



RECHARGE AND TRANSITION ZONE EXCEPTION REQUEST

FOR

YAYA'S RESTAURANT

306 E. LIBERTY AVE.
ROUND ROCK, TX 78664

APPLICANT:
MIGUEL SALAS
10625 IVALENES HOPE DRIVE
AUSTIN, TX 78717

SUBMITTED TO:
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
REGION 11 OFFICE
2800 S. IH 35, STE. #100
AUSTIN, TEXAS 78704

JUNE 2025

25-008
ORIGINAL

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 will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

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

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

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

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.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

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application.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

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

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

Regulated Entity Name: YAYA’S RESTAURANT					2. Regulated Entity No.:				
3. Customer Name: MIGUEL SALAS					4. Customer No.:				
5. Project Type: (Please circle/check one)	New	Modification			Extension		Exception		
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	
								Optional Enhanced Measures	
7. Land Use: (Please circle/check one)	Residential	Non-residential				8. Site (acres):		1.0	
9. Application Fee:	\$500.00		10. Permanent BMP(s):						
11. SCS (Linear Ft.):			12. AST/UST (No. Tanks):						
13. County:	WMSN		14. Watershed:			BRUSHY CREEK			

Application Distribution


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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	_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 _X_ 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. TOM ASUQUO	
Print Name of Customer/Authorized Agent 	6/24/25
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):

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: TOM ASUQUO

Date: 6/24/25

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: YAYA'S RESTAURANT
2. County: WILLIAMSON
3. Stream Basin: BRUSHY CREEK
4. Groundwater Conservation District (If applicable): _____

5. Edwards Aquifer Zone:

- ☒ Recharge Zone
☐ Transition Zone

6. Plan Type:

- ☐ WPAP
☐ SCS
☐ Modification

- ☐ AST
☐ UST
☒ Exception Request

7. Customer (Applicant):

Contact Person: MIGUEL SALSA

Entity: _____

Mailing Address: 10625 IVALENES HOPE DR

City, State: AUSTIN, TX

Zip: 78717

Telephone: _____

FAX: N/A

Email Address: SALAS.MLC@GMAIL.COM

8. Agent/Representative (If any):

Contact Person: TOM ASUQUO

Entity: HAGOOD ENGINEERING ASSOCIATES, INC.

Mailing Address: 900 E. MAIN STREET

City, State: ROUND ROCK, TEXAS

Zip: 78664

Telephone: 512.244.1546

FAX: N/A

Email Address: TOMA@HEAENG.COM

9. Project Location:

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

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

EAST OF THE INTERSECTION OF MAYS STREET AND E. LIBERTY AVE

11. ☒ **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.
12. ☒ **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:
- ☐ Project site boundaries.
- ☒ USGS Quadrangle Name(s).
- ☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
- ☒ Drainage path from the project site to the boundary of the Recharge Zone.
13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.
- ☐ Survey staking will be completed by this date: _____

14. ☒ **Attachment C – Project Description.** Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:

- ☒ Area of the site
- ☒ Offsite areas
- ☒ Impervious cover
- ☒ Permanent BMP(s)
- ☒ Proposed site use
- ☒ Site history
- ☒ Previous development
- ☒ Area(s) to be demolished

15. Existing project site conditions are noted below:

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

Prohibited Activities

16. ☒ I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
- (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
- (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
- (4) The use of sewage holding tanks as parts of organized collection systems; and
- (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
- (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

17. ☒ I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

- (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

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

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

GENERAL INFORMATION
Attachments to form TCEQ-0587

ATTACHMENT A - Road Map



ATTACHMENT B - USGS / Edwards Recharge Zone Map

INSERT USGS / EDWARDS RECHARGE ZONE MAP







ATTACHMENT C - Project Description

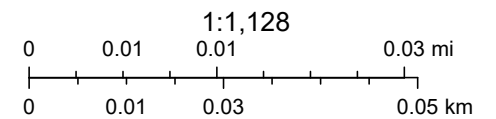
The YaYa's Restaurant project involves the remodel and expansion of the existing 2,457 sf building into a 3,942-sf restaurant building. This project is located at 306 E. Liberty Avenue in the full purpose jurisdiction of the City of Round Rock and is located over the Edwards aquifer recharge zone. An exception from submitting a WPAP is being requested as the site has been developed before and there is negligible increase (1,600 sf) to the impervious cover for the site.

Edwards Aquifer Viewer Custom Print



5/21/2025, 2:04:29 PM

- | | | |
|--|---|--|
|  Edwards Aquifer Boundary |  City/Place |  7.5 Minute Quad Grid |
|  Edwards Aquifer Boundary central line |  TX Counties |  TCEQ_EDWARDS_OFFICIAL_MAPS |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, TCEQ, Sources: Esri, Maxar,

Web AppBuilder for ArcGIS

Esri Community Maps Contributors, Austin Community College, Baylor University, City of Austin, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA,

Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality

30 TAC §213.9 Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: TOM ASUQUO

Date: 6/24/25

Signature of Customer/Agent:



Regulated Entity Name: YAYA'S RESTAURANT

Exception Request

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

Administrative Information

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

RECHARGE AND TRANSITION ZONE EXCEPTION REQUEST SECTION

Attachments to form TCEQ-0628

ATTACHMENT A – NATURE OF EXCEPTION

The YaYa's restaurant project involves the remodel and expansion of the existing 2,457 sf building into a 3,942-sf restaurant building.

An exception from submitting a WPAP is being requested as the site has been developed before and there is negligible increase (1,600 sf) to the impervious cover for the site.

We also ask for an exception to submitting a geologic assessment

ATTACHMENT B – DOCUMENTATION OF EQUIVALENT WATER QUALITY PROTECTION

Temporary stormwater protection measures are to be put in place during and post construction as detailed in the attached construction plans. Due to the negligible increase in the impervious cover of the project site, an exception to providing a permanent BMP is being requested.

Raquel Ramirez

From: James Slone <james.slone@tceq.texas.gov>
Sent: Monday, August 4, 2025 4:01 PM
To: Raquel Ramirez
Cc: Tom Asuquo
Subject: RE: Yaya's Restaurant EXCWPAP - Administrative NOD

Raquel,
You can submit without a Geologic Assessment. Please retain this email for your records.
Bo

James "Bo" Slone, P.G.
Team Leader
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
(512) 239-6994

From: Raquel Ramirez <RaquelR@heaeng.com>
Sent: Monday, August 4, 2025 3:08 PM
To: James Slone <james.slone@tceq.texas.gov>
Cc: Tom Asuquo <TomA@heaeng.com>
Subject: RE: Yaya's Restaurant EXCWPAP - Administrative NOD

306 E. Liberty Round Rock

From: James Slone <james.slone@tceq.texas.gov>
Sent: Monday, August 4, 2025 2:20 PM
To: Raquel Ramirez <RaquelR@heaeng.com>
Cc: Tom Asuquo <TomA@heaeng.com>
Subject: RE: Yaya's Restaurant EXCWPAP - Administrative NOD

Do you have an address so I can look at it from Google Earth?
Thanks,
Bo

James "Bo" Slone, P.G.
Team Leader
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
(512) 239-6994

From: Raquel Ramirez <RaquelR@heaeng.com>
Sent: Monday, August 4, 2025 2:15 PM
To: James Slone <james.slone@tceq.texas.gov>
Cc: Tom Asuquo <TomA@heaeng.com>
Subject: RE: Yaya's Restaurant EXCWPAP - Administrative NOD

Afternoon Bo

Can you please confirm we can request an exemption on the Geologic Assessment for this project?

Thanks
Raquel

From: EAAdmin <EAAdmin@tceq.texas.gov>
Sent: Friday, August 1, 2025 3:49 PM
To: Raquel Ramirez <RaquelR@heaeng.com>
Cc: James Slone <james.slone@tceq.texas.gov>
Subject: RE: Yaya's Restaurant EXCWPAP - Administrative NOD

Good afternoon,

The following needs addressed:

1. Please contact our program's Team Lead and Professional Geoscientist Mr. James "Bo" Slone (CC'd) to determine project site eligibility for an exception to the Geologic Assessment.

Application Fee Form (TCEQ-0574)

2. Form must be signed.

Please ensure all documents and attachments are in order according to checklists found here <https://www.tceq.texas.gov/permitting/eapp/material.html> and upload the complete revised application as one combined/flattened PDF to the TCEQ ftp site and share with EAAdmin@tceq.texas.gov. Please keep in mind [TAC §213.4\(e\)](#) and [TAC §1.7](#), EAPP staff will review the revisions within two weeks and notify you of any deficiencies not addressed or to request payment. We appreciate your patience.

Thank you,

Sarah Patterson

License & Permit Specialist | Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
512-239-7009

Edwards Aquifer Protection Program Useful Links

[Edwards Aquifer Map](#)

[Submitting Your Application / Application Review Process](#)

[What Plans You May Need](#)

[Forms, Instructions, and Checklists](#)

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: TOM ASUQUO

Date: 6/24/25

Signature of Customer/Agent:



Regulated Entity Name: YAYA'S RESTAURANT

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: BRUSHY CREEK

Temporary Best Management Practices (TBMPs)

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

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

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

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

TEMPORARY STORWATER SECTION

Attachments to form TCEQ-0602

ATTACHMENT A

There are several factors that could affect surface and ground water quality. During construction, fuels and hazardous substances could spill. These spills shall be contained on-site and immediately cleaned up and properly discarded. Any spills or discharges of oil, petroleum products and used oil onto land having a volume greater than as included in https://www.tceq.texas.gov/response/spills/spill_rq.html, shall be reported immediately to TCEQ at (512) 339-2929 or the State Emergency Response Center at 1-800-832-8224. There are no significant factors proposed which could affect surface and ground water quality relating to the permanent use of the facility.

ATTACHMENT B

Potential Sources of Contamination:

1. Soil disturbance during construction.
2. Hydrocarbon-based fluids from Construction Equipment.
3. Landscaping – Fertilizer and Pesticides.

ATTACHMENT C

Sequence of major activities for each phase is as follows:

1. The installation of Erosion/Sedimentation Controls – 0.15 Ac. Disturbed
2. Demolition, Clearing, grubbing, and removal of topsoil from LOC – 0.15 Ac. Disturbed
 - Temporary control measures to be used include tree protection fencing, silt fences and filter dykes
3. Rough grading and building pad excavation – 0.15 Ac. Disturbed
 - Temporary control measures to be used include tree protection fencing, silt fences.
4. Finish grading and landscaping – 0.15 Ac. Disturbed
 - Temporary control measures to be used include tree protection fencing, silt fences and inlet protection.

ATTACHMENT D

The Temporary Best Management Practices (TBMP) for this project will consist of:

1. A stabilized construction entrance.
2. Silt fencing around down gradient boundary of site.
3. Inlet Protection to protect all existing and proposed inlets.
4. Concrete washout

All TBMP's will be in place prior to any regulated activities commencing. The stabilized construction entrance will remove excess spoils from construction vehicles leaving the site. The silt fencing will collect silt runoff and debris during construction activities. These controls will be maintained during construction and will remain until after all construction activities are complete and permanent re-vegetation is established.

TEMPORARY STORWATER SECTION

Attachments to form TCEQ-0602

ATTACHMENT E

There will be no temporary sealing of naturally-occurring sensitive features on the site.

ATTACHMENT F

Due to the limited area of the site, the silt fence will provide control to retain any runoff from the exposed site.

ATTACHMENT G

Refer to the drawings, sheet EDA and PDA.

ATTACHMENT H

.

N/A

ATTACHMENT I

The contractor is required to inspect all of the erosion and sediment controls and fences at weekly intervals and after significant rainfall events to ensure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches. Records described in the SWPPP must be retained on site for 5 years beyond the date of the cover letter notifying the facility of coverage under a storm water permit, and shall be made available to the state or federal compliance inspection officer upon request. Additionally, employee training records and waste and recycling receipts or vouchers shall also be maintained.

ATTACHMENT J

Schedule of Interim Soil Stabilization Practices:

1. Erosion and sediment control measures including perimeter sediment controls must be in place before vegetation is disturbed and must remain in place and be maintained and repaired.
2. Temporary stabilization or covering of soil stockpiles and protection of stockpile located away from construction activity must be maintained
3. Should construction activities cease for fifteen (15) days or more on any significant portion of the construction site, temporary stabilization is required for that portion of the site to prevent soil and wind erosion until work resumes on that portion of the site.
4. Should all construction activities cease for thirty days or more, the entire site must be temporarily stabilized using vegetation or a heavy mulch layer, temporary seeding or other method.
5. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.

TEMPORARY STORWATER SECTION

Attachments to form TCEQ-0602

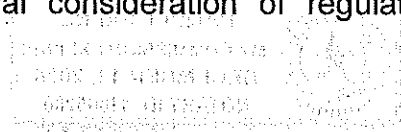
Schedule of Permanent Soil Stabilization Practices:

1. Stabilized any unpaved area that is final grade or remain unpaved for the next two weeks. Permanent stabilization may consist of sodding, seeding, or mulching that must be maintained to prevent erosion from the site until re-vegetation has achieved 70% coverage
2. Once construction is complete, remove all the pollution prevention measures that were temporary.

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

I MIGUEL SALAS,
Print Name
OWNER,
Title - Owner/President/Other
of INDIVIDUAL,
Corporation/Partnership/Entity Name
have authorized TERRY R. HAGOOD / TOM ASUQUO
Print Name of Agent/Engineer
of HAGOOD ENGINEERING ASSOCIATES, 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:

Miguel Salas
Applicant's Signature

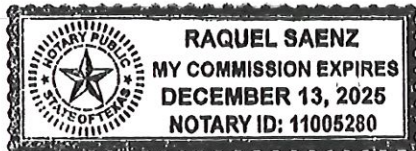
7-15-25
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Miguel Salas 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 15th day of July, 2025.



[Signature]
NOTARY PUBLIC

Raquel Saenz
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: December 13, 2025

15 - ITC/ 2510020 -ROL/BMB
GF# 2510020-ROL

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: Effective as of May 13, 2025, regardless of the date(s) actually executed by the undersigned

Grantor: Stephen Podrebarac a/k/a Stephen J. Podrebarac, a married person dealing in their sole and separate property and owning, occupying, and claiming other property as their homestead

Grantee: Miguel Salas, a married person dealing in their sole and separate property and owning, occupying, and claiming other property as their homestead

10625 Ivalenes Hope Dr
Austin TX 78717

Consideration: Ten and No/100ths (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed.

Property (including any improvements): Lot 3, Block 37, CITY OF ROUND ROCK, according to the map or plat thereof, recorded in Cabinet A, Slide 190, Plat Records, Williamson County, Texas.

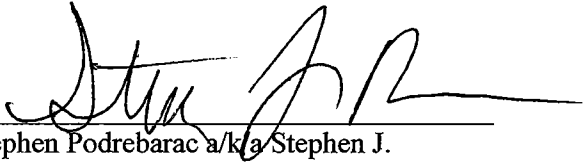
Reservations from Conveyance: None.

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

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with

all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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



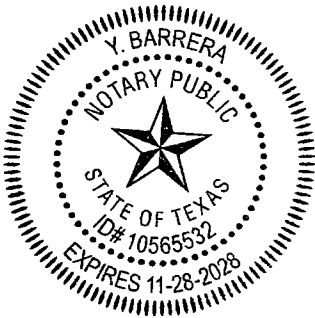
Stephen Podrebarac a/k/a Stephen J. Podrebarac

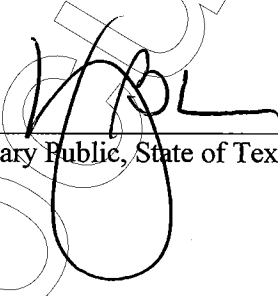
THE STATE OF TEXAS

COUNTY OF Texas

§
§
§

This instrument was acknowledged before me on this 13 day of May, 2025, by Stephen Podrebarac a/k/a Stephen J. Podrebarac.




Notary Public, State of Texas

After Recording Return To:
Miguel Salas

10625 Ivalenes Hope Dr
Austin Tx 78717

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025037006

Pages: 3 Fee: \$29.00

05/14/2025 03:57 PM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: YAYA'S RESTAURANT

Regulated Entity Location: 306 E. LIBERTY AVE. ROUND ROCK, TX 78664

Name of Customer: MIGUEL SALAS

Contact Person: MIGUEL SALAS

Phone: _____

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays

☐ Travis

☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

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

☒ Austin Regional Office

☐ San Antonio Regional Office

☒ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone

☐ Contributing Zone

☐ Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
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	Acres	\$
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	1 Each	\$ 500.00
Extension of Time	Each	\$

Signature: 

Date: 6/24/25

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ Core Data Form

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

SECTION I: General Information

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

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)			
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
MIGUEL SALAS					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
11. Type of Customer:		<input type="checkbox"/> Corporation		<input checked="" type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		<input type="checkbox"/> Other:	
12. Number of Employees				13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input checked="" type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant					
15. Mailing Address:	10625 IVALENES HOPE DRIVE				
	City	AUSTIN	State	TX	ZIP 78717 ZIP + 4
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
				SALAS.MLC@GMAIL.COM	

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)
(512) 346-5050		() -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)								
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>								
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)								
YAYA'S RESTAURANT								
23. Street Address of the Regulated Entity: (No PO Boxes)	306 E. LIBERTY AVE.							
	City	ROUND ROCK	State	TX	ZIP	78664	ZIP + 4	
24. County	WILLIAMSON							

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

25. Description to Physical Location:								
26. Nearest City					State	Nearest ZIP Code		
ROUND ROCK					TX	78664		
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>								
27. Latitude (N) In Decimal:		30.30.62			28. Longitude (W) In Decimal:		97.40.59	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
30	30'	37.33	97	40'	35.67			
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)		
5812			722511					
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
RESTAURANT								
34. Mailing Address:	10625 IVALENES HOPE DRIVE							
	City	AUSTIN	State	TX	ZIP	78717	ZIP + 4	
35. E-Mail Address:	SALAS.MLC@GMAIL.COM							
36. Telephone Number	37. Extension or Code				38. Fax Number (if applicable)			
() -					() -			

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


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

SECTION IV: Preparer Information

40. Name:	RAQUEL SAENZ		41. Title:	PROJECT ASSISTANT
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address	
(512) 244-1546		() -	RAQUELR@HEAENG.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:	HAGOOD ENGINEERING ASSOCIATES, INC	Job Title:	PROJECT MANAGER	
Name (In Print):	TOM ASUQUO		Phone:	(512) 244- 1546
Signature:			Date:	6/24/25



SITE LOCATION MAP
1" = 1500'



LEGEND

- IRON ROD FOUNDSET
- CONCRETE MONUMENT FOUNDSET
- NAIL FOUNDSET
- PVC FOUND
- STORMWATER MANHOLE (TO SCALE)
- JUNCTION BOX (TO SCALE)
- GRATE INLET (TO SCALE)
- WASTEWATER MANHOLE (TO SCALE)
- WASTEWATER CLEANOUT
- GAS TEST STATION
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- SEWAL LIGHT POLE
- UTILITY POLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- GATE VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- PROPOSED 12\"/>

- NOTE
- DUE TO THE NEGLIGIBLE INCREASE IN THE 2 & 10-YR STORM EVENTS (0.1 CFS), THIS PROJECT WILL BE PARTICIPATING IN THE CITY OF ROUND ROCK'S REGIONAL STORM MANAGEMENT PROGRAM (RSMF)
 - A WATER POLLUTION ABATEMENT PLAN EXCEPTION IS BEING PURSUED FOR THIS DEVELOPMENT IN ACCORDANCE WITH TCEQ REQUIREMENTS.

SITE SUMMARY		
LOT ACREAGE	0.16 ACRES	
IMPERVIOUS COVER SUMMARY		
EXISTING IMPERVIOUS COVER	2,457.00 SF	
NEW IMPERVIOUS COVER		
BUILDING FOOTPRINT	3,941.56 SF	
PARKING AND PRIVATE SIDEWALK	702.50 SF	
PUBLIC SIDEWALK & STREET	444.80 SF	
TOTAL	5,088.86 SF	
LIMITS OF CONSTRUCTION	8,780.00 SF	
TYPE OF CONSTRUCTION		
BUILDING OCCUPANCY TYPE:	A-2	
HEIGHT:	28'-6"	
USAGE		
ZONING	MU-1	
RESTAURANT		
PARKING COUNT TABLE		
# OF STANDARD PARKING SPACES:	EXISTING	REMOVED
# OF ADA PARKING SPACES:	0	0
TOTAL	0	0
BASED ON NON RESIDENTIAL USE IN MU-1=		

900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.heeng.com
TSP# Registration No. F-12709

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. (512) 244-1546
THIS SEALING WAS NOT REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER, AND THEN ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO. 25-008 © 2025 HEA, Inc.
DATE SIGNED: 05/30/2025
ISSUED FOR: AGENCY REVIEW

PRELIMINARY SITE PLANS FOR
YAYA'S RESTAURANT
306 E. LIBERTY AVE
ROUND ROCK, TX 78664

REVISIONS	
NO.	DESCRIPTION

HEA PROJECT NO. 25-008
ISSUED DATE: 05/30/2025
PRELIMINARY SITE PLAN

SHEET NO.
PSP 1
01 OF 01

