

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.

1. Regulated Entity Name: Sola Salons					2. Regulated Entity No.:				
3. Customer Name: Hamlin RE Arboretum, LLC					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):		1.741	
9. Application Fee:	\$500		10. Permanent BMP(s):				Water Quality Pond		
11. SCS (Linear Ft.):	1046		12. AST/UST (No. Tanks):				N/A		
13. County:	Travis		14. Watershed:				Shoal Creek		

Application Distribution

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

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

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

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

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

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

Tyler Boykin

Print Name of Customer/Authorized Agent

Tyler Boykin

6/10/2025

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):

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: Tyler Boykin

Date: 06/03/2025

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Sola Salons
2. County: Travis
3. Stream Basin: Shoal 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: Mason Hamlin

Entity: Hamlin Re Arboretum, LLC

Mailing Address: 11713 Yaupon Holly Lane

City, State: Austin, Texas

Zip: 78738

Telephone: 512-761-6801

FAX: _____

Email Address: mason_hamlin@hotmail.com

8. Agent/Representative (If any):

Contact Person: Tyler Boykin

Entity: Mahoney Engineering

Mailing Address: 9501 Menchaca Rd Ste B200

City, State: Austin, Texas

Zip: 78748

Telephone: 512-910-3874

FAX: _____

Email Address: tboykin@mahoneyeng.com

9. Project Location:

☒ The project site is located inside the city limits of Austin, Texas.

☐ 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.

3600 Tudor Boulevard (North West corner of the mopac service road and Tudor Boulevard)

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: 06/10/2025

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:

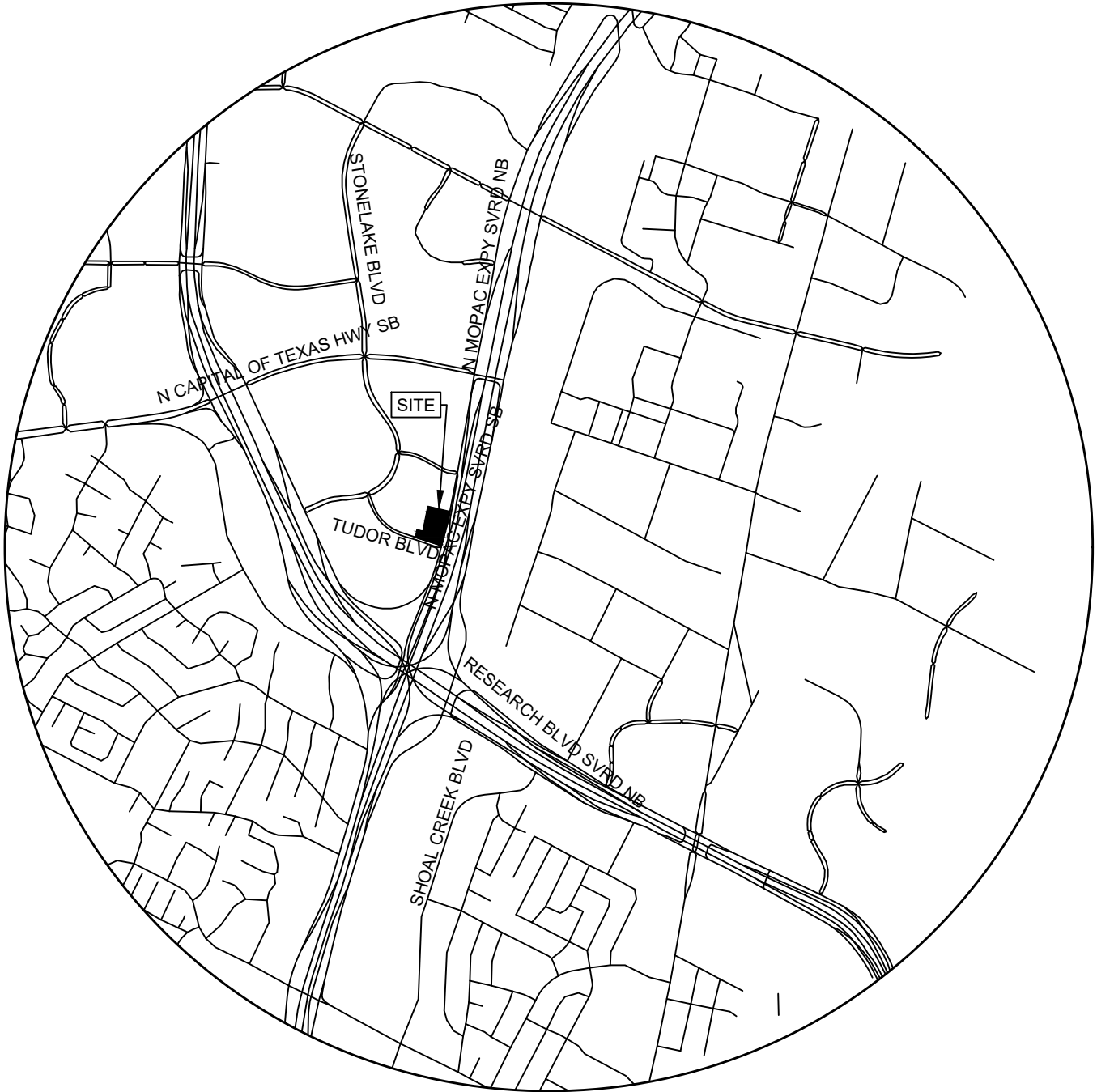
- ☐ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
- ☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
- ☐ For a UST Facility Plan or Modification or an 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.



VICINITY MAP
SCALE: 1" = 2000'

MAHONEY ENGINEERING

9501 Manchaca Road, Suite B200
Austin, Texas 78748
(512) 910-3874
info@mahoneyeng.com
TBPE Registration Number F-21222
Mahoney Engineering LLC ©Copyright 2019



SITE LOCATION

DRAWN BY:

PROJECT #:

DESIGNED BY:

QA/QC:

SOLA SALONS

3600 TUDOR BOULEVARD

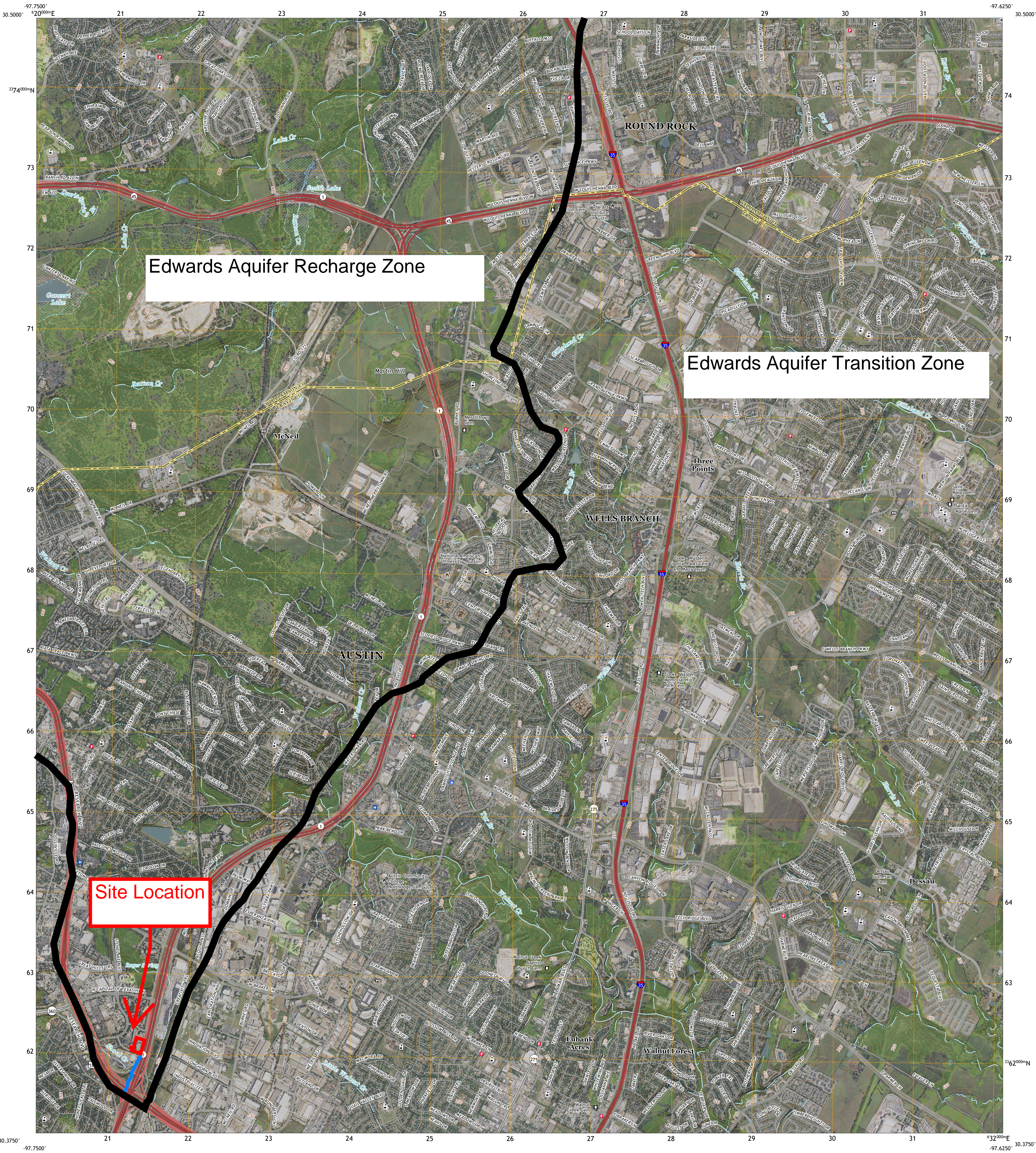
SHEET No.
1 OF 1



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



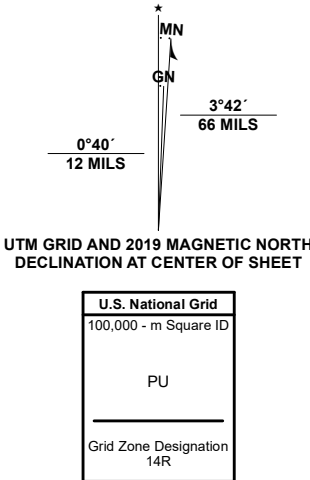
PFLUGERVILLE WEST QUADRANGLE
TEXAS
7.5-MINUTE SERIES



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
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, September 2016 - November 2016
Roads.....U.S. Census Bureau, 2015 - 2019
Names.....GNIS, 1979 - 2022
Hydrography.....National Hydrography Dataset, 2000 - 2020
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021
Wetlands.....FWS National Wetlands Inventory Not Available



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.



1	2	3
4	5	6
7	8	

- 1 Leander
- 2 Round Rock
- 3 Hutto
- 4 Jollyville
- 5 Pflugerville East
- 6 Austin West
- 7 Austin East
- 8 Manor

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

PFLUGERVILLE WEST, TX
2022



Attachment C

Project Description

The proposed project involves the redevelopment of a **1.74-acre (75,856 square foot)** site located within the Edwards Aquifer Recharge Zone. The site is currently developed and historically operated as a single-tenant restaurant with associated parking and landscaping. This redevelopment project will repurpose the site for **multi-tenant commercial use**, including a **salon and retail space**.

The existing impervious cover on the site is **56,663 square feet**, representing approximately **74.70%** of the total site area. Following redevelopment, the total impervious cover will be **slightly reduced to 56,645 square feet**, or approximately **74.67%** of the site—a net decrease of **18 square feet**. This minor reduction in impervious cover supports a finding of no increased impact on water quality from the proposed project.

The redevelopment includes demolition of the **existing restaurant building and portions of the surrounding parking area**. In its place, the project proposes the construction of two new buildings:

- **Building 1:** A **salon** totaling approximately **11,500 square feet**
- **Building 2:** A **retail space** totaling approximately **6,000 square feet**

The remainder of the site will consist of reconfigured parking, drive aisles, and sidewalks to support the new buildings. The site is already served by a **permanent water quality pond**, which was designed and constructed as part of the original development. **No changes are proposed to the water quality pond**, and it will continue to serve the site in its current capacity. The pond provides ongoing treatment of stormwater runoff in accordance with previously approved standards and is considered an effective permanent BMP.

No offsite drainage areas contribute flow to this property. The site drains internally to the on-site stormwater infrastructure, which conveys runoff to the existing pond before discharge. No new pollutant sources are being introduced, and no modifications to wastewater treatment or sanitary sewer service are proposed.

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: Tyler Boykin

Date: 06/03/2025

Signature of Customer/Agent:



Regulated Entity Name: Sola Salons

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.

Attachment A - Nature of Exception

SOLA SALONS AT STONEBRIDGE

Nature Of Exception Request

June 10, 2025

Attention: TCEQ
12100 Park Thirty Five Cir Ste A
Austin, TX 78753



Reference: Regulated Entity: Sola Salons
Customer Name: Hamlin RE Arboretum, LLC

To whom it may concern,

This letter is submitted on behalf of Mahoney Engineering the responsible party for the redevelopment of the property located at 3600 Tudor Boulevard which lies within the Recharge Zone of the Edwards Aquifer and is subject to the requirements of 30 TAC Chapter 213, Subchapter A.

We respectfully request an **exception to the requirement to submit a Water Pollution Abatement Plan (WPAP)**, under the provisions of **30 TAC §213.5(e)(3)** and **§213.9**, which allow for the use of alternative measures that provide **equivalent water quality protection** to the Edwards Aquifer.

The project involves the **redevelopment of an already developed site**, including:

- The **removal of an existing building**,
- The **construction of two new buildings**, and
- The **reconfiguration of the existing parking lot**.

Importantly, the site's **existing water quality treatment infrastructure will not be modified** in any way. Additionally, the proposed improvements will result in a **slight net reduction in impervious cover**, as demonstrated in the enclosed site plan comparison (Exhibit A).

Because the project does not introduce any new pollutant sources, does not increase impervious cover, and does not modify wastewater handling, we believe the site poses **no increased risk to water quality**. On the contrary, the net reduction in impervious cover is expected to **improve hydrologic conditions** slightly compared to the current site.

Per coordination with TCEQ staff, we have received **written confirmation via email that a geologic assessment is not required** for this project. A copy of that email is included as **Exhibit B**.

To demonstrate that the proposed development provides equivalent water quality protection in accordance with §213.5(e)(3), we are submitting the following supporting documentation:

- **Attachment B:** Site Plan Comparison showing existing and proposed impervious cover
- **Attached to this letter:** Email confirmation from TCEQ stating that a geologic assessment is not required



SOLA SALONS AT STONEBRIDGE

The enclosed materials confirm that the proposed redevelopment activities offer **equal or greater water quality protection** than would be provided by a new WPAP submittal and do not create any new exposure risks to the aquifer.

Accordingly, we request that the TCEQ approve this exception in accordance with the provisions of **30 TAC §213.5(e)(3)** and **§213.9**.

We appreciate your time and attention to this matter. Please let us know the outcome of your review at your earliest convenience, as this request directly affects the project's permitting timeline. Should you need any additional information or clarification, feel free to contact our office directly.

Sincerely,

MAHONEY ENGINEERING

Bryce Dierschke, P.E.
Engineer Associate IV
Phone: (512) 910-3874
bdierschke@mahoneyeng.com

Tyler Boykin, P.E.
Associate | Project Manager
Phone: (512) 910-3874
tboykin@mahoneyeng.com



Email confirmation from TCEQ stating that a geologic assessment is not required

Ben Center

From: James Slone <james.slone@tceq.texas.gov>
Sent: Thursday, May 29, 2025 3:53 PM
To: Max Stoffel
Cc: Bryce Dierschke; Ben Center; Tyler Boykin; Roberto Castro
Subject: RE: 3600 Tudor Boulevard Geologic Assessment Exception

Max,
A Geologic Assessment for the project will not be required due to the extensive development. Please note, if any potential features are discovered during our site visit, a Geologic Assessment may be required. 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: Max Stoffel <mstoffel@mahoneyeng.com>
Sent: Thursday, May 29, 2025 3:09 PM
To: James Slone <james.slone@tceq.texas.gov>
Cc: Bryce Dierschke <BDierschke@mahoneyeng.com>; Ben Center <bcenter@mahoneyeng.com>; Tyler Boykin <tboykin@mahoneyeng.com>; Roberto Castro <Roberto.Castro@tceq.texas.gov>
Subject: Re: 3600 Tudor Boulevard Geologic Assessment Exception

Bo,

Please see below. Is there anyway you can help us get an exemption from doing a Geologic Assessment?

Regards,



Max Stoffel, E.I.T.
mstoffel@mahoneyeng.com
D: (512) 481-4042
O: (512) 910-3874

From: Roberto Castro <Roberto.Castro@tceq.texas.gov>
Sent: Thursday, May 29, 2025 3:02 PM
To: Max Stoffel <mstoffel@mahoneyeng.com>
Cc: Bryce Dierschke <BDierschke@mahoneyeng.com>; Ben Center <bcenter@mahoneyeng.com>; Tyler Boykin <tboykin@mahoneyeng.com>
Subject: RE: 3600 Tudor Boulevard Geologic Assessment Exception

Hello Max,
Yes Our TCEQ Professional Geologist is Bo Slone.

His e-mail address is: James.Slone@TCEQ.Texas.gov

His phone number is 512-239-6994

Bob Castro, P.E.

Environmental Engineer

Texas Commission on Environmental Quality

Region 11 - Austin, Edwards Aquifer Protection Program

Phone: 512.239.6992

From: Max Stoffel <mstoffel@mahoneyeng.com>

Sent: Thursday, May 29, 2025 2:55 PM

To: Roberto Castro <Roberto.Castro@tceq.texas.gov>

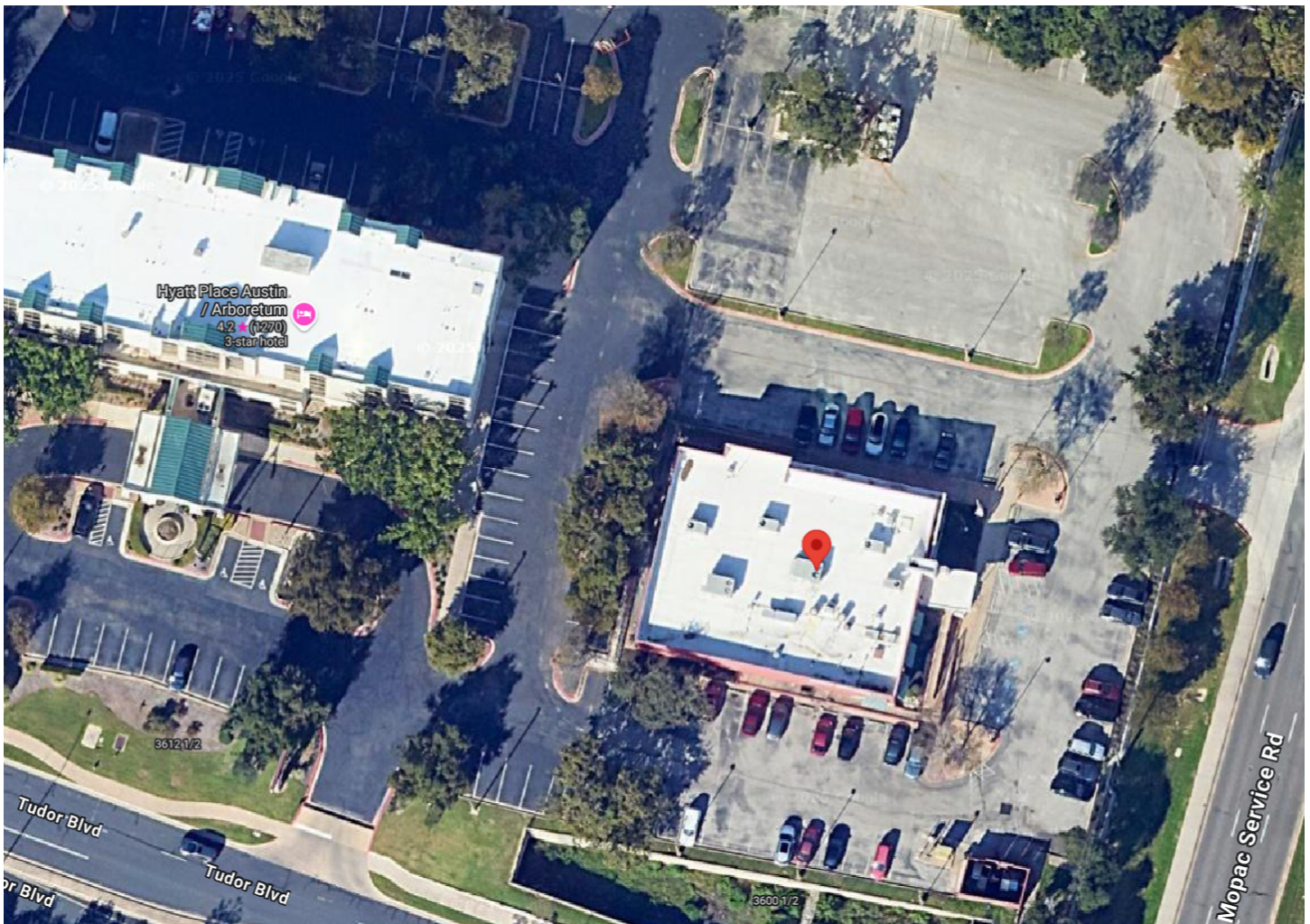
Cc: Bryce Dierschke <BDierschke@mahoneyeng.com>; Ben Center <bcenter@mahoneyeng.com>; Tyler Boykin <tboykin@mahoneyeng.com>

Subject: 3600 Tudor Boulevard Geologic Assessment Exception

Bob,

Thanks for the call. Per our discussion, we are seeking an exception from obtaining a Geologic Assessment for the Edwards Aquifer Exception Request Form for the redevelopment of our property located on 3600 Tudor Boulevard. This property is already developed with an approved WPAP and SCS and therefore a Geologic Assessment should not be required. Attached you will find a preliminary concept site plan that shows the proposed changes to the property.

Can you please provide the contact information for the TCEQ geologist you spoke of? Thank you.



Regards,

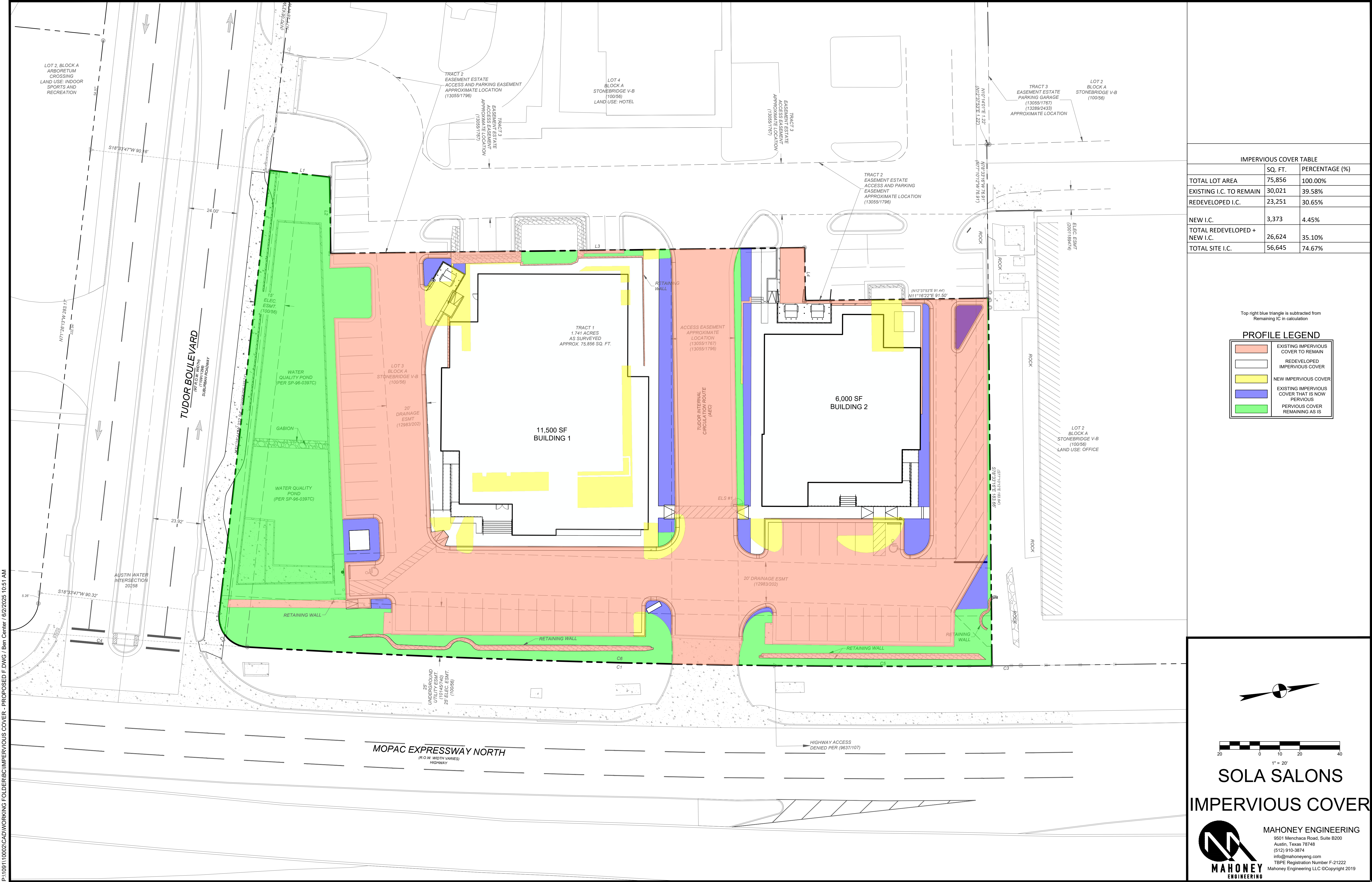


Max Stoffel, E.I.T.
mstoffel@mahoneyeng.com

D: (512) 481-4042
O: (512) 910-3874

9501 Menchaca Road, Suite B200
Austin, Texas, 78748

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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: Tyler Boykin

Date: 06/03/2025

Signature of Customer/Agent:



Regulated Entity Name: Sola Salons

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: _____

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 Actions

The prime contractor will keep the following information on-site:

A spill prevention plan.

The location of the MSDS sheets for all hazardous materials received will be clearly posted. This provides the manufacturers' recommended methods for spill cleanup.

The materials and equipment necessary to contain and cleanup spilled hazardous substances will be stored onsite. Equipment and materials will include, but not be limited to, brooms, dustpans, mops, rags, gloves, *goggles*, sand, sawdust, and plastic and metal trash containers specifically for this purpose.

Site personnel will be made aware of these procedures and the location of this information and cleanup supplies.

In the event of a spill or accidental discharge of a hazardous substance at the construction site, the responsible party should identify the type and amount of material(s) involved and initiate the following actions:

All spills will be cleaned up immediately upon discovery.

The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.

The spill prevention plan will be modified as necessary to include measures to prevent the reoccurrence of similar spills and how to clean up the spill. A description of the spill, what caused it, and the cleanup measures will also be included.

The Contractor will be the spill prevention and cleanup coordinator. The name of responsible spill personnel will be posted in the area where containment and cleanup materials are stored and in the contractor's office/trailer onsite.

If a major spill (e.g., a discharge or spill of oil, petroleum product, used oil, hazardous substances, industrial solid waste, or other substances into the environment in a quantity equal to or greater than the reportable quantity listed in 30 Texas Administrative Code §327.4) occurs, it will be reported to the appropriate state and local authorities.

The reportable quantities for crude oil and oil other than that defined as petroleum product or used oil shall be:

for spills or discharges onto land - 210 gallons (five barrels).

for spills or discharges directly into water in the state-quantity sufficient to create a sheen.

The Reportable Quantities for petroleum product and used oil shall be:

for spills or discharges onto land - 25 gallons.

for spills or discharges to land from PST exempted facilities - 210 gallons (five barrels).

for spills or discharges directly into water in the state-quantity sufficient to create a sheen.

The Reportable Quantities for industrial solid waste or other substances:

for spills or discharges into water 100 lbs.

Upon the determination that a reportable quantity of discharge or spill has occurred, the spill must be reported to the appropriate agencies as soon as possible but not later than 24 hours after the discovery of the spill or discharge. The telephone report required may be made to the TCEQ. The TCEQ encourages calls directly to a regional office during regular business hours (8:00 a.m. to 5:00 p.m.) or to the agency's 24-hour number. After hours, an answering service receives incoming calls and then, an operator/paging system notifies TCEQ staff of release reports.

TELEPHONE NUMBERS:

City of Austin 1- 512-433-4668

Texas Commission on Environmental Quality (TCEQ)

Regional Office, Monday through Friday 8:00 a.m. to 5:00 p.m.: 1-512-239-1000

24-Hour numbers: 1-512-239-2507 or
1-512-463-7727

Environmental Release Hotline 1-800-832-8224

National Response Center (NRC) 1-800-424-8802
(Notification of the National Response Center
does not constitute notice to the state).

When making a telephone report of a spill or pollution complaint, the responsible party should provide the following information:

The date and time of the release or spill;

The identity or chemical name of material released or spilled as well as whether the substance is an extremely hazardous substance.

An estimate of the quantity of material released or spilled and the time or duration of the event.

The exact location of the release or spill, including the name of the waters involved or threatened and/or other medium or media affected by the release or spill.

The source of the release or spill.

The name, address, and telephone number of the party in charge of, or responsible for, the facility, vessel, or activity associated with the release or spill.

The extent of actual and potential water pollution.

The name and telephone number of the party at the release or spill site, who is in charge of operations at the site.

The steps being taken or proposed to contain and clean up the released or spilled material and any precautions taken to minimize impacts including evacuation.

The extent of injuries, if any.

Any known or anticipated health risks associated with the incident and, where appropriate, advice regarding medical attention necessary for exposed individuals.

Possible hazards to the environment (air, soil, water, wildlife, etc.). This assessment may include references to accepted chemical databases, material safety data sheets, and health advisories. Estimated or measured concentrations of a contaminant may be requested by the TCEQ for the state's hazard assessment.

Identity of governmental and/or private sector representatives responding on-scene.

The responsible party shall immediately abate and contain the spill or discharge and cooperate fully with the executive director and the local incident command system. Every effort should be made to prevent the released or spilled material from reaching a water course. The responsible person shall also begin reasonable response actions which may include, but are not limited to, the following actions:

- Arrival of the responsible party or response personnel hired by the responsible party at the site of the discharge or spill.
- Initiating efforts to stop the discharge or spill.
- Minimizing the impact to the public health and the environment.
- Neutralizing the effects of the incident.
- Removing the discharged or spilled substances.
- Managing the wastes.

Upon request of the local government responders or the executive director, the responsible party shall provide a verbal or written description, or both, of the planned response actions and all actions taken before the local governmental responders or the executive director arrive. When the agency on-scene coordinator requests this information, it is subject to possible additional response action requirements by the executive director. The information will serve as a basis for the executive director to determine the need for:

- Further response actions by the responsible person
- Initiating state funded actions for which the responsible person may be held liable to the maximum extent allowed by law

Attachment B

Potential Sources of Contamination

Stormwater Discharges: Stormwater runoff during the construction period will carry soils and other pollutants from disturbed areas of the project site. The stormwater runoff will be routed to silt fences.

Non-Stormwater Discharges: Non-stormwater discharges during the construction period (e.g., water from water line flushing, pavement wash waters where no spills or leaks of toxic or hazardous materials have occurred, uncontaminated groundwater from dewatering of excavation, etc.).

All non-stormwater discharges will be directed through erosion control structures prior to release from the site.

Material Inventory: The materials or substances listed below are expected to be present onsite during construction:

- Concrete and concrete products.
- Metal reinforcing materials (e.g., rebar, welded wire fabric, etc.).
- Fertilizers, herbicides, pesticides, etc.
- Petroleum-based products.
- Plastic (PVC) and metal pipe and fittings.
- Paints.

The total amount of hydrocarbons will be limited to less than 250 gallons total.

Material Management Practices: The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff.

Good Housekeeping: The following good housekeeping practices will be followed on-site during the construction project:

- All soil, sand, gravel, and excavated material stockpiles on-site will have appropriate temporary erosion and sedimentation controls installed (down gradient).
- An effort will be made to store only enough products required to do the job.
- All materials stored on-site will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
- Materials will be stored in the construction staging, material storage, and/or temporary spoils disposal areas as shown on the construction plans.
- Products will be kept in their original containers with the original manufacturer's labels.
- Whenever possible, all products will be used before disposing the container.
- Manufacturer's recommendations for proper use and disposal will be followed.
- The Contractor will make periodic inspections to ensure the proper use and disposal of materials onsite.

Hazardous Products: These practices are used to reduce the risks associated with hazardous materials:

- Products will be kept in original containers unless they are not resealable.
- Original labels and material safety data sheets will be retained. They contain important product information.
- If surplus product must be disposed of, manufacturer's or local and state recommended methods for proper disposal will be followed

The following product specific practices will be followed on-site:

Petroleum Products: All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphaltic substances used on-site will be applied according to the manufacturer's recommendations.

Fertilizers: Fertilizers will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to stormwater. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints: All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system, but will be properly disposed of according to manufacturer' instructions or state and local regulations.

Concrete Trucks: Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum water on the site except in designated areas. Upon completion of the project, the Contractor will clean up the wash-out site in accordance with state and local regulations.

Construction Equipment/Vehicles: Construction equipment/vehicles will be limited, as much as possible, to the project site. Any soil, mud, etc. to be carried from the project into public roads will be cleaned up within 24 hours.

Attachment C
Sequence of Major Activities

SEQUENCE OF CONSTRUCTION:

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan (sheet 6) and in accordance with the Storm Water Pollution Prevention Plan (SWPPP) that is required to be posted on the site. – Duration 1 week to install Erosion Controls
2. The Contractor must contact the city of Austin and TCEQ (512-339-2929) 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
3. Please contact the City for utility locations and to obtain permit for any work within City of Austin R.O.W.
4. 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 Inspector's directives, and revised construction schedule relative to the requirements of the Erosion Plan.
5. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Storm Water Pollution Prevention Plan (SWPPP) posted on the site.
6. If disturbed area is not to be worked on for more than 14 days, disturbed area needs to be stabilized by revegetation, mulch, tarp, or revegetation matting.
7. Begin site clearing/construction (and demolition) activities. If disturbed area is not to be worked on for more than 14 days, disturbed area needs to be stabilized by revegetation, mulch, tarp, or revegetation matting. (1.59 ac of disturbed area). Engineer's Estimate – To commence 4-8 weeks into construction
8. Begin excavation, embankment, installation of utilities and site improvements. Begin construction of the Salon and Retail Store. Disturbed area continues at 1.59 acres. Engineer's Estimate – To commence 8-16 weeks into construction.
9. The Environmental Project Manager or Site Supervisor will schedule a mid-construction conference to coordinate changes in the construction schedule and evaluate effectiveness of the Erosion Control Plan after possible construction alterations to the site. Participants shall include the City Inspector, Project Engineer, General Contractor, and Environmental Project Manager or Site Supervisor. The anticipated completion date and final construction sequence and inspection schedule will be coordinates with the

appropriate City Inspector.

Engineer's Estimate – To commence 16-20 weeks into construction.

10. Upon completion of the site construction and revegetation of a project site, the Design Engineer shall submit an engineer's letter of concurrence to the City indicating that construction, including revegetation, 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.

Engineer's Estimate – To commence 52 weeks into construction.

11. After a final inspection has been conducted by the City Inspector and with approval from the City Inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation of the erosion controls.

Engineer's Estimate – To commence 60 weeks into construction.

Attachment D
Temporary Best Management Practices and Measures

The following will be used for temporary erosion and sedimentation controls (E&S):
See sheet 7 of the approved plan set for specifications on all E&S

A FODS TCM model #1100 stabilized construction entrance will be installed for construction vehicles or equipment to enter or leave the construction site. This will provide access for construction traffic without unnecessary tracking or flowing of sediment into public Right-of-Way (ROW).

Silt fences will be placed to intercept sediment while allowing water to continue to flow off the site. Where silt fences are not applicable mulch socks will be used to intercept sediment before it gets to a drain while allowing water through.

Inlet protection filter fabric will be provided at each of the inlets until the site is stabilized or paved to prevent sedimentation from entering the inlets.

A temporary staging area with silt fencing on the downstream side will be provided for the placement of materials and chemicals which are to be utilized on the site during construction.

A concrete washout area will be installed so that concrete can be safely removed from tools and disposed of properly.

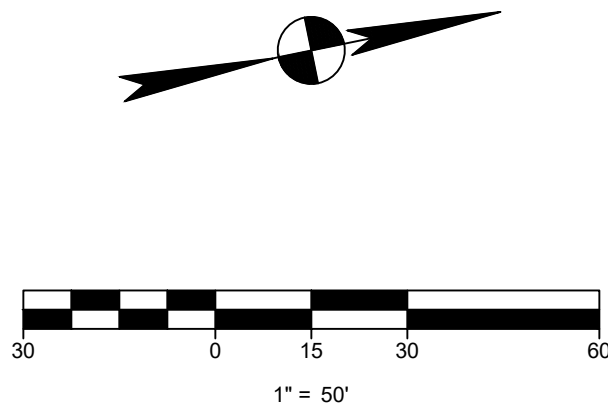
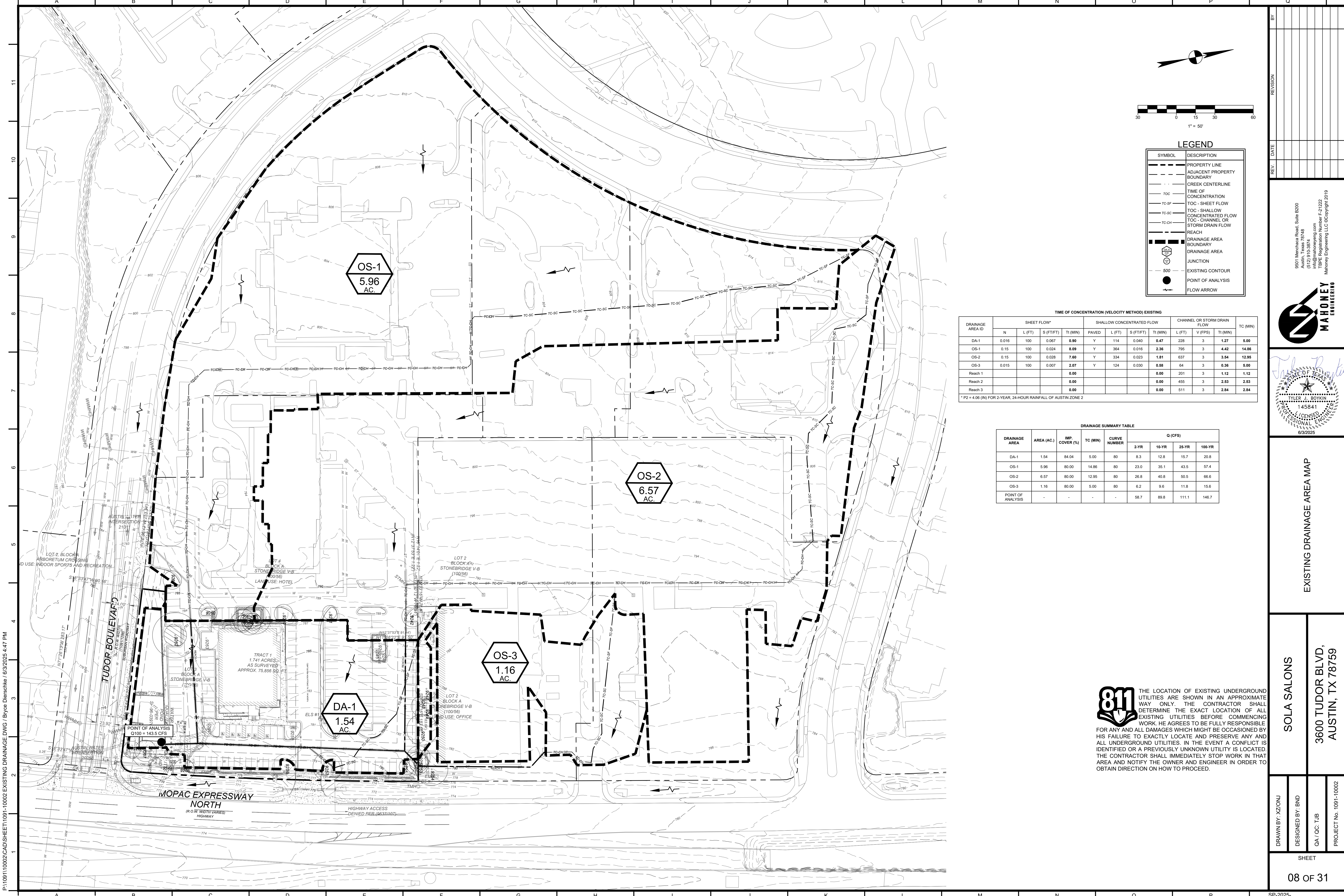
Attachment F
Structural Practices

Silt Fencing

- Silt Fencing is to be installed according to details shown in the approved plan set (sheet 7).
- Silt fencing is to be located as shown on the Erosion Control Plan (sheet 6).
- Silt fencing to be installed prior to any earthwork, as noted in Sequence of construction.

Attachment G
Drainage Area Map

Please see the attached construction plans.



LEGEND	
SYMBOL	DESCRIPTION
	PROPERTY LINE
	ADJACENT PROPERTY BOUNDARY
	CREEK CENTERLINE
	TIME OF CONCENTRATION
	TOC - SHEET FLOW
	TOC - SHALLOW CONCENTRATED FLOW
	TOC - CHANNEL OR STORM DRAIN FLOW
	REACH
	DRAINAGE AREA BOUNDARY
	DRAINAGE AREA
	JUNCTION
	500' EXISTING CONTOUR
	POINT OF ANALYSIS
	FLOW ARROW

TIME OF CONCENTRATION (VELOCITY METHOD) EXISTING											
DRAINAGE AREA ID	SHEET FLOW*				SHALLOW CONCENTRATED FLOW				CHANNEL OR STORM DRAIN FLOW		
	N	L (FT)	S (FT/FT)		PAVED	L (FT)	S (FT/FT)		L (FT)	V (FPS)	T ₁ (MIN)
DA-1	0.016	100	0.067	0.90	Y	114	0.040	0.47	228	3	1.27
OS-1	0.15	100	0.024	8.09	Y	364	0.016	2.36	795	3	4.42
OS-2	0.15	100	0.028	7.60	Y	334	0.023	1.81	637	3	3.54
OS-3	0.015	100	0.007	2.07	Y	124	0.030	0.58	64	3	0.36
Reach 1				0.00				0.00	201	3	1.12
Reach 2				0.00				0.00	455	3	2.53
Reach 3				0.00				0.00	511	3	2.84

* P2 = 4.06 (IN) FOR 2-YEAR, 24-HOUR RAINFALL OF AUSTIN ZONE 2

DRAINAGE SUMMARY TABLE								
DRAINAGE AREA	AREA (AC.)	IMP. COVER (%)	TC (MIN)	CURVE NUMBER	Q (CFS)			
					2-YR	10-YR	25-YR	100-YR
DA-1	1.54	84.04	5.00	80	8.3	12.8	15.7	20.8
OS-1	5.96	80.00	14.86	80	23.0	35.1	43.5	57.4
OS-2	6.57	80.00	12.95	80	26.8	40.8	50.5	66.6
OS-3	1.16	80.00	5.00	80	6.2	9.6	11.8	15.6
POINT OF ANALYSIS	-	-	-	-	58.7	89.8	111.1	146.7

811 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. IN THE EVENT A CONFLICT IS IDENTIFIED OR A PREVIOUSLY UNKNOWN UTILITY IS LOCATED, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THAT AREA AND NOTIFY THE OWNER AND ENGINEER IN ORDER TO OBTAIN DIRECTION ON HOW TO PROCEED.

BY

REV.

DATE

REVISION

MAHONEY ENGINEERING

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Austin, Texas 78748
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TBB# Number F-21222
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STATE OF TEXAS

145841

PROFESSIONAL ENGINEER

6/3/2025

EXISTING DRAINAGE AREA MAP

SOLA SALONS

3600 TUDOR BLVD,
AUSTIN, TX 78759

DRAWN BY: XZONJ

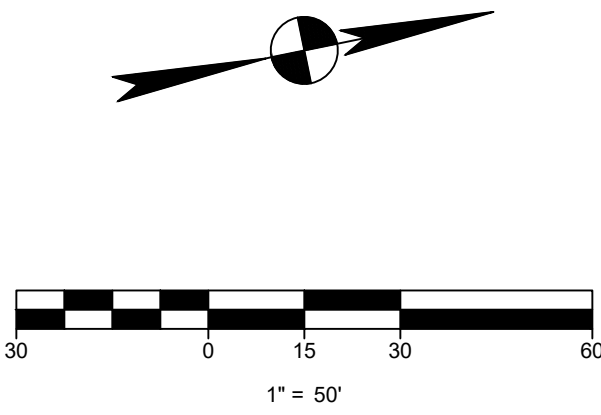
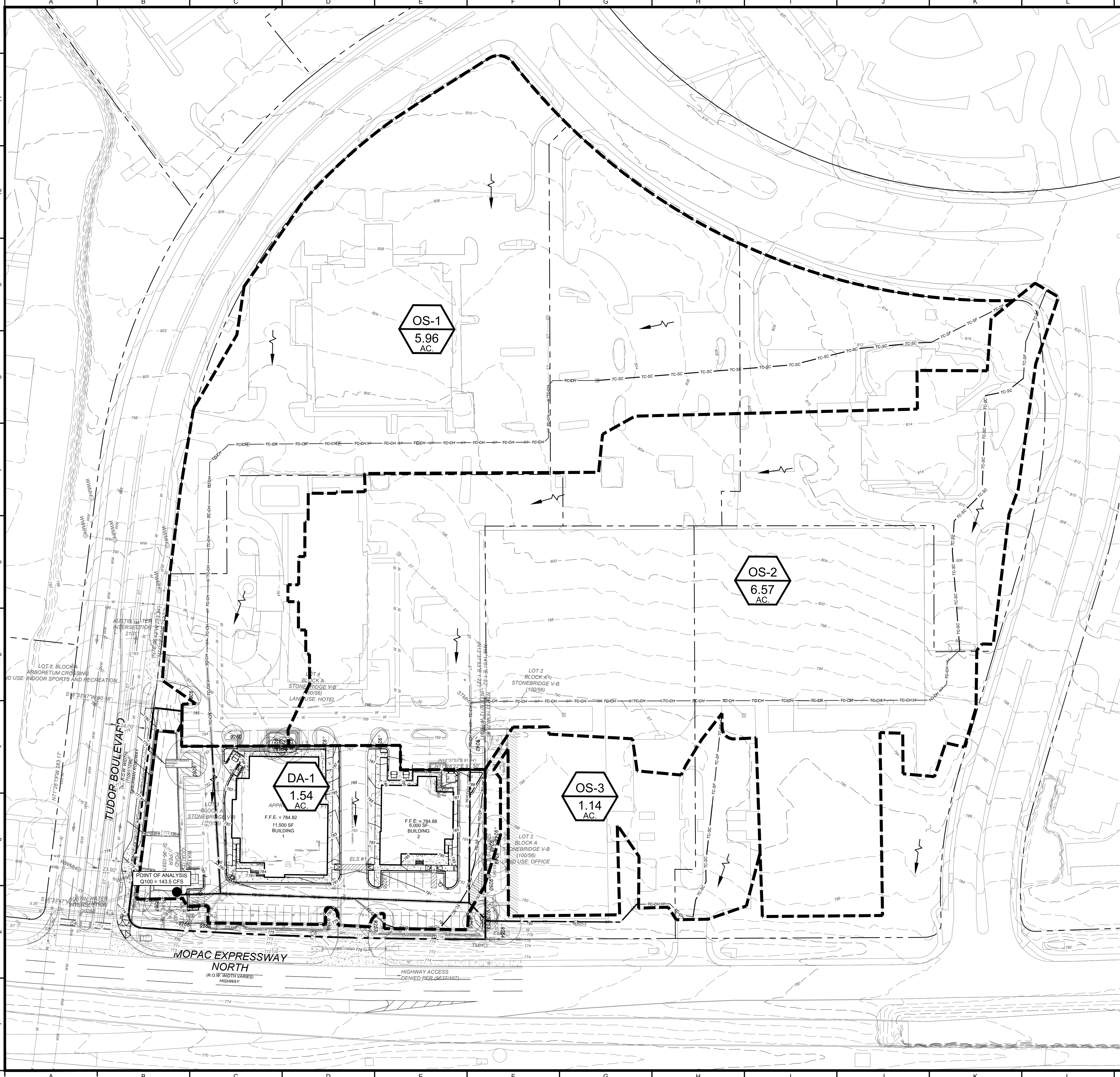
DESIGNED BY: BND

QA / QC: TJB

PROJECT No. 1091-10002

SHEET

08 OF 31



LEGEND	
SYMBOL	DESCRIPTION
	PROPERTY LINE
	ADJACENT PROPERTY BOUNDARY
	CREEK CENTERLINE
	TIME OF CONCENTRATION
	TOC - SHEET FLOW
	TOC - SHALLOW CONCENTRATED FLOW
	TOC - CHANNEL OR STORM DRAIN FLOW
	REACH
	DRAINAGE AREA BOUNDARY
	DRAINAGE AREA
	JUNCTION
	EXISTING CONTOUR
	POINT OF ANALYSIS
	FLOW ARROW

TIME OF CONCENTRATION (VELOCITY METHOD) PROPOSED											
DRAINAGE AREA ID	SHEET FLOW*				SHALLOW CONCENTRATED FLOW			CHANNEL OR STORM DRAIN FLOW			TC (MIN)
	N	L (FT)	S (FT/FT)	T ₁ (MIN)	PAVED	L (FT)	S (FT/FT)	T ₁ (MIN)	L (FT)	V (FPS)	T ₁ (MIN)
DA-1	0.016	100	0.057	0.95	Y	144	0.035	0.63	228	3	1.27
OS-1	0.15	100	0.024	8.09	Y	364	0.016	2.36	795	3	4.42
OS-2	0.15	100	0.028	7.60	Y	334	0.023	1.81	637	3	3.54
OS-3	0.015	100	0.007	2.07	Y	124	0.030	0.58	64	3	0.36
Reach 1				0.00				0.00	201	3	1.12
Reach 2				0.00				0.00	455	3	2.53
Reach 3				0.00				0.00	511	3	2.84

* P2 = 4.06 (IN) FOR 2-YEAR, 24-HOUR RAINFALL OF AUSTIN ZONE 2

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OS-1	5.96	80.00	14.86	80	23.0	35.1	43.5	57.4
OS-2	6.57	80.00	12.95	80	26.8	40.8	50.5	66.6
OS-3	1.14	80.00	5.00	80	6.2	9.6	11.8	15.6
POINT OF ANALYSIS	-	-	-	-	58.7	88.8	111.1	146.7



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. IN THE EVENT A CONFLICT IS IDENTIFIED OR A PREVIOUSLY UNKNOWN UTILITY IS LOCATED, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THAT AREA AND NOTIFY THE OWNER AND ENGINEER IN ORDER TO OBTAIN DIRECTION ON HOW TO PROCEED.

BY

REV.

DATE

REVISION

MAHONEY ENGINEERING

9501 Meridian Road, Suite 8200
Austin, Texas 78748
(512) 910-3874
mahoneyengineering.com
TBBE Professional Engineer Number F-21222
Mahoney Engineering, LLC ©Copyright 2019

PROPOSED DRAINAGE AREA MAP

SOLA SALONS

3600 TUDOR BLVD,
AUSTIN, TX 78759

DRAWN BY: XZONJ

DESIGNED BY: BND

QA / QC: TJB

PROJECT No. 1091-10002

SHEET

09 OF 31

Attachment I
Inspection and Maintenance for BMPs

The following is a general schedule for installation and inspection of temporary erosion and sedimentation (E&S) controls:

- The E&S controls will be installed as indicated on the approved E&S site plan prior to initiating any site disturbance.
- An on-site pre-construction meeting will be scheduled after the temporary E&S controls have been installed and prior to starting any other construction activities. The following entities as appropriate should be in attendance: Design Engineer, Owner, Contractor, Sub-contractors, City of Austin, and the TCEQ
- The temporary E&S controls may be revised based upon findings of the inspection. The temporary E&S controls will be inspected each week and prior to or immediately after rainfall events. Maintenance and repairs will be accomplished as needed.
- The temporary E&S controls will be periodically evaluate for effectiveness and modified as necessary.
- The silt will be periodically removed from the permanent controls and new filter media installed as necessary.
- Once construction has been completed, the disturbed areas will be revegetated.
- Temporary E&S controls may be removed when vegetation is reestablished.

Attachment J
Schedule of Interim and Permanent Soil Stabilization Practices

The contractor will begin revegetating disturbed areas within 14 days if activities in an area will cease for more than 21 days.

Revegetation of disturbed areas will be replaced with bermudagrass sod and hydro mulch. The required seeding, fertilizing, and watering information can be found in the attached construction plans.

SITE DEVELOPMENT PERMIT LANDSCAPE

- 1. ALL LANDSCAPED AREAS TO BE PROTECTED BY 6 INCH CURBS, WHEEL-STOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7(A).
- 2. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2-984.
- 3. EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY FENCING BEFORE CONSTRUCTION BEGINS. NO EQUIPMENT OR MATERIALS SHALL BE STORED OR OPERATED WITHIN THE FENCED-IN AREAS. FENCES SHALL BE AT THE DRIP LINE AND COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES. NO BURNING OF DEBRIS, CLEANING FLUIDS, CONCRETE SPILLS, ETC. WILL BE ALLOWED WITHIN THESE AREAS.
- 4. BUFFERING OF THE STREET YARD WILL BE ACCOMPLISHED THROUGH THE COMBINATION OF TREES, SHRUBS, GRADE CHANGES, AND FENCES.
- 5. GRADE CHANGES THAT DO NOT APPEAR ON THE SITE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
- 6. TRENCHING SHALL NOT OCCUR WITHIN THE FENCED DRIP LINE AREAS OF EXISTING TREES.
- 7. SHRUB MATERIAL NOT TO EXCEED 36" O.C. UNLESS OTHERWISE SPECIFIED. GROUNDCOVERS NOT TO EXCEED 18" O.C. DURING THE TIME OF MARCH 15-OCTOBER 15 INSTALLATION OF HYDROMULCH SHALL BE COMMON BERMUDA OR SAHARA BERMUDA FOR OCTOBER 16-MARCH 14 INSTALLATION OF HYDROMULCH SHALL BE ANNUAL OR PERENNIAL RYE WITH A SPRING APPLICATION OF COMMON BERMUDA OR SAHARA BERMUDA.
- 8. ALL LAWN AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RE-VEGETATED WITH BERMUDA SOD OR RYE UNLESS NATIVE RESTORATION MIX IS SPECIFIED.
- 9. NOT MORE THAN 50% OF THE TREES AND 50% OF SHRUBS PROPOSED WILL BE OF THE SAME SPECIES.
- 10. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED. SEE IRRIGATION NOTES IN THESE DRAWINGS FOR REQUIREMENT.
- 11. IF ESTABLISHING VEGETATION DURING ANY STAGE OF DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT (512-974-2199 OR AT WATERUSECOMPVAR@AUSTINTEXAS.GOV.

SITE DEVELOPMENT PERMIT IRRIGATION NOTES:

- AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH TCEQ CHAPTER 344, AS WELL AS THE FOLLOWING REQUIREMENTS:
- 1. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:
 - a. THE SYSTEM MUST PROVIDE A MOISTURE LEVEL ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS;
 - b. THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN TEN (10) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS);
 - c. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
 - d. SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
 - e. A MASTER VALVE INSTALLED ON THE DISCHARGE SIDE OF THE BACKFLOW PREVENTER;
 - f. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
 - g. AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER MORE THAN A ONE-HALF INCH (1/2") RAINFALL; AND
 - h. NEWLY PLANTED TREES SHALL HAVE PERMANENT IRRIGATION CONSISTING OF DRIP BUBBLERS.
 - 2. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN TO THE CITY, AT THE TIME THE FINAL IRRIGATION INSPECTION IS PERFORMED;
 - a. UNLESS FISCAL SECURITY IS PROVIDED TO THE CITY FOR THE INSTALLATION OF THE SYSTEM, IT MUST BE OPERATIONAL AT THE TIME OF THE FINAL LANDSCAPE INSPECTION.
 - 3. THE IRRIGATION INSTALLER SHALL ALSO PROVIDE EXHIBITS TO BE PERMANENTLY INSTALLED INSIDE OR ATTACHED TO THE IRRIGATION CONTROLLER, INCLUDING;
 - a. A LAMINATED COPY OF THE WATER BUDGET CONTAINING ZONE NUMBERS, PRECIPITATION RATE, GALLONS PER MINUTE AND THE LOCATION OF THE ISOLATION VALVE; AND AN AS BUILT PLAN.
 - 4. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY AUSTIN WATER CERTIFYING COMPLIANCE WITH SUBSECTION 1. WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.

GENERAL CONSTRUCTION NOTES:

- 1. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, PIPES, AND STRUCTURES.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR BODILY INJURY AND/OR ANY COST INCURRED DUE TO DAMAGE OF OWNER'S PROPERTY OR UTILITIES.
- 3. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION TO ENSURE UTILITIES ARE NOT DISTURBED. REFER TO CIVIL DRAWINGS FOR ALL SITE UTILITIES.
- 4. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DURING BIDDING AND PRIOR TO CONTRACTS BEING AWARDED TO CONTRACTORS. OR IT SHALL BE ASSUMED THAT THE CONTRACTOR CAN IMPLEMENT THE PLANS AS DRAWN AND SPECIFIED.
- 5. EXISTING CONDITIONS ARE SHOWN SHADED BACK TO ALLOW ALL PROPOSED IMPROVEMENTS TO STAND OUT. EXISTING BASE INFORMATION HAS BEEN IMPORTED FROM CIVIL AND ARCHITECTURAL DRAWINGS. REFER TO THESE DRAWINGS FOR SUPPLEMENTAL INFORMATION.
- 6. THE CONTRACTORS (GENERAL AND SUBCONTRACTORS) SHALL PROVIDE UNIT COSTS FOR ALL SOFTSCAPE AND HARDSCAPE MATERIAL SPECIFIED ON THE DRAWINGS AND SPECIFICATIONS. UNIT COSTS SHALL BE PROVIDED FOR MATERIALS AND INSTALLATION SEPARATELY. UNIT COSTS SHALL BE: 'EACH' FOR PLANT MATERIAL, 'SQUARE FOOT' OR 'SQUARE YARD' FOR PAVEMENTS, LINEAR FOOT FOR WALL AND FENCE, 'EACH' FOR SITE FURNISHINGS AND SITE AMENITIES, 'CUBIC YARD' OR 'CUBIC FOOT' FOR SOIL, MULCH AND OTHER BULK PRODUCTS AND 'EACH' OR 'LUMP SUM' FOR MISCELLANEOUS ITEMS. THE UNIT COST SHALL BE FORMATTED TO HAVE COLUMNS FOR: ITEMS, UNIT, UNIT COST, TOTAL ITEM COST.
- 7. LOCATE JOINTS IN CONCRETE PAVING ACCORDING TO PLAN. IF NONE SHOWN, CONTROL JOINTS SHALL CREATE SQUARE PANELS AND NOT EXCEED 10 FOOT SPACING AND SHALL BE 1/4 OF THE DEPTH OF THE PAVING. EXPANSION JOINTS SHALL NOT EXCEED 50 FOOT SPACING AND SHALL INCLUDE AN ASPHALT JOINT WITH FLEXIBLE SEALANT TO MATCH THE PAVEMENT COLOR. EXPANSION JOINTS TO HAVE 12" LONG #3 SMOOTH GALVANIZED DOWEL IN VERTICAL CENTER OF JOINT, SPACED HORIZONTALLY EQUALLY 10 INCHES APART OR A MINIMUM OF TWO PER JOINT, WHICHEVER IS GREATER.

PROPOSED TREE CREDIT KEY:

- SY - STREET YARD TREE (EXCESS OF 1.5 CAL. INCH COUNTING TOWARDS MITIGATION)
- PL - PARKING LOT TREE (EXCESS OF 1.5 CAL. INCH COUNTING TOWARDS MITIGATION)
- P - PARKING BUFFER POINT TREE
- M - MITIGATION TREE
- * FINISHED ELEVATION FOR PARKING LOT ISLANDS, MEDIANS, PENINSULAS, AND SIMILAR LANDSCAPE AREAS MUST BE AT LEAST SIX (6) INCHES BELOW THE FINISHED PARKING LOT ELEVATION TO ALLOW FOR PLACEMENT OF SIX (6) INCHES OF TOPSOIL [LDC 25-2-1007(F)(4)]

BLU FISH
COLLABORATIVE
Landscape Architecture

107 Leland Street, Suite 2
Austin, TX 78704

P.O. BOX 40792
Austin, TX 78704

Phone: (512) 388-4115

PLANT LIST

NOTES:
1. THE CONTRACTORS (GENERAL AND SUBCONTRACTORS) SHALL PROVIDE UNIT COSTS FOR ALL SOFTSCAPE AND HARDSCAPE MATERIAL SPECIFIED ON THE DRAWINGS AND SPECIFICATIONS. UNIT COSTS SHALL BE PROVIDED FOR MATERIALS AND INSTALLATION SEPARATELY. UNIT COSTS SHALL BE: 'EACH' FOR PLANT MATERIAL, 'SQUARE FOOT' OR 'SQUARE YARD' FOR PAVEMENTS, LINEAR FOOT FOR WALL AND FENCE, 'EACH' FOR SITE FURNISHINGS AND SITE AMENITIES, 'CUBIC YARD' OR 'CUBIC FOOT' FOR SOIL, MULCH AND OTHER BULK PRODUCTS AND 'EACH' OR 'LUMP SUM' FOR MISCELLANEOUS ITEMS. THE UNIT COST SHALL BE FORMATTED TO HAVE COLUMNS FOR: ITEMS, UNIT, UNIT COST, TOTAL ITEM COST.
2. PLANT QUANTITIES ARE PROVIDED FOR OWNER CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND PROVIDING PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLAN.
3. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND SECURING TREE AND PLANT MATERIAL IN ADVANCE. BECAUSE OF THE LONG LEAD TIME ON THIS INSTALLATION AND THE RECENT SHORTAGE ON TREE CROP, CONTRACTOR SHALL RESERVE OR CONTRACT GROW TREES WITH A GROWER.

SHADE TREES			
SYM.	QTY.	COMMON NAME, BOTANICAL NAME	MIN. SPEC.
	4	LIVE OAK, QUERCUS VIRGINIANA	100 GAL., 4" CAL., 16' HT. MINIMUM CONTAINER GROWN

ORNAMENTAL TREES			
SYM.	QTY.	COMMON NAME, BOTANICAL NAME	SPEC.
	1	POSSUMHAW HOLLY, ILEX DECIDUA	45 GAL., 2.5" CAL., 8' HT. MINIMUM CONTAINER GROWN

SHRUBS				
SYM.	QTY.	COMMON NAME, BOTANICAL NAME	MIN. CONTAINER	MAX. SPACING
	33	GULF MUHLY, MUHLENBERGIA CAPILLARIS 'REGAL MIST'	3 GALLON	3' O.C.
	59	DWARF YAUPON, ILEX VOMITORIA 'NANA'	3 GALLON	3' O.C.
	13	DWARF WAX MYRTLE, MYRICA CERIFERA 'DON'S DWARF'	3 GALLON	3' O.C.
	32	TEXAS SAGE, LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	7 GALLON	3' O.C.
	15	BIG MUHLY, MUHLENBERGII LINDHEIMERII	3 GALLON	4' O.C.

TURF				
SYM.	QTY.	COMMON NAME, BOTANICAL NAME	CONTAINER	
	REF. PLAN	BERMUDAGRASS, CYNODON DACTYLON 'TIF 419'	SOD	
	REF. PLAN	BERMUDAGRASS, CYNODON DACTYLON 'SAHARA'	HYDRO-MULCH	

LANDSCAPE CERTIFICATION

I, WHITNEY P. BLUNT, DO HEREBY CERTIFY THAT THE PLANS FOR THE DEVELOPMENT PROJECT LOCATED AT 3600 TUDOR BOULEVARD IN AUSTIN, TX, SATISFY THE REQUIREMENTS OF THE LDC-25-2 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND ALL AMENDMENTS.

WHITNEY P. BLUNT
BLU FISH COLLABORATIVE INC.
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE LANDSCAPE ARCHITECT WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE LANDSCAPE ARCHITECT.

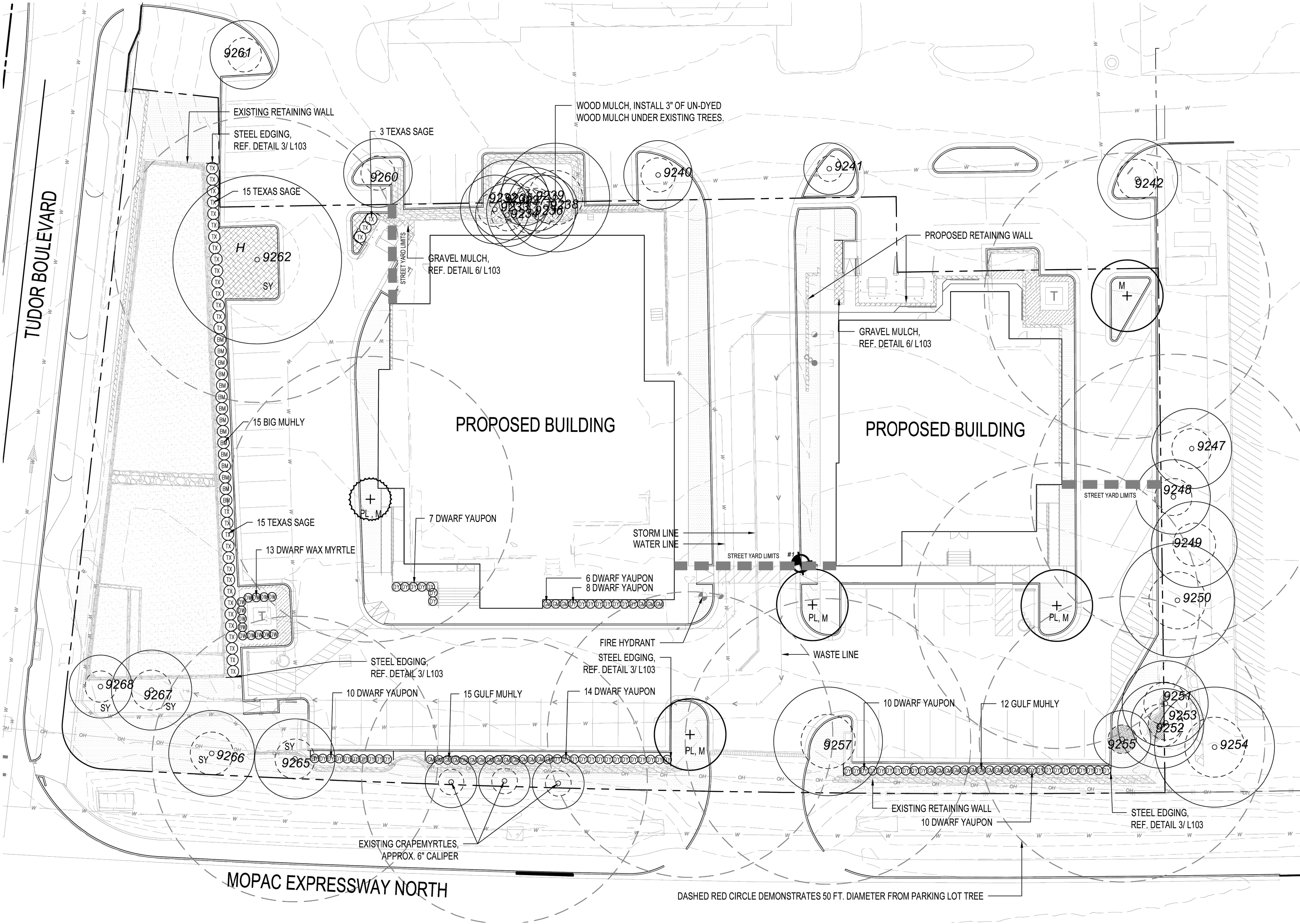
05/30/2025

DATE

REVISIONS:

PROJECT #:
ORIGINAL ISSUE:
DRAWING TITLE:
LANDSCAPE
PLAN

129-25-01
06/02/2025



Permanent 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)(C), (D)(li), (E), and (5), 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 **Permanent Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Tyler Boykin

Date: 06/03/2025

Signature of Customer/Agent



Regulated Entity Name: Sola Salons

Permanent Best Management Practices (BMPs)

Permanent best management practices and measures that will be used during and after construction is completed.

1. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
☐ N/A
2. ☒ 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
3. ☐ 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
4. 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.
5. 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 A - 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.
6. ☒ **Attachment B - 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.
7. ☒ **Attachment C - 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.
8. ☐ **Attachment D - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.
- ☒ N/A
9. ☒ The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.
- ☒ The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.
 - ☐ **Attachment E - Request to Seal Features.** A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.
10. ☐ **Attachment F - Construction Plans.** All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:
- ☐ Design calculations (TSS removal calculations)
 - ☐ TCEQ construction notes
 - ☐ All geologic features
 - ☐ All proposed structural BMP(s) plans and specifications
- ☒ N/A

11. ☒ **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan.** A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:
- ☒ Prepared and certified by the engineer designing the permanent BMPs and measures
 - ☒ Signed by the owner or responsible party
 - ☒ Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
 - ☒ A discussion of record keeping procedures
- ☐ N/A
12. ☐ **Attachment H - 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
13. ☐ **Attachment I - 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 results in water quality degradation.
- ☒ N/A

Responsibility for Maintenance of Permanent BMP(s)

Responsibility for maintenance of best management practices and measures after construction is complete.

14. ☒ 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.
- ☐ N/A
15. ☒ 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.
- ☐ N/A

Attachment B
BMPs for Upgradient Stormwater

Approved Development:

In the existing development, all the flows from the Stonebridge V-A subdivision are directed into the water quality pond on the south corner of the site. These off-site flows are routed in the underground storm sewer system through the site into the water quality pond.

Attachment C
BMPs for On-Site Stormwater

Approved Development:

A private storm sewer system conveys the stormwater to the existing water quality pond on the approved development. The water quality pond was designed to comply with TCEQ requirements and has been constructed to treat the developed (future) run-off from this tract. Water quality pond calculations for the existing basin are included in this report.

Total Site Area:	1.74 ac.
Total Impervious Cover Area:	1.30 ac. (56,663 SF)

BMPs for Existing Water Quality Pond

Total Area to BMP:	15.33 ac.
Total I.C. to BMP:	10.76 ac. (468,706 SF)
Total I.C. to BMP %:	70.2%.

Proposed Modification:

The proposed modification does not include the proposed construction of additional drainage basins, but will be contributing to the existing water quality pond from the approved development.

Total Site Area:	1.74 ac.
Limits of Construction:	1.59 ac.
Total Impervious Cover Area:	1.30 ac. (56,645 SF)

BMPs for Existing Water Quality Pond

Total Area to BMP:	15.33 ac.
Total I.C. to BMP:	10.76 ac. (468,688 SF)
Total I.C. to BMP %:	70.2%.

ATTACHMENT G
INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN FOR
WATER QUALITY PONDS

NOTE: The completed form below applies to the existing water quality pond within the approved development. Construction of this pond has since completed. The proposed development will be contributing to this pond but not proposing any additional water quality ponds or changes to the existing basin.

APPROVED SOLA SALONS
PROJECT NAME:

ADDRESS: 3600 TUDOR BOULEVARD

 AUSTIN, TEXAS
CITY, STATE:

LEGAL DESCRIPTION: LOT 3, BLOCK "A", STONEBRIDGE V-B, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 100, PAGE 56 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Sedimentation Basins:

- Monthly: The vegetative growth in the basin shall be checked. The growth shall not exceed eighteen inches in height.
- Quarterly: The level of accumulated silt shall be checked. If depth of silt exceeds 6 inches, it shall be removed, and disposed of "properly". Vacuum trucks are suggested to be used where possible.
- Annually: The basin shall be inspected for structural integrity and repaired if necessary.
- After Rainfall: The basin shall be checked after each rainfall occurrence to insure that it drains within 60 hours after each storm is over. If it does not drain within this time, corrective maintenance will be accomplished.

Filtration Basins:

- Monthly: The vegetative growth in the basin shall be checked. The growth shall not exceed eighteen inches in height.
- Quarterly: The level of accumulated silt shall be checked. If depth of silt/pollutants exceeds 1/2 inch, it shall be removed, and disposed of "properly". Vacuum trucks are suggested to be used where possible.

The accumulation of pollutants/oils shall be checked. If the pollutants have significantly reduced the design capacity of the sand filter, the pollutants shall be removed. Vacuum trucks are suggested to be used where possible.

The basin shall be checked for accumulation of debris and trash. The debris and trash shall be removed if excessive. All debris and trash shall be removed at least every six months. Vacuum trucks are suggested to be used where possible.

Annually: The basin shall be inspected for structural integrity and repaired if necessary.

After Rainfall: The basin shall be checked after each rainfall occurrence to insure that it drains within 36 hours after each storm is over. If it does not drain within this time, corrective maintenance will be accomplished.

"Proper" disposal of accumulated silt shall be accomplished following TCEQ and City of Austin guidelines and specifications.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Responsible Party: Hamlin RE Arboretum, LLC.

Mailing Address: 11713 Yaupon Holly Lane

City, State: Austin, Texas Zip: 78738

Telephone: (512) 761-6801

Mason Hamlin (Owner)
Print Name of Responsible Party

Signature of Responsible Party

A handwritten signature in black ink, appearing to read 'Mason Hamlin', written over a horizontal line.

Date

6/12/25

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

I _____, Mason Hamlin,
Print Name

Owner
Title - Owner/President/Other

of Hamlin RE Arboretum, LLC,
Corporation/Partnership/Entity Name

have authorized Tyler Boykin
Print Name of Agent/Engineer

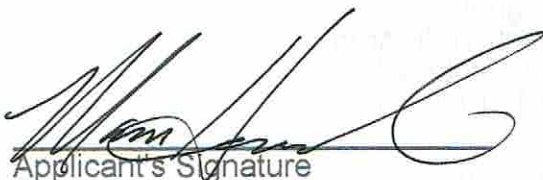
of _____ Mahoney Engineering
Print Name of Firm

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

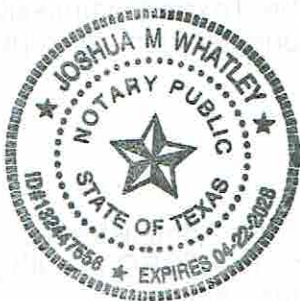
8.26.25
Date


THE STATE OF TEXAS §

County of TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared MASON HAMLIN 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 26 day of AUGUST 2025




NOTARY PUBLIC

JOSHUA M. WHATLEY
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 4-22-2028

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Sola Salons

Regulated Entity Location: 3600 Tudor Boulevard Austin, TX 787

Name of Customer: Hamlin RE Arboretum, LLC

Contact Person: Tyler Boykin

Phone: 512-910-3874

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
Extension of Time	Each	\$

Signature: Tyler Boykin

Date: 06/03/2025

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

<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 type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input checked="" 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 601160054		RN 102132289

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)						
<input type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input checked="" 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>					
Hamlin RE Arboretum, LLC								
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)					
0805920978	32099007208	33-3964960						
11. Type of Customer:	<input checked="" type="checkbox"/> Corporation	<input 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:	11713 Yaupon Holly Lane							
	City	Austin	State	TX	ZIP	78738	ZIP + 4	
16. Country Mailing Information (if outside USA)					17. E-Mail Address (if applicable)			
					mason_hamlin@hotmail.com			

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)
(512) 761-6801		() -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)								
<input type="checkbox"/> New Regulated Entity <input checked="" 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.)								
Sola Salons								
23. Street Address of the Regulated Entity: (No PO Boxes)	3600 Tudor Boulevard							
	City	Austin	State	TX	ZIP	78759	ZIP + 4	
24. County	Travis							

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

25. Description to Physical Location:								
26. Nearest City					State	Nearest ZIP Code		
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>								
27. Latitude (N) In Decimal:		30.384560			28. Longitude (W) In Decimal:		-97.736900	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
30	23	4.416	97	44	12.84			
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)			
7231			812112					
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
Beauty / Retail / Services								
34. Mailing Address:	11713 Yaupon Holly Lane							
	City	Austin	State	TX	ZIP	78738	ZIP + 4	
35. E-Mail Address:	mason_hamlin@hotmail.com							
36. Telephone Number	37. Extension or Code		38. Fax Number (if applicable)					
(512) 761-6801			() -					

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

<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<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:	Tyler Boykin		41. Title:	Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address	
(512) 910-3874		() -	tboykin@mahoneyeng.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:	Mahoney Engineering	Job Title:	Engineer	
Name (In Print):	Tyler Boykin		Phone:	(512) 910- 3874
Signature:			Date:	6/3/2025



Change in Responsibility for Maintenance on Permanent Best Management Practices and Measures

Edwards Aquifer Protection Program (EAPP)

The original EAPP applicant is no longer responsible for maintaining the permanent best management practices (BMPs) and other measures associated with their approved EAPP plan. The project information and the new entity responsible for maintaining the relevant BMPs and other measures is listed below. Completion of this form is required for submittal.

Current Responsible Party:

Customer	Stonebridge Development LP
Regulated Entity Name	Golden Triangle
Regulated Entity Number	102132289
Edwards Aquifer Protection Program ID	11-92082101
Site Address	3600 Tudor Boulevard
City, State, Zip	Austin, Texas, 78759
County	Travis
Approval Letter Date	09/21/1990

BMPs for the Project:

Water Quality Pond

New Responsible Party:

Customer Number (If Available)	
Customer Name	Hamlin RE Arboretum, LLC
Name of Contact	Mason Hamlin
Mailing Address	11713 Yaupon Holly Lane
City, State, Zip	Austin, Texas, 78738
Telephone	512-761-6801
Email	mason_hamlin@hotmail.com

Parcel/Land Ownership Change



Travis County, Texas
County Clerk Web Search

Welcome Visitor.

Welcome Assumed Names Marriage Misc Docs **Real Estate** FAQ

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[Back to Results](#)

2025065659

General Legal Description Related Documents

Document Detail

Instrument #: 2025065659
Multi Seq: 0
Document Date:
Date Filed: 06/13/2025 08:24:14 AM
Document Type: WARRANTY DEED
Book:
Page:
GF Number:
Microfilm Code:
Remarks:
Pages in Image: 10
Image:

Grantors

1 H B CHAPMAN PARTNERSHIP LTD
2 COLE FAMILY PARTNERSHIP SEVEN LTD

Grantees

1 HAMLIN RE ARBORETUM LLC

Returnee

Name: ELECTRONICALLY RECORDED
Address:
City, State, Zip:

2025065659
Image for this record is still being processed.



Travis County, Texas
County Clerk Web Search

Welcome Visitor.

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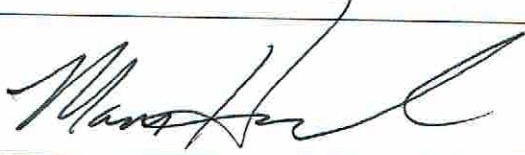
2025065659

General **Legal Description** Related Documents

Combined Legals

Subdivision: STONEBRIDGE V B
Lot From: 1,2
Lot To:
Block: A
Section:
Survey Name:
Acreage:
Street Number:
StreetName/Address:
Town:
Freeform Legal:
Volume:
Page:
Mapcase:
Slide:

2025065659
Image for this record is still being processed.

Signature of Responsible Party	
Date	6-12-25

I acknowledge and understand that I am assuming full responsibility for maintaining all permanent best management practices and measures approved by TCEQ for the site, until another entity assumes such obligations in writing or ownership is transferred.

To create a new customer number, please include the TCEQ Core Data Form (TCEQ-10400). If you have questions on how to fill out this form or about the Edwards Aquifer Protection Program, please contact us at 512-339-2929 or by e-mail at eapp@tceq.texas.gov.



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jun 13, 2025 08:24 AM Fee: \$61.00

2025065659

Electronically Recorded

Special Warranty Deed with Vendor's Lien

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: June 12, 2025

Grantor: H. B. CHAPMAN PARTNERSHIP, LTD., a Texas limited partnership; R. B. COLE PARTNERSHIP, LTD., a Texas limited partnership; CHAPMAN FAMILY PARTNERSHIP SEVEN, LTD., a Texas limited partnership; and COLE FAMILY PARTNERSHIP SEVEN, LTD., a Texas limited partnership; AS THEIR INTERESTS MAY APPEAR

Grantor's Mailing Address: 10461 Westpark Drive, Houston, Texas 77042, Attn: John D. Cole

Grantee: HAMLIN RE ARBORETUM, LLC, a Texas limited liability company

Grantee's Mailing Address: 11713 Yaupon Holly Lane, Austin, Texas 78738

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Central National Bank. The note is secured by a first and superior vendor's lien and superior title retained in this deed of in favor of Central National Bank, and by a first-lien deed of trust of even date from Grantee to Darrell Rollins, Trustee.

Property (including any improvements): As shown in **Exhibit A**, attached hereto.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: As shown in **Exhibit B**, attached hereto.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Central National Bank, and are transferred to Central National Bank, without recourse against Grantor.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Grantor warrants and represents that all ad valorem taxes and assessments for the Property for the year 2024 and all prior years have been fully paid.

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

[SIGNATURE PAGES TO FOLLOW]

GRANTOR:

H.B. CHAPMAN PARTNERSHIP LTD.,
a Texas limited partnership

By: H B Chapman Corporation,
a Texas corporation
its General Partner

By: 
Howard C. Chapman, President

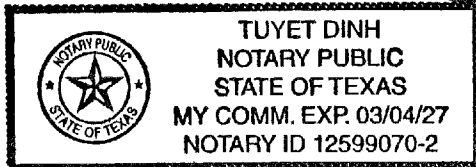
STATE OF TEXAS

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§
§

COUNTY OF HARRIS

This instrument was executed and acknowledged before me on this 10th day of June, 2025, by Howard C. Chapman, President of H B Chapman Corporation, a Texas corporation, as General Partner to H.B. CHAPMAN PARTNERSHIP LTD., a Texas limited partnership, on behalf of said limited partnership.

[Seal]




Notary Public Signature

GRANTOR:

R.B. COLE PARTNERSHIP LTD.,
a Texas limited partnership

By: R B Cole Corporation,
a Texas corporation
its General Partner

By: 
John D. Cole, President

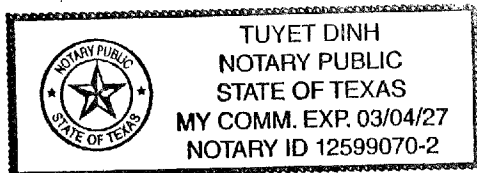
STATE OF TEXAS

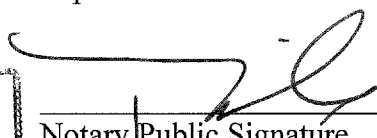
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COUNTY OF HARRIS

This instrument was executed and acknowledged before me on this 10th day of June, 2025, by John D. Cole, President of R B Cole Corporation, a Texas corporation, as General Partner to R.B. COLE PARTNERSHIP LTD., a Texas limited partnership, on behalf of said limited partnership.

[Seal]





Notary Public Signature

GRANTOR:

CHAPMAN FAMILY PARTNERSHIP SEVEN,
LTD.,
a Texas limited partnership

By: Chapman Family Seven Corporation,
a Texas corporation
its General Partner

By: 
Howard C. Chapman, President

STATE OF TEXAS

§

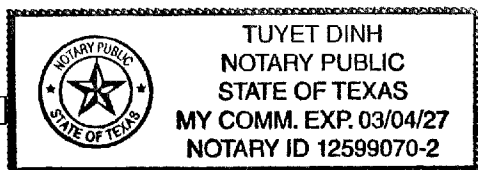
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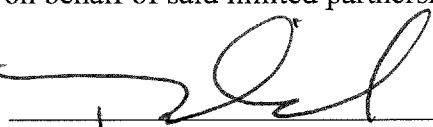
COUNTY OF HARRIS

§

This instrument was executed and acknowledged before me on this 10th day of June, 2025, by Howard C. Chapman, President of Chapman Family Seven Corporation, a Texas corporation, as General Partner to CHAPMAN FAMILY PARTNERSHIP SEVEN, LTD., a Texas limited partnership, on behalf of said limited partnership.

[Seal]




Notary Public Signature

GRANTOR:

COLE FAMILY PARTNERSHIP SEVEN, LTD.,
a Texas limited partnership

By: Cole Family Seven Corporation,
a Texas corporation
its General Partner

By: 
John D. Cole, President

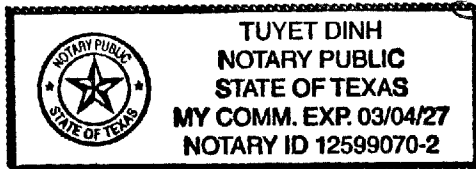
STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was executed and acknowledged before me on this 10th day of June, 2025, by John D. Cole, President of Cole Family Seven Corporation, a Texas corporation, as General Partner to COLE FAMILY PARTNERSHIP SEVEN, LTD., a Texas limited partnership, on behalf of said limited partnership.

[Seal]



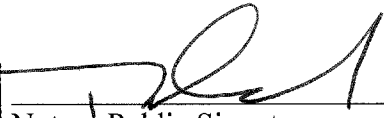

Notary Public Signature

EXHIBIT A

Legal Description of Property

TRACT 1:

Lot 3, Block "A", STONEBRIDGE V-B, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 100, Page 56 of the Plat Records of Travis County, Texas.

TRACT 2:

Seller's right, title and interest in and to the following: Easement Estate created by that certain Declaration of Easements, Covenants, Conditions and Restrictions dated November 3, 1997, recorded in Volume 13055, Page 1796 of the Real Property Records of Travis County, Texas, over and across portions of Lot 4, Block "A", STONEBRIDGE V-B, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 100, Page 56 of the Plat Records of Travis County, Texas.

TRACT 3:

Seller's right, title and interest in and to the following: Easement Estate created by that certain Declaration of Easements, Covenants, Conditions and Restrictions dated November 3, 1997, recorded in Volume 13055, Page 1767, further affected by supplemental agreement recorded in Volume 13289, Page 2433 of the Real Property Records of Travis County, Texas, over and across portions of Lots 1 and 2, Block "A", STONEBRIDGE V-B, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 100, Page 56 of the Plat Records of Travis County, Texas.

EXHIBIT B

Permitted Exceptions

1. The Following restrictive covenants of record:

Volume 90, Page 42 of the Plat Records (ALL TRACTS);

Volume 98, Page 281 of the Plat Records (ALL TRACTS);

Volume 100, Page 56 of the Plat Records (ALL TRACTS);

Volume 11535, Page 16 of the Real Property Records (ALL TRACTS);

Volume 12290, Page 724 of the Real Property Records (ALL TRACTS);

Volume 13007, Page 214 of the Real Property Records (ALL TRACTS);

Volume 13055, Page 1767 of the Real Property Records (ALL TRACTS);

Volume 13055, Page 1796 of the Real Property Records (ALL TRACTS); and

Volume 13289, Page 2433 of the Real Property Records (ALL TRACTS); all as recorded in Travis County, Texas.

2. Electric easement 15 feet in width along the south property line(s), as shown by the Plat(s) recorded in Volume 100, Page 56 of the Plat Records of Travis County, Texas. (TRACTS 1 AND 2).
3. Electric easement 25 feet in width along the east property line(s), as shown by the Plat(s) recorded in Volume 100, Page 56 of the Plat Records of Travis County, Texas. (TRACTS 1 AND 3).
4. Underground public utility easement 5 feet in width along the north property line(s), as shown by the Plat(s) recorded in Volume 90, Page 42, Volume 98, Page 281 and Volume 100, Page 56 of the Plat Records of Travis County, Texas. (TRACT 3, Lot 1 ONLY).
5. Electrical easement feet in width along the near the northeast corner of Lot 1 property line(s), as shown by the Plat(s) recorded in Volume 90, Page 42, Volume 98, Page 281 and Volume 100, Page 56 of the Plat Records of Travis County, Texas. (TRACT 3, Lot 1 ONLY).
6. Access and use restrictions as set out in that certain Deed (Controlled Access Highway Facility) to the State of Texas recorded in Volume 9637, Page 107 of the Real Property Records of Travis County, Texas. (TRACTS 1 AND 3).
7. Underground utility easement granted to the City of Austin, by instrument dated October 22, 1986, recorded in Volume 10145, Page 740 of the Real Property Records of Travis

County, Texas. (TRACTS 1 AND 3).

8. Drainage and public utility easement granted to the City of Austin, by instrument dated April 30, 1989, recorded in Volume 10979, Page 1124 of the Real Property Records of Travis County, Texas. (TRACT 3, Lot 1 ONLY).
9. The terms, conditions and stipulations of that certain Notice Concerning Construction of Subdivision Improvements dated October 6, 1989, recorded in Volume 11535, Page 14 and Volume 11551, Page 140 of the Real Property Records of Travis County, Texas. (ALL TRACTS).
10. The terms, conditions and stipulations of that certain Notice Concerning Construction of Subdivision Improvements dated December 13, 1996, recorded in Volume 12892, Page 188 of the Real Property Records of Travis County, Texas. (ALL TRACTS).
11. The terms, conditions and stipulations of that certain Declaration of Drainage Easement and Construction Agreement dated July 22, 1997, recorded in Volume 12983, Page 202, further affected by instruments recorded in Volume 12983, Page 213, and Volume 13055, Page 1749 of the Real Property Records of Travis County, Texas. (TRACTS 1 AND 2).
12. The terms, conditions and stipulations of that certain Declaration of Easements, Covenants, Conditions and Restrictions dated July 22, 1997, recorded in Volume 12983, Page 222 of the Real Property Records of Travis County, Texas. (TRACT 2 ONLY).
13. Water and wastewater easement granted to the City of Austin, by instrument dated August 22, 1997, recorded in Volume 13007, Page 208 of the Real Property Records of Travis County, Texas. (TRACT 3, Lot 1 ONLY).
14. Terms, conditions and stipulations of that certain Edwards Aquifer Protection Plan approved May 22, 1997, evidenced by Affidavit recorded in Volume 13045, Page 256 of the Real Property Records of Travis County, Texas. (ALL TRACTS).
15. The terms, conditions and stipulations of that certain Notice Concerning Construction of Subdivision Improvements dated October 27, 1997, recorded in Volume 13054, Page 6 of the Real Property Records of Travis County, Texas. (ALL TRACTS).
16. Subject to all definitions, easements, covenants, limitations, conditions, rights, privileges, obligations, liabilities, and all other terms and provisions of that certain Declaration of Easements, Covenants, Conditions and Restrictions, recorded in Volume 13055, Page 1767 of the Real Property Records, further affected by instruments recorded in Volume 13289, Page 2433 of the Real Property Records and under Document No. 1999009443 of the Official Public Records, all of Travis County, Texas. (ALL TRACTS).
17. Subject to all definitions, easements, covenants, limitations, conditions, rights, privileges, obligations, liabilities, and all other terms and provisions of that certain Declaration of Easements, Covenants, Conditions and Restrictions, recorded in Volume 13055, Page 1796 of the Real Property Records of Travis County, Texas. (ALL TRACTS).

18. The terms, conditions and stipulations of that certain Reciprocal Easement Agreement dated March 10, 1998, recorded in Volume 13137, Page 1632 of the Real Property Records, further affected by amendments recorded under Document Nos. 2000055524 and 2000139621 of the Official Public Records, all of Travis County, Texas. (TRACT 3 ONLY).
19. Electric utility easement granted to the City of Austin, by instrument dated March 10, 1998, recorded in Volume 13167, Page 54 of the Real Property Records of Travis County, Texas. (TRACT 3, Lot 1 ONLY).
20. Terms, conditions and stipulations of that certain Edwards Aquifer Protection Plan approved April 27, 1998, evidenced by Affidavit recorded in Volume 13208, Page 190 of the Real Property Records of Travis County, Texas. (ALL TRACTS).
21. Electric utility easement granted to the City of Austin, by instrument dated March 15, 2000, recorded under Document No. 2000046760 of the Official Public Records of Travis County, Texas. (TRACT 3 ONLY).
22. Electric utility easement granted to the City of Austin, by instrument dated January 30, 2001, recorded under Document No. 2001019939, further affected by replacement easement recorded under Document No. 2001189474 of the Official Public Records of Travis County, Texas. (TRACT 3, Lot 2 ONLY).
23. Electric utility easement granted to the City of Austin, by instrument dated June 4, 2001, recorded under Document No. 2001093486 of the Official Public Records of Travis County, Texas. (TRACT 1 ONLY).
24. Electric utility easement granted to the City of Austin, by instrument dated October 22, 2001, recorded under Document No. 2001189474 of the Official Public Records of Travis County, Texas. (TRACT 3 ONLY).
25. The terms, conditions and stipulations of that certain Agreement (Contract) dated October 26, 2023, evidenced by Memorandum recorded under Document No. 2023122567 of the Official Public Records of Travis County, Texas. (TRACT 2 ONLY).

11-GF# 202104203 em
 Return to: Heritage Title
 200 W. 6th Street, Suite 1600
 Austin, TX 78701