

**MODIFICATION OF A PREVIOUSLY APPROVED
WATER POLLUTION ABATEMENT PLAN
FOR
GO Pickleball**

PREPARED FOR
Texas Commission on Environmental Quality
Region 11 – Austin
12100 Park 35 Circle, Bldg. A, Rm 179
Austin, Texas 78711-3087
(512) 339-2929 (office)
(512) 339-3795 (fax)

PREPARED BY



F-13351

James Ingalls, P.E.
2021 SH 46W, Ste. 105
New Braunfels, TX 78132

Prepared
July 17, 2025



10/22/2025

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: GO pickleball | | | | 2. Regulated Entity No.: RN110856671 | | | |
| 3. Customer Name: Condor Texas Properties, LLC | | | | 4. Customer No.: 605702315 | | | |
| 5. Project Type: (Please circle/check one) | <input checked="" type="radio"/> New | Modification | | | Extension | | Exception |
| 6. Plan Type: (Please circle/check one) | <input checked="" type="radio"/> WPAP | <input type="radio"/> CZP | <input type="radio"/> SCS | <input type="radio"/> UST | <input type="radio"/> AST | <input type="radio"/> EXP | <input type="radio"/> EXT |
| 7. Land Use: (Please circle/check one) | <input type="radio"/> Residential | <input checked="" type="radio"/> Non-residential | | | 8. Site (acres): | | 1.23 |
| 9. Application Fee: | \$4,000 | 10. Permanent BMP(s): | | | | Batch Detention, VFS | |
| 11. SCS (Linear Ft.): | N/A | 12. AST/UST (No. Tanks): | | | | N/A | |
| 13. County: | Williamson | 14. Watershed: | | | | San Gabriel River - North Fork | |

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.

James Ingall, PE

 Agent
 07/17/2025
 gent 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.

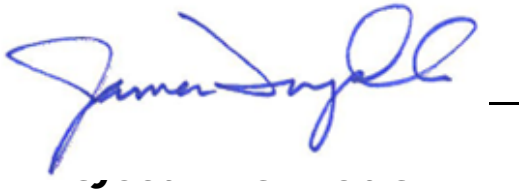
Signature

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: James Ingalls, PE

Date: 07/17/2025

Signature of Customer/Agent:



1. Regulated Entity Name: GO Pickleball
2. County: Williamson
3. Stream Basin: North Fork 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: Ryan Connor

Entity: Texas Condor Properties, LLC

Mailing Address: 6779 W SH 26, Ste. 100

City, State: Georgetown, TX

Zip: 78628

Telephone: 512-415-0440

FAX: _____

Email Address: Ryan@condortxp.com

8. Agent/Representative (If any):

Contact Person: James Ingalls, PE

Entity: INK Civil

Mailing Address: 2021 SH 46W, Suite 105

City, State: New Braunfels, TX

Zip: 78132

Telephone: 830-358-7127

FAX: _____

Email Address: plats@ink-civil.com

9. Project Location:

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

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.

Located at the intersection of Park Place Drive and State Highway 29, on the south side of State Highway 29

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) **Note: There is an existing gravel parking lot totaling 0.16 acres*
- ☐ 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:

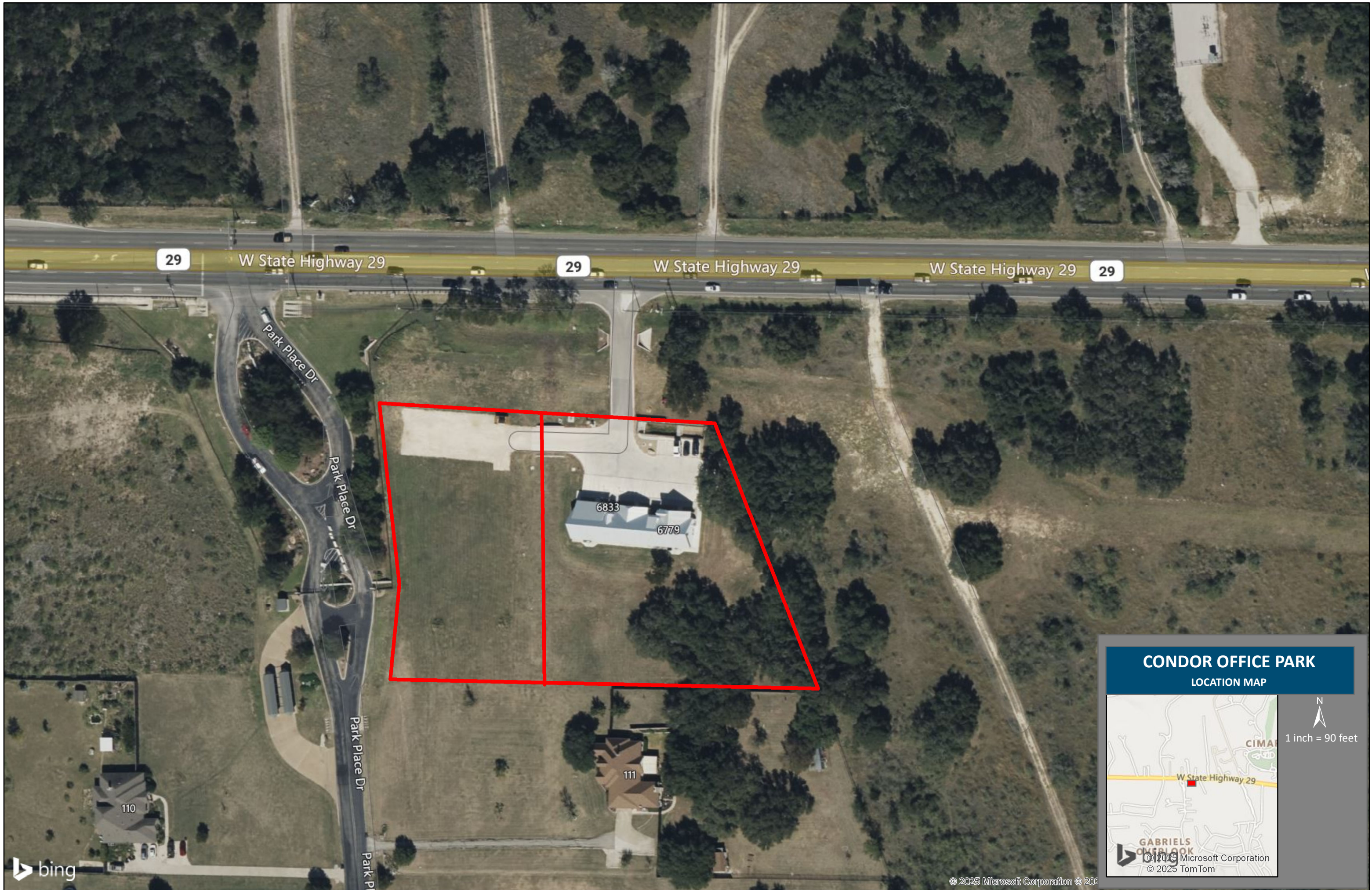
- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

- (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.

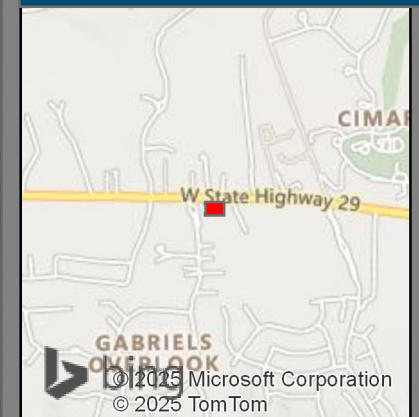
Administrative Information

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.



CONDOR OFFICE PARK
LOCATION MAP



N
1 inch = 90 feet



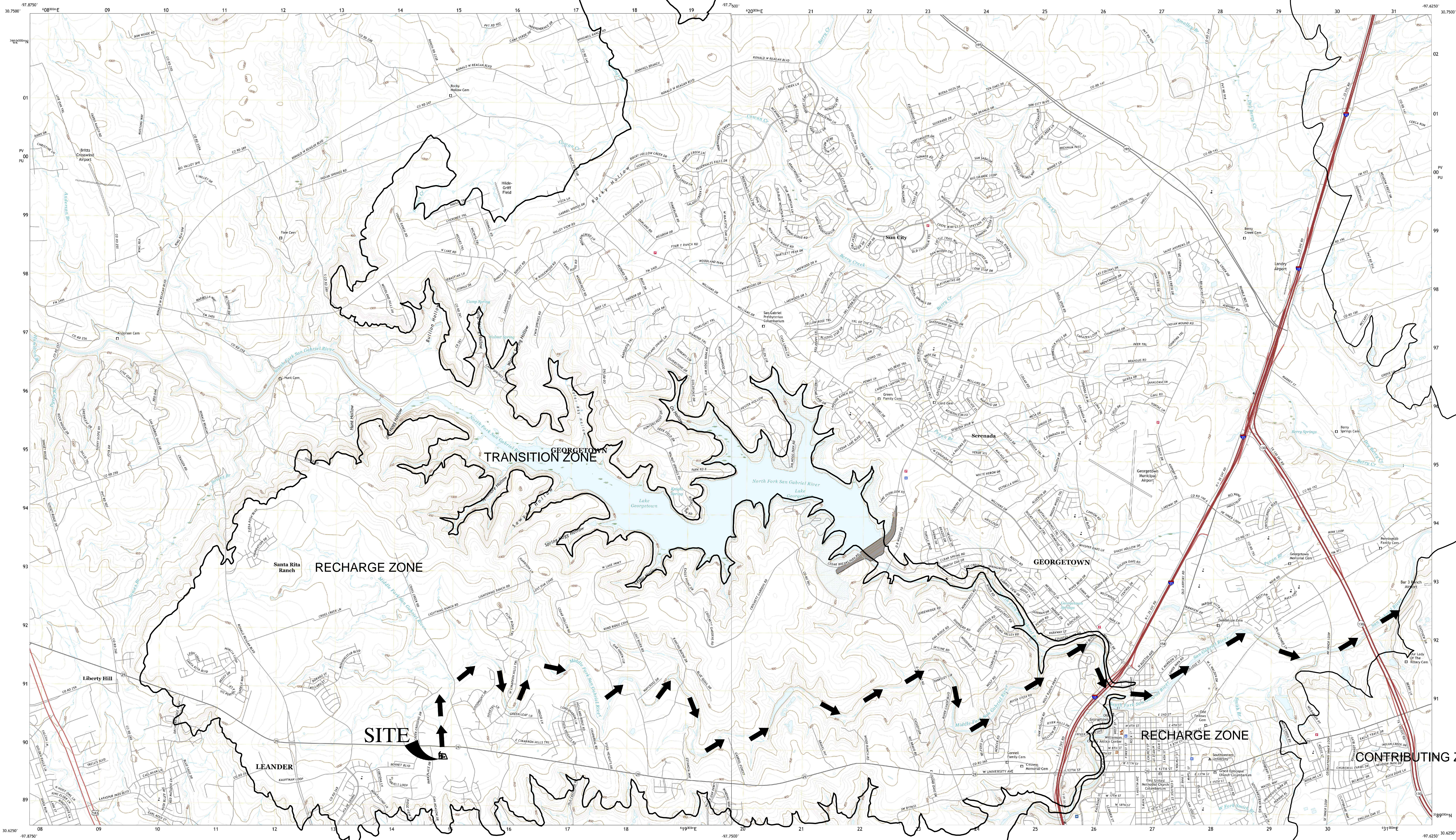
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



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



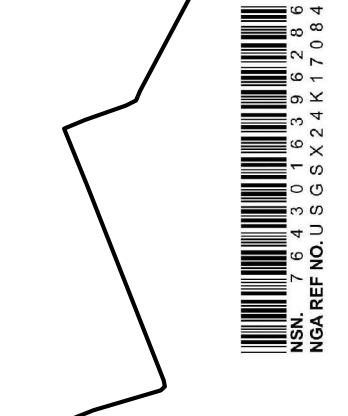
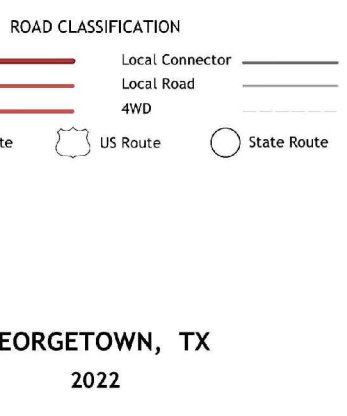
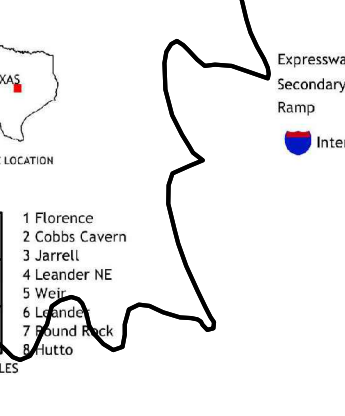
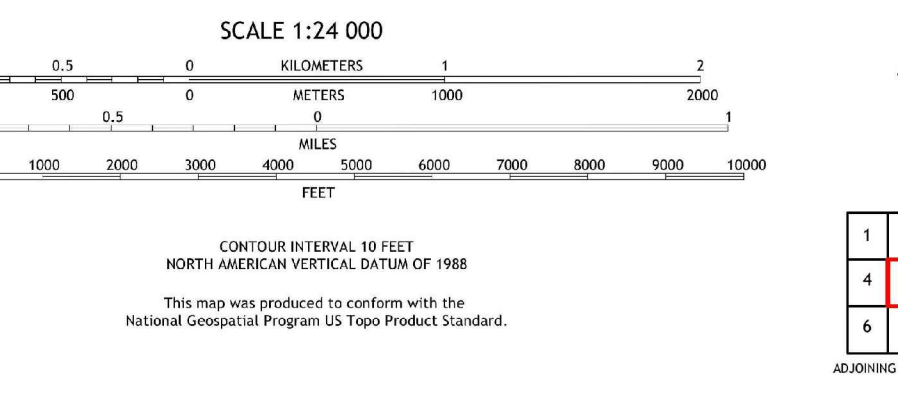
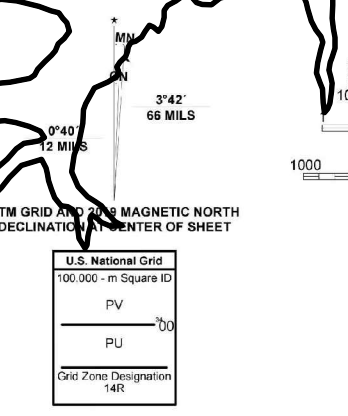
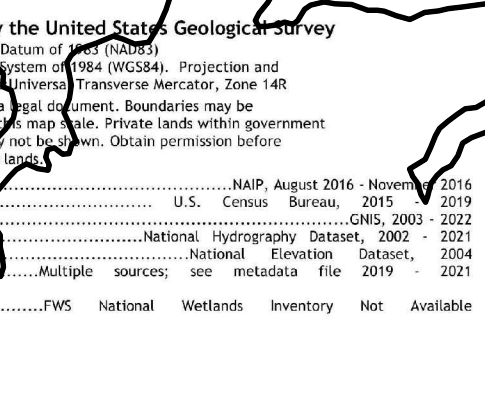
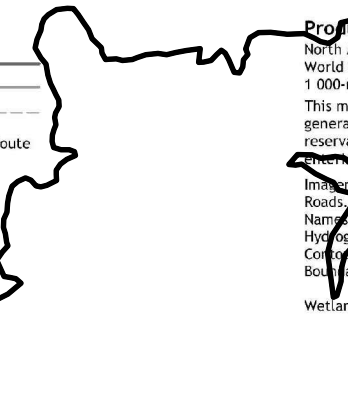
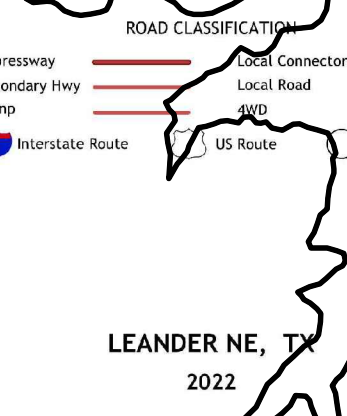
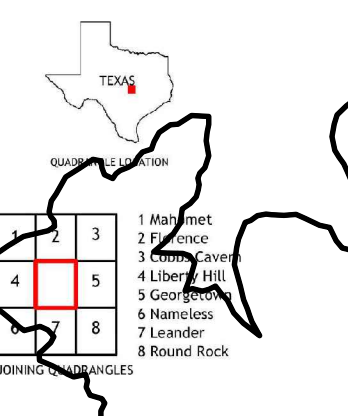
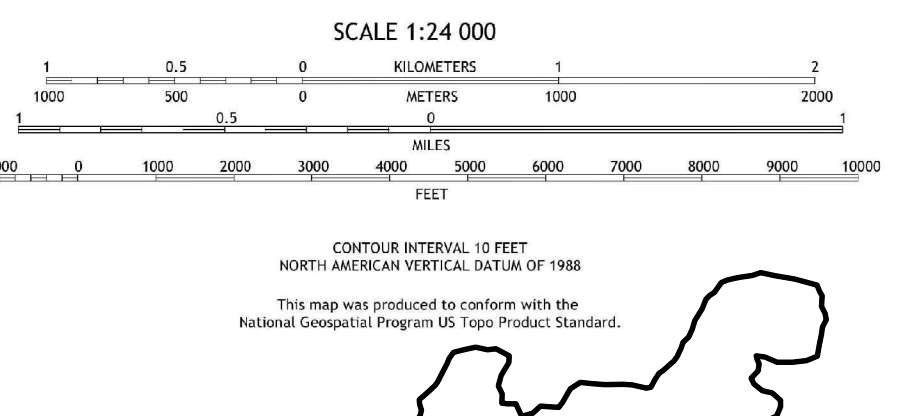
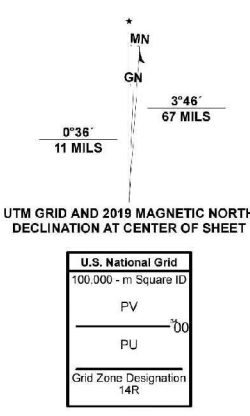
GEORGETOWN QUADRANGLE
TEXAS - WILLIAMSON COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1000-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
jurisdiction may not be shown. Obtain permission before
entering private lands.

Map Date: August 2016 - November 2016
Roads: U.S. Census Bureau, 2015 - 2019
Hydrography: National Hydrography Dataset, 2002 - 2011
Contours: National Elevation Dataset, 2004
Boundaries: Multiple sources; see metadata file 2019 - 2021
Wetlands: FWS National Wetlands Inventory Not Available



ATTACHMENT "C"
Project Description

The GO Pickleball project is located on Lot 1 Gabriels Overlook Section IV and totals 1.54-acres, located within Williamson County, Texas. The proposed site is located within the Leander extra territorial jurisdiction (ETJ). Site access is at a shared driveway at the address 6779 W State Highway 29, Georgetown TX 78628.

The current site is partially undeveloped. There is an existing impervious base gravel parking lot totaling 0.16 acres. The remaining portion of the site is undeveloped. The proposed development will consist of outdoor pickleball courts and associated parking. The site has existing water utilities provided by the City of Georgetown. An onsite septic system is proposed to serve the development. Site work will include excavation for two channels and a batch detention pond, which will function as one of the BMP's for the increase in impervious cover. One engineered vegetative filter strip will be utilized to treat the TSS pollution increase. The total additional impervious cover added to the site will be 0.63-acres (0.79 acres minus the existing 0.16 acres), (51.2%) post-development.

There is approximately 53.83 acres of offsite water that is being routed through the site. The offsite water will not impact any proposed BMP's. The offsite runoff will be conveyed through the site via two proposed earthen trapezoidal channels.

There is existing 0.16-acres of impervious cover onsite that was previously permitted with TCEQ in 2019 for the Regulated Entity: Condor Office Park, utilizing a partial sedimentation/filtration basin and three vegetative filter strips to meet the necessary TSS removal for the site.

According to the Flood Insurance Rate Map No. 48491C0275E effective date 9/26/2008, the site is outside of the flood plain. The entire site drains to the Middle Fork San Gabriel River.

March 5, 2025

INK CIVIL

**Go Sports Gym Tract
6827 State Highway 29 West
Georgetown, Texas 78628**

*Geologic Assessment
Go Sports Gym Tract – 6827 SH 29 West, Georgetown, Texas*

PROJECT NUMBER:

0257403.01.01

PROJECT CONTACT:

Sean Hemmer

EMAIL:

Sean.Hemmer@powereng.com

PHONE:

512-500-0949



*Geologic Assessment
Go Sports Gym Tract – 6827 SH 29 West, Georgetown, Texas*

PREPARED FOR: INK CIVIL
PREPARED BY: SEAN HEMMER
512-500-0949
SEAN.HEMMER@POWERENG.COM

SUBMITTED TO:

CONDOR TEXAS PROPERTIES, LLC
6779 SH 29 WEST, SUITE 400
GEORGETOWN, TEXAS 78628

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: Sean Hemmer

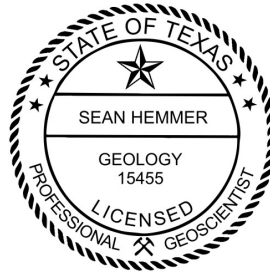
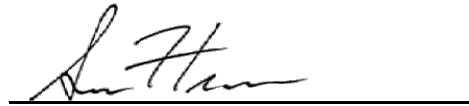
Telephone: 512-500-0949

Date: 3/5/2025

Fax: 512-329-8253

Representing: POWER Engineers, Inc., Firm Registration No. 50585 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: Condor Office Park

Project Information

1. Date(s) Geologic Assessment was performed: 2/26/2025

2. Type of Project:

☒ WPAP
☐ SCS

☐ AST
☐ UST

3. Location of Project:

☒ Recharge Zone
☐ Transition Zone
☐ Contributing Zone within the Transition Zone

4. ☒ **Attachment A - Geologic Assessment Table.** Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.
5. ☒ 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.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

| Soil Name | Group* | Thickness(feet) |
|--------------------------------------------|--------|-----------------|
| Crawford clay, 1 to 3 percent slopes (CfB) | D | 0-2.5 |
| Fairlie clay, 1 to 2 percent slopes (FaB) | D | 0-4 |
| | | |
| | | |

| Soil Name | Group* | Thickness(feet) |
|-----------|--------|-----------------|
| | | |

** 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. ☒ **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. ☒ **Attachment C – Site Geology.** 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. ☒ **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'
 Applicant's Site Plan Scale: 1" = 50'
 Site Geologic Map Scale: 1" = 50'
 Site Soils Map Scale (if more than 1 soil type): 1" = 50'
9. Method of collecting positional data:
☒ 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. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.
12. ☒ 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.
- ☐ There are 0 (#) 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.
- ☐ 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. ☒ 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.

ATTACHMENT A GEOLOGIC ASSESSMENT TABLE

ATTACHMENT B STRATIGRAPHIC COLUMN

ATTACHMENT B
STRATIGRAPHIC COLUMN

| Age | Unit | Description | Thickness in Feet |
|------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Cretaceous | Edwards Limestone (Ked) | Limestone, dolomite, and chert ranging from aphanitic to fine-grained, massive to thin bedded, hard, brittle, fossiliferous. | 60'-350' |
| Cretaceous | Comanche Peak Limestone (Kc) | Limestone characterized as fine to very fine grained, fairly hard, nodular, light gray and weathers to white, extensively burrowed. | Up to 80' |
| Cretaceous | Keys Valley Marl (Kkv) | Marl characterized as soft and white with marine megafossils, feathers out southward. | Up to 50' |
| Cretaceous | Cedar Park Member (Kcp) | Limestone, dolomite, and chert ranging from aphanitic to fine-grained, massive to thin bedded, hard, brittle, fossiliferous, interfingers with the Edwards Limestone. | Up to 40' |

Data Sources: USGS Mineral Resources On-Line Spatial Data, Texas Bureau of Economic Geology

Formations outcropping at the project site are shaded.

ATTACHMENT C NARRATIVE OF SITE-SPECIFIC GEOLOGY

NARRATIVE OF SITE-SPECIFIC GEOLOGY

1.0 INTRODUCTION

A geologic assessment of the 1.27 acres of undeveloped property located at 6827 State Highway (SH) 29 West was conducted by POWER Engineers, Inc. (POWER) pursuant to Texas rules for regulated activities on the Edwards Aquifer Recharge Zone (EARZ) (30 Texas Administrative Code 213).

1.1 Project Description

The Go Sports Gym Tract (Project) is a 1.27-acre tract of property which is located approximately 7.5 miles west of Georgetown, Texas and lies to the south of SH 29 West, in Williamson County, Texas. This property is mostly undeveloped with the northern portion being utilized as an overflow parking area for the commercial building located on the adjoining property to the east. The approximate geographic coordinates of the approximate center of the Project are latitude 30.636333°N and longitude 97.802839°W.

The geologic assessment was conducted to meet regulations for land located within the recharge zone of the Edwards Aquifer.

1.2 Geologic Assessment Scope

The geologic assessment included the following data collection and evaluation tasks:

- » Published geological and/or hydrological reports for Williamson County and the Georgetown area were reviewed, including a geologic assessment of the adjoining property (6779 SH 29 West) completed by POWER in July 2019.
- » Texas Water Development Board groundwater well reports and submitted driller's reports were reviewed for information about wells at the site and local formation descriptions and thicknesses.
- » A field survey was conducted by registered professional geoscientist Sean Hemmer, P.G. (No.15455), on February 18, 2025. The survey was conducted by walking transects (less than 50 feet), north to south, across the entire site.
- » Historical aerial imagery and United States Geological Survey (USGS) topographic maps were reviewed to understand the surficial nature and history of the site.

2.0 SITE GEOLOGY

The Project site is located within the EARZ as defined by the Texas Commission on Environmental Quality (TCEQ 2025). The EARZ receives rainfall and funnels it through streams, fractures, and faults for direct infiltration into the aquifer. The project is situated on an outcrop of

the Cretaceous Edwards Limestone (Ked) (see Attachment D-2- Site Geology and Soils Map). The site has a thick soil profile of about 4.5 feet underlain by limestone bedrock (Alliance 2019).

The Project is located approximately 1.7 miles north-northeast of the South Fork San Gabriel River which flows east towards Georgetown. The ground surface of the Project is covered with a veneer of Quaternary terrace deposits which overlie the Cretaceous Edwards Limestone which is mapped underlying the entire Project (see Attachment D-1). During the site reconnaissance, ground surface conditions were characterized as a clay soil and no rock outcrops were noted onsite. Two soil types are mapped on the Project and are presented in Attachment D-2 (USDA 2025).

The Edwards Limestone is a thick sequence of limestone and dolomite, with various amounts of white to light gray chert throughout the formation. The limestone is characterized as aphanitic to fine grained, massive to thinly bedded, hard, and brittle. The dolomite is characterized as fine to very fine grained, porous, and medium gray to grayish brown. In areas where the formation is weathered, the rock is considerably recrystallized, honeycombed, and cavernous forming the Edwards Aquifer. This lithologic unit ranges from 60 to 350 feet in thickness and thins northward (USGS 2007).

2.1 Topography and Surface Drainage

The Project is located on nearly level to gently sloping terrain sloping east into an unnamed tributary of the San Gabriel River (see Attachment D-1). Topographic elevations within the Project range from 971 feet above mean sea level along the northern property boundary to 967 feet above mean sea level along the southern property boundary (USGS 2022).

2.2 Structural Geology and Stratigraphy

The inactive Balcones Fault Zone (BFZ) consisting of numerous northeast to southwest trending faults dictates the structural geology of the region. A review of the geologic map (USGS 2007) of the area determined that the nearest fault is located approximately 3.5 miles northwest of the Project. No faults were identified within the Project during this assessment.

2.3 Geologic and Manmade Features

A pedestrian survey of the site was conducted on February 18, 2025. Four man-made features were identified on the Project during the site reconnaissance and through online research. A ground disturbance was observed along the eastern site boundary. The disturbance is about 15 feet long and 15 feet wide with an irregular surface with exposed timber, iron rebar, and concrete. The disturbance does not have geologic characteristics or man-made features in bedrock but appears to be a former excavation backfilled with soil, rock, and debris. The following provides a description of each feature and its components identified on the Project. Photographs of each aboveground feature are included in Attachment D-3.

1. Feature S-1 is a non-karst closed depression which is assumed to be created by human activities and is located near the southwestern corner of the Project (see Attachment D-1). This feature measures approximately 7 feet long by 4 feet wide by 1 foot deep and appears to be an excavation commonly used for percolation tests for septic systems. The closed depression has a clay floor and does not appear to modify the topography on

top of the bedrock. Based on the conditions of the feature, it is not considered sensitive to recharge.

2. Feature S-2 is a non-karst closed depression similar to S-1 and also assumed to be created by human activities. It is located in the south-central portion of the Project, approximately 65 feet east of Feature S-1 (see Attachment D-1). This feature measures approximately 8 feet long by 3 feet wide by 1 foot deep. The feature has a clay floor and does not appear to modify the topography on top of the bedrock. Based on the conditions of the feature, it is not considered sensitive to recharge.
3. Feature S-3 is a man-made feature that consists of an eight-inch diameter water line which is assumed to be installed in bedrock. The pipe is owned and operated by Williamson County. This water line is a distribution line which is supplied by a main line which parallels SH 29 West to the north. This 8-inch distribution line begins at a clean out location in the northeastern corner of the Project and traverses the Project to the east towards another clean out location. Approximately 20 feet of this pipe is located within the Project boundary in addition to the square concrete collar surrounding the clean out location (see Attachment D-1). Based on the conditions observed, this feature is not considered sensitive to recharge.
4. Feature S-4 is a man-made feature that consists of a constructed septic system collection tank located in the eastern portion of the Project. This septic system is utilized by the commercial building constructed on the adjoining property and is assumed to be installed above bedrock. Three small circular access caps are visible on the surface while the majority of the feature is buried. The feature measures approximately 20 feet long by 10 feet wide with an assumed depth of 6 feet below ground surface (see Attachment D-1). Based on the conditions observed, this feature is not considered sensitive to recharge.

3.0 CONCLUSIONS

The field survey discovered four manmade features on the Project. A determination was made that all features, and their components, have a low probability for rapid infiltration into the aquifer. Two non-karst closed depressions, features S-1 and S-2, are located in the southwestern portion of the Project are soil floored and were determined not to modify the topography on top of the bedrock, and therefore, are not considered sensitive to recharge. Feature S-3 is a buried 8-inch water distribution line and an associated clean out location with a concrete collar located in the northern portion of the Project. This feature is not considered sensitive to recharge. Feature S-4 is a constructed septic system tank located in the easternmost portion of the Project and is being utilized by the commercial building constructed on the adjoining property. This feature is not considered sensitive to recharge. The area of disturbance that appears to contain backfill and inert debris has developed a shallow cavity at the surface but is a result of differential compaction and is not considered sensitive to recharge.





4.0 REFERENCES

- Alliance Engineering Group, Inc. 2019. Subsurface Investigation and Geotechnical Evaluation New Office Building with Parking and Driveway 6779 West Highway 29, Georgetown, Texas, Alliance Engineering Group, Inc. Project No. AE18-1101.
- Google Earth Pro V 7.3.6.10201. (Imagery dated December 2023) Williamson County, Texas. Coordinates: 30.636333°N, 97.802839°W.
- POWER Engineers, Inc. (POWER). 2019. Geologic Assessment for 6779 West Highway 29, Georgetown, Texas, Project number 159468.
- Railroad Commission of Texas (RRC). 2025. Public GIS Viewer.
<https://gis.rrc.texas.gov/GISViewer/>. Accessed February 19, 2025.
- Texas Commission on Environmental Quality (TCEQ). 2004. TCEQ-0585 Instructions to Geologists for geologic Assessments on the Edwards Aquifer Recharge Zone Rev. 10-01-2004.
- Texas Commission on Environmental Quality (TCEQ). 2025. Edwards Aquifer Viewer Version 5.2. <https://experience.arcgis.com/experience/fbd266a3fbce4adc83e890480ac7b135>. Accessed February 19, 2025.
- United States Department of Agriculture (USDA). 2025. Natural Resources Conservation Service (NRCS) Web Soil Survey Soil Survey Geographic database for Williamson County, Texas. <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>. Accessed February 19, 2025.
- United States Geologic Survey (USGS). 2007. Geologic Database of Texas (GDbT) - Vector digital data published in cooperation with the Texas Geographic Information Office <https://webapps.usgs.gov/txgeology/>. Accessed February 19, 2025.
- United States Geologic Survey (USGS). 2022. The National Map – US Topographic Map Database. Leander NE Quadrangle. Williamson County, Texas. 7.5-Minute Series. Scale 1:24,000. Accessed February 25, 2025.
- Texas Water Development Board (TWDB). 2025. Water Data Interactive: Groundwater Well Reports and Submitted Driller Reports
<http://www2.twdb.texas.gov/apps/WaterDataInteractive/GroundWaterDataViewer>. Accessed February 19, 2025.

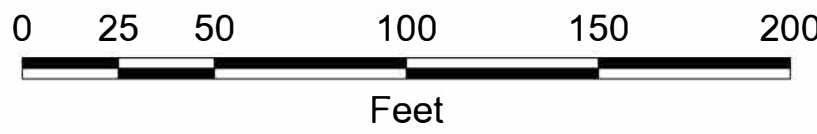
ATTACHMENT D-1 SITE GEOLOGIC MAP



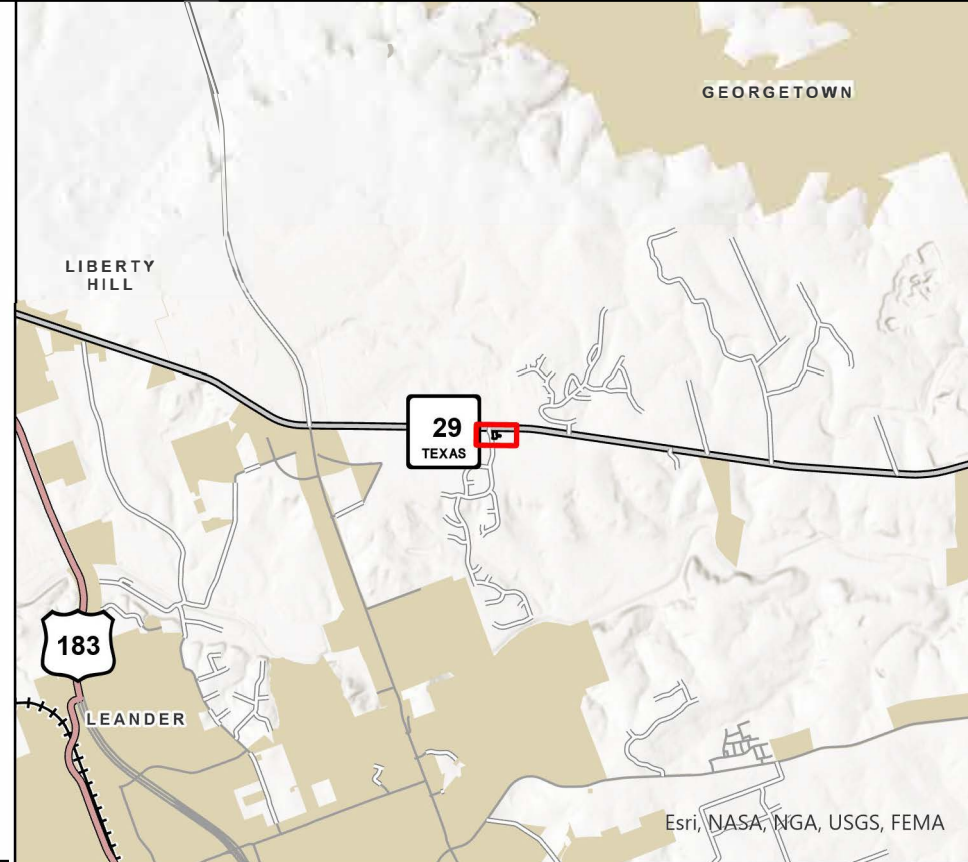
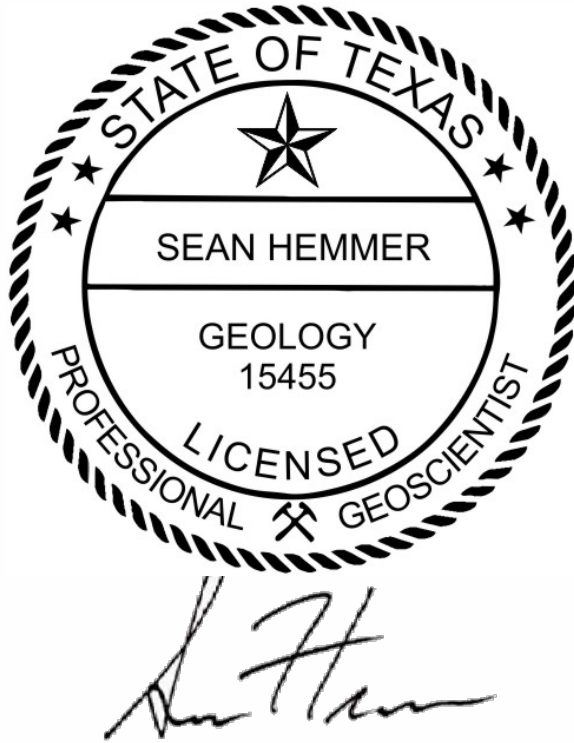
Legend

-  Non-Karst Closed Depression
-  8-inch Water Line
-  Septic System
-  Project Area

Ked - Edwards Limestone



1 Inch = 50 Feet



INK CIVIL
GEOLOGIC ASSESSMENT
GO SPORTS GYM TRACT (1.27-ACRES)

**ATTACHMENT D-1
SITE GEOLOGIC MAP**

6827 STATE HIGHWAY 29 WEST
GEORGETOWN, TEXAS





Date: 2/25/2025

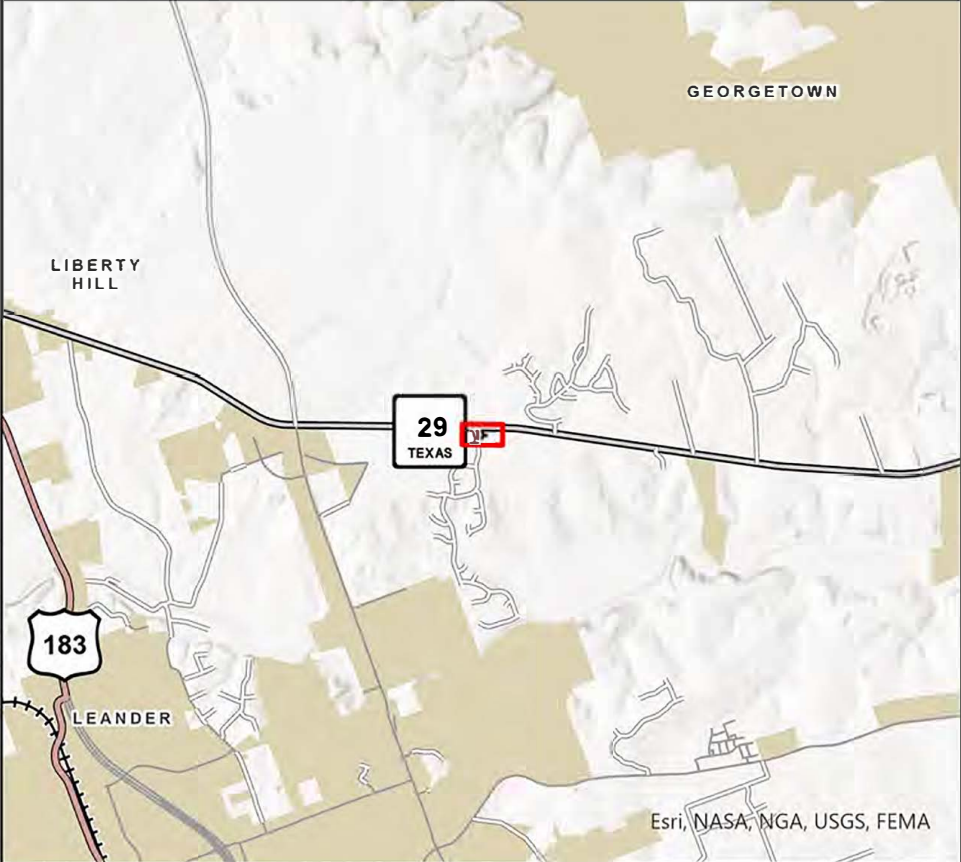
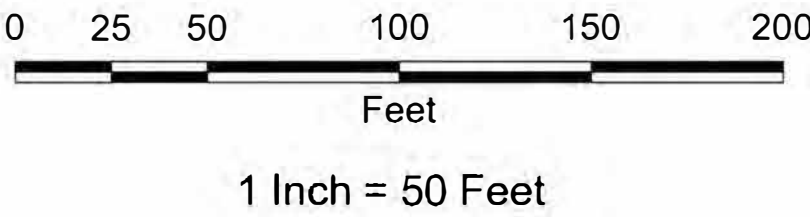
ATTACHMENT D-2 SOIL MAP



Legend

-  Project Area
-  SSURGO Soil

CfB - Crawford clay, 1 to 3 percent slopes
EeB - Eckrant stony clay, 0 to 3 percent slope, stony
FaB - Fairlie clay, 1 to 2 percent slope
GsB - Georgetown stony clay loam, 1 to 3 percent slopes



INK CIVIL
GEOLOGIC ASSESSMENT
GO SPORTS GYM TRACT (1.27-ACRES)

**ATTACHMENT D-2
SITE SOIL MAP**

6827 STATE HIGHWAY 29 WEST
GEORGETOWN, TEXAS



Date: 2/24/2025

ATTACHMENT D-3 FEATURE PHOTOGRAPH LOG



Photo 1 Feature S-1 – View of a non-karst closed depression located in the southwest corner of the subject property. This feature is approximately 1 foot in depth and soil floored.



Photo 2 Feature S-2 – View of a non-karst closed depression located approximately 70 feet to the east of Feature S-1 shown above. This feature is approximately 1 foot in depth and soil floored.



Photo 3 Feature S-3 – View of the 8-inch water line which runs east-west and located to the south of the bridge spanning the drainage swale in the northeast corner of the subject property.



Photo 4 Feature S-4 – View of the underground septic system tanks utilized by the commercial building located on the adjoining property. These tanks are located within the property boundary associated with this report.



Photo 5 View of the area of disturbance characterized as a former excavation backfilled with soil, rock, and debris consisting of timber, iron rebar, and concrete.

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Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(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 **Water Pollution Abatement Plan Application Form** is hereby submitted for TCEQ review and Executive Director approval. The form was prepared by:

Print Name of Customer/Agent: James Ingalls, PE

Date: 07-17-2025

Signature of Customer/Agent:



_____all

Regulated Entity Information

1. The type of project is:

- ☐ Residential: Number of Lots: _____
- ☐ Residential: Number of Living Unit Equivalents: _____
- ☒ Commercial
- ☐ Industrial
- ☐ Other: _____

2. Total site acreage (size of property): 1.23

3. Estimated projected population: N/A

4. The amount and type of impervious cover expected after construction are shown below:

Table 1 - Impervious Cover Table

| Impervious Cover of Proposed Project | Existing / Proposed Sq. Ft. | Sq. Ft./Acre | Existing / Proposed Acres |
|---------------------------------------------|------------------------------------|---------------------|---------------------------------------|
| Structures/Rooftops | 0.0 / 0.0 | ÷ 43,560 = | 0.0 / 0.0 |
| Parking | 6969.6 / 16604.8 | ÷ 43,560 = | 0.16 / 0.38 |
| Other paved surfaces | 0.0 / 17760 | ÷ 43,560 = | 0.00 / 0.41 |
| Total Impervious Cover | 6969.6 / 34,364.8 | ÷ 43,560 = | 0.16 / xxxx Total Post-Dev. = 0.79 |

Total Impervious Cover 0.79 ÷ **Total Acreage** 1.23 X 100 = 51.1 % **Impervious Cover**

5. ☒ **Attachment A - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.
6. ☒ Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

Complete questions 7 - 12 if this application is exclusively for a road project.

7. Type of project:

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

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

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

9. Length of Right of Way (R.O.W.): _____ feet.

Width of R.O.W.: _____ feet.

L x W = _____ Ft² ÷ 43,560 Ft²/Acre = _____ acres.

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

L x W = _____ Ft² ÷ 43,560 Ft²/Acre = _____ acres.

Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

14. The character and volume of wastewater is shown below:

| | |
|---------------------------------|---------------------------|
| <u>100</u> % Domestic | <u>120</u> Gallons/day |
| <u> </u> % Industrial | <u> </u> Gallons/day |
| <u> </u> % Commingled | <u> </u> Gallons/day |
| TOTAL gallons/day <u> </u> | |

15. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

☐ Private service laterals from the wastewater generating facilities will be connected to an existing SCS.

☐ Private service laterals from the wastewater generating facilities will be connected to a proposed SCS.

☐ The SCS was previously submitted on .

☐ The SCS was submitted with this application.

☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

☐ The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is:

☐ Existing.

☐ Proposed.

16. ☒ All private service laterals will be inspected as required in 30 TAC §213.5.

Site Plan Requirements

Items 17 – 28 must be included on the Site Plan.

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

Site Plan Scale: 1" = 20 '.

18. 100-year floodplain boundaries:

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

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

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Firmette Map No. 48491C0275E Effective September 26, 2008

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

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

20. All known wells (oil, water, unplugged, capped and/or abandoned, test holes, etc.):

☐ There are _____ (#) 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.

☐ The wells are not in use and will be properly abandoned.

☐ The wells are in use and comply with 16 TAC §76.

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

21. Geologic or manmade features which are on the site:

☐ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.

☒ No sensitive geologic or manmade features were identified in the Geologic Assessment.

☐ **Attachment D - Exception to the Required Geologic Assessment.** A request and justification for an exception to a portion of the Geologic Assessment is attached.

- 22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
- 23. ☒ Areas of soil disturbance and areas which will not be disturbed.
- 24. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
- 25. ☒ Locations where soil stabilization practices are expected to occur.
- 26. ☐ Surface waters (including wetlands).
☒ N/A
- 27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.
☒ There will be no discharges to surface water or sensitive features.
- 28. ☒ Legal boundaries of the site are shown.

Administrative Information

- 29. ☒ 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.
- 30. ☒ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

ATTACHMENT “A”

Factors Affecting Water Quality

The development may introduce pollution from the asphalt drives, automobile waste, household cleaning chemicals, or improperly disposed of waste or litter. To mitigate the increase in TSS load generated by the development, a batch detention basin and three engineered vegetative filter strips have been designed to remove the necessary TSS load per TCEQ Technical Guidance on BMPs RG-348.

ATTACHMENT “B”

Volume and Character of Stormwater

The development of this site will result in a minimal increase in stormwater run-off. The vegetative filter strips and batch detention basin will function to remove particulate pollutants and to reduce maximum runoff rates associated with development to their pre-development levels. All site runoff subsequently drains to the Middle Fork of the San Gabriel River and subsequently the San Gabriel River Basin.

ATTACHMENT “C”

Suitability Letter from Authorized Agent

Please see attached OSSF suitability letter.

ATTACHMENT “D”

Exception to the Required Geologic Assessment

No exception will be requested.



County Engineers' Office
3151 SE Inner Loop, Suite B
Georgetown, TX 78626
Telephone (512) 943-3330
Fax (512) 943-3335

NOTICE OF APPROVAL TO OPERATE AN OSSF

CONDOR TEXAS PROPERTIES LLC: STEPHEN DORMAN, RYAN
PO BOX 1083
CEDAR PARK, TX 78630

Permit #: OSSF-2020-0222

Location: 6779 W SH 29 , GEORGETOWN, TX 78628

Date Issued:

THIS IS TO CERTIFY that the on site sewage facility meets or exceeds the basic requirements established by the Williamson County Engineer's office.

LICENSE TO OPERATE this facility is hereby granted to the owner. This license simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner.

NOTE: THE FOLLOWING CONDITIONS AND CRITERIA APPLY TO THIS LICENSE. FAILURE TO COMPLY WITH THESE CRITERIA WILL VOID THE LICENSE AND WILL REQUIRE A NEW PERMIT.

- **This system is designed to treat a domestic strength wastewater flow of 120 gallons from 3 office / warehouse units for the equivalent of 15 employees (5 per unit).**
- **This system is designed to treat domestic strength wastewater only, no chemical waste or wastewater generated from manufacturing type processes.**
- **Residential strength and type wastewater only, maximum wastewater strengths of 140 mg/L BOD₅ prior to discharge to the drain field.**
- **No kitchen. Warming prepared food for employees is permitted on a daily basis.**
- **No commercial or domestic food preparation allowed.**
- **The OSSF is designed to handle facilities with a normal business day (8 hours a day) for employees.**
- **The approval of this OSSF design does not allow for the inclusion of discharge from water softeners.**
- **Consult with your OSSF designer if such discharge is to take place.**
- **This property is in the Edwards Aquifer Recharge Zone. The addition of any impervious cover would require a water pollution abatement plan by the Texas Commission on Environmental Quality and would void this approval and require a new permit.**
- **Any violations of proper operation or maintenance and management practices will require a new permit. No surface improvements allowed within 5' of OSSF.**
- **Any failure to meet permit conditions, change in the type of use, increase in flow or change in the nature of effluent will require a new permit.**
- **A BOD₅ test and water usage records may be requested. If testing fails repeat monthly, 3 failed results will require a new permit and system upgrade to current standards**

KEEP THIS LICENSE with important papers. You may need it when selling your house or if a malfunction occurs.

THIS LICENSE REMAINS in effect until the system, water usage, or structure is changed or such time as there is evidence that this facility is not operating properly and may constitute a threat to the health of the people of Williamson County.

THIS license to operate is conditioned. Any change in use, increase in flow, or violation of setbacks including swimming pool lines, irrigation lines or surface improvement encroachments will require a new permit.

SEE ENGINEER DRAWINGS/INSPECTION NOTES & MEASUREMENTS AVAILABLE UPON REQUEST.

Description of Permitted Work

Agency Official:

A handwritten signature in black ink, appearing to read "Roger Hickman".

Date: 4/9/2021

Roger Hickman, OS0031853

For Terron Evertson PE. DR OS 032486

1st Inspection 5-15-20 2nd Inspection 6-26-20 OSSF # 20-022

WILLIAMSON COUNTY ENGINEER'S OFFICE
ALTERNATIVE SEPTIC SYSTEM INSPECTION -- FIELD NOTES

SITE LOCATION: 6779 W. Hwy 29, Suite 400, Gt.

INSTALLER: G. Repa INSTALLER # 3058 /EXP 10-31-22 PHONE # 512-656-8967
APPRENTICE _____ APPRENTICE # _____ /EXP _____ PHONE # _____

AUTHORIZATION TO CONSTRUCT GRANTED: If no, then no inspection can take place. 5-7-20 (yes/no)
INSTALLER APPROPRIATELY LICENSED: II (yes/no)

I. TANK TYPE:

1. Concrete ☒ Other _____ Type: Box g/ c Oval 150 g/ 3 c Pump Tank g/ c
Buchanan

II. SOIL DISPOSAL FIELDS:

1. Method: A. Trenches ☒ B. Mound _____ C. Pumped Conventional _____ D. Other: LPO
2. Setbacks: Tank to well NA ft Disposal to well NA ft Water lines Front ft House/Improvements 13 ft
Property line 5 ft Body of water NA ft Break in grade NA ft Easements _____ ft Other _____
3. Dimensions of Fields: A. Field #1 trench 60 ' = 300 LF R²
B. Field #2 _____ ' x _____ ' = _____ Ft² Total 1000 Ft²
C. Depth of Fields 6-12 "
4. Sand on Site: ☒ Amount _____ Yards, estimated.
5. Gravel on Site: ☒ Amount 40 Yards, estimated.
6. Backfill on Site: ☒ Amount 100 Yards, estimated Class/Type: Sandy loam
7. Type of Diversion Valve _____, Type of Pressure Valve Ball/Check/Union @ Tank

III. GENERAL CONDITIONS AND WORKMANSHIP OPEN PIT: Date: 5-15-20 Inspector: JLL

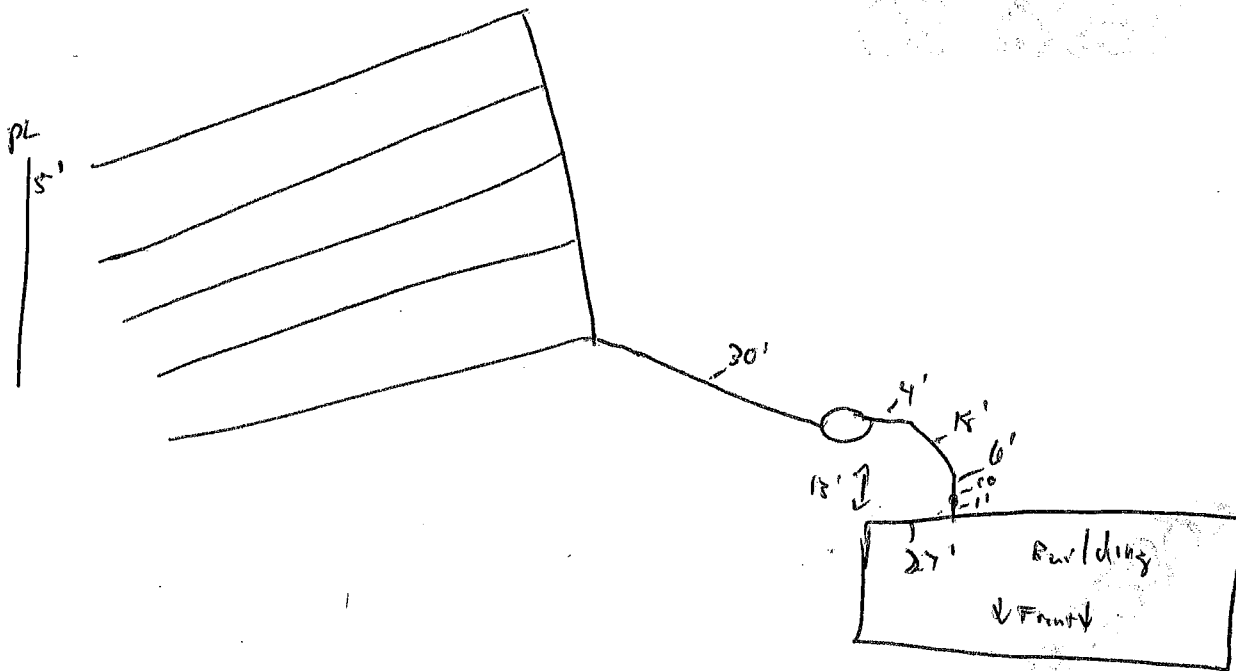
- | | Yes | No |
|-----------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 1. Sch. 40 (min) pipe glued in place from structure to tank with 1/8" per foot min fall | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. All needed clean-outs with screw caps in place | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Holes around inlet and outlet grouted or sealed <u>can't</u> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Tank is watertight (filled to flow line) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Tank is set correct/level, sand padded and tank hole is clear of debris | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. T's & extensions installed in tank / effluent filter | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Bed or trench bottom essentially level (1" in 25' / 3" overall) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Correct pipe size and spacing of holes in the pipe | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Evidence of seeps or shallow groundwater | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Tank lids sealed or fitted with secure water tight caps | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

IV. HEAD PRESSURE/ LANDSCAPE INSPECTION: Date: 6-26-20 Inspector: JLL

- | | Yes | No |
|-------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 1. Correct pipe size & schedule (S/40 min) from tank to valve and beds | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Pipe and field covered with correct gravel size & grade | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Head pressure set | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Soil conditions dry during installation | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Correct pump: Mfg: <u>Liberty</u> Model: <u>280</u> HP Size: <u>1/2 hp</u> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Alarm & alarm float are functional | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Visible Disconnects/Junction Box/Rigid Conduit | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. The fields are mounded 4" and 6" | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. The fields are seeded, hydro-mulched or sodded | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Berm or swale in place (if needed) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

V. FINAL SYSTEM APPROVAL: Inspector: JLL OS 32397 Date: 6-26-20

REMARKS: _____



INTERNAL CHECKLIST FOR ON-SITE SEWAGE FACILITY PROFESSIONAL DESIGNS

DATE: 04/24/20 OWNER: Stephen Dorman & Ryan Connor OSSF #: 20-0222

LOCATION: 6779 W. Hwy 29, Suite 400, Georgetown

DESIGNER: Jason Clark, R.S. # 3616

SITE EVALUATOR: Jason Clark, S.E. # 10849

Commercial?: Office / Warehouse

Type of System: LPD Employees on Permit: 15 Sq Ft: 3,520
Wastewater Design Flow (Gal/Day): 120 Employees on Design: 15 Sq Ft: 3,520
Soil/Surface Application Rate: 0.1 Equivalent Bedrooms:

SITE EVALUATION (Most restrictive conditions)

Class of Native Soil: IV w/ < 30% rock 0 - 24" SLR required: Sub
Restrictive layers (Rock, Clay, etc...): Rock → Depth: 24" Flood Plain addressed: Yes
Evidence of Groundwater: No → Depth: NA EARZ Addressed: Yes
NOT APPROVED by Field Inspector: **APPROVED by Field Inspector:** JLL 4/22

TREATMENT PROCESS

1,250 gal3/C

Septic / Trash Tank (gallons): 750 gal 2/C

Pump Tank (gallons): 500 gal 1/C

DISPOSAL PROCESS

Drain Field (Linear Feet): 300' Dimensions (if bed):
Depth Min/Max (inches): 6" / 12" Drain Field (Square Feet): 1,200
Diversion Valve: NA Width Min/Max (inches): 36" / 36"
Gravel Size & Depth: 3/4 - 2" & 6" Pressure Valve: Ball
Backfill Class/Height above grade: II / 10" Min.

DOSING & DISTRIBUTION

Dosing Rate (gal/minute): 30 Dosing Volume (gallons): 69.5
Reserve capacity in pump tank (gal): 208.5 Head Pressure: 24"
Check Valve: Yes Syphon Hole: NA

EQUIPMENT SPECIFICATIONS

High Water Alarm: addressed / shown Audible: Yes Visual: Yes
Pump Size (hp) / Model: 1/2hp Liberty 280 Pump on separate circuit from alarm? Yes
Filtration / Model: NA

CONSTRUCTION PLAN (SITE PLAN/CROSS SECTIONS)

Contour lines/slope - esp. in disposal area: Well locations shown: NA Water line shown: Yes
Profile Holes shown and near drain field: Yes Property lines shown: Yes Setbacks shown/stated: yes
Float settings (inches) in pump tank: Yes Cross section of tanks: Yes Cross Sections Labeled: OK
Landscape/Vegetation Notes: seed, hydromulch, or sod

CONTRACTURAL / ADMINISTRATIVE

Signed/Sealed/Dated by designer: J. Clark 4/1/20

Fees Due: NA

Supply Line Diameter (inches): 2.00"
Lateral Diameter (inches): 1.00"
Hole Size (inches): 5/32"
Hole Spacing: 48 - 60"
Pipe separation: 6' O.C.
Minimum Dosing Volume met: Yes

| Trench | Length | # Holes | Trench | Length | # Holes |
|--------|--------|---------|--------|--------|---------|
| 1 | 60' | 15 | | | |
| 2 | 60' | 14 | | | |
| 3 | 60' | 13 | | | |
| 4 | 60' | 13 | | | |
| 5 | 60' | 12 | | | |
| | | | | | |
| | | | | | |
| | | | | | |

ADDITIONAL NOTES:

DESIGN APPROVED: ☒ YES ☐ NO

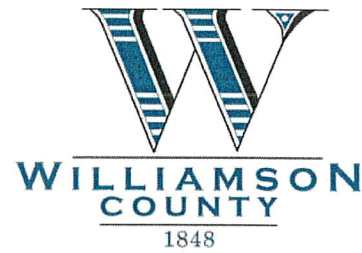
OK - CW 5/7/20

* Water Line
* Bldg not visible
* Slope

CW OS # 31826 4/24/20

Inspector / Date

Department of Infrastructure
County Engineer's Office
3151 SE Inner Loop, Ste B
Georgetown, TX 78626
T: 512.943.3330
F: 512.943.3335



J. Terron Evertson, PE, DR, CFM

May 7, 2020

Condor Texas Properties – Stephen Dorman & Ryan Connor
PO Box 1083
Cedar Park, Texas, 78630

Re: On-Site Sewage Facility (OSSF) Permit# 2020-0222, 6779 W. Hwy 29, Georgetown

This OSSF design submitted by Jason Clark, RS, appears to meet the minimum requirements of Williamson County Engineers Office.

Authorization to construct has hereby been granted.

NOTE: THE FOLLOWING CONDITIONS AND CRITERIA APPLY TO THIS LICENSE. FAILURE TO COMPLY WITH THESE CRITERIA WILL VOID THE LICENSE AND WILL REQUIRE A NEW PERMIT.

- This system is designed to treat a domestic strength wastewater flow of 120 gallons from 3 office / warehouse units for the equivalent of 15 employees (5 per unit).
- This system is designed to treat domestic strength wastewater only, no chemical waste or wastewater generated from manufacturing type processes.
- Residential strength and type wastewater only, maximum wastewater strengths of 140 mg/L BOD⁵ prior to discharge to the drain field.
- No kitchen. Warming prepared food for employees is permitted on a daily basis.
- No commercial or domestic food preparation allowed.
- The OSSF is designed to handle facilities with a normal business day (8 hours a day) for employees.
- The approval of this OSSF design does not allow for the inclusion of discharge from water softeners. Consult with your OSSF designer if such discharge is to take place.
- This property is in the Edwards Aquifer Recharge Zone. The addition of any impervious cover would require a water pollution abatement plan by the Texas Commission on Environmental Quality and would void this approval and require a new permit.
- Any violations of proper operation or maintenance and management practices will require a new permit. No surface improvements allowed within 5' of OSSF.
- Any failure to meet permit conditions, change in the type of use, increase in flow or change in the nature of effluent will require a new permit.
- A BOD₅ test and water usage records may be requested. If testing fails repeat monthly, 3 failed results will require a new permit and system upgrade to current standards

Any changes in the above design must have written approval by the engineer prior to construction. The written specifications of such changes along with an "as built" drawing must be furnished to Williamson County for evaluation. If required, the license to operate the system will not be issued until all needed documentation is received from the designing engineer.

If any well easements encroach upon the drain field area or groundwater is encountered, this design is void. Stop construction immediately and contact our office to receive instructions on how to proceed. If you should have any questions regarding this matter, please feel free to contact me at this office.

Sincerely,

Chad Winkler, OS 31826

OSSF Soil/Site Evaluation
and
Design

SITE EVALUATION

Date: 3-25-20

OSSF # 2020-

LOCATION OF PROPERTY

6779 W. Hwy 29
Georgetown, TX

Unincorporated Area? y

PERFORMED BY

Jason Clark, R.S.
SE 10849
P.O. Box 32
Thrall, TX 76578
(512) 856-2933

INSTALLER INFO.

Repa

Date Performed: 3-25-20

Profile Hole #1

| Depth | Class | Structure | Mottling/ groundwater | Restrictive Horizon | Observations |
|-------|-------|-----------|--------------------------|------------------------|-------------------------------|
| 0-24" | IV | Massive | No evidence | f.r. @ 25" | silty clay w/ less 30% gravel |

Profile Hole #2

| Depth | Class | Structure | Mottling/ groundwater | Restrictive Horizon | Observations |
|-------|-------|-----------|--------------------------|------------------------|-------------------------------|
| 0-24" | IV | Massive | No evidence | f.r. @ 25" | silty clay w/ less 30% gravel |

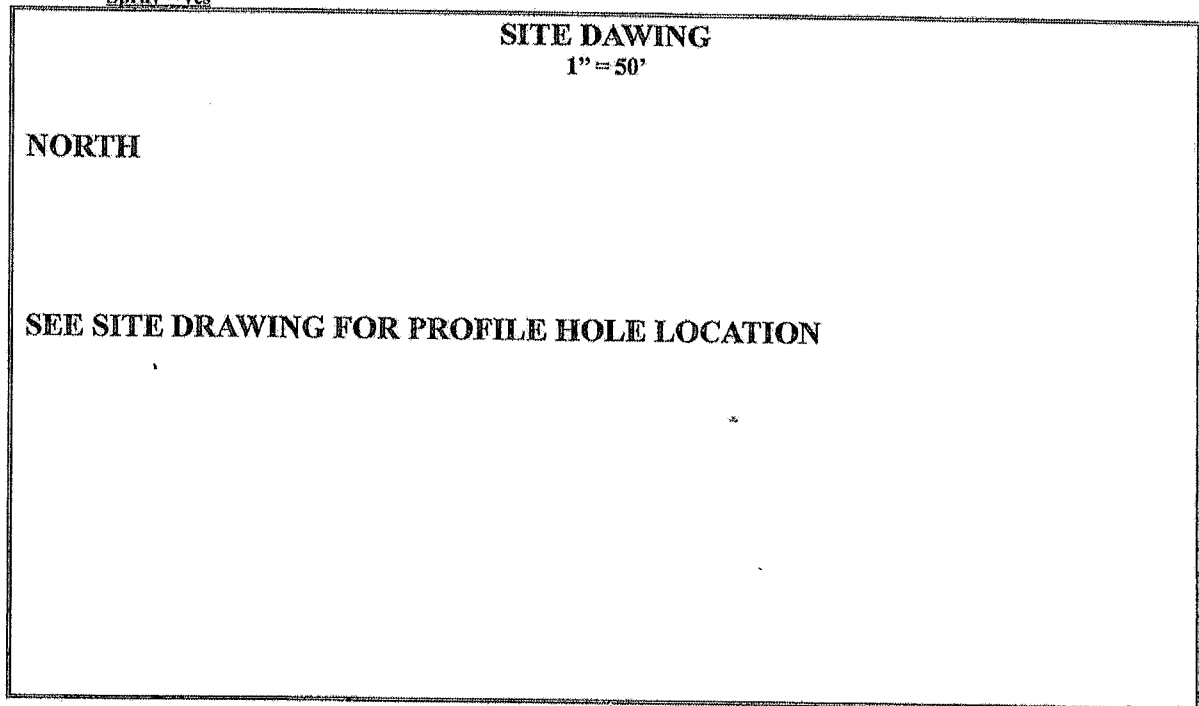
Proposed Excavation Depth: 6-12" lpd

Features of Site Area:

- 100 year flood zone = no
- upper water shed = no
- ponds, streams, water impoundments = no
- existing or proposed well in area = old cistern no
- organized sewage service available to lot = no
- EARZ features within 150' of proposed OSSF = no
- Evidence of groundwater = no

Based on this site evaluation, the following systems may be utilized:

- Conventional = no
- Drip = yes
- ET = no
- Graveless = no
- Leaching chamber = no
- LPD = yes
- Mound = yes
- Soil substitution = no
- Spray = yes



I certify that the findings of this report are based on my field observations and are accurate to the best of my ability:

Jason Clark, R.S.

SE 10849

Signature:

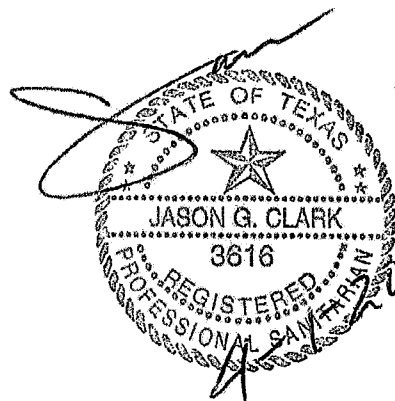
4-1-20

LOCATION OF PROPERTY:

**6779 W. Hwy. 29
Georgetown, TX**

OSSF# 2020-

**Submitted By:
Jason Clark, R.S.
P.O. Box 32
Thrall, TX 76578
(512) 966-6269 cell
jasonclark720@gmail.com**



SITE EVALUATION

- This lot does lie within the EARZ. No portion of this OSSF will be located within 150' of any recharge features.
- Positive drainage exists on this lot.
- Only domestic waste water shall be disposed into this OSSF (200 mg/L or less)

DESIGN CONCLUSION

| | |
|-------------------------------|-------------------------------------------------------------------------------|
| Type of Facility: | Office / Warehouse Building w/ 3 units (3 toilets, 6 sinks, 1 mop sink) |
| S.F. of building: | 3,520 s.f. heated / cooled |
| # of employees per unit: | up to 5 per unit @ 4 gal per empl. (15 total) |
| Maximum Daily Discharge Rate: | 120 GPD (future expansion) |

PROPOSED OSSF DESIGN LAYOUT AND FIGURES

- Figure 1- OSSF design layout at this particular site
Figure 2- Cross section of the tanks to be used
Figure 3- Cross section of the drainfield

This OSSF will include these components:

- A two-way cleanout placed within three feet of the building and every 50 feet between the building and tank. This line shall be 3" or 4" sch 80 pvc with a minimum fall of 1/8" per foot.
- A 1,250 gallon three-compartment tank. Tank must have a minimum 5' setback from the foundation and be level within 1". It should be bedded with a minimum of 4" of washed sand. The tank must be backfilled with class II soil. A traffic lid will be required for this tank.
- Approximately 100' of 2" sch 40 pvc supply line.
- The drainfield will consist of 1,200 s.f. as lpd trenches.
- One ball valve will be used to set head pressure.

CALCULATIONS

- Maximum daily discharge rate: 120 GPD (Q)
- Soil application rate: 0.1 for class IV soil (Ra)
- Total absorptive area: A
- Total feet of lateral line: L

$$\text{Total absorptive area (A)} = \frac{Q}{Ra} \text{ Therefore, } \frac{120}{0.1} = 1200 \text{ square feet}$$

$$\begin{aligned} \text{Total feet of lateral line (L)} &= A / (w + 2(0.5)) \\ &= 1200 / (3 + 2(0.5)) \\ &= 1200 / 4 \\ &= 300' \end{aligned}$$

As Designed: 300 linear feet / 1,200 square feet

DRAINFIELD CRITERIA

- Lateral line: 1" schedule 40 PVC
- Head pressure: 2 feet of head at 0.87 psi
- Hole diameter: 5/32"
- Drainfield: One zone

line one starts at the highest elevation

- Elevation Difference (inches) across the field = 8"

- Flow differential = 5.1 %

Field A

| line # | line length | hole sp. | # of holes | hole diameter | gpm / hole | gpm / line |
|--------------|----------------|----------|------------|-----------------|------------|-------------|
| 1 | 60 ft. | 48" | 15 | 5/32 | 0.41 | 6.15 |
| 2 | 60 ft. | 51" | 14 | 5/32 | 0.43 | 6.02 |
| 3 | 60 ft. | 55" | 13 | 5/32 | 0.45 | 5.85 |
| 4 | 60 ft. | 55" | 13 | 5/32 | 0.47 | 6.11 |
| 5 | 60 ft. | 60" | 12 | 5/32 | 0.49 | 5.88 |
| Total | 300 ft. | | 67 | 5/32 in. | | 30.0 |

INSETS (FIRST HOLE IN LATERAL LINE PIPE)

48"-24" INSET

51"-28.5" INSET

55"-30" INSET

60"-30" INSET

STORAGE VOLUMES

SUPPLY LINE

16.2 GALLONS WITH 100 LINEAR FEET OF 2 INCH SCHEDULE 40 PVC

LATERAL LINE (per field)

4.1 GALLONS WITH 100 LINEAR FEET OF 1 INCH SCHEDULE 40 PVC

Til lateral pipe storage is 240' / 100' x 4.1 = 9.84 gal

DOSING VOLUMES

Minimum

$$V (\text{dose}) = 16.2 + 5 (9.84 \text{ Gal}) = 65.4 \text{ gallons}$$

As designed

120 gpd

Dosing volume as designed is 69.5 gallons (with pump float set at 20" on/ 15" off)

Therefore, 120 gallons / 69.5 gallons = 1.7 doses per day

Duration of each dose

$$69.5 \text{ gallons} / 30.0 \text{ gpm} = 2.3 \text{ minutes per dose}$$

HEAD PRESSURE CALCULATIONS

| | | | |
|--------------------|--------------------------------------|---|--------------------|
| <i>Total Head:</i> | pump depth - elevation to field ends | | |
| | 4' + 1' | = | 5.0 elevation head |
| | 1.2 x 1.6 (pipe friction) | = | 1.9 friction head |

| | | |
|-----------------------|---|----------------------------|
| Misc. Head | = | 5.0' |
| Head Pressure Setting | = | + <u>2.0 pressure head</u> |
| | = | 13.9 total head |

Head pressure will be set with a two-foot riser pipe attached to the highest trench in the drainfield.

6" turn-ups at 90 degrees will be attached to each end of the lines to aid in the future maintainence of this OSSF.

PUMP TO BE USED

A ½ Liberty 280 Series pump will be used for this OSSF.

TANK DATA

A 1250 gal pump tank will be used for this OSSF. A minimum of 120 gallons after the alarm on float will be achieved (1 days full reserve / 208.5 gallons actual @ 13.9 gallons per inch). A check valve and or 1/8" siphon hole will be needed on this design for the supply line exiting the pump tank. Here are the alarm settings:

- Alarm on at 21" above the floor
- Start pump at 20" above the floor
- Stop pump at 15" above the floor

Re: Tank Riser lid requirements per TCEQ effective September 2012

- All septic tanks buried more than 12 inches below ground shall have risers over the port openings. The risers shall extend from the tank surface to no more than six inches below the ground. A secondary plug or cap shall be placed below the riser cap to prevent tank entry.
- All other tanks shall have risers over all inlet and outlet ports that extend to or above the ground surface. If these tanks are buried less than 12" deep, risers will still be required with all safety provisions stated, no matter the depth of the buried tank.
- The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports.
- All risers must be permanently fastened to the tank lid or cast into the tank. This connection must be watertight.
- Risers must have removable watertight lids and shall be protected against unauthorized or unwanted access. Unauthorized or unwanted access shall be protected via a padlock, screw down lids, or a cover having a minimum weight of 65 pounds set into a recess of the tank lid.

ALARM SYSTEM

An audio/visual high water alarm will be installed on this system at a highly visible location. The pump and the alarm will be wired on separate circuits.

TRENCH SPECIFICATIONS

- Depth: 6" TO 12"
- Width: 3' wide
- Each trench bottom should be level within 1 inch every 25' and within 3" overall.
- Each dosing pipe shall be placed on at least 6" of uniform grade (washed gravel 0.75-2.0 inches).
- The gravel will then be covered with a geotextile fabric.
- The entire field area is to be covered with a minimum of 1 inch of sandy loam.
- The field then must be seeded, hydro-mulched or sodded immediately after installation.
- Fields must be maintained at all times (mowed).

OSSF MAINTENANCE & LIMITATIONS

This OSSF design is intended to meet the minimum state requirements provided by TCEQ's 30 Administrative Code, Chapter 285- On-Site Sewage Facility Regulations. The homeowner should be aware that a septic system of limited capacity, will not tolerate prolonged abuse. The operational requirements listed below should be followed at all times:

Water saving devices shall be utilized throughout the life of this system. Never place a greater wastewater load on your system than prescribed by the rules and regulations as described within this report. (120 gpd)

Garbage disposals should be avoided. The use of garbage disposals could cause complete system failure.

Avoid the use of water softeners with an OSSF. They have been proven to have adverse effects on septic systems. They may also void all equipment warranties.

Do not dispose grease into the OSSF.

Do not dispose of any objects into the system other than toilet paper.

Do not add any treatment items to the system, such as, toilet tank chlorine tablets, yeast, enzymes etc.

Repair all leaky faucets and toilets immediately.

Rainfall runoff and surface water runoff must be diverted from the OSSF by the homeowner.

Do not operate heavy machinery over tanks, supply lines, and drainfield.

Maintain vegetation over the drainfield. Keep the vegetation over the drainfield mowed.

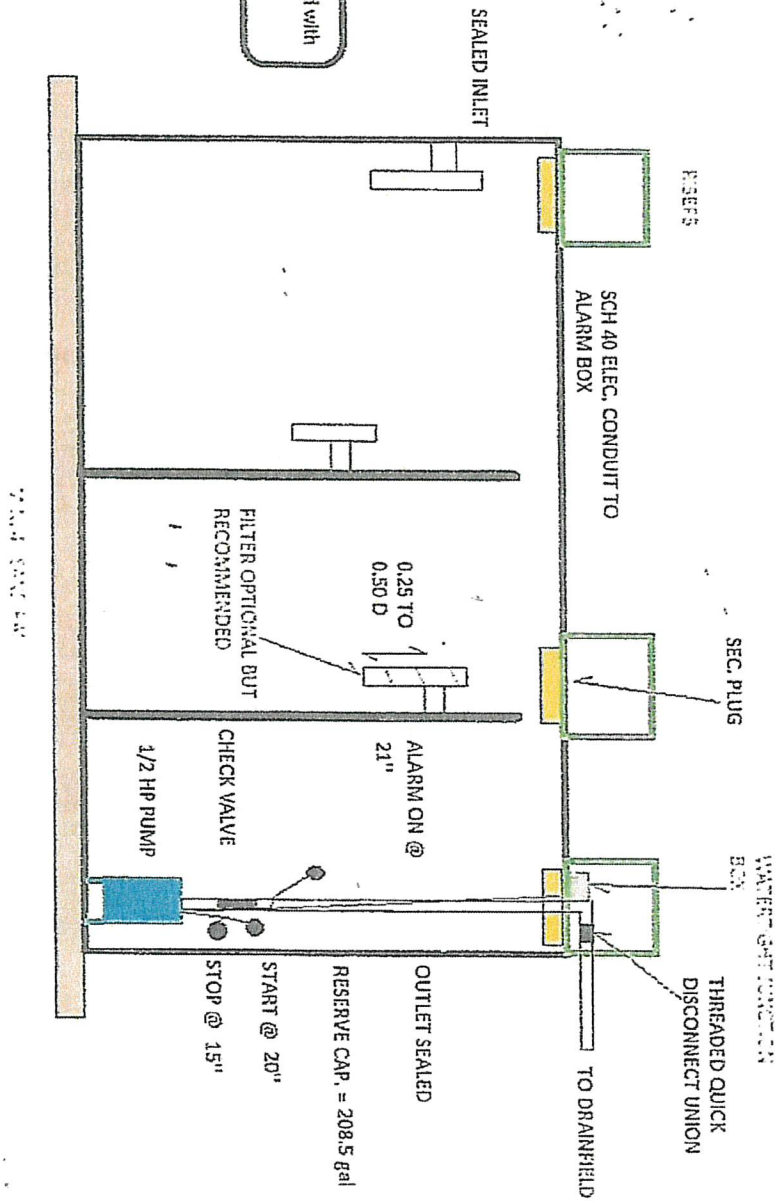
Perform routine checks on the system to ensure that the pump and alarm are operating.

Have your system evacuated every 1 to 3 years to prevent sludge buildup and to enhance your system's overall performance.

This design is intended for office / warehouse employee use only. Any variation in the designed use of this OSSF shall void all county licensing for this OSSF.

Note: This design does not warranty any portion of this proposed OSSF or its functioning capabilities.

1,250 GAL THREE COMP. SEPTIC TANK



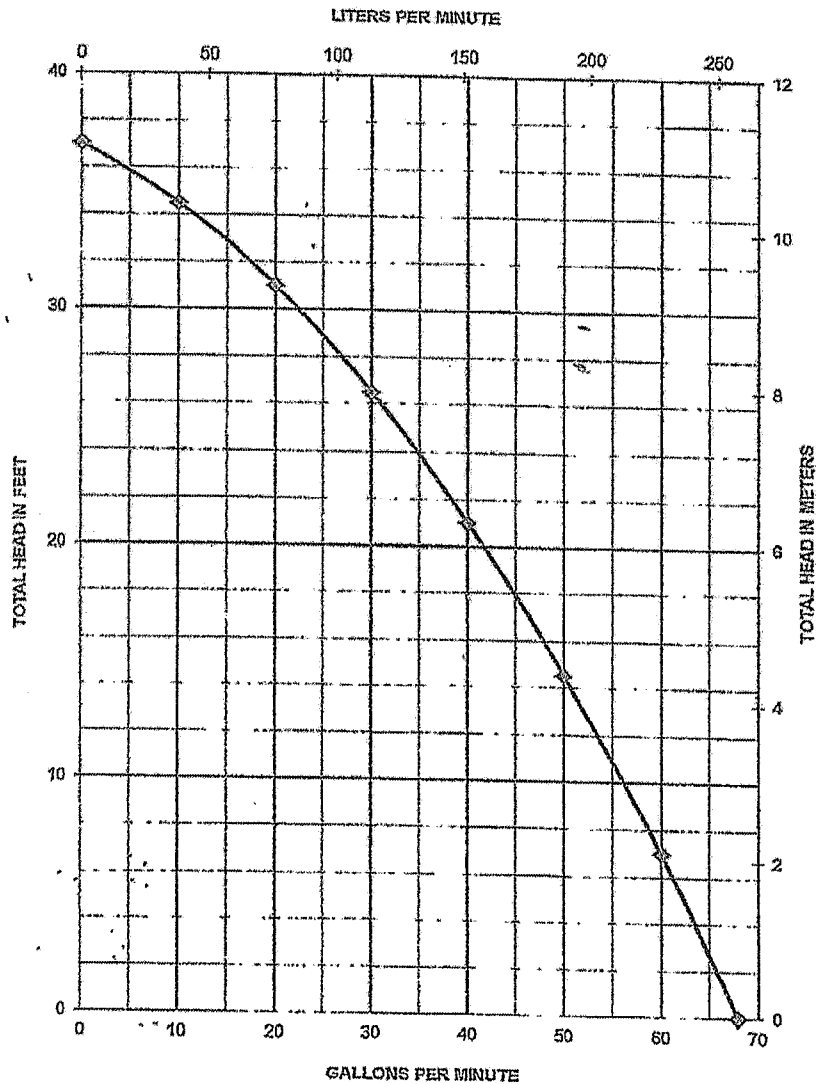
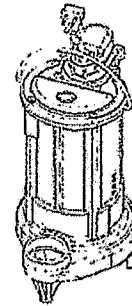
Tank must be backfilled with class II sandy loam

36" FROM FLOOR TO INLET
13.9 GALLONS PER INCH

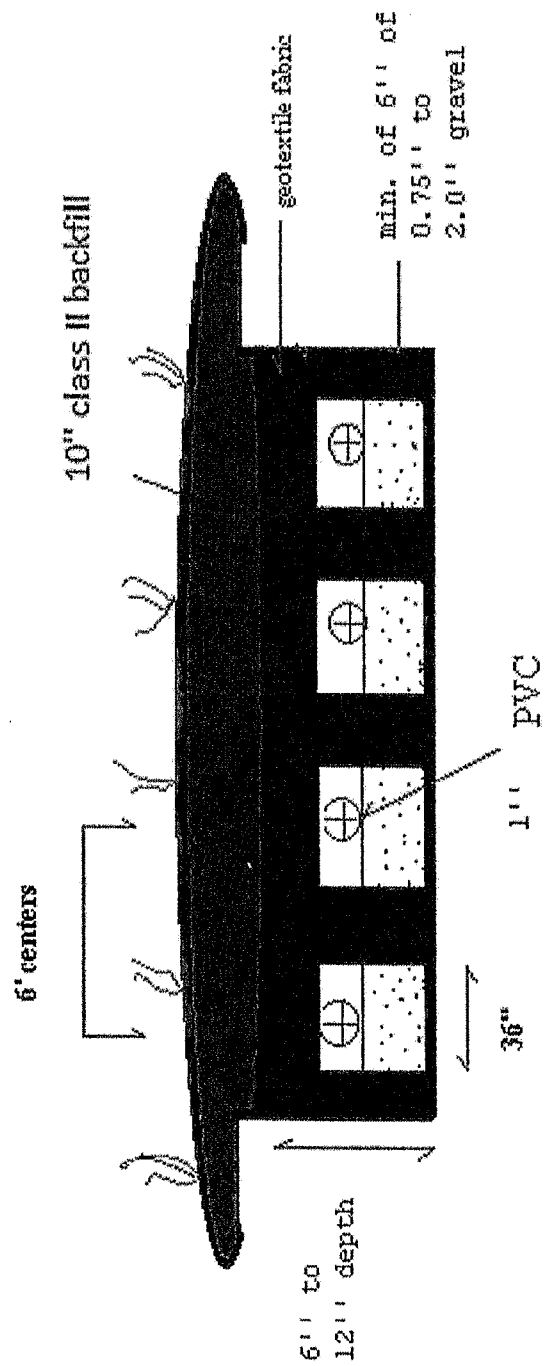


Pump Specifications

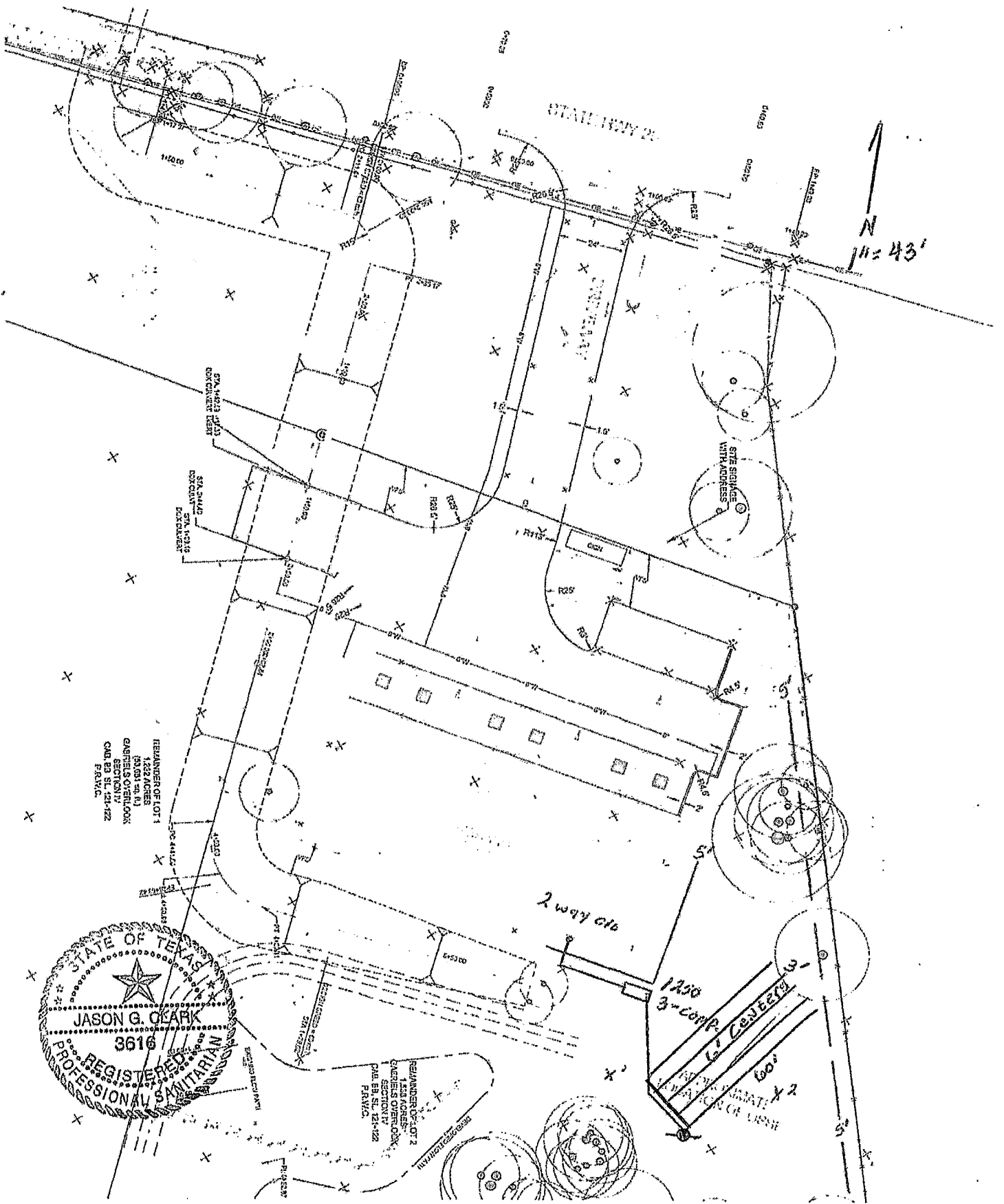
280 Series 1/2 hp Submersible Effluent Pump



EXAMPLE LPD TRENCH CROSS SECTION



please refer to the design for exact number of trenches



N
11° 43'

STATE HWY 28

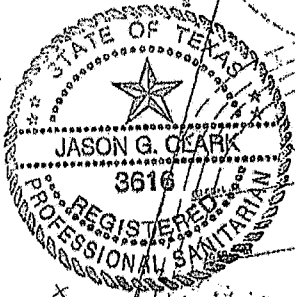
SITE SERVICE
WITH ACCESS

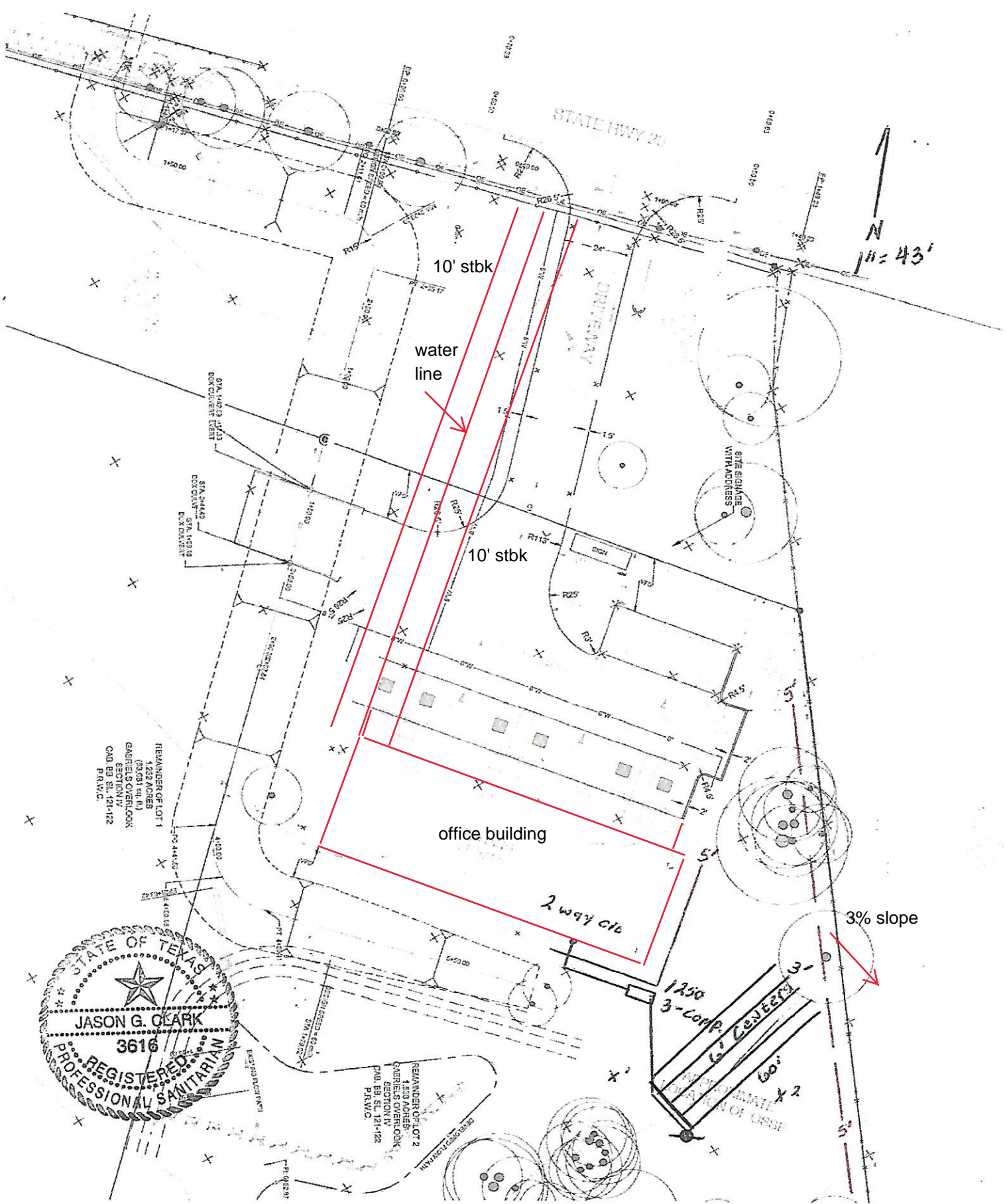
1250
3-Comp. Center
160' x 2'

2 way c/o

REMAINDER OF LOT 1
1.222 ACRES
GABRIEL'S OVERLOOK
C.M. 83, S. 12-122
P.M.W.C.

REMAINDER OF LOT 2
1.222 ACRES
GABRIEL'S OVERLOOK
C.M. 83, S. 12-122
P.M.W.C.





REMAINDER OF LOT 1
1.222 ACRES
(33.031 +/- A.)
GARET OVERLOOK
SECTION IV
CMB. E3, S1, 21-122
P.R.W.C.



REMAINDER OF LOT 2
1.222 ACRES
(33.031 +/- A.)
GARET OVERLOOK
SECTION IV
CMB. E3, S1, 21-122
P.R.W.C.

1250
3-comp. Center
60' x 2
APPROXIMATE
FOOTPRINT OF USE

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: James Ingalls, PE

Date: 07/17/2025

Signature of Customer/Agent:

—  —
Re ball

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: Middle Fork San Gabriel River

Temporary Best Management Practices (TBMPs)

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

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

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

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

ATTACHMENT “A”
Spill Response Actions

Spill Prevention and Control

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 spills 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 runoff 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 BMP's.

(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 BMP's 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.tnrc.state.tx.us/enforcement/emergency_response.html

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 runoff 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 runoff 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.

ATTACHMENT “B”
Potential Sources of Contamination

Potential sources of contamination are construction equipment leaks, re-fueling spills, port-o-lets, and the total suspended solids (TSS) due to the construction activities on-site. There are no other anticipated potential sources of contamination.

ATTACHMENT “C”
Sequence of Major Activities

Stages of Construction:

1. Installation of temporary BMP's.
2. Minor site grading: This includes the removal of organic material and other debris within the proposed parking and building site. Approximate total disturbed area = 1.23 acres
3. Grading: Cutting and filling of the proposed site to prepare the site for parking and foundation construction. Approximate total disturbed area = 1.23 acres
4. Utility installation: All primary utility mains have already been installed and are available at the site. Sewer, water, gas, and electrical services will be installed at this time.
5. Finished grading: Final landscaping, parking and building infrastructure are installed. Approximate total disturbed area = 1.23 acres

ATTACHMENT “D”
Temporary BMP's and Measures

The following sequence will be followed for installing temporary BMP's:

1. Silt fence will be constructed on the downgradient side of proposed site.
2. A stabilized construction exit will be installed prior to any site work.

A. Silt Fence will be installed on the most downgradient side of the site and will reduce potential pollution from any stormwater that originates onsite or offsite. A stabilized construction exit will be constructed at the entrance of the site; this will reduce the amount of contaminants leaving the site.

B. Silt fence will be placed on the downgradient side of each proposed improvement to contain pollutants generated from onsite runoff. Disturbed areas will be seeded to replace destroyed vegetation. The existing vegetation located downgradient of each proposed improvement will work in conjunction with the silt fence and stabilized construction entrance to prevent pollution of water originating onsite and/or flowing offsite.

C. The proposed silt fences, and stabilized construction entrance constructed upgradient of the existing streams will prevent pollutants from entering them, as well as the aquifer. According to the Geologic Assessment, there are no sensitive features with the project boundary.

D. There were no sensitive features identified in the Geologic Assessment.

ATTACHMENT “E”

Request to Temporarily Seal a Feature

There will be no request to temporarily seal a geologic feature.

ATTACHMENT “F”

Structural Practices

Stabilized Construction Entrance/Exit, rock berm, and silt fence will be used to protect disturbed soils and to prevent contamination from leaving the project site.

ATTACHMENT “G”

Drainage Area Map

See Drainage Area Map at the end of this section.

ATTACHMENT “H”

Temporary Sediment Pond Plans and Calculations

There will not be more than 10 acres of disturbed soil in one common drainage area that will occur at one time. Silt fence will be used for small drainage areas. No sediment ponds will be constructed due to the minimal amount of soil disturbance.

ATTACHMENT "I"

Inspection and Maintenance for BMP's

Inspection and Maintenance Plan: The contractor is required to inspect the control and fences at weekly intervals and after any rainfall events to ensure that they are functioning properly. The contractor is required to document any changes on the Site Plan, documentation must include person performing task, task performed, and date. The contractor must also document if proper inspection measures have been taken while making changes. The person(s) responsible for maintenance controls and fences shall immediately make any necessary repairs to damaged areas.

Temporary Construction Entrance/Exit: 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 onto public rights-of-way should be removed immediately by contractor. When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-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.

Silt Fence: Remove sediment when buildup reaches 6 inches. Replace any torn fabric or install a second line of fencing parallel to the torn section. Replace or repair any 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. 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.

TCEQ staff will be allowed full access to the property during construction of the project for inspecting controls and fences and to verify that the accepted plan is being utilized in the field. TCEQ staff has the right to speak with the contractor to verify plan changes and modifications.

Documentation: All scheduled inspection and maintenance measures made to the temporary BMPs must be documented clearly on the WPAP Site Plan showing inspection/maintenance measures performed, date, and person responsible for inspection and maintenance. Any changes made to the location or type of controls shown on the accepted plans, due to onsite conditions, shall be documented on the site plan that is part of this Water Pollution Abatement Plan. No other changes shall be made unless approved by TCEQ and the Design Engineer. Documentation shall clearly show changes made, date, person responsible for the change, and the reason for the change.

Owner's Information:

Owner: Condor Texas Properties, LLC
Contact: Ryan Connor
Address: 6779 W SH 26, Ste. 100
Georgetown, TX 78628

Design Engineer:

Company: INK Civil
Contact: James Ingalls, P.E.
Phone: (830) 358-7127
Address: 2021 SH 46W, Ste. 105
New Braunfels, Texas 78132

Person or Firm Responsible for Erosion/Sedimentation Control Maintenance:

Company: _____
Contact: _____
Phone: _____
Address: _____

Signature of Responsible Party: _____

This portion of the form shall be filled out and signed by the responsible party prior to construction.

ATTACHMENT “J”

Schedule of Interim and Permanent Soil Stabilization Practices

Areas which are disturbed by construction staging and storage areas will be hydro mulched with the appropriate seed mixture. Areas between the edge of pavement and property line will also be hydro mulched. There will be no fill slopes exceeding a 3:1 slope, and all fill slopes will be hydro mulched. Installation and acceptable mixtures of hydro mulch are as follows:

Materials:

Hydraulic Mulches: Wood fiber mulch can be applied alone or as a component of hydraulic matrices. Wood fiber applied alone is typically applied at the rate of 2,000 to 4,000 lb/acre. Wood fiber mulch is manufactured from wood or wood waste from lumber mills or from urban sources.

Hydraulic Matrices: Hydraulic matrices include a mixture of wood fiber and acrylic polymer or other tackifier as binder. Apply as a liquid slurry using a hydraulic application machine (i.e., hydro seeder) at the following minimum rates, or as specified by the manufacturer to achieve complete coverage of the target area: 2,000 to 4,000 lb/acre wood fiber mulch, and 5 to 10% (by weight) of tackifier (acrylic copolymer, guar, psyllium, etc.)

Bonded Fiber Matrix: Bonded fiber matrix (BFM) is a hydraulically applied system of fibers and adhesives that upon drying forms an erosion resistant blanket that promotes vegetation, and prevents soil erosion. BFMs are typically applied at rates from 3,000 lb/acre to 4,000 lb/acre based on the manufacturer's recommendation. A biodegradable BFM is composed of materials that are 100% biodegradable. The binder in the BFM should also be biodegradable and should not dissolve or disperse upon re-wetting. Typically, biodegradable BFMs should not be applied immediately before, during or immediately after rainfall if the soil is saturated. Depending on the product, BFMs typically require 12 to 24 hours to dry and become effective.

Seed Mixtures:

| Dates | Climate | Species | (lb/ac.) |
|--------------------|-----------------------|----------------|-------------|
| Sept. 1 to Nov. 30 | Temporary Cool Season | Tall Fescue | 4.0 |
| | | Oats | 21.0 |
| | | Wheats | 30.0 |
| | | Total | 55.0 |
| Sept. 1 to Nov. 30 | Cool Season Legume | Hairy Vetch | 8.0 |
| May 1 to Aug. 31 | Temporary Warm Season | Foxtail Millet | 30.0 |

Fertilizer: Fertilizer should be applied at the rate of 40 pounds of nitrogen and 40 pounds of phosphorus per acre, which is equivalent to about 1.0 pounds of nitrogen and phosphorus per 1000 square feet.

Installation:

- (1) Prior to application, roughen embankment and fill areas by rolling with a crimping or punching type roller or by track walking. Track walking shall only be used where other methods are impractical.
- (2) To be effective, hydraulic matrices require 24 hours to dry before rainfall occurs.
- (3) Avoid mulch over spray onto roads, sidewalks, drainage channels, existing vegetation, etc.

Permanent Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(C), (D)(li), (E), and (5), Effective June 1, 1999

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

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


Signature

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

Print Name of Customer/Agent: James Ingalls, PE

Date: 4/16/2025

Signature of Customer/Agent



_____ Park

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

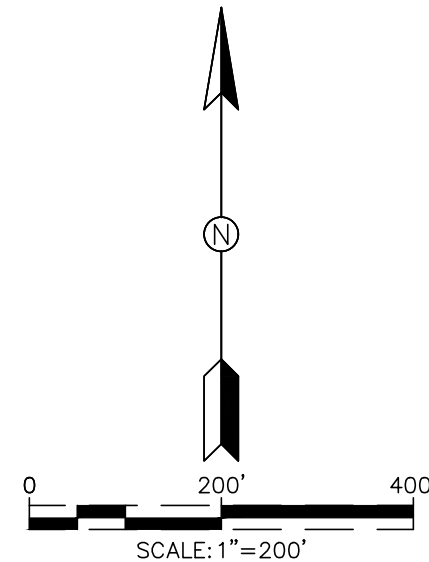
11. ☒ **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan.** A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:
- ☒ Prepared and certified by the engineer designing the permanent 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.

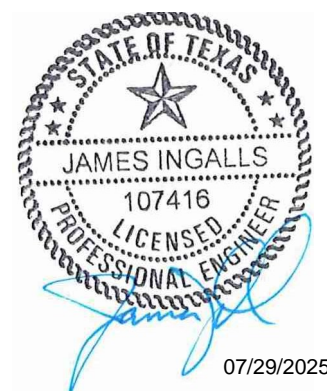
14. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or 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

Drawing Name: N:\Projects\T088001 Go Sports Texas - Georgetown\Civil\Construction Drawings\11.3 DRAINAGE AREA MAP ONSITE.dwg User: chudware Jul 22, 2025 - 5:51pm



LEGEND

- LIMITS OF DRAINAGE AREA
- TC --- TC --- TIME OF CONCENTRATION
- 900 --- EXISTING CONTOURS
- 900 --- PROPOSED CONTOURS
- FLOW ARROWS
- (A) 9.0 DRAINAGE BASIN LABEL
- (A1) 2.0 BASIN AREA (AC)
- (A1) 2.0 SUB-DRAINAGE AREA LABEL
- (A1) 2.0 SUB-DRAINAGE AREA (AC)
- (A1) ANALYSIS POINT LABEL
- (A1) INLET LABEL



CONDOR TEXAS PROPERTIES
6779 W SH 29 #100
GEORGETOWN, TX 78628

GO PICKLEBALL
6827 W SH 29
GEORGETOWN, TX , 78628

DRAINAGE AREA MAP
ONSITE

SHEET 11.3 OF 17

| NO | DATE | ISSUES AND REVISIONS |
|----|------|----------------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |



2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

ATTACHMENT “A”

20% or Less Impervious Cover Waiver

20% Impervious Cover Waiver does not apply.

ATTACHMENT “B”

BMP’s for Upgradient Stormwater

The site receives approximately 53.79-acres of upgradient stormwater runoff. The offsite runoff will be intercepted by two earthen channels adjacent to the building and routed around the development. This offsite runoff, the site, and an additional 18.52-acres of upgradient stormwater flows to an existing culvert at TX-29 and continues to the Middle Fork San Gabriel River.

ATTACHMENT “C”

BMP’s for On-Site Stormwater

Approximately 0.67 acres of the site sheet flows to the northern edge of the proposed pavement. Sawcut curb is proposed to allow runoff into the batch detention basin. The remainder of the impervious cover proposed will be treated via engineered vegetative filter strips along the sides of the proposed building and proposed parking lot at the back of the existing building. A treatment area map has been attached to schematically demonstrate the mitigation of on-site stormwater. There is an existing partial sedimentation basin on Lot 1 of Gabriel’s Overlook Section IV that has been designed to treat the existing impervious cover for the Condor Office Park, permitted under a separate WPAP. The WPAP for Condor Office Park (RN110856671) is currently approved and recorded with Williamson County in November 2019.

ATTACHMENT “D”

BMP’s for Surface Streams

No surface stream or sensitive features are identified in close proximity to the site.

ATTACHMENT “E”

Request to Seal Feature

N/A

ATTACHMENT “F”

Construction Plans

Please see Construction Plans at the end of this section.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **GO Pickleball**

Date Prepared: **7/17/2025**

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 * = **1.23** acres

Predevelopment impervious area within the limits of the plan * = **0.16** acres

Total post-development impervious area within the limits of the plan * = **0.79** acres

Total post-development impervious cover fraction * = **0.64**

P = **32** inches

L_M TOTAL PROJECT = **548** lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **3**

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

Drainage Basin/Outfall Area No. = **1**

Total drainage basin/outfall area = **0.40** acres

Predevelopment impervious area within drainage basin/outfall area = **0.16** acres

Post-development impervious area within drainage basin/outfall area = **0.38** acres

Post-development impervious fraction within drainage basin/outfall area = **0.95**

L_M THIS BASIN = **191** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **BATCH DETENTION**

Removal efficiency = **91** 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 = **0.40** acres

A_i = **0.38** acres

A_p = **0.02** acres

L_R = **383** lbs

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

Desired L_M THIS BASIN = **360** lbs.

F = **0.94**

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Calculations from RG-348

Pages 3-34 to 3-36

Rainfall Depth = **2.40** inches



Post Development Runoff Coefficient = 0.78
On-site Water Quality Volume = 2703 cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP = 0.00 acres
Off-site Impervious cover draining to BMP = 0.00 acres
Impervious fraction of off-site area = 0
Off-site Runoff Coefficient = 0.00
Off-site Water Quality Volume = 0 cubic feet

Storage for Sediment = 541

Total Capture Volume (required water quality volume(s) x 1.20) = 3243 cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

The values for BMP Types not selected in cell C45 will show NA.

16. Vegetated Filter Strips

Designed as Required in RG-348

Pages 3-55 to 3-57

There are no calculations required for determining the load or size of vegetative filter strips.

The 80% removal is provided when the contributing drainage area does not exceed 72 feet (direction of flow) and the sheet flow leaving the impervious cover is directed across 15 feet of engineered filter strips with maximum slope of 20% or across 50 feet of natural vegetation with a maximum slope of 10%. There can be a break in grade as long as no slope exceeds 20%.

If vegetative filter strips are proposed for an interim permanent BMP, they may be sized as described on Page 3-56 of RG-348.



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 * = **1.23** acres

Predevelopment impervious area within the limits of the plan * = **0.16** acres

Total post-development impervious area within the limits of the plan * = **0.79** acres

Total post-development impervious cover fraction * = **0.64**

P = **32** inches

L_M TOTAL PROJECT = **548** lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **3**

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

Drainage Basin/Outfall Area No. = **2**

Total drainage basin/outfall area = **0.20** acres

Predevelopment impervious area within drainage basin/outfall area = **0.00** acres

Post-development impervious area within drainage basin/outfall area = **0.20** acres

Post-development impervious fraction within drainage basin/outfall area = **1.00**

L_M THIS BASIN = **174** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **VEGETATIVE FILTER STRIP**

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 = **0.20** acres

A_i = **0.20** acres

A_p = **0.00** acres

L_R = **188** lbs

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

Desired L_M THIS BASIN = **188** lbs.

F = **1.00**

16. Vegetated Filter Strips

Designed as Required in RG-348

Pages 3-55 to 3-57

There are no calculations required for determining the load or size of vegetative filter strips.

The 80% removal is provided when the contributing drainage area does not exceed 72 feet (direction of flow) and the sheet flow leaving the impervious cover is directed across 15 feet of engineered filter strips with maximum slope of 20% or across 50 feet of natural vegetation with a maximum slope of 10%. There can be a break in grade as long as no slope exceeds 20%.



If vegetative filter strips are proposed for an interim permanent BMP, they may be sized as described on Page 3-56 of RG-348.



Condor Office Park
Water Pollution Abatement Plan Modification

Permanent Stormwater Section

Attachment "G"

Maintenance Plan for Batch Detention Basin


BMP Location: The batch detention basin will be located inside the footprint of the detention pond along the southern property line.

Owner: Condor Texas Properties, LLC
P.O. Box 1083
Cedar Park, TX 78630

Contact:


Ryan Connor
Email: Ryan@CondorTXP.com

The batch detention basin maintenance and monitoring procedures will be implemented to ensure that the proposed BMP functions as designed.


Signature
Condor Texas Properties, LLC

4/15/25
Date

I have reviewed the attached maintenance and monitoring procedures and to the best of my knowledge certify that, if they are followed as outlined, the BMP will function as designed.

J: 

ATTACHMENT “H”
Pilot-Scale Field Testing Plan

N/A

ATTACHMENT “I”
Measures for Minimizing Surface Stream Contamination

All surface streams will be protected from erosion by not allowing runoff to exceed existing velocities. All stormwater runoff will continue to flow using the natural flow patterns that existed prior to the development.

VEGETATIVE FILTER STRIP MAINTENANCE:

- (1) 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 TO NO USE OF INSECTICIDES AND HERBICIDES.
- (2) 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.
- (3) 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 RESTORED TO MEET SPECIFICATIONS. CONSTRUCTION OF A LEVEL SPREADER DEVICE MAY BE NECESSARY TO REESTABLISH SHALLOW OVERLAND FLOW.
- (4) 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.
- (5) SEDIMENT REMOVAL: SEDIMENT REMOVAL IS NOT NORMALLY REQUIRED IN FILTER STRIPS, SINCE THE VEGETATION NORMALLY GROWS THROUGH IT AND BINDS 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.
- (6) 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.

CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES 48 HOURS PRIOR TO EXCAVATION:

| | |
|--------------------------------|--------------|
| Georgetown Utilities | 512-930-3640 |
| City of Georgetown | 512-930-3525 |
| Williamson County | 512-943-3330 |
| Spectrum Cable | 830-625-3408 |
| Atmos Energy | 888-332-8667 |
| AT&T Telephone | 830-303-1333 |
| Erick White PM | 210-283-1706 |
| Scott McBrearty (Construction) | 210-658-4886 |
| Texas One Call | 830-545-6005 |

C.P.E. LOCATOR

CALL CENTER POINT ENERGY LOCATOR AT 1-800-545-6005, 48HRS BEFORE BEGINNING ANY EXCAVATION. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CENTER POINT ENERGY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.

TELEPHONE LOCATOR

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48HRS PRIOR TO EXCAVATION AT 1-800-545-6005. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY DURING CONSTRUCTION.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTORS IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

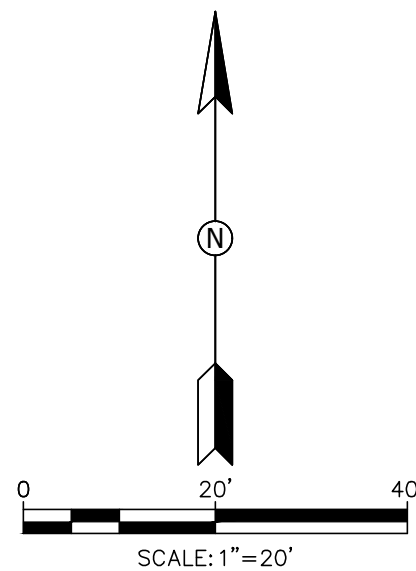
EROSION CONTROL NOTES:

1. LIMITS OF CONSTRUCTION AND OTHER EROSION CONTROL IMPROVEMENTS SHOWN OUTSIDE THE PROPERTY ARE SHOWN FOR GRAPHICAL PURPOSE ONLY. IF NEAR PROPERTY LINE, THE INTENT IS TO BE PLACED NEAR THE PROPERTY LINE, NOT ON THE ADJACENT PROPERTY.
2. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
3. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
4. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED IN THE SWPPP DOCUMENTS AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
5. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
6. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.
8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UP-GRADE AREAS.
10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.
11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.
12. STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL SEC. 12.2(N).

SEQUENCE OF CONSTRUCTION:

1. OBTAIN CITY APPROVED SITE PREPARATION PLANS, AND TPDES PERMIT (NOT A COPY OF THE TPDES APPLICATION TO TCEQ), IF APPLICABLE.
2. INSTALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
3. BEGIN DEMOLITION ACTIVITIES, IF APPLICABLE.
4. BEGIN SITE CLEARING AND GRADING.
5. INSTALL WATER IMPROVEMENTS.
6. INSTALL ELECTRIC IMPROVEMENTS.
7. INSTALL PARKING IMPROVEMENTS (PAVEMENT, CURBS, SIDEWALKS, ETC.)
8. RESTORE AND REVEGETATE ALL DISTURBED AREAS NOT UNDER IMPERMEABLE IMPROVEMENTS.
9. COMPLETE ANY REMAINING "PUNCH LIST" ITEMS.
10. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROLS AFTER PERMANENT STABILIZATION IS AT LEAST 70% EVENLY ESTABLISHED. RYE IS NOT ACCEPTED.

| | | |
|---------------------------|---|---------|
| TOTAL LAND AREA | = | 2.77 AC |
| TOTAL DISTURBED AREA | = | 1.50 AC |
| EXISTING IMPERVIOUS AREA | = | 0.50 AC |
| PROPOSED IMPERVIOUS AREA | = | 0.92 AC |
| TOTAL POST-DEVELOPMENT IC | = | 1.42 AC |
| % IMPERVIOUS (EXISTING) | = | 18.0 % |
| % IMPERVIOUS (PROPOSED) | = | 51.3 % |



LEGEND

| | |
|--|------------------------------------------------------|
| | SILT FENCE |
| | LIMITS OF CONSTRUCTION |
| | EXISTING CONTOURS |
| | PROPOSED CONTOURS |
| | FLOW ARROWS |
| | STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE) |
| | TRUCK WASH OUT PIT (FIELD LOCATE) |
| | CONSTRUCTION STAGING AREA (FIELD LOCATE) |
| | ROCK BERM |
| | ENGINEERED VEGETATED FILTER STRIP |
| | AREA TO BE RE-VEGETATED (HYDRAULIC MULCH) |

SOIL STABILIZATION NOTE

PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.



CONDOR TEXAS PROPERTIES

6779 W SH 29 #100
GEORGETOWN, TX 78628

GO PICKLEBALL

6827 W SH 29
GEORGETOWN, TX , 78628

EROSION AND SEDIMENTATION
CONTROL PLAN

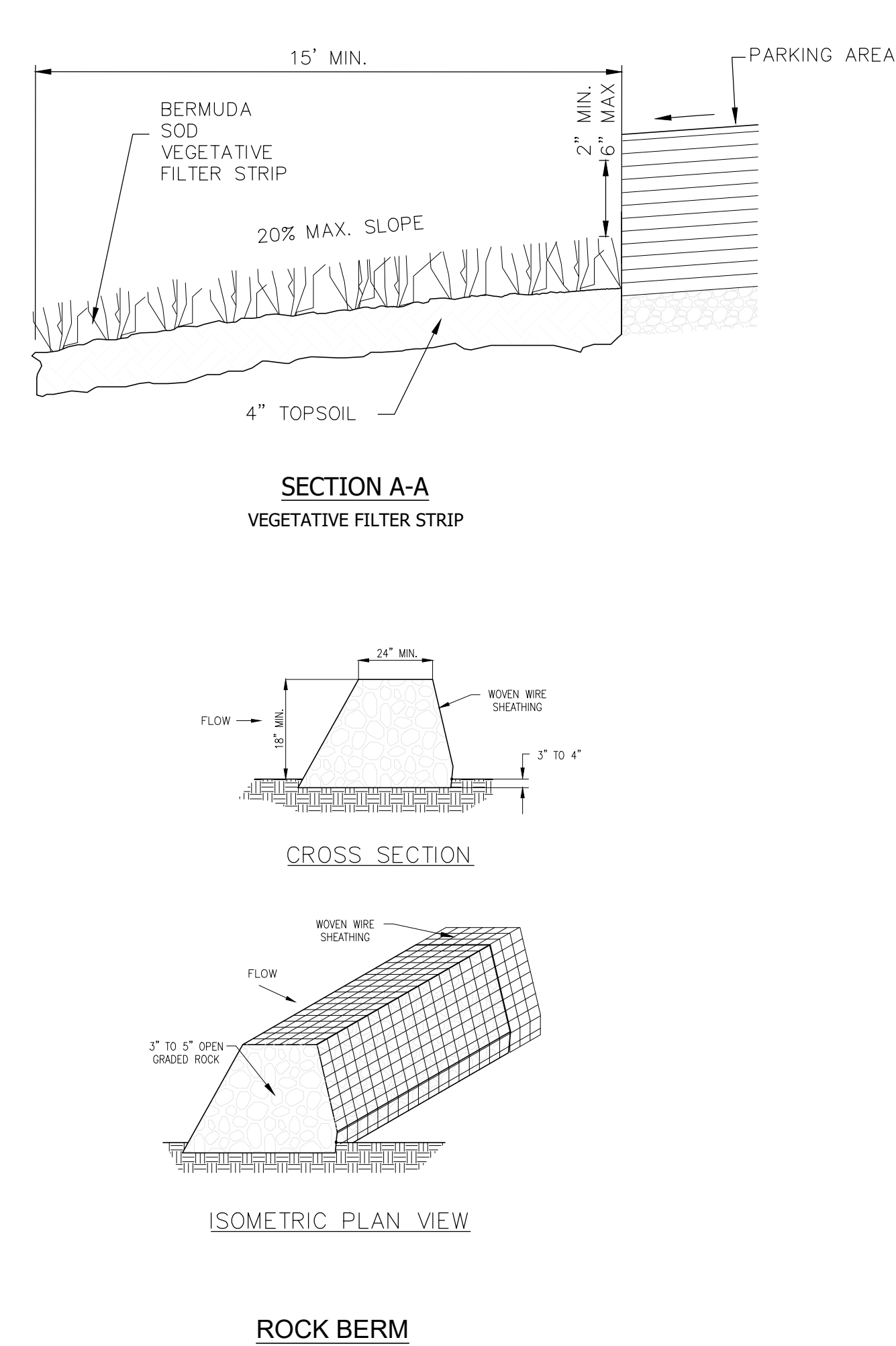
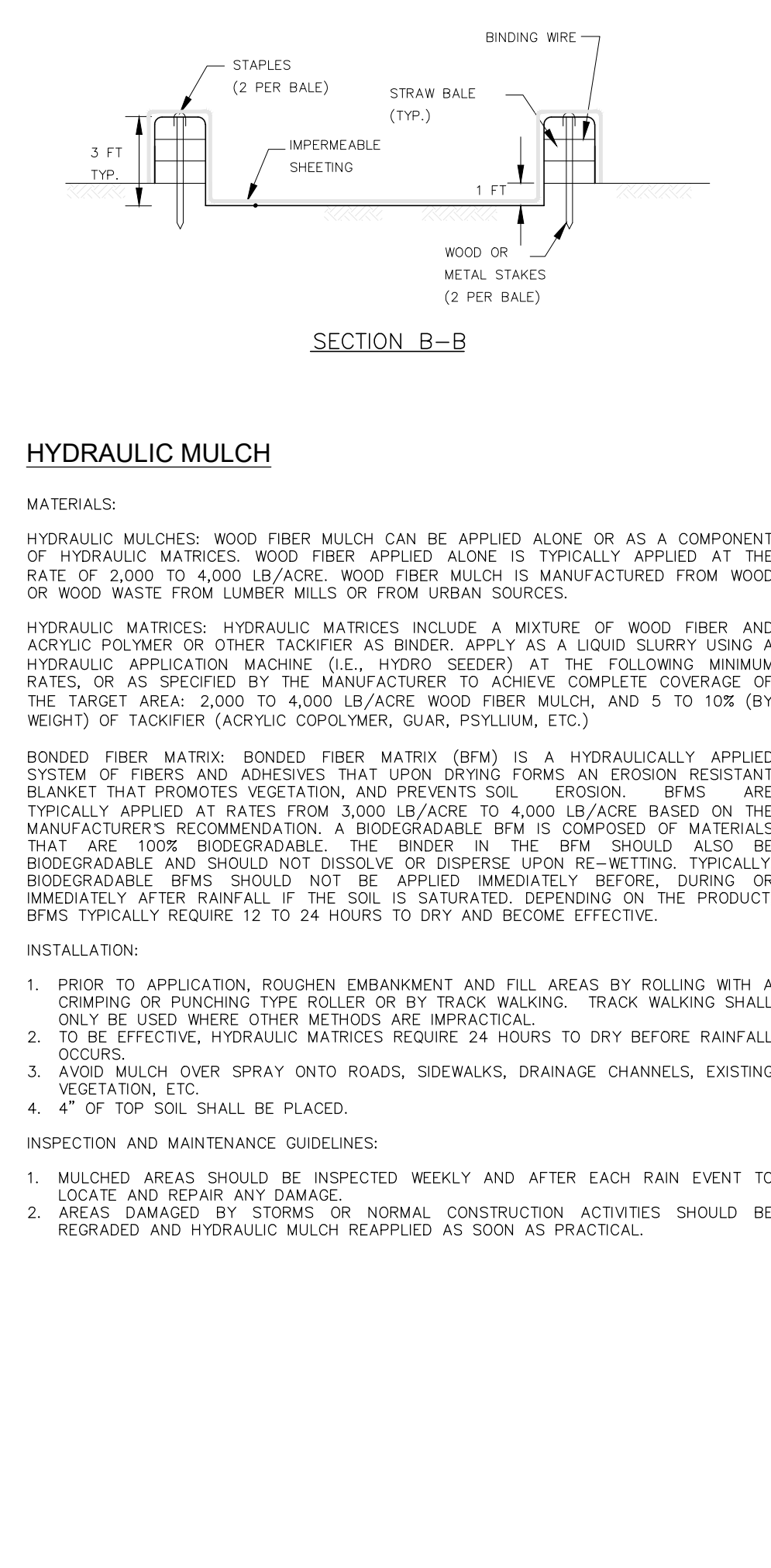
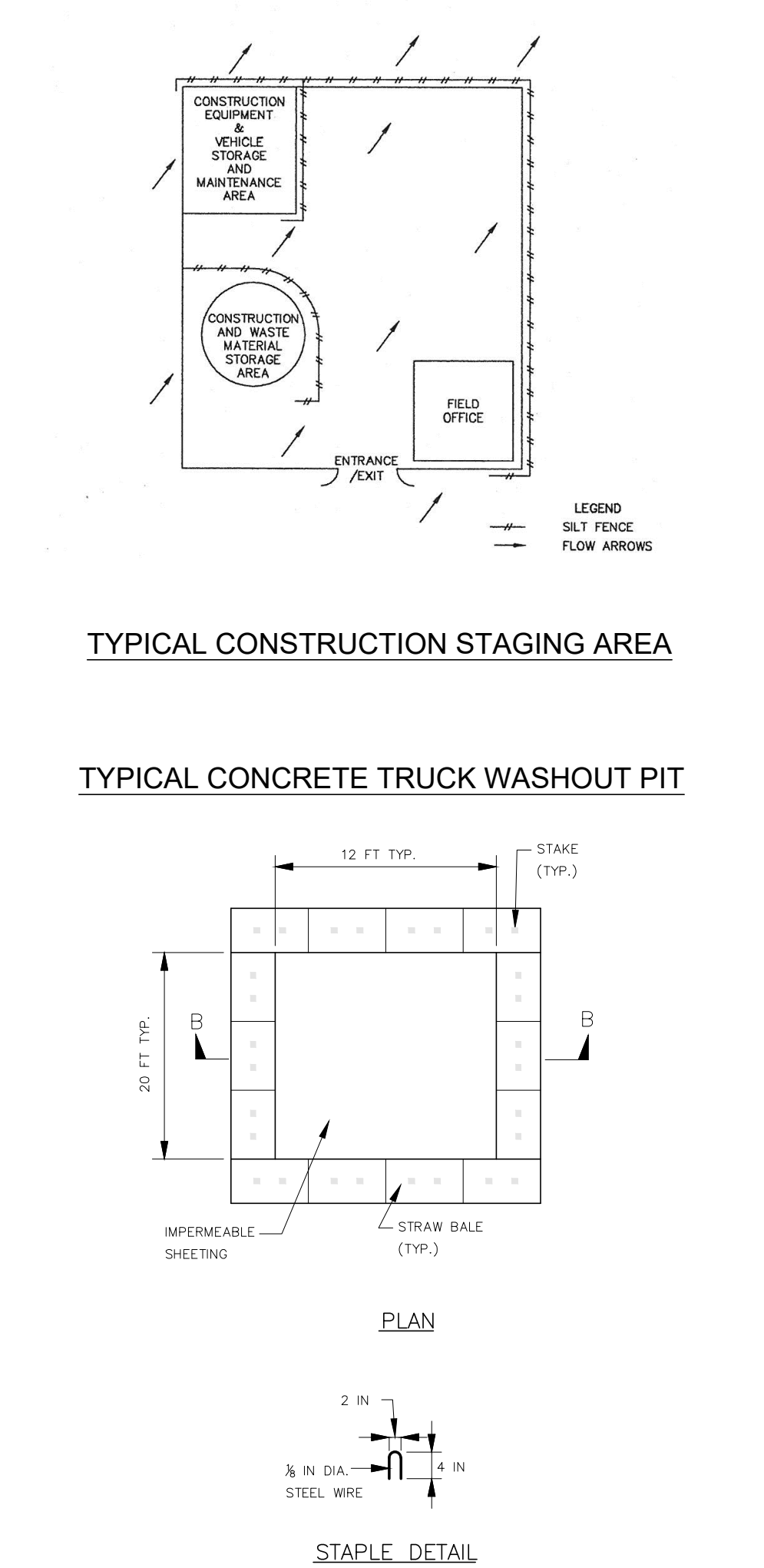
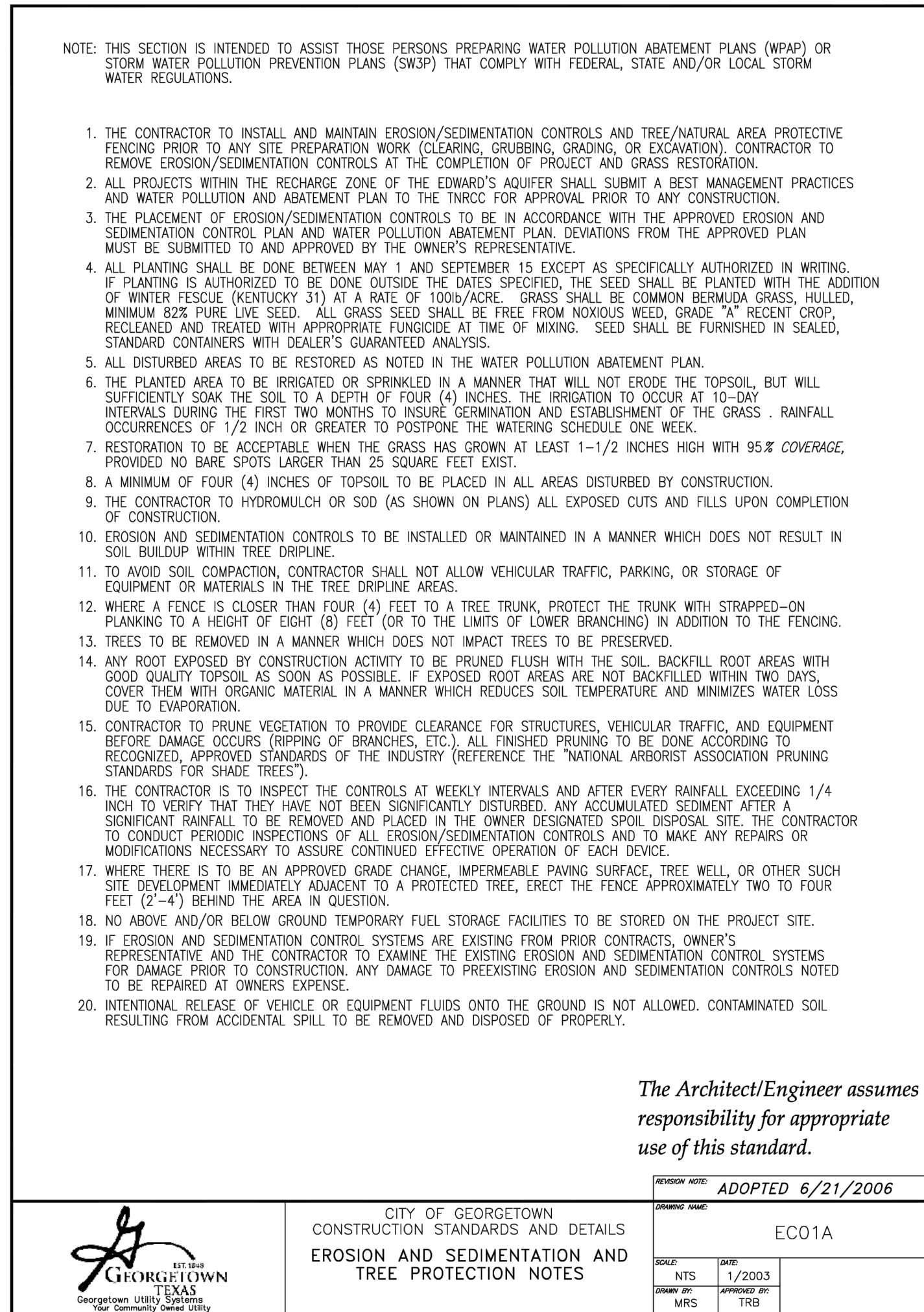
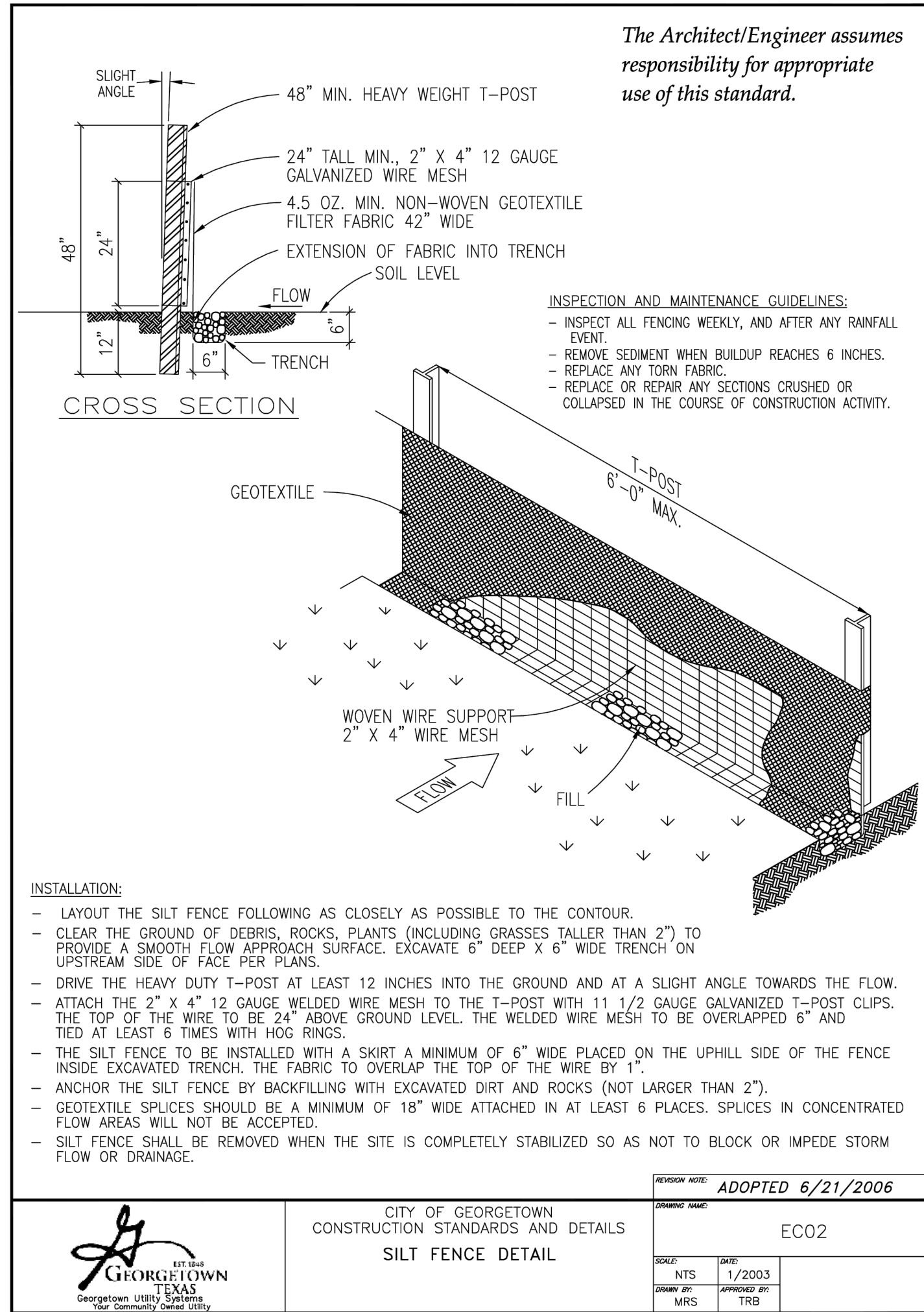
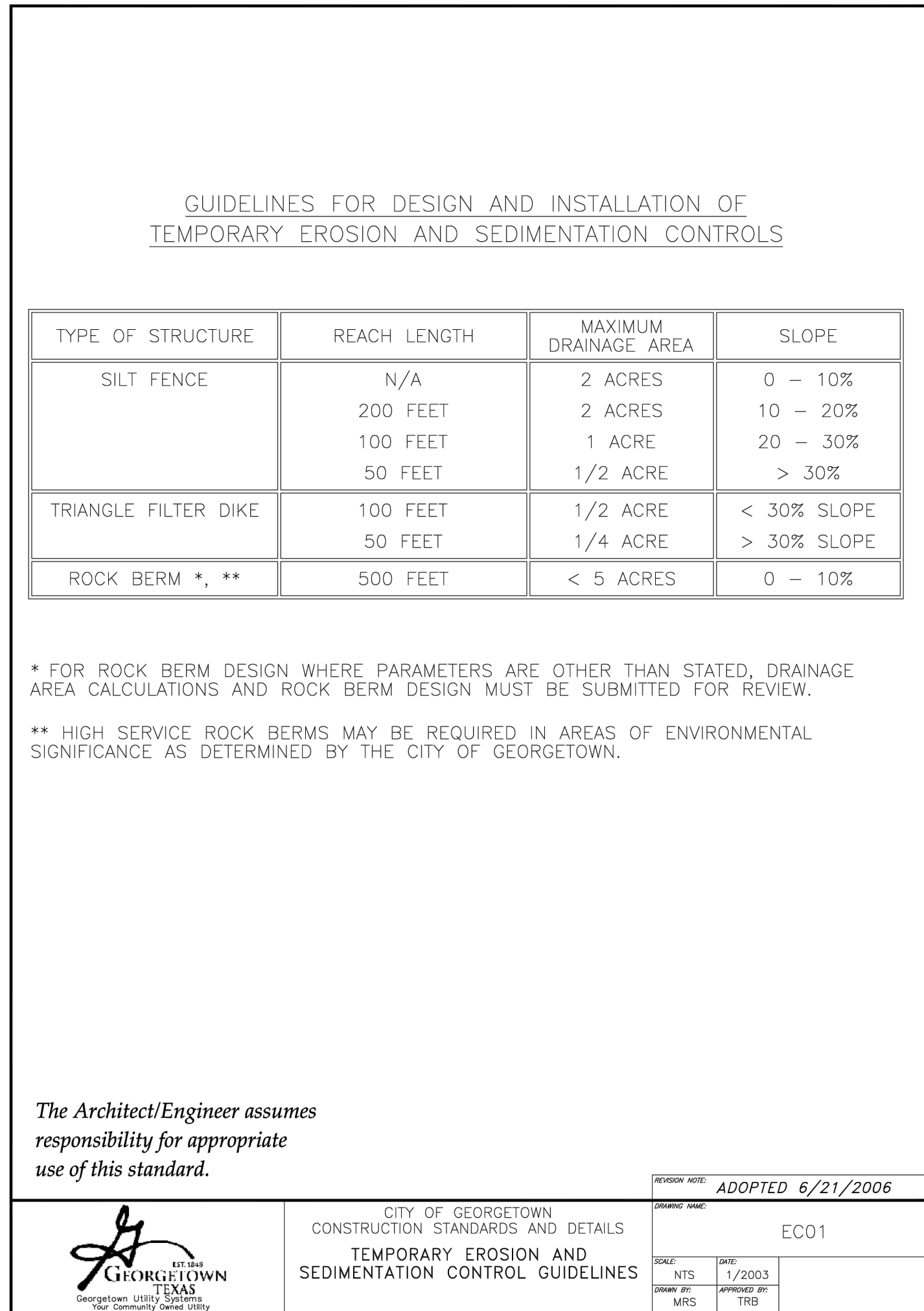
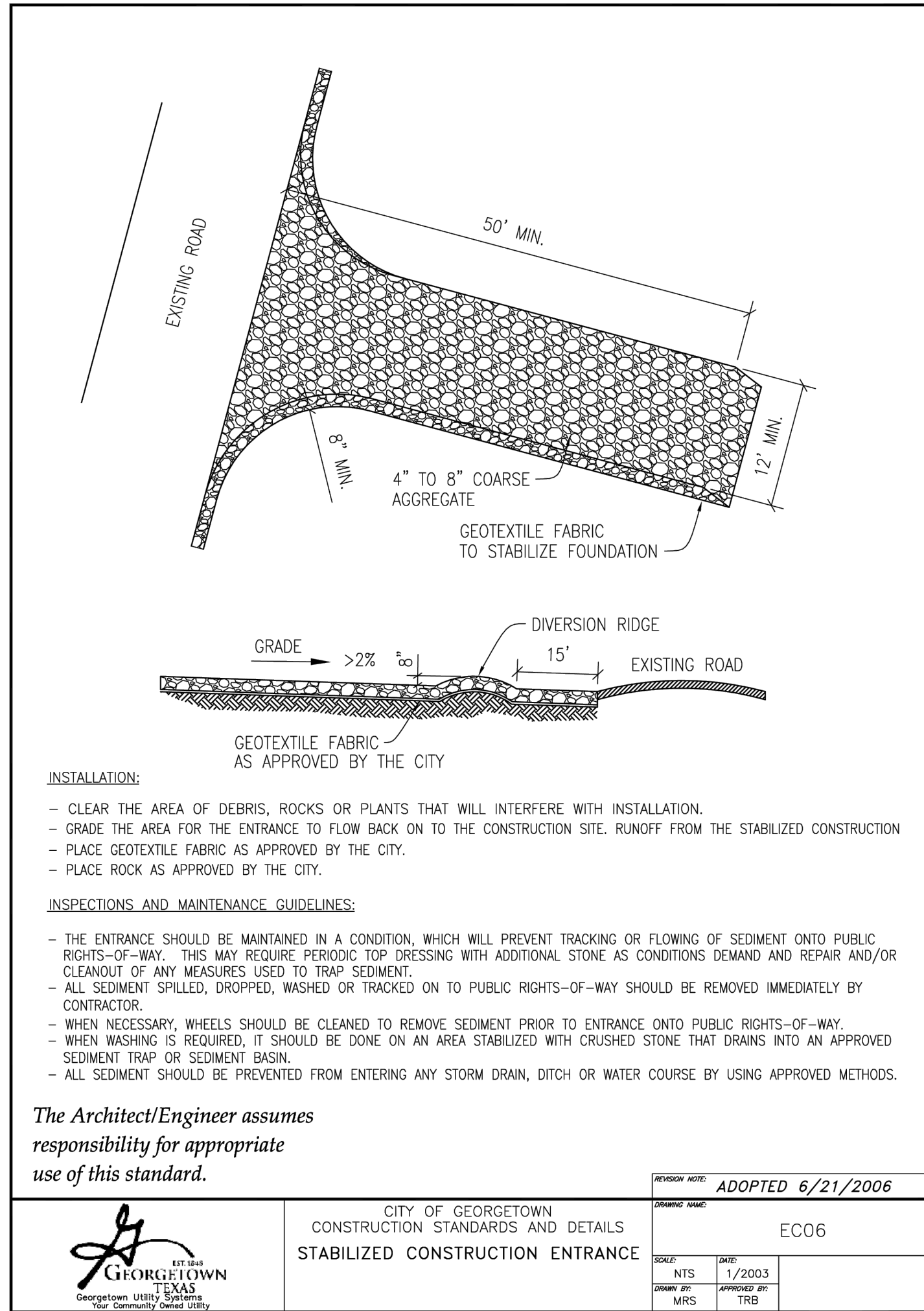
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8 OF 17

| NO | DATE | ISSUES AND REVISIONS |
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INK
CIVIL

2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351



- MATERIALS:**
1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 11 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOT RINGS.
 2. CLEAN, OPEN GRADED 3 - 5 INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5 - 8 INCH DIAMETERS ROCKS MAY BE USED.
- INSTALLATION:**
1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.
 2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.
 3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM, TO A HEIGHT OF NOT LESS THAN 18 INCHES.
 4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAPS AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.
 5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.
 6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.
- INSPECTION AND MAINTENANCE GUIDELINES:**
1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY CONTRACTOR.
 2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6" 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 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.

CONDOR TEXAS PROPERTIES
6779 W SH 29 #100
GEORGETOWN, TX 78628

GO PICKLEBALL
6827 W SH 29
GEORGETOWN, TX , 78628

EROSION CONTROL DETAILS

SHEET
9 of 17

| NO | DATE | ISSUES AND REVISIONS |
|----|------|----------------------|
| △ | | |
| | | |
| | | |
| | | |

INK CIVIL

2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

DETENTION POND NOTES

EARTHFILL

1. SCOPE
THE WORK CONSISTS OF THE CONSTRUCTION OF EARTH EMBANKMENTS, OTHER EARTHILLS, AND EARTH BACKFILLS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS.
- EARTHFILL IS COMPOSED OF NATURAL EARTH MATERIALS THAT CAN BE PLACED AND COMPACTED BY CONSTRUCTION EQUIPMENT OPERATED IN A CONVENTIONAL MANNER.
- EARTH BACKFILL IS COMPOSED OF NATURAL EARTH MATERIAL PLACED AND COMPACTED IN CONFINED SPACES OR ADJACENT TO STRUCTURES (INCLUDING PIPES) BY HAND TAMPING, MANUALLY DIRECTED POWER TAMPERS OR VIBRATING PLATES, OR THEIR EQUIVALENT.

2. MATERIAL
FILL MATERIALS SHALL CONTAIN NO FROZEN SOIL, SOD, BRUSH, ROOTS, OR OTHER PERISHABLE MATERIAL. UNLESS OTHERWISE NOTED ON THE PLANS, ROCK PARTICLES LARGER THAN 6" SHALL BE REMOVED PRIOR TO COMPACTION OF THE FILL.

THE TYPES OF MATERIAL USED IN THE VARIOUS FILLS SHALL BE AS LISTED AND DESCRIBED IN THE SPECIFICATIONS AND DRAWINGS.

3. FOUNDATION PREPARATION
FOUNDATIONS FOR EARTHFILL SHALL BE STRIPPED TO REMOVE VEGETATION AND OTHER UNSUITABLE MATERIAL OR SHALL BE EXCAVATED AS SPECIFIED.

EXCEPT AS OTHERWISE SPECIFIED, EARTH FOUNDATION SURFACES SHALL BE GRADED TO REMOVE SURFACE IRREGULARITIES AND SHALL BE SCARIFIED PARALLEL TO THE AXIS OF THE FILL OR OTHERWISE ACCEPTABLY SCORED AND LOOSENEO TO A MINIMUM DEPTH OF 2 INCHES. THE MOISTURE CONTENT OF THE LOOSENEO MATERIAL SHALL BE CONTROLLED AS SPECIFIED FOR THE EARTHFILL, AND THE SURFACE MATERIAL OF THE FOUNDATION SHALL BE COMPACTED AND BONDED WITH THE FIRST LAYER OF EARTHFILL AS SPECIFIED OR SUBSEQUENT LAYERS OF EARTHFILL.

EARTH ABUTMENT SURFACES SHALL BE FREE OF LOOSE, UNCOMPACTED EARTH IN EXCESS OF 2 INCHES IN DEPTH NORMAL TO THE SLOPE AND SHALL BE AT SUCH A MOISTURE CONTENT THAT THE EARTHFILL CAN BE COMPACTED AGAINST THEM TO PRODUCE A GOOD BOND BETWEEN THE FILL AND THE ABUTMENTS.

ROCK FOUNDATION AND ABUTMENT SURFACES SHALL BE CLEARED OF ALL LOOSE MATERIAL BY HAND OR OTHER EFFECTIVE MEANS AND SHALL BE FREE OF STANDING WATER WHEN FILL IS PLACED UPON THEM. OCCASIONAL ROCK OUTCROPS IN EARTH FOUNDATIONS FOR EARTHFILL, EXCEPT IN DAMS AND OTHER STRUCTURES DESIGNED TO RESTRAIN THE MOVEMENT OF WATER, SHALL NOT REQUIRE SPECIAL TREATMENT IF THEY DO NOT INTERFERE WITH COMPACTION OF THE FOUNDATION AND INITIAL LAYERS OF THE FILL OR THE BOND BETWEEN THE FOUNDATION AND THE FILL.

FOUNDATION AND ABUTMENT SURFACES SHALL BE NO STEEPER THAN ONE HORIZONTAL TO ONE VERTICAL UNLESS OTHERWISE SPECIFIED. TEST PITS OR OTHER CAVITIES SHALL BE FILLED WITH COMPACTED EARTHFILL, CONFORMING TO THE SPECIFICATIONS FOR THE EARTHFILL TO BE PLACED UPON THE FOUNDATION.

4. PLACEMENT
EARTHFILL SHALL BE PLACED IN APPROXIMATELY HORIZONTAL LAYERS. THE THICKNESS OF EACH LAYER BEFORE COMPACTION SHALL NOT EXCEED THE MAXIMUM THICKNESS SPECIFIED AS SHOWN ON THE DRAWINGS. MATERIALS PLACED BY DUMPING IN PILES OR WINDOWS SHALL BE SPREAD UNIFORMLY TO NOT MORE THAN THE SPECIFIED THICKNESS BEFORE BEING COMPACTED.

HAND COMPACTED EARTH BACKFILL SHALL BE PLACED IN LAYERS WHOSE THICKNESS BEFORE COMPACTION DOES NOT EXCEED THE MAXIMUM THICKNESS SPECIFIED FOR LAYERS OF EARTH BACKFILL COMPACTED BY MANUALLY DIRECTED POWER TAMPERS.

EARTH BACKFILL SHALL BE PLACED IN A MANNER THAT PREVENTS DAMAGE TO THE STRUCTURES AND ALLOWS THE STRUCTURES TO ASSUME THE LOADS FROM THE EARTH BACKFILL GRADUALLY AND UNIFORMLY. THE HEIGHT OF THE EARTH BACKFILL ADJACENT TO A STRUCTURE SHALL BE INCREASED AT APPROXIMATELY THE SAME RATE ON ALL SIDES OF THE STRUCTURE.

EARTHFILL AND EARTH BACKFILL IN DAMS, LEVEES, AND OTHER STRUCTURES DESIGNED TO RESTRAIN THE MOVEMENT OF WATER SHALL BE PLACED TO MEET THE FOLLOWING ADDITIONAL REQUIREMENTS:

- (a) THE DISTRIBUTION OF MATERIALS THROUGHOUT EACH ZONE SHALL BE ESSENTIALLY UNIFORM, AND THE EARTHFILL SHALL BE FREE FROM LENSES, POCKETS, STREAKS, OR LAYERS OF MATERIAL DIFFERING SUBSTANTIALLY IN TEXTURE, MOISTURE CONTENT, OR GRADATION FROM THE SURROUNDING MATERIAL. ZONE EARTHILLS SHALL BE CONSTRUCTED CONCURRENTLY UNLESS OTHERWISE SPECIFIED.
- (b) IF THE SURFACE OF ANY LAYER BECOMES TOO HARD AND SMOOTH FOR PROPER BOND WITH THE SUCCEEDING LAYER, IT SHALL BE SCARIFIED PARALLEL TO THE AXIS OF THE FILL TO A DEPTH OF NOT LESS THAN 2 INCHES BEFORE THE NEXT LAYER IS PLACED.
- (c) THE TOP SURFACE OF EMBANKMENTS SHALL BE MAINTAINED APPROXIMATELY LEVEL DURING CONSTRUCTION WITH TWO EXCEPTIONS: A CROWN OR CROSS-SLOPE OF ABOUT 2 PERCENT SHALL BE MAINTAINED TO ENSURE EFFECTIVE DRAINAGE, OR AS OTHERWISE SPECIFIED FOR DRAINFILL OR SECTIONAL ZONES.
- (d) DAM EMBANKMENTS SHALL BE CONSTRUCTED IN CONTINUOUS LAYERS FROM ABUTMENT TO ABUTMENT EXCEPT WHERE OPENINGS TO FACILITATE CONSTRUCTION OR TO ALLOW THE PASSAGE OF STREAM FLOW DURING CONSTRUCTION ARE SPECIFICALLY AUTHORIZED IN THE CONTRACT.
- (e) EMBANKMENTS BUILT AT DIFFERENT LEVELS AS DESCRIBED UNDER (C) OR (D) ABOVE SHALL BE CONSTRUCTED SO THAT THE SLOPE OF THE BONDING SURFACES BETWEEN EMBANKMENT IN PLACE AND EMBANKMENT TO BE PLACED IS NOT STEEPER THAN 3 FEET HORIZONTAL TO 1 FOOT VERTICAL. THE BONDING SURFACE OF THE EMBANKMENT IN PLACE SHALL BE STRIPPED OF ALL MATERIAL NOT MEETING THE REQUIREMENTS OF THIS SPECIFICATION AND SHALL BE SCARIFIED, MOISTENED, AND RECOMPACTED WHEN THE NEW EARTHFILL IS PLACED AGAINST IT. THIS ENSURES A GOOD BOND WITH THE NEW EARTHFILL AND OBTAINS THE SPECIFIED MOISTURE CONTENT AND DENSITY AT THE CONTACT OF THE INPLACE AND NEW EARTHILLS.
- (f) THE FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND OTHER OBJECTIONABLE MATERIAL. PLACING AND SPREADING OF FILL SHALL BEGIN ON THE LOWEST PART OF THE WORKING AREA AND CONTINUE IN HORIZONTAL LAYERS OF APPROXIMATE UNIFORM THICKNESS, NOT EXCEEDING 9 INCHES BEFORE COMPACTION. WHERE THE BORROW YIELDS MATERIALS OF VARYING TEXTURE AND GRADATION, THE MORE IMPERVIOUS MATERIAL SHALL BE PLACED TOWARD THE WATERSIDE OF THE BERM. THE CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER THE AREA OF EACH LAYER IN A MANNER TO BREAK UP LARGE CLODS AND OBTAIN COMPACTION.

5. CONTROL OF MOISTURE CONTENT
DURING PLACEMENT AND COMPACTION OF EARTHFILL AND EARTH BACKFILL, THE MOISTURE CONTENT OF THE MATERIAL BEING PLACED SHALL BE MAINTAINED WITHIN THE SPECIFIED RANGE.

THE APPLICATION OF WATER TO THE EARTHFILL MATERIAL SHALL BE ACCOMPLISHED AT THE BORROW AREAS INsofar AS PRACTICABLE. WATER MAY BE APPLIED BY SPRINKLING THE MATERIAL AFTER PLACEMENT ON THE EARTHFILL, IF NECESSARY. UNIFORM MOISTURE DISTRIBUTION SHALL BE OBTAINED BY DISKING.

MATERIAL THAT IS TOO WET WHEN DEPOSITED ON THE EARTHFILL SHALL EITHER BE REMOVED OR BE DRIED TO THE SPECIFIED MOISTURE CONTENT PRIOR TO COMPACTION.

IF THE TOP SURFACE OF THE PRECEDING LAYER OF COMPACTED EARTHFILL OR A FOUNDATION OR ABUTMENT SURFACE IN THE ZONE OF CONTACT WITH THE EARTHFILL BECOMES TOO DRY TO PERMIT SUITABLE BOND, IT SHALL EITHER BE REMOVED OR SCARIFIED AND MOISTENED BY SPRINKLING TO AN ACCEPTABLE MOISTURE CONTENT BEFORE PLACEMENT OF THE NEXT LAYER OF EARTHFILL.

6. COMPACTION
EARTHFILL - EARTHFILL SHALL BE COMPACTED ACCORDING TO THE FOLLOWING REQUIREMENTS FOR THE CLASS OF COMPACTION SPECIFIED:

CLASS A COMPACTION - EACH LAYER OF EARTHFILL SHALL BE COMPACTED AS NECESSARY TO PROVIDE THE DENSITY OF THE EARTHFILL MATRIX NOT LESS THAN THE MINIMUM DENSITY SPECIFIED ON THE DRAWINGS. THE EARTHFILL MATRIX IS DEFINED AS THE PORTION OF THE EARTHFILL MATERIAL FINER THAN THE MAXIMUM PARTICLE SIZE USED IN THE COMPACTION TEST METHOD SPECIFIED.

COMPACTION OF ALL EARTHEN EMBANKMENTS SHALL HAVE A NON-PERMEABLE CORE, SHALL BE BASED ON A GEOTECHNICAL INVESTIGATION OF THE SITE, AND SHALL BE COMPACTED TO 90% STANDARD PROCTOR.

7. REWORKING OR REMOVAL AND REPLACEMENT OF DEFECTIVE EARTHFILL
EARTHFILL PLACED AT DENSITIES LOWER THAN THE SPECIFIED MINIMUM DENSITY OR AT MOISTURE CONTENTS OUTSIDE THE SPECIFIED ACCEPTABLE RANGE OF MOISTURE CONTENT OR OTHERWISE NOT CONFORMING TO THE REQUIREMENTS OF THE SPECIFICATIONS SHALL BE REWORKED TO MEET THE REQUIREMENTS OR REMOVED AND REPLACED BY ACCEPTABLE EARTHFILL. THE REPLACEMENT EARTHFILL AND THE FOUNDATION, ABUTMENT, AND EARTHFILL SURFACES UPON WHICH IT IS PLACED SHALL CONFORM TO ALL REQUIREMENTS OF THIS SPECIFICATION FOR FOUNDATION PREPARATION, APPROVAL, PLACEMENT, MOISTURE CONTROL, AND COMPACTION.

8. TESTING
DURING THE COURSE OF THE WORK, THE CONTRACTOR WILL PERFORM QUALITY CONTROL TEST REQUIRED TO IDENTIFY MATERIAL; DETERMINE COMPACTION CHARACTERISTICS; DETERMINE MOISTURE CONTENT; AND DETERMINE DENSITY OF EARTHFILL IN PLACE. TESTS PERFORMED WILL BE SUBMITTED TO THE ENGINEER OF RECORD TO VERIFY THAT THE EARTHILLS CONFORM TO CONTRACT REQUIREMENTS OF THE SPECIFICATIONS.

DENSITIES OF EARTHFILL REQUIRING CLASS A COMPACTION WILL BE DETERMINED IN ACCORDANCE WITH ASTM D 698, D 1556, D 2167, D 2922, OR D 2937 EXCEPT THAT THE VOLUME AND MOIST WEIGHT OF INCLUDED ROCK PARTICLES LARGER THAN THOSE USED IN THE COMPACTION TEST METHOD SPECIFIED FOR THE TYPE OF FILL WILL BE DETERMINED AND DEDUCTED FROM THE VOLUME AND MOIST WEIGHT OF THE TOTAL SAMPLE BEFORE COMPUTATION OF DENSITY OR, IF USING THE NUCLEAR GAUGE, ADDED TO THE SPECIFIED DENSITY TO BRING IT TO THE MEASURE OF EQUIVALENT COMPOSITION FOR COMPARISON (SEE ASTM D 4718). THE DENSITY SO COMPUTED IS USED TO DETERMINE THE PERCENT COMPACTION OF THE EARTHFILL MATRIX. UNLESS OTHERWISE SPECIFIED, MOISTURE CONTENT IS DETERMINED BY ONE OF THE FOLLOWING METHODS: ASTM D 2216, D 3017, D 4643, D 4944, OR D 4959.

IMPERVIOUS CORE COMPACTION NOTE:
COMPACTED CLAY CORE TO BE PLACED A MINIMUM OF 2' BELOW EXISTING GRADE ALONG THE ENTIRE LENGTH OF THE BERM. MATERIAL TO HAVE A PI OF 30 OR GREATER. MINIMUM COMPACTED DRY DENSITY OF 90% AND GROUND CONTENT NO MORE THAN 5% BY WEIGHT LARGER THAN NO.4 SIEVE.

DETENTION POND NOTES:
CONSTRUCTION SPECIFICATION - TOP SOIL

1. VEGETATION OF POND BOTTOM - THE WORK CONSISTS OF PLACEMENT OF TOP SOIL ON NEW EARTH EMBANKMENTS, OTHER EARTHILLS, AND EARTH BACKFILLS REQUIRED BY THE DRAWINGS.

2. MATERIAL - THE TOPSOIL SHALL BE FERTILE SOIL, CONSISTING PRIMARILY OF CLAY AND CLAYEY MATERIALS, WITH A PLASTICITY INDEX GREATER THAN 15, AND SHALL BE FREE OF LARGE ORGANIC OR ROCK MATERIAL.

3. APPLICATION - TOPSOIL SHALL BE PLACED AT GRADES INDICATED ON THE PLANS AND ROLLED TO REDUCE EROSION. PERIODIC INSPECTION ARE REQUIRED AND ADDITIONAL TOPSOIL ADDED AS NEEDED UNTIL VEGETATION HAS ESTABLISHED.

CONSTRUCTION SPECIFICATION - VEGETATION

1. VEGETATION OF EMBANKMENT - THE WORK CONSISTS OF ESTABLISHING VEGETATION ON NEW EARTH EMBANKMENTS, OTHER EARTHILLS, AND EARTH BACKFILLS REQUIRED BY THE DRAWINGS.

2. MATERIAL - VEGETATION SHALL CONSIST OF "NATIVE SUN TURF GRASS" AS SUPPLIED BY NATIVE AMERICAN SEED IN JUNCTION, TX, CONSISTING OF 34% BLUE GRAMA AND 64% BUFFALO GRASS, OR ENGINEER APPROVED EQUAL. SEED MIXTURE SHALL CONSIST OF A PURE LIVE SEED OF 90-95%.

3. APPLICATION - THE SEED MIXTURE SHALL BE INSTALLED PER DISTRIBUTORS RECOMMENDATIONS AT A RATE OF 1 LB PER 400 SQFT. SEED MIXTURE SHALL BE WATERED AS REQUIRED UNTIL VEGETATION IS ESTABLISHED.

DRAINAGE INFRASTRUCTURE MAINTENANCE AND MONITORING GUIDELINES

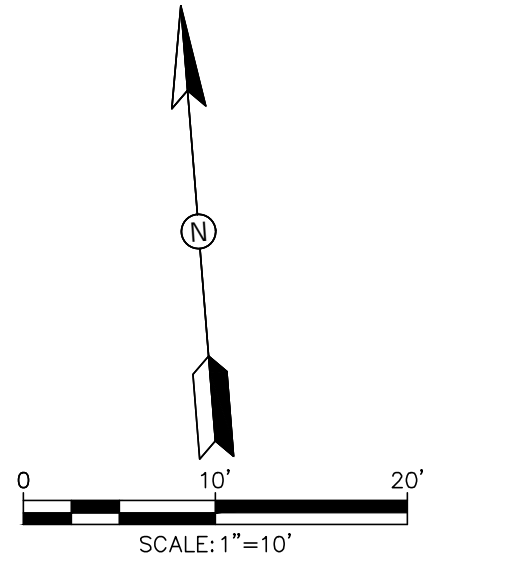
- SEASONAL MOWING AND LAWN CARE - IF THE DETENTION POND IS MADE UP OF TURF GRASS, IT SHOULD BE MOWED AS NEEDED TO LIMIT VEGETATION HEIGHT TO 18 INCHES, USING A MULCHING MOWER (OR REMOVAL OF CLIPPINGS). IF NATIVE GRASSES ARE USED, THE POND MAY REQUIRE LESS FREQUENT MOWING, BUT A MINIMUM OF TWICE ANNUALLY. REGULAR MOWING SHOULD ALSO INCLUDE WEED CONTROL PRACTICES, HOWEVER HERBICIDE USE SHOULD BE KEPT TO A MINIMUM. 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 DETENTION POND AT LEAST TWICE ANNUALLY FOR EROSION OR DAMAGE TO VEGETATION; HOWEVER, ADDITIONAL INSPECTION AFTER PERIODS OF HEAVY RUNOFF IS MOST DESIRABLE. 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 RESTORED TO MEET SPECIFICATIONS.

- DEBRIS AND LITTER REMOVAL - THE DETENTION POND 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 2 TIMES PER YEAR.

- SEDIMENT REMOVAL - SEDIMENT MAY ACCUMULATE WITHIN THE DETENTION POND, PREVENTING UNIFORM OVERLAND FLOW. SEE ATTACHED EXHIBIT FOR SEDIMENT MARKER LOCATION NEAR THE POND OUTFALL. SEDIMENT IS TO BE REMOVED WHEN THE ACCUMULATED OR AT LEAST EVERY 10 YEARS.

SEE SHEET 12 FOR POND SECTIONS VIEWS



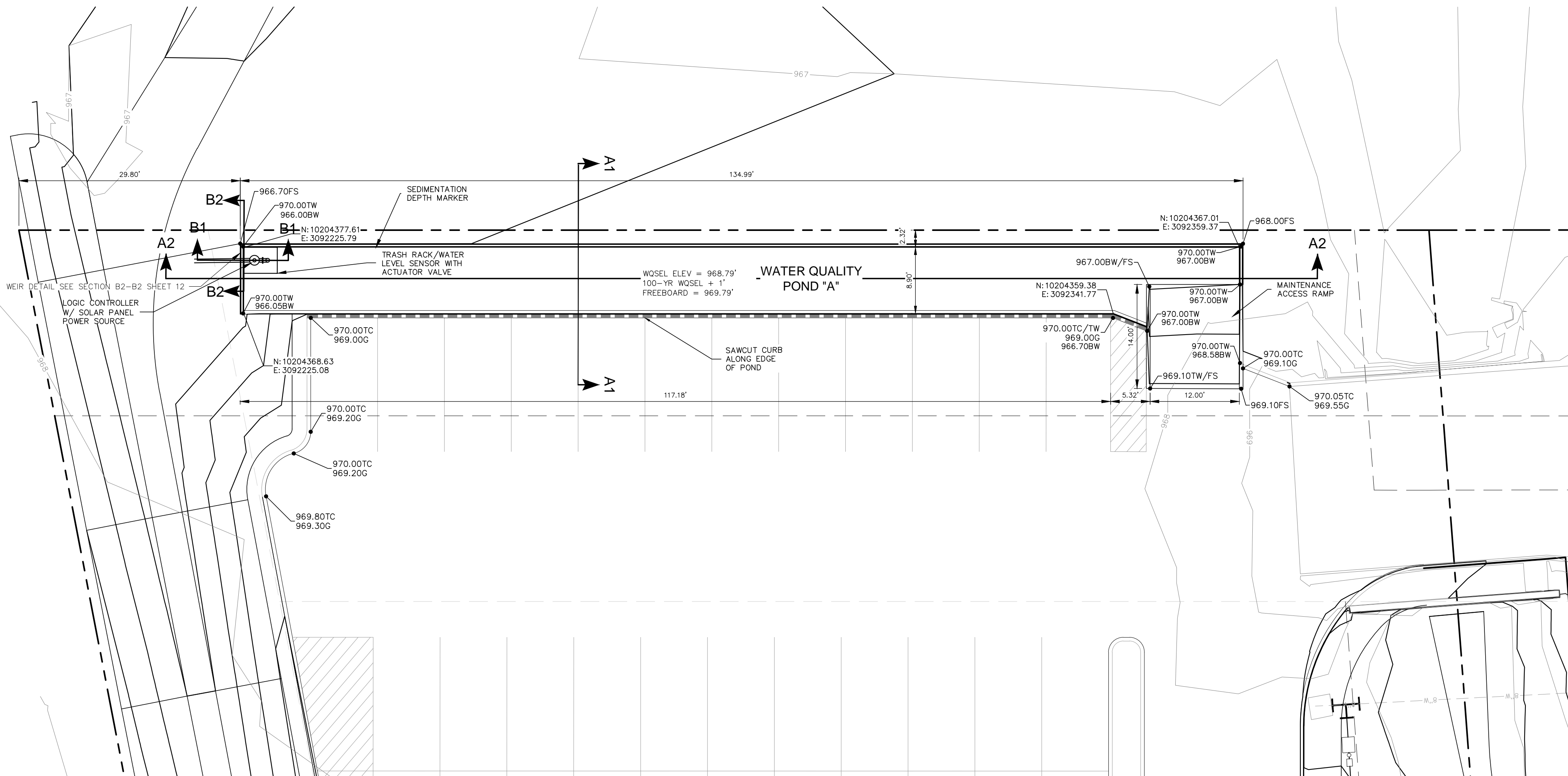
LEGEND

- 900 — EXISTING CONTOUR
— 900 — PROPOSED CONTOUR
← DRAINAGE FLOW ARROW
— GRADE BREAK /SWALE

SEDIMENT DEPTH MARKER

NOTE:

1. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI IN 28 DAYS.
2. ANY DISTURBED AREAS WILL BE VEGETATED BY SEEDING OR SODDING.
3. ALL EARTHEN CHANNELS MUST NOT EXCEED 3:1 SIDE SLOPES (MAX).
4. VALVE TO BE EQUIPPED WITH MANUAL OPENING CAPABILITY.
5. VALVE TO BE IN CLOSED POSITION AT ALL TIMES BETWEEN STORM EVENTS.
6. LOGIC CONTROLLER TO OPEN VALVE 12 HOURS (BY SIGNALING ACTUATOR TO TURN VALVE INTO FULLY OPEN POSITION) AFTER FIRST RAINFALL READING BY WATER LEVEL SENSOR.
7. VEGETATION ON THE BASIN EMBANKMENTS SHOULD BE MOWED AS APPROPRIATE TO PREVENT ESTABLISHMENT OF WOODY VEGETATION.
8. ALL CABLES TO BE PROTECTED BY CONDUIT AND BURIED TO PREVENT DAMAGE DURING MAINTENANCE ACTIVITIES.
9. MANUAL CONTROLS OF THE CONTROLLER WILL BE USED TO KEEP VALVE CLOSED IN THE EVENT OF A HAZARDOUS MATERIAL SPILL IN THE BASIN. ALL COMPONENTS OF THE SYSTEM MUST BE INSPECTED WITHIN 7 DAYS FOR PROPER OPERATION.
10. FIXED VERTICAL SEDIMENTATION DEPTH MARKER TO BE INSTALLED TO INDICATE WHEN SEDIMENTATION ACCUMULATION REACHES A REQUIRED REMOVAL DEPTH OF 6 INCHES.
11. 12 INCHES OF CLAY TO BE USED AS IMPERMEABLE LINER FOR BATCH DETENTION BASIN. CLAY SHOULD BE STABILIZED WITH APPROPRIATE VEGETATION AND MEET SPECIFICATIONS FROM TABLE 3-6 OF THE EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL. (SHOWN ON THIS PAGE)
12. UPON COMPLETION OF CONSTRUCTION, AND IN ACCORDANCE WITH TCEQ REGULATIONS, ALL PERMANENT BMP'S (BASINS) MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.



CONDOR TEXAS PROPERTIES

6779 W SH 29 #100
GEORGETOWN, TX 78628

GO PICKLEBALL

6827 W SH 29
GEORGETOWN, TX , 78628

WATER QUALITY POND PLAN

SHEET

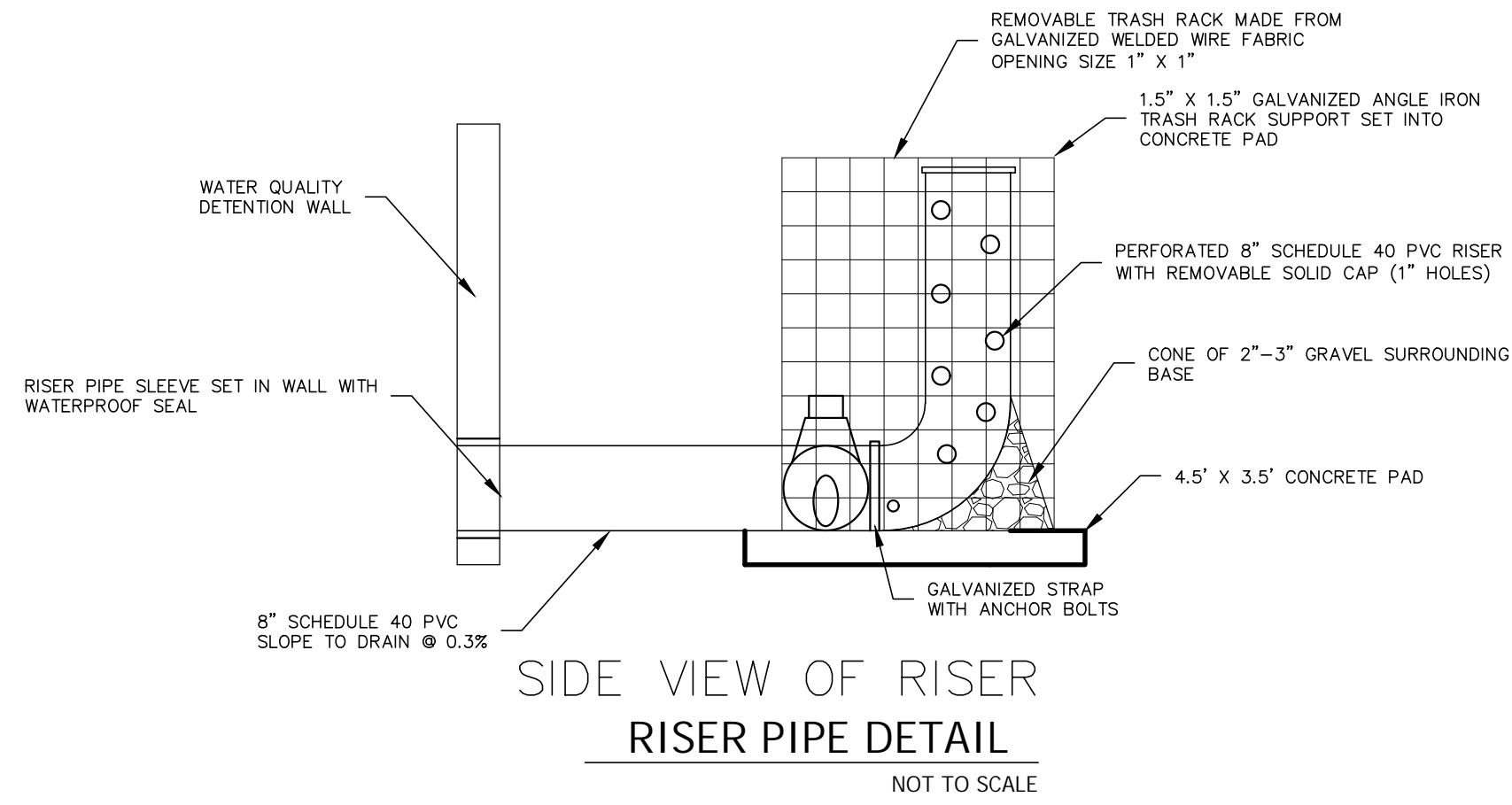
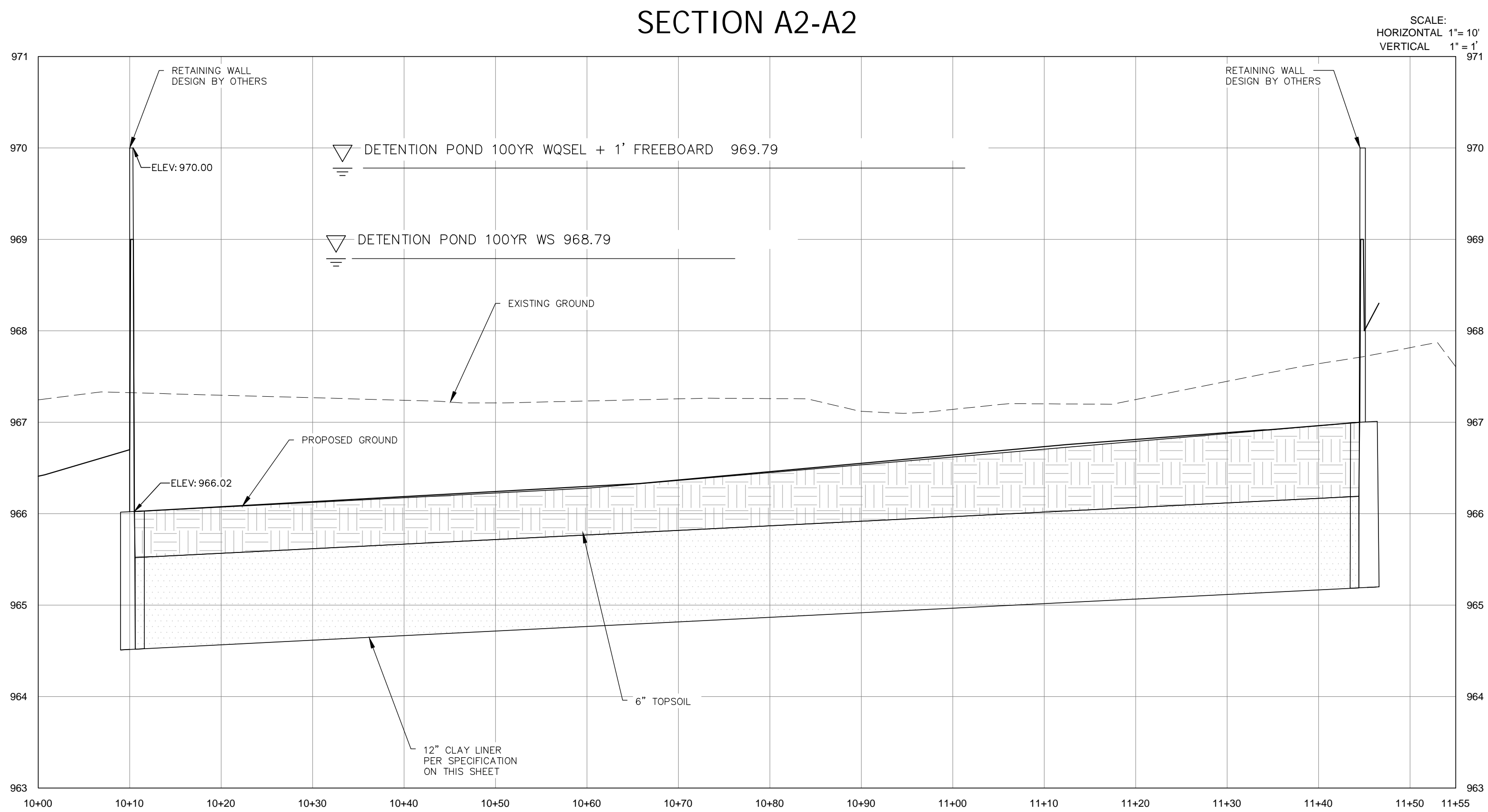
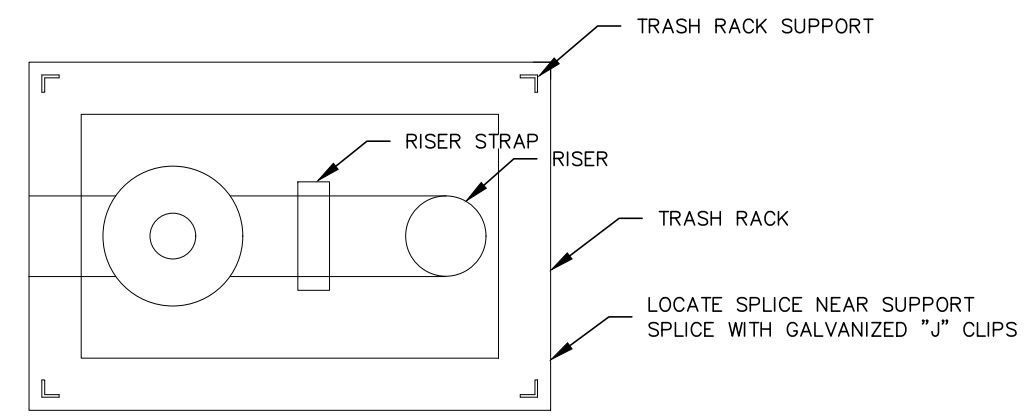
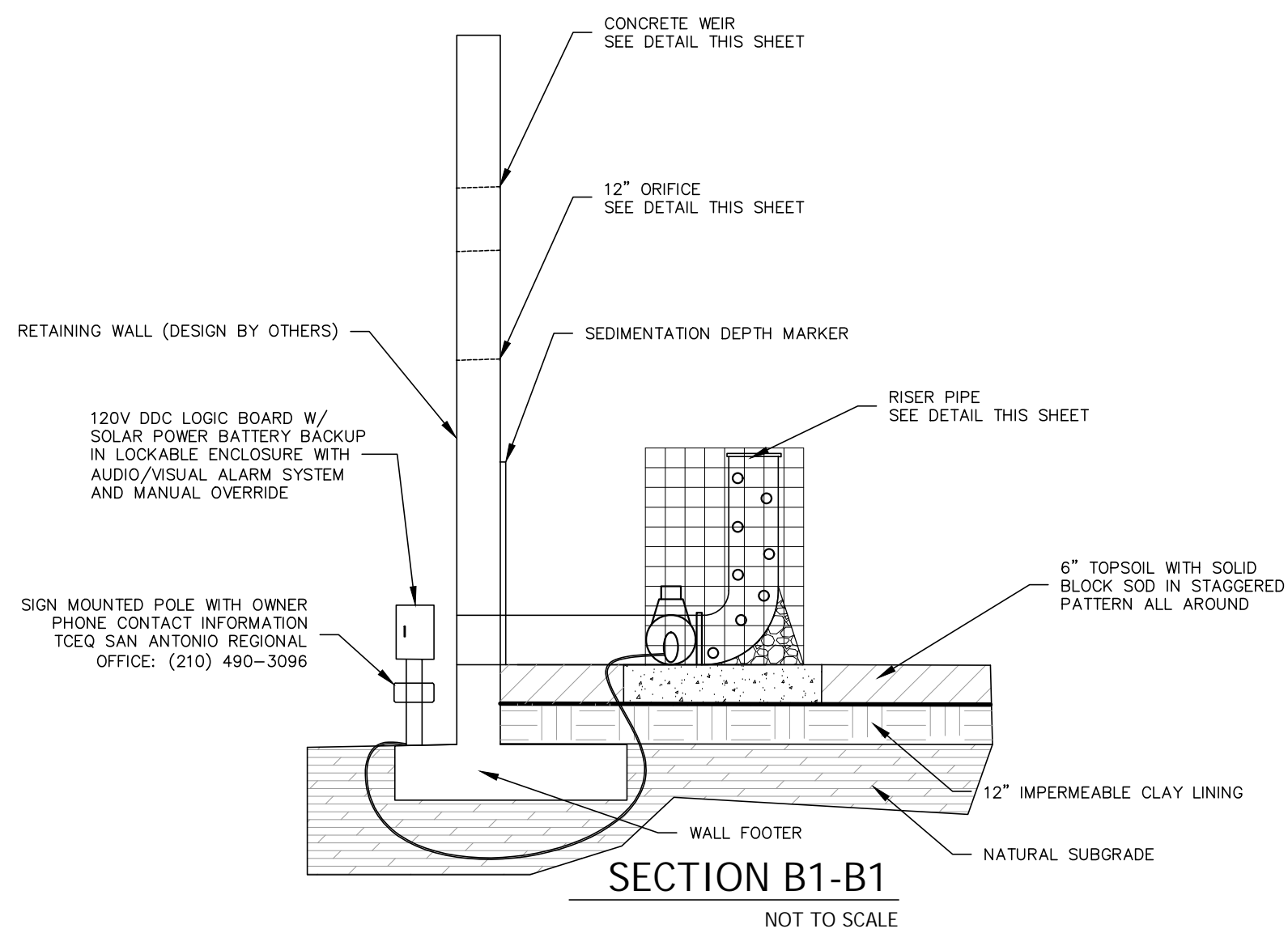
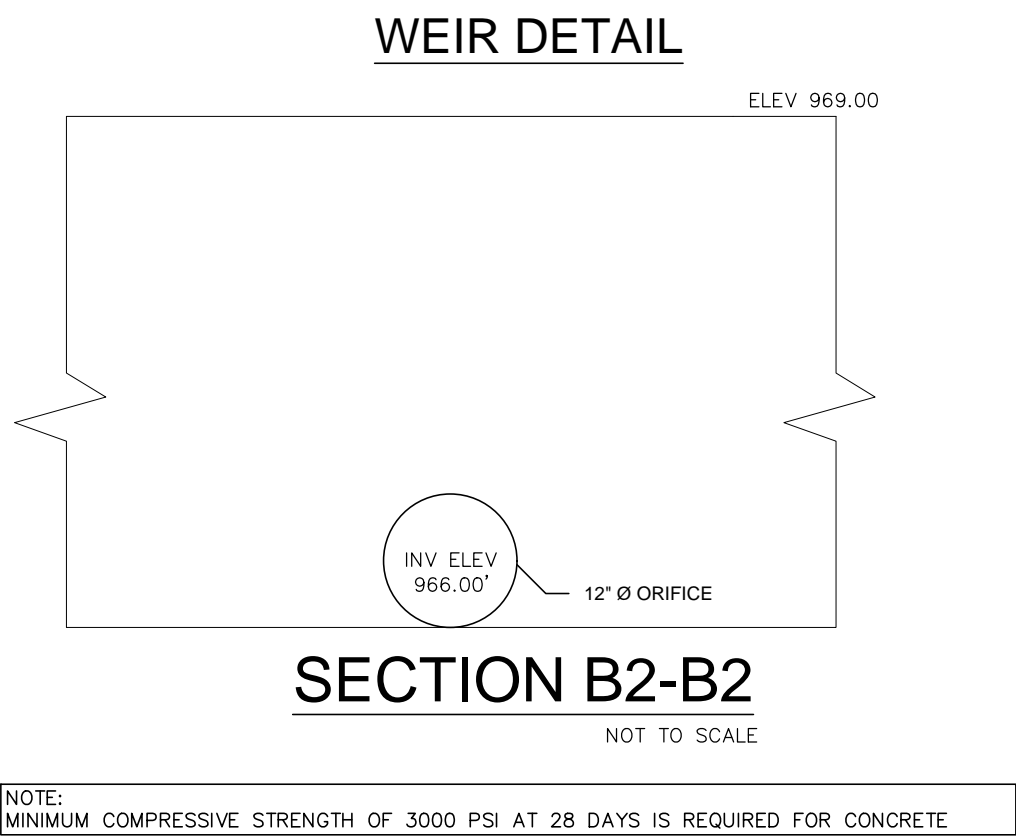
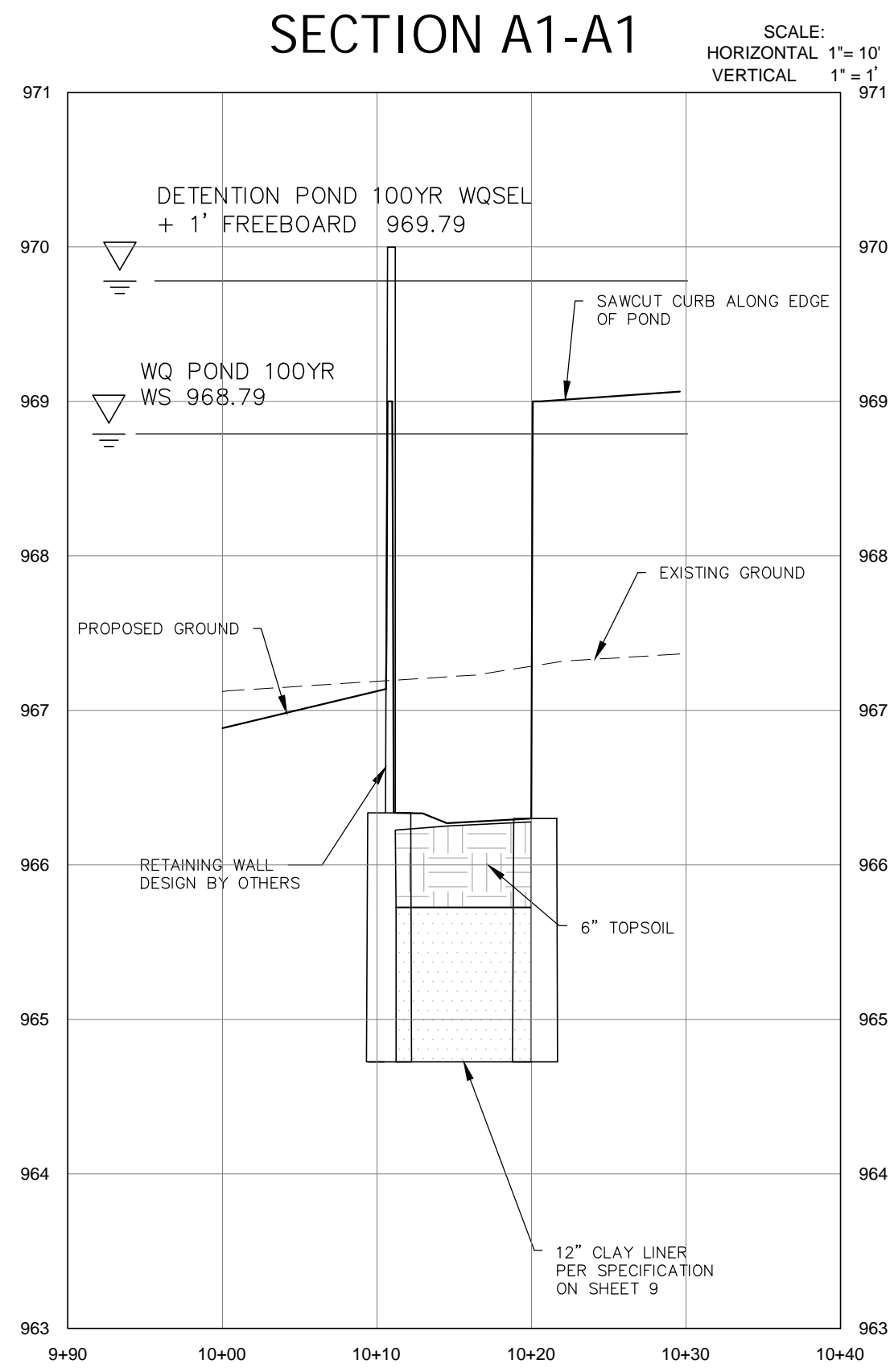
11 of 17

NO DATE ISSUES AND REVISIONS



2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
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TBPE FIRM F-13351

SEE SHEET 11 FOR SECTION MARKER LOCATIONS



CONDOR TEXAS PROPERTIES
6779 W SH 29 #100
GEORGETOWN, TX 78628

GO PICKLEBALL
6827 W SH 29
GEORGETOWN, TX , 78628

WATER QUALITY
DETAILS

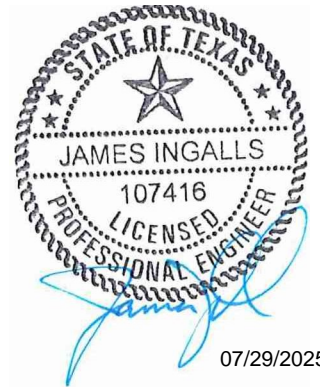
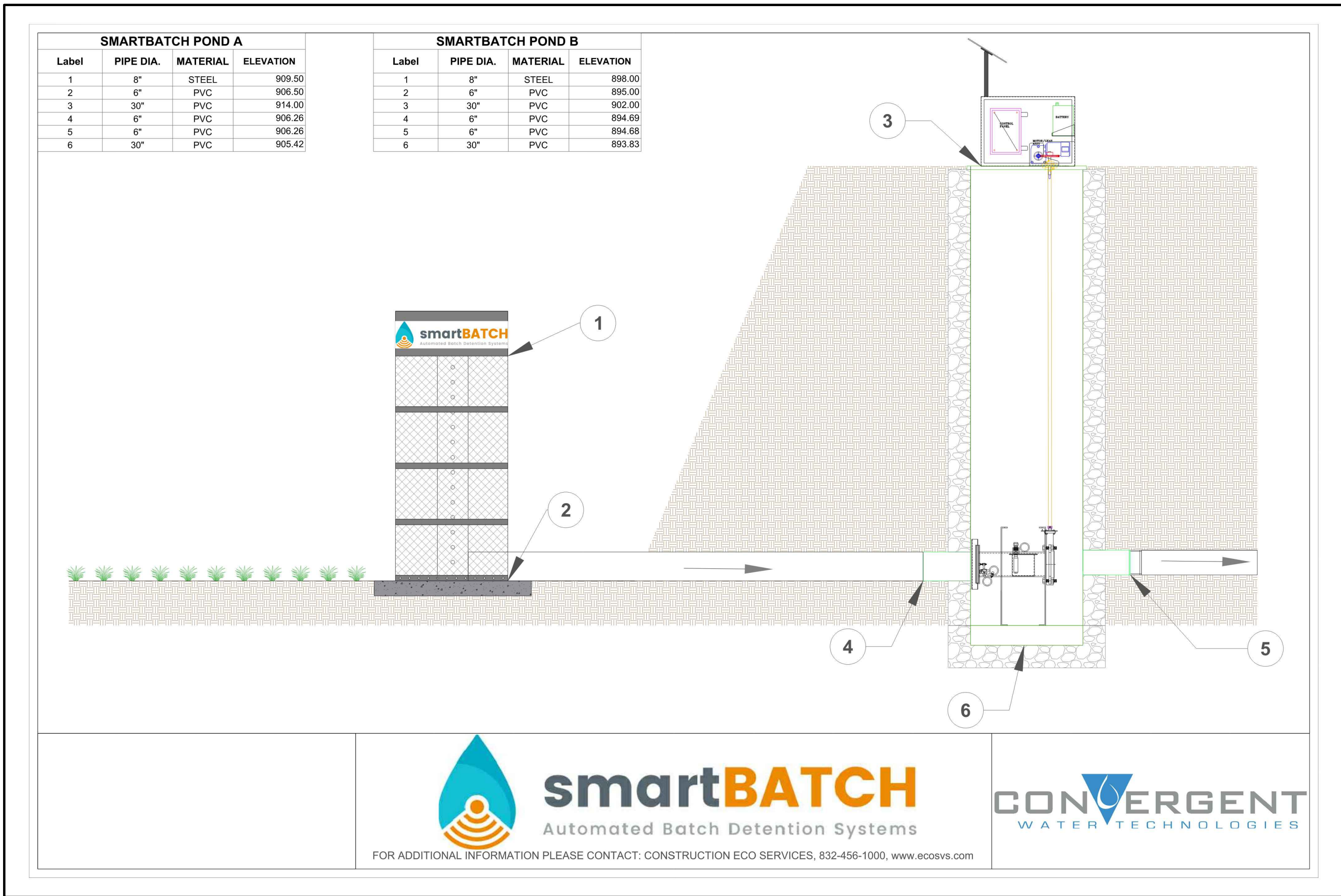
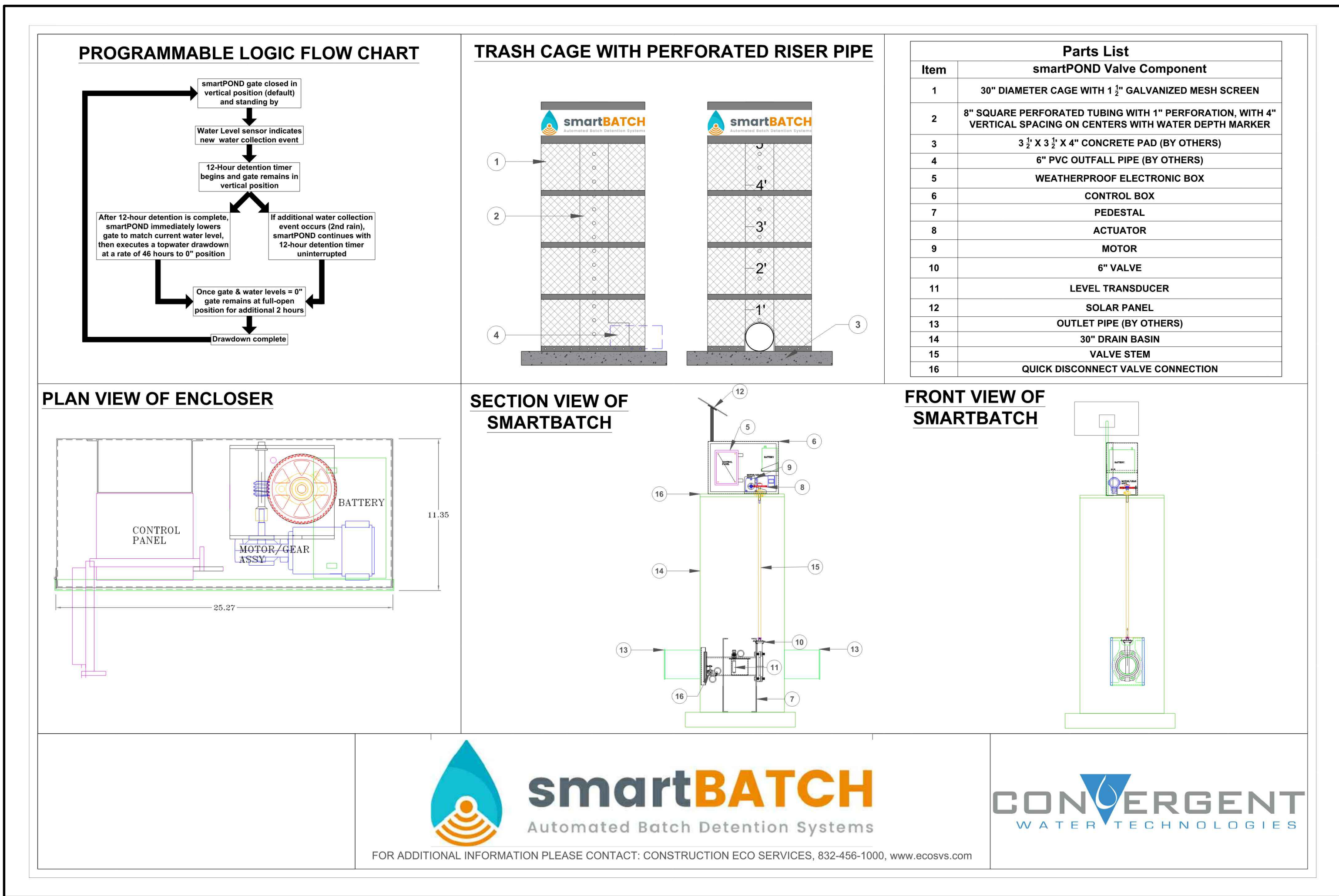
SHEET 12 OF 17

| NO | DATE | ISSUES AND REVISIONS |
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CIVIL

2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

Drawing Name: N:\Projects\TDR0001 Go Sports Texas - Georgetown\Civil\Construction Drawings\12 WATER QUALITY DETAILS.dwg User: James Ingalls Aug 02, 2025 - 6:15am



CONDOR TEXAS PROPERTIES
6779 W SH 29 #100
GEORGETOWN, TX 78628

GO PICKLEBALL
6827 W SH 29
GEORGETOWN, TX , 78628

**WATER QUALITY
DETAILS 2**

SHEET
12.1 OF **17**

| NO | DATE | ISSUES AND REVISIONS |
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NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

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

I Ryan Connor
Print Name

Managing Member
Title - Owner/President/Other

of Condor Texas Properties, LLC
Corporation/Partnership/Entity Name

have authorized James Ingalls, PE
Print Name of Agent/Engineer

of INK Civil
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

[Signature]
Applicant's Signature

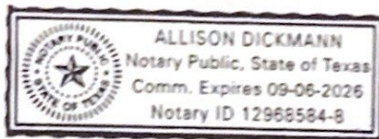
4/16/25
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Conrad 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 16th day of April, 2025.



Allison Dickmann
NOTARY PUBLIC
Allison Dickmann
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 09-06-2026

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Condor Office Park

Regulated Entity Location: 6827 W STATE HIGHWAY 29 , GEORGETOWN, TX 78628

Name of Customer: CONDOR TEXAS PROPERTIES, LLC

Contact Person: Ryan Condor

Phone: 512-484-1718

Customer Reference Number (if issued):CN 605702315

Regulated Entity Reference Number (if issued):RN 110856671

Austin Regional Office (3373)

☐ Hays

☐ Travis

☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

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

☒ Austin Regional Office

☐ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone

☐ Contributing Zone

☐ Transition Zone

| <i>Type of Plan</i> | <i>Size</i> | <i>Fee Due</i> |
|---------------------------------------------------------------------------------------------------------|-------------|----------------|
| Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling | Acres | \$ |
| Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks | Acres | \$ |
| Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential | 1.23 Acres | \$ 4,000 |
| Sewage Collection System | L.F. | \$ |
| Lift Stations without sewer lines | Acres | \$ |
| Underground or Aboveground Storage Tank Facility | Tanks | \$ |
| Piping System(s)(only) | Each | \$ |
| Exception | Each | \$ |
| Extension of Time | Each | \$ |

Signature: _____



Date: 04/15/2025

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ Core Data Form

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

SECTION I: General Information

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------|
| 1. Reason for Submission (If other is checked please describe in space provided.) | | |
| <input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.) | | |
| <input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form) | | <input type="checkbox"/> Other |
| 2. Customer Reference Number (if issued) | Follow this link to search for CN or RN numbers in Central Registry** | 3. Regulated Entity Reference Number (if issued) |
| CN 605702315 | | RN 110856671 |

SECTION II: Customer Information

| | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 4. General Customer Information | | 5. Effective Date for Customer Information Updates (mm/dd/yyyy) | | |
| <input type="checkbox"/> New Customer <input checked="" type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership | | | | |
| <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts) | | | | |
| <i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i> | | | | |
| 6. Customer Legal Name (If an individual, print last name first: eg: Doe, John) | | | <i>If new Customer, enter previous Customer below:</i> | |
| CONDOR TEXAS PROPERTIES, LLC | | | | |
| 7. TX SOS/CPA Filing Number | 8. TX State Tax ID (11 digits) | | 9. Federal Tax ID (9 digits) | 10. DUNS Number (if applicable) |
| 0801391996 | 32043739294 | | 27-5374351 | 002073314 |
| 11. Type of Customer: | <input type="checkbox"/> Corporation | | <input type="checkbox"/> Individual | Partnership: <input checked="" type="checkbox"/> General <input type="checkbox"/> Limited |
| Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other | | <input type="checkbox"/> Sole Proprietorship | | <input type="checkbox"/> Other: |
| 12. Number of Employees | | | 13. Independently Owned and Operated? | |
| <input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher | | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| 14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following | | | | |
| <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: | | | | |
| <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant | | | | |
| 15. Mailing Address: | PO BOX 1083 | | | |
| | | | | |
| City | CEDAR PARK | State | TX | ZIP 78630 ZIP + 4 1083 |
| 16. Country Mailing Information (if outside USA) | | | 17. E-Mail Address (if applicable) | |
| | | | ryan@condortxp.com | |
| 18. Telephone Number | | 19. Extension or Code | | 20. Fax Number (if applicable) |
| | | | | |

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.)

CONDOR OFFICE PARK

23. Street Address of the Regulated Entity:

6779 W STATE HIGHWAY 29

(No PO Boxes)

| | | | | | | | |
|------|------------|-------|----|-----|-------|---------|------|
| City | GEORGETOWN | State | TX | ZIP | 78628 | ZIP + 4 | 2974 |
|------|------------|-------|----|-----|-------|---------|------|

24. County

Williamson

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

25. Description to Physical Location:**26. Nearest City**

State

Nearest ZIP Code

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:**28. Longitude (W) In Decimal:**

Degrees

Minutes

Seconds

Degrees

Minutes

Seconds

29. Primary SIC Code**30. Secondary SIC Code****31. Primary NAICS Code****32. Secondary NAICS Code**

(4 digits)

(4 digits)

(5 or 6 digits)

(5 or 6 digits)

7997

8600

711211

713940

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

General Office and gymnasium

34. Mailing Address:

PO BOX 1083

| | | | | | | | |
|------|------------|-------|----|-----|-------|---------|------|
| City | CEDAR PARK | State | TX | ZIP | 78630 | ZIP + 4 | 1083 |
|------|------------|-------|----|-----|-------|---------|------|

35. E-Mail Address:

ryan@condortxp.com

36. Telephone Number**37. Extension or Code****38. Fax Number** (if applicable)

(512)415-0440

() -

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


| | | | | |
|------------------------------------------------|------------------------------------------------|-----------------------------------------------------|--------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Dam Safety | <input type="checkbox"/> Districts | <input checked="" type="checkbox"/> Edwards Aquifer | <input type="checkbox"/> Emissions Inventory Air | <input type="checkbox"/> Industrial Hazardous Waste |
| | | EAPP ID: 11001723 | | |
| <input type="checkbox"/> Municipal Solid Waste | <input type="checkbox"/> New Source Review Air | <input type="checkbox"/> OSSF | <input type="checkbox"/> Petroleum Storage Tank | <input type="checkbox"/> PWS |
| | | | | |
| <input type="checkbox"/> Sludge | <input type="checkbox"/> Storm Water | <input type="checkbox"/> Title V Air | <input type="checkbox"/> Tires | <input type="checkbox"/> Used Oil |
| | | | | |
| <input type="checkbox"/> Voluntary Cleanup | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Wastewater Agriculture | <input type="checkbox"/> Water Rights | <input type="checkbox"/> Other: |
| | | | | |

SECTION IV: Preparer Information

| | | | |
|-----------------------------|-------------------------|-----------------------|---------------------------|
| 40. Name: | Catherine Haegelin, EIT | 41. Title: | Graduate Engineer |
| 42. Telephone Number | 43. Ext./Code | 44. Fax Number | 45. E-Mail Address |
| (830)-358-7127 | | () - | plats@ink-civil.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: | INK Civil | Job Title: | Engineer/Agent |
| Name (In Print): | James Ingalls, PE | Phone: | (830)-358-7127 |
| Signature: |  | Date: | 04/15/2025 |