Modification of a Previously Approved Contributing Zone Plan Checklist

- **Edwards Aquifer Application Cover Page (TCEQ-20705)**
- **Modification of a Previously Approved Contributing Zone Plan Form (TCEQ-10259)**

  Attachment A - Original Approval Letter and Approved Modification Letters
  Attachment B - Narrative of Proposed Modification
  Attachment C - Current site plan of the approved project

- **Contributing Zone Plan Application (TCEQ-10257)**
- **Storm Water Pollution Prevention Plan (SWPPP)**

  -OR-

- **Temporary Stormwater Section (TCEQ-0602)**
- **Copy of Notice of Intent (NOI)**
- **Agent Authorization Form (TCEQ-0599), if application submitted by agent**
- **Application Fee Form (TCEQ-0574)**
- **Check Payable to the "Texas Commission on Environmental Quality"**
- **Core Data Form (TCEQ-10400)**

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with 30 TAC 213.

Administrative Review

1. Edwards Aquifer applications must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

   To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: http://www.tceq.texas.gov/field/eapp.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

   An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: TYLERVILLE COMMERCIAL LOT 2 BLOCK A						**2. Regulated Entity No.:111022828**			
3. Customer Name: WATERSTONE TYLERVILLE LP						**4. Customer No.: 605369297**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			8.93
9. Application Fee:	$5000.00		**10. Permanent BMP(s):**						
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
13. County:	Williamson		**14. Watershed:**					North Brushy Creek	

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	___
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 X 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.
William B Pohl - General Partner Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent Date 10-31-25

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):	

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), 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.

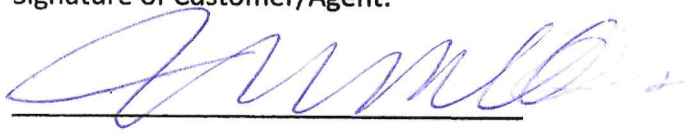
Signature

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 **Modification of a Previously Approved Contributing Zone Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: **William B. Pohl**

Date: 10-30-2025

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: TYLERVILLE COMMERCIAL LOT 2 BLOCK A
   Original Regulated Entity Name: TYLERVILLE COMMERCIAL LOT 2 BLOCK A
   Assigned Regulated Entity Number(s) (RN): 111022828
   Edwards Aquifer Protection Program ID Number(s): 1101999
   ☐ The applicant has not changed and the Customer Number (CN) is: 605369297
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

2. ☒ **Attachment A: Original Approval Letter and Approved Modification Letters.** A copy of the original approval letter and copies of any modification approval letters are attached.

3. A modification of a previously approved plan is requested for (check all that apply):

☒ Any physical or operational modification of any best management practices or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
☐ Any change in the nature or character of the regulated activity from that which was originally approved;
☐ A change that would significantly impact the ability to prevent pollution of the Edwards Aquifer and hydrologically connected surface water; or
☒ Any development of land previously identified in a contributing zone plan as undeveloped.

4. ☒ Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	4.7	8.93
Type of Development	Grading	Grading
Number of Residential Lots	0	0
Impervious Cover (acres)	0	0
Impervious Cover (%)	0	0
Permanent BMPs	None	None
Other	N/A	N/A

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	N/A	N/A
Other	N/A	N/A

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	N/A	N/A
Other	N/A	N/A

5. ☒ **Attachment B: Narrative of Proposed Modification**. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved,

including previous modifications, and how this proposed modification will change the approved plan.

6. ☒ **Attachment C: Current Site Plan of the Approved Projec**t. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
   - ☐ The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
   - ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
   - ☒ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.

7. ☐ Acreage has not been added to or removed from the approved plan.
   ☒ Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.

8. ☒ 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.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 28, 2020

Exp. 5-27-22

SW - West Pond

Mr. Lee Miks
Waterstone Tylerville, L.P.
10800 Pecan Park Blvd., Suite 125
Austin, Texas 78750 - 1372

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Tylerville Commercial Lot 2 Block A; Located southeast of West Broade St. and San Gabriel Pkwy; Leander, Texas

TYPE OF PLAN: Request for the approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Regulated Entity No. RN111022828; Additional ID No. 11001999

Dear Mr. Miks:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP for the above-referenced project submitted to the Austin Regional Office by LandDev Consulting, LLC on behalf of Waterstone Tylerville, L.P. on April 6, 2020. Final review of the CZP was completed after additional material was received on May 27, 2020. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 4.72 acres. It will include construction of three commercial buildings, access drive, sidewalk, parking, utilities, and drainage improvements. The impervious cover will be 2.43 acres (51.48 percent). Project wastewater will be disposed of by conveyance to the existing City of Leander Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a batch detention basin designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for the project is 2,115 pounds of TSS generated from the 2.43 acres of impervious cover. The approved measure meets the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

I. The permanent pollution abatement measure shall be operational prior to first occupancy or use of facilities within the measure's respective drainage areas.

II. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during

construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. 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).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: 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.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

14. Owners of permanent BMPs and measures must ensure that the 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 Austin Regional Office within 30 days of site completion.
15. The applicant shall be 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. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire, and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact the Edwards Aquifer Protection Program Austin Regional Office at (512) 339-2929.

Sincerely,

Robert Sadlier, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/ng

Enclosures: Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Michael A. Giannetta, P.E., LandDev Consulting, LLC

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 20, 2025

Mr. William B. Pohl
Waterstone Tylerville, LP.
10800 Pecan Park Blvd. #125
Austin, Texas, 78750

Re: Approval for Extension of Time to Commence Regulated Activities Authorized by a Contributing Zone Plan (CZP).
Tylerville Commercial Lot 2 Block A; Located SE of W Broade St. and San Gabriel Pkwy; Leander, Williamson County, Texas
Edwards Aquifer Protection Program ID: 11001999, Regulated Entity No. RN111022828

Dear Mr. Pohl:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the request for an extension of time for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Pohl Partners on behalf of the applicant, Waterstone Tylerville, L.P. on May 20, 2025. Final review of the request was completed after a revised application was received on June 16, 2025.

As presented to the TCEQ, the extension request was prepared in general compliance with the requirements of 30 Texas Administrative Code (TAC) Chapter §213 and there have been no modifications to the previously approved plan. The extension request is hereby **approved** subject to applicable state rules and the conditions of the approval letter dated May 28, 2020.

This extension expires on November 28, 2025.

If construction has not commenced by this date, another request for an extension must be received before the extension expires. The extension will expire and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of the original approval letter.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Angel Mondragon of the Edwards Aquifer Protection Program at 512-239-7024 or the regional office at 512-339-2929.

Sincerely,

Monica Reyes

Monica Reyes, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

MR/aem

cc: Mr. Lee Miks P.E., Pohl Partners Inc.

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

I William B. Pohl
Print Name,

General Partner
Title - Owner/President/Other,

of Waterstone Tylerville, LP.
Corporation/Partnership/Entity Name,

have authorized Lee Miks
Print Name of Agent/Engineer

of Pohl Partners
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

Applicant's Signature

4-27-22
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared William Pohl 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 27 day of April 2022.

MIRA LINN BOYDA
Notary Public, State of Texas
Comm. Expires 04-29-2025
Notary ID 133070996

NOTARY PUBLIC

Mira Boyda
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 4-29-25

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Waterstone Tylerville, LP.

Regulated Entity Location: acres at the SE intersection of San Gabriel Parkway and W Broade St, Leander Tx 4.72

Name of Customer: Waterstone Tylerville, LP. William B. Pohl General Partner

Contact Person: Lee Miks Phone: 512-423-8457

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☐ Comal ☐ Kinney

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

☒ Austin Regional Office

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

☐ San Antonio Regional Office

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

Site Location (Check All That Apply):

☐ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$ 150.00

Signature: [signature]

Application Fee Schedule

Date: _____

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

Project	Project Area in Acres	Fee
One Single Family Residential Dwelling	< 5	$650
Multiple Single Family Residential and Parks	< 5	$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

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	Fee
Exception Request	$500

Extension of Time Requests

Project	Fee

TCEQ Core Data Form

TCEQ Use Only

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

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

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

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

2. Customer Reference Number (*If issued*): CN

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

3. Regulated Entity Reference Number (*If issued*): RN

SECTION II: Customer Information

4. General Customer Information

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

☐ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership

☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

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

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

If new Customer, enter previous Customer below:

7. TX SOS/CPA Filing Number: 0800368347

8. TX State Tax ID (11 digits): 32035567703

9. Federal Tax ID (9 digits):

10. DUNS Number (*if applicable*):

11. Type of Customer: ☐ Corporation ☐ Individual

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

Partnership: ☐ General ☒ Limited ☐ Other:

12. Number of Employees

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

13. Independently Owned and Operated? ☒ Yes ☐ No

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

☒ Owner ☐ Operator ☐ Owner & Operator

☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address: 10800 Pecan Park Blvd. #125

City: Austin State: TX ZIP: 78750 ZIP + 4:

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

17. E-Mail Address (*if applicable*): lmiks@pohlbrown.com

18. Telephone Number: (512) 335-5577

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 below this form should be accompanied by a permit application*)

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

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

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

Waterstone Tylerville, LP. / Tylerville Commercial Lot 2 Block A, Leander, Texas

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

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	4.72 acres located on the SE corner of San Gabriel Parkway and West Broade Street, Leander, Texas

26. Nearest City			State	Nearest ZIP Code	
Leander			Tx	78641	
27. Latitude (N) In Decimal:			28. Longitude (W) In Decimal:		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	35	33N	97	51	43W

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)
5541	5812	447110	722511

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

34. Mailing Address:	10800 Pecan Park Blvd. #125							
	City	Austin	State	TX	ZIP	78750	ZIP + 4	
35. E-Mail Address:								

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(512) 335-5577		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	Lee Miks	41. Title:	Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 335-5577		( ) -	lmiks@pohlbrown.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:	Pohl Partners	Job Title:	Manager
Name *(In Print)*:	Lee Miks	Phone:	(512) 423- 8457
Signature:	Lee Miks	Date:	10-29-25

ATTACHMENT B – NARRATIVE OF PROPOSED MODIFICATION

The modification of the approved plan includes a change in the project area from 4.7 acres to 8.93 acres. The mass grading plan limits are included in Attachment C of this modification request with temporary BMPs and their locations included.

The 8.93-acre project area serving a future commercial development located in the City of Leander, Williamson County. The entire tract is located within the Contributing Zone of the Edwards Aquifer along the North Fork of Brushy creek and located within the FEMA FIRM panel 48491C0455F dated December 20, 2019. The project is located south of San Gabriel Parkway and west of U.S. Highway 183.

The site is currently undeveloped with no hardwood trees, and this development will not remove any trees. The developer conducted a Floodplain Fill Hydraulic Impact analysis by Edge Engineering, LLC dated June 13, 2022, for this tract. The grading includes the north side of the creek with the scope of this analysis.

The proposed site development for the limits of this Contributing Zone Plan Modification consists of grading only with no construction of impervious cover. The site is designed to have vegetative restoration when grading has been completed.

ATTACHMENT C

TYLLERVILLE SOUTH LOT 2A & 2B

MINOR SITE DEVELOPMENT PLANS

SD-25-0377

DEVELOPER
POHL PARTNERS
10800 PECAN PARK BLVD. #125
AUSTIN, TEXAS 78750
(512) 423-8457
CONTACT: LEE MIKS

CIVIL ENGINEER
PARNELL ENGINEERING INC
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TEXAS 78613
(512) 431-8411
CONTACT: WILL PARNELL

SURVEYOR
CRICHTON & ASSOCIATES
6448 US 290 #105
AUSTIN, TEXAS 78753
(512) 244-3395

ZONING
TYLERVILLE COMMERCIAL PUD. GC-2-A (GENERAL COMMERCIAL)

FLOOD PLAIN INFORMATION
A PORTION OF THIS TRACT IS LOCATED IN ZONE "AE" AREAS IN THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOODPLAIN INSURANCE RATE MAP PANEL NO. 48491C0455F, WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20,2019.

WATERSHED
THE SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

LEGAL DESCRIPTION
LOT 2A & 2B, BLOCK A, TYLERVILLE COMMERCIAL REPLAT $ AW0134 - COCHRAN, C. SURVEY, ACRES 9.3388

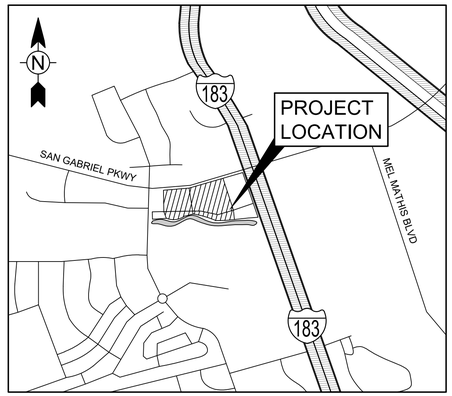
BENCHMARK NOTE
TBM #1 - SQUARE CUT ON CONCRETE ON THE NORTHWEST SIDE OF THE INTERSECTION OF MISTFLOWER SPRINGS DRIVE AND WEST BROADE STREET, N 10187830.680 E 3073608.989. ELEVATION =972.32'.

NOTES:

1. APPROVAL OF THESE PLANS BY THE CITY OF LEANDER INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING IF ADDITIONAL APPROVALS ARE NECESSARY.
2. IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF LEANDER UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT BRUCE CALDER AT (512) 974-2922 IF YOU HAVE ANY QUESTIONS. [COA TITLE 6]"
3. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/ HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
4. BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
5. THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
6. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, LEANDER , TEXAS).
7. PURSUANT TO 15-12-131 OF THE CITY CODE, THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE, OR REROUTE PEDESTRIAN AND VEHICULAR TRAFFIC, NOR PLACE A BARRICADE OR OTHER TRAFFIC DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.
8. CONTRACTOR SHALL RESTORE ALL SIGNS AND PAVEMENT MARKINGS TO EXISTING CONDITIONS FOLLOWING THE COMPLETION OF EACH PHASE OF CONSTRUCTION. CONTRACTORS SHALL REFER TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) FOR SIGN AND MARKING DIMENSIONS AND COLORS.
9. ALL CONSTRUCTION HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF LEANDER /OR TXDOT STANDARD SPECIFICATION, UNLESS OTHER WISE NOTED. **NO** SEPARATE SPECIFICATIONS WILL BE PROVIDED BY PARNELL ENGINEERING, INC.
9. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURES (CEF) BUFFER MUST COMPLY WITH THE CITY OF LEANDER CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
10. THE CRITICAL ENVIRONMENTAL FEATURE (CEF) BUFFERS MUST BE MAINTAINED PER CITY OF LEANDER CODE AND CRITERIA. EXISTING DRAINAGE AND NATIVE VEGETATION SHALL REMAIN UNDISTURBED TO ALLOW THE WATER QUALITY FUNCTION OF THE BUFFER. INSPECTION AND MAINTENANCE OF BUFFER SHALL OCCUR SEMIANNUALLY IN ACCORDANCE TO CITY OF LEANDER CODE AND CRITERIA.
11. THE APPLICANT/OWNER MUST COORDINATE WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION.
12. CONTRACTOR SHALL COORDINATE CONTINUOUSLY AND AS NECESSARY WITH PROPERTY/BUSINESS OWNERS TO MAINTAIN CONTINUATION OF TRAFFIC CONTROL AND ACCESS.
13. BE INFORMED THAT THE CONTRACTOR MUST OBTAIN A SEPARATE PERMIT TO WORK WITHIN THE COUNTY ROW.
14. NO EQUIPMENT, MATERIALS, AND/OR SPOILS SHALL BE STORED OVERNIGHT WITHIN THE FEMA 100-YR FLOODPLAIN, THE CREEK, AND THE CWQZ.

REVISIONS / CORRECTIONS

NO	DESCRIPTION	SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.)/%	CITY OF LEANDER APPROVAL DATE	DATE IMAGED



VICINITY MAP
NOT TO SCALE

SUBMITTAL DATE:
SEPTEMBER 24, 2025

RELATED CASE NUMBERS:
TAX I.D NO: R584668

TOTAL AREA SUMMARY	
TYLLERVILLE S. LOT 2A	3.7780 AC.
TYLLERVILLE S. LOT 2B	5.1487 AC.
TOTAL SITE AREA	8.9267 AC.

ENGINEER'S CERTIFICATION:

I, WILL PARNELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF LEANDER LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

APPROVED BY:

ROBIN M. GRIFFIN, AICP, EXECTUTIVE DIRECTOR OF DEVELOPMENT SERVICES — DATE

ROSS E. BLACKKETTER, P.E., CITY ENGINEER — DATE

MARK TUMMONS, CPRP, DIRECTOR OF PARKS & RECREATION — DATE

CHIEF JOSHUA DAVIS, FIRE MARSHALL — DATE

SD-25-0377
SITE DEVELOPMENT PERMIT NUMBER

THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE, AND ADEQUACY OF THE PLANS AND/OR SPECIFICATIONS WHETHER OR NOT THE PLANS AND/OR SPECIFICATIONS WERE REVIEWED BY THE CITY ENGINEER(S).

SHEET INDEX

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "TEXAS ONE CALL" AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.

Know what's below. Call before you dig.

STATE OF TEXAS
WILLIAM E. PARNELL
121598
LICENSED
PROFESSIONAL ENGINEER
10/16/25

POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

TYLLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS
SAN GABRIEL PKWY
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

COVER SHEET AND SHEET INDEX

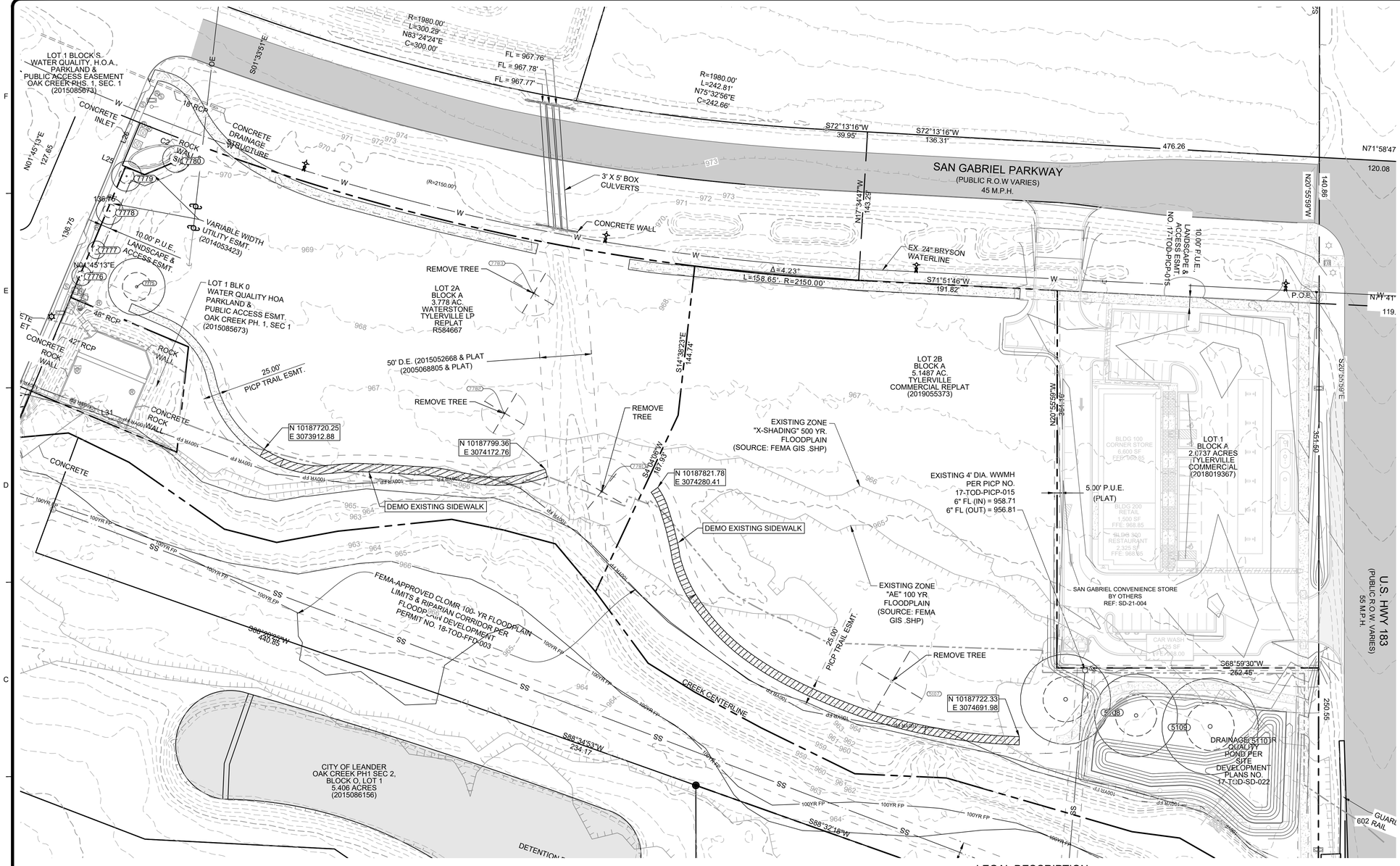
Project No: SD-25-0377
Designed By: W. PARNELL
Drawn By: K. HERNANDEZ
Checked By: W. PARNELL

G-001
Sheet 1 of 14

File No: 2214.02

Bar Measures 1 inch, otherwise drawing not to scale

10/17/2025 2:28:15 PM - J:\2214_POHL PARTNERS\2214.04_TYLERVILLE SOUTH - GRADING\CAD\SHEETFILES\G-001 COVER SHEET AND SHEET INDEX.DWG - KAREN HERNANDEZ



LEGEND

EXISTING

- MAJOR CONTOUR
- MINOR CONTOUR
- FLOODPLAIN LIMITS
- RIPARIAN CORRIDOR
- PROPERTY BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- SANITARY SEWER / WASTEWATER MAIN
- FENCE LINE
- OVERHEAD POWER LINE
- POWER POLE
- 5032 25" HACKBERRY — TREE LIST
- TREE TO REMAIN
- TREE TO BE REMOVED
- ASPHALT

NOTES:

1. CONTOURS ON THIS SHEET ARE BASED ON AVAILABLE GIS TOPOGRAPHY.
2. ONLY VISIBLE IMPROVEMENTS & UTILITIES WERE PROVIDED FROM SURVEY (THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID & CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR IS TO CONTACT THE LEANDER AREA "ONE CALL" SYSTEM @811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.

TREE LIST PROTECT

PT#	DESCRIPTION
7780	13" Red_Oak
7779	14.5" Red_Oak
7778	13" Red_Oak
7777	8.5" Monterrey_Oak
7776	9.5" Cedar_Elm
5108	43.5" Pecan
5109	40" Pecan
5110	46.5" Pecan
5111	17" American_Elm
7775	27.5" American_Elm

TREE LIST DEMOLITION

PT#	DESCRIPTION
7783	22" American_Elm
7782	22" American_Elm
7781	33" Pecan
5107	34" Pecan

LEGAL DESCRIPTION

LOT 2A & 2B, BLOCK A, TYLERVILLE COMMERCIAL REPLAT & AW0134 - COCHRAN, C. SURVEY, ACRES 9.3388.

ZONING

TYLERVILLE COMMERCIAL PUD. GC-2-A (GENERAL COMMERCIAL)

FLOOD PLAIN INFORMATION

A PORTION OF THIS TRACT IS LOCATED IN ZONE "AE" AREAS IN THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOODPLAIN INSURANCE RATE MAP PANEL NO. 48491C0455F, WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20,2019.

WATERSHED

THE SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

BENCHMARK NOTE

ELEVATION ESTABLISHED BY GLOBAL POSITION SYSTEM, NAD 83, TEXAS STATE PLANE, SOUTH CENTRAL ZONE.

1. TBM #1 - SQUARE CUT ON CONCRETE ON THE NORTHWEST SIDE OF THE INTERSECTION OF MISTFLOWER SPRINGS DRIVE AND WEST BROADE STREET, N 10187830.680 E 3073608.989. ELEVATION =972.32'.

BEARING BASIS

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000080460555.

Know what's below. Call before you dig.

STATE OF TEXAS
WILLIAM E. PARNELL
121598
LICENSED
PROFESSIONAL ENGINEER
10/16/25

POHL PARTNERS
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CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

TYLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS
SAN GABRIEL PKWY
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

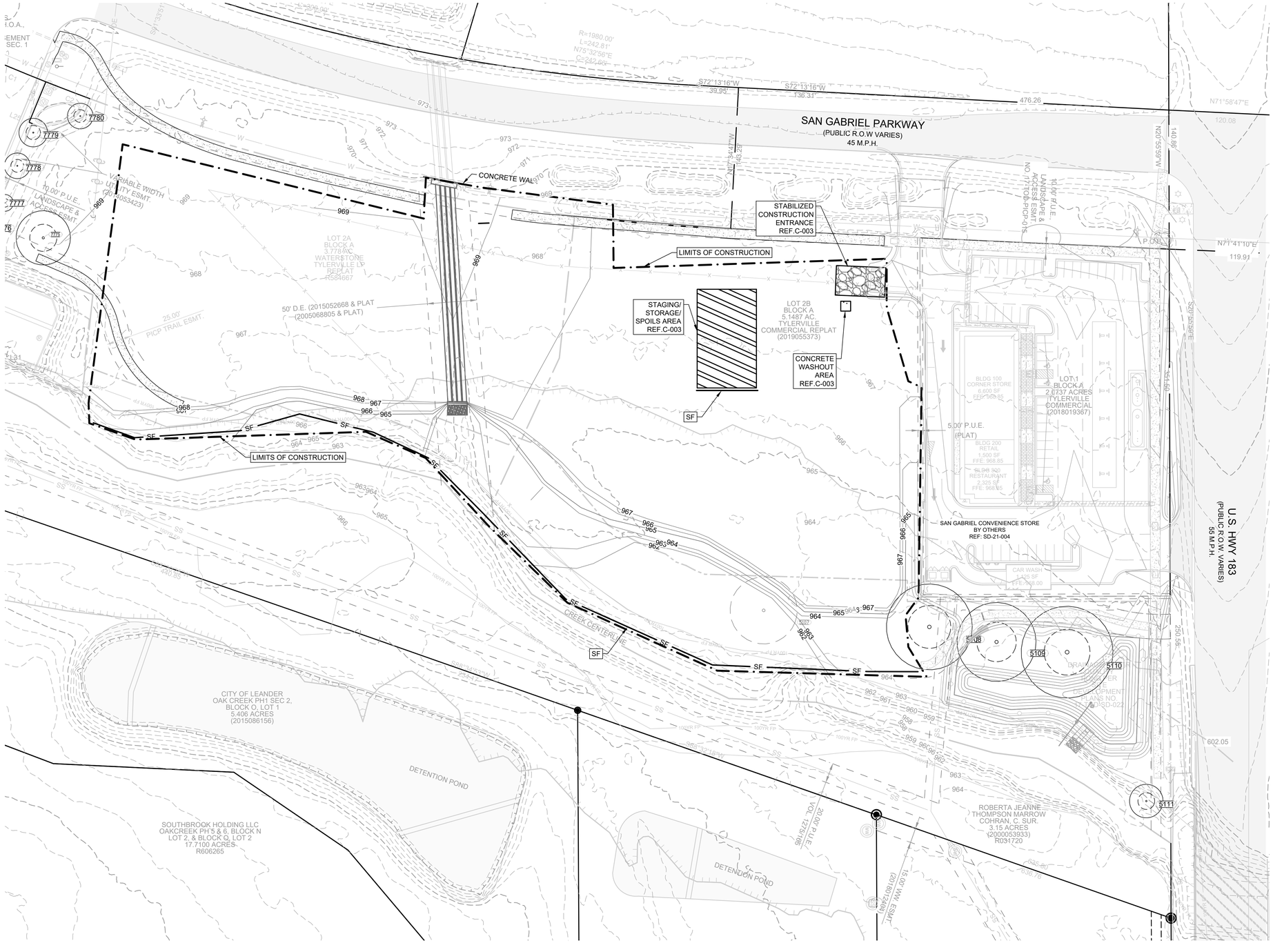
EXISTING CONDITIONS & DEMOLITION PLAN

Project No: SD-25-0377
Designed By: W. PARNELL
Drawn By: K. HERNANDEZ
Checked By: W. PARNELL

C-001
Sheet 6 of 13
File No: 2214.02

Bar Measures 1 inch, otherwise drawing not to scale

10/16/2025 2:54:15 PM - J:\2214_POHL PARTNERS\2214.04_TYLERVILLE SOUTH - GRADING\CAD\SHEETFILES\C-001 EXISTING CONDITIONS PLAN .DWG - KAREN HERNANDEZ



0 25' 50' 100'

SCALE: 1" = 50'

LEGEND

EXISTING

- MAJOR CONTOUR
- MINOR CONTOUR
- FLOODPLAIN LIMITS
- CWQZ LIMITS
- PROPERTY BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF DIRT ROAD
- SANITARY SEWER / WASTEWATER MAIN
- WATER MAIN
- FENCE LINE
- OVERHEAD POWER LINE
- POWER POLE

PROPOSED

- MAJOR CONTOUR
- MINOR CONTOUR
- EDGE OF CONCRETE
- LIMITS OF CONSTRUCTION
- SILT FENCE
- TREE & TREE IDENTIFICATION NUMBER
- BUILDING
- ASPHALT
- CONCRETE PATH
- CONCRETE WASHOUT AREA
- STAGING/STORAGE/SPOILS AREA
- STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE:	1 EACH
LIMITS OF CONSTRUCTION:	± 6.35 AC.
TOTAL LENGTH OF SILT FENCE:	1,350 LF

STATE OF TEXAS
WILLIAM E. PARNELL
121598
LICENSED PROFESSIONAL ENGINEER
10/16/25

POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

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500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

TYLLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS

SAN GABRIEL PKWY
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

EROSION AND SEDIMENT CONTROL PLAN

Project No:	SD-25-0377
Designed By:	W. PARNELL
Drawn By:	K. HERNANDEZ
Checked By:	W. PARNELL

C-002
Sheet 7 of 14
File No: 2214.02

811 Know what's below. Call before you dig.

Bar Measures 1 inch, otherwise drawing not to scale

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: **William B. Pohl**

Date: 10-30-25

Signature of Customer/Agent:

Regulated Entity Name: TYLERVILLE COMMERCIAL LOT 2 BLOCK A

Project Information

1. County: Williamson
2. Stream Basin: North Brushy Creek
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

   Contact Person: William B. Pohl, General Partner
   Entity: Waterstone Tylerville, L.P.
   Mailing Address: 10800 Pecan Park Boulevard, #125
   City, State: Austin, Texas Zip: 78750
   Telephone: 512-335-5577 Fax: _____
   Email Address: bpohl@pohlbrown.com

5. Agent/Representative (If any):

Contact Person: Lee Miks
Entity: Pohl Partners
Mailing Address: 10800 Pecan Park Blvd., #125
City, State: Austin, Texas Zip: 78750
Telephone: 512-335-5577 Fax: _____
Email Address: lmiks@pohlbrown.com

6. Project Location:

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

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

PROJECT Site is located west of US 183, South of San Gabriel Parkway, East of Broad Street and north of the Creek.

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

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

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

10. ☒ **Attachment C - Project Narrative**. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:

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

11. Existing project site conditions are noted below:

☐ Existing commercial site
☐ Existing industrial site

☐ Existing residential site
☐ Existing paved and/or unpaved roads
☐ Undeveloped (Cleared)
☒ Undeveloped (Undisturbed/Not cleared)
☐ Other: _____

12. The type of project is:

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

13. Total project area (size of site): 8.93 Acres

Total disturbed area: 6.35 Acres

14. Estimated projected population: N/A

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

Table 1 - Impervious Cover

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

Total Impervious Cover 0 **÷ Total Acreage** 8.93 **X 100 =** 0**% Impervious Cover**

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

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

For Road Projects Only

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

☐ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

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

☐ Existing.
☐ Proposed.

☒ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 50''.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____.

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

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

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

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

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

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

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

42. ☒ Surface waters (including wetlands).

    ☐ N/A

43. ☒ Locations where stormwater discharges to surface water.

    ☐ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☒ N/A

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

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

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

☒ N/A

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

☒ N/A

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

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

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

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

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

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

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

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

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

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

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

    ☒ N/A

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

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

☐ N/A

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

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

    ☒ N/A

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

    ☒ N/A

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

    ☒ N/A

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

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

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

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

Administrative Information

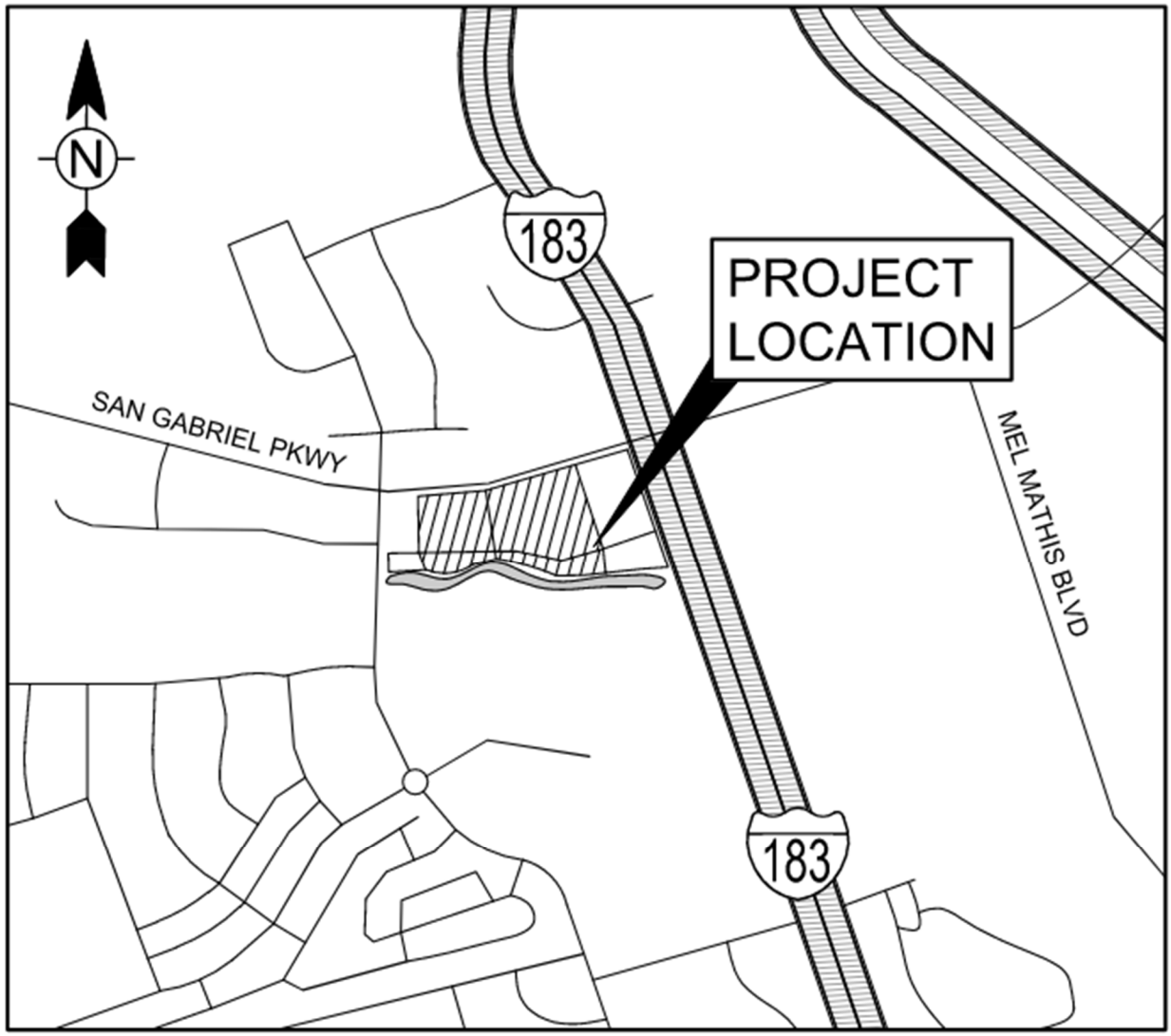
61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

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

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

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

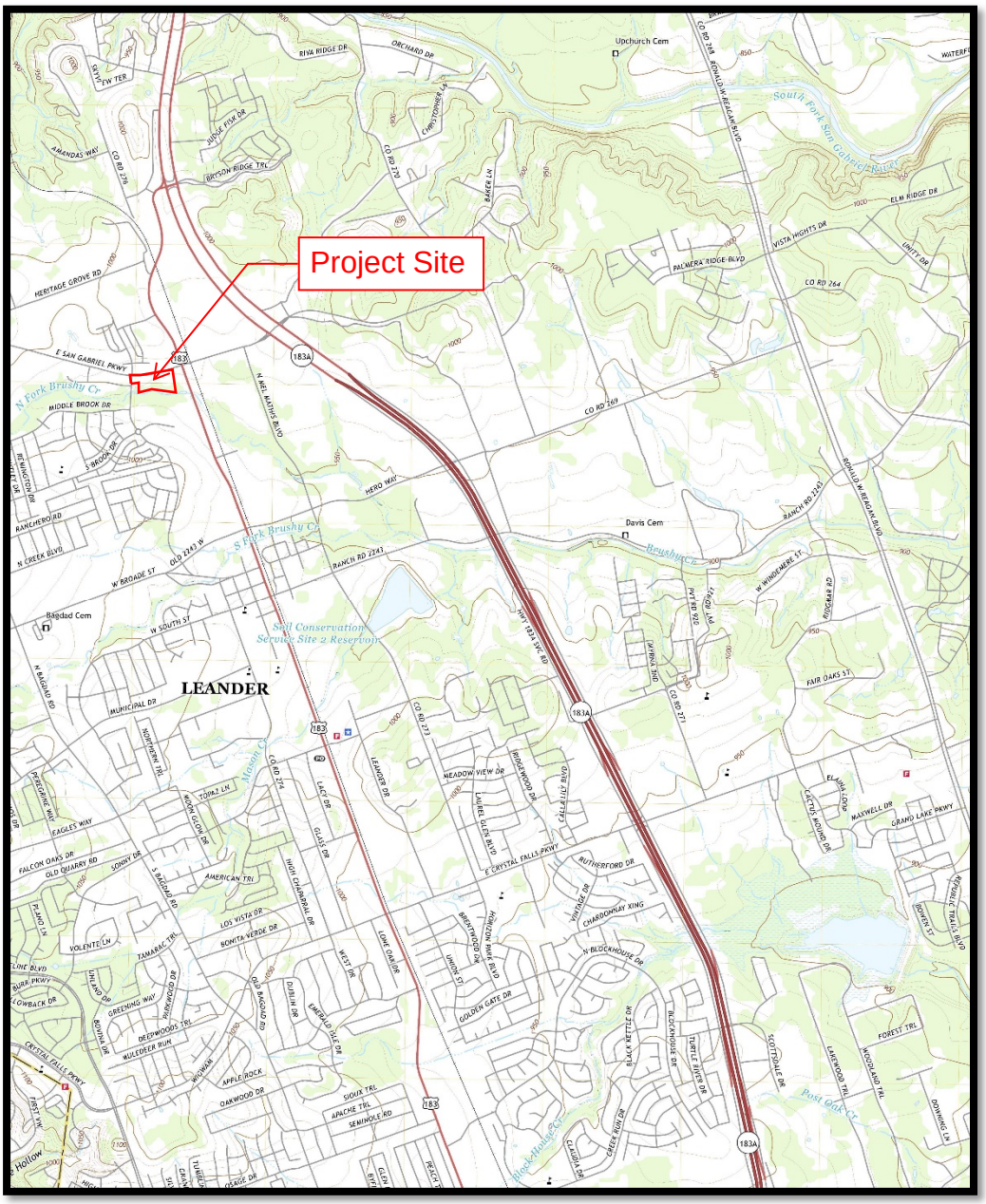
ATTACHMENT A – ROAD MAP



VICINITY MAP

NOT TO SCALE

ATTACHMENT B – USGS QUADRANGLE MAP



LEANDER, TX MAP

ATTACHMENT C – NARRATIVE OF PROPOSED MODIFICATION

The modification of the approved plan includes a change in the project area from 4.7 acres to 8.93 acres. The mass grading plan limits are included in Attachment C of this modification request with temporary BMPs and their locations included.

The 8.93-acre project area serving a future commercial development located in the City of Leander, Williamson County. The entire tract is located within the Contributing Zone of the Edwards Aquifer along the North Fork of Brushy creek and located within the FEMA FIRM panel 48491C0455F dated December 20, 2019. The project is located south of San Gabriel Parkway and west of U.S. Highway 183. The scope of the project includes the replat of Tylerville Commercial Lot 2 Block A, known as Lots 2A and 2B. No proposed impervious cover is proposed for this project.

The site is currently undeveloped with no hardwood trees, and this development will not remove any trees. The developer conducted a Floodplain Fill Hydraulic Impact analysis by Edge Engineering, LLC dated June 13, 2022, for this tract. The grading includes the north side of the creek with the scope of this analysis. A portion of the existing sidewalks are to be demolished as shown on the Existing Conditions & Demolition Plan. The sidewalks were constructed in a previous project that included this site.

The proposed site development for the limits of this Contributing Zone Plan Modification consists of grading only with no construction of impervious cover. The site is designed to have vegetative restoration when grading has been completed.

Attachment D

Factors Affecting Surface Water Quality

Potential sources of pollution that may be expected to affect the quality of storm water discharges from the site during construction include:

- Soil erosion due to clearing of the site.
- Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle drippings.
- Trash and litter from construction workers and material wrappings.
- Concrete truck washout.
- Tar, fertilizers, cleaning solvents, detergents and petroleum products.

Temporary BMPs will be implemented to retain sediment and trash from construction activities.

Potential sources of pollution that may be expected to affect the quality of storm water discharges from the site after development include:

- Oil, grease, fuel and hydraulic fluid contamination from vehicle drippings.
- Dirt and dust from vehicles.
- Trash and litter.

There will be no permanent on-site structural BMPs, this a mass grading project only.

Storm water runoff from this proposed project ultimately flows into North Brushy Creek.

ATTACHMENT E
Volume and Character of Stormwater

Stormwater Quality

The existing adjoining property will have permanent BMPs in place and will not affect the water quality of the flows discharging from their properties.

Stormwater Quantity

Runoff from the proposed project will have very similar Curve Numbers due to Type D soils being present. The developed condition of mass grading will have established revegetation that will slow run-off to the creek, and no impervious cover is proposed.

ATTACHMENT “F”

Suitability Letter for O.S.S.F.

Not Applicable.

ATTACHMENT “G”

Alternative Secondary Containment Methods

Not requested.

ATTACHMENT “H”

AST Containment Structure Drawings

Not Applicable.

ATTACHMENT “I”

20% or less impervious cover declaration

Not Applicable.

ATTACHMENT “J”

BMPs for Upgradient Storm Water

The proposed Project is along San Gabriel Parkway to the upgradient side of the project (north) and does not have up-gradient storm water. The stormwater from this street directs the run-off away from the project site. the south and to the west of the development.

ATTACHMENT “K”

BMPs for On-Site Storm Water

No permanent BMPs are proposed for this project, it is a mass grading project only.

ATTACHMENT “L”

BMPs for Surface Streams

No permanent BMP’s for surface streams are proposed for this site.

ATTACHMENT “M”

Construction Plans for BMPs

Construction Plans are provided with this application.

TYLLERVILLE SOUTH LOT 2A & 2B

MINOR SITE DEVELOPMENT PLANS

SD-25-0377

DEVELOPER
POHL PARTNERS
10800 PECAN PARK BLVD. #125
AUSTIN, TEXAS 78750
(512) 423-8457
CONTACT: LEE MIKS

CIVIL ENGINEER
PARNELL ENGINEERING INC
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TEXAS 78613
(512) 431-8411
CONTACT: WILL PARNELL

SURVEYOR
CRICHTON & ASSOCIATES
6448 US 290 #105
AUSTIN, TEXAS 78753
(512) 244-3395

ZONING
TYLERVILLE COMMERCIAL PUD. GC-2-A (GENERAL COMMERCIAL)

FLOOD PLAIN INFORMATION
A PORTION OF THIS TRACT IS LOCATED IN ZONE "AE" AREAS IN THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOODPLAIN INSURANCE RATE MAP PANEL NO. 48491C0455F, WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20,2019.

WATERSHED
THE SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

LEGAL DESCRIPTION
LOT 2A & 2B, BLOCK A, TYLERVILLE COMMERCIAL REPLAT $ AW0134 - COCHRAN, C. SURVEY, ACRES 9.3388

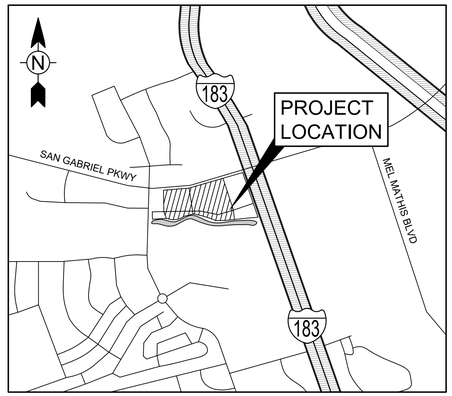
BENCHMARK NOTE
TBM #1 - SQUARE CUT ON CONCRETE ON THE NORTHWEST SIDE OF THE INTERSECTION OF MISTFLOWER SPRINGS DRIVE AND WEST BROADE STREET, N 10187830.680 E 3073608.989. ELEVATION =972.32'.

NOTES:

1. APPROVAL OF THESE PLANS BY THE CITY OF LEANDER INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING IF ADDITIONAL APPROVALS ARE NECESSARY.
2. IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF LEANDER UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT BRUCE CALDER AT (512) 974-2922 IF YOU HAVE ANY QUESTIONS. [COA TITLE 6]"
3. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/ HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
4. BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
5. THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
6. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, LEANDER , TEXAS).
7. PURSUANT TO 15-12-131 OF THE CITY CODE, THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE, OR REROUTE PEDESTRIAN AND VEHICULAR TRAFFIC, NOR PLACE A BARRICADE OR OTHER TRAFFIC DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.
8. CONTRACTOR SHALL RESTORE ALL SIGNS AND PAVEMENT MARKINGS TO EXISTING CONDITIONS FOLLOWING THE COMPLETION OF EACH PHASE OF CONSTRUCTION. CONTRACTORS SHALL REFER TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) FOR SIGN AND MARKING DIMENSIONS AND COLORS.
9. ALL CONSTRUCTION HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF LEANDER /OR TXDOT STANDARD SPECIFICATION, UNLESS OTHER WISE NOTED. **NO** SEPARATE SPECIFICATIONS WILL BE PROVIDED BY PARNELL ENGINEERING, INC.
9. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURES (CEF) BUFFER MUST COMPLY WITH THE CITY OF LEANDER CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
10. THE CRITICAL ENVIRONMENTAL FEATURE (CEF) BUFFERS MUST BE MAINTAINED PER CITY OF LEANDER CODE AND CRITERIA. EXISTING DRAINAGE AND NATIVE VEGETATION SHALL REMAIN UNDISTURBED TO ALLOW THE WATER QUALITY FUNCTION OF THE BUFFER. INSPECTION AND MAINTENANCE OF BUFFER SHALL OCCUR SEMIANNUALLY IN ACCORDANCE TO CITY OF LEANDER CODE AND CRITERIA.
11. THE APPLICANT/OWNER MUST COORDINATE WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION.
12. CONTRACTOR SHALL COORDINATE CONTINUOUSLY AND AS NECESSARY WITH PROPERTY/BUSINESS OWNERS TO MAINTAIN CONTINUATION OF TRAFFIC CONTROL AND ACCESS.
13. BE INFORMED THAT THE CONTRACTOR MUST OBTAIN A SEPARATE PERMIT TO WORK WITHIN THE COUNTY ROW.
14. NO EQUIPMENT, MATERIALS, AND/OR SPOILS SHALL BE STORED OVERNIGHT WITHIN THE FEMA 100-YR FLOODPLAIN, THE CREEK, AND THE CWQZ.

REVISIONS / CORRECTIONS

NO	DESCRIPTION	SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.)/%	CITY OF LEANDER APPROVAL DATE	DATE IMAGED



VICINITY MAP
NOT TO SCALE

SUBMITTAL DATE:
SEPTEMBER 24, 2025

RELATED CASE NUMBERS:
TAX I.D NO: R584668

TOTAL AREA SUMMARY	
TYLLERVILLE S. LOT 2A	3.7780 AC.
TYLLERVILLE S. LOT 2B	5.1487 AC.
TOTAL SITE AREA	8.9267 AC.

ENGINEER'S CERTIFICATION:

I, WILL PARNELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF LEANDER LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

APPROVED BY:

ROBIN M. GRIFFIN, AICP, EXECTUTIVE DIRECTOR OF DEVELOPMENT SERVICES — DATE

ROSS E. BLACKKETTER, P.E., CITY ENGINEER — DATE

MARK TUMMONS, CPRP, DIRECTOR OF PARKS & RECREATION — DATE

CHIEF JOSHUA DAVIS, FIRE MARSHALL — DATE

SD-25-0377
SITE DEVELOPMENT PERMIT NUMBER

THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE, AND ADEQUACY OF THE PLANS AND/OR SPECIFICATIONS WHETHER OR NOT THE PLANS AND/OR SPECIFICATIONS WERE REVIEWED BY THE CITY ENGINEER(S).

SHEET INDEX

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "TEXAS ONE CALL" AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.

Know what's below. Call before you dig.

STATE OF TEXAS
WILLIAM E. PARNELL
121598
LICENSED
PROFESSIONAL ENGINEER
10/16/25

POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

TYLLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS
SAN GABRIEL PKWY
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

COVER SHEET AND SHEET INDEX

Project No: SD-25-0377
Designed By: W. PARNELL
Drawn By: K. HERNANDEZ
Checked By: W. PARNELL

G-001
Sheet 1 of 14

File No: 2214.02

Bar Measures 1 inch, otherwise drawing not to scale

10/17/2025 2:28:15 PM - J:\2214_POHL PARTNERS\2214.04_TYLERVILLE SOUTH - GRADING\CAD\SHEETFILES\G-001 COVER SHEET AND SHEET INDEX.DWG - KAREN HERNANDEZ

CITY OF LEANDER DRY UTILITY NOTES

1. CONTACTOR SHALL MAINTAIN MINIMUM 24" CLEARANCE FROM ALL EXISTING UTILITIES.
2. FOR PUBLIC WATER & WASTEWATER LINE EMERGENCIES, CONTACT THE CITY OF LEANDER PUBLIC WORKS EMERGENCY 24-HOUR ON-CALL LINE AT 512-690-4760.
3. THE CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES THAT ARE TO BE EXTENDED, TIED TO, CROSSED, OR ALTERED; OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.
4. CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT FOR EXISTING WATER,WASTEWATER, STREET LIGHT ELECTRICAL WIRING, AND TRAFFIC SIGNAL WIRING LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

a. LOCATE REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET.

b. REFRESH ALL LOCATES BEFORE 14 DAYS –LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.

c. REPORT ALL DAMAGE TO CITY INFRASTRUCTURE IMMEDIATELY –IF YOU WITNESS OR EXPERIENCE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT BY PHONE.IF DAMAGE IS WITNESSED OR EXPERIENCED AFTER HOURS, CALL THE CITY OF LEANDER UTILITIES ON-CALL LINE AT THE NUMBER LISTED ABOVE.

5. A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT & CITY OF LEANDER REPRESENTATIVES PRIOR TO INSTALLATION OF EROSION/SEDIMENTATION CONTROLS & TREE PROTECTION MEASURES AS WELL AS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER PLANNING DEPARTMENT AT 512-528-2750 AT LEAST THREE (3) DAYS PRIOR TO MEETING DATE.
6. CITY OF LEANDER NOISE ORDINANCE PROHIBITS CONSTRUCTION ACTIVITY BETWEEN THE HOURS OF 9 PM AND 7 AM. REQUESTS FOR EXCEPTIONS TO THE ORDINANCE MUST BE MADE TO LEANDER CITY COUNCIL.
7. CONTRACTOR SHALL BORE UNDER ALL DRIVEWAYS, STREET CROSSINGS AND OTHER PAVED AREAS. OPEN CUT CROSSING SHALL NOT BE ALLOWED.
8. CONTRACTOR SHALL REPLACE ALL DAMAGED PAVEMENT, CURB & GUTTER, SIDEWALK, CURB INLETS AND ALL OTHER INFRASTRUCTURE DAMAGED BY CONSTRUCTION PER CITY OF LEANDER STANDARDS & SPECIFICATIONS.
9. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
10. ALL UNDERGROUND UTILITY LINES SHALL CROSS UNDERNEATH WATERLINES.
11. THE MINIMUM DEPTH OF COVER FOR UTILITY LINES INSTALLED UNDER CITY OF LEANDER ROADWAYS SHALL BE 36" BENEATH FINISHED GRADE.

EROSION CONTROL & RESTORATION:

1. THE CITY OF LEANDER ENVIRONMENT INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
2. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6" TOPSOIL. THE 6" MINIMUM SOIL DEPTH SHALL CONSISTS OF 75% SOIL BLENDED WITH 25% COMPOST.
3. ALL DISTURBED AREAS SHALL BE RE-VEGETATED USING ONLY APPROVED GRASSES FROM THE GROW GREEN GUID

FIRE DEPARTMENT NOTES:

1. THE AUSTIN FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING "ALL WEATHER DRIVING CAPABILITIES" SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATE METHOD OF CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE RULES FOR TEMPORARY ROADS OUTLINED IN THE CITY OF AUSTIN FIRE PROTECTION CRITERIA MANUAL.
2. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THE THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS, AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY ACCESS SHALL BE FREE OF OBSTRUCTIONS.
3. TIMING OF INSTALLATIONS: WHEN FIRE PROTECTIONS FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS. EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
4. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16 KIPS/WHEEL).
5. FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
6. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 14-FEET FOR FULL WIDTH OF THE ROADWAY OR DRIVEWAY.
7. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN TEN FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES.

CITY OF LEANDER WATER & WASTEWATER NOTES

1. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, ETC. AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. BLOCKING SHALL BE INSPECTED PRIOR TO BACKFILL.
2. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
3. CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.
4. THRUST BLOCKING OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKING AND RESTRAINTS.
5. MANDREL TESTING WILL BE REQUIRED ON ALL WASTEWATER PIPE. PER TCEQ, THIS TEST MUST BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
6. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI
7. IN ADDITION TO NORMAL COMPACTION METHODS DURING DRY WEATHER CONDITIONS, TRENCH AND MANHOLE BACKFILL IN AND/OR ADJACENT TO STREETS, STRUCTURES, DRIVEWAYS, ETC., SHOULD BE FLOODED TO PROVIDE ADDITIONAL CONSOLIDATION OF BACKFILL DURING CONSTRUCTION PERIODS THAT DO NOT EXPERIENCE SIGNIFICANT RAINFALL EVENTS PRIOR TO SUBGRADE PREPARATION, FLEXIBLE BASE PLACEMENT, PAVING OPERATIONS.
8. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS: WATER SERVICE "W" ON TOP OF CURB WASTEWATER SERVICE "S" ON TOP OF CURB VALVE "V" ON TOP OF CURB
9. TOOLS FOR STAMPING THE CURBS SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF STAMPING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF STAMPING SHALL BE SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY OF LEANDER
10. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 200 PSI.
11. NO PIPE OR FITTING WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY.
12. TYPICAL DEPTH OF COVER FOR ALL WASTEWATER LINES SHALL BE 48" MINIMUM, WATER LINES SHALL BE 36" MINIMUM UNDER BOTH PAVEMENT AND NATURAL GROUND. STORM SEWER SHALL BE 24" MINIMUM UNDER NATURAL GROUND
13. THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY AWWA FORMULAS.
14. ALL WATER MAINS, DISTRIBUTION LINES AND SERVICE LINES SHALL BE INSTALLED IN ENCASEMENT PIPE UNDERNEATH EXISTING STREETS AND OTHER PAVED SURFACES UNLESS APPROVED WITH PLANS.
15. ALL MECHANICAL RESTRAINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
16. ALL DEAD-END WATER MAINS SHALL HAVE THRUST RESTRAINTS INSTALLED ON THE LAST THREE PIPE-LENGTHS (STANDARD 20' LAYING LENGTH), AT MINIMUM, AND THRUST BLOCKS INSTALLED ON THE PLUG. ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURER'S RECOMMENDATIONS AND/OR CALCULATIONS BY THE ENGINEER OF RECORD.
17. WHERE WATER LINES CROSS WASTEWATER LINES AND THERE IS LESS THAN 9 FEET CLEARANCE BETWEEN LINES, THE WASTEWATER LINE SHALL BE PLACED SO THAT THE WASTEWATER PIPE SECTION IS CENTERED ON THE WATER LINE AND CONSTRUCTED IN ACCORDANCE WITH TCEQ CHAPTERS 217.53(b) AND 290.44(e).
18. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C900-16 MIN. 235 PSI PRESSURE RATING). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, SDR- (9)). DUCTILE IRON PIPE (AWWA C115/C151, MIN. PRESSURE CLASS 250) MAY BE USED FOR WATER MAINS WITH THE EXPRESS APPROVAL OF CITY OF LEANDER ENGINEERING.
19. PIPE FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C900-16), GREEN AND MARKED FOR SEWER. PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241, D3034 MAX. SDR-26 OR PS115 F679) OR FIBERGLASS WITH PIPE STIFFNESS OF 72 PSI PER COA SPL WW-509.
20. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).
21. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
22. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
23. THE CONTRACTOR SHALL CONTACT THE ENGINEERING DEPARTMENT INSPECTOR AT 528-2700 AT LEAST 48 HOURS PRIOR TO CONNECTING TO THE EXISTING WATER LINES.
24. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
25. EXISTING MANHOLES MODIFIED BY CONSTRUCTION ACTIVITY SHALL BE TESTED FOR LEAKAGE BY VACUUM. ANY EXISTING MANHOLE WHICH FAILS TO PASS THE VACUUM TEST SHALL BE CLOSELY EXAMINED BY THE INSPECTOR AND THE CONTRACTOR TO DETERMINE IF THE MANHOLE CAN BE REPAIRED. THEREAFTER, THE CONTRACTOR SHALL EITHER REPAIR OR REMOVE AND REPLACE THE MANHOLE AS DIRECTED.
26. PIPE CONNECTIONS TO EXISTING MANHOLES AND JUNCTION BOXES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATION 506.5.F.
27. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
28. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL CONSTRUCTED POTABLE WATER LINES AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY OF LEANDER PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF LEANDER TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF LEANDER.
29. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTORS' REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY.
30. TESTING SHALL BE PERFORMED FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED. THE OWNER'S CONTRACTOR SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER ENGINEERING DEPARTMENT NO LESS THAN 48 HOURS PRIOR TO PERFORMING STERILIZATION, QUALITY TESTS, OR PRESSURE TESTS. A CITY OF LEANDER INSPECTOR SHALL BE PRESENT FOR ALL TESTS AND SHALL BE PAID FOR BY THE OWNER/CONTRACTOR. THESE SERVICES ARE PAID FOR AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.
31. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVE UNLESS AUTHORIZED BY THE CITY OF LEANDER.
32. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
33. ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.
34. ALL WATER METER BOXES SHALL BE:
    a. SINGLE, 1" METER AND BELOWDFW37F-12-1CA, OR EQUAL
    b. DUAL, 1" METERS AND BELOWDFW39F-12-1CA, OR EQUAL
    c. 1.5" SINGLE METERDFW65C-14-1CA, OR EQUAL
    d. 2" SINGLE METERDFW1730F-12-1CA, OR EQUAL
35. SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION: SIEVE SIZE PERCENT RETAINED BY WEIGHT 1/2"03/8"0-2#440-85#1095-100
36. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM.
37. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 30 TAC CHAPTER 217, AS APPLICABLE. WHENEVER TCEQ AND CITY OF LEANDER SPECIFICATION CONFLICT, THE MORE STRINGENT SHALL APPLY.
38. MANHOLES SHALL BE COATED PER CITY OF AUSTIN SPL WW-511 (RAVEN 405 OR SPRAYWALL).
39. DENSITY TESTING FOR TRENCH BACKFILL LOCATED WITHIN THE LIMITS OF THE PAVED AREA IS TO BE DONE IN 12" LIFTS EVERY 500' AND AT LEAST ONCE PER LINE SEGMENT
40. ALL GRAVITY WASTEWATER MAINS TO BE TESTED BY CAMERA AND PAID FOR BY THE CONTRACTOR. CAMERA TESTING FOR WASTEWATER LINES IN ROADWAY SHALL OCCUR BEFORE PAVING. CONTRACTOR SHALL PROVIDE THE CITY WITH A DVD COPY OF THE FULL CAMERA INSPECTION.
41. RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

THE FOLLOWING/LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING/LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING/LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    - 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.
11. THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
    A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPS) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
    C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
    D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN, TEXAS 78753-1808
PHONE (512) 339-2929
FAX (512) 339-3795

SAN ANTONIO REGIONAL OFFICE
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STATE OF TEXAS
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121598
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10/16/25

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TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

TYLLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS
SAN GABRIEL PKWY
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

GENERAL NOTES

Project No: SD-25-0377
Designed By: W. PARNELL
Drawn By: K. HERNANDEZ
Checked By: W. PARNELL

G-002
Sheet 2 of 14
File No: 2214.02

Bar Measures 1 inch, otherwise drawing not to scale

Doc # 2019055373

TYLERVILLE COMMERCIAL
LOT 2, BLOCK A
REPLAT

OWNER: WATERSTONE TYLERVILLE LP.
10800 PECAN PARK BLVD. #STE 125
AUSTIN, TX 78750-1224

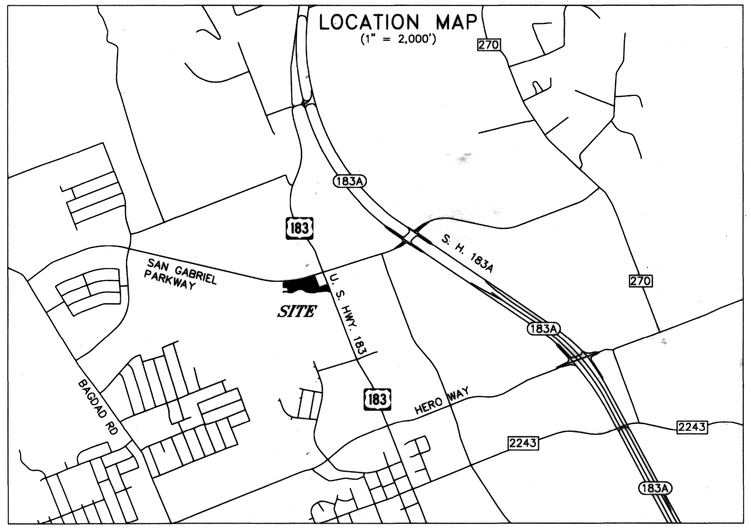
ENGINEER: LANDDEV CONSULTING, LLC
5508 HIGHWAY 290 WEST, STE. 150
AUSTIN, TX 78735
(512) 872-6696

SURVEYOR: CRICHTON & ASSOCIATES, INC.
6448 EAST HIGHWAY 290, STE. B105
AUSTIN, TX 78723
(512) 244-3395

LOT TABLE
NO OF LOTS: 2
TOTAL ACREAGE: 8.9267
LAND USE: COMMERCIAL
PERIMETER BLOCK LENGTH: 3760.48

SUBMITTAL DATE: JANUARY 22, 2019

LOCATION MAP
(1" = 2,000')



INDEX:

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

REV. DATE: May 13, 2019
DATE: DEC. 6, 2018
JOB NO. 15_128NP_LOT2
SHEET 1 OF 3

SUBMITTAL DATE: JANUARY 22, 2019

POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

TYLLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS
SAN GABRIEL PKWY
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

TYLLERVILLE FINAL PLAT

Project No:	SD-25-0377
Designed By:	W. PARNELL
Drawn By:	K. HERNANDEZ
Checked By:	W. PARNELL

G-004
Sheet 3 of 14
File No: 2214.02

Bar Measures 1 inch, otherwise drawing not to scale

Doc #2019055373

TYLERVILLE COMMERCIAL LOT 2, BLOCK A REPLAT

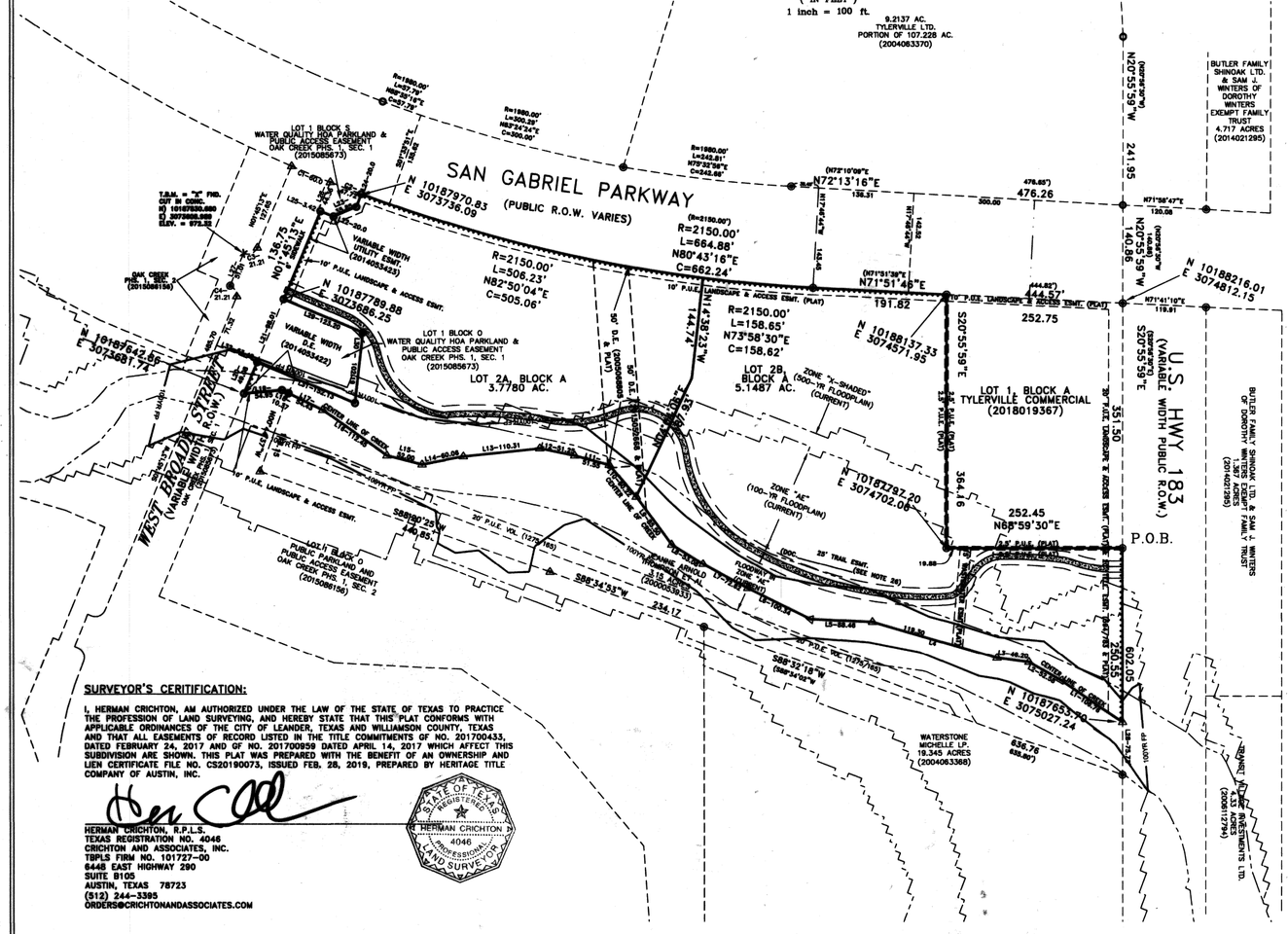
OWNER: WATERSTONE TYLERVILLE LP.
10800 PECAN PARK BLVD. #STE 125
AUSTIN, TX 78750-1224

ENGINEER: LANDDEV CONSULTING, LLC
5508 HIGHWAY 290 WEST, STE. 150
AUSTIN, TX 78735
(512) 872-6696

SURVEYOR: CRICHTON & ASSOCIATES, INC.
6448 EAST HIGHWAY 290, STE. B105
AUSTIN, TX 78723
(512) 244-3395

LOT TABLE
NO OF LOTS: 2
TOTAL ACREAGE: 8.9267
LAND USE: COMMERCIAL
PERIMETER BLOCK LENGTH: 3760.48

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	60.00	2150.00	S88°20'57"E	60.00
C2	47.72	2150.00	S89°47'04"E	47.72
C3	23.55	15.00	N46°58'27"E	21.21
C4	23.56	15.00	N43°14'47"W	21.21

LINE TABLE		
LINE	LENGTH	BEARING
L1	106.77	N76°33'09"W
L2	52.59	N81°14'54"W
L3	46.20	S76°33'30"W
L4	186.41	N85°08'26"E
L5	88.46	N71°38'59"E
L6	100.34	S84°54'14"E
L7	72.83	S82°43'41"E
L8	53.09	S79°12'25"E
L9	85.50	S57°21'32"E
L10	60.22	S60°55'03"E
L11	51.55	S83°56'25"W
L12	51.26	N80°37'11"E
L13	110.31	N63°02'46"E
L14	60.06	S58°36'52"W
L15	52.00	S83°13'29"W
L16	112.45	S75°58'27"E
L17	54.43	S85°06'53"E
L18	10.37	S85°44'26"E
L19	54.95	N63°52'34"E
L20	49.08	N01°45'13"E
L21	98.01	N01°45'13"E
L22	20.00	N88°14'47"W
L23	35.85	S46°02'48"W
L24	20.00	S00°24'00"E
L25	3.42	N88°14'47"W
L26	44.36	N01°45'13"E
L27	50.10	S01°40'24"W
L28	75.73	N20°54'31"W
L29	123.20	S88°14'47"E
L30	102.19	S14°41'23"E
L31	152.13	N88°14'47"W
L32	63.40	N88°14'47"W

SURVEYOR'S CERITIFICATION:

I, HERMAN CRICHTON, AM AUTHORIZED UNDER THE LAW OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EASEMENTS OF RECORD LISTED IN THE TITLE COMMITMENTS OF NO. 2017004433, DATED FEBRUARY 24, 2017 AND GF NO. 201700959 DATED APRIL 14, 2017 WHICH AFFECT THIS SUBDIVISION ARE SHOWN. THIS PLAT WAS PREPARED WITH THE BENEFIT OF AN OWNERSHIP AND LIEN CERTIFICATE FILE NO. CS20190073, ISSUED FEB. 28, 2019, PREPARED BY HERITAGE TITLE COMPANY OF AUSTIN, INC.

STATE OF TEXAS
REGISTERED
HERMAN CRICHTON IV
4046
PROFESSIONAL
LAND SURVEYOR

HERMAN CRICHTON, R.P.L.S.
TEXAS REGISTRATION NO. 4046
CRICHTON AND ASSOCIATES, INC.
TBPLS FIRM NO. 101727-00
6448 EAST HIGHWAY 290
SUITE B105
AUSTIN, TEXAS 78723
(512) 244-3395
ORDERS@CRICHTONANDASSOCIATES.COM

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET (AS NOTED)
- CALCULATED POINT
- 10' SIDEWALK LOCATION UNLESS CALLED OUT OTHERWISE
- ( ) RECORD INFORMATION
- BOUNDARY LINE
- —100YR.FP— 100-YR. FLOODPLAIN LINE PER APPROVED CLOMR NO. 17-06-3221R, DATED: FEB. 28, 2018 & BUFFER ZONE
- PROPOSED TRAIL (SEE NOTE 26)

REV. DATE: May 13, 2019
DATE: DEC. 6, 2018
JOB NO. 15_128NP_LOT2
SHEET 2 OF 3

SUBMITTAL DATE: 1-22-19

POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

TYLLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS
SAN GABRIEL PKWY
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

TYLLERVILLE FINAL PLAT

Project No:	SD-25-0377
Designed By:	W. PARNELL
Drawn By:	K. HERNANDEZ
Checked By:	W. PARNELL

G-005
Sheet 4 of 14
File No: 2214.02

Bar Measures 1 inch, otherwise drawing not to scale

Doc #2019055373

TYLERVILLE COMMERCIAL LOT 2, BLOCK A REPLAT

OWNER'S ACKNOWLEDGMENT:
STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT WATERSTONE TYLERVILLE, LP, BEING THE OWNERS OF 8.9267 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, BEING ALL OF LOT 2, BLOCK A, TYLERVILLE COMMERCIAL, A SUBDIVISION RECORDED IN DOC. NO. 2018019367, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A 107.928 ACRE TRACT OF LAND CONVEYED TO US BY DEED RECORDED IN DOC. NO. 2004063370, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 8.9267 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

TYLERVILLE COMMERCIAL
LOT 2, BLOCK A
REPLAT

AND DO HEREBY DEDICATE ALL ADDITIONAL R.O.W., STREETS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO THE PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WATERSTONE TYLERVILLE, L.P.,
A TEXAS LIMITED PARTNERSHIP,
BY: POHL, BROWN, AND ASSOCIATES, INC.,
ITS GENERAL PARTNER

BY: _____
WILLIAM B. POHL, PRESIDENT

STATE OF TEXAS Travis
COUNTY OF ~~WILLIAMSON~~

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William B. Pohl KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.

Dina M Jingley
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 12-18-2021

STATE OF TEXAS
COUNTY OF WILLIAMSON

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST, DATED APRIL 9, 2019 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT DOCUMENT NO. 2019029735.

LIEN HOLDER NAME: GARY BUMPASS AND LARRY FEINGERSH

GARY BUMPASS — DATE: 5/28/19

LARRY FEINGERSH — DATE: 5/28/19

STATE OF TEXAS Travis
COUNTY OF ~~WILLIAMSON~~

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY BUMPASS KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.

Dina M Jingley
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 12-18-2021

STATE OF TEXAS Travis
COUNTY OF ~~WILLIAMSON~~

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY FEINGERSH KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.

Dina M Jingley
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 12-18-2021

APPROVED THIS THE 13 DAY OF June 20 19 A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

ATTEST:

JASON ANDERSON, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

REV. DATE: May 13, 2019
DATE: DEC. 6, 2018
JOB NO. 15_128NP_LOT2
SHEET 3 OF 3

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
2. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
3. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
5. IN ADDITION TO THE EASEMENTS SHOWN HEREON A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY EXCEPT ALONG U.S. HIGHWAY 183 AND 2.5 FOOT PUBLIC UTILITY EASEMENTS ALONG ALL SIDE LOT LINES.
6. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
7. 10' SIDEWALKS SHALL BE CONSTRUCTED ALONG SAN GABRIEL PARKWAY & U.S. HIGHWAY 183. 6' SIDEWALKS SHALL BE CONSTRUCTED ALONG WEST BROADE STREET.
8. THIS SITE IS LOCATED IN THE BRUSHY CREEK WATERSHED.
9. ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
10. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
11. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
12. A PORTION OF THIS TRACT IS LOCATED IN ZONE "AE" AREAS IN THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOODPLAIN INSURANCE RATE MAP PANEL NO. 481536 0455 E, FOR THE CITY OF LEANDER AND 48491C 0455 E, FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 28, 2008.
13. AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.
14. THIS SUBDIVISION IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 969, PAGE 312 OF THE OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS.
15. ELECTRIC TRANSMISSION AND DISTRIBUTING LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED OCTOBER 15, 1929, RECORDED IN VOLUME 245, PAGE 140 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, IS UN-PLOTABLE.
16. THIS SUBDIVISION IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN BOUNDARY LINE AGREEMENT DATED NOVEMBER 16, 1986, RECORDED IN VOLUME 1450, PAGE 886 AND RE-RECORDED IN VOLUME 1455, PAGE 296 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
17. THIS SUBDIVISION IS SUBJECT TO A 15' BLANKET TYPE UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED JULY 16, 2004, RECORDED UNDER DOCUMENT NO. 2008010423 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
18. THIS SUBDIVISION IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGRICULTURAL LEASE AGREEMENT DATED OCTOBER 1, 2010, RECORDED UNDER DOCUMENT NO. 2012009178 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, EXECUTED BY AND BETWEEN WATERSTONE TYLERVILLE, LP., AS LESSOR AND RIVER CHASE COMPANY II, LLC, AS LESSEE. SAID LEASEFURTHER AFFECTED BY MODIFICATION AND ASSIGNMENT OF AGRICULTURAL LEASE RECORDED UNDER DOCUMENT NO. 2014023232 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
19. THIS SUBDIVISION IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN DRAINAGE EASEMENT AGREEMENT DATED JULY 7, 2014, RECORDED UNDER DOCUMENT NO. 2014053422 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
20. THIS SUBDIVISION IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN UTILITIES EASEMENT AGREEMENT DATED JULY 7, 2014, RECORDED UNDER DOCUMENT NO. 2014053423 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
21. THIS SUBDIVISION IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN DECLARATION OF DRAINAGE EASEMENT DATED JUNE 23, 2015, RECORDED UNDER DOCUMENT NO. 2015052668 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
22. THIS SUBDIVISION IS SUBJECT TO THE RIGHTS OF UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT TO LEVY TAXES AND ISSUE BONDS.
23. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
24. RECIPROCAL PARKING WILL BE PROVIDED BETWEEN ALL LOTS IN THIS SUBDIVISION.
25. THIS AMENDED PLAT WAS PREPARED FOR THE MAIN PURPOSE OF SUBDIVIDING LOT 2, BLOCK A, TYLERVILLE COMMERCIAL, A SUBDIVISION RECORDED IN DOC. NO. 2018019367, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, INTO TWO LOTS. THIS PLAT HAS ALSO REMOVED THE RIPARIAN CORRIDOR SETBACKS THAT WAS SHOWN AS PART OF THE ORIGINAL PLAT. ADDITIONAL CHANGES TO ORIGINAL PLAT NOTED ABOVE ARE AS NOTED OR SHOWN HEREON.
26. A 25 FOOT TRAIL EASEMENT WILL BE RECORDED AS A SEPARATE INSTRUMENT AT SITE DEVELOPMENT PERMIT BASED ON TRAIL ALIGNMENT SHOWN HEREON.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, JUDD WILLMANN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND THAT A PORTION OF THIS TRACT IS LOCATED IN ZONE "AE" AREAS IN THE 100-YR. FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 481536 0455 E, FOR THE CITY OF LEANDER AND 48491C 0455 E, FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 28, 2008.

5/31/19
DATE:

JUDD WILLMANN, PE NO.
LANDDEV CONSULTING, LLC.
5508 HWY 290 WEST, STE. 150
AUSTIN, TEXAS 78735
(512) 872-6696

STATE OF TEXAS
JUDD T. WILLMANN
90366
LICENSED
PROFESSIONAL ENGINEER

FIELD NOTES:

FIELD NOTES FOR 8.9267 ACRES OUT OF THE CHARLES COCHRAN SURVEY ABSTRACT NO. 134, BEING ALL OF LOT 2, BLOCK A, TYLERVILLE COMMERCIAL, A SUBDIVISION RECORDED IN DOCUMENT NO. 2018019367, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 8.9267 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a ½" iron pin found in the west R.O.W. line of U.S. Highway 183, at the southeast corner of Lot 1, Block A, Tylerville Commercial, a subdivision recorded in Document No. 2018019367, Official Public Records, Williamson County, Texas, for an easterly corner of this tract and the **POINT OF BEGINNING.**

THENCE S20°55'59"E with the West R.O.W of U. S. Highway 183, **250.55** feet to a point in the center of Brushy Creek, being the North line of a 3.15 acre tract conveyed to Jeanne Arnold Thompson, et al. in Document No. 2000053933 Official Public Records of Williamson County, Texas for the Southeast corner of this tract.

THENCE with the centerline of said Brushy creek and the North line of said 3.15 acre tract the following seventeen (17) courses:

1) **N76°33'09"W** a distance of **106.77** feet to a point;
2) **N81°14'54"W** a distance of **52.59** feet to a point;
3) **S76°33'30"W** a distance of **46.20** feet to a point;
4) **S85°08'26"W** a distance of **186.41** feet to a point;
5) **S71°38'59"W** a distance of **88.46** feet to a point;
6) **N84°54'14"W** a distance of **100.34** feet to a point;
7) **N82°43'41"W** a distance of **72.83** feet to a point;
8) **N79°12'25"W** a distance of **53.09** feet to a point;
9) **N57°21'32"W** a distance of **85.50** feet to a point;
10) **N60°55'03"W** a distance of **60.22** feet to a point;
11) **S83°54'25"W** a distance of **51.55** feet to a point;
12) **S80°37'11"W** a distance of **51.26** feet to a point;
13) **S63°02'46"W** a distance of **110.31** feet to a point;
14) **S58°36'52"W** a distance of **60.06** feet to a point;
15) **S88°13'29"W** a distance of **52.00** feet to a point;
16) **N75°58'27"W** a distance of **112.45** feet to a point;
17) **N85°06'53"W** a distance of **54.43** feet to a ½" iron pin set point at the northwest corner of said 3.15 acre tract also being the most easterly northwest corner of Lot 1, Block O of Oak Creek Phase 1, Section 2, a subdivision recorded in Doc. No. 2015086156, Official Public Records of Williamson County, Texas;

THENCE with the North line of said Lot 1 Block O the following two (2) courses:

1) **N85°44'26"W** a distance of **10.37** feet to ½" iron pin set.
2) **S63°52'34"W** , a distance of **54.95** feet to a ½" iron pin set in the east R.O.W. line of West Broade Street, being the northwest corner of said Lot 1, Block O and the southwest corner of this tract;

THENCE N01°45'13"E with the east R.O.W. of West Broade Street a distance of **49.08** feet to a ½" iron pin set at the southwest corner of Lot 1, Block O of Oak Creek Phase 1 Section 1, a subdivision recorded in Doc. No. 2015085673, Official Public Records of Williamson County, Texas

THENCE with the South, East and North lines of said Lot 1, Block O, Oak Creek Phase 1 Section 1 the following three (3) courses:

1) **S88°14'47"E** a distance of **152.13** feet to a ½" iron pin set;
2) **N14°41'23"W** a distance of **102.19** feet to a ½" iron pin set;
3) **N88°14'47"W** a distance of **123.20** feet to a ½' iron pin set on the east R.O.W. line of West Broade Street ;

THENCE N01°45'13"E with the east R.O.W. line of West Broade Street a distance of **136.75** feet to a ½" iron pin set, being the southeast corner pf Lot 1 Block S of said Oak Creek Phase 1 Section 1.

THENCE with the south and east line of said Lot 1 Block S the following three (3) courses:

1) **S88°14'47"E** a distance of **20.00** feet to a ½" iron pin set.
2) **N46°02'48"E** a distance of **35.85** feet to a ½" iron pin set.
3) **N00°24'00"W** a distance of **20.00** feet to a ½" iron pin set on the south R.O.W. line of San Gabriel Parkway, being the northeast corner of said Lot 1, Block S and the northwest corner of this tract.

THENCE with the south R.O.W. line of San Gabriel Parkway along a curve to o the left whose elements are R =2,150.00 feet, L= 664.88 feet, whose chord bears **N80°43'16"E, 662.24** feet to a ½" iron rod found;

THENCE N71°51'46"E continuing with the south R.O.W. line of San Gabriel Parkway a distance of **191.82** feet to a ½" iron rod found, being the northwest corner of said Lot 1, Block A;

THENCE with the common line of this tract and said Lot 1, Block A the following two (2) courses:

1) **S20°55'59"E** a distance of **364.16** feet to a ½" iron rod found;
2) **N68°59'30"E** a distance of **252.45** feet to the **POINT OF BEGINNING** and containing 8.9267 acres, more or less.

Job. No. 15_128

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 21st DAY OF June 20 19 A.D., AT 1:00 O'CLOCK, P M., AND DULY RECORDED THIS THE DAY OF June 21st 20 19 A.D., AT 1:06 O'CLOCK, P M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2019055373.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: Brenda McKenzie, DEPUTY
Brenda McKenzie

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

SUBMITTAL DATE: 1-22-19

POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

TYLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS
SAN GABRIEL PKWY
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

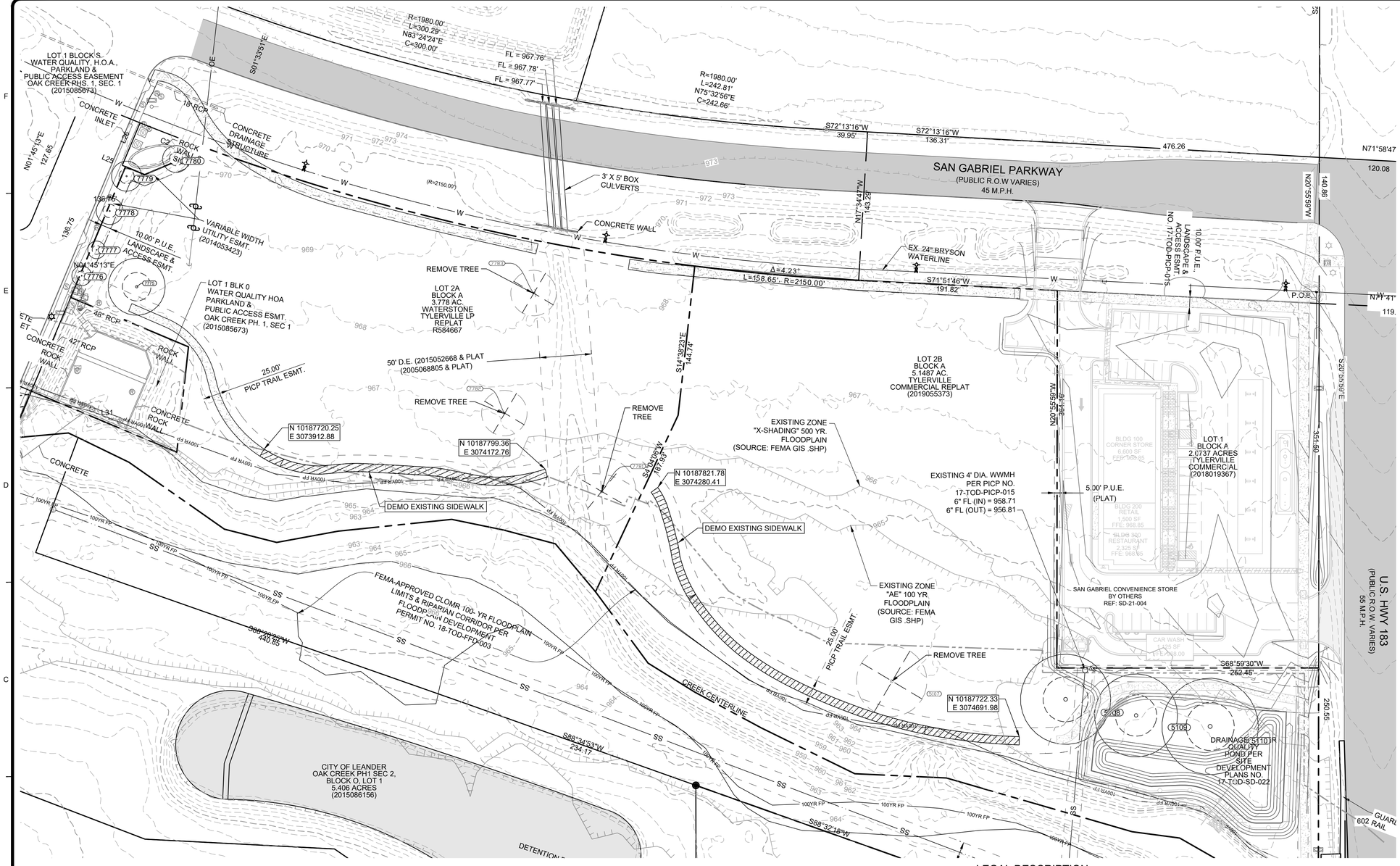
TYLERVILLE FINAL PLAT

Project No: SD-25-0377
Designed By: W. PARNELL
Drawn By: K. HERNANDEZ
Checked By: W. PARNELL

G-006
Sheet 5 of 14
File No: 2214.02

Bar Measures 1 inch, otherwise drawing not to scale

10/16/2025 2:53:59 PM - JJ2214_POHL PARTNERS\2214.04_TYLERVILLE SOUTH - GRADING\CAD\SHEETFILES\G-006 TYLERVILLE FINAL PLAT.DWG - KAREN HERNANDEZ



LEGEND

EXISTING

- MAJOR CONTOUR
- MINOR CONTOUR
- FLOODPLAIN LIMITS
- RIPARIAN CORRIDOR
- PROPERTY BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- SANITARY SEWER / WASTEWATER MAIN
- FENCE LINE
- OVERHEAD POWER LINE
- POWER POLE
- 5032 25" HACKBERRY — TREE LIST
- TREE TO REMAIN
- TREE TO BE REMOVED
- ASPHALT

NOTES:

1. CONTOURS ON THIS SHEET ARE BASED ON AVAILABLE GIS TOPOGRAPHY.
2. ONLY VISIBLE IMPROVEMENTS & UTILITIES WERE PROVIDED FROM SURVEY (THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID & CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR IS TO CONTACT THE LEANDER AREA "ONE CALL" SYSTEM @811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.

TREE LIST PROTECT

PT#	DESCRIPTION
7780	13" Red_Oak
7779	14.5" Red_Oak
7778	13" Red_Oak
7777	8.5" Monterrey_Oak
7776	9.5" Cedar_Elm
5108	43.5" Pecan
5109	40" Pecan
5110	46.5" Pecan
5111	17" American_Elm
7775	27.5" American_Elm

TREE LIST DEMOLITION

PT#	DESCRIPTION
7783	22" American_Elm
7782	22" American_Elm
7781	33" Pecan
5107	34" Pecan

LEGAL DESCRIPTION

LOT 2A & 2B, BLOCK A, TYLERVILLE COMMERCIAL REPLAT & AW0134 - COCHRAN, C. SURVEY, ACRES 9.3388.

ZONING

TYLERVILLE COMMERCIAL PUD. GC-2-A (GENERAL COMMERCIAL)

FLOOD PLAIN INFORMATION

A PORTION OF THIS TRACT IS LOCATED IN ZONE "AE" AREAS IN THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOODPLAIN INSURANCE RATE MAP PANEL NO. 48491C0455F, WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20,2019.

WATERSHED

THE SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

BENCHMARK NOTE

ELEVATION ESTABLISHED BY GLOBAL POSITION SYSTEM, NAD 83, TEXAS STATE PLANE, SOUTH CENTRAL ZONE.

1. TBM #1 - SQUARE CUT ON CONCRETE ON THE NORTHWEST SIDE OF THE INTERSECTION OF MISTFLOWER SPRINGS DRIVE AND WEST BROADE STREET, N 10187830.680 E 3073608.989. ELEVATION =972.32'.

BEARING BASIS

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000080460555.

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STATE OF TEXAS
WILLIAM E. PARNELL
121598
LICENSED
PROFESSIONAL ENGINEER
10/16/25

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www.parnellengineeringinc.com
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CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

TYLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS
SAN GABRIEL PKWY
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

EXISTING CONDITIONS & DEMOLITION PLAN

Project No: SD-25-0377
Designed By: W. PARNELL
Drawn By: K. HERNANDEZ
Checked By: W. PARNELL

C-001
Sheet 6 of 13
File No: 2214.02

Bar Measures 1 inch, otherwise drawing not to scale

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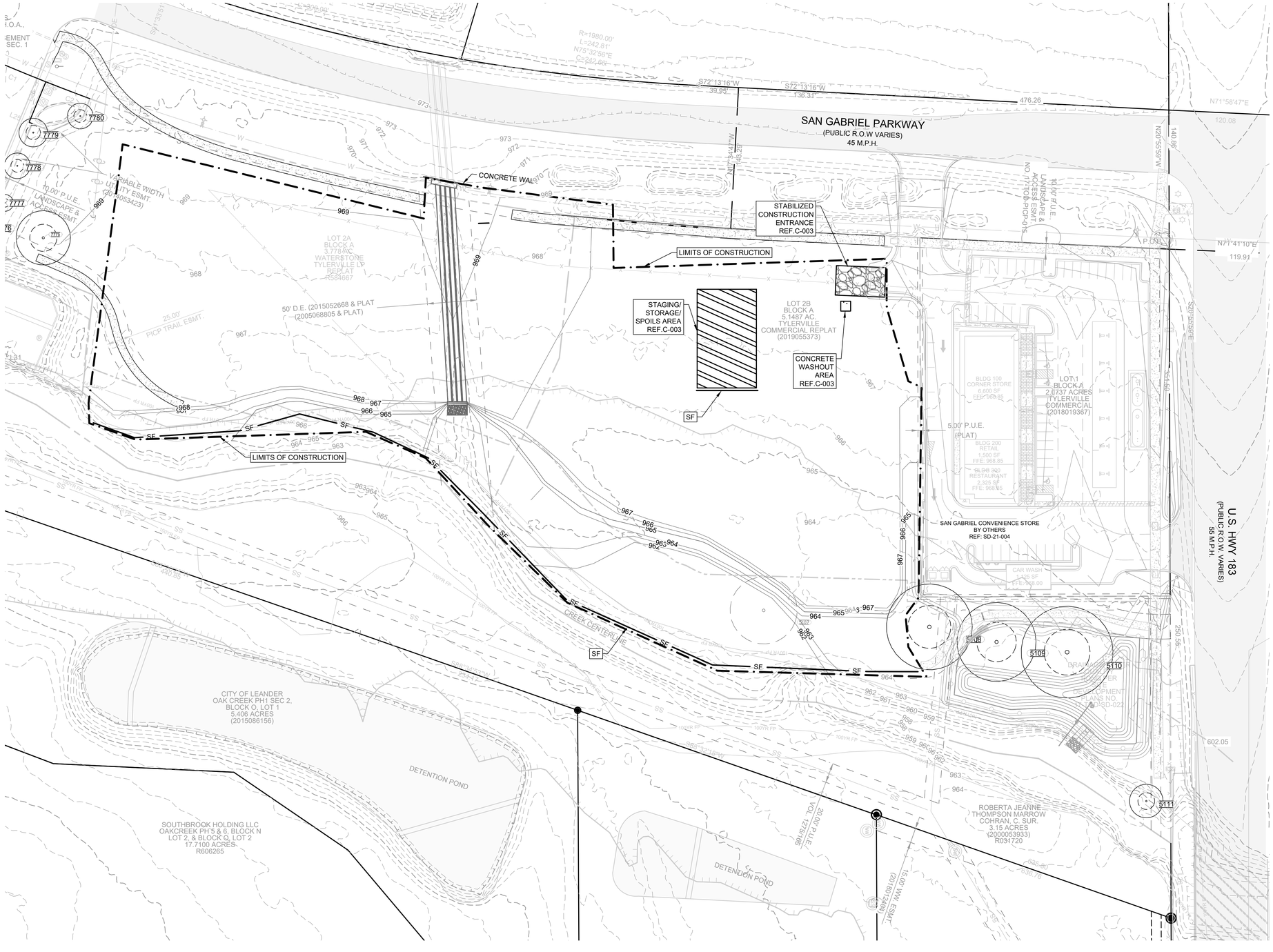

0 25' 50' 100'

SCALE: 1" = 50'

LEGEND

EXISTING

- MAJOR CONTOUR
- MINOR CONTOUR
- FLOODPLAIN LIMITS
- CWQZ LIMITS
- PROPERTY BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF DIRT ROAD
- SANITARY SEWER / WASTEWATER MAIN
- WATER MAIN
- FENCE LINE
- OVERHEAD POWER LINE
- POWER POLE

PROPOSED

- MAJOR CONTOUR
- MINOR CONTOUR
- EDGE OF CONCRETE
- LIMITS OF CONSTRUCTION
- SILT FENCE
- TREE & TREE IDENTIFICATION NUMBER
- BUILDING
- ASPHALT
- CONCRETE PATH
- CONCRETE WASHOUT AREA
- STAGING/STORAGE/SPOILS AREA
- STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE:	1 EACH
LIMITS OF CONSTRUCTION:	± 6.35 AC.
TOTAL LENGTH OF SILT FENCE:	1,350 LF

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MARK	DATE	DESCRIPTION	BY

TYLLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS

SAN GABRIEL PKWY
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

EROSION AND SEDIMENT CONTROL PLAN

Project No:	SD-25-0377
Designed By:	W. PARNELL
Drawn By:	K. HERNANDEZ
Checked By:	W. PARNELL

C-002
Sheet 7 of 14
File No: 2214.02

811 Know what's below. Call before you dig.

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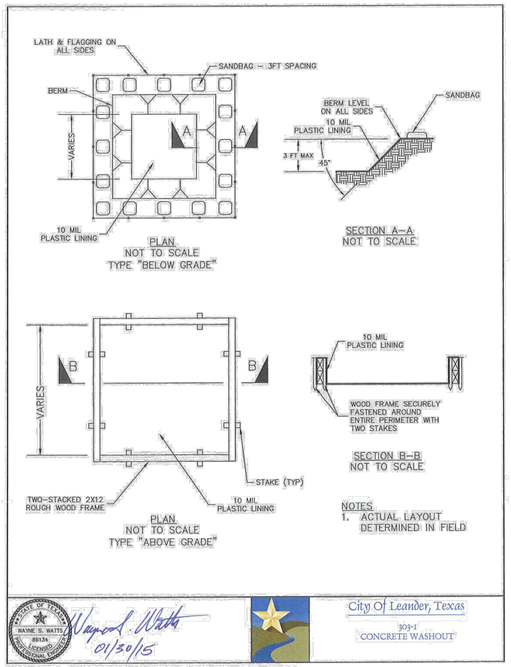
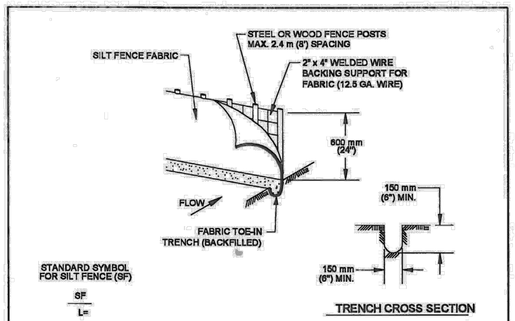




1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 Inches) DEPTH, USE STEEL POSTS.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 Inches) DEEP AND 150 mm (6 Inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

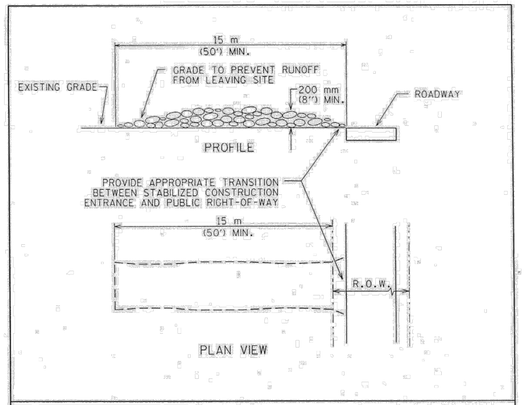
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
9/1/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1



NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
5/23/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1

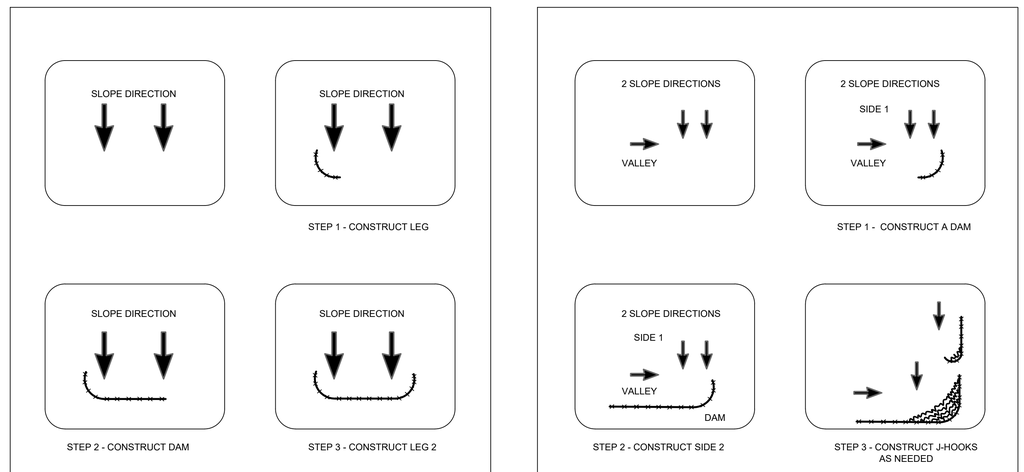
Table 1.4.5.G.1: Maximum spacing between silt fences on slopes		
Slope	Spacing Interval (ft)	Max. Drainage Area (sf)
100:1 to 50:1 (1-2%)	500	25,000
50:1 to 30:1 (2-3.3%)	250	15,000
30:1 to 25:1 (3.3-4%)	150	12,000
25:1 to 20:1 (4-5%)	120	10,000
20:1 to 10:1 (5-10%)	100	5,000
10:1 to 5:1 (10-20%)	50	2,500
5:1 to 2:1 (20-50%)	10	1,000

SILT FENCE SPACING TABLE

TABLE 1. Silt Fence Fabric Requirements		
Physical Properties	Method	Requirements
Fabric Weight in ounces per square yard (grams/square meter)	TEX-616-J[1]	5.0 minimum (150 minimum)
Equivalent Sieve Opening Size: US Standard (SI Standard sieve size)	CW-02215[2]	40 to 100 (425 to 150 µm)
Mullen Burst Strength: lbs. per sq. inch (psi) megaPascal (mPa)	ASTM D-3786[3]	280 minimum (1.9 minimum)
Ultraviolet Resistance; % Strength Retention	ASTM D-1682[4]	70 minimum

[1] TxDoT Test Method Tex-616-J, "Testing of Construction Fabrics".
[2] US Army Corps of Engineers Civil Works Construction Guide Specification CW-02215, "Plastic Filter Fabric".
[3] ASTM D-3786, " Test Method for Hydraulic Bursting Strength of Knitting Goods and Nonwoven Fabrics: Diaphragm Bursting Strength Tester Method".
[4] ASTM D-1682, "Test Methods for Breaking Load and Elongation of Textile Fabrics ".

SILT FENCE FABRIC REQUIREMENTS



SILT FENCE PLACEMENT FOR PERIMETER CONTROL

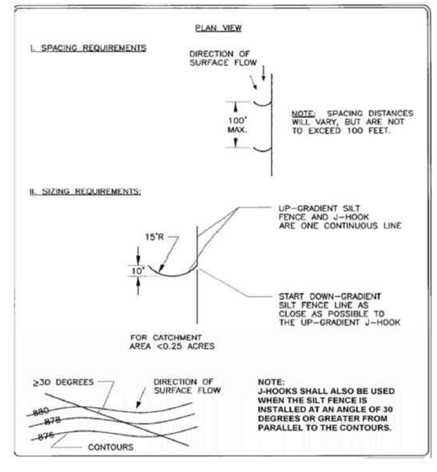


FIGURE 1.4.5.G.4 SILT FENCE J - HOOK DETAILS

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MARK	DATE	DESCRIPTION	BY

TYLLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS
SAN GABRIEL PKWY
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

EROSION AND SEDIMENT CONTROL DETAILS

Project No:	SD-25-0377
Designed By:	W. PARNELL
Drawn By:	K. HERNANDEZ
Checked By:	W. PARNELL

C-003
Sheet 8 of 14
File No: 2214.02

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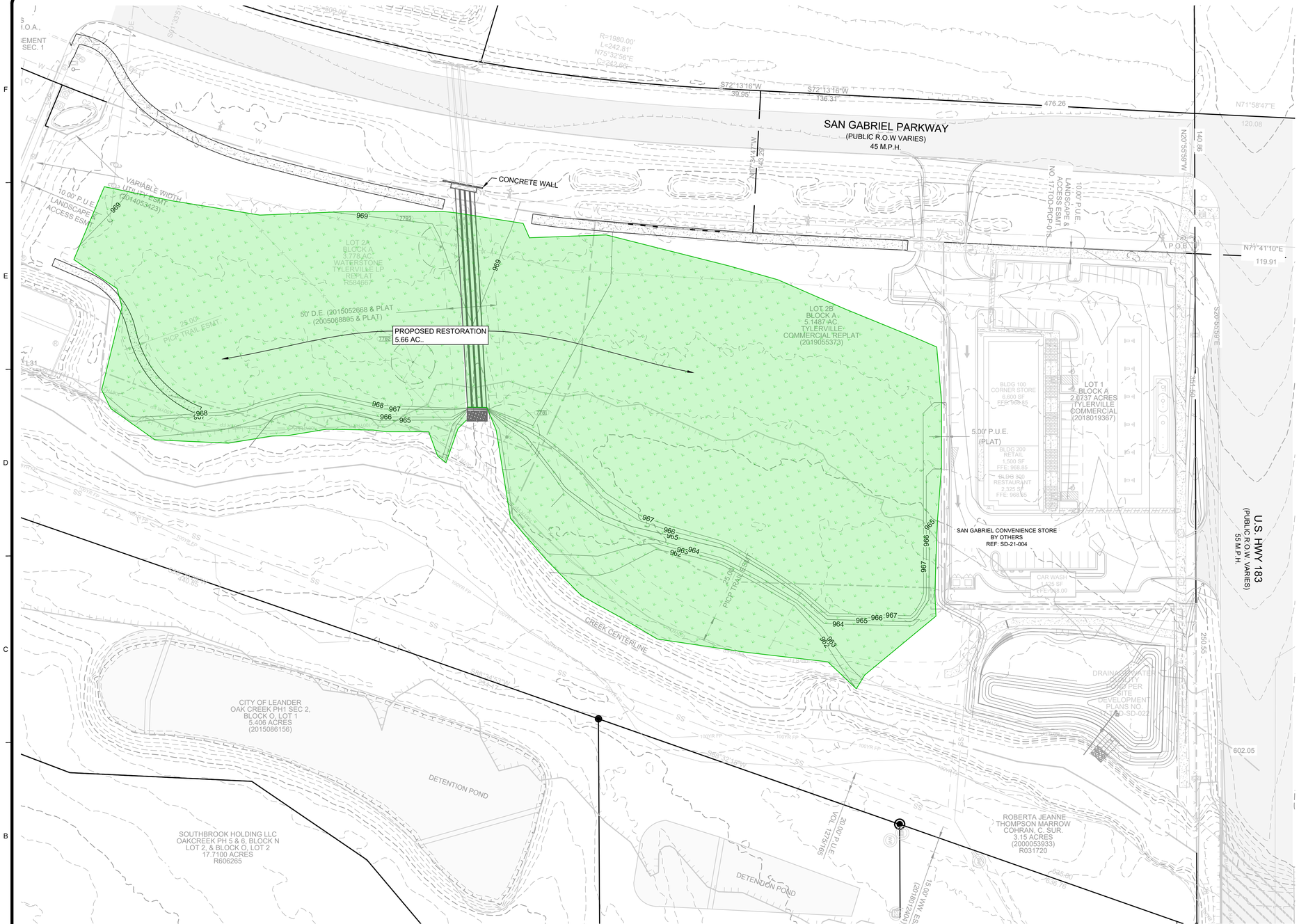

0 25' 50' 100'

SCALE: 1" = 50'

LEGEND

EXISTING

- MAJOR CONTOUR (535)
- MINOR CONTOUR (534)
- FLOODPLAIN LIMITS
- CWQZ LIMITS
- PROPERTY BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF DIRT ROAD
- SANITARY SEWER / WASTEWATER MAIN (SS)
- WATER MAIN (W)
- FENCE LINE (xx)
- OVERHEAD POWER LINE (OE)
- POWER POLE

RESTORATION AREA

RESTORATION NOTES:

1. INITIATE PERMANENT STABILIZATION IMMEDIATELY ONCE WORK HAS CEASED AND FINAL GRADE HAS BEEN ACHIEVED IN ANY GIVEN AREA.
2. THE FINAL STABILIZATION/REVEGETATION EFFORTS SHALL BE IN ACCORDANCE WITH THE APPROVED RESTORATION PLAN DETAILS AND SPECIFICATIONS.
3. ALL 3:1 SLOPES OR STEEPER REQUIRE SOIL RETENTION BLANKET (SRB).
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE WATERING/IRRIGATION TO ACHIEVE THE PERMANENT STABILIZATION REQUIREMENTS IN ALL DISTURBED/REVEGETATED AREAS BEFORE FINAL ACCEPTANCE FOR THIS PROJECT CAN BE OBTAINED.
5. ALL COMMON AREAS INCLUDING PWQC STRUCTURES MUST BE PERMANENTLY STABILIZED PER; JURISDICTIONAL TECHNICAL SPECIFICATIONS BEFORE A CONDITIONAL ACCEPTANCE CAN BE ISSUED.
6. ALL DISTURBED/BARE AREAS WILL REQUIRE PERMANENT STABILIZATION BEFORE FINAL ACCEPTANCE CAN BE ACHIEVED. AVOID DISTURBING AREAS OF THE PROJECT THAT ARE NOT NECESSARY FOR CONSTRUCTION.
7. ANY DISTURBED AREA(S) NOT INDICTED TO BE RESTORED ON THE RESTORATION PLAN REQUIRES THE SAME EFFORTS AS THOSE INDICATED.
8. ALL DISTURBED AREAS MUST MEET THE REQUIREMENT FOR PERMANENT STABILIZATION.

PERMANENT EROSION CONTROL:

(ALL AREAS WITHIN THE LOC THAT ARE NOT PAVED OR LANDSCAPED SHALL BE RESTORED AS NOTED BELOW.)

A. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED ON ALL DISTURBED AREAS (EXCEPT ROCK OUTCROP). SALVAGED TOPSOIL FROM THE SITE SHOULD BE USED WHENEVER POSSIBLE. IMPORTED TOPSOIL SHALL BE WEED FREE WITH A MINIMUM 20% ORGANIC CONTENT. TOPSOIL PLACED ON SLOPES EXCEEDING 5 HORIZONTAL TO 1 VERTICAL SHALL HAVE A RELATIVELY HIGH RESISTIVITY TO EROSION.

B. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS (SELECT ONE OF THE THREE SEED COMBINATIONS IN THE TABLE BELOW)

TAKE CARE TO DISTRIBUTE SEED EVENLY, BY SOWING FINE AND LARGE SEEDS SEPARATELY OR BY USING A FINE SEED BOX. WHEN BROADCASTING SEEDING, THE APPLICATION RATE SHOULD BE DOUBLED AND THE AREA ROLLED TO ENSURE A GOOD SEED/SOIL CONTACT.

*FROM SEPTEMBER 15 TO MARCH 1, OATS (21 LB/ACRE) AND WINTER WHEAT (30 LB/ACRE) MAY BE SUBSTITUTED FOR RYE.

MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 3500 LB/ACRE (HAY), 4500 LB/ACRE (STRAW) OR 2500 LB/ACRE (HYDRAULIC MULCH). TACKIFIER, IF USED SHALL BE BIODEGRADABLE.

C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF ½ INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.

D. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH 70% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST. CRITICAL AREAS INCLUDING CREEK CROSSINGS, SLOPES, STORMWATER DISCHARGE POINTS MUST BE COMPLETELY STABILIZED. PERMANENT WATER QUALITY BMPS MUST ATTAIN 80% COVERAGE.

PERMANENT SEEDING

DATES	CLIMATE	SPECIES (LB/AC)	
Year Round	Permanent Cool/Warm Season (Native Species)	Purple three-awn (Aristida purpurea)	1.4
		Sideoats grama (Bouteloua curtipendula)	2.0
		Silver bluestem (Bothriochloa laguroides)	6.0
		Buffalograss (Buchloe dactyloides)	1.4
		Canadian wildrye (Elymus Canadensis)	1.4
		Engelmann's daisy (Engelmannia pinnatifida)	0.6
		Green sprangletop (Leptochloa dubia)	2.6
		Mexican hat (Ratibida columnifera)	1.0
		Little bluestem (Schizachyrium scoparium)	1.8
		Indiangrass (Sorghastrum nutans)	1.8
		Texas Wintergrass (Nassella leucotricha)	15.0
		Total	**35.0**
Mar. 30 to Oct 1	Permanent Warm Season	Bermuda (Cynodon dactylon)(hulled)	45.0
Oct 1 TO Mar. 30	Permanent Cool/Warm Season	Bermuda (Cynodon dactylon) (unhulled)	70.0
		Cereal Rye (Secale cereale)	90.0
		Total	**160.0**

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MARK	DATE	DESCRIPTION	BY

TYLLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS
SAN GABRIEL PKWY
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

RESTORATION PLAN

Project No:	SD-25-0377
Designed By:	W. PARNELL
Drawn By:	K. HERNANDEZ
Checked By:	W. PARNELL

C-003
Sheet 9 of 14
File No: 2214.02

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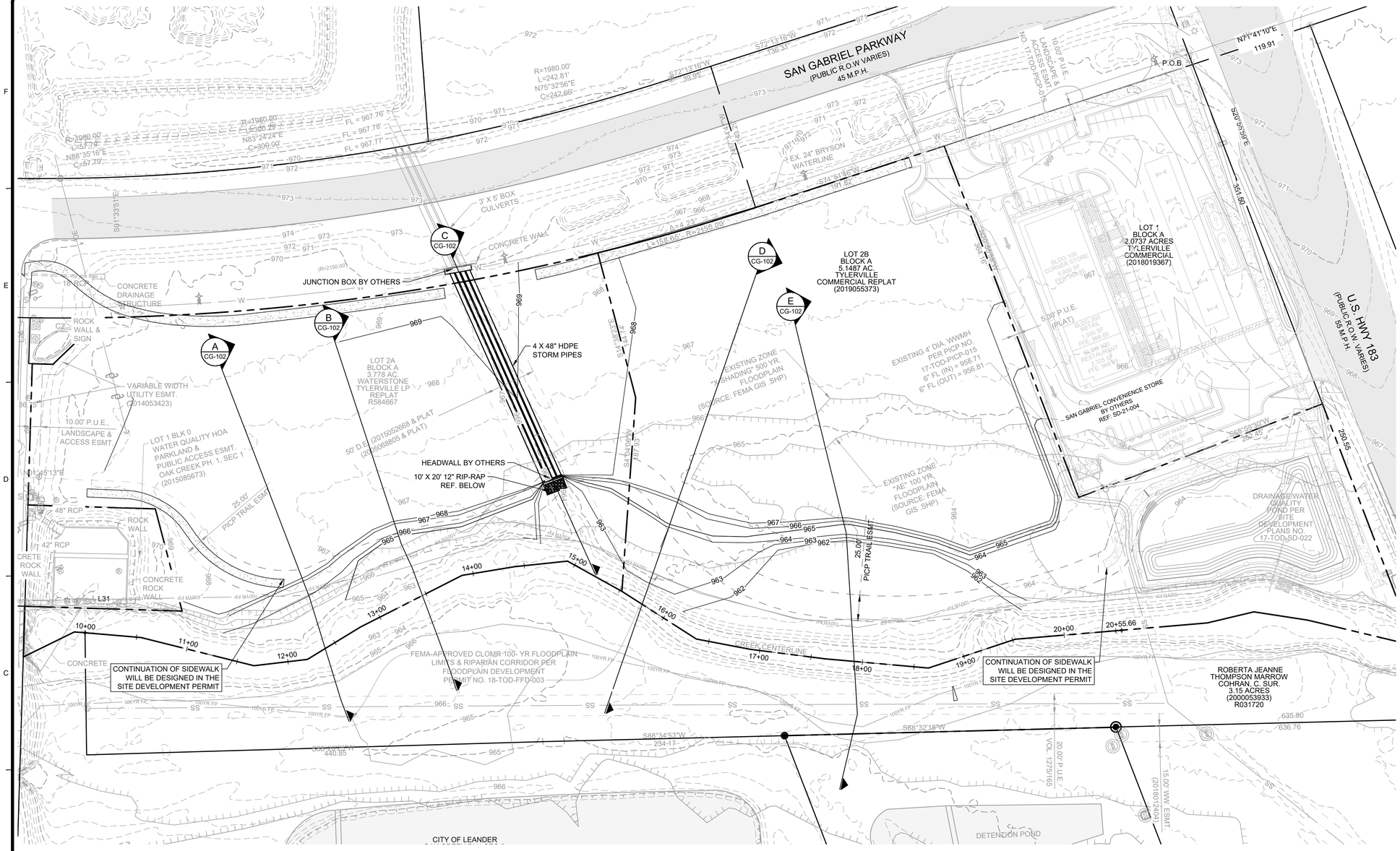

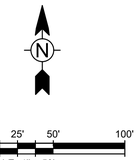

LEGEND

EXISTING

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NOTES:

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RIP RAP CALCULATIONS - POND

d =	1.75	average flow depth (ft)
D_{50} =	0.86257	median rock diameter (ft)
V =	8.5	average water velocity (ft/s)
S_g =	2.4	specific gravity of the stone; min value is 2.4
W_{50} =	73.22	median stone weight

$D_{50} = 0.0105V^{2.06}$

where:

D_{50} = mean rock diameter (feet)

V = average water velocity (ft/s)

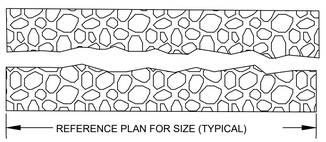
$W_{50} = 47.54D_{50}^{3}S_g$

where:

W_{50} = median stone weight

S_g = specific gravity of the stone

D_{50} MIN = 11.5", D_{50} MAX = 14" - **USE 12" STONE**



PLACE RIP-RAP AND LEAN GROUT IN ALL AREAS INDICATED ON THE DRAWING. THE STONE SHALL CONSIST OF FIELD STONE OR ROUGH, PRACTICAL. THE STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF AIR AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE PURPOSE INTENDED, UNLESS OTHERWISE SPECIFIED, ALL STONES USED AS RIP-RAP SHALL WEIGH BETWEEN 2-4 POUNDS EACH, AND AT LEAST 60 PERCENT OF THE STONES SHALL WEIGH MORE THAN 3 POUNDS EACH.

RIP-RAP DETAIL

SCALE: N.T.S.

TREE LIST PROTECT

PT#	DESCRIPTION
7780	13" Red_Oak
7779	14.5" Red_Oak
7778	13" Red_Oak
7777	8.5" Monterrey_Oak
7776	9.5" Cedar_Elm
5108	43.5" Pecan
5109	40" Pecan
5110	46.5" Pecan
5111	17" American_Elm
7775	27.5" American_Elm

STATE OF TEXAS
WILLIAM E. PARNELL
121598
LICENSED
PROFESSIONAL ENGINEER
10/16/25

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512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

TYLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS
SAN GABRIEL PKWY
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

GRADING AND DRAINAGE PLAN

Project No:	SD-25-0377
Designed By:	K. HERNANDEZ
Drawn By:	K. HERNANDEZ
Checked By:	W. PARNELL

CG-101
Sheet 11 of 14
File No: 2214.02

Know what's below. Call before you dig.

Bar Measures 1 inch, otherwise drawing not to scale

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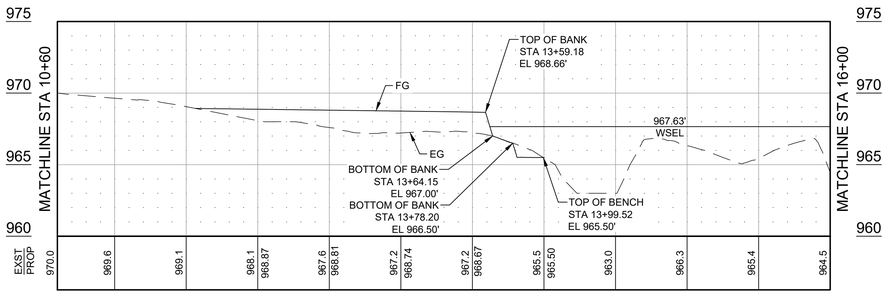
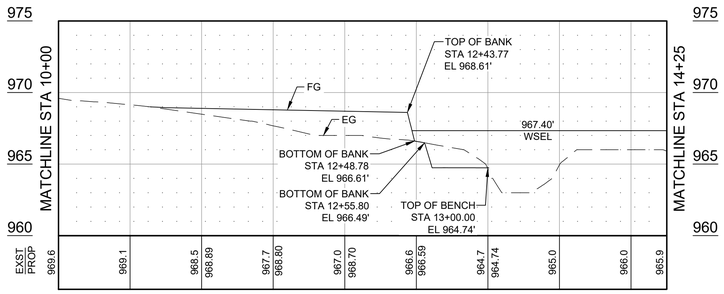


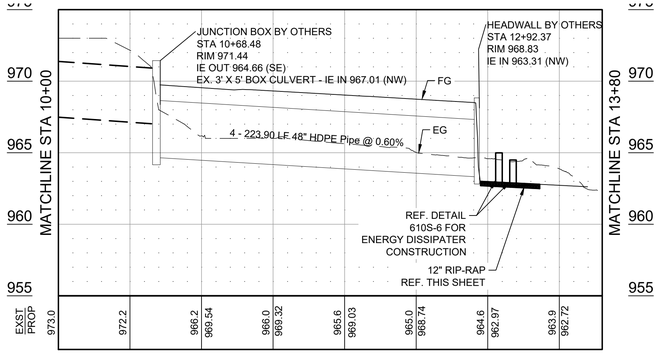
A BANK AND CHANNEL BENCHING PROFILE

SCALE: HORIZ: 1"= 50' VERT: 1" = 5'



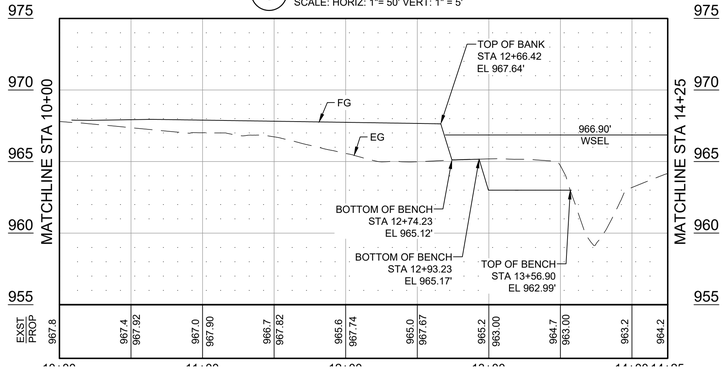
B BANK AND CHANNEL BENCHING PROFILE

SCALE: HORIZ: 1"= 50' VERT: 1" = 5'



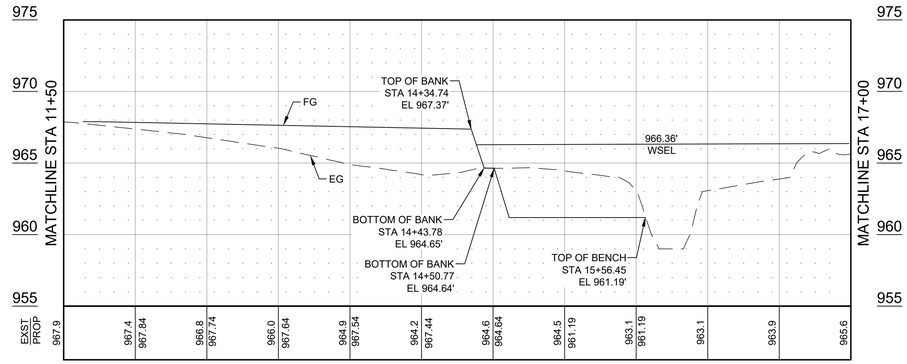
C STORM PROFILE

SCALE: HORIZ: 1"= 50' VERT: 1" = 5'



D BANK AND CHANNEL BENCHING PROFILE

SCALE: HORIZ: 1"= 50' VERT: 1" = 5'



E BANK AND CHANNEL BENCHING PROFILE

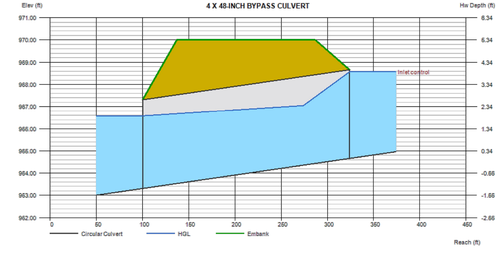
SCALE: HORIZ: 1"= 50' VERT: 1" = 5'

Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Tuesday, Sep 23 2025

4 X 48-INCH BYPASS CULVERT

Invert Elev Dn (ft)	= 963.31	**Calculations**	
Pipe Length (ft)	= 224.00	Qmin (cfs)	= 280.00
Slope (%)	= 0.60	Qmax (cfs)	= 300.00
Invert Elev Up (ft)	= 964.66	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 48.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 48.0	Qtotal (cfs)	= 280.00
No. Barrels	= 4	Qpipe (cfs)	= 280.00
n-Value	= 0.012	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 6.38
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 8.37
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 966.57
		HGL Up (ft)	= 967.19
Embankment		Hw Elev (ft)	= 968.57
Top Elevation (ft)	= 970.00	Hw/D (ft)	= 0.98
Top Width (ft)	= 150.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 200.00		



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GRADING PROFILES

Project No: SD-25-0377
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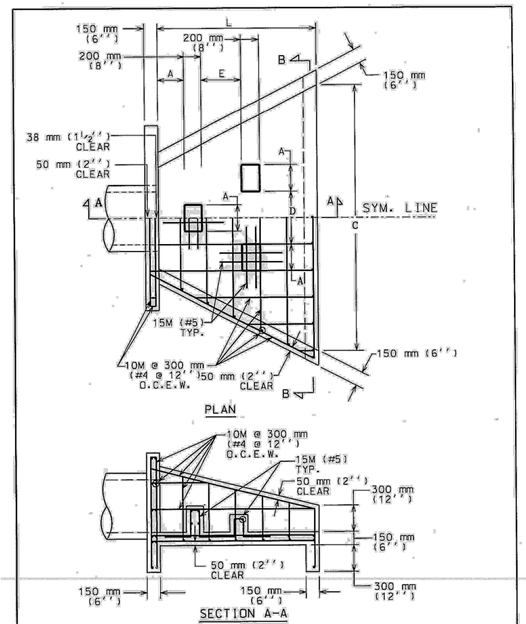
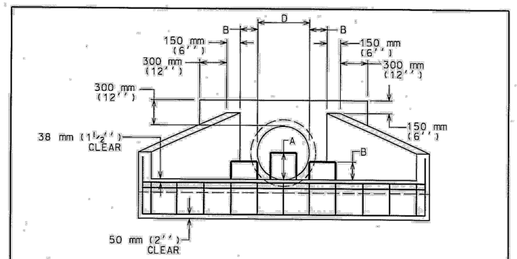
Checked By: W. PARNELL

CG-101
Sheet 12 of 14
File No: 2214.02



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STANDARD HEADWALL AND ENERGY DISSIPATORS	
Bill Gardner 8/20/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-13 1 OF 2



SECTION B-B

NOTES:

1. ALL CONCRETE SHALL BE TYPE "C" AS PER SPEC. 403S. CONCRETE FOR STURCTURES.
2. CHAMFER ALL EXTERNAL VISIBLE CORNERS.
3. DISSIPATOR BLOCKS REQUIRED ON DISCHARGE HEADWALLS ONLY.

D	457 mm (18'')	533 mm (21'')	610 mm (24'')	685 mm (27'')	765 mm (30'')	838 mm (33'')	914 mm (36'')	1.067 m (42'')	1.219 m (48'')	1.372 m (54'')	1.524 m (60'')		
A	225 mm (9'')	250 mm (10'')	300 mm (12'')	350 mm (14'')	375 mm (15'')	400 mm (16'')	450 mm (18'')	525 mm (21'')	600 mm (24'')	675 mm (27'')	750 mm (30'')		
B	150 mm (6'')	175 mm (7'')	200 mm (8'')	225 mm (9'')	250 mm (10'')	275 mm (11'')	300 mm (12'')	350 mm (14'')	400 mm (16'')	450 mm (18'')	500 mm (20'')		
C	2.29 m (90'')	2.67 m (105'')	3.05 m (120'')	343 m (135'')	3.81 m (150'')	4.19 m (165'')	4.57 m (180'')	5.33 m (210'')	6.10 m (240'')	6.86 m (270'')	7.62 m (300'')		
L	1.37 m (54'')	1.60 m (63'')	1.83 m (72'')	2.06 m (81'')	2.29 m (90'')	2.51 m (99'')	2.74 m (108'')	3.20 m (126'')	3.66 m (144'')	4.11 m (162'')	4.57 m (180'')		
E	300 mm (12'')	350 mm (14'')	400 mm (16'')	450 mm (18'')	500 mm (20'')	550 mm (22'')	600 mm (24'')	700 mm (28'')	800m (32'')	900 mm (36'')	1000 mm (40'')		

DIMENSIONS IN MILLIMETERS, METERS AND (INCHES).

DISCHARGE VELOCITIES GREATER THAN 3 METERS/SECOND (10 fps) REQUIRE ROCK OUTLET PROTECTION.

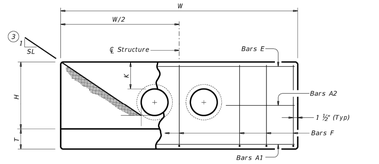
CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STANDARD HEADWALL AND ENERGY DISSIPATORS	
Bill Gardner 8/20/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-13 2 OF 2

TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (5)

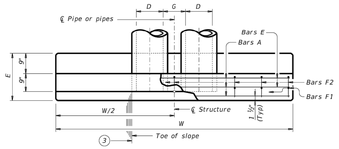
Slope	Dia of Pipe (D)	Values for One Pipe: W	Reinf (Lbs) (1)	Conc (CY) (2)	Values To Be Added for Each Add'l Pipe: W	Reinf (Lbs) (1)	Conc (CY) (2)
2:1	12"	9'-0"	122	1.1	1'-9"	15	0.2
	15"	10'-3"	136	1.3	2'-2"	16	0.2
	18"	11'-6"	163	1.5	2'-8"	19	0.3
	21"	12'-9"	200	1.8	3'-1"	31	0.4
	24"	14'-0"	213	2.1	3'-7"	34	0.4
	27"	15'-3"	254	2.4	3'-11"	37	0.5
	30"	16'-6"	272	2.7	4'-4"	40	0.6
	33"	17'-9"	314	3.1	4'-8"	43	0.6
	36"	19'-0"	371	3.9	5'-1"	46	0.8
	42"	21'-6"	442	4.9	5'-10"	52	1.0
	48"	25'-0"	569	6.4	6'-7"	59	1.3
	54"	27'-6"	701	7.5	7'-6"	82	1.6
	60"	30'-0"	794	8.8	8'-3"	90	1.8
	66"	32'-6"	894	10.2	8'-9"	96	2.0
	72"	35'-0"	1,055	11.7	9'-4"	103	2.3
3:1	12"	13'-0"	175	1.6	1'-9"	14	0.2
	15"	14'-9"	193	1.9	2'-2"	17	0.2
	18"	16'-6"	228	2.2	2'-8"	19	0.3
	21"	18'-3"	299	2.6	3'-1"	31	0.4
	24"	20'-0"	323	3.0	3'-7"	33	0.4
	27"	21'-9"	371	3.5	3'-11"	37	0.5
	30"	23'-6"	415	4.0	4'-4"	40	0.5
	33"	25'-3"	469	4.6	4'-8"	43	0.6
	36"	27'-0"	556	5.7	5'-1"	46	0.8
	42"	30'-6"	675	7.1	5'-10"	52	1.0
	48"	35'-6"	837	9.2	6'-7"	59	1.3
	54"	39'-0"	1,015	11.0	7'-6"	84	1.6
	60"	42'-6"	1,171	12.9	8'-3"	91	1.8
	66"	46'-0"	1,298	14.9	8'-9"	98	2.0
	72"	49'-6"	1,561	17.1	9'-4"	103	2.3
4:1	12"	17'-0"	229	2.0	1'-9"	15	0.2
	15"	19'-3"	266	2.4	2'-2"	17	0.2
	18"	21'-6"	308	2.9	2'-8"	19	0.3
	21"	23'-9"	382	3.5	3'-1"	31	0.3
	24"	26'-0"	430	3.9	3'-7"	34	0.4
	27"	28'-3"	486	4.7	3'-11"	37	0.5
	30"	30'-6"	539	5.2	4'-4"	40	0.6
	33"	32'-9"	603	6.0	4'-8"	42	0.6
	36"	35'-0"	738	7.5	5'-1"	47	0.8
	42"	39'-6"	881	9.3	5'-10"	52	1.0
	48"	46'-0"	1,102	12.1	6'-7"	61	1.3
	54"	50'-6"	1,364	14.4	7'-6"	84	1.6
	60"	55'-0"	1,547	16.9	8'-3"	91	1.8
	66"	59'-6"	1,741	19.5	8'-9"	98	2.0
	72"	64'-0"	2,077	22.4	9'-4"	102	2.3
6:1	12"	25'-0"	336	3.0	1'-9"	14	0.2
	15"	28'-3"	384	3.6	2'-2"	17	0.2
	18"	31'-6"	452	4.2	2'-8"	19	0.3
	21"	34'-9"	581	5.1	3'-1"	31	0.4
	24"	38'-0"	644	5.8	3'-7"	34	0.4
	27"	41'-3"	737	6.9	3'-11"	37	0.5
	30"	44'-6"	807	7.7	4'-4"	39	0.6
	33"	47'-9"	912	8.9	4'-8"	44	0.6
	36"	51'-0"	1,108	11.0	5'-1"	48	0.8
	42"	57'-6"	1,318	13.7	5'-10"	54	1.0
	48"	67'-0"	1,682	17.9	6'-7"	59	1.3
	54"	73'-6"	2,072	21.3	7'-6"	83	1.6
	60"	80'-0"	2,351	24.9	8'-3"	89	1.8
	66"	86'-6"	2,643	28.9	8'-9"	96	2.0
	72"	93'-0"	3,121	33.1	9'-4"	101	2.3

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

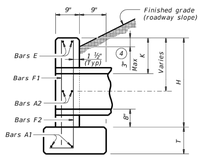
DATE: FILE:



ELEVATION



PLAN OF NON-SKEWED PIPES



SECTION AT CENTER OF PIPE

BARS F2

(1) Total quantities include one 3'-1" lap for bars over 60' in length.

(2) Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.

(3) Indicated slope is perpendicular to centerline pipe or pipes.

(4) For vehicle safety, construct curbs no more than 3" above finished grade. Reduce curb heights, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

(5) Dimensions shown are usual and maximum.

(6) Quantities shown are for one structure end only (one headwall).

TABLE OF CONSTANT DIMENSIONS

Dia of Pipe (D)	G	K (5)	H	T	E
12"	0'-9"	1'-0"	2'-8"	0'-9"	1'-9"
15"	0'-11"	1'-0"	2'-11"	0'-9"	1'-9"
18"	1'-2"	1'-0"	3'-2"	0'-9"	1'-9"
21"	1'-4"	1'-0"	3'-5"	0'-9"	2'-0"
24"	1'-7"	1'-0"	3'-8"	0'-9"	2'-0"
27"	1'-8"	1'-0"	3'-11"	0'-9"	2'-3"
30"	1'-10"	1'-0"	4'-2"	0'-9"	2'-3"
33"	1'-11"	1'-0"	4'-5"	0'-9"	2'-6"
36"	2'-1"	1'-0"	4'-8"	1'-0"	2'-6"
42"	2'-4"	1'-0"	5'-2"	1'-0"	2'-9"
48"	2'-7"	1'-3"	5'-11"	1'-0"	3'-0"
54"	3'-0"	1'-3"	6'-5"	1'-0"	3'-3"
60"	3'-3"	1'-3"	6'-11"	1'-0"	3'-6"
66"	3'-3"	1'-3"	7'-5"	1'-0"	3'-9"
72"	3'-4"	1'-3"	7'-11"	1'-0"	4'-0"

TABLE OF REINFORCING STEEL (6)

Bar	Size	Spa	No.
A1	#3	~	2
A2	#3	1'-6"	~
E	#5	~	2
F	#5	1'-0"	~

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete ($f'c$ = 3,600 psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Do not mount bridge rails of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H, exceeding the values shown.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

Texas Department of Transportation — Bridge Division Standard

CONCRETE HEADWALLS WITH PARALLEL WINGS FOR NON-SKEWED PIPE CULVERTS

CH-PW-0

FILE: CD-CH-PW0-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

WILLIAM E. PARNELL
121598
LICENSED PROFESSIONAL ENGINEER
10/16/25

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CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

TYLLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS
SAN GABRIEL PKWY.
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

CONSTRUCTION DETAILS

Project No:	SD-25-0377
Designed By:	W. PARNELL
Drawn By:	K. HERNANDEZ
Checked By:	W. PARNELL

CD-100
Sheet 14 of 14
File No: 2214.02

811 Know what's below. Call before you dig.

Bar Measures 1 inch, otherwise drawing not to scale

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ATTACHMENT “N”

Inspection, Maintenance Repair, and Retrofit Plan

No permanent BMPs are proposed for this site, it is a mass grading project.

ATTACHMENT “O”

Pilot-Scale Field Testing Plan

Not requested.

ATTACHMENT “P”

Measures for minimizing Surface Stream Contamination

Temporary erosion controls will minimize surface stream contamination until vegetation restoration is complete.

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.

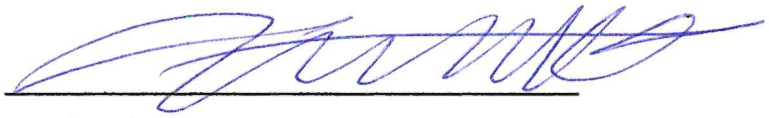
Signature

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: **William B. Pohl**

Date: 10-30-25

Signature of Customer/Agent:



Regulated Entity Name: TYLERVILLE COMMERCIAL LOT 2 BLOCK A

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: North Brushy Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    ☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

ATTACHMENT "A"

Spill Response Actions

The most likely instances of a spill of hydrocarbons or hazardous substances are:

1. Refueling construction equipment.
2. Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
3. Unscheduled or emergency repairs, such as hydraulic fluid leaks.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities in Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997,), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day.

SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN

1.00 MATERIALS COVERED

The following materials or substances with known hazardous properties are expected to be present onsite during construction:

Cleaning solvents	Concrete	Concrete Additives
Asphalt	Wastewater	Flushing Water
Detergents	Acids/Bases	Fertilizers
Petroleum based products	Paints	Pesticides
Paint solvents	Soil stabilization additives	

1.01 MATERIAL MANAGEMENT PRACTICES

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

1.01.1 Good Housekeeping - The following good housekeeping practices will be followed onsite during the construction project.

A. An effort will be made to store (onsite) only enough product required to do the job.

B. All materials stored onsite will be stored in a neat, orderly manner and will be stored under a roof or other enclosure.

C. Products will be kept in their original resealable containers with the original manufacturer's label in legible condition.

D. Substances will not be mixed with one another unless recommended by the manufacturer.

E. Whenever possible, all of a product will be used up before disposing of the container.

F. Manufacturer's recommendations for proper use and disposal will be followed.

G. The job site superintendent will be responsible for daily inspections to ensure proper use and disposal of materials.

1.01.2 Hazardous Products Handling

These practices will be used to reduce the risks associated with hazardous materials.

A. Products will be kept in original resealable containers with the original labels in legible condition.

B. Original labels and material safely data sheets (MSDS's) will be procured and used for each material and maintained onsite during construction.

C. If surplus product must be disposed of, the manufacturers' or local/state/federal recommended methods for proper disposal will be followed.

D. A spill control and containment kit (containing, for example, absorbent such as kitty litter or sawdust, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

E. All of the product in a container will be used before the container is disposed of in compliance with state/federal requirements.. All such containers will be triple-rinsed with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with state and federal regulations and will not be allowed to mix with stormwater discharges.

1.01.3 Product Specific Practices

The following product specific practices will be followed on the job site.

A. Petroleum Products

All onsite vehicles will be monitored for leaks and receive regular preventative maintenance to minimize the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.

B. Fertilizers

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

C. Paints, Paint Solvents, and Cleaning Solvents

All the product in a container will be used before the container is disposed of in compliance with state/federal requirements. All such containers will be triple rinsed with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with state and federal regulations and will not be allowed to mix with stormwater discharges.

D. Concrete Trucks/Asphalt Trucks

Concrete delivery trucks will be allowed to wash out or discharge surplus concrete or drum wash water on the site, but only in either specifically designated diked areas which have been prepared to prevent contact between the concrete and/or washout and stormwater which will be discharged from the site or in locations where waste concrete can be poured into forms to make riprap or other useful concrete products. The hardened residue from the concrete washout diked areas will be disposed of in the same manner as other non-hazardous construction waste materials or may be broken up and used on site as deemed appropriate by the Contractor. The job site superintendent will be responsible for following these procedures.

1.01.4 Spill Prevention Practices

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup.

A. Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.

B. Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite in a spill control and containment kit (containing, for example, absorbent such as kitty litter or sawdust, acid neutralizing powder, brooms, rakes, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.).

C. All spills will be cleaned up immediately upon discovery.

D. The Spill area will be kept well ventilated, and personnel will wear appropriate protective equipment to prevent injury from contact with the hazardous substances.

E. Spills of toxic or hazardous materials will be reported to the appropriate federal, state, and/or local government agency, regardless of the size of the spill. spills of amounts that exceed Reportable Quantities of certain substances specifically mentioned in federal regulations (40 CFR 302 via) will be immediately reported to the EPA National Response Center, telephone at 1-800-424-8802. Reportable Quantities of some substances which may be used at the job site are as follows:

Spills: Reportable Quantities

The Reportable Quantity depends on the substance released and where released. Use this table to determine whether you must report and under what rule.

In Texas, upon determining that a reportable discharge or spill has occurred, the responsible person must notify the state. The threshold quantity that triggers the requirement to report a spill is called the **reportable quantity (RQ).** The reportable quantity depends on the type of substance released and where released (e.g. into water vs. on land); different kinds of spills are subject to different provisions of state and federal rules.

Kind of spill	Where discharged	Reportable quantity	Rule, statute, or responsible agency
Hazardous substance	onto land	"Final RQ" in Table 302.4 in 40 CFR 302.4 (PDF)	30 TAC 327
	into water	"Final RQ" or 100 lbs, whichever is **less**	
Any oil	coastal waters	as required by the Texas General Land Office	Texas General Land Office
Crude oil, oil that is neither a petroleum product nor used oil	onto land	210 gallons (five barrels)	30 TAC 327
	directly into water	enough to create a sheen	
Petroleum product, used oil	onto land, from an exempt PST facility	210 gallons (five barrels)	30 TAC 327

	onto land, or onto land from a non-exempt PST facility	25 gallons	
	directly into water	enough to create a sheen	
Associated with the exploration, development and production of oil, gas, or geothermal resources	under the jurisdiction of the Railroad Commission of Texas	as required by the Railroad Commission of Texas	**Railroad Commission of Texas**
Industrial solid waste or other substances	into water	100 lbs	**30 TAC 327**
From petroleum storage tanks, underground or aboveground	into water	enough to create a sheen on water	**30 TAC 334**
From petroleum storage tanks, underground or aboveground	onto land	25 gallons or equal to the RQ under **40 CFR 302**	**30 TAC 327**
Other substances that may be useful or valuable and are not ordinarily considered to be waste, but will cause pollution if discharged into water in the state	into water	100 lbs	**30 TAC 327**

Note: Copies of relevant statutes will be kept onsite and available for inspection.

F. The SPCC plan will be adjusted to include measures to prevent this type of spill from recurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included. If the spill exceeds a Reportable Quantity, all federal regulations regarding reports of the incident will be complied with.

G. The job site superintendent will be the spill prevention and cleanup coordinator. He will designate the individuals who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of these personnel will be posted in the material storage area and in the office trailer onsite.

Attachment *B*

Potential Sources of Contamination

Situations contributing to a hazardous material spill may occur during scheduled maintenance of construction equipment. A refueling staging area shall be designated by the contractor. Caution is to be exercised to prevent any existing ground surfaces, or newly disturbed ground surfaces from becoming contaminated. Once the refueling staging area is no longer needed, the area is to be returned to its original condition, or better. Concrete curing compound(s) and fuel leakage shall be contained downstream of the onsite storm water conveyance system. Contractors shall follow the steps below in preventing and responding to spills as outlined in TCEQ publication RG-348, *Technical Guidance on Best Management Practices* (Revised July 2005).

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, promptly 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 storm water impacts of leaks and spills:

Education

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

General Measures

(1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, 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 dilute spills with water.
(8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
(9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
(10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
(11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
(12) Keep waste storage areas clean, well-organized, locked 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.

Minor Spills

(1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the site of the spill.
(2) Use absorbent materials on small spills rather than washing 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:
    (a) Contain the spread of the spill.
    (b) Recover spilled materials.
    (c) 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) 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 available 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 within 24 hours.
(4) The services of a spills contractor or a hazmat team should be engaged immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staff 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.

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 leaks 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 to remain 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. Remove the absorbent materials promptly and dispose of properly.
(7) Promptly transfer used fluids to the proper waste or recycling drums. Do not leave full drip pans or other open containers onsite.
(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.
(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.

Concrete Washout Areas

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

(1) Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
(2) Avoid mixing excess amounts of fresh concrete.
(3) Perform washout of concrete trucks in designated areas only.
(4) Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
(5) Do not allow excess concrete to be dumped onsite, except in designated areas.
For onsite washout:

(a) Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
(b) Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil thick polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and properly disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

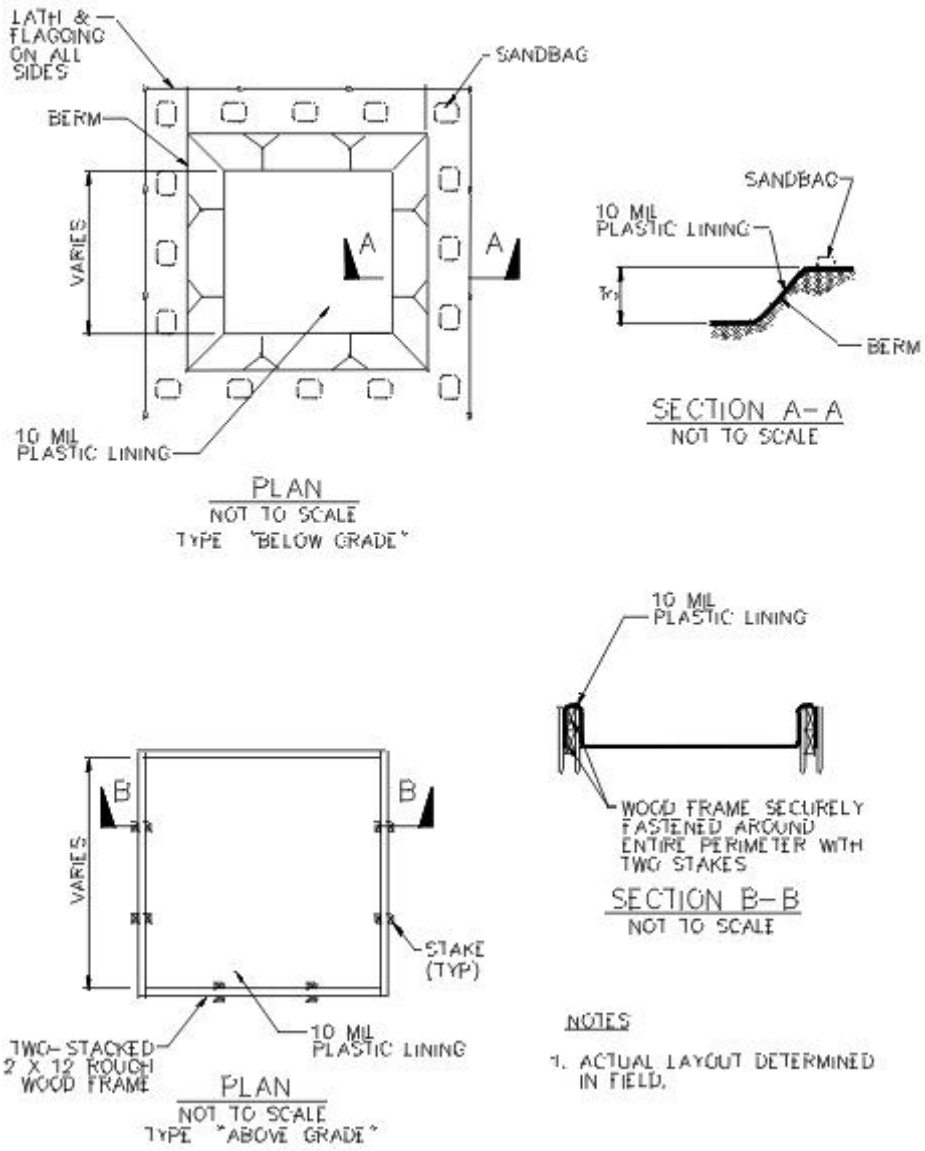


Figure: Schematics of Concrete Washout Areas

Attachment *C*

Sequence of Major Activities

During all construction activities, temporary BMP's are to be maintained, and adjusted to provide optimal erosion, and sediment infiltration protection.

Sequence of major activities includes and is not limited to:

1. Attend pre-construction meeting. (0.00 acres) to occur prior to construction activities
2. Place and maintain all temporary Traffic Control devices required for a construction work zone. (0.07 acres) to occur prior to construction activities
3. Place and maintain all erosion and sediment control devices. (6.35 acres) to occur prior to construction activities
4. Clear and grub proposed limits of construction. (6.35 acres) to occur after Items 1-3 have been completed and approved by SWPPP Inspector.
5. Grade Site per Mass Grading Plan (6.35 acres) to occur after item 4 has been completed.
6. Revegetate all disturbed areas (6.35 acres) to occur after item 5 has been completed and grading has been verified and accepted.
7. Fertilizing of disturbed areas (6.35 acres). To occur after Item 6 has been completed.
8. Maintenance of all Temporary BMP's. To occur from installation of devices until the final acceptance of project.
9. Remove Temporary BMP's after acceptance of the construction by the City. (6.35 acres)
10. Remove all traffic control devices. (0.07 acres) after acceptance of project by the City.

ATTACHMENT *D*

Temporary Best Management Practices and Measures

Onsite storm water runoff is currently sheet flow and planned to be intercepted by open silt fence and trapping sediment before release into the creek. Rock berms shall intercept concentrated flows exceeding contributing areas of 5 acres or more. Natural run-off conditions are to be preserved through construction, and compliment or enhance existing conveyances. The following temporary BMP's are to be placed in accordance with the plans at proper locations to minimize erosion, retain sediment, and other pollutant sources on site to the extent possible.

- temporary sediment control fences
- rock berms where volume of runoff may be too great for effective use of silt fence
- placement of temporary stabilized construction entrance/exits
- prevent and remove any solid material being discharged on to roadway
- construction debris, construction chemicals, and litter are to be controlled
- BMP inspections are to be performed at least once every 14 calender days, and within 24 hours of the end of an 0.5 inch or greater rain event

ATTACHMENT *E*

Request to Temporarily Fill Feature

Not applicable – No request to temporarily fill any sensitive feature is being made currently.

ATTACHMENT "F"

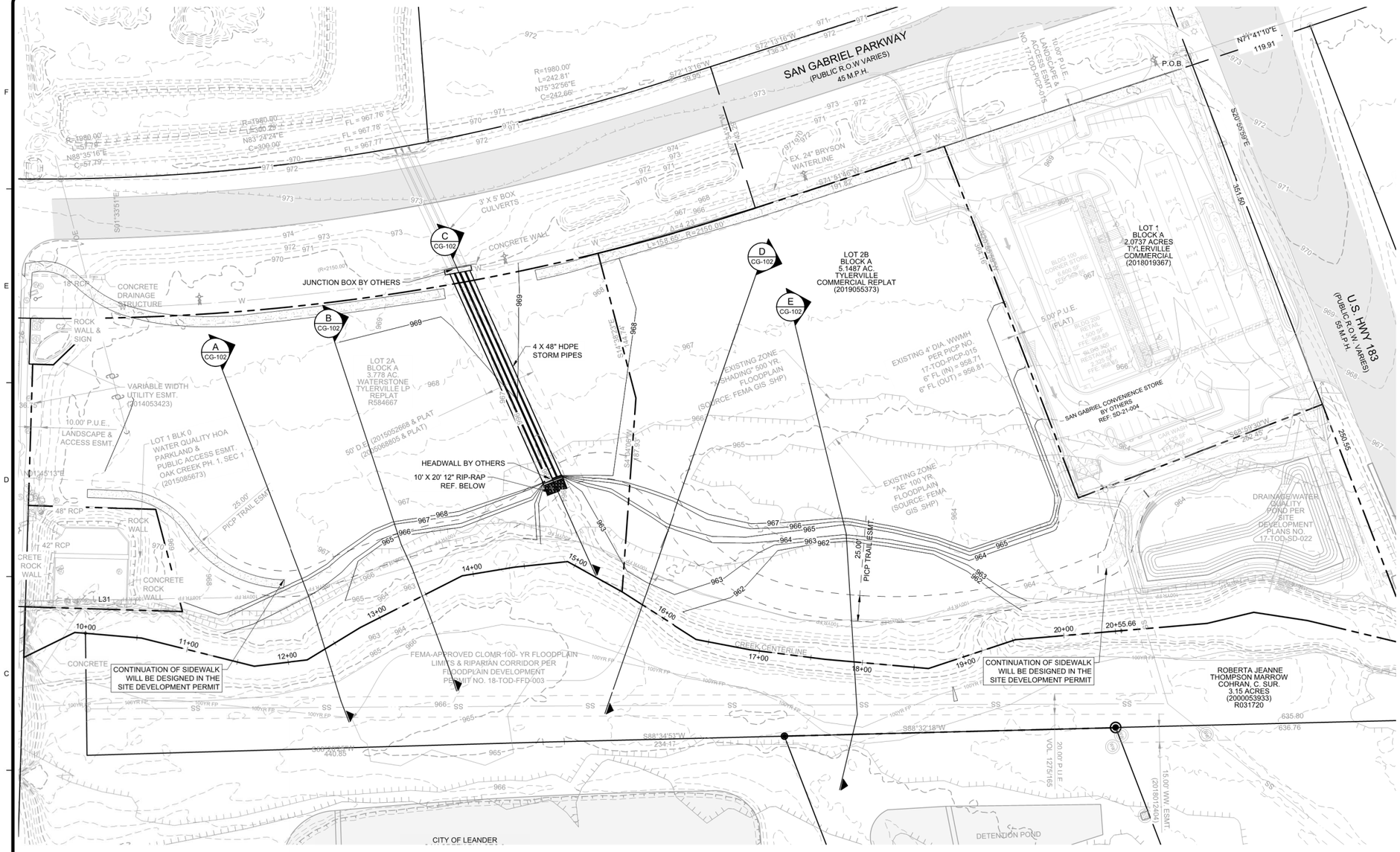
Structural Practices

No improvements are proposed to result in the diversion of storm water runoff from its existing drainage pattern. All disturbed areas will be re-vegetated according to the City of Leander Specifications for re-vegetation of disturbed areas.

ATTACHMENT “G”

Drainage Area Map

See attached drainage Area Map



LEGEND

EXISTING

- MAJOR CONTOUR
- MINOR CONTOUR
- FLOODPLAIN LIMITS
- RIPARIAN CORRIDOR
- PROPERTY BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- SANITARY SEWER / WASTEWATER MAIN
- FENCE LINE
- OVERHEAD POWER LINE
- POWER POLE
- 5032 25" HACKBERRY — TREE LIST
- TREE TO REMAIN
- TREE TO BE REMOVED
- ASPHALT

NOTES:

1. CONTOURS ON THIS SHEET ARE BASED ON AVAILABLE GIS TOPOGRAPHY.
2. ONLY VISIBLE IMPROVEMENTS & UTILITIES WERE PROVIDED FROM SURVEY (THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID & CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR IS TO CONTACT THE LEANDER AREA "ONE CALL" SYSTEM @811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.

RIP RAP CALCULATIONS - POND

d =	1.75	average flow depth (ft)
D_{50} =	0.86257	median rock diameter (ft)
V =	8.5	average water velocity (ft/s)
S_g =	2.4	specific gravity of the stone; min value is 2.4
W_{50} =	73.22	median stone weight

$D_{50} = 0.0105V^{2.06}$

where:

D_{50} = mean rock diameter (feet)

V = average water velocity (ft/s)

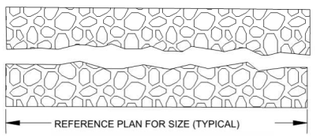
$W_{50} = 47.54D_{50}^{3}S_g$

where:

W_{50} = median stone weight

S_g = specific gravity of the stone

D_{50} MIN = 11.5", D_{50} MAX = 14" - **USE 12" STONE**



PLACE RIP-RAP AND LEAN GROUT IN ALL AREAS INDICATED ON THE DRAWING. THE STONE SHALL CONSIST OF FIELD STONE OR ROUGH, PRACTICAL. THE STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF AIR AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE PURPOSE INTENDED, UNLESS OTHERWISE SPECIFIED, ALL STONES USED AS RIP-RAP SHALL WEIGH BETWEEN 2-4 POUNDS EACH, AND AT LEAST 60 PERCENT OF THE STONES SHALL WEIGH MORE THAN 3 POUNDS EACH.

RIP-RAP DETAIL

SCALE: N.T.S.

TREE LIST PROTECT

PT#	DESCRIPTION
7780	13" Red_Oak
7779	14.5" Red_Oak
7778	13" Red_Oak
7777	8.5" Monterrey_Oak
7776	9.5" Cedar_Elm
5108	43.5" Pecan
5109	40" Pecan
5110	46.5" Pecan
5111	17" American_Elm
7775	27.5" American_Elm

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MARK	DATE	DESCRIPTION

TYLLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS
SAN GABRIEL PKWY
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

GRADING AND DRAINAGE PLAN

Project No:	SD-25-0377
Designed By:	K. HERNANDEZ
Drawn By:	K. HERNANDEZ
Checked By:	W. PARNELL

CG-101

Sheet 11 of 14

File No: 2214.02

Bar Measures 1 inch, otherwise drawing not to scale

ATTACHMENT "H"

Temporary Sediment Pond Plans & Specifications

Not Applicable. No Temporary Sediment Ponds are required for this project.

ATTACHMENT "I"

Inspection & Maintenance for Temporary BMPs

SUMMARY OF EROSION AND SEDIMENT CONTROL MAINTENANCE/INSPECTION PROCEDURES

- All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.
- All measures will be maintained in good working order; if a repair is necessary, it will be completed within 24 hours of report.
- Built-up sediment will be removed from silt fences when it has reached one-third the height of the fence.
- Silt fences will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Sediment basins, if present, will be inspected for depth of sediment, and built-up sediment will be removed when it reaches 10% of the design capacity or at the end of the project.
- Diversion dikes and Rock Berms, if present, will be inspected and any breaches promptly repaired.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- A maintenance inspection report will be made after each inspection. Examples of the report forms to be used are included in this section.
- The site job superintendent will select the individuals who will be responsible for inspections, maintenance and repair activities, and maintaining the inspection and maintenance reports.
- Personnel selected for inspection and maintenance responsibilities will receive training from the site job superintendent. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working order.

FINAL STABILIZATION/TERMINATION CHECKLIST

1. All soil disturbing activities are complete

2. Temporary erosion and sediment control measures have been removed or will be removed at an appropriate time.

3. All areas of the construction site not otherwise covered by a permanent pavement or structure have been stabilized with a uniform perennial vegetative cover with a density of 70% or equivalent measures have been employed

EXAMPLE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
INSPECTION AND MAINTENANCE REPORT FORM

STABILIZATION MEASURES

INSPECTOR: _____ DATE: _____

QUALIFICATIONS OF INSPECTOR:

_____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL _____

AREA	DATE SINCE LAST RAINFALL	DATE OF NEXT DISTURBANCE	STABILIZED? (YES/NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED:

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

EXAMPLE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
INSPECTION AND MAINTENANCE REPORT FORM

SILT FENCE

INSPECTOR: _____ DATE:_____

QUALIFICATIONS OF INSPECTOR:

_____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL _____

IS THE BOTTOM OF THE FABRIC STILL BURIED? _____

IS THE FABRIC TORN OR SAGGING? Y/N?

ARE THE POSTS TIPPED OVER? Y/N?

HOW DEEP IS THE SEDIMENT?_____ inches

MAINTENANCE REQUIRED FOR SILT FENCE: _____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

EXAMPLE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
INSPECTION AND MAINTENANCE REPORT FORM

STABILIZED CONSTRUCTION EXIT

INSPECTOR: _____ DATE:_____

QUALIFICATIONS OF INSPECTOR:

_____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL _____

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD? _____

IS THE GRAVEL CLEAN OR FILLED WITH SEDIMENT? _____

DOES ALL TRAFFIC USE THE STABILIZED EXIT TO LEAVE THE JOB SITE?

IS THE CULVERT BENEATH THE EXIT WORKING? _____

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION EXIT: _____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

ATTACHMENT "J"

Schedule of Interim and Permanent Soil Stabilization Practices

All areas within the project limits that are disturbed during construction will be revegetated and restabilized immediately following completion of related construction activities.

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

I William B. Pohl
Print Name

General Partner
Title - Owner/President/Other

of Waterstone Tylerville, LP.
Corporation/Partnership/Entity Name

have authorized Lee Miks
Print Name of Agent/Engineer

of Pohl Partners
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

Applicant's Signature

4-27-22
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared William Pohl 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 27 day of April, 2022.

MIRA LINN BOYDA
Notary Public, State of Texas
Comm. Expires 04-29-2025
Notary ID 133070996

NOTARY PUBLIC

Mira Boyda
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 4-29-25

Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

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

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

Landowner Authorization

I, William B. Pohl of **Waterstone Tylerville, L.P.**

am the owner of the property located at:

Tylerville Commercial Lot 2 Block A

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

I do hereby authorize **Goode Faith Engineering, LLC**
To conduct **CZP Modification Submittals for Approval**
At **Tylerville Commercial Lot 2 Block A**

Landowner Acknowledgement

I understand that **Waterstone Tylerville, LP**

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

Landowner Signature

Signature
Landowner Signature

Date 12-1-25

Date

THE STATE § OF Texas

County § of Williamson

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

William B. Pohl

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 Day day of Month

Click or tap here to add ID

NOTARY PUBLIC

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: Date

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Waterstone Tylerville, LP
Regulated Entity Location: 8.93 Acres SE Intersection of San Gabriel / Broade St., Leander, Tx.
Name of Customer: Tylerville, LTD.
Contact Person: Lee Miks Phone: 512-335-5577
Customer Reference Number (if issued):CN 605369297
Regulated Entity Reference Number (if issued):RN 111022828
Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	8.93 Acres	$ 5000
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	$

INITIAL

Signature: _____

Date: 10-31-2025

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

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

TCEQ Core Data Form

TCEQ Use Only

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

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

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

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

2. Customer Reference Number (*if issued*): CN

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

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

SECTION II: Customer Information

4. General Customer Information

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

☐ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership

☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

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

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

If new Customer, enter previous Customer below:

7. TX SOS/CPA Filing Number: 0800368347

8. TX State Tax ID (11 digits): 32035567703

9. Federal Tax ID (9 digits):

10. DUNS Number (*if applicable*):

11. Type of Customer: ☐ Corporation ☐ Individual Partnership: ☐ General ☒ Limited

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

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

13. Independently Owned and Operated? ☒ Yes ☐ No

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

☒ Owner ☐ Operator ☐ Owner & Operator

☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address: 10800 Pecan Park Blvd. #125

City: Austin State: TX ZIP: 78750 ZIP + 4:

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

17. E-Mail Address (*if applicable*): [redacted]

18. Telephone Number: (512) 335-5577

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 below this form should be accompanied by a permit application*)

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

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

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

Waterstone Tylerville, LP. / Tylerville Commercial Lot 2 Block A, Leander, Texas

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

4.72 Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	~~8.93~~ acres located on the SE corner of San Gabriel Parkway and West Broade Street, Leander, Texas

26. Nearest City			State	Nearest ZIP Code	
Leander			Tx	78641	
27. Latitude (N) In Decimal:			28. Longitude (W) In Decimal:		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	35	33N	97	51	43W

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)
5541	5812	447110	722511

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

34. Mailing Address:	10800 Pecan Park Blvd. #125							
	City	Austin	State	TX	ZIP	78750	ZIP + 4	
35. E-Mail Address:								

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(512) 335-5577		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	Lee Miks	41. Title:	Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 335-5577		( ) -	[redacted]

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:	Pohl Partners	Job Title:	Manager
Name *(In Print)*:	Lee Miks	Phone:	(512) 423- 8457
Signature:	Lee Miks	Date:	5-3-25

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission *(If other is checked please describe in space provided.)*

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

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

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 605369297		RN 111022828

SECTION II: Customer Information

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

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

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

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

Waterstone Tylerville, LP

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0800368347	32035567703		

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

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

13. Independently Owned and Operated?
☒ Yes ☐ No

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

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

15. Mailing Address:

10800 Pecan Park Blvd. #125							
City	Austin	**State**	TX	**ZIP**	78750	**ZIP + 4**	

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	bpohl@pohlbrown.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 335-5577		( ) -

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.)*

Waterstone Tylerville, LP./Tylerville Commercial Lot 2 Block A, Leander, Texas

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	SE corner of intersection of W. Broade Street & San Gabriel Parkway, Leander, texas							
	City	Leander	**State**	TX	**ZIP**	78641	**ZIP + 4**	
24. County	Williamson							

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

25. Description to Physical Location:	US183A north to San Gabriel Parkway, west on San Gabriel Parkway along the southside of SanGabriel Parkway before W. Broade Street in Leander, Texas.				
26. Nearest City			**State**		**Nearest ZIP Code**
Leander			Tx		78641

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:	30.5925		**28. Longitude (W) In Decimal:**	97.8619	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	35	33N	97	51	43W

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
5541	5812	447110	722511

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

Commercial Land

34. Mailing Address:	**10800 Pecan Park Blvd. #125**							
	City	**Austin**	**State**	**TX**	**ZIP**	**78750**	**ZIP + 4**	
35. E-Mail Address:	**bpohl@pohlbrown.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 335-5577		( ) -

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

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

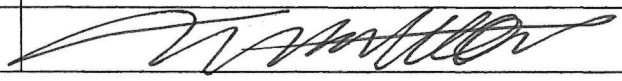
SECTION IV: Preparer Information

40. Name:	Lee Miks	41. Title:	Manager

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 335-5577		( ) -	lmiks@pohlbrown.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:	Pohl Partners	Job Title:	General Manager	
Name *(In Print)*:	William B. Pohl		Phone:	(512) 335- 5577
Signature:			Date: 12-1-25	