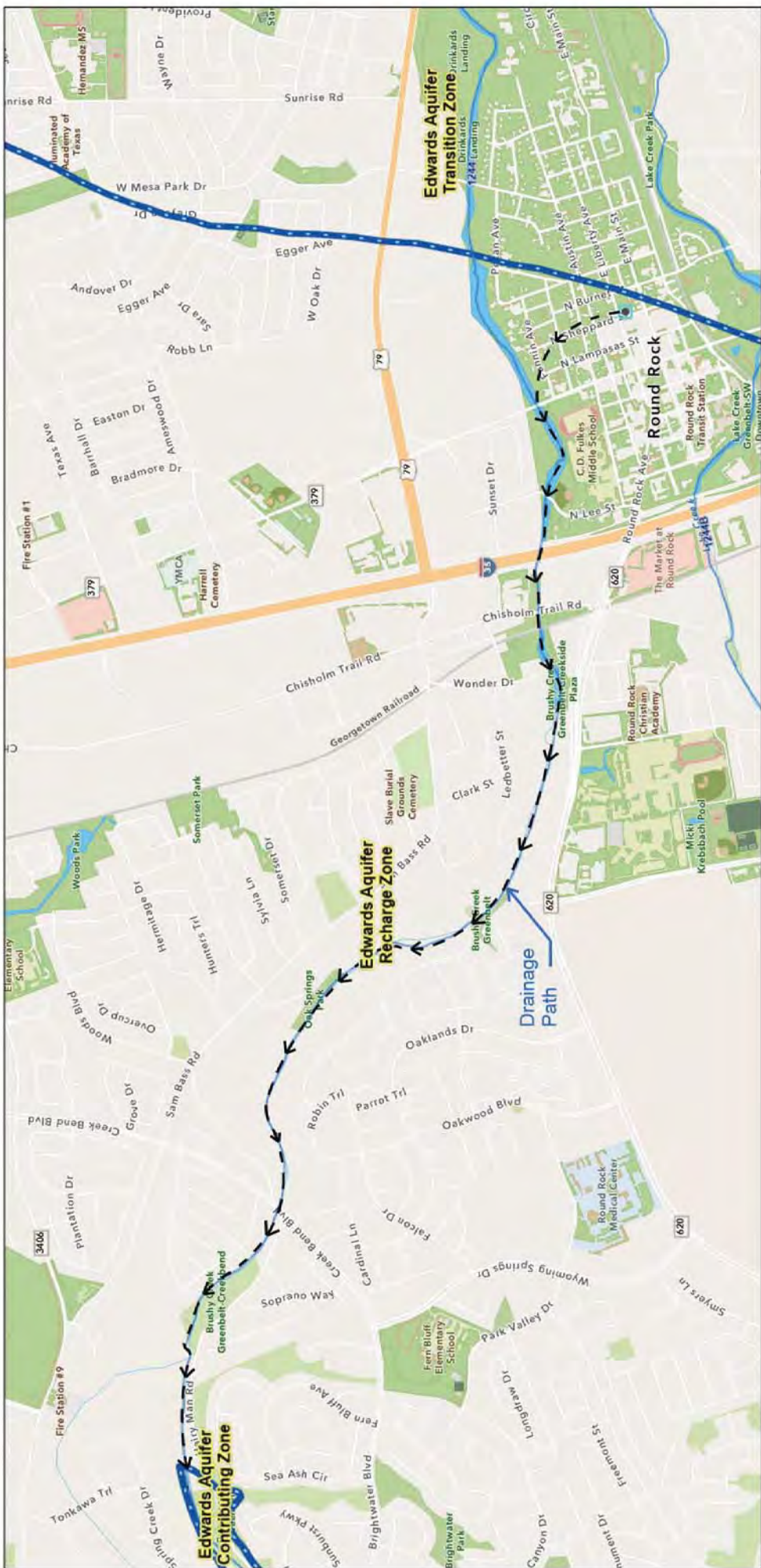
1:1,128



Esri Community Maps Contributors, Austin Community College, Baylor University, City of Austin, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap contributors, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, TCEQ

TCEQ | Esri Community Maps Contributors, Austin Community College, Baylor University, City of Austin, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap contributors, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Web AppBuilder for ArcGIS

Edwards Aquifer Viewer Custom Print



9/17/2024, 3:00:26 PM WPAP Form TCEQ-0587 Attachment B2

- ☐ Segments (Streams)
- ☐ TX Counties
- ☐ Edwards Aquifer Label
- ☐ 7.5 Minute Quad Grid - (NAME: ROUND ROCK NUMBER: 30097E6)
- ☐ Edwards Aquifer Boundary
- ☐ TCEQ_EDWARDS_OFFICIAL_MAPS
- ☐ Edwards Aquifer Boundary central line

Esri Community Maps Contributors, Austin Community College, Baylor University, City of Austin, County of Williamson, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, TCEQ

General Information Form TCEQ- 0587

Attachment C Project Description



Martin & Wallin, LLC.
PO Box 202043
Austin, Texas 78720
512-368-4088 (office)

October 9, 2024

TCEQ / WPAP Exception Application
Attachment C

TCEQ f-0587

Re: Villarreal Mixed Use

Project Description

The purpose of this letter is to request a Water Pollution Abatement Plan (WPAP) Exception. We are requesting the exception because this site has been developed before, and the proposed re-development would be a net decrease in the amount of impervious cover.

Previous Development

The previous development consisted of multiple buildings of wood construction with simple gable/shed roofs constructed at various times all on concrete foundations prior to 1986.

Area of The Site

The proposed project site is an 0.129-acre (5,625 sf) tract owned by Villarreal Promotions LLC consisting of a single parcel (R071414) Lot 10 Block 20 located in the Edwards Aquifer recharge zone. The project proposes to re-develop the property previously occupied by several commercial units into a single 2 story mixed use building.

Impervious Cover

Previously the tract had an impervious cover of 5,246.3 sf (93.27% of Lot) while the proposed would only have 4,991.67 sf (88.74%) of impervious cover, a net decrease.

Existing Rational Drainage Description

The existing drainage concept for this site appears to be shed roofs that shed directly on sidewalk or ground and into the existing stormwater system within Sheppard St. and Liberty Ave. No existing BMP's were implemented. No offsite area appears to drain onto the lot.

Proposed Rational Drainage Description

Currently, the grading and drainage design of the site is intended to convey all Roof runoff to roof drains along the northeast (back) side of the building onto a vegetative strip approximately 5 ft wide and sloped to discharge at the north corner of the lot into the existing stormwater system within liberty Avenue.

Please contact me with any questions or comments you may have on this project narrative for Villarreal Promotions LLC.

Sincerely,

A handwritten signature in black ink, appearing to read "P. H. Martin III".

Paul Martin, PE
Principal Engineer



Geological Assessment Form TCEQ-0585

Attachment A Exemption Email

Geological Assessment Exception

Although the proposal project site is located within the Edward's Aquifer Recharge Zone, a Geological Assessment Exception has been requested and granted. (see email below by James "Bo" Slone, P.G. Geoscientist Edwards Aquifer Protection Program Texas Commission on Environmental Quality)

From: James Slone <james.slone@tceq.texas.gov>

Sent: Wednesday, March 27, 2024 3:47 PM

To: Frances Orta <forta@martinandwallin.com>

Subject: RE: Geological Assessment Waiver

Frances,

You can submit the application without the geologic assessment (please complete the requires for the Exception the Geologic Assessment). Please note, the TCEQ will perform a site assessment during the technical review of the application. If we find any features on site during our site assessment, you may be required to perform a geologic assessment. Please retain this email for your records and provide it with your application when you submit.

Take care,

Bo

James "Bo" Slone, P.G.

Temporary Controls

Recharge and Transition Zone

Exception Request Form TCEQ-0628

Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality

30 TAC §213.9 Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Recharge and Transition Zone Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Martin, Paul

Date: 10/10/2024

Signature of Customer/Agent:



Regulated Entity Name: Villarreal Mixed Use

Exception Request

1. ☒ **Attachment A - Nature of Exception.** A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
2. ☒ **Attachment B - Documentation of Equivalent Water Quality Protection.** Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached.

Administrative Information

3. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
4. ☒ The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
5. ☒ The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

Recharge and Transition Zone Exemption Request From TCEQ-0628

Attachment A Nature of Exemption



Martin & Wallin, LLC.
PO Box 202043
Austin, Texas 78720
512-368-4088 (office)

October 9, 2024

TCEQ / WPAP Exception Application
Exception Request
Attachment A- Nature of Exception

TCEQ f-0628

Re: Villarreal Mixed Use
109 Sheppard St.
Round Rock, TX 78664

The purpose of this letter is to request a Water Pollution Abatement Plan (WPAP) Exception. All provisions of 30 TAC chapter 213 Subchapter A for which an exception is being requested are identified.

We are requesting the exception because this site has been previously developed, and the proposed re-development would be a net decrease in in the amount of impervious cover.

This project will not result in a significant increase in the potential for pollution of the Edwards Aquifer based on the decrease in impervious cover.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Martin III'.

Paul Martin, PE
Principal Engineer



**Recharge and Transition Zone
Exemption Request From TCEQ-
0628**

Attachment B

**Documentation of Equivalent Water
Quality Protection**



Martin & Wallin, LLC.
PO Box 202043
Austin, Texas 78720
512-368-4088 (office)

October 9, 2024

TCEQ / WPAP Exception Application
Attachment B

TCEQ f-0628

Re: Villarreal Mixed Use

The purpose of this letter is to provide documentation of equivalent water quality protection.

Previous Development

The previous development consisted of multiple buildings of wood construction with simple gable/shed roofs constructed at various times all on concrete foundations prior to 1986.

Impervious Cover

The proposed project site is an 0.129-acre (5,625 sf) Previously the tract had an impervious cover of 5,246.3 sf (93.27% of Lot) while the proposed would only have 4,991.67 sf (88.74%) of impervious cover, a net decrease. No offsite area appears to drain onto the lot.

Existing Rational Drainage Description

The existing drainage concept for this site appears to be shed roofs that shed directly on sidewalk or ground and into the existing stormwater system within Sheppard St. and Liberty Ave. No existing BMP's were implemented.

Proposed Rational Drainage Description

Currently, the grading and drainage design of the site is intended to convey all Roof runoff to roof drains along the northeast (back) side of the building onto a vegetative strip approximately 5 ft wide and sloped to discharge at the north corner of the lot into the existing stormwater system within liberty Avenue.

Please contact me with any questions or comments you may have on this project narrative for Villarreal Promotions LLC.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Martin".

Paul Martin, PE
Principal Engineer



Temporary Stormwater Section TCEQ-0602

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Paul Martin

Date: 10/09/2024

Signature of Customer/Agent:



Regulated Entity Name: Villarreal Mixed Use

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

☐ The following fuels and/or hazardous substances will be stored on the site: _____

These fuels and/or hazardous substances will be stored in:

- ☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

- ☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- ☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- ☒ Fuels and hazardous substances will not be stored on the site.
- 2. ☒ **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. ☐ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. ☒ **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

- 5. ☒ **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Brazos River Basin and Turkey/brushy Creek watershed

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

- 7. ☒ **Attachment D – Temporary Best Management Practices and Measures.** TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

- ☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - ☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - ☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - ☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- ☐ **Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
- ☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. ☒ **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. ☒ **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - ☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- ☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- ☒ N/A
12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. ☐ **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices.** A schedule of the interim and permanent soil stabilization practices for the site is attached.

- 18. ☐ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
- 19. ☐ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

- 20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
- 21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
- 22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

Temporary Stormwater Section TCEQ-0602

Attachment A Spill response Actions



Martin & Wallin, LLC.
PO Box 202043
Austin, Texas 78720
512-368-4088 (office)

Temporary Stormwater Section
Spill Response Actions
Attachment A

TCEQ f-0602

Hazardous Substance Spill Response

The following are the required action procedures for all spills on site.

- Protect people: Wear personal protective equipment (PPE) and isolate the area.
- Identify the spill: Determine what was spilled and if warning signs are needed.
- Stop the spill: Locate the source of the leak and stop it by turning a valve or using a leak stopper.
- Contain the spill: Use absorbent materials to contain the spill. For example, you can use spill kits, booms, and spill berms.
- Report the spill: If the spill exceeds the Reportable Quantity (RQ), you must report it to the authorities. The state of Texas spill reporting hotline is 1-800-832-8224.
- Clean up the spill: Use the correct equipment and sorbents to clean up the spill.
- Dispose of contaminated materials: Collect contaminated materials in containers labeled as "contaminated with used oil" and dispose of them with an environmental disposal vendor.
- Communicate the hazard to the project Owner's designated design professional, project engineer and construction superintendent.

Please contact this office if there are further questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul H. Martin III".

Paul H. Martin, P.E.
Principal Engineer
Martin & Wallin, LLC



**Temporary Stormwater Section
TCEQ-0602**

**Attachment B
Potential Sources of Contamination**



Martin & Wallin, LLC.
PO Box 202043
Austin, Texas 78720
512-368-4088 (office)

TCEQ / WPAP Exception Application
Potential Sources of Contamination
Attachment B

TCEQ f-0602

Re: Villarreal Mixed Use
109 Sheppard St.
Round Rock, TX 78664

The following are potential sources of contamination:

- Excavation equipment fuels, Diesel, Oil/Gas 2 stroke fuel, and Regular Unleaded Gasoline.
- Service Chemicals, including hydraulic fluid and lubricating grease/oil.

Contamination would most likely could occur during the construction phase in which the site is being prepared for the proposed foundations and other structures. Also, during Utilities Installation: Creating trenches for pipelines, cables, and drainage systems.

Please contact this office if there are further questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul H. Martin III".

Paul H. Martin, P.E.
Principal Engineer
Martin & Wallin, LLC



Temporary Stormwater Section TCEQ-0602

Attachment C Sequence of Major Activities



Martin & Wallin, LLC.
PO Box 202043
Austin, Texas 78720
512-368-4088 (office)

October 1, 2024

TCEQ / WPAP Exception Application
Sequence of Major Activities
Attachment C

TCEQ f-0602

Re: Villarreal Mixed Use
109 Sheppard St.
Round Rock, TX 78664

To Whom It May Concern,

This letter outlines the construction sequence and temporary erosion and sediment control measures. The site consists of a 0.129 Acre redevelopment project located within downtown Round Rock. Brazos River basin and the Turkey Creek/Brushy Creek watersheds are near the site and could potentially be impacted. Due to the urban setting, control measures must account for limited space, adjacent structures, and existing infrastructure. Below is a general description of the major activities that will disturb the soil, along with the appropriate control measures and their implementation timing to minimize environmental impact.

1) Clearing & Grubbing

- a) Description: Initial site preparation will involve the removal of any remaining surface vegetation, abandoned foundations or debris.
- b) Temporary Control Measures:
 - Dust Control: Water spraying will be used on debris and soil to minimize dust pollution during demolition and clearing activities.
 - Silt Fencing or Barrier Systems: Low-profile barriers or silt fencing will be installed around the site to prevent soil and debris from spreading onto adjacent properties or streets.
- c) Timing: Dust control measures will be in place from the beginning of the clearing and grubbing phase. Silt fencing will be installed prior to any clearing activities and maintained throughout.

2) Excavation

- a) Description: Excavation will focus on soil modification required by the project geotechnical engineer for the building's foundation and slab on grade and utility connections. This phase may include the removal of old foundations or utility lines.
- b) Temporary Control Measures:
 - Dewatering Systems: Urban sites often have utility trenches or basements that require dewatering. Pumps and sediment traps will be used to handle water accumulation, preventing waterborne sediment from entering storm drains.

- Perimeter Sediment Barriers: In urban settings, sediment barriers such as silt socks or filter fabrics will be placed around storm drains to prevent sediment from entering the drainage system.
 - c) Timing: Dewatering systems will be deployed during excavation, and storm drain protection will be installed before any major digging begins. These systems will remain until backfilling is complete.
- 3) Rough Grading
- a) Description: Rough grading will shape the site to accommodate new structures and infrastructure.
 - b) Temporary Control Measures:
 - Temporary Seeding or Mulching: For areas that are not immediately developed, temporary stabilization (e.g., applying mulch or hydroseeding) will be used to prevent erosion.
 - c) Timing: Temporary seeding or stabilization will be applied as soon as grading is complete in areas where work will be paused.
- 4) Utility Installation
- a) Description: Utility work may include upgrading or rerouting water, sewer, gas, or electrical systems. This phase involves localized trenching, which may disrupt soil and adjacent infrastructure.
 - b) Temporary Control Measures:
 - Trench Box Protection: Trenches in close proximity to roads or buildings will be stabilized with trench boxes to protect workers and minimize cave-ins or excessive soil movement.
 - Temporary Steel Plates: Where trenching crosses existing roadways or sidewalks, temporary steel plates will be placed to maintain pedestrian and vehicular access, while controlling soil exposure.
 - c) Timing: Protection systems like trench boxes and steel plates will be installed concurrently with trenching activities. Immediate backfilling will be done as soon as utilities are installed to limit the duration of soil exposure.
- 5) Infrastructure Installation
- a) Description: This phase may involve repairing roads, parking areas, and sidewalks, all within a confined urban space.
 - b) Temporary Control Measures:
 - Dust Control: Dust from work will be managed by regular water spraying to minimize air pollution and disturbances to nearby buildings.
 - c) Timing: Dust control will be active throughout the installation process.
- 6) Final Grading and Site Stabilization
- a) Description: Final grading to prepare for landscaping, hardscaping, and paving.
 - b) Temporary Control Measures:
 - Hydroseeding or Turfing: Permanent stabilization methods such as hydroseeding or installing turf will be implemented quickly after final grading to prevent soil erosion.
 - Erosion Control Blankets: If landscaping cannot be installed immediately Any slopes or unpaved areas will be temporarily stabilized with erosion control blankets.

- c) Timing: Final stabilization measures will occur immediately after grading is completed in sections of the site. Erosion control blankets and hydroseeding will be applied within 7 days in all disturbed areas.
- 7) Erosion Control Monitoring and Maintenance
- a) Description: Given the confined space and proximity to public areas, regular monitoring and maintenance of all control measures will be essential throughout the construction process.
 - b) Temporary Control Measures:
 - c) Routine Inspections: Weekly inspections, as well as additional checks after rainfall, will be conducted to ensure control measures like silt fencing, inlet protection, and dust suppression are functioning properly.
 - d) Immediate Repair or Replacement: Any damaged control measures will be repaired or replaced immediately to prevent soil or sediment migration onto public streets or neighboring properties.
 - e) Timing: Inspections will occur throughout the duration of construction, and control measures will be maintained until final stabilization and landscaping are complete.

By following this sequence and applying these appropriate temporary control measures, soil disturbance will be carefully managed in this urban redevelopment project. If you require further details or have any questions, please do not hesitate to contact us.

Sincerely,



Paul H. Martin, P.E.
Principal Engineer
Martin & Wallin, LLC
pmartin@martinandwallin.com



Temporary Stormwater Section TCEQ-0602

Attachment D Temporary BMPs



Martin & Wallin, LLC.
PO Box 202043

October 8, 2024

TCEQ / WPAP Exception Application
Temporary Best Management Practices and Measures
Attachment D

TCEQ f-0602

Re: Villarreal Mixed Use
109 Sheppard St.
Round Rock, TX 78664

The Temporary Best Management Practices (TBMPs) design of the site is intended to control erosion and sediment to prevent pollution of surface water, groundwater, and stormwater. Planning The construction phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The Temporary Best Management Practices (TBMPs) and Measures that will be used:

- Silt Fences
- Stabilized Construction Entrance
- Concrete Wash Out
- Inlet Protection
- Regular Inspection & Maintenance

All structural TBMPs will be installed prior to the beginning of construction as per the Sedimentation & Erosion Control Plan. The TBMPs will remain in place and be maintained until all construction has ceased and the site is fully stabilized.

Sequence of Activities

1. Install stabilized construction entrance, establish equipment staging area and concrete wash out.
2. Installation of TBMPs - rock berm, inlet protection and silt fences as appropriate
3. Grubbing & Clearing
4. Grading
5. Infrastructure Construction
6. Remove TBMPs

Please contact me with any questions or comments you may have on this narrative for Villarreal Promotions LLC.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Martin".

Paul Martin, PE



Temporary Stormwater Section TCEQ-0602

Attachment E- Request to Temporarily Seal a Feature

Not applicable. No temporary sealing of naturally occurring sensitive features on site.

Temporary Stormwater Section TCEQ-0602

Attachment F- Structural Practices

Not applicable.

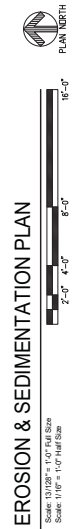
**Temporary Stormwater Section
TCEQ-0602**

**Attachment G
Drainage Area Map**

**Villareal Mixed Use
Site Development**
CIVIL DOCUMENTS
109 N Sheppard St
Round Rock, TX 78664

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL H. MARTIN III, P.E. 104707 ON 10/10/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

C1.4



EROSION & SEDIMENTATION PLAN

Scale: 13/128" = 1'-0" Full Size
Scale: 1/16" = 1'-0" Half Size

- *NOTE: ACTUAL LAYOUT DETERMINED IN FIELD, SHOULD BE PLACED IN THE PROXIMITY OF THE CONSTRUCTION ENTRANCE/EXIT AND NOT LOCATED NEAR A WELL, FLOODPLAIN, OR OTHER POTENTIAL SOURCES OF CONTAMINATION.

NOTE: SEDIMENTATION AND EROSION CONTROLS SHOWN ARE SCHEMATIC ONLY. CONTROLS MAY BE FIELD LOCATED FOR BEST USE AND REPORTED TO ENGINEER. ADJUSTMENTS SHALL BE INDICATED ON PLAN BY CONTRACTOR.

OWNER'S CERTIFICATION
I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH SYSTEM DESIGNED TO PREVENT AND DETECT FRAUD. I CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I CERTIFY THAT THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR PROVIDING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE (OWNER)

DATE

CONTRACTOR'S CERTIFICATION
I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND
CONDITIONS OF THE GENERAL NUTRIENT DISCHARGE ELIMINATION SYSTEM
(NDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED
WITH THE PROJECT AND THAT THE PROJECT WILL BE CONDUCTED IN ACCORDANCE
WITH THE NDES PERMIT AND THE NDES CONSTRUCTION SITE IDENTIFIED AS PART OF
THIS CERTIFICATION PLAN.

SIGNATURE (CONTRACTOR)

DATE



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY PAUL H. MARTIN III, P.E. 10404 ON
03/27/2024 FOR THE PROJECT OF VILLARREAL MIXED USE
WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEERING PRACTICE ACT.

Copyright Martin & White LLC 2024

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| Issue Date: | | March 27th, 2024 |
| Revisions | | |
| No. | Date | Description |

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| M&W Project Number: | 240103 |
| Drawn By: | ES |
| Designed By: | PHM |
| Sheet Title: | CIVIL DETAILS |

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| Sheet No.: | C2.0 |
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4

RECOMMENDED TOE-IN METHOD

PLAN

CROSS SECTION

NOTES:

- STEEL POSTS MUST SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLOPE ADJACENT TOWARD THE DOWNSTREAM SIDE OF THE FENCE.
- DOWNSTREAM FACE OF THE FENCE SHALL BE PLACED ON A MINIMUM 12" GRAVEL OR EQUIVALENT TO PREVENT FLOW UNDER THE FENCE.
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CITY OF ROUND ROCK
EC-10
SILT FENCE DETAIL

8

PLAN

SECTION A-A

NOTES:

- MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
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CITY OF ROUND ROCK
EC-10
CONCRETE VALLEY GUTTER DETAIL

3

PLAN

CROSS SECTION

NOTES:

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CITY OF ROUND ROCK
EC-11
TREE PROTECTION NOTES

7

PLAN

CROSS SECTION

NOTES:

- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
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CITY OF ROUND ROCK
EC-11
SIDEWALK DETAIL

2

PLAN

CROSS SECTION

NOTES:

- STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED ON A SLOPE ADJACENT TOWARD THE DOWNSTREAM SIDE OF THE FENCE.
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CITY OF ROUND ROCK
EC-12
STABILIZED CONSTRUCTION ENTRANCE DETAIL

6

PLAN

CROSS SECTION

NOTES:

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CITY OF ROUND ROCK
EC-13
AREA INLET PROTECTION DETAIL

1

PLAN

CROSS SECTION

NOTES:

- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
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CITY OF ROUND ROCK
EC-14
CURB INLET PROTECTION WITH EROSION CONTROL LOG DETAIL

5

PLAN

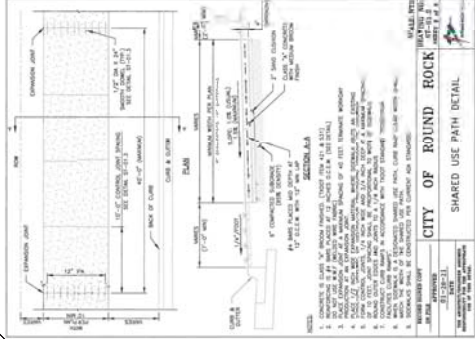
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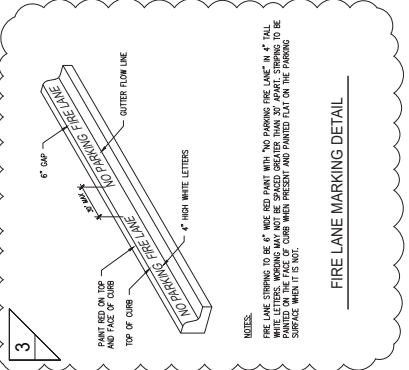
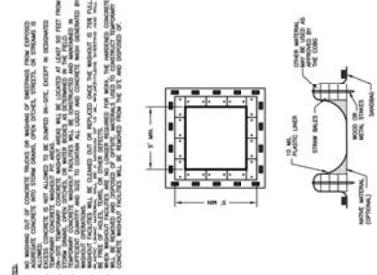
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CITY OF ROUND ROCK
EC-14
CURB INLET PROTECTION DETAIL

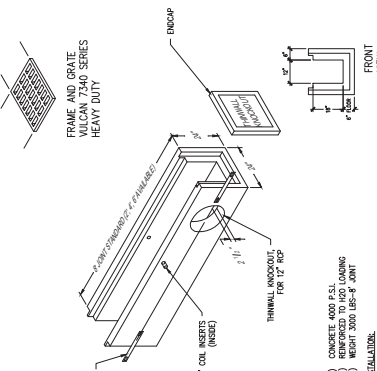
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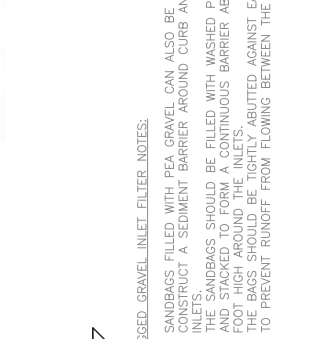
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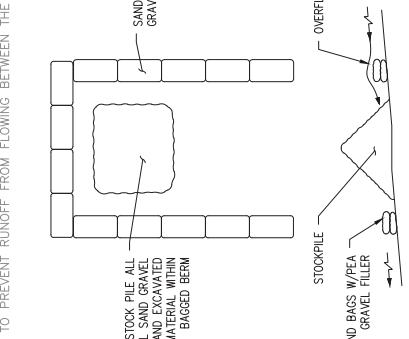
CONCRETE WASHOUT

FIRE LANE MARKING DETAIL

TRENCH DRAIN

Villareal Mixed Use
Site Development
CIVIL DOCUMENTS
109 N Sheppard St
Round Rock, TX 78664

5



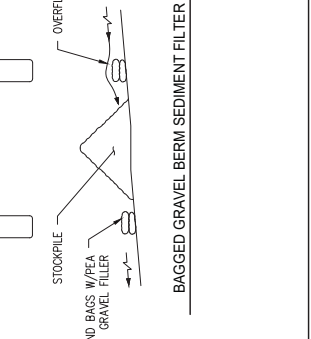
CONCRETE WASHOUT

FIRE LANE MARKING DETAIL

TRENCH DRAIN

Villareal Mixed Use
Site Development
CIVIL DOCUMENTS
109 N Sheppard St
Round Rock, TX 78664

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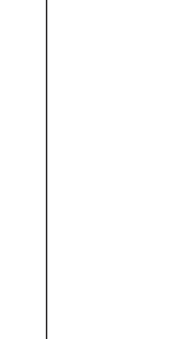
CONCRETE WASHOUT

FIRE LANE MARKING DETAIL

TRENCH DRAIN

Villareal Mixed Use
Site Development
CIVIL DOCUMENTS
109 N Sheppard St
Round Rock, TX 78664

5



CONCRETE WASHOUT

FIRE LANE MARKING DETAIL

TRENCH DRAIN

Villareal Mixed Use
Site Development
CIVIL DOCUMENTS
109 N Sheppard St
Round Rock, TX 78664

Temporary Stormwater Section TCEQ-0602

Attachment H- Temporary Sediment Pond Plans and Calculations

Not applicable. No temporary ponds are proposed.

Temporary Stormwater Section TCEQ-0602

Attachment I Inspection and Maintenance for BMPs



Martin & Wallin, LLC.
PO Box 202043
Austin, Texas 78720
512-368-4088 (office)

Temporary Stormwater Section
Inspection and Maintenance for BMPs
Attachment I

TCEQ f-0602

The following are recommended minimum site-specific inspection and maintenance measures for the BMPs proposed with this project. The recommended measures are derived from the Edwards Aquifer Technical Guidance Manual.

The following are recommended minimum site-specific inspection and maintenance measures for the BMPs proposed with this project. The recommended measures are derived from the Edwards Aquifer Technical Guidance Manual

The following steps will help prevent or reduce the sediment transported by storm water runoff in areas of disturbance:

General

1. Silt fences (sediment control rolls may be substituted where appropriate), rock berms, gabions, inlet protection, and stabilized construction entrances must be in place prior to the start of construction and will remain in place until construction has been completed and the site stabilized from further erosion.
2. The contractor will keep a record of the inspections, noting the condition of the BMPs and any corrective action taken to maintain the erosion control structures. In addition to the inspection and maintenance reports, the operator should keep records of the construction activity on site. The following information should be kept:
 - The dates when major grading activities occur in a particular area.
 - The dates when construction activity ceases in an area, temporarily or permanently.
 - The dates when an area is stabilized, temporarily or permanently.
3. All soil, sand, gravel, and excavated material stockpiled on-site will have appropriately sized bagged gravel berm placed up gradient and down gradient.

Inspection

1. A qualified E & S inspector (representing the discharger) shall inspect the following items once every seven (7) days, and within 24 hours after storm event of a ½-inch or greater rainfall:
 - Disturbed areas of the construction site that have not been finally stabilized
 - Areas used for storage of materials that are exposed to precipitation

- Structural and stabilization control measures
 - Construction entrance/exits
2. The E & S inspector shall have authority to request immediate action on the part of the Contractor to correct any nonconforming items found during inspections or to require revisions to the E & S controls if appropriate. If revisions are needed, they shall be implemented within 7 calendar days after the date of inspection.
 3. The E & S inspector will provide written reports covering all areas inspected and outlining corrective measures if any.

Maintenance

1. All erosion and sedimentation (E & S) measures/controls shall be maintained in good working order by the Contractor. Written maintenance reports shall be prepared covering all inspections and maintenance affecting E & S controls. If repair(s) are necessary, they shall be initiated within 24 hours after reporting.
2. The temporary construction entrance maintenance guidelines are listed below:
 - Prevent/minimize tracking or flowing of sediments onto public roadways.
 - Sediments spilled, dropped, washed or tracked onto public roadways must be removed immediately.
 - Vehicle tires should be cleaned to remove sediment prior to entrance into public right-of way.
 - If washing is required, it should be done on an area stabilized with crushed stone that drains to an approved sediment trap or basin.
 - All sediment should be prevented from entering any storm drain, bar ditch, or water course by using approved methods.
3. Temporary vegetation inspection/maintenance guidelines are listed below:
 - Inspected weekly and after each rain event to locate and repair any erosion
 - Erosion from storms or other damage should be repaired immediately by regarding the area and applying new seeds.
 - If vegetated cover is less than 80%, the area should be reseeded.
4. Bagged Sand/Gravel maintenance guidelines are listed below:
 - Inspection should be done weekly and after each rainfall. For installations in streambeds, additional daily inspections should be conducted.
 - Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved method that will not add additional siltation.
 - Repair any loose bags or gaps.
 - Reshape the berm as needed during inspection.
 - The berm should be replaced when the structure is not functioning as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.

5. Silt fence inspection/maintenance guidelines are listed below:

- Inspect silt fencing weekly, and after every rainfall.
- Remove sediment when buildup reaches 6 inches.
- Replace any torn fabric or install a second line of fencing parallel to the torn section.
- Replace or repair any crushed or collapsed in the course of construction activity. If a section of fencing obstructs vehicular access, relocate the fencing to a place where it will provide equal protection without obstructing vehicles. A triangular filter dike may be preferred to a silt fence at common vehicle access points.
- When construction is complete, sediment should be disposed of in a manner that doesn't cause additional siltation, and the prior location of the silt fencing should be revegetated. The fence itself should be disposed of in an approved landfill.

6. Curb Inlet Protection (Gravel Filter Bags) inspection/maintenance guidelines are listed below:

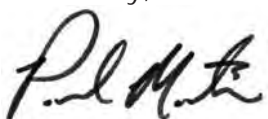
- Inspection should be conducted weekly and after each rainfall. Repair or replacement should be done promptly as needed by the contractor.
- Remove sediment when buildup reaches a depth of 3 inches. Removing sediment should be deposited in a suitable area in a manner that will not erode.
- Check placement of device to prevent gaps between device and curb.
- Inspect filter fabric and patch or replace if torn or missing.
- Structures should be removed, and the area stabilized only after the remaining drainage area has been properly stabilized.

7. Trash receptacles will be placed onsite for the use of workmen.

8. Documentation of maintenance/inspection activities will be kept on site.

An example log sheet for the inspection, maintenance and repair of the BMPs follows. The sample document is provided by the Environmental Protection Agency (EPA). The sample can be found and is available for download at www.epa.gov/. It should be modified for the project specific conditions and BMPs. At a minimum, the Inspection Log / Report utilized by the qualified E&S inspector should provide details related to the inspection, maintenance and repair of the BMPs including observations on the site conditions.

Sincerely,



Paul Martin, PE
Principal Engineer



**Temporary Stormwater Section
TCEQ-0602**

**Attachment J
Schedule of Interim and Permanent
Soil Stabilization Practices**



Martin & Wallin, LLC.
PO Box 202043
Austin, Texas 78720
512-368-4088 (office)

TCEQ / WPAP Exception Application
Attachment J

TCEQ f-0602

Re: Villarreal Mixed Use

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

The schedule of interim and permanent soil stabilization will be as follows:

1. Interim/permanent stabilization will be performed on denuded and/or disturbed areas within 14 days after temporary (21 days) or permanent cessation of construction activities.
2. Permanent stabilization will be done with the completion of the infrastructure construction and with the completion of the construction of the main building structure.

Refer to ATTACHMENT C in the TEMPORARY STORMWATER SECTION for a schedule summary.

The soil stabilization practices for this project may include: establishment of temporary vegetation, establishment of permanent vegetation, mulching, protection of trees, and preservation of mature vegetation. Use of drought resistant wildflowers should be considered as a supplement to existing vegetation in appropriate areas.

The primary practice will be the establishment of vegetation and the protection of existing vegetation including trees. Seeding and/or sod will be done in areas ready for final landscaping, areas to final grade, and in areas that are otherwise practicable. Areas where final grading is not complete will either be revegetated or allowed to re-vegetate naturally. Blankets and matting along with mulch may be used to aid in the establishment of vegetation and/or provide erosion stops.

The Edwards Aquifer Technical Guidance Manual (RG-348, 2005); Section 1.2, General Guidelines recommends the following practice for soil stabilization in periods of drought or when vegetation cannot be established.

“During times of year when vegetation cannot be established, soil mulching should be applied to moderate slopes and soils that are not highly erodible. On steep slopes or highly erodible soils, multiple mulching treatments should be used. Interlocking ceramic materials, filter fabric, and netting are available for this purpose.”

“Because of the hardy drought-resistant nature of wildflowers, they may be more beneficial as an erosion control practice than turf grass. While not as dense as turfgrass wildflower thatches and associated grasses are expected to be as effective in erosion control and contaminant absorption. Because thatches of wildflowers do not need fertilizers, pesticides, or herbicides, and the need for watering is minimal, implementation of this practice may result in cost savings. A wildflower

stand requires several years to become established; however, maintenance requirements are minimal once the area is established.”

The recommended soil stabilization practices are derived from the Edwards Aquifer Technical Guidance

Manual (RG-348, 2005); Section 1.2, General Guidelines, Section 1.3, Temporary Erosion Control

BMPs, Section 1.4, Temporary Sediment Control BMPs, and Section 2.5, Landscaping and Vegetative Practices. More detailed guidance is contained within the sections referenced.

Please contact me with any questions or comments you may have on this project narrative for Villarreal Promotions LLC.

Sincerely,



Paul Martin, PE
Principal Engineer



Agent Authorization Form

TCEQ-0599

Agent Authorization Form
For Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

I Roger Villarreal _____
Print Name

Owner

Title - Owner/President/Other

of Villarreal Promotions _____

Corporation/Partnership/Entity Name

have authorized PAUL H. MARTIN, P.E. _____
Print Name of Agent/Engineer

of Martin & Wain, LLC _____
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

[Signature]
Applicant's Signature

5-15-24
Date

THE STATE OF TEXAS §

County of Williamson §

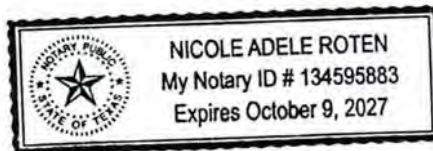
BEFORE ME, the undersigned authority, on this day personally appeared Rogelio Villarreal known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 15 day of May, 24.

[Signature]
NOTARY PUBLIC

Nicole Roten
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 10/9/2027



Application Fee Form

TCEQ-0574

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Villarreal Mixed Use

Regulated Entity Location: 109 N. Sheppard Round Rock Tx. 78664

Name of Customer: Villarreal Promotions LLC

Contact Person: Martin, Paul

Phone: 512-368-4088

Customer Reference Number (if issued): CN _____

Regulated Entity Reference Number (if issued): RN _____

Austin Regional Office (3373)

☐ Hays

☐ Travis

☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment.** This payment is being submitted to:

☒ Austin Regional Office

☐ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone

☐ Contributing Zone

☐ Transition Zone

| Type of Plan | Size | Fee Due |
|--|-----------|-----------|
| Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling | N/A Acres | \$ 0 |
| Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks | N/A Acres | \$ 0 |
| Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential | N/A Acres | \$ 0 |
| Sewage Collection System | 0 L.F. | \$ 0 |
| Lift Stations without sewer lines | N/A Acres | \$ 0 |
| Underground or Aboveground Storage Tank Facility | N/A Tanks | \$ 0 |
| Piping System(s)(only) | N/A Each | \$ 0 |
| Exception | 1 Each | \$ 500.00 |
| Extension of Time | N/A Each | \$ 0 |

Signature: Paul Martin

Date: 10/19/2024

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

| <i>Project</i> | <i>Project Area in Acres</i> | <i>Fee</i> |
|---|-------------------------------------|-------------------|
| One Single Family Residential Dwelling | < 5 | \$650 |
| Multiple Single Family Residential and Parks | < 5 | \$1,500 |
| | 5 < 10 | \$3,000 |
| | 10 < 40 | \$4,000 |
| | 40 < 100 | \$6,500 |
| | 100 < 500 | \$8,000 |
| | ≥ 500 | \$10,000 |
| Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur) | < 1 | \$3,000 |
| | 1 < 5 | \$4,000 |
| | 5 < 10 | \$5,000 |
| | 10 < 40 | \$6,500 |
| | 40 < 100 | \$8,000 |
| | ≥ 100 | \$10,000 |

Organized Sewage Collection Systems and Modifications

| <i>Project</i> | <i>Cost per Linear Foot</i> | <i>Minimum Fee- Maximum Fee</i> |
|---------------------------|------------------------------------|--|
| Sewage Collection Systems | \$0.50 | \$650 - \$6,500 |

Underground and Aboveground Storage Tank System Facility Plans and Modifications

| <i>Project</i> | <i>Cost per Tank or Piping System</i> | <i>Minimum Fee- Maximum Fee</i> |
|---|--|--|
| Underground and Aboveground Storage Tank Facility | \$650 | \$650 - \$6,500 |

Exception Requests

| <i>Project</i> | <i>Fee</i> |
|-----------------------|-------------------|
| Exception Request | \$500 |

Extension of Time Requests

| <i>Project</i> | <i>Fee</i> |
|---------------------------|-------------------|
| Extension of Time Request | \$150 |

TCEQ Core Data Form

TCEQ-10400



TCEQ Core Data Form

For detailed instructions on completing this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

| | | |
|--|---|---|
| 1. Reason for Submission (If other is checked please describe in space provided.) | | |
| <input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.) | | |
| <input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form) | | <input type="checkbox"/> Other |
| 2. Customer Reference Number (if issued) | Follow this link to search for CN or RN numbers in Central Registry** | 3. Regulated Entity Reference Number (if issued) |
| CN | | RN |

SECTION II: Customer Information

| | | | | | |
|---|--|--|--|---|--|
| 4. General Customer Information | | 5. Effective Date for Customer Information Updates (mm/dd/yyyy) | | 6/8/2015 | |
| <input checked="" type="checkbox"/> New Customer | | <input type="checkbox"/> Update to Customer Information | | <input type="checkbox"/> Change in Regulated Entity Ownership | |
| <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts) | | | | | |
| <i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i> | | | | | |
| 6. Customer Legal Name (If an individual, print last name first: eg: Doe, John) | | | | <i>If new Customer, enter previous Customer below:</i> | |
| Villarreal Promotions LLC | | | | Sanchez, Vincent | |
| 7. TX SOS/CPA Filing Number | | 8. TX State Tax ID (11 digits) | | 9. Federal Tax ID (9 digits) | |
| 802225609 | | 32057410188 | | 474210595 | |
| 10. DUNS Number (if applicable) | | | | | |
| 11. Type of Customer: | | <input type="checkbox"/> Corporation | | <input type="checkbox"/> Individual | |
| Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited | | <input type="checkbox"/> Sole Proprietorship | | <input type="checkbox"/> Other: | |
| Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other | | | | | |
| 12. Number of Employees | | | | 13. Independently Owned and Operated? | |
| <input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher | | | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| 14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following | | | | | |
| <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: | | | | | |
| <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant | | | | | |
| 15. Mailing Address: | | | | | |
| 1010 Apache Oaks Dr. | | | | | |
| City | | Round Rock | | State TX | |
| ZIP | | 78665 | | ZIP + 4 | |
| 16. Country Mailing Information (if outside USA) | | | | 17. E-Mail Address (if applicable) | |
| | | | | limiteddrywall@hotmail.com | |
| 18. Telephone Number | | 19. Extension or Code | | 20. Fax Number (if applicable) | |
| (512) 844-3817 | | | | () - | |

SECTION III: Regulated Entity Information

| | |
|---|--|
| 21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.) | |
| <input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information | |
| <i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i> | |
| 22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.) | |
| Villarreal Mixed Use | |

| | | | | | | | | |
|---|------------------------|------------|-------|----|-----|-------|---------|--|
| 23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i> | 109 North Sheppard St. | | | | | | | |
| | City | Round Rock | State | TX | ZIP | 78664 | ZIP + 4 | |
| 24. County | Williamson | | | | | | | |

If no Street Address is provided, fields 25-28 are required.

| | | | | | | | | |
|--|----------------------------|--------------------------------------|---------------------------------------|---|------------------|---|---------|--|
| 25. Description to Physical Location: | | | | | | | | |
| 26. Nearest City | State | | | | Nearest ZIP Code | | | |
| <i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i> | | | | | | | | |
| 27. Latitude (N) In Decimal: | | | | 28. Longitude (W) In Decimal: | | | | |
| Degrees | Minutes | Seconds | Degrees | Minutes | Seconds | | | |
| 29. Primary SIC Code (4 digits) | | 30. Secondary SIC Code (4 digits) | | 31. Primary NAICS Code (5 or 6 digits) | | 32. Secondary NAICS Code (5 or 6 digits) | | |
| 5813 | | | | 72410 | | | | |
| 33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i> | | | | | | | | |
| Night Club/Offices | | | | | | | | |
| 34. Mailing Address: | 109 N. SHEPPARD STREET | | | | | | | |
| | City | ROUND ROCK | State | TX | ZIP | 78664 | ZIP + 4 | |
| 35. E-Mail Address: | limiteddrywall@hotmail.com | | | | | | | |
| 36. Telephone Number | 37. Extension or Code | | 38. Fax Number <i>(if applicable)</i> | | | | | |
| (512) 844-3817 | | | () - | | | | | |

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

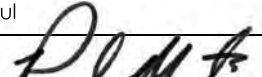
| | | | | |
|--|--|---|--|---|
| <input type="checkbox"/> Dam Safety | <input type="checkbox"/> Districts | <input checked="" type="checkbox"/> Edwards Aquifer | <input type="checkbox"/> Emissions Inventory Air | <input type="checkbox"/> Industrial Hazardous Waste |
| | | COM24-00072 | | |
| <input type="checkbox"/> Municipal Solid Waste | <input type="checkbox"/> New Source Review Air | <input type="checkbox"/> OSSF | <input type="checkbox"/> Petroleum Storage Tank | <input type="checkbox"/> PWS |
| | | | | |
| <input type="checkbox"/> Sludge | <input type="checkbox"/> Storm Water | <input type="checkbox"/> Title V Air | <input type="checkbox"/> Tires | <input type="checkbox"/> Used Oil |
| | | | | |
| <input type="checkbox"/> Voluntary Cleanup | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Wastewater Agriculture | <input type="checkbox"/> Water Rights | <input type="checkbox"/> Other: |
| | | | | |

SECTION IV: Preparer Information

| | | | |
|----------------------|---------------|----------------|-----------------------------|
| 40. Name: | Martin, Paul | 41. Title: | Authorized Agent |
| 42. Telephone Number | 43. Ext./Code | 44. Fax Number | 45. E-Mail Address |
| (512) 368-4088 | | () - | pmartin@martinandwallin.com |

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

| | | | |
|--------------------------|---|------------|---------------------------|
| Company: | Martin and Wallin LLC | Job Title: | Engineer/Authorized Agent |
| Name <i>(In Print)</i> : | Martin, Paul | Phone: | (512) 368- 4088 |
| Signature: |  | Date: | 10/10/2024 |