STEGER BIZZELL

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TEXAS REGISTERED ENGINEERING FIRM F-181

Recharge Zone Exception Request Form

For

Williams Senior Living Decel Lane and Driveway

In the

City of Georgetown

Williamson County, Texas

Submitted: 7/14/2025

Job Number: 22868

Recharge Zone Exception Request Form

For

Williams Senior Living Decel Lane and Driveway

In

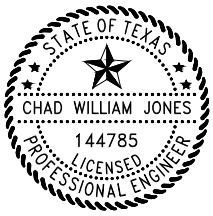
City of Georgetown

Williamson County, Texas

Job Number: 22868

Prepared by:

Chad W. Jones, P.E.



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Texas Registered Engineering Firm-181
1978 S. Austin Ave
Georgetown, TX 78626

Recharge Zone Exception Request Form Checklist

Edwards Aquifer Application Cover Page (TCEQ-20705)

General Information Form (TCEQ-0587)

- Attachment A - Road Map
- Attachment B - USGS / Edwards Recharge Zone Map
- Attachment C - Project Description

Geologic Assessment Form (TCEQ-0585)

- Attachment A - Geologic Assessment Table (TCEQ-0585-Table)
- Comments to the Geologic Assessment Table
- Attachment B - Soil Profile and Narrative of Soil Units
- Attachment C - Stratigraphic Column
- Attachment D - Narrative of Site Specific Geology
- Site Geologic Map(s)
- Table or list for the position of features' latitude/longitude (if mapped using GPS)

Recharge and Transition Zone Exception Request Form (TCEQ-0628)

- Attachment A - Nature of Exception
- Attachment B - Documentation of Equivalent Water Quality Protection

Temporary Stormwater Section (TCEQ 0602)

- Attachment A - Spill Response Actions
- Attachment B - Potential Sources of Contamination
- Attachment C - Sequence of Major Activities
- Attachment D - Temporary Best Management Practices and Measures
- Attachment E - Request to Temporarily Seal a Feature, if sealing a feature
- Attachment F - Structural Practices
- Attachment G - Drainage Area Map
- Attachment H - Temporary Sediment Pond(s) Plans and Calculations
- Attachment I - Inspection and Maintenance for BMPs
- Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

Permanent Stormwater Section (TCEQ-0600)

- Attachment A - 20% or Less Impervious Cover Waiver, if project is multi-family residential, a school, or a small business and 20% or less impervious cover is proposed for the site
- Attachment B - BMPs for Upgradient Stormwater
- Attachment C - BMPs for On-site Stormwater
- Attachment D - BMPs for Surface Streams
- Attachment E - Request to Seal Features (if sealing a feature)
- Attachment F - Construction Plans
- Attachment G - Inspection, Maintenance, Repair and Retrofit Plan
- Attachment H - Pilot-Scale Field Testing Plan, if BMPs not based on Complying with the Edwards Aquifer Rules: Technical Guidance for BMPs
- Attachment I -Measures for Minimizing Surface Stream Contamination

Agent Authorization Form (TCEQ-0599), if application submitted by agent

Application Fee Form (TCEQ-0574)

Check Payable to the "Texas Commission on Environmental Quality"

Core Data Form (TCEQ-10400)

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: Williams Senior Living						**2. Regulated Entity No.:** N/A			
3. Customer Name: Novak Williams Senior Living, LLC						**4. Customer No.:** N/A			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension	Exception		
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential				**8. Site (acres):**		0.45
9. Application Fee:	$500		**10. Permanent BMP(s):**				Vegetated Filter Strips		
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**				N/A		
13. County:	Williamson		**14. Watershed:**				Berry 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)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ✖ ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Chad W. Jones
Print Name of Customer/Authorized Agent    July 14, 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: Chad W. Jones, P.E.

Date: 7/14/2025

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Williams Senior Living
2. County: Williamson
3. Stream Basin: San Gabriel
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☐ WPAP
   ☐ SCS
   ☐ Modification
   ☐ AST
   ☐ UST
   ☒ Exception Request

7. Customer (Applicant):

   Contact Person: Cade Novak
   Entity: Novak Williams Senior Living, LLC
   Mailing Address: 1500 Rivery Boulevard., Suite 2200
   City, State: Georgetown, TX Zip: 78628
   Telephone: 512-943-4703 FAX: N/A
   Email Address: cnovak@novakbros.com

8. Agent/Representative (If any):

   Contact Person: Chad W. Jones, P.E.
   Entity: Steger Bizzell
   Mailing Address: 1978 S. Austin Ave
   City, State: Georgetown, TX Zip: 78626
   Telephone: 512-930-9412 FAX: N/A
   Email Address: chad.jones@stegerbizzell.com

9. Project Location:

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

    FROM AUSTIN: TRAVELLING NORTH ON I-35, TAKE EXIT 262 ONTO S I-35 FRONTAGE ROAD. STAY ON S I-35 FRONTAGE ROAD THEN TURN LEFT ONTO WILLIAMS DRIVE. CONTINUE ON WILLIAMS DRIVE FOR APPROXIMATELY 3.8 MILES. THE SITE IS LOCATED ON THE RIGHT.

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: N/A

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:

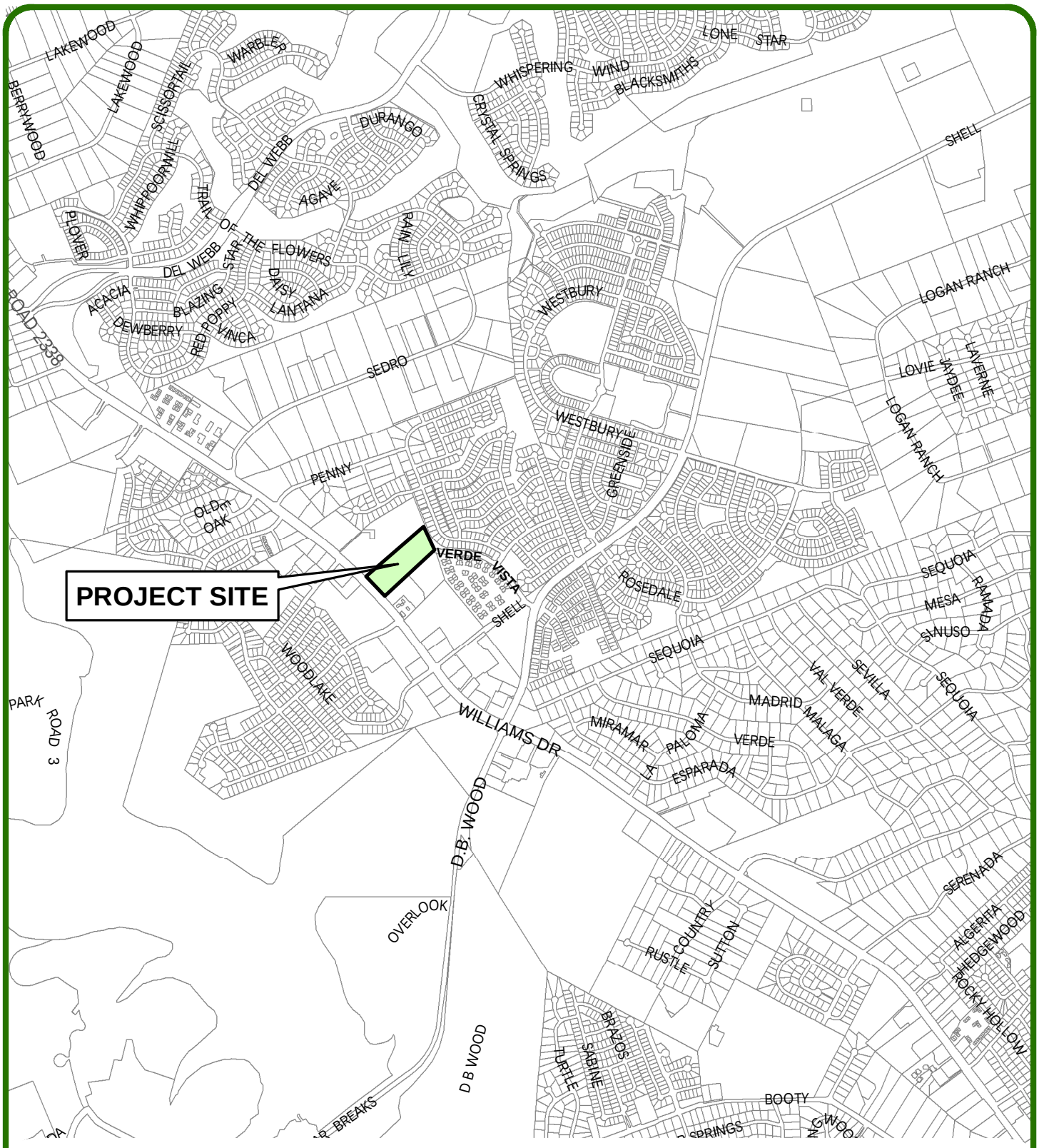
☒ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
☐ For a UST Facility Plan or Modification or an AST Facility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



ROAD MAP
ATTACHMENT A

SCALE: 1" = 2000'

N
W E
S

STEGER BIZZELL
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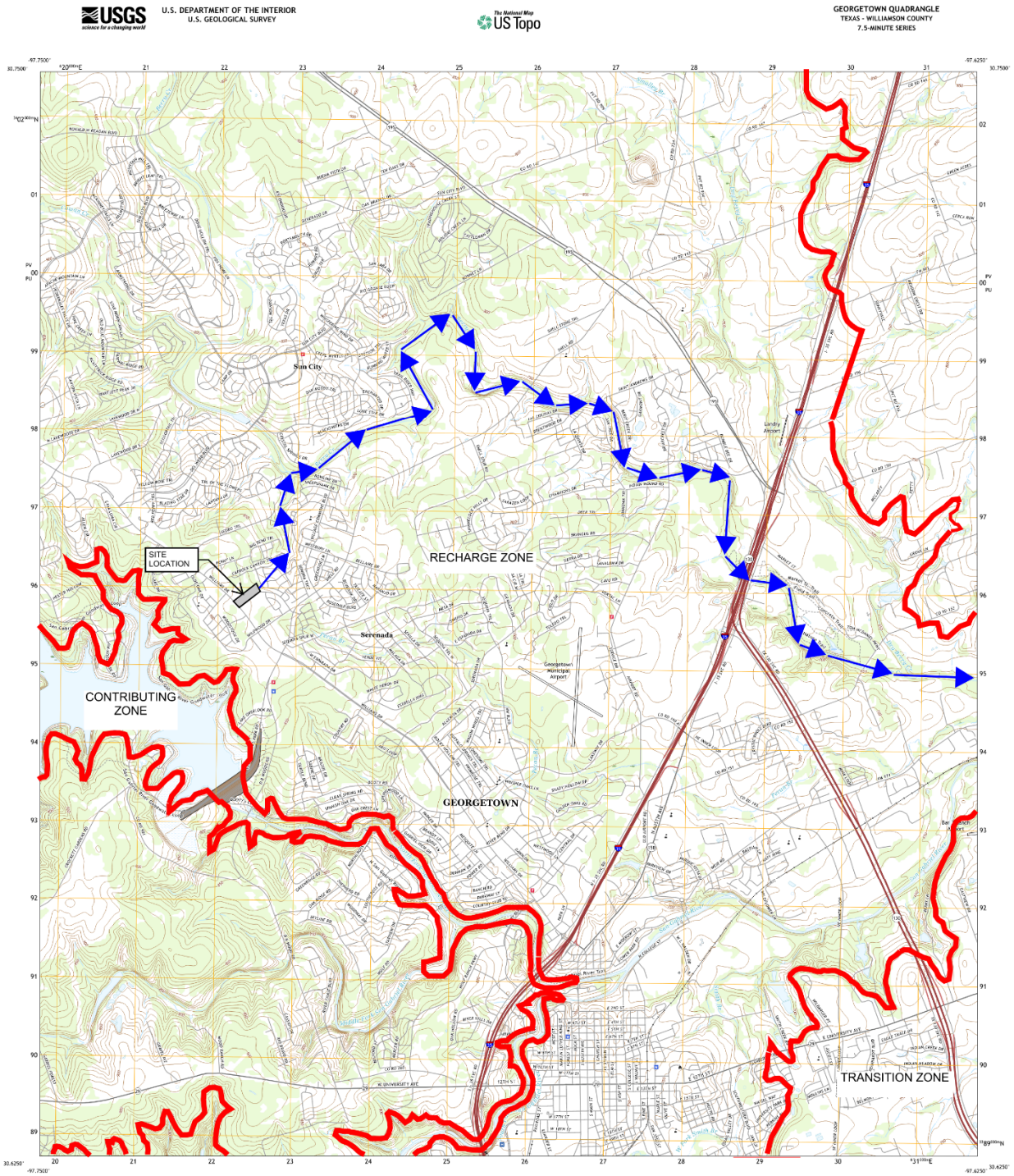
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

JOB NO. 22868

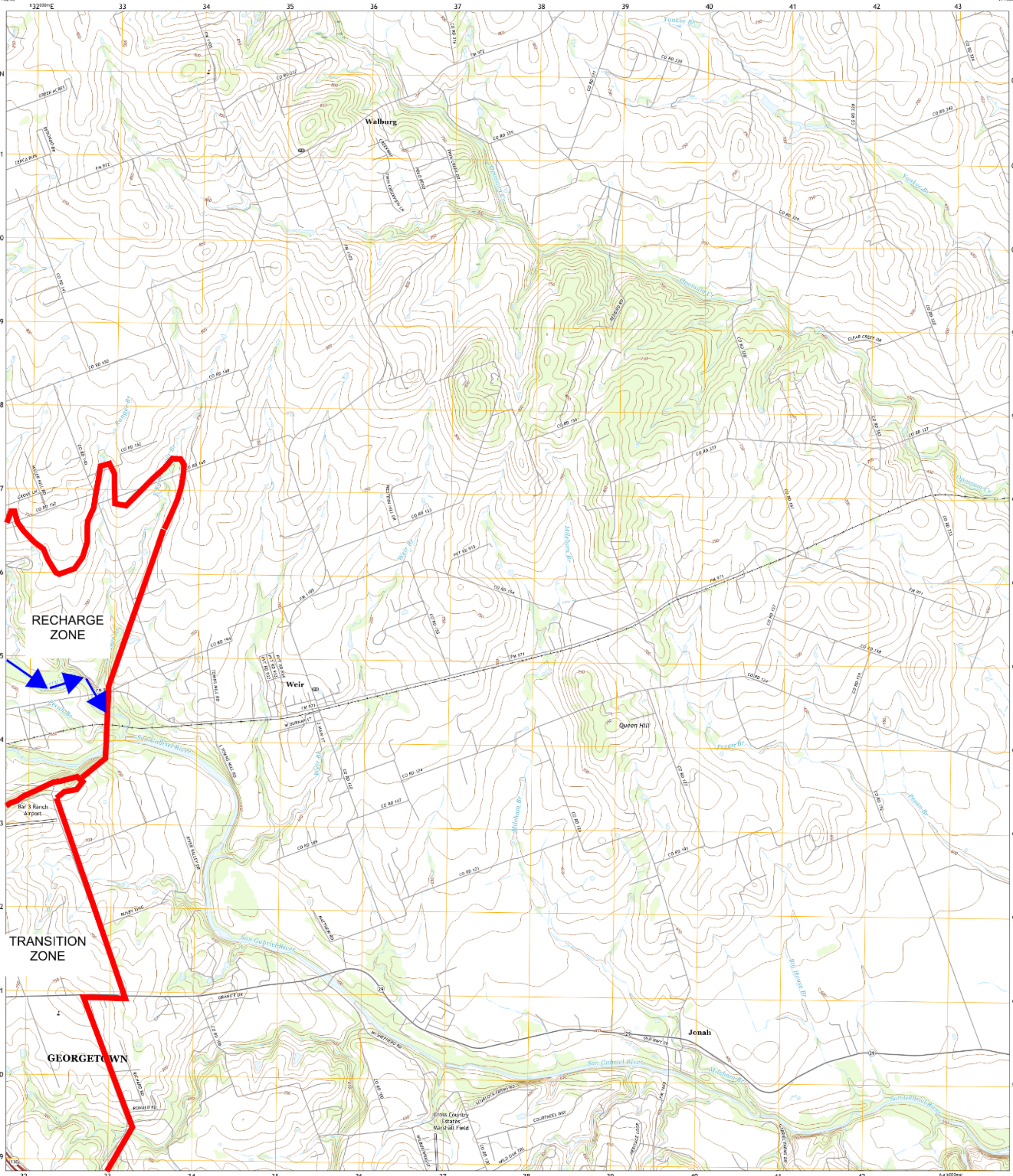
Attachment B – USGS/Edwards Recharge Zone Map



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

The National Map
US Topo

WEIR QUADRANGLE
TEXAS – WILLIAMSON COUNTY
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, August 2016 - November 2016
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2018
Hydrography.....National Hydrography Dataset, 2002 - 2016
Contours.....National Elevation Dataset, 2002 - 2004
Boundaries.....Multiple sources; see metadata file 2016 - 2017
Wetlands.....FWS National Wetlands Inventory 1982

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18

QUADRANGLE LOCATION

ADJOINING QUADRANGLES
1 Cobbs Cavern
2 Jarrell
3 Bartlett
4 Georgetown
5 Granger
6 Round Rock
7 Hutto
8 Taylor

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

WEIR, TX
2019

Attachment C – Project Description

Novak Williams Senior Living, LLC is proposing to construct a deceleration lane and driveway to serve a future development located at 4775 Williams Drive, within the city limits of Georgetown in Williamson County, Texas. The site is situated on Lot 4, Block B of the Schiller Business Park Subdivision.

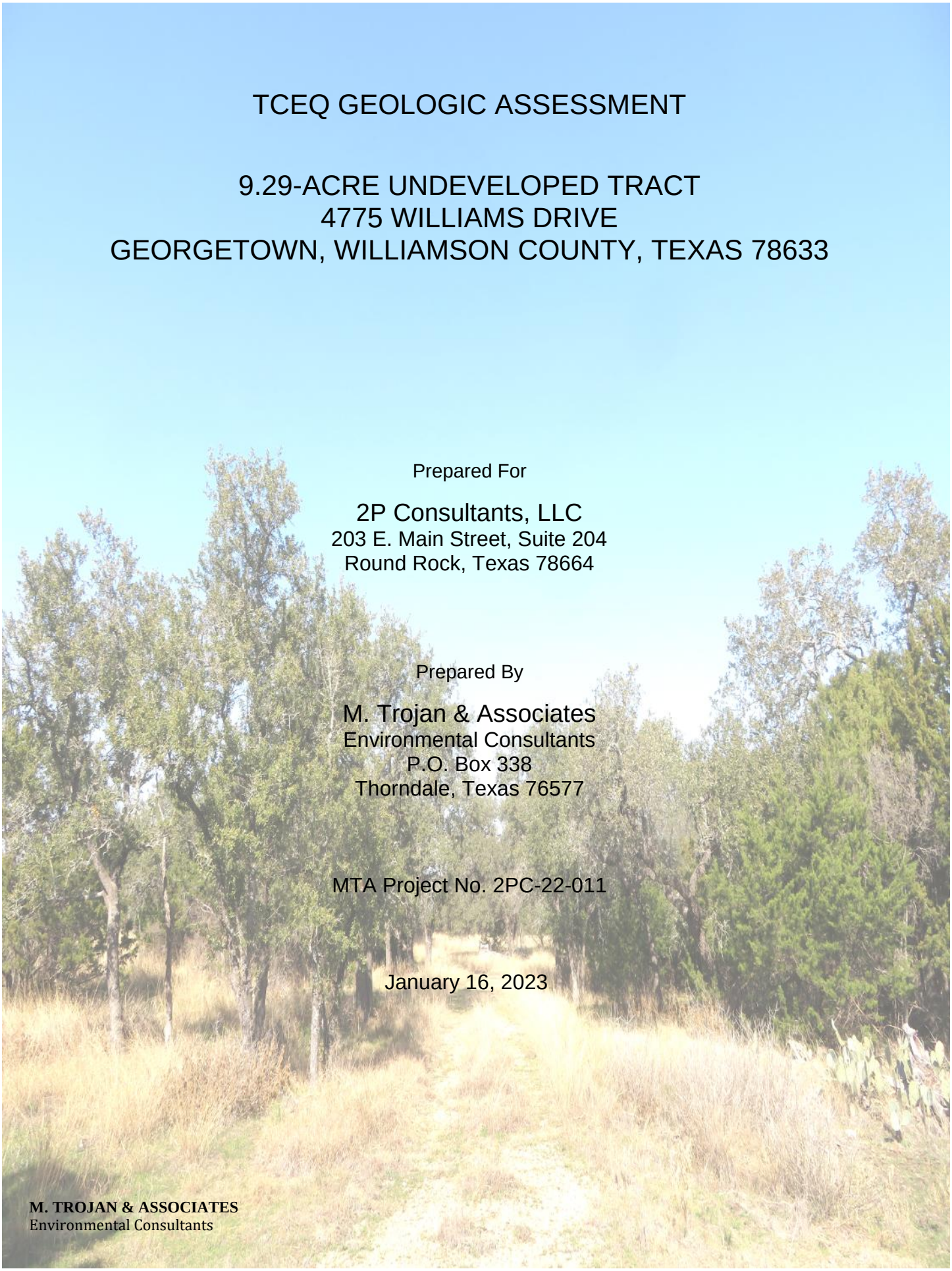
The scope of work includes roadway improvements within the existing right-of-way (ROW) to enhance safe and efficient access to the development and nearby businesses. Specifically, the project involves widening a section of Williams Drive to add a deceleration lane and constructing a driveway entrance with appropriate tie-in to the existing infrastructure. The total disturbed area is approximately 0.45 acres, consisting of paved roadway shoulders and maintained roadside vegetation. The existing impervious cover in the development area is 0.2 acres and will increase to 0.31 acres following the construction of the turn lane and driveway. A geologic assessment was conducted and confirmed that there are no known geologic or hydrologic sensitive features within the project limits. No manmade wells or features requiring mitigation were identified. Additionally, there are no sensitive manmade geologic features within the site's boundaries.

Water quality treatment will be provided via vegetative filter strips (VFS) located on the east side of the roadway and the south side of the driveway. These VFS installations are designed to treat runoff from both the proposed pavement and the existing untreated surfaces, supporting compliance with TCEQ water quality regulations.

No wastewater will be generated, and no permanent demolition activities are proposed as part of this project. Construction will begin only after receiving approval from the Texas Commission on Environmental Quality (TCEQ), Williamson County, and the City of Georgetown.

TCEQ GEOLOGIC ASSESSMENT

9.29-ACRE UNDEVELOPED TRACT
4775 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633



Prepared For

2P Consultants, LLC
203 E. Main Street, Suite 204
Round Rock, Texas 78664

Prepared By

M. Trojan & Associates
Environmental Consultants
P.O. Box 338
Thorndale, Texas 76577

MTA Project No. 2PC-22-011

January 16, 2023

M. TROJAN & ASSOCIATES
Environmental Consultants

M. TROJAN & ASSOCIATES
Environmental Consultants

January 16, 2023

Don J. Pool
2P Consultants, LLC
203 E. Main Street, Suite 204
Round Rock, Texas 78664

Subject: Report of TCEQ *Geologic Assessment*
9.29-Acre Undeveloped Tract
4775 Williams Drive
Georgetown, Williamson County, Texas 78633
MTA Project No. 2PC-22-011

Mr. Pool:

M. Trojan & Associates is pleased to submit this report of a Texas Commission on Environmental Quality (TCEQ) *Geologic Assessment* for the above referenced property. This *Geologic Assessment* was performed in accordance with the TCEQ requirements and instructions for completing TCEQ Form 0585.

I appreciate the opportunity to assist you in your environmental matters associated with the subject property. Should you have any questions or require additional information, please feel free to contact me at (512) 917-3695, or forward an email to mtrojan0316@gmail.com.

Respectfully,

Michael Trojan, PG
M. TROJAN & ASSOCIATES

Certified Professional Geoscientist #1109 (TX)

c: MTA Project File 2PC-22-011

TABLE OF CONTENTS

ATTACHMENTS

1.0 TCEQ FORM 0585

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge/Transition Zones and Relating to 30 TAC §213.5(b)(3), 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. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Michael Trojan, PG Telephone: (512) 917-3695

Representing: M. Trojan & Associates Fax:

Signature of Geologist:

_____

Michael Trojan, PG
Certified Professional Geoscientist #1109 (TX)

Regulated Entity Name: 9.29-Acre Undeveloped Tract
4775 Williams Drive, Georgetown, Williamson Co., Texas

Project Information

1. Date(s) Geologic Assessment was performed: January 10, 2023

2. Type of Project:

X	WPAP		AST
X	SCS		UST

3. Location of Project:

X	Recharge Zone
	Transition Zone
	Contributing Zone within the Transition Zone

4. [X] **Attachment A – Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

5. [X] Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map (refer to Attachment D).

Table 1 – Soil Units, Infiltration, Characteristics and Thickness

Soil Units, Infiltration Characteristics & Thickness		
Soil Name	Group*	Thickness (feet)
Doss silty clay, 1-5% slopes (DoC)	C	up to 1.5
Eckrant extremely stony clay, 0-3% slopes (EeB)	D	up to 0.9

* Soil Group Definitions (Abbreviated)

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate infiltration rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

6. [X] **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.

7. [X] **Attachment C – Site Geology and Features**. A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.

8. [X] **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan.

   Applicant's Site Plan Scale: unknown
   Site Geologic Map Scale: 1" = 300'
   Site Soils Map Scale (if more than 1 soil type): 1" = 300'

9. Method of collecting positional data:

   [X] Global Positioning System (GPS) technology.
   [ ] Other method(s). Please describe method of data collection: _____

10. [ ] The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. [X] Surface geologic units are shown and labeled on the Site Geologic Map.

12. [X] Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    [ ] Geologic or manmade features were not discovered on the project site during the field investigation.

13. [ ] The Recharge Zone boundary is shown and labeled, if appropriate.

14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section

    [X] There are 1 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply).

    [ ] The wells are not in use and have been properly abandoned.

[X] The wells are not in use and will be properly abandoned.

[ ] The wells are in use and comply with 16 TAC Chapter 76.

[ ] There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

15. [X] 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.

2.0 OVERVIEW

M. Trojan & Associates was retained to conduct a Geologic *Assessment* for potential future development on a 9.29-acre undeveloped tract located at 4775 Williams Drive in Georgetown, Williamson County, Texas 78633 (refer to Figures 1 and 2 of Attachment D). All aspects of the *Geologic Assessment* were conducted by Mr. Michael Trojan, PG (Certified Professional Geoscientist #1109 in Texas), and the assessment was performed in accordance with Texas Commission on Environmental Quality (TCEQ) requirements and instructions for completing TCEQ Form 0585. The assessment included reconnaissance of the entire property as well as bordering portions of all neighboring properties.

Based on information obtained from the TCEQ, the study area is located on the Edwards Aquifer Recharge Zone. Accordingly, the objective of the *Geologic Assessment* was to identify any naturally occurring geologic (karst) or manmade features that may significantly contribute to recharge of the subsurface. The Edwards Aquifer rules define sensitive features as:

> *" . . . those that have potential for interconnectedness between the surface and the Edwards Aquifer and where rapid infiltration to the subsurface may occur."*

The scope of the *Geologic Assessment* included the following general components:

- Review of published soils and geologic/hydrogeologic information;
- Field evaluation of topographic features;
- Field evaluation of soil types and horizons, relative thicknesses, and hydrologic characteristics (visual only);
- General review of the subsurface geologic units beneath the property as well as geologic units exposed at ground surface (if visible);
- Field evaluation of geologic conditions to determine the presence or absence of caves, solution cavities, solution-enlarged fractures, faults, other natural bedrock features, sinkholes, swallets or swallow holes in drainage features, non-karst closed depressions, manmade features in bedrock, and any other natural or manmade features, and evaluation of such features with respect to their potential ability to convey infiltrating surface water to the underlying subsurface; and
- Preparation of TCEQ Form 0585 for presentation of the findings of this assessment.

3.0 GENERAL PROPERTY DESCRIPTION AND SITE DEVELOPMENT

3.1 Study Area

The study area is comprised of 9.3 acres of land located on the northeast side of Williams Drive, and at approximately the Williams Drive and Woodlake Drive intersection (refer to Figures 1 and 2 of Attachment D and photographs included in Attachment E). The southwestern one-third of the study area is cleared of all large vegetation, while the central and northeastern components are relatively densely wooded. Improvements on the tract include a former single-family residence area on the central part of the tract. The home structure has been removed, and the remaining structures include a gravel house pad, concrete-covered driveway/parking area and a potential underground septic tank and field. In addition, a water well is located on the northeastern half of the property.

3.2 Proposed Site Development

A site development plan was not available for review during this *Geologic Assessment*.

3.3 Previously Published Reports

No previously published, site-specific technical reports were reviewed as part of this *Geologic Assessment*.

4.0 GEOLIC ASSESSMENT LIMITATIONS

This *Geologic Assessment* was conducted in accordance with rules and guidelines set forth by the TCEQ, as well as consistent with standard methods and practices generally employed by professionals engaged in conducting karst assessments. Still, the scope of the *Geologic Assessment* presents certain limitations. The primary limitations include:

1. The field reconnaissance is conducted to effectively identify the geologic conditions/features at the subject property. However, certain site conditions may render features undetectable as a result of obstruction by: (1) soil cover, (2) very dense, inaccessible vegetation, (3) manmade cover including, but not limited to driveways, concrete slabs, soil and debris piles/mounds, and/or (4) stormwater runoff ground cover following significant rainfall events.

2. The scope of the *Geologic Assessment* does not include identification of features that may be discovered at the time of site development – during excavation, trenching, grading and/or leveling.

3. While this *Geologic Assessment* is confident of the identification of karst features, or lack thereof, the regulatory community reserves the right to conduct a reconnaissance of the study area. At times, regulatory field inspectors may identify additional potential karst features that, in their professional opinion, may require consideration in terms of proposed development on the study area. In this event, the author of this *Geologic Assessment* and the developer are provided the opportunity to conduct additional field investigation of such features, including employment of certain invasive methodologies (e.g., excavation), to either confirm or refute the field findings of the regulatory field inspectors.

ATTACHMENT A

GEOLOGIC ASSESSMENT TABLE

GEOLOGIC ASSESSMENT TABLE			PROJECT NAME: 9.29-Acre Undeveloped Tract																	
LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	≥40	<1.6	>1.6	
ONSITE																				
MB-1	30.689671	-97.721674	MB	30	Ked	unk	unk	unk					X	≤5	≤35	≤35		N/A	N/A	hillside
MB-2	30.689874	-97.722554	MB	30	Kgt	unk	unk	unk					X	≤5	≤35	≤35		N/A	N/A	hillside
OFFSITE																				
MB-3	N/A	N/A	MB	30	Kgt	unk	unk	unk					X	≤5	≤35	≤35		N/A	N/A	hillside
MB-4	N/A	N/A	MB	30	Kgt	unk	unk	unk					X	≤5	≤35	≤35		N/A	N/A	hillside

* DATUM:_____

2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.

My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

_____

Date: January 16, 2023

Sheet 1 of 1

ATTACHMENT B

STRATIGRAPHIC COLUMN

SYSTEM	SERIES	GROUP	FORMATION	LITHOLOGY/ THICKNESS
QUATERNARY				TERRACE AND ALLUVIUM SAND, SILT, CLAY, AND GRAVEL THICKNESS NOT REPORTED
CRETACEOUS	UPPER CRETACEOUS (GULFIAN)	AUSTIN		CHALK, MARL, AND LIMESTONE 325–420 FEET THICK
		EAGLE FORD	EAGLE FORD	SHALE AND SILTY LIMESTONE TO CALCAREOUS SILTSTONE 25–65 FEET THICK
			BUDA	LIMESTONE UP TO 45 FEET THICK
	LOWER CRETACEOUS (COMANCHEAN)		DEL RIO	CLAY 40–70 FEET THICK
			GEORGETOWN	LIMESTONE AND MARL 30–80 FEET THICK
		FREDERICKSBURG	EDWARDS	LIMESTONE AND DOLOSTONE 60–350 FEET THICK
			COMANCHE PEAK	LIMESTONE AND MARL UP TO 80 FEET THICK
			WALNUT FORMATION	LIMESTONE AND MARL UP TO 130 FEET THICK
			PALUXY SAND	SAND UP TO 10 FEET THICK

Geologic unit that directly underlies the subject property

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Scale: No Scale
Date: January 16, 2023
Project: TCEQ Geologic Assessment
MTA Project: 2PC-22-011

STRATIGRAPHIC COLUMN

9.29-ACRE UNDEVELOPED TRACT
4775 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633

ATTACHMENT C

SITE GEOLOGY AND FEATURES

TOPOGRAPHY AND SURFACE WATER HYDROLOGY

According to the Williamson County GIS and City of Georgetown GIS, the study area slopes very gently toward the northeast (refer to Figure 3 of Attachment D). Topographic elevations on the study area range between approximately 898 and 877 feet above mean sea level (msl), with the highest elevations located along the southwest property boundary (along Williams Drive) and the lowest elevations near the northern-most property corner.

As is depicted on Figure 3 of Attachment D, stormwater runoff generated within the study area boundaries flows primarily toward the northeast and discharges offsite to a designated drainage easement located directly northeast of the property. Offsite runoff flows along the easement to the northwest for approximately 880 feet and discharges to an ephemeral stream that crosses Big Bend Trail. Based on reconnaissance of the property, all onsite runoff was observed to represent overland (sheet) flow. The site reconnaissance did not identify any onsite defined drainage ways/streams, nor any active or inactive springs.

The study area lies in the Berry Creek watershed. This area exhibits very gently sloping drainage basins with relatively sparse "defined" creeks/streams. Berry Creek lies approximately one mile to the north-northeast of the tract. According to review of a FEMA Flood Insurance Rate Map and Williamson County GIS, no portion of the study area lies within the 100-year floodplain. Moreover, no portion of the property lies within an area designated as a waterway setback zone.

SOILS

According to the *Soil Survey of Williamson County, Texas*, the soils that are reported to cover the study area are as follows (also refer to Figure 4 of Attachment D for soil type locations):

Soil Component Name:	Doss silty clay, 1–5% slopes (DoC)
Soil Surface Texture:	Dark grayish-brown silty clay to approximately 9 inches, underlain by brown silty clay loam to about 19 inches, underlain by limy earth interbedded with fragments of limestone
Hydrologic Group:	Permeability is slow; available water capacity is low
Soil Drainage Class:	Well drained
Soil Component Name:	Eckrant extremely stony clay, 0 – 3% slopes (EeB)
Soil Surface Texture:	Very dark gray, extremely stony silty clay loam to approximately 11 inches, underlain by indurated limestone

Hydrologic Group:	Permeability is very slow; available water capacity is very low; runoff is rapid
Soil Drainage Class:	Well drained

Based on the *Soil Survey* and as is depicted on Figure 4 of Attachment D, the Eckrant extremely stony clay soils are reported to cover majority of the study area, while the Doss silty clay covers a relatively small component of the property near the western-most property corner. Shallow excavations were made at various locations across the property and observations of the soil characteristics confirmed the presence of soils similar to those described in the *Soil Survey*. The soils were found to be relatively shallow to medium-thick and fine-grained. The Eckrant soils on the central and northeast components of the tract were observed to exhibit modest to high concentrations of embedded rock fragments up to 5.5 feet in size.

GEOLOGY

According to the *Geologic Map of the West Half of the Taylor, Texas 30X60 Minute Quadrangle* and the *Geologic Atlas of Texas, Austin Sheet*, the study area is reported to be underlain by the Georgetown Formation (Kgt) (refer to Figure 5 of Attachment D for a regional geologic map and the stratigraphic column in Attachment B). The Georgetown Formation consists of limestone and marl (mostly limestone). The limestone is light gray, fine grained, nodular, and moderately indurated. Some limestone is white, hard, brittle, and thick bedded. The Georgetown also includes some shale that is light gray to yellowish gray, marly, and soft. The thickness is reported to range 30 to 80 feet, and the formation thins southward.

Given the consistent soil cover over the entire study area, no true geologic rock outcrops were observed at ground surface. However, "loose" rock fragments up to approximately 5.5 feet in size were observed embedded in surface soils, primarily on the northeastern half of the tract (refer to photograph in Attachment E). All bedrock fragments were observed to be light gray, fine- to very fine-grained and hard. Where access was available, no true geologic outcrops were observed on neighboring properties at distances of up to 200 feet from all boundaries of the tract.

SENSITIVE KARST AND MANMADE FEATURES

Onsite Features

The field reconnaissance of the study area included search for and identification of sensitive karst and manmade features, as defined by TCEQ, and to note potential ground recharge points that may be associated with such features. The field reconnaissance entailed walking 25- to 50-foot spaced transects across the entire study area. The results of the reconnaissance are provided below.

Caves

Based on TCEQ criteria, a cave is a natural underground open (or filled) space formed by dissolution of limestone that is large enough for an average-sized person to enter. When a surface cave opening is encountered, then the subsurface extent of the cave is relevant in terms of subsurface recharge.

Based on observations made across the entire study area, no cave openings/caves were identified.

Solution Cavities

Based on TCEQ criteria, a solution cavity is a natural cavity or depression formed as a result of dissolution of limestone. This category is designed to capture features that are not large enough for a normal-sized person to enter but appear to be part of a system of interconnected voids that connect the surface with the subsurface. The size and geometry of the feature is defined by in-place bedrock. Solution cavities also include areas where dissolution has increased the opening size and permeability along bedding planes as well as fractures.

Based on observations made across the entire study area, no solution cavities were identified.

Solution-Enlarged Fractures

Based on TCEQ criteria, a solution-enlarged fracture is one that shows evidence of being locally enlarged by dissolution of limestone, recognized by measurable (larger than hairline) openings and miss-matched fracture surface shapes.

Based on observations made across the entire study area, no solution-enlarged fractures were identified.

Faults

Based on TCEQ criteria, a fault is defined as a fracture along which there has been displacement of one side of the fracture relative to the other side. Displaced geologic materials and/or an abrupt change in surface topography can both be indicative of the presence of a fault.
Based on observations made across the entire study area, no faults were identified. Moreover, information obtained from technical publications

reviewed as part of this *Geologic Assessment* suggests that no known faults are located within the study area or in the close proximity.

Swallet or Swallow Holes

Based on TCEQ criteria, a swallet or swallow hole may include a focused recharge feature in an intermittent drainage or stream in karst terrain. Some swallow holes have a surface expression, for example, a cave opening or formation of a whirlpool in the stream at high flow. The general case is that fine soil and sediment as well as gravel are deposited over the bedrock feature during falling stages of flow, thereby intermittently or frequently obscuring the feature.

Based on observations made across the entire study area, no swallet or swallow holes were identified.

Sinkholes

Based on TCEQ criteria, a sinkhole represents a shallow, broad topographic depression formed in response to karst processes. Sinkholes are pragmatically defined as features greater than six (6) feet in diameter with more than six (6) inches of topographic relief. Sinkholes are usually circular in map view. In cross section they may be subtle swales or funnel-shaped pits and some have exposed rimrock at the perimeter. The presence of a sinkhole implies that processes including collapse, subsidence, and soil sapping over geologic time have caused the land surface to sink below the surrounding area.

Based on observations made across the entire study area, no sinkholes were identified.

Other Natural Bedrock Features

Based on TCEQ criteria, other natural bedrock features include vuggy rock and reef deposits that may contain large holes or vugs.

Based on observations made across the entire study area, no other natural bedrock features were identified.

Non-karst Closed Depressions

Based on TCEQ criteria, a non-karst closed depression is a natural or non-natural topographic depression that is not formed by karst processes and is

not bedrock floored. A feature larger than six (6) feet in at least one direction and with six (6) inches or more of topographic relief should be considered as a feature.

Based on observations made across the entire study area, no non-karst closed depressions were identified.

Zones

Based on TCEQ criteria, a zone is an area in which any type of karst feature occurs along a trend or in a cluster. Clustered or aligned features are more likely to be an indicator of an integrated flow system at depth than isolated features. Alignment is expected in areas where conduit flow is strongly influenced by structurally controlled fractures.

Based on observations made across the entire study area, no zones were identified.

Manmade Features in Bedrock

Based on TCEQ criteria, manmade features in bedrock may include water wells, sanitary sewer lines, storm sewer lines, trenches, quarries, and other cultural features that intersect bedrock and can potentially increase the rate of recharge to the subsurface.

Based on observations made across the entire study area, the following manmade features in bedrock were identified:

Onsite Manmade Feature in Bedrock MB-1

Latitude: 30.689671
Longitude: -97.721674
Dimensions: unknown

Onsite Feature MB-1 represents a water well located on the northeastern half of the study area (refer to the Geologic Assessment Table in Attachment A, Figure 6 of Attachment D and photograph in Attachment E). The well was observed to be not functional and in an abandoned state. In the event that the well is not resurrected for future use, the well should be plugged and abandoned according to appropriate State rules.

Onsite Manmade Feature in Bedrock MB-2

Latitude: 30.689874
Longitude: -97.722554
Dimensions: unknown

Onsite Feature MB-2 represents an underground septic tank/field located directly northwest of the former residence on the central part of the study area (refer to the Geologic Assessment Table in Attachment A and Figure 6 of Attachment D). The exact location of the underground infrastructure could not be determined, and there was no information available to determine whether the underground tank was properly closed/abandoned or removed. If still present, this feature is engineered, fully-enclosed and installed in bedrock that presumably showed no evidence of karst features during the installation process.

Offsite Features

The field reconnaissance also included inspection of neighboring properties a distance of approximately 200 feet (as practical) from all boundaries of the study area for identification of offsite sensitive karst and/or manmade features in bedrock that could be deemed as significant in terms of development on the study area. The following offsite features were identified:

Offsite Manmade Feature in Bedrock MB-3

Latitude: N/A
Longitude: N/A
Dimensions: N/A

Features represented by offsite Feature MB-3 qualify as manmade features in bedrock. The features include any/all underground infrastructure that has been installed along the southwest property boundary – along Williams Drive – including a water line and cable (refer to Geologic Assessment Table in Attachment A and Figure 6 of Appendix D). These features are engineered and represent fully-enclosed wet and dry lines (Note: This assessment has no knowledge of the installation details).

The infrastructure is installed in bedrock that presumably showed no evidence of karst features during the installation process. Therefore, it is assessed that the underground infrastructure is not significant in the potential to increase the rate of recharge to the subsurface. It is further assessed that these features will not be affected by future development on the tract.

Offsite Manmade Feature in Bedrock MB-4

Latitude: N/A
Longitude: N/A
Dimensions: N/A

Features represented by offsite Feature MB-4 qualify as manmade features in bedrock. The features include any/all underground infrastructure that has been installed along Verde Vista directly east of the eastern-most property corner (refer to Geologic Assessment Table in Attachment A and Figure 6 of Appendix D). Based on visual inspection of this offsite area, the infrastructure was observed to include a water line and gas line. These features are engineered and represent fully-enclosed wet and dry lines (Note: This assessment has no knowledge of the installation details).

The infrastructure is installed in bedrock that presumably showed no evidence of karst features during the installation process. Therefore, it is assessed that the underground infrastructure is not significant in the potential to increase the rate of recharge to the subsurface. It is further assessed that these features will not be affected by future development on the tract.

POTENTIAL FOR FLUID MOVEMENT TO THE SUBSURFACE

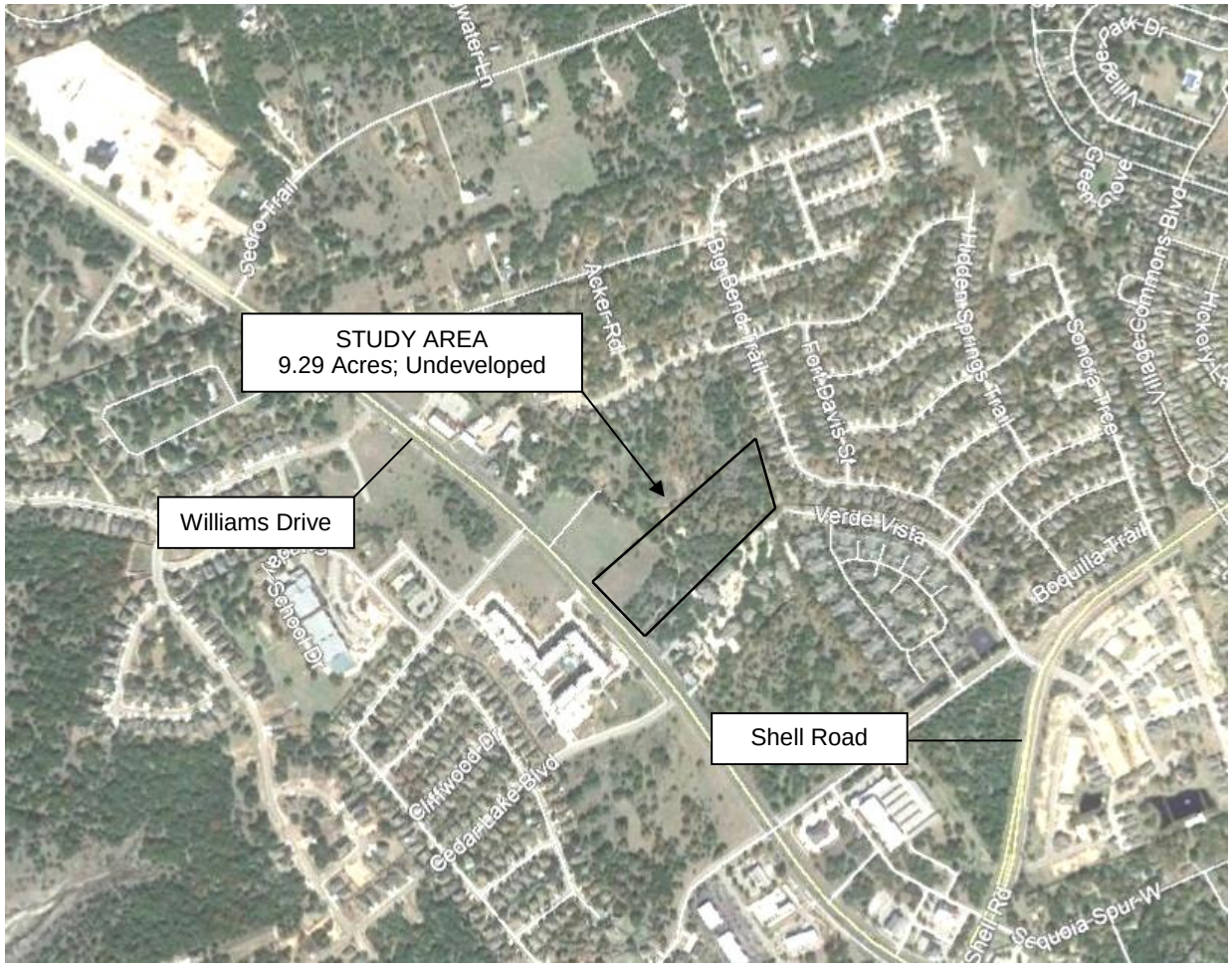
Based on review of available information and visual observations made during the field reconnaissance, this *Geologic Assessment* presents the following observations regarding the potential for recharge of the subsurface within the study area:

- Characteristics of soils that cover the study area are the primary factors that influence potential subsurface recharge on the property. The presence of primarily Eckrant soils with reported very slow permeability suggests overall very slow recharge potential to the subsurface.

- No "defined" karst recharge points with focused recharge potential were observed to be located on the study area.

ATTACHMENT D

SITE GEOLOGIC MAPS



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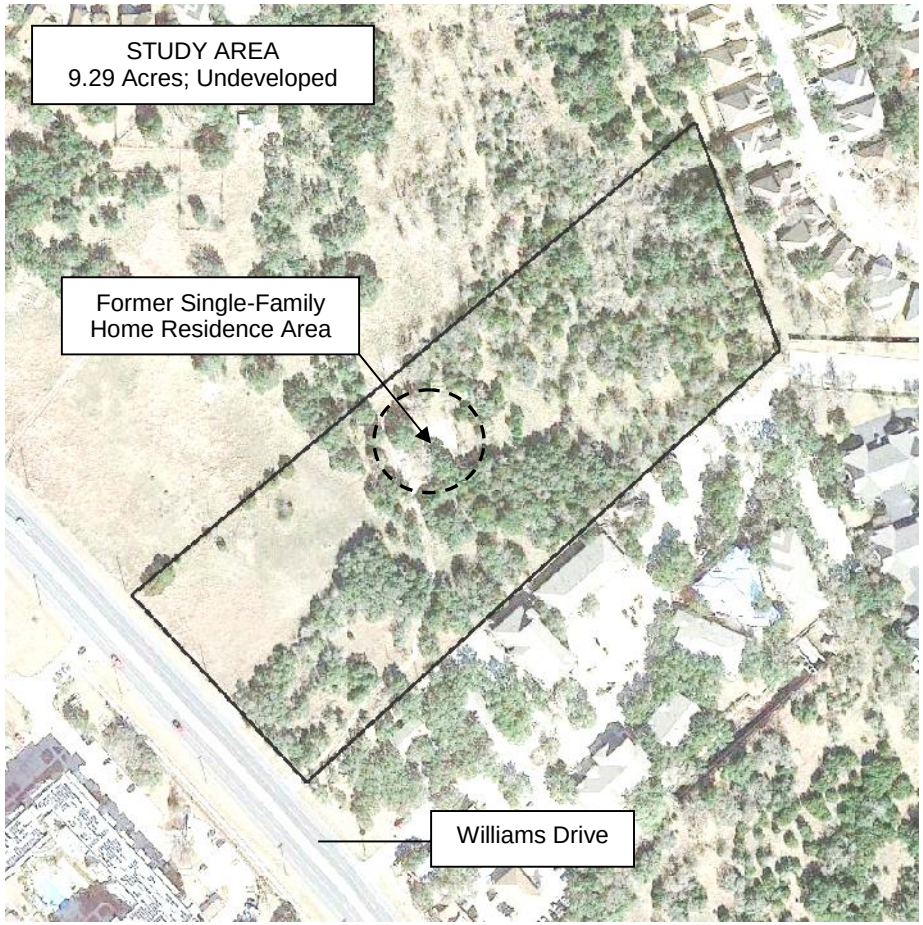
Scale:	No Scale
Date:	January 16, 2023
Project:	TCEQ Geologic Assessment
MTA Project:	2PC-22-011

FIGURE 1

SITE LOCATION MAP

9.29-ACRE UNDEVELOPED TRACT
4775 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633



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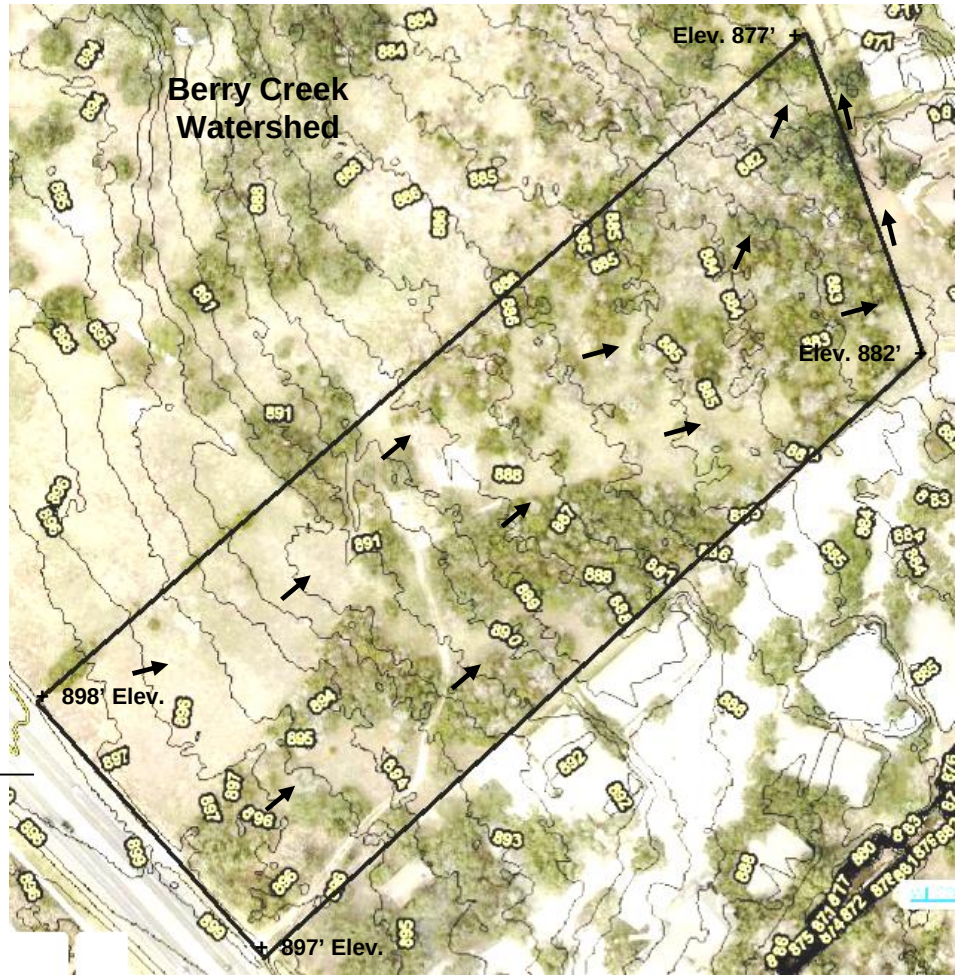
Scale: 1" = 300' (approx.)
Date: January 16, 2023
Project: TCEQ Geologic Assessment
MTA Project: 2PC-22-011

FIGURE 2

SITE AERIAL PHOTOGRAPH

9.29-ACRE UNDEVELOPED TRACT
4775 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633



Note: Topographic elevations depicted are approximate

Stormwater Runoff

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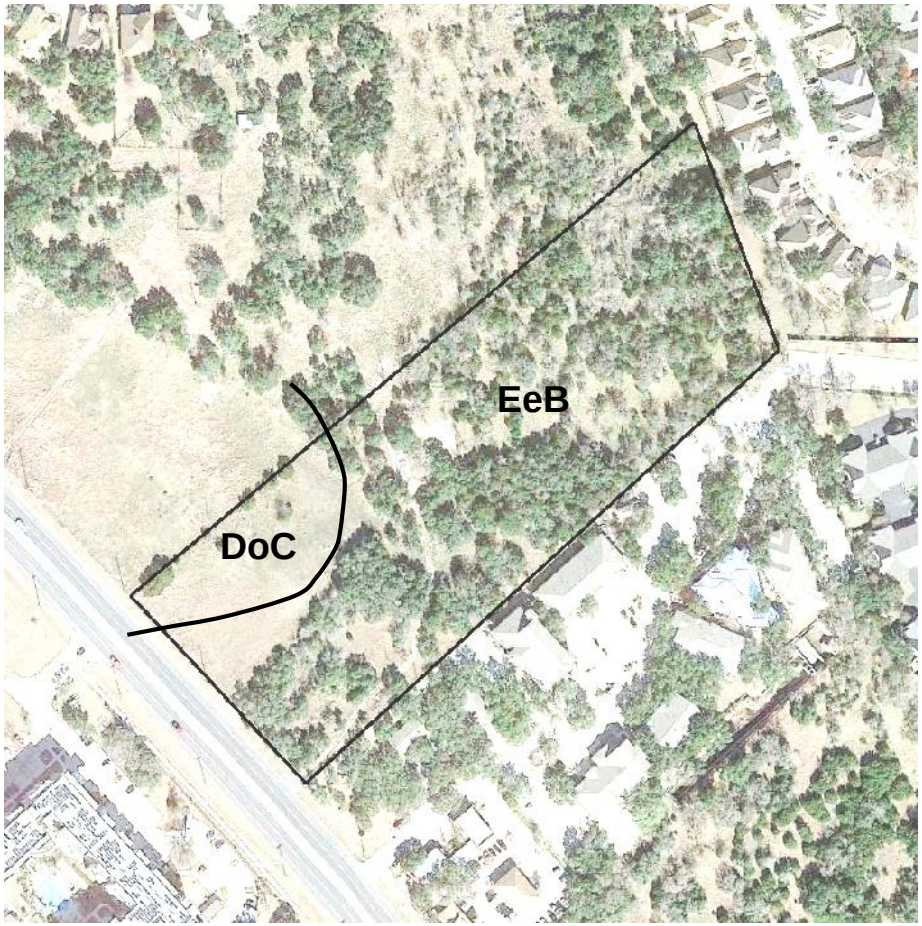
Scale:	1" = 220' (approx.)
Date:	January 16, 2023
Project:	TCEQ Geologic Assessment
MTA Project:	2PC-22-011

FIGURE 3

SURFACE WATER HYDROLOGY

9.29-ACRE UNDEVELOPED TRACT
4775 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633



DoC – Doss silty clay, 1-5% slopes / EeB – Eckrant extremely stony clay, 0-3% slopes

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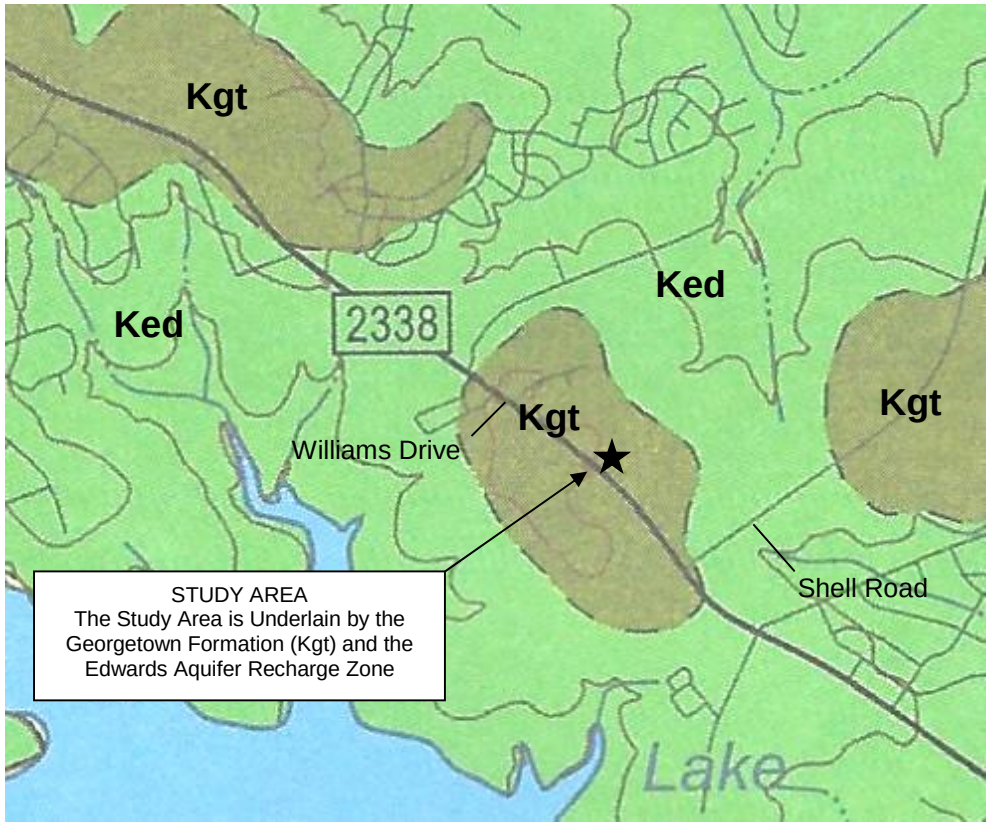
Scale: 1" = 300' (approx.)
Date: January 16, 2023
Project: TCEQ Geologic Assessment
MTA Project: 2PC-22-011

FIGURE 4

SITE SOILS MAP

9.29-ACRE UNDEVELOPED TRACT
4775 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633



Ked– Edwards Formation / Kgt – Georgetown Formation

NOTE: Study area location is approximate
Sources: (1) Geologic Map of the West Half of the Taylor, Texas 30X60 Minute Quadrangle, Bureau of Economic Geology, dated 2005 (2) TCEQ

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Scale: No Scale
Date: January 16, 2023
Project: TCEQ Geologic Assessment
MTA Project: 2PC-22-011

FIGURE 5

GENERAL GEOLOGIC MAP

9.29-ACRE UNDEVELOPED TRACT
4775 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633

ONSITE FEATURES

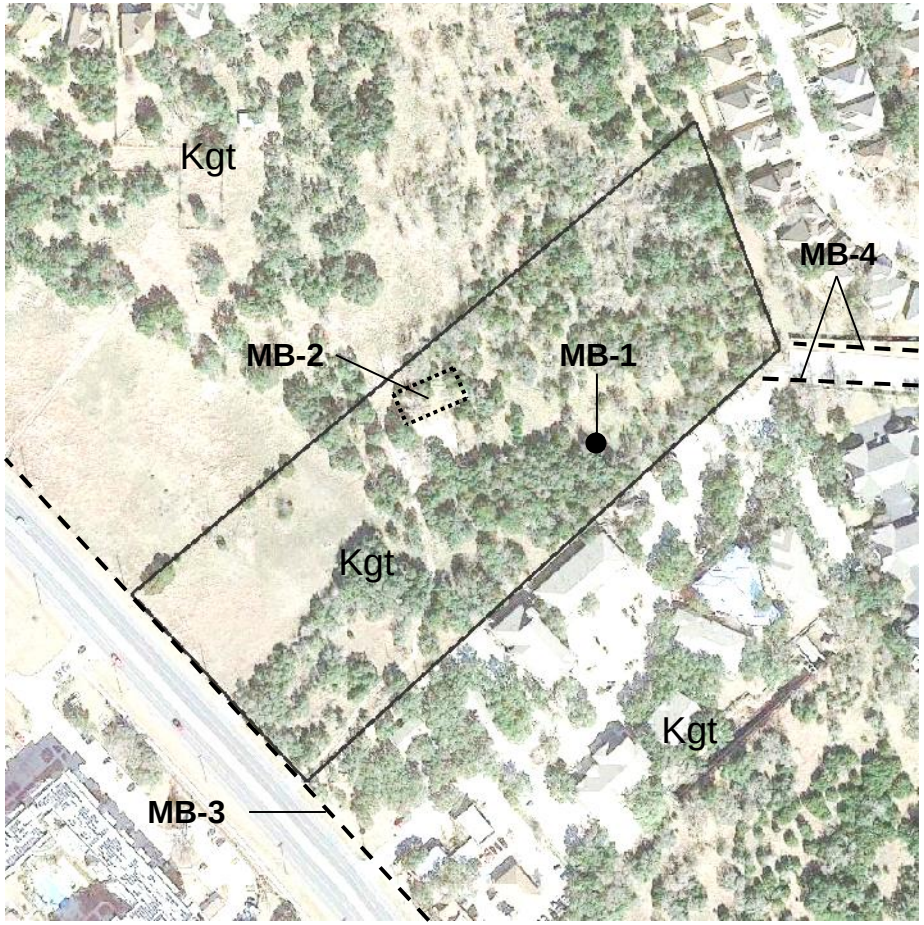
MB-1: Manmade feature in bedrock (water well)

MB-2: Manmade feature in bedrock (septic tank/field; area is approximate)

OFFSITE FEATURES (within 200')

MB-3: Area of manmade features in bedrock (underground infrastructure)

MB-4: Area of manmade features in bedrock (underground infrastructure)



NO ONSITE OR OFFSITE KARST FEATURES IDENTIFIED

NOTES

Kgt – Georgetown Formation
Refer to Attachment C for feature details.

M. TROJAN & ASSOCIATES
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MTA Project	2PC-22-011

FIGURE 6

SITE GEOLOGIC MAP

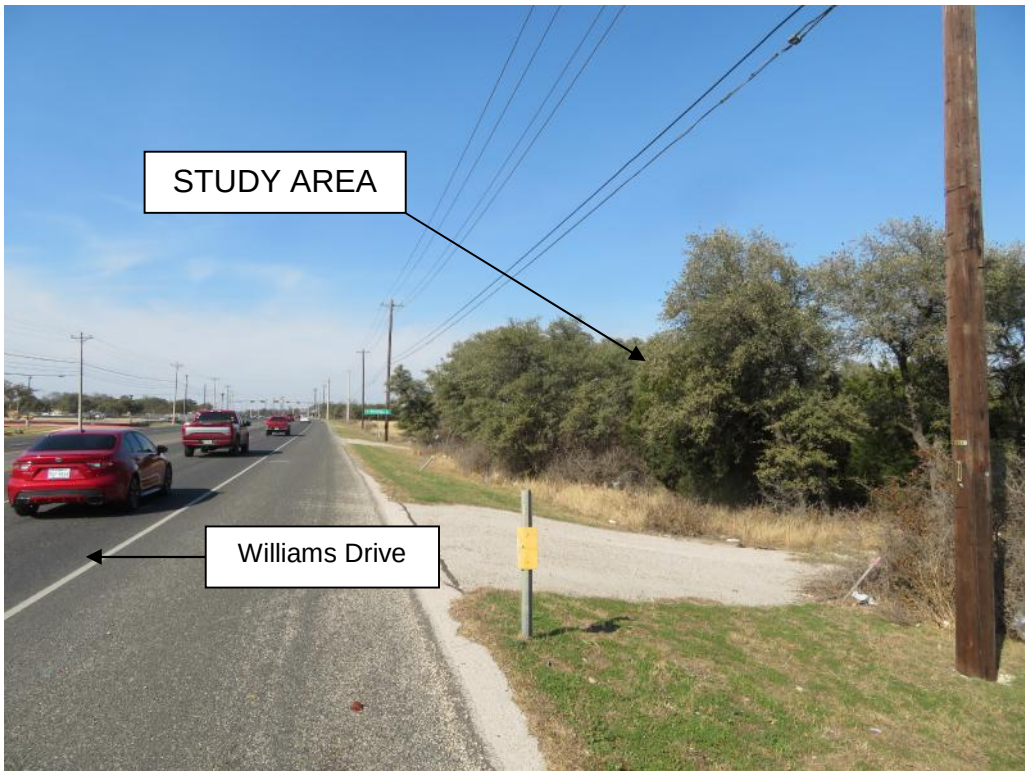
9.29-ACRE UNDEVELOPED TRACT
4775 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633

ATTACHMENT E

SITE PHOTOGRAPHS

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 1]



Project: TCEQ Geologic Assessment
Site: 9.29-Acre Undeveloped Tract
Location: 4775 Williams Drive, Georgetown, Williamson County, Texas 78633

Description: View of the southwestern-most part of the tract along Williams Drive. Photograph taken from the southern-most property corner facing northwest.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 2]

Project: TCEQ Geologic Assessment
Site: 9.29-Acre Undeveloped Tract
Location: 4775 Williams Drive, Georgetown, Williamson County, Texas 78633

Description: View of typical landscape on the (cleared) west/southwest portion of the tract.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 3]

Project: TCEQ Geologic Assessment
Site: 9.29-Acre Undeveloped Tract
Location: 4775 Williams Drive, Georgetown, Williamson County, Texas 78633

Description: View of typical densely-wooded landscape on the interior of the tract.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 4]

Project: TCEQ Geologic Assessment
Site: 9.29-Acre Undeveloped Tract
Location: 4775 Williams Drive, Georgetown, Williamson County, Texas 78633

Description: View of the former single-family residence area on the central part of the tract.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 5]

Project: TCEQ Geologic Assessment
Site: 9.29-Acre Undeveloped Tract
Location: 4775 Williams Drive, Georgetown, Williamson County, Texas 78633

Description: View of typical bedrock fragments/slabs embedded in surface soils on portions of the tract.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 6]

Project: TCEQ Geologic Assessment
Site: 9.29-Acre Undeveloped Tract
Location: 4775 Williams Drive, Georgetown, Williamson County, Texas 78633

Description: View of the water well (manmade feature in bedrock MB-1) on the northeastern half of the tract.

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: Chad W. Jones, P.E.
Date: 7/11/2025
Signature of Customer/Agent:

Regulated Entity Name: Williams Senior Living

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.

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: Chad W. Jones, P.E.

Date: 7/14/2025

Signature of Customer/Agent:

Regulated Entity Name: Williams Senior Living

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: Berry Creek

Temporary Best Management Practices (TBMPs)

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

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

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

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

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☒ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

Attachment A - Spill Response Actions

Because fuels and hazardous substances will be provided by an off-site facility, no on-site containment procedures are provided for in this WPAP.

The objective of this section is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees. The following steps will help reduce the stormwater impacts of leaks and spills:

Education

1. Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.
2. Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
3. Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
4. Establish a continuing education program to indoctrinate new employees.
5. Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

1. To the extent that the work can be accomplished safely, spills of oil, petroleum products, and substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
2. Store hazardous materials and wastes in covered containers and protect from vandalism.
3. Place a stockpile of spill cleanup materials where it will be readily accessible.
4. Train employees in spill prevention and cleanup.
5. Designate responsible individuals to oversee and enforce control measures.
6. Spills should be covered and protected from stormwater run-on during rainfall to the extent that it doesn't compromise clean-up activities.
7. Do not bury or wash spills with water.
8. Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
9. Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
10. Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
11. Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.

12. Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

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

Semi-Significant Spills

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.

Spills should be cleaned up immediately:

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.

2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3. Notification should first be made by telephone and followed up with a written report.
4. The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: http://www.tceq.texas.gov/response/

Vehicle and Equipment Maintenance

1. If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the run-on of stormwater and the runoff of spills.
2. Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
3. Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5. Place drip pans or absorbent materials under paving equipment when not in use.
6. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
7. Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
8. Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
9. Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

1. If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the run-on of stormwater and the runoff of spills.
2. Discourage "topping off" of fuel tanks.
3. Always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.

If a spill should occur, the person responsible for the spill should contact the TCEQ at (512) 339-2929 or call 911. Soil contaminated by spills that occur on-site will be removed and disposed of at an approved disposal site.

Attachment B - Potential Sources of Contamination

- Hydraulic and diesel
- Portable toilet systems (Sanitary Waste)
- Trash from construction workers
- Paints, Paint Solvents, glues, concrete and other building materials
- Plant fertilizers and Pesticides
- Inadequate maintenance of temporary water pollution abatement measures
- Stock piles or spoils of materials

Attachment C - Sequence of Major Activities

The following sequence of activities is suggested. The sequence of construction will take place in one phase. The actual sequence may vary slightly depending on the contractor or weather conditions.

1. Construction activities will commence with the installation of the required silt fences, and stabilized construction entrance. The total area disturbed by establishing temporary erosion controls is approximately 0.35 acres. **Silt fence and stabilized construction entrance (S.C.E.) are the control measures.**

2. Areas of vegetative cover will be cleared for the proposed deceleration lane and driveway approach. Spoils of this material may be placed at a location on the project site as directed by the contractor and approved by the engineer. These spoils and any other loose granular material will be enclosed by a silt fence. Areas of existing impervious cover to be removed or replaced will also be cleared. The total area disturbed by construction is approximately 0.4 acres. **Silt fence and S.C.E. are the control measures.**

3. Grading on the site will consist of the placement and compaction of base or select fill material under and/or around the proposed driveway. The portion of the site that is subject to grading is approximately 0.25 acres. **Silt fence and S.C.E. are the control measures.**

4. Subsequent to the construction of the deceleration lane and driveway, disturbed areas will be hydro-mulched or seeded. Approximately 0.15 acres will be disturbed by this. **Silt fence is the control measure.**

Attachment D - Temporary Best Management Practices and Measures

The following sequence of activities is suggested. The actual sequence may vary slightly depending on the contractor or weather conditions.

1. Construction will begin with the installation of temporary erosion and sediment control measures, **including silt fences and a stabilized construction entrance.** These BMPs will be placed per the approved site plan.

2. Vegetated areas will be cleared as necessary for staging and material storage. Spoils generated during clearing will be stockpiled in designated areas and enclosed by silt fences to prevent sediment transport. Disturbance is limited to approximately 0.45 acres.

3. Grading will commence to prepare the site for roadway widening and driveway tie-in. This includes placement and compaction of select fill and base materials. **Silt fences and the stabilized construction entrance will remain in place throughout this phase.**

4. Concrete will be poured for the driveway entrance at finished grade. A designated concrete washout area will be established per the approved site plan to manage residual materials and prevent stormwater contamination.

5. Following pavement work, final grading will be completed in disturbed areas. Any temporary stockpiles will be removed or stabilized as needed. Disturbed areas will be restored using hydro mulch or seeding with native vegetation. These practices will stabilize exposed soil and minimize erosion potential. **Silt fences and a stabilized construction entrance are the control measures.**

Attachment E - Request to Temporarily Seal a Feature, if sealing a feature

There are no naturally-occurring sensitive features that require temporary sealing on the site.

Attachment F - Structural Practices

No structural practices will be utilized to divert flows away from exposed soils or to store flows. Silt fence will be used to limit the runoff discharge of sediments from exposed areas on the site.

Attachment G - Drainage Area Map

See the Attached Williams Senior Living construction plans for existing and proposed drainage area maps.

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

There will be no Temporary Sediment Ponds in this development.

Attachment I - Inspection and Maintenance for BMPs

Silt Fence

1. Inspect all fences weekly and after any rainfall.
2. Remove sediment when buildup reaches 6 inches, or install a second line of fencing parallel to the old fence.
3. Replace any torn fabric or install a second line of fencing parallel to the torn section.
4. Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
5. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Concrete Washout

1. Inspection should be made weekly and after each rainfall by the responsible party.
2. Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
3. The berm/temporary pit should be reshaped as needed during inspection.
4. The berm/temporary pit should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
5. The washout should be left in place until construction has been completed.
6. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the Concrete Washout should be revegetated.
7. The concrete from the washout should be removed from the site in an appropriate manner.

Rock Berm

1. Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
2. Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
3. Repair any loose wire sheathing.
4. The berm should be reshaped as needed during inspection.
5. The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
6. The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

Temporary Construction Entrance/Exit

1. The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.

2. All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
3. When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
4. When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
5. All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

The following sample forms should be utilized to document the inspection and maintenance of the proposed temporary BMPs as described above. This form shall be kept on site with the WPAP until the project is completed. A report documenting the Temporary BMPs maintenance activities, sediment removal and modifications to the sedimentation and erosion controls is required.

Temporary BMP Logs – Silt Fence

Date	Date of Last Inspection	Inspection Performed By	Title	Company	Status of BMP(s)	Corrective Action Required (if any)	Date Corrective Action Completed

Temporary BMP Logs – Concrete Washout

Date	Date of Last Inspection	Inspection Performed By	Title	Company	Status of BMP(s)	Corrective Action Required (if any)	Date Corrective Action Completed

Temporary BMP Logs – Rock Berm

Date	Date of Last Inspection	Inspection Performed By	Title	Company	Status of BMP(s)	Corrective Action Required (if any)	Date Corrective Action Completed

Temporary BMP Logs – Temporary Construction Entrance

Date	Date of Last Inspection	Inspection Performed By	Title	Company	Status of BMP(s)	Corrective Action Required (if any)	Date Corrective Action Completed

Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

Vehicular traffic should be limited to areas of the project site where construction will take place. The contractor should endeavor to preserve existing vegetation as much as practicable to reduce erosion and lower the cost associated with stabilization. **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.**

All disturbed areas shall be stabilized as described below.

Except as provided for below, stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.

A. Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceases is precluded by snow cover or frozen ground conditions, stabilization measures shall be initiated as soon as practicable.
B. Where construction activity on a portion of the site has temporarily ceased, and earth-disturbing activities will be resumed with 21 days, temporary stabilization measures do not have to be initiated on that portion of the site.
C. In areas experiencing drought, where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

Stabilization measures as described as follows:

All disturbed grass areas should be planted in drought resistant species normally grown as permanent lawns, such as Zoysia, Bermuda and Buffalo. Grass areas may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales or other areas subject to erosion. All planted areas shall be provided with a readily available water supply and watered as necessary to ensure continuous healthy growth and development. Maintenance shall include the replacement of all dead plant material if that material was used to meet the requirements of this section.

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)(Ii), (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: Chad W. Jones, P.E.

Date: 7/10/2025

Signature of Customer/Agent

Regulated Entity Name: Williams Senior Living

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 A - 20% or Less Impervious Cover Waiver (if requested for multi-family, school, or small business site)

Not applicable.

Attachment B - BMPs for Upgradient Stormwater

All upgradient runoff is captures off-site and conveyed through existing ditches and culverts along Williams Drive. No upgradient runoff runs across the project area, and no storm sewer improvements are proposed to capture or divert upgradient runoff. No BMPs are proposed to treat upgradient runoff.

Attachment C - BMPs for On-site Stormwater

Vegetative Filter Strips (VFSs), as described in Section 3.2.4 of the Addendum to TCEQ's *Complying with the Edwards Rules: Technical Guidance Manual on Best Management Practices* (RG-348), will serve as the permanent BMP for is development.

VFSs are being strategically placed along the east side of Williams Drive and the south side of the proposed driveway to intercept stormwater runoff from newly constructed impervious surfaces, as well as from adjacent existing pavement that currently lacks treatment. These vegetated strips will filter runoff before it exits the project area, effectively removing sediment and pollutants through filtration, infiltration, and vegetation uptake.

Stormwater runoff will be conveyed via overland sheet flow from the deceleration lane and driveway into the vegetative filter strips. The VFSs will trap sediment and allow filtered water to infiltrate or flow off-site. No storm sewer infrastructure is proposed for this isolated improvement.

A summary of pollutant load estimates and VFS sizing calculations will follow this sheet and be included as part of the WPAP Exception submittal.

TSS Removal Calculations 04-20-2009

Project Name: Williams Driveway and Decel
Date Prepared: 7/11/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

where:

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

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

County =	Williamson	
Total project area included in plan * =	0.74	acres
Predevelopment impervious area within the limits of the plan * =	0.18	acres
Total post-development impervious area within the limits of the plan* =	0.31	acres
Total post-development impervious cover fraction * =	0.42	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	113	lbs.

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

Drainage Basin/Outfall Area No. =	VFS	
Total drainage basin/outfall area =	0.74	acres
Predevelopment impervious area within drainage basin/outfall area =	0.18	acres
Post-development impervious area within drainage basin/outfall area =	0.31	acres
Post-development impervious fraction within drainage basin/outfall area =	0.42	
$L_{M\ THIS\ BASIN}$ =	113	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

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

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

where:

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

A_C =	0.74	acres
A_I =	0.31	acres
A_P =	0.43	acres
L_R =	298	lbs

7/30/25

Attachment D - BMPs for Surface Streams

There are no additional BMPs for minimizing pollutants from entering surface streams. Temporary BMPs have been designed to reduce the potential pollutant load during construction activities.

Attachment E - Request to Seal Features (if sealing a feature)

There are no sensitive features that require sealing.

Attachment F - Construction Plans

See Attached Williams Senior Living Construction Plans.

SITE DEVELOPMENT PLAN (2023-21-SDP)
WILLIAMS SENIOR LIVING
4775 WILLIAMS DRIVE
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

PROJECT INFORMATION

SITE ADDRESS:	4775 Williams Drive Georgetown, TX 78633
OWNER/ APPLICANT:	Novak Williams Senior Living, LLC 1500 Rivery Blvd., Suite 2200 Georgetown, Texas 78628 512-943-4703 https://novakbros.com/
ARCHITECT:	HEDK Architects 4595 Excel Parkway Addison, TX 75001 214-520-8878 https://hedk.com/
CIVIL ENGINEER:	Steger Bizzell 1978 S. Austin Avenue Georgetown, TX 78626 512-930-9412 info@stegerbizzell.com https://stegerbizzell.com/
MEP:	Jordan & Skala Engineers 10375 Richmond Ave #300 Houston, TX 77042 281-617-3200 https://www.jordanskala.com/
LA:	Covey Planning and Landscape Architecture 800 S Austin Ave Georgetown, TX 78626 512-887-5311 https://coveylandscape.com/
ORIGINAL DATE:	April 17, 2023
REVISION DATE:	
ACREAGE:	8.55 Acres
EXISTING IMPERVIOUS COVER:	0.27 Acres (3.1%)
PROPOSED IMPERVIOUS COVER:	4.27 Acres (50.0% Limits of Construction)
LIMITS OF CONSTRUCTION:	8.55 Acres
LEGAL DESCRIPTION:	Lot 4, Blocks A & B of the Schiller Business Park Subdivision as recorded in Doc. #2023095967 of the O.P.R.W.C.T.
PROPOSED USE:	Multifamily, Attached
UTILITY PROVIDERS:	Domestic Water - City of Georgetown Wastewater - City of Georgetown City of Georgetown Utility Systems 300 Industrial Ave. Georgetown, TX 78626 512-930-3640 gus.georgetown.org Electric - Pedernales Electric Coorperative, Inc. 10625 W. Highway 29 Liberty Hill, TX 78642 888-554-4732 https://www.pec.coop/
ZONING INFORMATION:	C-1, SUP- SENIOR LIVING SPECIAL USE PERMIT, ORD 2022-83 (2022-10-SUP)

SITE PLAN NOTES:

1. It is the responsibility of the property owner, and successors to the current property owner, to ensure the subject property and any improvements are maintained in conformance with this Site Development Plan.
2. This development shall comply with all standards of the Unified Development Code (UDC), the City of Georgetown Construction Standards and Specifications Manual, the Development Manual and all other applicable City standards.
3. This Site Development Plan shall meet the UDC Stormwater requirements.
4. All signage requires a separate application and approval from the Inspection Services Department. No signage is approved with the Site Development Plan.
5. Sidewalks shall be provided in accordance with the UDC.
6. Driveways will require approval by the Development Engineer of the City of Georgetown.
7. Outdoor lighting shall comply with Section 7.04 of the UDC.
8. Screening of mechanical equipment, dumpsters and parking shall comply with Chapter 8 of the UDC. The screening is shown on the Landscape and Architectural Plans, as applicable.
9. The companion Landscape Plan has been designed and plant materials shall be installed to meet all requirements of the UDC.
10. All maintenance of required landscape shall comply with the maintenance standards of Chapter 8 of the UDC.
11. A separate Irrigation Plan shall be required at the time of building permit application.
12. Fire flow requirements of 1500 gallons per minute are being met by this plan.
13. Any Heritage Tree noted on this Site Development Plan is subject, in perpetuity, to the maintenance, care, pruning and removal requirements of the Unified Development Code.
14. The construction portion of these plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the construction plans for construction of the proposed project are hereby approved subject to the Standard Construction Specifications and Details Manual and all other applicable City, State and Federal Requirements and Codes.
15. This project is subject to all City Standard Construction Specifications and Details in effect at the time of submittal of the project to the City.
16. Where no existing overhead infrastructure exists, underground electric utility lines shall be located along the street and within the site. Where existing overhead infrastructure is to be relocated, it shall be reinstalled underground and the existing facilities shall be removed at the discretion of the Development Engineer.
17. All electric and communication infrastructure shall comply with UDC Section 13.06.
18. The property subject to this application is subject to the Water Quality by Regulations of the City of Georgetown.
19. A Geologic Assessment, in accordance with the City of Georgetown Water Quality Regulations, was completed on 1/10/2023. Any springs and streams as identified in the Geologic Assessment are shown herein.
20. SUP, SENIOR LIVING SPECIAL USE PERMIT, ORD 2022-83 (2022-10-SUP) and ORD 2022-83 (2023-5-SUP) have been approved for this development.
21. Administrative Exception 2023-24-AE was approved for this development on 11/20/2023.

Location Map
1" = 1000' @ 22" x 34"

Submitted By:

DAVID L. PLATT, P.E. Date

Sheet List Table

1

BEFORE YOU DIG Texas811.com

TEXAS ONE-CALL 800-344-8377

ITE TRIP GENERATION:

AM PEAK TRIPS
Senior Adult Housing - Multifamily = 62 (28 ENTRY, 34 EXIT)

PM PEAK TRIPS
Senior Adult Housing - Multifamily = 64 (35 ENTRY, 29 EXIT)

AVERAGE DAILY TRIPS
Senior Adult Housing - Multifamily = 693 (347 ENTRY, 346 EXIT)

BENCHMARKS:

BM #1: APPROX. 130' NORTHEAST OF WILLIAMS DRIVE.
GRID NORTHING: 10223930.51
GRID EASTING: 3116851.94
ELEV: 895.46

NOTE TO CONTRACTOR:

CONTRACTOR IS TO FURNISH A SET OF CONSTRUCTION PLANS BACK TO THE ENGINEER AT THE END OF THE PROJECT WITH ALL DEVIATIONS NOTED IN RED INK ON THE PLAN SHEETS. CONTRACTOR SHALL NOT RECEIVE FINAL PAYMENT UNTIL COMPLETE "AS-BUILT" SET IS RETURNED TO ENGINEER.

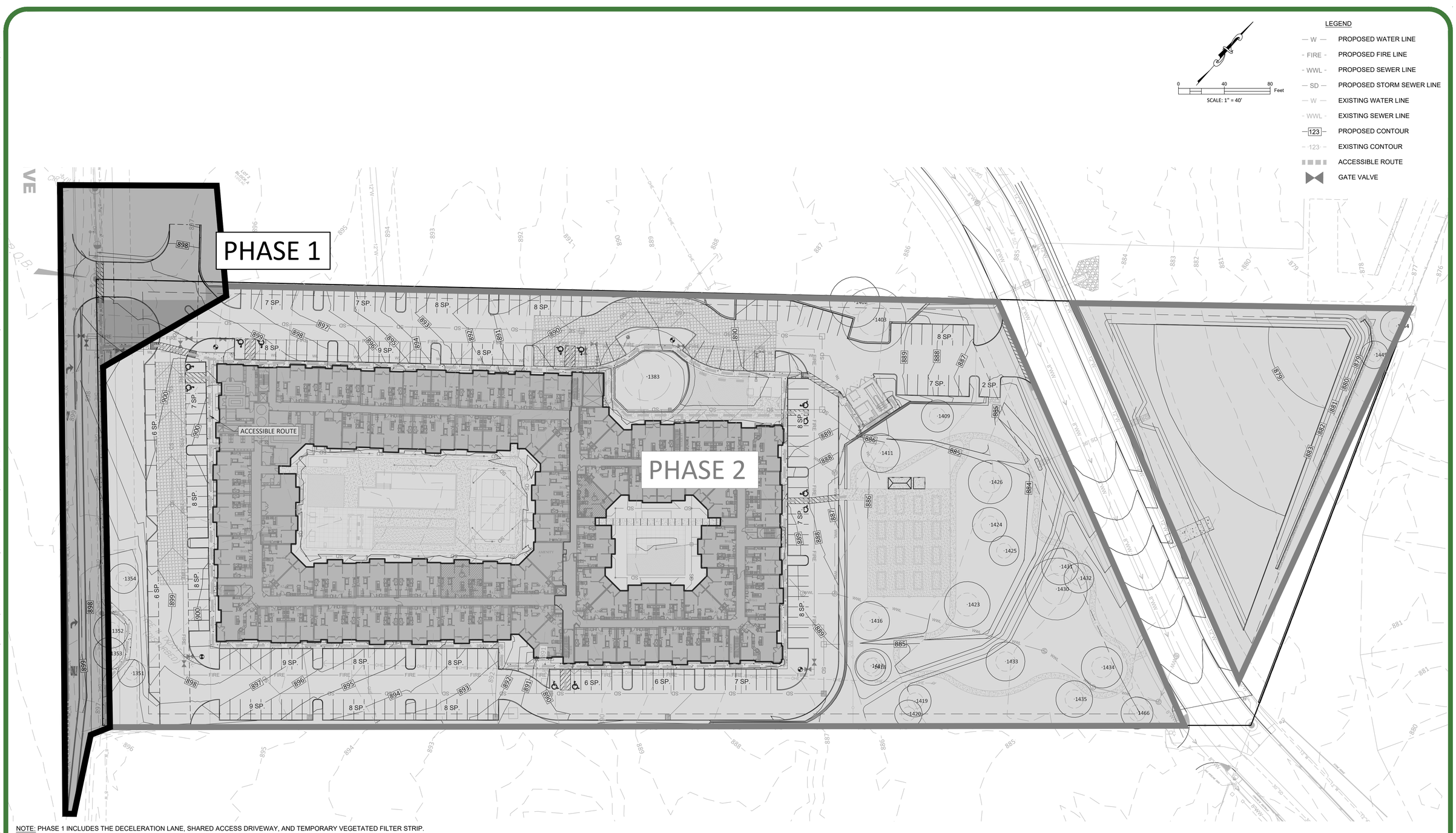
NOTE:
CONTRACTOR SHALL UNCOVER AND VERIFY LOCATIONS, BOTH HORIZONTALLY AND VERTICALLY, OF ALL EXISTING UTILITIES ALONG THE PROPOSED ROUTE. IF A CONFLICT EXISTS BETWEEN THE PROPOSED PROJECT AND ANY EXISTING UTILITY, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED.

STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

Warning!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

2"x3" SPACE RESERVED FOR CITY APPROVAL STAMP

COG Project Number: 2023-21-SDP
Project Number: 22868
Sheet 01 of 48



NOTE: PHASE 1 INCLUDES THE DECELERATION LANE, SHARED ACCESS DRIVEWAY, AND TEMPORARY VEGETATED FILTER STRIP.

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

2023-21-SDP

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE
1	ADDED PHASING PLAN AND TEMP. WQ PLAN	CWJ	7/10/25

DLP
DESIGNED BY: DATE
AMK
DRAWN BY: DATE
CHECKED BY: DATE
APPROVED BY: DATE

STATE OF TEXAS
CHAD WILLIAM JONES
144785
LICENSED
PROFESSIONAL ENGINEER

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700 WEB STEGERBIZZELL.COM
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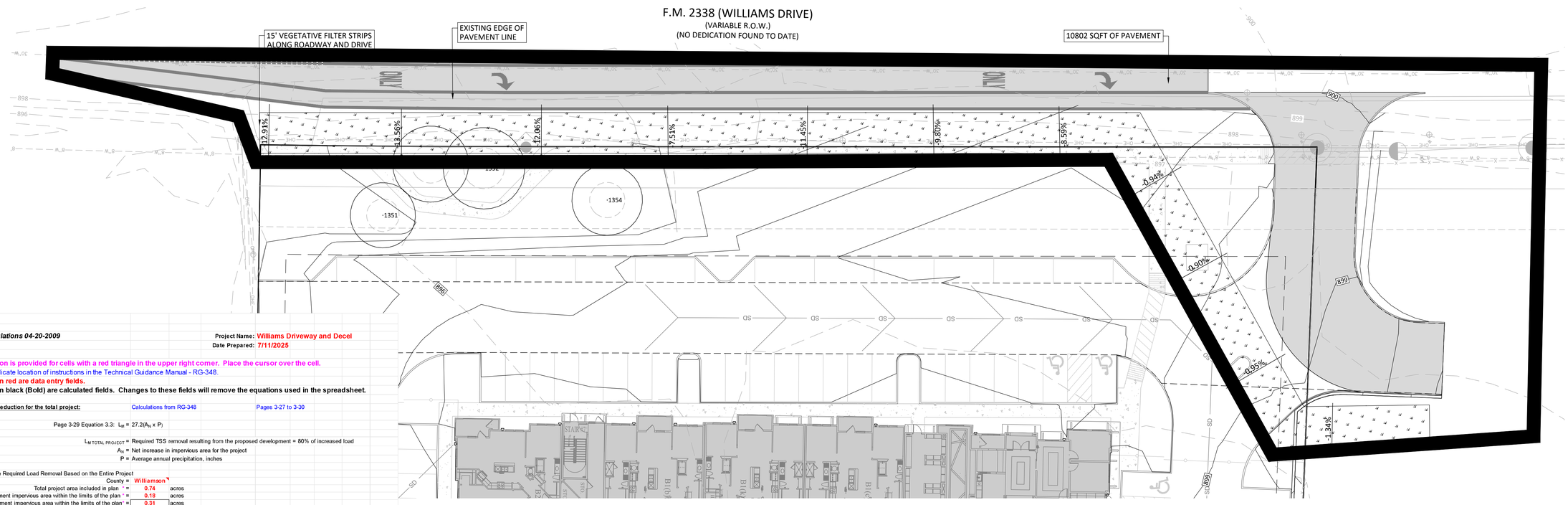
PHASING PLAN

for
WILLIAMS SENIOR LIVING
4775 WILLIAMS DRIVE
WILLIAMSON COUNTY, TEXAS

Project No: 22868

SHEET 47 of 49



TSS Removal Calculations 04-20-2009

Project Name: Williams Driveway and Decel
Date Prepared: 7/11/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
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Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

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

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

County =	Williamson	
Total project area included in plan * =	0.74	acres
Predevelopment impervious area within the limits of the plan * =	0.18	acres
Total post-development impervious area within the limits of the plan* =	0.31	acres
Total post-development impervious cover fraction * =	0.42	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	113	lbs.

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

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Post-development impervious area within drainage basin/outfall area =	0.31	acres
Post-development impervious fraction within drainage basin/outfall area =	0.42	
$L_{M\ THIS\ BASIN}$ =	113	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Vegetated Filter Strips	
Removal efficiency =	85	percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	0.74	acres
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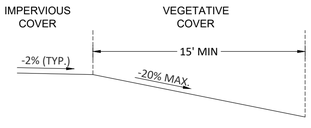
L_R =	298	lbs



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

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

2023-21-SDP

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE
1	ADDED PHASING PLAN AND TEMP. WQ PLAN	CWJ	7/10/25

DLP
DESIGNED BY: DATE
AMK
DRAWN BY: DATE
CHECKED BY: DATE
APPROVED BY: DATE

STATE OF TEXAS — CHAD WILLIAM JONES — 144785 — LICENSED PROFESSIONAL ENGINEER

STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700 WEB STEGERBIZZELL.COM
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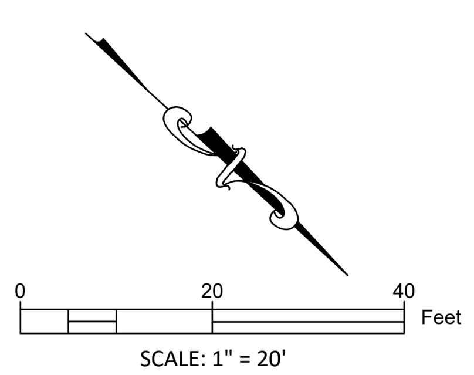
TEMPORARY WATER QUALITY PLAN

for
WILLIAMS SENIOR LIVING
4775 WILLIAMS DRIVE
WILLIAMSON COUNTY, TEXAS

Project No: 22868



LEGEND:

123	EXISTING CONTOUR
123	PROPOSED CONTOUR
	PROPOSED PAVEMENT
SF	SILT FENCE

GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

TYPE OF STRUCTURE	REACH LENGTH	MAXIMUM DRAINAGE AREA	SLOPE
SILT FENCE	N/A	2 ACRES	0 – 10%
	200 FEET	2 ACRES	10 – 20%
	100 FEET	1 ACRE	20 – 30%
	50 FEET	1/2 ACRE	> 30%
TRIANGLE FILTER DIKE	100 FEET	1/2 ACRE	< 30% SLOPE
	50 FEET	1/4 ACRE	> 30% SLOPE
ROCK BERM *, **	500 FEET	< 5 ACRES	0 – 10%

* FOR ROCK BERM DESIGN WHERE PARAMETERS ARE OTHER THAN STATED, DRAINAGE AREA CALCULATIONS AND ROCK BERM DESIGN MUST BE SUBMITTED FOR REVIEW.

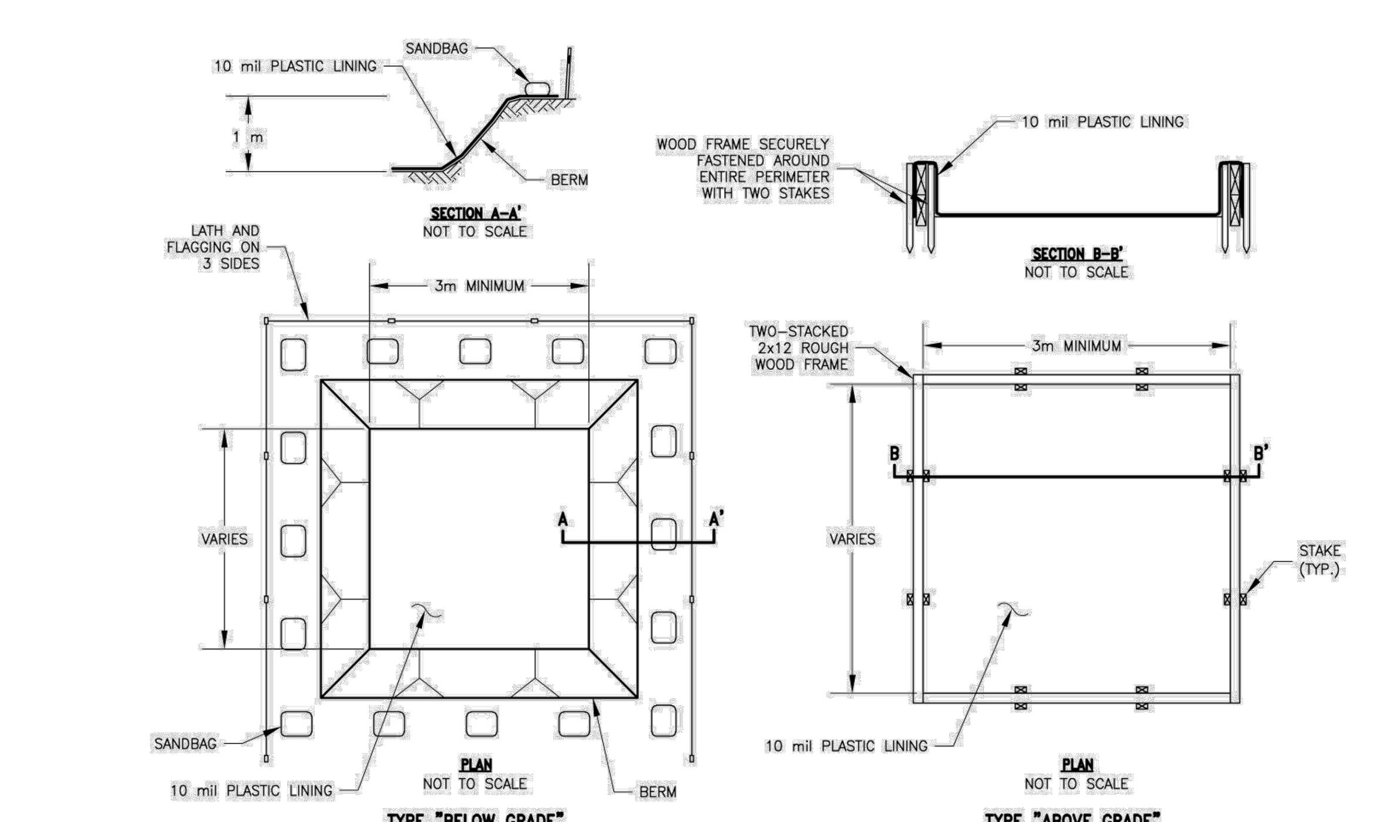
** HIGH SERVICE ROCK BERMS MAY BE REQUIRED IN AREAS OF ENVIRONMENTAL SIGNIFICANCE AS DETERMINED BY THE CITY OF GEORGETOWN.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES
DRAWING NAME: EC01
SCALE: NTS DATE: 1/2003 DRAWN BY: MRS APPROVED BY: TRB

Concrete Waste Management

WM-8

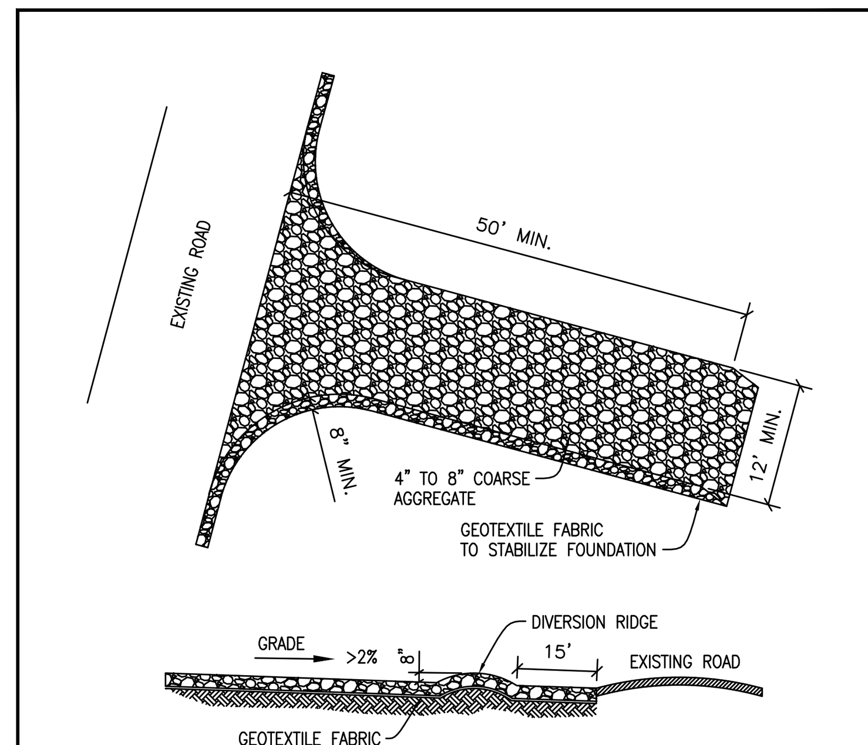


NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Caltrans Storm Water Quality Handbooks
Construction Site Best Management Practices Manual
September 1, 2004

Section 8
Concrete Waste Management WM-8
6 of 7



INSTALLATION:

- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

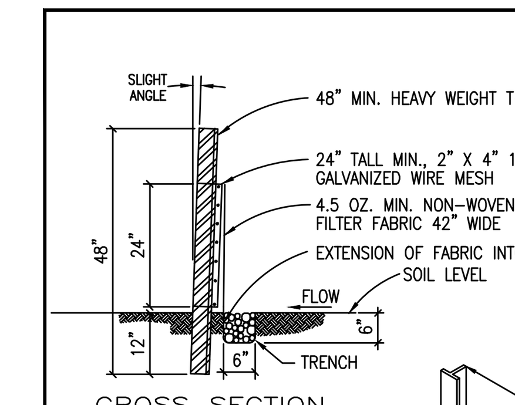
INSPECTIONS AND MAINTENANCE GUIDELINES:

- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
- WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

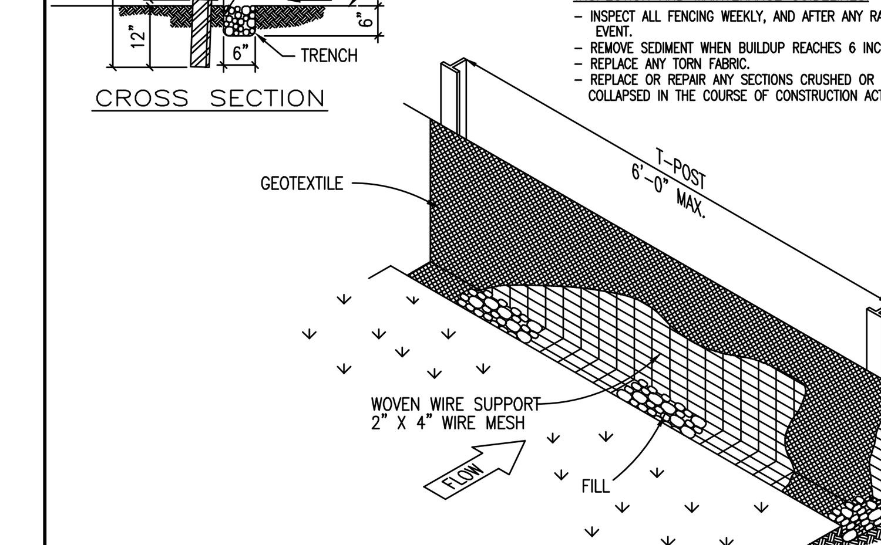
REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
STABILIZED CONSTRUCTION ENTRANCE
DRAWING NAME: EC06
SCALE: NTS DATE: 1/2003

The Architect/Engineer assumes responsibility for appropriate use of this standard.



INSPECTION AND MAINTENANCE GUIDELINES:

- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL EVENT.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
- REPLACE ANY TORN FABRIC.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.



INSTALLATION:

- LAYOUT THE SILT FENCE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS, PLANTS (INCLUDING GRASSES TALLER THAN 2") TO PROVIDE A SMOOTH FLOW APPROACH SURFACE. EXCAVATE 6" DEEP X 6" WIDE TRENCH ON UPSTREAM SIDE OF FACE PER PLANS.
- DRIVE THE HEAVY DUTY T-POST AT LEAST 12 INCHES INTO THE GROUND AND AT A SLIGHT ANGLE TOWARDS THE FLOW.
- ATTACH THE 2" X 4" 12 GAUGE WELDED WIRE MESH TO THE T-POST WITH 11 1/2 GAUGE GALVANIZED T-POST CLIPS. THE TOP OF THE WIRE TO BE 24" ABOVE GROUND LEVEL. THE WELDED WIRE MESH TO BE OVERLAPPED 6" AND TIED AT LEAST 6 TIMES WITH HOG RINGS.
- THE SILT FENCE TO BE INSTALLED WITH A SKIRT A MINIMUM OF 6" WIDE PLACED ON THE UPHILL SIDE OF THE FENCE INSIDE EXCAVATED TRENCH. THE FABRIC TO OVERLAP THE TOP OF THE WIRE BY 1".
- ANCHOR THE SILT FENCE BY BACKFILLING WITH EXCAVATED DIRT AND ROCKS (NOT LARGER THAN 2").
- GEOTEXTILE SPLICES SHOULD BE A MINIMUM OF 18" WIDE ATTACHED IN AT LEAST 6 PLACES. SPLICES IN CONCENTRATED FLOW AREAS WILL NOT BE ACCEPTED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
SILT FENCE DETAIL
DRAWING NAME: EC02
SCALE: NTS DATE: 1/2003 DRAWN BY: MRS APPROVED BY: TRB

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE
1	ADDED PHASING PLAN AND TEMP. WQ PLAN	CWJ	7/10/25

DLP
DESIGNED BY: DATE
AMK
DRAWN BY: DATE
CHECKED BY: DATE
APPROVED BY: DATE

STATE OF TEXAS
CHAD WILLIAM JONES
144785
LICENSED PROFESSIONAL ENGINEER

STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

2023-21-SDP

PHASE 1 EROSION CONTROL PLAN

for
WILLIAMS SENIOR LIVING
4775 WILLIAMS DRIVE
WILLIAMSON COUNTY, TEXAS

Project No: 22868

SHEET
49
of 49

Attachment G - Inspection, Maintenance, Repair and Retrofit Plan

The following can be found in the TCEQ's "Complying with the Edwards Rules: Technical Guidance Manual on Best Management Practices."

Vegetative Filter Strips

Once a vegetated area is well established, little additional maintenance is generally necessary. The key to establishing a viable vegetated feature is the care and maintenance it receives in the first few months after it is planted. Once established, all vegetated BMPs require some basic maintenance to insure the health of the plants including:

- *Pest Management*. An Integrated Pest Management (IPM) Plan should be developed for vegetated areas. This plan should specify how problem insects and weeds will be controlled with minimal or no use of insecticides and herbicides.

- *Seasonal Mowing and Lawn Care*. If the filter strip is made up of turf grass, it should be mowed as needed to limit vegetation height to 18 inches, using a mulching mower (or removal of clippings). If native grasses are used, the filter may require less frequent mowing, but a minimum of twice annually. Grass clippings and brush debris should not be deposited on vegetated filter strip areas. Regular mowing should also include weed control practices, however herbicide use should be kept to a minimum (Urbonas et al., 1992). Healthy grass can be maintained without using fertilizers because runoff usually contains sufficient nutrients. Irrigation of the site can help assure a dense and healthy vegetative cover.

- *Inspection*. Inspect filter strips at least twice annually for erosion or damage to vegetation; however, additional inspection after periods of heavy runoff is most desirable. The strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. More frequent inspections of the grass cover during the first few years after establishment will help to determine if any problems are developing, and to plan for long-term restorative maintenance needs. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and 3-92 restored to meet specifications. Construction of a level spreader device may be necessary to reestablish shallow overland flow.

- *Debris and Litter Removal*. Trash tends to accumulate in vegetated areas, particularly along highways. Any filter strip structures (i.e. level spreaders) should be kept free of obstructions to reduce floatables being flushed downstream, and for aesthetic reasons. The need for this practice is determined through periodic inspection, but should be performed no less than 4 times per year.

- *Sediment Removal*. Sediment removal is not normally required in filter strips, since the vegetation normally grows through it and binds it to the soil. However, sediment may accumulate along the upstream boundary of the strip preventing uniform overland flow. Excess sediment should be removed by hand or with flat-bottomed shovels.

- *Grass Reseeding and Mulching*. A healthy dense grass should be maintained on the filter strip. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is

level. Grass damaged during the sediment removal process should be promptly replaced using the same seed mix used during filter strip establishment. If possible, flow should be diverted from the damaged areas until the grass is firmly established. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Corrective maintenance, such as weeding or replanting should be done more frequently in the first two to three years after installation to ensure stabilization. Dense vegetation may require irrigation immediately after planting, and during particularly dry periods, particularly as the vegetation is initially established.

- Inspections of the permanent BMPs shall be documented in the inspection reports.

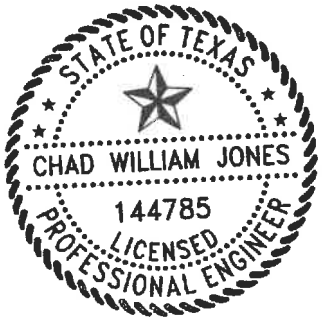
NOTE: This Inspection, Maintenance, Repair and Retrofit Plan for the **Williams Senior Living Decel Land and Driveway – Vegetative Filter Strips** was created and designed by the engineer of this BMP. Maintenance is the responsibility of the Owner and should be followed in accordance with this plan in order to keep the BMPs operating correctly.

Novak Williams Senior Living, LLC

Date 7/28/25

Chad W. Jones, P.E.
Steger Bizzell
F-181

Date 7/28/25



SAMPLE)** PERMANENT BMP LOG **(SAMPLE)**

INSPECTOR: _____ DATE: _____

Inspectors Company: _____

Company Address: _____

_____

_____

Company Phone: _____ Fax: _____

Date of Last Inspection:_____ Recent Heavy Rainfall: YES NO
(CIRCLE ONE)

Status of BMP(s): _____

_____

_____

_____

_____

Corrective Action Required (if any): _____

_____

_____

_____

_____

Date Corrected (if applicable): _____

*If actions are required they must be completed within 7 working days of this INSPECTION.

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

I Cade Novak,
Print Name

Managing Member,
Title - Owner/President/Other

of Novak Williams Senior Living, LLC,
Corporation/Partnership/Entity Name

have authorized Chad W. Jones, P.E.
Print Name of Agent/Engineer

of Steger Bizzell
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:

Code Nordh
Applicant's Signature

7/15/2025
Date

THE STATE OF Texas §

County of Dallas §

BEFORE ME, the undersigned authority, on this day personally appeared July 7th, 2025 known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 15 day of July, 2025.

NOTARY PUBLIC

Taylor Colón
Typed or Printed Name of Notary

TAYLOR WAYNE COLO'N
Notary Public, State of Texas
Comm. Expires 09-30-2026
Notary ID 133992919

MY COMMISSION EXPIRES: 9-30-2026

Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

Complete the following form by adding the requested information in the fields below. The form must be notarized for it to be considered complete. Attach it to other programmatic submittals required by 30 Texas Administrative Code (30 TAC), Chapter 213, and provide it to TCEQ's Edwards Aquifer Protection Program (EAPP) as part of your application.

If you have questions on how to fill out this form or about EAPP, please contact us by phone at 512-339-2929 or by e-mail at eapp@tceq.texas.gov.

Landowner Authorization

I, Ken Schiller of Ken Schiller & Associates, Inc.

am the owner of the property located at: 4785 Williams Drive Georgetown, Texas 78633

and am duly authorized in accordance with 30 TAC 213.4(c)(2) and 213.4(d)(1), or 30 TAC 213.23(c)(2) and 213.23(d), relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize Novak Williams Senior Living, LLC.

To conduct construction of a deceleration lane and driveway entrance within the existing Williams Drive right-of-way to support vehicular access to a future senior living development. Activities include grading, paving, and installation of permanent water quality BMPs, specifically vegetative filter strips, in compliance with TCEQ Edwards Aquifer Protection Program requirements.

At the existing right-of-way at 4775 Williams Drive, Georgetown, Texas 78633, specifically on Lot 4, Block A of the Schiller Business Park Subdivision, adjacent to the property owned at 4785 Williams Drive.

Landowner Acknowledgement

I understand that Novak Williams Senior Living, LLC.

Is ultimately responsible for the compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation and subject to administrative rule or orders and penalties as provided under 30 TAC 213.10, relating to enforcement. Such violations may also be subject to civil penalties.

Landowner Signature

Ken Schiller & Associates, Inc.

Ken Schiller, President

7-17-2025

Date

THE STATE § OF TEXAS

County § of WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared

Ken Schiller, President of Ken Schiller & Associates, Inc.

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 17th day of July, 2025.

NOTARY PUBLIC

Kimber Matocha

MY COMMISSION EXPIRES: 08-03-2028

KIMBER MATOCHA NOTARY PUBLIC STATE OF TEXAS ID 667507-4 EXP. 08-03-2028

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents

Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

Complete the following form by adding the requested information in the fields below. The form must be notarized for it to be considered complete. Attach it to other programmatic submittals required by 30 Texas Administrative Code (30 TAC), Chapter 213, and provide it to TCEQ's Edwards Aquifer Protection Program (EAPP) as part of your application.

If you have questions on how to fill out this form or about EAPP, please contact us by phone at 512-339-2929 or by e-mail at eapp@tceq.texas.gov.

Landowner Authorization

I, Jonathan Morales of the City of Georgetown

am the owner of the property located at: Williams Drive Public Right-of-Way at 4775 and 4785 Williams Dr, Georgetown, TX 78633.

and am duly authorized in accordance with 30 TAC 213.4(c)(2) and 213.4(d)(1), or 30 TAC 213.23(c)(2) and 213.23(d), relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize Novak Williams Senior Living, LLC.

To conduct construction of a deceleration lane and driveway entrance within the existing Williams Drive right-of-way to support vehicular access to a future senior living development. Activities include grading, paving, and installation of permanent water quality BMPs, specifically vegetative filter strips, in compliance with TCEQ Edwards Aquifer Protection Program requirements.

At the existing right-of-way at 4775 and 4785 Williams Drive, Georgetown, Texas 78633, specifically on Lot 4, Block A and Lot 2, Block A of the Schiller Business Park Subdivision.

Landowner Acknowledgement

I understand that Novak Williams Senior Living, LLC.

Is ultimately responsible for the compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation and subject to administrative rule or orders and penalties as provided under 30 TAC 213.10, relating to enforcement. Such violations may also be subject to civil penalties.

Landowner Signature

J A. Morales
Landowner Signature

07/31/2025
Date

THE STATE § OF TEXAS

County § of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared

Jonathan Morales

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 31 day of July

ID #133441435
Click or tap here to add ID

NOTARY PUBLIC

SHEILA KAYE MITCHELL
Typed or Printed Name of Notary

SHEILA KAYE MITCHELL
Notary Public, State of Texas
Comm. Expires 11-10-2025
Notary ID 133441435

MY COMMISSION EXPIRES: Date NOVEMBER 10, 2025

Sheila K Mitchell

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Williams Senior Living
Regulated Entity Location: 4775 Williams Drive, Georgetown, TX 78633
Name of Customer: Novak Williams Senior Living, LLC
Contact Person: Cade Novak Phone: 512-943-4703
Customer Reference Number (if issued):CN N/A
Regulated Entity Reference Number (if issued):RN N/A

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

☐ San Antonio Regional Office
☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	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	0.74 Acres Each	$ 500
Extension of Time	Each	$

Signature: _____

Date: 7/14/2025

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	***Fee***
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

For detailed instructions 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.*)

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

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

☒ Other **Recharge and Transition Zone Exception Request**

2. Customer Reference Number *(if issued)*

CN

Follow this link to search for CN or RN numbers in Central Registry**

3. Regulated Entity Reference Number *(if issued)*

RN

SECTION II: Customer Information

4. General Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy)

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

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

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

If new Customer, enter previous Customer below:

Novak Williams Senior Living, LLC

7. TX SOS/CPA Filing Number

0804936068

8. TX State Tax ID (11 digits)

32088515740

9. Federal Tax ID (9 digits)

N/A

10. DUNS Number *(if applicable)*

N/A

11. Type of Customer:

☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees

☐ 0-20 ☒ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?

☒ **Yes** ☐ **No**

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

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:

1500 Rivery Boulevard
Suite 2200

City	Georgetown	**State**	TX	**ZIP**	78628	**ZIP + 4**	N/A

16. Country Mailing Information *(if outside USA)*

N/A

17. E-Mail Address *(if applicable)*

cnovak@novakbros.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 943-4703		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

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

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

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

Williams Senior Living

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	4775 Williams Drive							
	City	Georgetown	**State**	TX	**ZIP**	78633	**ZIP + 4**	
24. County	Williamson							

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

25. Description to Physical Location:	Northeast of the intersection of Wildwood Drive and Williams Drive in Georgetown, TX				
26. Nearest City			**State**	**Nearest ZIP Code**	
Georgetown			TX	78633	

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).

27. Latitude (N) In Decimal:	30.68950		**28. Longitude (W) In Decimal:**	-97.72371	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	41	22.20	97	43	25.36

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)
1522	N/A	236116	N/A

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

Senior Multi-Family Residential Housing

34. Mailing Address:	**4775 Williams Drive**							
	City	**Georgetown**	**State**	**TX**	**ZIP**	**78633**	**ZIP + 4**	
35. E-Mail Address:	**cnovak@novakbros.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 943-4703	**N/A**	**(N/A) -**

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

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

SECTION IV: Preparer Information

40. Name:	Chad W. Jones, P.E.	**41. Title:**	Project Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 930-9412	N/A	**(** N/A **)** -	chad.jones@stegerbizzell.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:	Steger Bizzell	**Job Title:**	Project Engineer
Name *(In Print):*	Chad W. Jones, P.E.	**Phone:**	**(** 512 **)** 930- **9412**
Signature:		**Date:**	7/30/2025