Contributing Zone Plan

Northgate Ranch Phase 2 Section 3

Longhorn Lot Addition

Prepared for: Phau-Lariat 108, LLC

Prepared by: BGE, Inc.

TBPE Registered Firm #: 1046

Texas Commission on Environmental Quality

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 if not withdrawn the application will be denied and 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 to you:

- You can withdraw your application, and your fees will be refunded or credited for a resubmittal.
- 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 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 effected 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: Northgate Ranch Phase 2 Section 3 Longhorn Lot Addition						**2. Regulated Entity No.:**			
3. Customer Name: PHAU-Lariat 108, LLC						**4. Customer No.: CN606040061**			
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):**		1.47	
9. Application Fee:	$1,500		**10. Permanent BMP(s):**			Vegetative Filter Strip			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
13. County:	Williamson		**14. Watershed:**			North Fork San Gabriel River			

Application Distribution

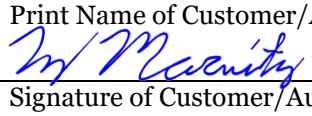
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which 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.)	___	___	_X_
Region (1 req.)	___	___	_X_
County(ies)	___	____	_X_
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___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. Ty Marwitz, P.E.
Print Name of Customer/Authorized Agent
 02/27/2025 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):	

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), 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 **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Ty Marwitz, P.E.

Date:

Signature of Customer/Agent:

Regulated Entity Name: Northgate Ranch Phase 2 Section 3 Longhorn Lot Addition

Project Information

1. County: Williamson
2. Stream Basin: North Fork San Gabriel
3. Groundwater Conservation District (if applicable): None
4. Customer (Applicant):

   Contact Person: Nick McIntyre
   Entity: PHAU-Lariat 108, LLC
   Mailing Address: 1921 West State Highway 46
   City, State: New Braunfels, TX Zip: 78132
   Telephone: (210) 580 - 8598 Fax: _____
   Email Address: Nick.McIntyre@perryhomes.com

5. Agent/Representative (If any):

   Contact Person: Ty Marwitz, P.E.
   Entity: BGE, Inc.
   Mailing Address: 101 West Louis Henna Blvd. Suite 400
   City, State: Austin, TX Zip: 78728
   Telephone: 512-879-4813 Fax: _____
   Email Address: tmarwitz@bgeinc.com

6. Project Location:

   ☐ The project site is located inside the city limits of _____.
   ☐ 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.

7. ☒ The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

   Approximately 2.5 miles north on CR 214 from Hwy 29 Intersection in Liberty Hill

8. ☒ **Attachment A - Road Map**. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

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

   ☒ Project site boundaries.
   ☒ USGS Quadrangle Name(s).

10. ☒ **Attachment C - Project Narrative**. A detailed narrative description of the proposed project is attached. 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

11. 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/Not cleared)
☐ Other: _____

12. The type of project is:

☒ Residential: # of Lots: 5
☐ Residential: # of Living Unit Equivalents: _____
☐ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 1.47 Acres

Total disturbed area: 1.47 Acres

14. Estimated projected population: 18

15. The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	17,500	÷ 43,560 =	0.40
Parking	0	÷ 43,560 =	0
Other paved surfaces	0	÷ 43,560 =	0
Total Impervious Cover	17,500	÷ 43,560 =	0.40

Total Impervious Cover 17,500 sf **÷ Total Acreage** 1.47 **X 100 =** 27.33**% Impervious Cover**

16. ☒ **Attachment D - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

17. ☐ Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

Complete questions 18 - 23 if this application is exclusively for a road project.

☒ N/A

18. Type of project:

- ☐ TXDOT road project.
- ☐ County road or roads built to county specifications.
- ☐ City thoroughfare or roads to be dedicated to a municipality.
- ☐ Street or road providing access to private driveways.

19. Type of pavement or road surface to be used:

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

20. Right of Way (R.O.W.):

Length of R.O.W.: _____ feet.
Width of R.O.W.: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

21. Pavement Area:

Length of pavement area: _____ feet.
Width of pavement area: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.
Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

22. ☐ A rest stop will be included in this project.

☐ A rest stop will not be included in this project.

23. ☐ Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

Stormwater to be generated by the Proposed Project

24. ☒ **Attachment E - Volume and Character of Stormwater**. A detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff quality and quantity are based on area and type of impervious cover. Include the runoff coefficient of the site for both pre-construction and post-construction conditions.

Wastewater to be generated by the Proposed Project

25. ☐ Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

☒ N/A

26. Wastewater will be disposed of by:

☐ On-Site Sewage Facility (OSSF/Septic Tank):

☐ **Attachment F - Suitability Letter from Authorized Agent**. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.

☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the Northgate Ranch Phase 1 WWTP (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

28. ☐ The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than

one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

☐ **Attachment G - Alternative Secondary Containment Methods**. Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are attached.

29. Inside dimensions and capacity of containment structure(s):

Table 3 - Secondary Containment

Length (L)(Ft.)	*Width(W)(Ft.)*	*Height (H)(Ft.)*	*L x W x H = (Ft3)*	*Gallons*

Total: _____ Gallons

30. Piping:

☐ All piping, hoses, and dispensers will be located inside the containment structure.
☐ Some of the piping to dispensers or equipment will extend outside the containment structure.
☐ The piping will be aboveground
☐ The piping will be underground

31. ☐ The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of: _____.

32. ☐ **Attachment H - AST Containment Structure Drawings**. A scaled drawing of the containment structure is attached that shows the following:

☐ Interior dimensions (length, width, depth and wall and floor thickness).
☐ Internal drainage to a point convenient for the collection of any spillage.
☐ Tanks clearly labeled
☐ Piping clearly labeled
☐ Dispenser clearly labeled

33. ☐ Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

☐ In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.

☐ In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

Items 34 - 46 must be included on the Site Plan.

34. ☒ The Site Plan must have a minimum scale of 1" = 400'.

    Site Plan Scale: 1" = 100'.

35. 100-year floodplain boundaries:

    ☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

    ☒ No part of the project site is located within the 100-year floodplain.

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): 48491C0235F, Revised December 20, 2019.

36. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

    ☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.

38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

39. ☒ Areas of soil disturbance and areas which will not be disturbed.

40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

41. ☒ Locations where soil stabilization practices are expected to occur.

42. ☒ Surface waters (including wetlands).

    ☐ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

    ☒ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.

☒ Permanent aboveground storage tank facilities will not be located on this site.

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

Practices and measures that will be used during and after construction is completed.

47. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

☐ N/A

48. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.

☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.

☐ N/A

49. ☒ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.

☐ N/A

50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.

☒ The site will be used for low density single-family residential development but has more than 20% impervious cover.

☐ The site will not be used for low density single-family residential development.

51. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

    ☐ **Attachment I - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
    ☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
    ☒ The site will not be used for multi-family residential developments, schools, or small business sites.

52. ☒ **Attachment J - BMPs for Upgradient Stormwater**.

    ☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
    ☒ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
    ☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

53. ☒ **Attachment K - BMPs for On-site Stormwater**.

    ☒ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
    ☐ Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

54. ☒ **Attachment L - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

    ☐ N/A

55. ☒ **Attachment M - Construction Plans**. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

56. ☒ **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan**. A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

☒ Prepared and certified by the engineer designing the permanent BMPs and measures
☒ Signed by the owner or responsible party
☒ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
☒ Contains a discussion of record keeping procedures

☐ N/A

57. ☐ **Attachment O - Pilot-Scale Field Testing Plan**. Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

☒ N/A

58. ☒ **Attachment P - Measures for Minimizing Surface Stream Contamination**. A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.

☐ N/A

Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

59. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

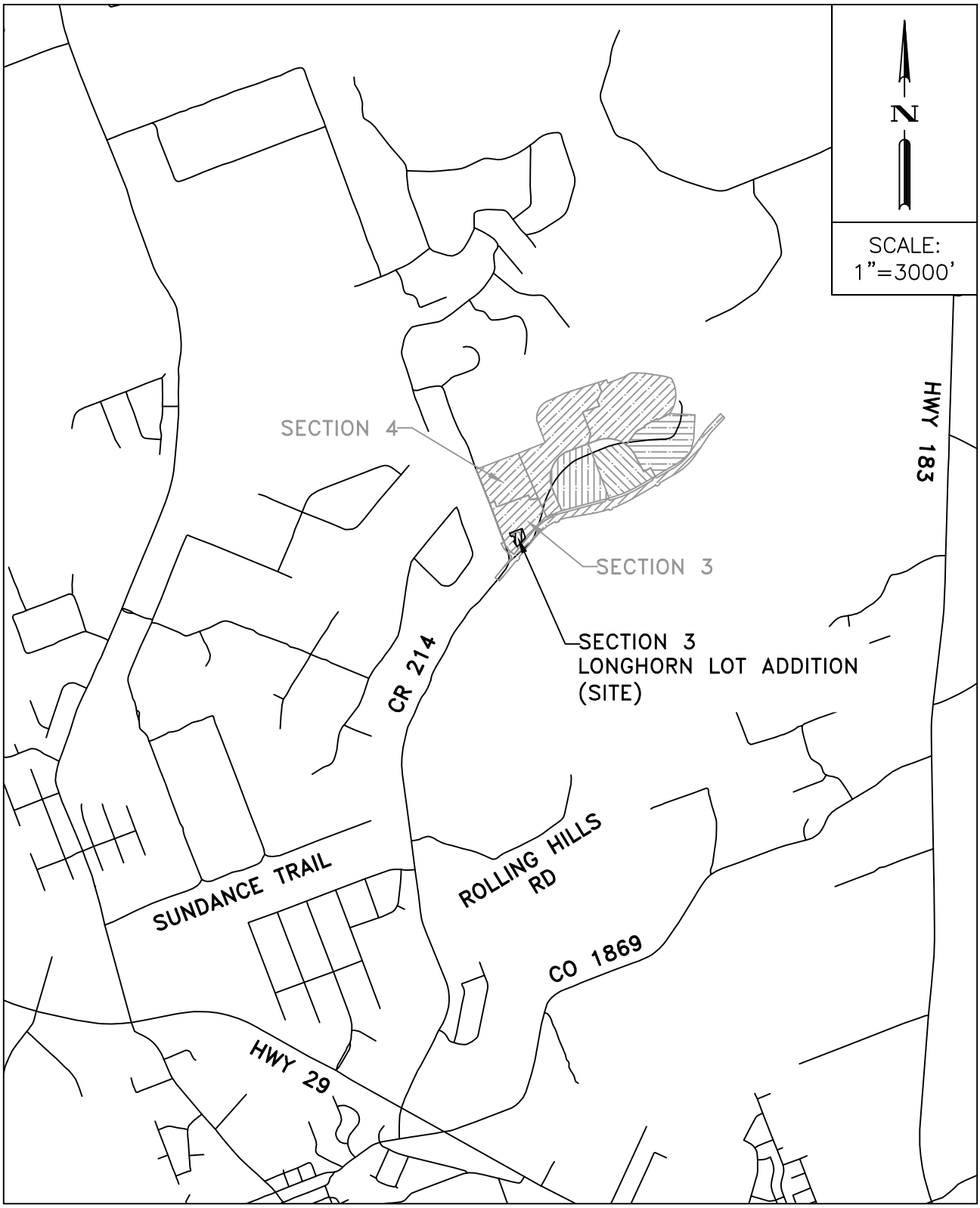
Administrative Information

61. ☒ 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.

62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

63. ☐ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.

☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.



NORTHGATE RANCH PHASE 2 SECTION 3 LONGHORN LOT ADDITION

ATTACHMENT A - ROAD MAP

BROWN & GAY ENGINEERS, INC.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728 TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

LIBERTY HILL QUADRANGLE
TEXAS
7.5-MINUTE SERIES

Northgate Ranch Phase 2 Section 4

Northgate Ranch Phase 2 Section 3

Northgate Ranch Phase 2 Section 3 Longhorn Lot Addition

Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 14R
10 000-foot ticks: Texas Coordinate System of 1983 (central zone)

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, July 2014
Roads..... U.S. Census Bureau, 2014 - 2015
Names.....GNIS, 2015
Hydrography.....National Hydrography Dataset, 2014
Contours.....National Elevation Dataset, 2004
Boundaries.....Multiple sources; see metadata file 1972 - 2015

Wetlands.....FWS National Wetlands Inventory 1977 - 2014

UTM GRID AND 2016 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
NV PV
NU PU
Grid Zone Designation
14R

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.19

QUADRANGLE LOCATION

ADJOINING QUADRANGLES
1 Joppa
2 Mahomet
3 Florence
4 Bertram
5 Leander NE
6 Travis Peak
7 Nameless
8 Leander

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

LIBERTY HILL, TX
2016

NSN. 7643016397012
NGA REF NO. USGSX24K25631

Attachment C – Project Narrative

This Northgate Ranch Phase 2 Section 3 Longhorn Lot Addition is a 1.47-acre tract made up of Williamson County Appraisal District parcels R663746 and R663745. Located east of San Gabriel Ranch Road and south of County Road 214 in Williamson County, the proposed development will convert the cleared undeveloped site into 5 single-family residential lots.

The 5 individual residential lots on the project will create approximately 0.40 acres of impervious cover, which is approximately 27.33% of the total site acreage.

There will be one permanent BMP proposed for the project: one vegetative filter strip. The proposed 1.47 acres containing 0.40 acres of impervious cover, which dictates a required removal of 350 lbs. of TSS. This proposed BMP provides sufficient treatment to satisfy all TSS load removal requirements related to the proposed modification.

The Northgate Ranch Phase 2 Section 3 Longhorn Lot addition is located within the Edward's Aquifer Contributing Zone. It is not located within the FEMA 100-yr Floodplain in accordance with Flood Insurance Rate Map (FIRM) Panel No. 48491C0235F, effective date December 20, 2019. Additionally, an engineered floodplain per a study by BGE in May 2021 is shown on all applicable plan sheets.

Attachment D – Factors Affecting Surface Water Quality

Multiple factors have the potential of affecting surface water quality during construction. These include: oil, grease, gas, transmission fluids, and/or other vehicular fluids, as well as shifts in sediment that will occur during excavation and fill operations. Upon completion of construction, normal traffic on the site could be responsible for many of these same pollutants, as well as everyday activities, such as car washing and lawn watering.

Attachment E – Volume and Character of Stormwater

The 5 additional lots will be treated by a vegetative filter strip. The total drainage area accounted for is 1.47 acres. The portion being treated by VFS has an area of 1.47 acres and includes 0.40 acres of impervious cover.

The overall proposed water quality drainage area map and water quality calculations are included in the construction plans included with this submittal (PROPOSED HYDROLOGY AND WATER QUALITY PLAN, TSS REMOVAL CALCULATIONS).

Attachment F – Suitability Letter from Authorized Agent

Not applicable to this project.

Attachment G – Alternative Secondary Containment Methods

Not applicable to this project.

Attachment H – AST Containment Structure Drawings

Not applicable to this project.

Attachment I – 20% or Less Impervious Cover Declaration

Not applicable to this project.

Attachment J – BMPs for Upgradient Stormwater

No surface water, groundwater, or stormwater originates upgradient and flows across the 1.47 Ac Longhorn Lot addition site.

Attachment K – BMPs for On-Site Stormwater

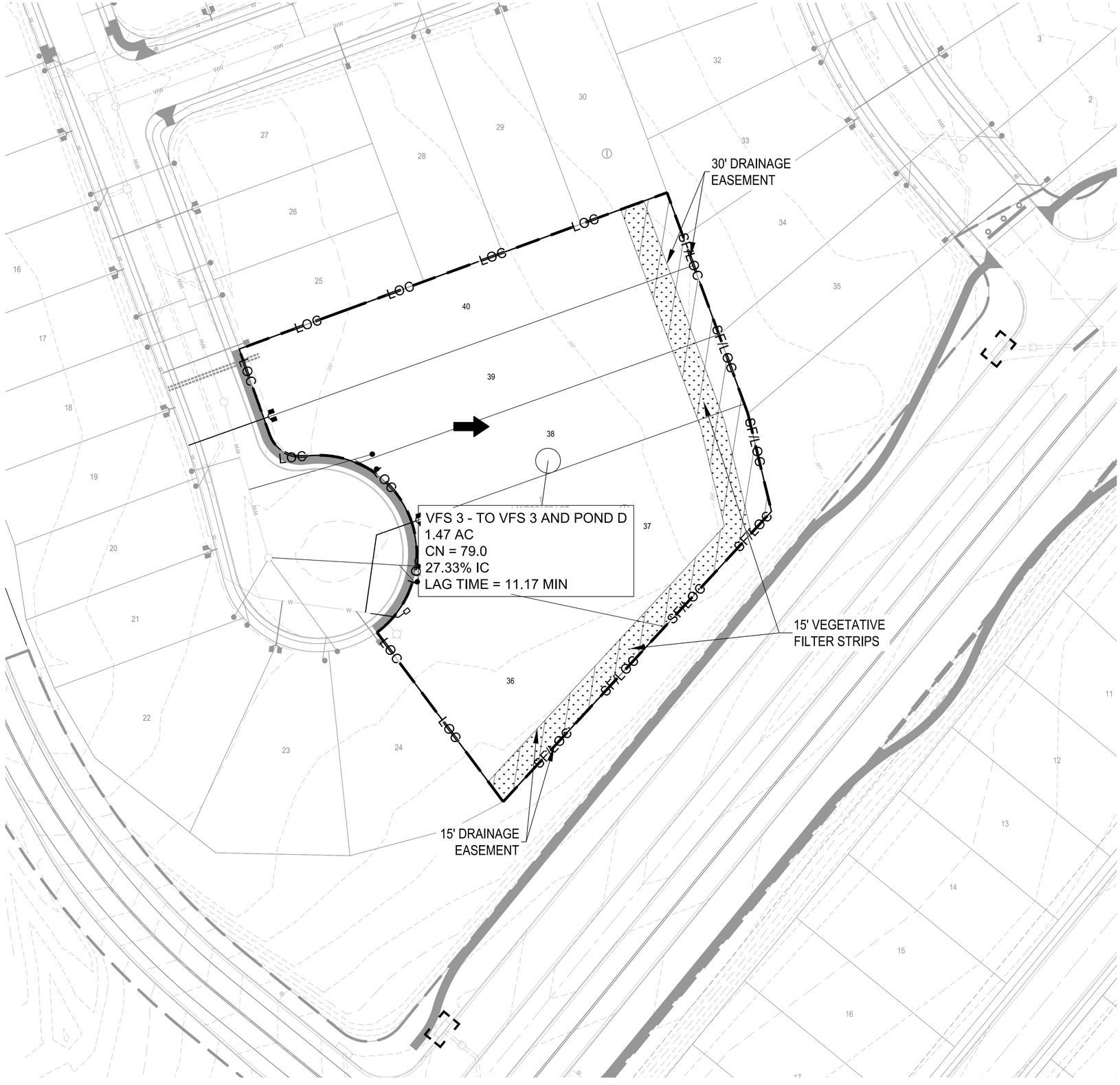
On-site stormwater will be treated by a vegetative filter strip VFS 3. The locations and calculations for this BMP can be seen in the attached construction plans (PROPOSED HYDROLOGY AND WATER QUALITY PLAN and TSS REMOVAL CALCULATIONS).

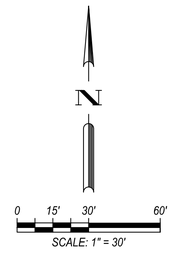
Attachment L – BMPs for Surface Streams

No BMPs are proposed specifically for surface streams. Proposed on-site BMPs and drainage systems are designed to maintain existing flow patterns.

Attachment M – Construction Plans

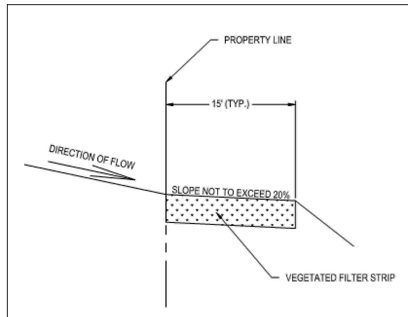
Please see attached construction plans for the proposed vegetative filter strips.





LEGEND

- PROPERTY BOUNDARY
- EX MAJOR ELEV. CONTOUR
- EX MINOR ELEV. CONTOUR
- DRAINAGE AREA BOUNDARY
- LAG TIME FLOW PATH
- SF/LOC — SILT FENCE / LIMITS OF CONSTRUCTION
- LOC — LIMITS OF CONSTRUCTION
- DIRECTION OF FLOW
- INLET PROTECTION



ENGINEERED VEGETATED FILTER STRIP DETAIL (TYP.)
N.T.S.

V.F.S. NOTES (TCEQ RG348)

1. THE FILTER STRIP SHOULD EXTEND ALONG THE ENTIRE LENGTH OF THE CONTRIBUTING AREA AND THE SLOPE SHOULD NOT EXCEED 20%. THE MINIMUM DIMENSION OF THE FILTER STRIP (IN THE DIRECTION OF FLOW) SHOULD BE NO LESS THAN 15 FEET. THE MAXIMUM WIDTH (IN THE DIRECTION OF FLOW) OF THE CONTRIBUTING IMPERVIOUS AREA SHOULD NOT EXCEED 72 FEET. FOR ROADWAYS WITH A VEGETATED STRIP ALONG BOTH SIDES THE TOTAL WIDTH OF THE ROADWAY SHOULD NOT EXCEED 144 FEET (I.E., 72 FEET DRAINING TO EACH SIDE).
2. THE MINIMUM VEGETATED COVER FOR ENGINEERED STRIPS IS 80%.
3. THE AREA CONTRIBUTING RUNOFF TO A FILTER STRIP SHOULD BE RELATIVELY FLAT SO THAT THE RUNOFF IS DISTRIBUTED EVENLY TO THE VEGETATED AREA WITHOUT THE USE OF A LEVEL SPREADER.
4. THE AREA TO BE USED FOR THE STRIP SHOULD BE FREE OF GULLIES OR RILLS THAT CAN CONCENTRATE OVERLAND FLOW (SCHUELER, 1987).
5. THE TOP EDGE OF THE FILTER STRIP ALONG THE PAVEMENT WILL BE DESIGNED TO AVOID THE SITUATION WHERE RUNOFF WOULD TRAVEL ALONG THE TOP OF THE FILTER STRIP, RATHER THAN THROUGH IT.
6. TOP EDGE OF THE FILTER STRIP SHOULD BE LEVEL, OTHERWISE RUNOFF WILL TEND TO FORM A CHANNEL IN THE LOW SPOT. A LEVEL SPREADER SHOULD NOT BE USED TO DISTRIBUTE RUNOFF TO AN ENGINEERED FILTER STRIP.
7. FILTER STRIPS SHOULD BE LANDSCAPED AFTER OTHER PORTIONS OF THE PROJECT ARE COMPLETED.

	APR
	DATE
	DESCRIPTION
◁	REV

DESIGNED BY: TDM
REVIEWED BY: JAY
DRAWN BY: LCG

BGE, INC.
101 W. Louis Henna Blvd., Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

NORTHGATE RANCH PHASE 2 SECTIONS 3 & 4
WILLIAMSON COUNTY, TEXAS

PROPOSED HYDROLOGY AND WATER QUALITY AND EROSION PLAN

2/26/2025

STATE OF TEXAS
JOSEPH A. YAKLIN
97869
LICENSED PROFESSIONAL ENGINEER

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
- $L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
- A_N = Net increase in impervious area for the project
- P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Williamson	
Total project area included in plan * =	1.47	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	0.40	acres
Total post-development impervious cover fraction * =	0.2733	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	350	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 1

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = VFS 3

Total drainage basin/outfall area =	1.47	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.40	acres
Post-development impervious fraction within drainage basin/outfall area =	0.27	
$L_{M\ THIS\ BASIN}$ =	350	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Vegetated Filter Strips	
Removal efficiency =	85	percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:
- A_C = Total On-Site drainage area in the BMP catchment area
- A_I = Impervious area proposed in the BMP catchment area
- A_P = Pervious area remaining in the BMP catchment area
- L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	1.47	acres
A_I =	0.40	acres
A_P =	1.07	acres
L_R =	394	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ =	394	lbs.
F =	1.00	

\\bgeinc\data\TX\Projects\Randolph Todd Co\94407-00-Northgate_Ph2_Sec3-4\LD\01_CADD\Longhorn Lot Addition\01_Shts\94407-00-C-WQ PLAN.dwg Layout: TSS REMOVAL CALCULATIONS (VFS) Plotted: 2/24/2025 10:24:08 AM

REV	DESCRIPTION	DATE	APR

DESIGNED BY: TDM
REVIEWED BY: JAY
DRAWN BY: LCG

BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

NORTHGATE RANCH PHASE 2 SECTIONS 3 & 4
WILLIAMSON COUNTY, TEXAS

TSS REMOVAL CALCULATIONS

2/26/2025

STATE OF TEXAS
JOSEPH A. YAKLIN
107869
LICENSED PROFESSIONAL ENGINEER

Attachment N – Inspection, Maintenance, Repair, and Retrofit Plan

Vegetated Filter Strips:

Inspection of the VFS for erosion and damage to vegetation should occur at least twice per year; additional inspection periods, however, should occur after heavy rainfall. The BMPs should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. If areas are found that have bare spots or that need restoration, those areas should be replanted to meet the TCEQ requirements.

Inspections for debris and litter removal should be performed twice per year, at the minimum. Routine periodic checks are preferred. The filter strips should be kept free of obstructions and debris to allow for proper usage and minimal blockage. Additionally, monitoring to ensure channels and preferential flow paths have not developed should be conducted during routine inspection.

Grass areas in and around basins must be mowed at least four times a year to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing is performed, a mulching mower should be used, or grass clippings should be caught and removed. Regular mowing should also include weed control practices; herbicide usage, however, should be kept to a minimum.

*All inspection and maintenance records must be kept at the office of the operator for the previous three years.

An amended copy of this document will be provided to the TCEQ within thirty (30) days of any changes in the following information.

Responsible Party:	Nick McIntyre – PHAU-Lariat 108, LLC
Mailing Address:	1921 West State Highway 46
City, State, Zip:	New Braunfels, TX 78132
Telephone:	(210) 580-8598

(Signature of Responsible Party)

Agent/Engineer: Ty Marwitz, P.E. – BGE, Inc.

Mailing Address: 101 W Louis Henna Blvd, Suite 400

City, state, Zip: Austin, Texas 78728

Telephone: (512) 879-4813

(Signature of Agent/Engineer)

Attachment O – Pilot-Scale Field Testing Plan

Not applicable to this project.

Attachment P – Measures for Minimizing Surface Stream Contamination

The site will be stabilized using silt fence. All silt fence will be installed prior to construction and will be removed after construction has been completed. These methods will minimize any increases in erosion caused by construction. Additionally, the proposed permanent BMPs will treat any stormwater passing through the site prior to that stormwater's returning to existing drainage patterns and eventually flowing to surface streams.

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: Ty Marwitz, P.E.

Date: 02/27/2025

Signature of Customer/Agent:

Regulated Entity Name: Northgate Ranch Phase 2 Section 3 Longhorn Lot Addition

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: Three unnamed tributaries of the North Fork San Gabriel River

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.

Attachment A – Spill Response Action

No spills of hydrocarbons or hazardous substances are expected. However, in the event that such an incidence does occur, the contractor should carefully follow the following TCEQ guidelines:

Cleanup:

1. Clean up leaks and spill immediately.
2. Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If he spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
3. Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly.

Minor Spills:

1. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
2. Use absorbent materials on small spills rather than hosing down or burying the spill.
3. Absorbent materials should be promptly removed and disposed of properly.
4. Follow the practice below for a minor spill:
    - Contain the spread of the spill.
    - Recover spilled materials.
    - Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills:

Semi-significant spills can still be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities. Spills should be cleaned up immediately, using the following practices:

1. Contain spread of the spill.
2. Notify the project foreman immediately.
3. If the spill occurs on paved or impermeable surfaces, clean up using “dry” methods (absorbent materials, cat litter, and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
4. If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
5. If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills:

For highly toxic materials, the Reportable Quantity (RQ) > 25 gallons. For petroleum/hydrocarbon liquids, RQ > 250 gallons (on land) or any amount which creates a "sheen" on water. Only certified Haz-Mat teams will be responsible for handling the material at the site.

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site. Additionally, in the event of a hazardous material spill, local Williamson County and/or city of Liberty Hill police, fire, and potentially EMS should be contacted in order to initiate the hazardous material response team.
2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 191, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3. Notification should first be made by telephone and followed up with a written report of which one copy is to be kept on-site in the report binder and one copy is to be provided to the TCEQ.
4. The services of a spill contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sherriff's Office, Fire Department, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: http://www.tceq.state.tx.us/response/spills.html

Attachment B – Potential Sources of Contamination

No particular activity or process during construction of the project is anticipated to present a significant risk of being a potential source of contamination. However, during regular construction operations, several common and minor risks of contamination are anticipated. Should any unforeseen mishaps occur during construction, the contractor shall follow the guidelines set forth in "Attachment A – Spill Response Plan".

Potential sources of sediment to stormwater runoff:

- Clearing and grubbing
- Grading and excavation
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping

Potential pollutants and sources, other than sediment, to stormwater runoff:

- Combined Staging Area – small fueling, minor equipment maintenance, sanitary facility.
- Materials Storage Area – solvents, adhesives, paving materials, aggregates, trash, etc.
- Construction Activities – paving, concrete pouring
- Concrete washout areas

Potential on-site pollutants:

- Fertilizer
- Concrete
- Glue, adhesives
- Gasoline, diesel fuel, hydraulic fluids, antifreeze
- Sanitary toilets

Attachment C – Sequence of Major Activities

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved subdivision construction plans and in accordance with the stormwater pollution prevention plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures.

2. The environmental project manager, and/or site supervisor, and/or designated responsible party, and the general contractor will follow the storm water pollution prevention plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with city inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion and sedimentation plan.

3. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the storm water pollution prevention plan (SWPPP) posted on the site.

4. A sequence of major construction activities, as well as an estimated area of disturbance for each, is listed below:

    I. Clearing and grubbing – 1.47 acres
    II. Re-vegetation – 1.47 acre

5. Upon completion of construction and re-vegetation, the design engineer shall submit an engineer's letter of concurrence to the City of Liberty Hill indicating that construction, including re-vegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate city inspector.

6. After construction is complete and all disturbed areas have been re-vegetated per plan to at least 90 percent established, remove the temporary erosion and sedimentation controls and complete any necessary final re-vegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation of the permanent BMPs.

Attachment D – Temporary Best Management Practices and Measures

Prior to the commencement of any construction activity, the contractor shall install silt fence, construction entrances, and inlet protection, per the Erosion and Sedimentation Control Plan. All temporary BMPs are to be installed per TCEQ and local requirements.

As surface water flows from and through disturbed areas, the proposed temporary BMPs will prevent pollution by filtering the increased sediment loads and other pollutant sources (listed in "Attachment B – Potential Sources of Contamination") prior to any runoff leaving the site. As shown in the attached site plan, silt fence will be utilized downstream of any grading and construction activities to remove debris and sediment from run-off in the area (activities here will primarily involve site grading and clearing). Inlet protection will prevent sediment laden runoff from entering the storm sewer system during construction. Concrete washout basins will contain pollutants discharged when concrete trucks are washed out, and stabilized construction entrances will prevent the transport of sediment off-site.

In using the aforementioned treatment methods and maintaining natural drainage patterns downgradient of the proposed site, any flow to naturally occurring sensitive features, both known and unknown, will be maintained.

Attachment E – Request to Temporarily Seal a Feature

Not applicable to this project.

Attachment F – Structural Practices

The following temporary BMP structural practices will be employed on the site:

A. Silt Fence – Used for sediment filtration along the downslope perimeter of portions of the project, as well as to prevent runoff from storage of excavated materials during utility construction. The fence retains sediment primarily by retarding flow and promoting deposition of sediment on the uphill side of the slope. Runoff is filtered as it passes through the geotextile.

B. Inlet Protection – To be provided around all proposed storm sewer inlets during construction. Locations are indicated on attached site plan. The measures will trap and settle out sediment and debris prior to runoff entering the proposed storm sewer system.

C. Construction Entrance – Stone pads will be constructed at entrances and exits to the project to prevent off-site transport of sediment by construction vehicles. The pads are a minimum of 50’ long and 8” deep. They will be graded to prevent runoff from leaving the site.

Attachment G – Drainage Area Map

Existing and proposed drainage area maps are shown in Contributing Zone Plan Attachment M.

Attachment H – Temporary Sediment Pond(s) Plans and Calculations

Not applicable for this Project.

Attachment I – Inspection and Maintenance for BMPs

The inspection and maintenance of temporary BMPs will be made according to TCEQ RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices.

Inspection Personnel:

Inspections shall be conducted by qualified representatives of the contractor acting on behalf of the owner or a designated party, if hired separately by the owner. Each operator must delegate authority to the specifically described position or person performing inspections, as provided by 30 TAC 305.128, as an authorized person for signing reports and performing certain activities requested by the director or required by the TPDES general permit. This delegation of authority must be provided to the director of TCEQ in writing and a copy shall be kept along with the signed effective copy of the SWPPP.

Inspection Schedule and Procedures:

An inspection shall occur weekly and after any rain event.

The authorized party shall inspect all disturbed areas of the site, areas used for storage of materials that exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site.

Disturbed areas and areas used for storage of materials that are exposed to precipitation or within limits of the 1% annual chance (100 year) floodplain must be inspected for evidence of, or the potential for, pollutants entering the runoff from the site. Erosion and sediment control measures identified in the plan must be observed to ensure that they are operating correctly. Observations can be made during wet or dry weather conditions. Where discharge locations or points are accessible, they must be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. This can be done by inspecting receiving waters to see where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

Based on the results of the inspection, the site description and the pollution prevention measures identified in the plan must be revised as soon as possible after an inspection that reveals inadequacies. The inspection and plan review process must provide for timely implementation of any changes to the plan within 7 calendar days of the inspection.

An inspection report shall be completed, which summarizes the scope of the inspection, name(s) and qualifications of personnel conducting the inspection, the date(s) of the inspection, and major observations relating to the implementation of the SWPPP. Major observations shall include, as a minimum, location of discharges of sediment or other pollutants from the site, location of BMPs that need to be maintained, location of BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where BMPs are needed.

Actions taken as a result of the inspections must be described within, and retained as a part of, the SWPPP. Reports must identify any incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the facility or site is in compliance with the SWPPP and the TPDES general permit. The report must be signed by the authorized representative delegated by the operators in accordance with TAC 305.128.

Maintenance and Corrective Actions – Maintenance of erosion control facilities shall consist of the minimum requirements as follows:

A. In ongoing construction areas inspect erosion control improvements to confirm facilities are in place and operable. Where facilities have been temporarily set aside or damaged due to construction activity, place facilities in service before leaving job site.

B. If weather forecast predicts possibility of rain, check entire facilities throughout site to ensure that they are in place and operable. If job site weather conditions indicate high probability of rain, make special inspection of erosion control facilities.

C. After rainfall events, review erosion control facilities as soon as site is accessible. Clean rock berms, construction entrances, and other structural facilities. Determine where additional facilities or alternative techniques are needed to control sediment leaving site.

D. After portions of site have been seeded, review these areas on regular basis in accordance with project specifications to assure proper watering until grass is established. Re-seed areas where grass is not well-established.

E. Spills are to be handled as specified by the manufacturer of the product in a timely and safe manner by qualified personnel. The site superintendent will be responsible for coordinating spill prevention and cleanup operations.

F. Concrete trucks will discharge extra concrete or wash out drum only at an approved location on site. Residual product shall be properly disposed of.

G. Inspect vehicle entrance and exits for evidence of off-site tracking and correct as needed.

H. Remove sediment from traps/ponds no later than when the design capacity has been reduced by 50%.

I. If sediment escapes the site, the contractor, where feasible and where access is available, shall collect and remove sedimentation material by appropriate non-damaging methods. Additionally, the contractor shall correct the condition causing discharges.

J. If inspections or other information sources reveal a control has been used incorrectly, or that control is performing inadequately, the contractor must replace, correct, or modify the control as soon as practical after discovery of the deficiency.

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

Silt fence will be used during the period of construction near the perimeter of the disturbed area to intercept sediment while allowing water to percolate through. Silt fencing will be installed prior to any site clearing. This silt fence will remain in place until the disturbed area is permanently stabilized. Tree protection fencing will be installed around all protected trees. A stabilized pad of crushed stone will be placed at the point where traffic will be entering and leaving the construction site to eliminate the tracking or flowing of sediment onto public rights-of-way. Once all site grading activities and landscaping plantings have been completed, all disturbed areas and exposed soil will be revegetated as needed. All controls will remain in place until the revegetated areas are permanently stabilized.

Should construction activities be interrupted for a period of at least 4 weeks of non-activity, Contractor shall revegetate all disturbed areas as required for permanent revegetation. Contractor shall keep all temporary BMPs in place until the disturbed areas become permanently stabilized.

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

I Nick McIntyre,
Print Name

VP Land,
Title - Owner/President/Other

of PHAU-Lariat 108, LLC,
Corporation/Partnership/Entity Name

have authorized Ty Marwitz, P.E.
Print Name of Agent/Engineer

of BGE, Inc.
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:

Applicant's Signature

2/27/25
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Nick McIntyre 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 27th day of February 2025

NANCY MADDEX
Notary Public, State of Texas
Comm. Expires 04-18-2028
Notary ID 134859401

NOTARY PUBLIC

Nancy Maddex
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 04/18/2028

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Northgate Ranch Phase 2 Section 3 Longhorn Lot Addition

Regulated Entity Location: Approx. 2.5 mi north on CR 214 from Hwy 29 Intersection

Name of Customer: PHAU-Lariat 108, LLC

Contact Person: Nick McIntyre Phone: (210) 580-8598

Customer Reference Number (if issued):CN 606040061

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

☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office

☐ Overnight Delivery to: TCEQ - Cashier
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	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	1.47 Acres	$ 1,500
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 02/27/2025

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

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

Organized Sewage Collection Systems and Modifications

Project	*Cost per Linear Foot*	*Minimum Fee-Maximum Fee*
Sewage Collection Systems	$0.50	$650 - $6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

Project	*Cost per Tank or Piping System*	*Minimum Fee-Maximum Fee*
Underground and Aboveground Storage Tank Facility	$650	$650 - $6,500

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

For detailed instructions regarding completion of 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.*)

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal (*Core Data Form should be submitted with the renewal form*) ☐ 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 606040061		RN

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

☐ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

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).

6. Customer Legal Name (*If an individual, print last name first: eg: Doe, John*) *If new Customer, enter previous Customer below:*

PHAU-Lariat 108

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (*if applicable*)
		87-1050660	

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☒ **Yes** ☐ **No**

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

1921 West State Highway 46

City	State	ZIP	ZIP + 4
New Braunfels	TX	78132	

16. Country Mailing Information (*if outside USA*)	17. E-Mail Address (*if applicable*)
	Nick.McIntyre@perryhomes.com

18. Telephone Number	19. Extension or Code	20. Fax Number (*if applicable*)
(210) 580-8598		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (*If 'New Regulated Entity" is selected below this form should be accompanied by a permit application*)

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name (*Enter name of the site where the regulated action is taking place.*)

Northgate Ranch Phase 2 Section 3 Longhorn Lot Addition

23. Street Address of the Regulated Entity: *(No PO Boxes)*							
	City		**State**		**ZIP**		**ZIP + 4**
24. County							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Approx. 2.5 miles north on CR 214 from Hwy 29 intersection

26. Nearest City	**State**	**Nearest ZIP Code**
Liberty Hill	TX	78642

27. Latitude (N) In Decimal:	30.702764		**28. Longitude (W) In Decimal:**	-97.905987	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	42	10	-97	54	22

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)

33. What is the Primary Business of this entity? *(Do not repeat the SIC or NAICS description.)*

Single Family Residential

34. Mailing Address:	**1921 West State Highway 46**							
	City	**New Braunfels**	**State**	**TX**	**ZIP**	**78132**	**ZIP + 4**	

35. E-Mail Address:	**Nick.McIntyre@perryhomes.com**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(210) 580-8598		**( ) -**

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.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Ty Marwitz, P.E.	**41. Title:**	Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 879-4813		( ) -	tmarwitz@bgeinc.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:	BGE, Inc.	**Job Title:**	Project Manager
Name *(In Print):*	Ty Marwitz	**Phone:**	(512) 879- **4813**
Signature:		**Date:**	02/27/2025

ELECTRONICALLY RECORDED 2025011781
Williamson County, Texas Total Pages: 6

RECORD AND RETURN TO:

PHAU – Lariat 108, LLC
3200 Southwest Freeway, Ste 2800
Houston TX 77027
(03) 2538359-MDKH

NOTICE OF CONFIDENTIALITY RIGHTS; IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS. YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS)
ss.: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON)

THAT **RIVER OAKS LAND PARTNERS II, LLC,** a Texas limited liability company ("Grantor"), for and in consideration of the sum of $10.00 and other good and valuable consideration paid to Grantor by **PHAU – LARIAT 108, LLC,** a Texas limited liability company ("Grantee"), having an address at 3200 Southwest Freeway, Ste 2800, Houston TX 77027, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto Grantee, all of that certain real property situated in Williamson County, Texas, more particularly described in **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, improvements and fixtures (to the extent owned by Grantor) located thereon, and all rights, ways, privileges and appurtenances pertaining thereto, including without limitation, Grantor's right, title and interest, if any, to the adjacent streets, alleys and rights-of-ways, strips and gores adjacent thereto, any easement rights, air rights, surface rights, sub-surface rights, subsurface rights, and any rights, privileges and appurtenances pertaining thereto; SAVE AND EXCEPT for all right, title and interest in and to the receipt of any payments, reimbursements, proceeds, credits or offsets of any kind or character to which Seller or any affiliate of Seller is or may become entitled to under any agreement involving North San Gabriel MUD No. 1 (collectively, the "Property").

SUBJECT, HOWEVER, to the matters set forth in **Exhibit B** attached hereto and made a part hereof (the "Permitted Exceptions"), the state of facts that would be disclosed by a current accurate survey of the Property, standby fees, taxes and assessments by any taxing authority for the years 2025 and thereafter, not yet due and payable.

This Deed is also expressly made subject to that certain "Repurchase Option" of Grantor with respect to each lot comprising the Subject Property in the event Grantee desires to sell any such lot before completion of a foundation on the applicable lot comprising the Subject Property, or in the event Grantee fails to timely commence or complete construction of a home on the applicable lot comprising the Subject Property, all as more particularly set forth in that certain Purchase and Sale Agreement between Grantor and Grantee effective as of February 3, 2025 (as may be amended from time to time, the "Purchase Agreement"). The Repurchase Option covering a lot shall terminate automatically upon the earlier of the date (i) construction of a single family

residence on that Lot commences pursuant to a valid building permit and (ii) the date that is ten (10) years after the date hereof.

Further, Grantor hereby declares and conveys the Property subject to the restrictions that (i) no mobile home(s) shall be attached to and used as a residence on any portion of the Property, and (ii) no modular or pre-fabricated home(s) shall be assembled, located on or resided in on any portion of the Property, and (iii) Grantee, Perry Homes, LLC, and/or an entity controlled by Grantee (whether directly or indirectly) or their successors or assigns will not sell any of the Property in an unimproved condition to a person or entity other than (a) an affiliate of Grantee, (b) another homebuilder approved in writing by Grantor, in Grantor's sole discretion or (c) a homebuyer who signs an earnest money contract with Perry Homes to purchase a home to be constructed on the Property.

TO HAVE AND TO HOLD the Property, subject to the aforesaid encumbrances, unto Grantee, Grantee's successors and assigns, forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all singular the Property, subject to the aforesaid encumbrances, unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

GRANTEE, BY ACCEPTANCE OF THIS DEED, ACKNOWLEDGES THAT IT HAS INSPECTED AND ASSESSED THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF SAME AND THAT IT ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS" AND WITH ALL FAULTS, WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESSED, IMPLIED, BY OPERATION OF LAW OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, WITHOUT IMPLIED WARRANTY AS TO HABITABILITY, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR FITNESS FOR ANY PURPOSE, SAVE AND EXCEPT THE WARRANTIES OF TITLE CONTAINED HEREIN AND THE EXPRESS REPRESENTATIONS AND WARRANTIES CONTAINED WITHIN THE PURCHASE AND SALE AGREEMENT FOR THE PROPERTY BETWEEN GRANTOR AND GRANTEE.

EXECUTED as of February 18th, 2025.

GRANTOR:

RIVER OAKS LAND PARTNERS II, LLC,
a Texas limited liability company

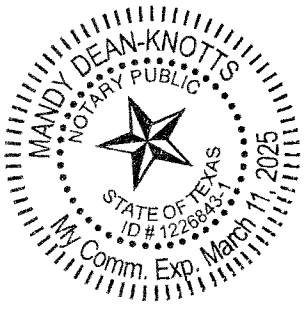
By: _____
Name: Grant Rollo
Title: Vice President

STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me on the 18 day of February, 2025, by Grant Rollo, Vice President of River Oaks Land Partners II, LLC, a Texas limited liability company, on behalf of said company.

Notary Public, State of Texas



Stewart Title Company - Austin Division

EXHIBIT "A"
To Special Warranty Deed

PROPERTY DESCRIPTION

Lot 1B, Block I, REPLAT OF LOT 1, BLOCK I, NORTHGATE CR 214 ROW AND AMENITY CENTER, a subdivision in Williamson County, Texas, according to the plat thereof recorded in/under County Clerk's File No. 2024058987 of the Official Public Records of Williamson County, Texas.

EXHIBIT "B"

To Special Warranty Deed

PERMITTED EXCEPTIONS

1. Restrictive covenants of record recorded in/under Cabinet G, Slide 96, Plat Records, and County Clerk's File Nos. 2023024428 and 2024058987 of the Official Public Records of Williamson County, Texas.
2. Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.
3. Building setback line, 25 feet in width, along the front (Westerly) property line, as set forth by plat recorded in/under County Clerk's File No. 2024058987 of the Official Public Records of Williamson County, Texas.
4. Public utility easement 10 feet wide along the front (westerly) property line, as set forth by plat recorded in/under County Clerk's File No. 2024058987 of the Official Public Records of Williamson County, Texas.
5. Public utility easement 2.5 feet wide along all side property lines, as set forth by plat recorded in/under County Clerk's File No. 2024058987 of the Official Public Records of Williamson County, Texas.
6. Easement, Right of Way and/or Agreement by and between River Oaks Land Partners II, LLC and Pedernales Electric Cooperative, Inc., by instrument dated October 10, 2022, filed February 10, 2023, recorded in/under County Clerk's File No. 2023010592, Official Public Records, Williamson County, Texas.
7. Oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with the instrument recorded in/under Volume 831, Page 831 of the Deed Records of Williamson County, Texas.
8. Oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with the instrument recorded in/under County Clerk's File No. 2019124416 of the Official Public Records of Williamson County, Texas.
9. Property is located in North San Gabriel Municipal Utility District No. 1 and is subject to the rights, rules and regulations of said district and the payment of taxes or assessments levied by said district.
10. Waiver of Special Appraisal for the benefit of North San Gabriel Municipal Utility District No. 1 recorded in/under County Clerk's File No. 2024014946 of the Official Public Records of Williamson County, Texas.
11. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Official Public Records of Williamson County, Texas
12. Notice of Applicability of Master Covenant [Residential] And Development Area Declaration [Residential] Sections 1-10 dated effective as of February 18, 2025 for Lariat, A Master Planned Community in Williamson County, Texas, aka as Northgate Ranch Phase 2 and Phase 3, cross-referenced to that certain Lariat Master Covenant [Residential], recorded as Document No. 2021137551 of the Official Public Records of Williamson County, Texas and that certain Lariat Development Area Declaration [Residential] Sections 1-10 recorded as Document No. 2021137692, Official Public Records of Williamson County, Texas.

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2025011781

Pages: 6 Fee: $41.00
02/19/2025 08:30 AM
OSALINAS

Nancy E. Rister, County Clerk
Williamson County,Texas