



February 17, 2025

TCEQ Reg. 11  
Edwards Aquifer Protection Program  
14250 Judson Road  
Austin, TX 78753

Re: Recharge Zone Exception Request  
7201 S Interstate 35, Georgetown TX  
Mac Haik Ford Lincoln Electric Vehicle Parking Improvements

To whom it may concern:

Please see the following Recharge Zone Exception Request for the referenced site. I have enclosed an email from Mr. Slone, P.G., recommending the exception request submittal.

Feel free to contact me if you should have any comments or questions concerning the submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Cummins".

James M. Cummins, P.E.  
Project Manager

CC: File

Attachment: Slone email

L:\PROJECTS 2006\19959-Mac Haik-Ford Lincoln\Documents\WPAP EXCEPTION REQUEST\Mac Haik Ford EV cover letter.docx

**ADDRESS**

1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626

**PHONE**

512.930.9412

**FAX**

512.930.9416

**WEB**

STGERBIZZELL.COM

TEXAS REGISTERED ENGINEERING FIRM F-181

**SERVICES**

>> ENGINEERS

>> PLANNERS

>> SURVEYORS

## Jim Cummins

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**From:** James Slone <james.slone@tceq.texas.gov>  
**Sent:** Wednesday, November 19, 2025 9:21 AM  
**To:** Jim Cummins  
**Subject:** RE: EARZ Question

Jim,  
You can submit the plan as an exception due to the size. Please make sure you retain this email in case anyone asks for it.  
Take care,  
Bo

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

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**From:** Jim Cummins <jcummins@stegerbizzell.com>  
**Sent:** Tuesday, November 18, 2025 2:49 PM  
**To:** James Slone <james.slone@tceq.texas.gov>  
**Subject:** EARZ Question

Hi Bo,

Sorry to keep bothering you with questions.

I'm working on a project for a car dealership that's in the EARZ. They are converting some existing parking spaces to EV parking which will require the installation of a concrete electric transformer pad. The 100 sf pad will add to their impervious cover for the site.

They have also installed some pavement that was not shown on their approved WPAP. I'm planning on removing this asphalt.

Do you think I should submit an exception request for this project or should I plan on submitting a modification?

Thanks,  
Jim

**James "Jim" M. Cummins, P.E.\***

Senior Engineer

**Steger Bizzell**

Office: (512) 930-9412

[jcummins@stegerbizzell.com](mailto:jcummins@stegerbizzell.com)

[www.stegerbizzell.com](http://www.stegerbizzell.com)

\*Texas



**Finding a better way.**

<b>ADDRESS</b> 1778 S. AUSTIN AVENUE GEORGETOWN, TX 78626	<b>PHONE</b> 512.930.9412
<b>WEB</b> STEGERBIZZELL.COM	<b>FAX</b> 512.930.9416
<b>STEGER BIZZELL</b> 	
<b>SERVICES</b> > > ENGINEERS	> > PLANNERS > > SURVEYORS
TEXAS REGISTERED ENGINEERING FIRM F-181	

# RECHARGE ZONE EXCEPTION REQUEST

For

## MAC HAIK FORD LINCOLN Electric Vehicle Parking Improvements

In the

City of Georgetown

Williamson County, Texas

Job Number: 19959

# RECHARGE ZONE EXCEPTION REQUEST

For

**MAC HAIK FORD LINCOLN**

**Electric Vehicle Parking Improvements**

In the

City of Georgetown  
Williamson County, Texas

11/22/2025

Steger Bizzell Job Number: 19959



# Texas Commission on Environmental Quality

## Edwards Aquifer Application Cover Page

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### 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.

<b>1. Regulated Entity Name:</b> MAC HAIK FORD LINCOLN					<b>2. Regulated Entity No.:</b> 102733359				
<b>3. Customer Name:</b> Austin Mac Haik Ford Lincoln Mercury Ltd					<b>4. Customer No.:</b> 603968512				
<b>5. Project Type:</b> (Please circle/check one)	New		Modification		Extension		Exception		
<b>6. Plan Type:</b> (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
<b>7. Land Use:</b> (Please circle/check one)	Residential		Non-residential			<b>8. Site (acres):</b>		14.44	
<b>9. Application Fee:</b>	\$500		<b>10. Permanent BMP(s):</b>			FULL SED./SAND FILTRATION POND			
<b>11. SCS (Linear Ft.):</b>			<b>12. AST/UST (No. Tanks):</b>						
<b>13. County:</b>	WILLIAMSON		<b>14. Watershed:</b>			CHANDLER BRANCH			

# 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](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.

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

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

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

JAMES M. CUMMINS, P.E.

Print Name of Customer/Authorized Agent

Signature of Customer/Authorized Agent

Date

12/10/25

**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):

# General Information Form

## Texas Commission on Environmental Quality

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

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

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

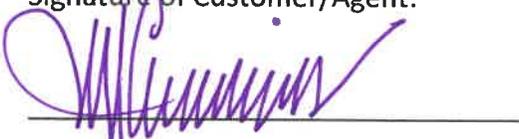
## Signature

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

Print Name of Customer/Agent: JAMES M. CUMMINS, P.E

Date: 11/22/2025

Signature of Customer/Agent:



## Project Information

1. Regulated Entity Name: MAC HAIK FORD LINCOLN - ELECTRIC VEHICLE PARKING IMPROVEMENTS
2. County: WILLIAMSON
3. Stream Basin: CHANDLER BRANCH
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:  
 Recharge Zone  
 Transition Zone
6. Plan Type:  
 WPAP  
 SCS  
 Modification  
 AST

UST

Exception Request

7. Customer (Applicant):

Contact Person: MAC HAIK, PRESIDENT

Entity: MH AUSTIN REALTY, LTD ACTING THROUGH MH AUSTIN GP LLC ITS GENERAL PARTNER

Mailing Address: 11757 KATY FREEWAY STE. 1300

City, State: HOUSTON, TEXAS

Zip: 77079

Telephone: 281-596-6486

FAX: \_\_\_\_\_

Email Address: LROBBINS@MACHAIK.NET

8. Agent/Representative (If any):

Contact Person: JAMES M. CUMMINS, P.E.

Entity: STEGER BIZZELL

Mailing Address: 1978 S AUSTIN AVE

City, State: GEORGETOWN, TX

Zip: 78626

Telephone: 512-930-9412

FAX: \_\_\_\_\_

Email Address: JCUMMINS@STEGERBIZZELL.COM

9. Project Location:

The project site is located inside the city limits of GEORGETOWN.

The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of \_\_\_\_\_.

The project site is not located within any city's limits or ETJ.

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

TRAVELING NORTH ON I-35, USE EXIT 259. DRIVE FOR 500 FT. AND SITE WILL BE ON YOUR RIGHT. LOCATED ON THE SOUTHEAST CORNER OF GATEWAY DR AND I-35 FRONTAGE ROAD

11.  **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

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

Project site boundaries.

USGS Quadrangle Name(s).

Boundaries of the Recharge Zone (and Transition Zone, if applicable).

Drainage path from the project site to the boundary of the Recharge Zone.

13.  **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate

the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

Survey staking will be completed by this date: 11/22/2025

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

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

15. Existing project site conditions are noted below:

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

### ***Prohibited Activities***

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

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

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

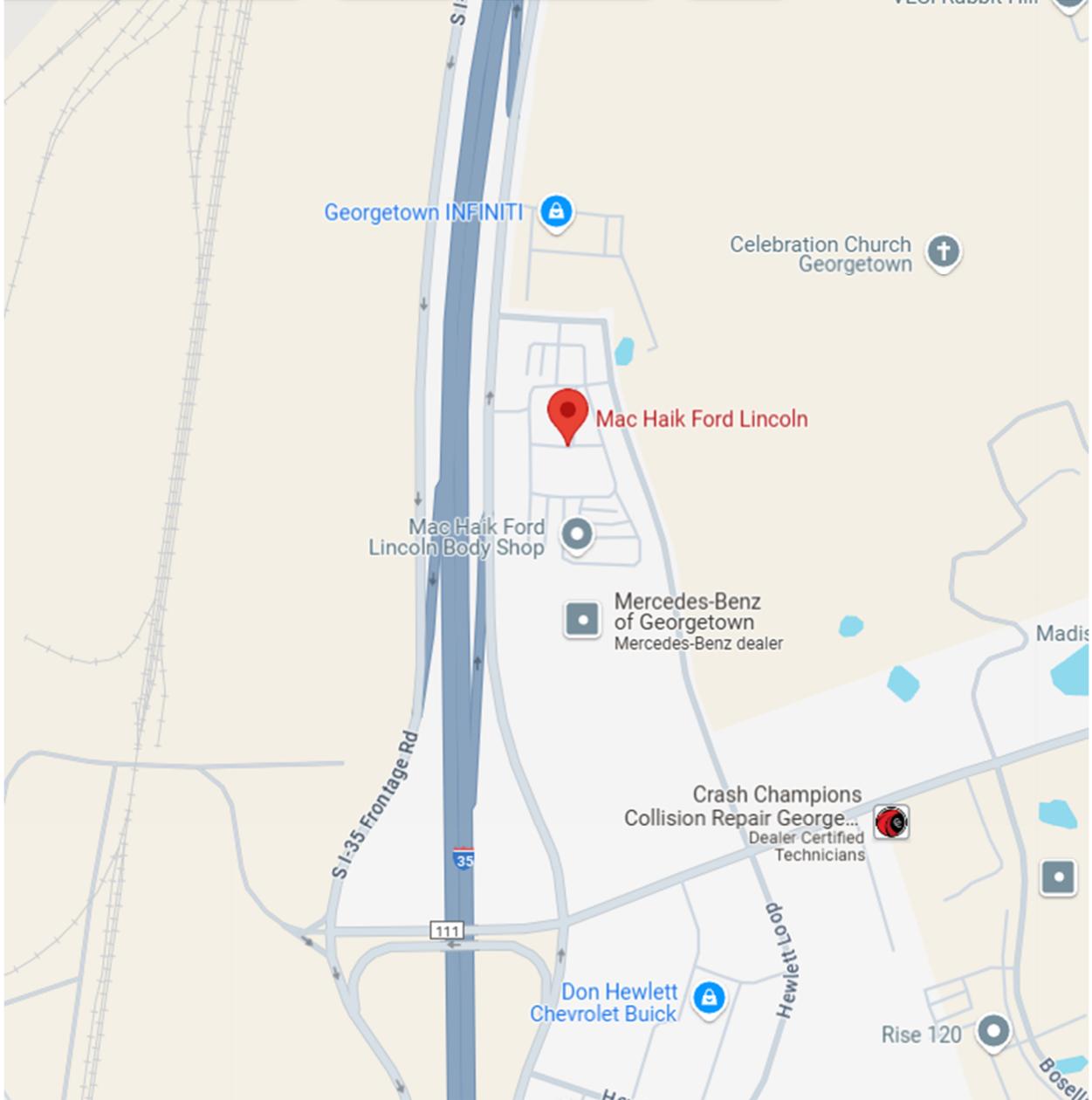
- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and
- (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

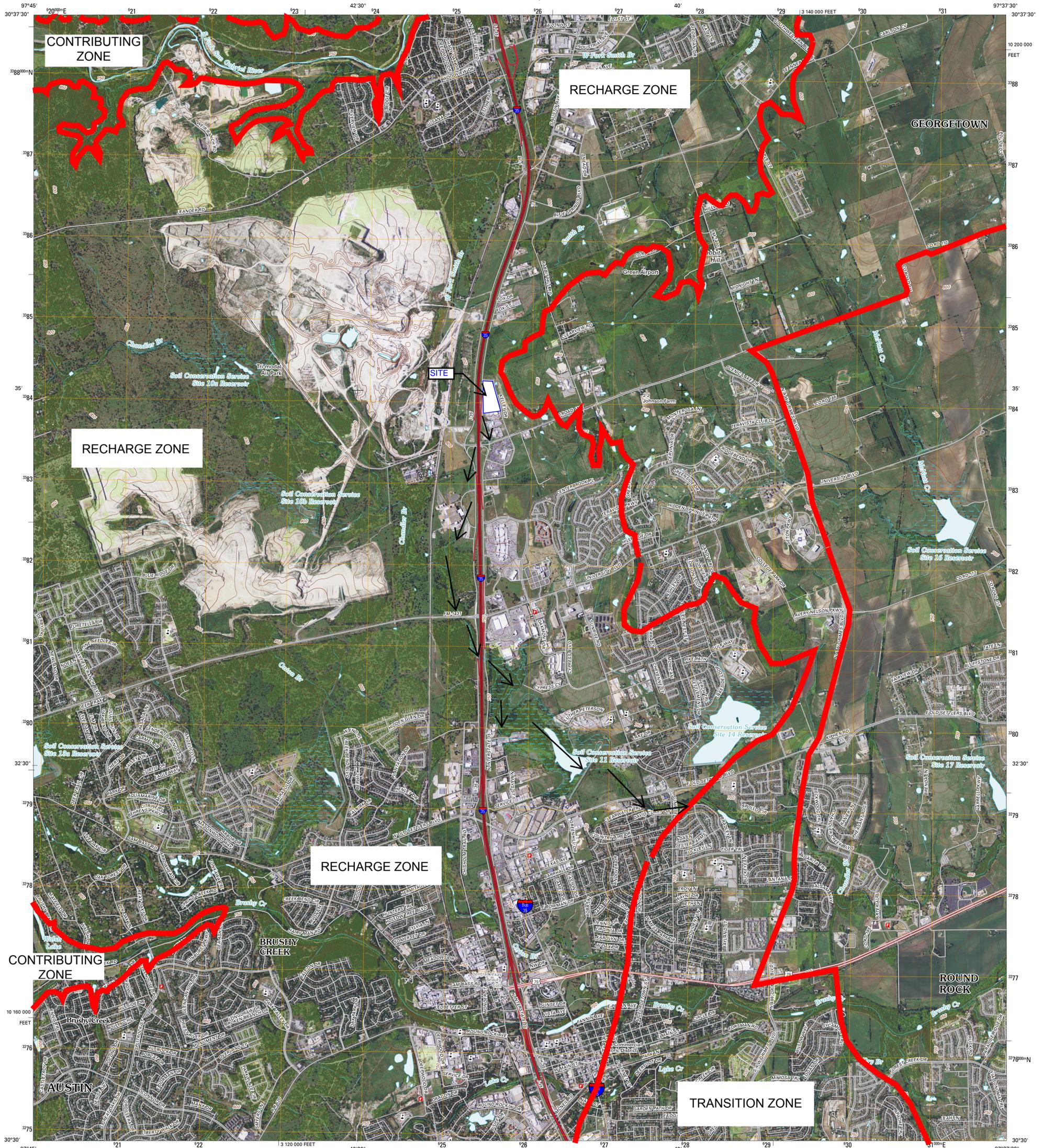
### ***Administrative Information***

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

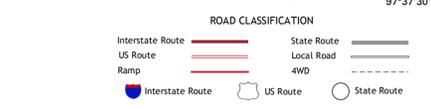
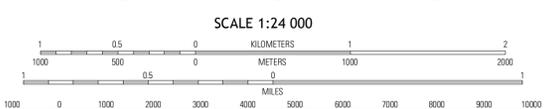
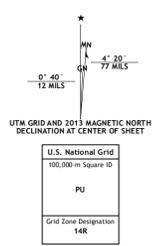
- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
  - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
  - For a UST Facility Plan or Modification or an AST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

# LOCATION MAP

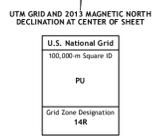




Produced by the United States Geological Survey North American Datum of 1983 (NAD83) World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 14R 10 000-foot ticks: Texas Coordinate System of 1983 (central zone)



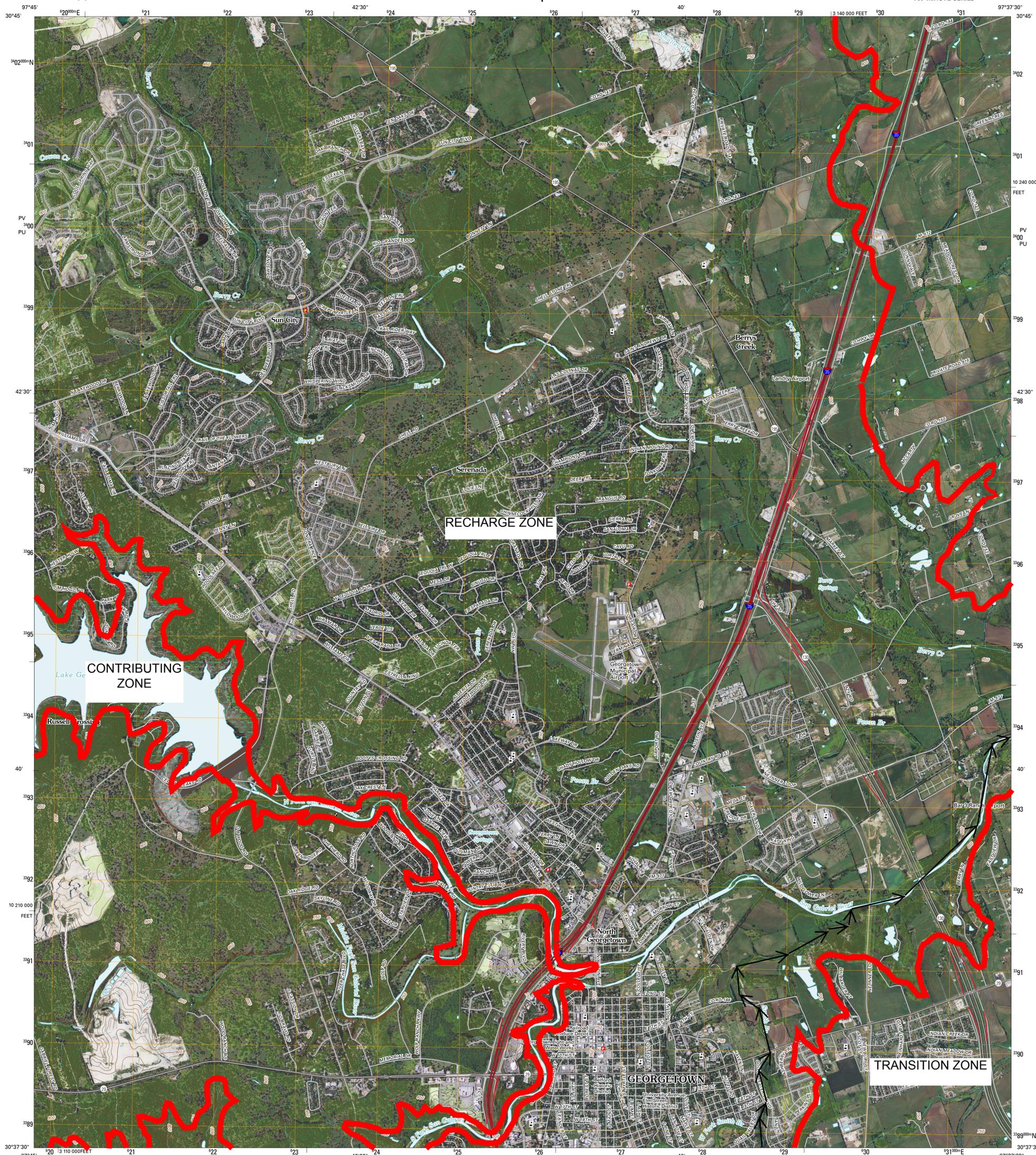
Imagery: N.A.I.P., May 2010  
Roads: ©2006-2012 TomTom  
Names: ©2012  
Hydrography: National Hydrography Dataset, 2010  
Contours: National Elevation Dataset, 2002  
Boundaries: Census, BWC, BC, USGS, 1972 - 2012



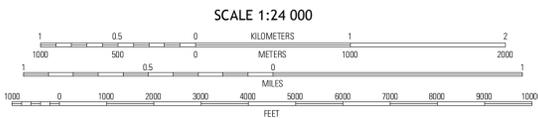
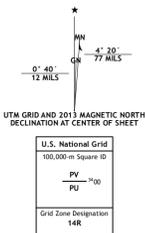
CONTOUR INTERVAL 10 FEET NORTH AMERICAN VERTICAL DATUM OF 1988  
This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011. A metadata file associated with this product is draft version 0.6.7

ADJOINING 7.5 QUADRANGLES

Leander NE	Georgetown	Weir
Leander	Round Rock	Hutto
Jaliscoville	Pflugerville West	Pflugerville East



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84). Projection and  
1 000-meter grid: Universal Transverse Mercator, Zone 14R  
10 000-foot ticks: Texas Coordinate System of 1983 (central  
zone)



CONTOUR INTERVAL 10 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988  
This map was produced to conform with the  
National Geospatial Program US Topo Product Standard, 2011.  
A metadata file associated with this product is draft version 0.6.7

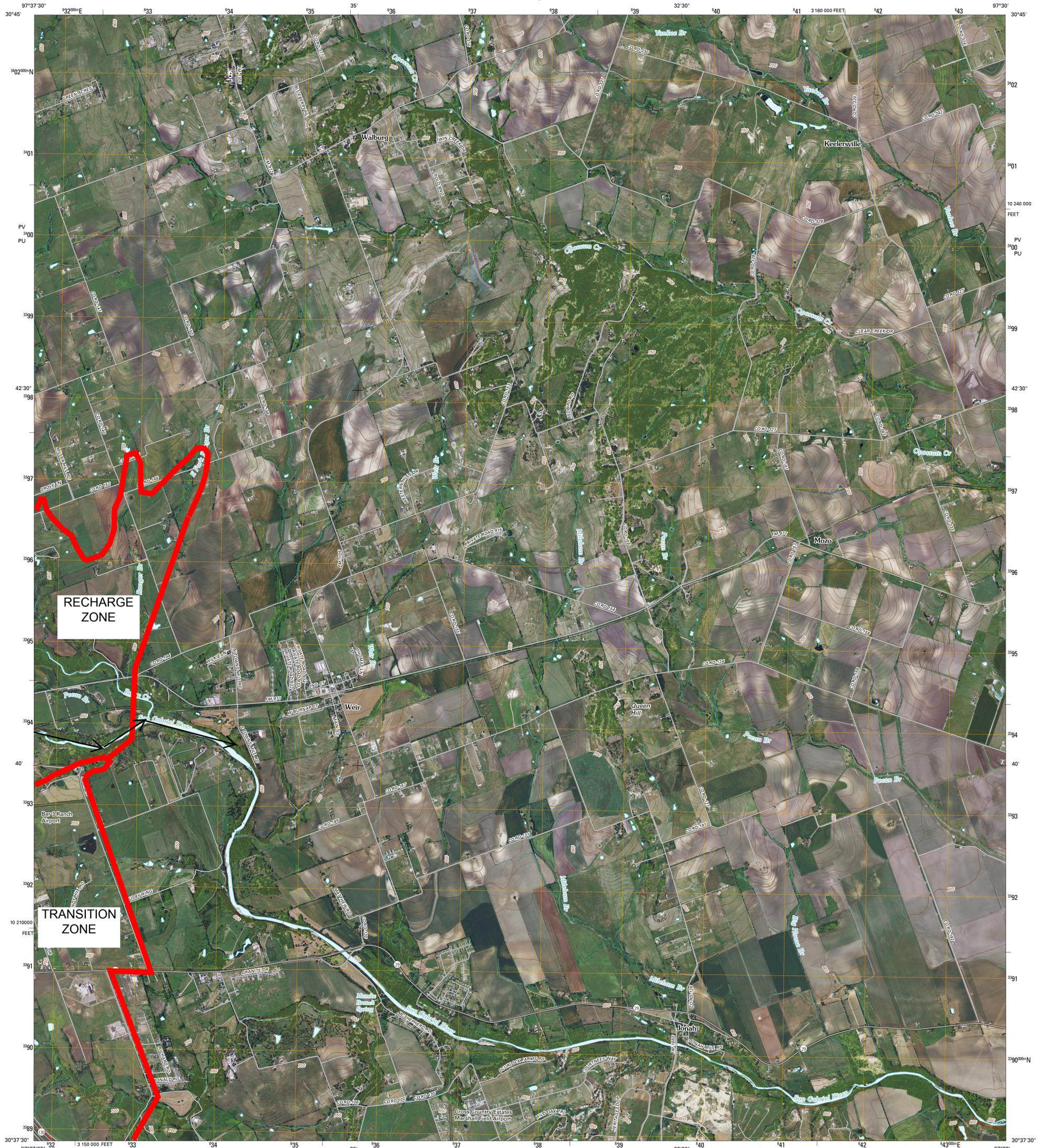


Florence	Ohls	Jarrell
Leander	Georgetown	Weir
Leander	Round Rock	Hutto

ROAD CLASSIFICATION

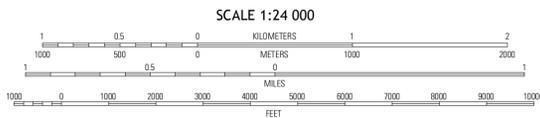
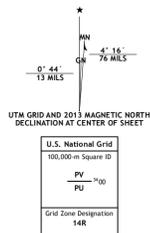
Interstate Route	State Route
US Route	Local Road
Ramp	4WD

● Interstate Route      US Route      State Route



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84), Projection and  
1 000-meter grid: Universal Transverse Mercator, Zone 14R  
10 000-foot ticks: Texas Coordinate System of 1983 (central zone)

Imagery.....NAIP, May 2010  
Roads.....©2006-2012 TomTom  
Names.....GNS, 2012  
Hydrography.....National Hydrography Dataset, 2010  
Contours.....National Elevation Dataset, 2004  
Boundaries.....Census, IBWC, BC, USGS, 1972 - 2012



CONTOUR INTERVAL 10 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988  
This map was produced to conform with the  
National Geospatial Program US Topo Product Standard, 2011.  
A metadata file associated with this product is draft version 0.6.7



QUADRANGLE LOCATION

Cuba Cavern	Jarrell	Bartlett
Georgetown	Weir	Granger
Round Rock	Hutto	Taylor



## Attachment C – Project Description

MH Austin Realty LTD is proposing to construct parking modifications for Mac Haik Georgetown Ford Lincoln in Georgetown, Texas. The legal description of the property being improved is Lot 5, Block A, Kelley Trust Phases One, Two and Three, a subdivision of record in Cabinet S, Slide 339-341 of the Plat Records of Williamson County, Texas. The 14.44 acres lot is within the city limits of Georgetown and has been developed as a new and used car dealership with parts sales and auto repair. The car dealership was constructed under an approved WPAP. The WPAP was approved by the TCEQ in April of 2002.

This project will be constructed in one phase. The scope of the project will consist of the construction of twelve electric vehicle charging stations with associated minor electric utility extensions. The proposed electric vehicle charging spaces are located within an area previously used for car inventory parking spaces. A 100 square foot increase in impervious cover is proposed for an existing concrete electric transformer pad to service the charging stations.

After the construction of the existing car dealership, a portion of the southwest asphalt parking area was expanded outside the approved limits of the original WPAP. The area is shown to be removed and revegetated in the demolition plan for this project.

The development is subject to the city's design guidelines and review by the City of Georgetown. Georgetown is the water, wastewater and electric provider. The site plan and construction plans have been reviewed by the city of Georgetown and have been approved. Construction will not commence until the TCEQ has reviewed and approved the plans.

# Geologic Assessment

## Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), Effective June 1, 1999

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

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

## Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: D Bryan Pairsh

Telephone: 512-535-4368

Date: 01/30/2025

Fax: 512-535-4451

Representing: Capitol Environmental, Inc TBPG Firm Registration #50389 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



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Regulated Entity Name: Mac Haik Ford Quick Lane Conversion

## Project Information

1. Date(s) Geologic Assessment was performed: January 23, 2025

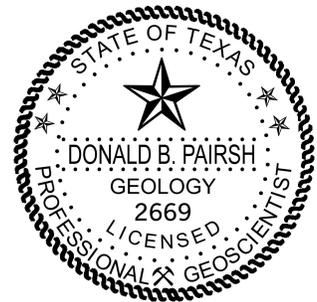
2. Type of Project:

WPAP  
 SCS

AST  
 UST

3. Location of Project:

Recharge Zone  
 Transition Zone  
 Contributing Zone within the Transition Zone

  
1/30/25

4.  **Attachment A - Geologic Assessment Table.** Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.
5.  Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups\* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

**Table 1 - Soil Units, Infiltration Characteristics and Thickness**

Soil Name	Group*	Thickness(feet)
Denton silty clay (DnB) 1-3% slope	D	1-10'
Ferris-Heiden complex (FhE) 5-20% slope	D	1-10'
Heiden clay (HeC2) 3-5% slope	D	1-10'
Houston Black clay (HuB) 1-3% slope	D	1-10%

Soil Name	Group*	Thickness(feet)

*\* Soil Group Definitions (Abbreviated)*

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

6.  **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7.  **Attachment C – Site Geology.** A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8.  **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'  
 Applicant's Site Plan Scale: 1" = 50'  
 Site Geologic Map Scale: 1" = 50'  
 Site Soils Map Scale (if more than 1 soil type): 1" = 50'

9. Method of collecting positional data:  
 Global Positioning System (GPS) technology.

- Other method(s). Please describe method of data collection: \_\_\_\_\_
10.  The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11.  Surface geologic units are shown and labeled on the Site Geologic Map.
12.  Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.
- Geologic or manmade features were not discovered on the project site during the field investigation.
13.  The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.
- There are \_\_\_\_\_ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
- The wells are not in use and have been properly abandoned.
- The wells are not in use and will be properly abandoned.
- The wells are in use and comply with 16 TAC Chapter 76.
- There are no wells or test holes of any kind known to exist on the project site.

### ***Administrative Information***

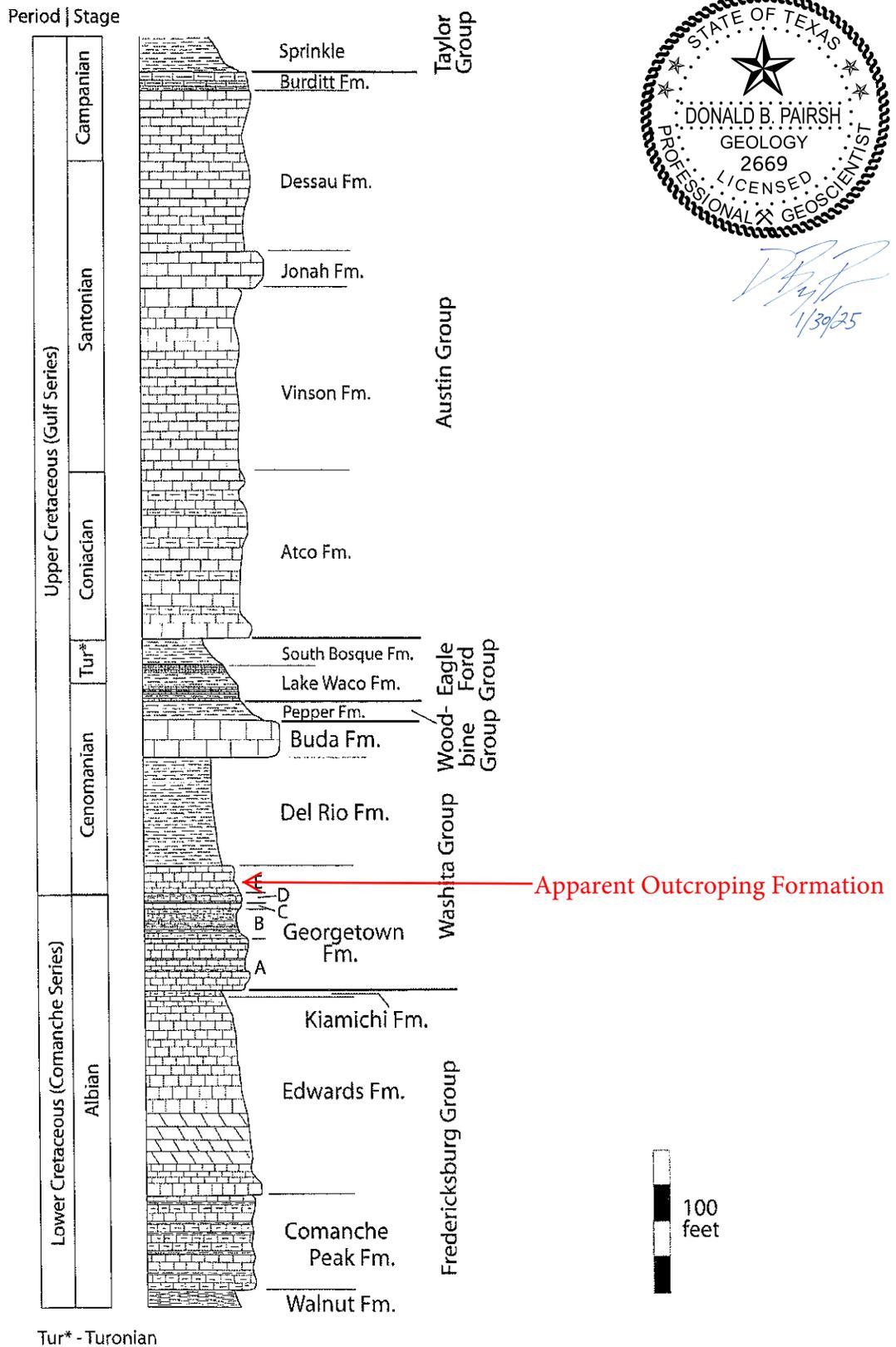
15.  Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies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

**Attachment A – Geologic Table**



**Attachment B – Stratigraphic Column**

# Generalized Stratigraphic Column of the Round Rock Area



Source:  
 Bedrock Geology of Round Rock and Surrounding Areas, Williamson and Travis Counties, Texas  
 By: Todd B. Housh

**Attachment C – Site Geology**

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**NARRATIVE DESCRIPTION OF SITE SPECIFIC GEOLOGY**  
**MAC HAIK FORD QUICK LANE CONVERSION**  
**14.44 ACRE TRACT**  
**GEORGETOWN, WILLIAMSON COUNTY, TEXAS**  
**01/23/2025**

**LOCATION**

The subject site is an approximate 14.44 acres, more or less, tract of land located at 7201 S IH35 in Georgetown, Williamson County, Texas at approximately 30.5834° North Latitude and approximately -97.6922° West Longitude. This location lies within the designated Edwards Aquifer Recharge Zone. Therefore, future intended development of the site must conform to criteria in accordance with the Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Protection Program Rules in accordance with Title 30 of the Texas Administrative Code, Section 213 (30 TAC§ 213).

**EXPLANATION OF ASSESSMENT**

This assessment follows general guidelines contained in Texas Commission on Environmental Quality (TCEQ) "*Instruction for Geologist for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones*" (TCEQ Guidance 0585). The site is located on an area of the recharge zone that may contain karst features formed by selective solutioning of limestone minerals by water. Karst features may be expressed as surface features but more commonly tend to persist with depth. This assessment documents the presence or absence of site conditions that were present at the time the site visit that was performed on 01/23/2025. The site visit consisted of a walk through survey that consisted of a non-intrusive visual observation or survey of readily accessible, easily visible surface property conditions that were present on the subject property at the time of the site visit. Intrusive subsurface testing such as excavation, cave mapping, infiltrometer test, geophysical studies or tracer studies are not required for the geologic assessment of any feature in accordance with this practice.

A sensitive geologic or manmade feature, for the purpose of this practice is a feature on the recharge zone or transition zone of the Edwards Aquifer with a superficial appearance that suggest a potential for hydraulic interconnectedness between the surface and the Edwards Aquifer and that has the apparent potential for rapid infiltration into the subsurface.

**PHYSICAL DESCRIPTION OF SITE**

The subject site is currently a commercial automotive sales and repairs operations..

**SURFACE DRAINAGE**

After reviewing the project site topographic survey, storm water runoff appears to flow toward the South.

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## SOIL DESCRIPTION

The site soil is composed of:

Denton silty clay, 1 to 3 percent slopes (DnB), Hydrologic Group D

The Denton series consist of deep, well drained, slowly permeable soils that formed in clayey materials over residuum weathered from limestone bedrock. These nearly level or gently sloping soils are on uplands and have slopes ranging from 0 to 5 percent. Well drained; medium surface runoff; slow permeability.

Ferris-Heiden complex, 5 to 20 percent slopes, severely eroded (FhE), Hydrologic Group D

The Ferris series consists of deep to mudstone, well drained, very slowly permeable soils that formed in clayey residuum weathered from calcareous mudstone. These gently sloping to moderately steep soils occur on backslopes of side slopes of ridges on dissected plains. Slopes range from 1 to 20 percent. Mean annual precipitation is about 889 mm (35 in) and the mean annual temperature is about 20 degrees C (68 degrees F). Well drained. Permeability is very slow. Runoff is very high. Infiltration is rapid when the soil is dry and cracked, but very slow when the soil is wet. The Heiden series consists of deep and very deep to mudstone, well drained, very slowly permeable soils that formed in clayey residuum weathered from mudstone. These nearly level to moderately steep soils occur on footslopes of base slopes, shoulders of interfluves, and backslopes of side slopes of ridges on dissected plains. Slopes range from 0.5 to 20 percent. Mean annual precipitation is about 889 mm (35 in) and the mean annual temperature is about 20 degrees C (68 degrees F). Well drained. Permeability is very slow. Runoff is high on 0.5 to 1 percent slopes and very high on 1 to 20 percent slopes. Infiltration is rapid when the soil is dry and cracked, but very slow when the soil is wet.

Heiden clay, 3 to 5 percent slopes, eroded (HeC2), Hydrologic Group D

The Heiden series consists of deep and very deep to mudstone, well drained, very slowly permeable soils that formed in clayey residuum weathered from mudstone. These nearly level to moderately steep soils occur on footslopes of base slopes, shoulders of interfluves, and backslopes of side slopes of ridges on dissected plains. Slopes range from 0.5 to 20 percent. Mean annual precipitation is about 889 mm (35 in) and the mean annual temperature is about 20 degrees C (68 degrees F). Well drained. Permeability is very slow. Runoff is high on 0.5 to 1 percent slopes and very high on 1 to 20 percent slopes. Infiltration is rapid when the soil is dry and cracked, but very slow when the soil is wet.

Houston Black clay, 1 to 3 percent slopes (HuB), Hydrologic Group D

The Houston Black series consists of very deep, moderately well drained, very slowly permeable soils that formed in clayey residuum derived from calcareous mudstone of Cretaceous Age. These nearly level to moderately sloping soils occur on interfluves and side slopes on upland ridges and plains on dissected plains. Slopes are mainly 1 to 3 percent but range from 0 to 8 percent. Mean annual precipitation is about 889 mm (35 in) and the mean annual air temperature is about 20.6 degrees C (69 degrees F). Moderately well drained. Permeability is very slow. Surface runoff is high on 0 to 1 percent slopes and very high on slopes greater than 1 percent. Water enters the soil rapidly when it is dry and cracked, and very slowly when it is moist..

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## GEOLOGY

The site is located on the:

Del Rio Clay and Georgetown Formation (Kdg)

The Del Rio Clay and Georgetown Formation consist of Del Rio Clay, calcareous and gypsiferous, becoming less calcareous and more gypsiferous upward, pyrite common, blocky, medium gray, weathers light gray to yellowish gray; some thin lenticular beds of highly calcareous siltstone; marine mega fossils include abundant *Exogyra arietina* and other pelecypods; thickness 40-70 feet. Georgetown Formation, Kgt, limestone and marl; mostly limestone, fine grained, argillaceous, nodular, moderately indurated, light gray; some limestone, hard, brittle, thick bedded, white; some shale, marly, soft, light gray to yellowish gray; marine megafossils include *Kingena wacoensis* and *Gryphaea washitaensis*; thickness 30-80 feet, thins southward.

### STRUCTURAL TREND and FEATURES:

The subject site is located on the Edwards Plateau within the Balcones / Ouachita structural province in central Texas. The Balcones / Ouachita structural province is an arcuate band of mostly down-to-the-coast normal faults that sub-parallel the Gulf of Mexico. In Williamson County, the regional structural trend of the Balcones / Ouachita province is generally southwest to northeast.

(Source: "Lineament Analysis and Inference of Geologic Structure-Examples from the Balcones/Ouachita Trend of Texas." Curan, Woodruff, Jr, and Thompson, 1982)

The site is located in the vicinity of mapped regional faulting. No surface expressions of local structural features were observed during this assessment.

### SITE SPECIFIC GEOLOGIC FEATURE DESCRIPTIONS Identified 01/23/2025

To the extent that surface property features were readily accessible and observable at the time the site was evaluated on 01/23/2025 no geologic features were identified on the subject tract of land that has observed potential to affect recharge to the Edwards Aquifer

### OBSERVATIONS

To the extent that surface property features were readily accessible and observable at the time the site was evaluated on 01/23/2025 no sensitive features were identified on the subject tract of land that has observed potential to affect recharge to the Edwards Aquifer.

### CONCLUDING STATEMENTS

The Client understands that no non-intrusive visual observation or survey can wholly eliminate uncertainty regarding the possible presence of geologic conditions in connection with the subject property. Due to the inherent limits in connection with the agreed Scope of Work, this report does not address uncertainty about site conditions across those portions of the subject property not specifically addressed in this report.

Geologic Assessment  
Mac Haik Ford Quick Lane Conversion  
7201 S IH35  
Georgetown, Williamson, Texas

Capitol Environmental, Inc.  
Registered Geosciences Firm  
Texas Registration No. 50389

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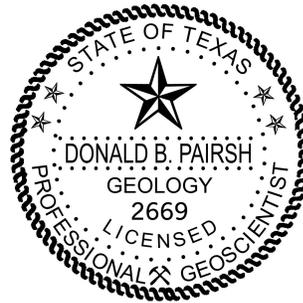
Development of the site is planned. Additional modification of site surface conditions can be expected as construction proceeds. Unsuspected solution enlarged fractures, caves and cavities may be discovered during construction operations.

This assessment does not address the possible presence of subsurface conditions that may be exposed during construction operations. Should solution features or conditions be exposed during construction operations that indicate a potential for hydraulic interconnectedness between the surface and the Edwards Aquifer, operations in the vicinity of the feature should be halted and the Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Protection Program should be contacted immediately in accordance with 30 TAC §213.5(f)(2).

Respectfully,



D Bryan Pairsh, P.G.  
Project Geologist  
**Capitol Environmental, Inc**  
**TBPG Firm Registration #50389**  
**Austin, Texas**



1/30/25

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**DISCLAIMER:**

Under standard geologic assessment practice, this assessment is an assessment of surface property conditions that were readily accessible and easily visible at the time of the assessment.

Services performed under this contract were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. Under standard geologic assessment practice, information developed in this report represents an assessment of environmental conditions observed as present or absent on portions of the surface of the subject property at the time of the assessment. The field observations, measurements and research reported in this report are considered sufficient in detail and scope to form a contained assessment of discrete portions of the subject property. Capitol warrants that the findings and conclusions contained in this report have been prepared in accordance with generally accepted methods normal for the subject site described in this report.

Not every property will warrant the same level of assessment. Consistent with good commercial and customary practice, the appropriate level of assessment will be guided by the type of property subject to assessment, the expertise and risk tolerance of the Client and information developed in the course of the inquiry. The Assessment has been developed to provide the Client with information regarding apparent indications of the presence or absence of geologic conditions relating to the surface of the subject site. The Geologic Assessment report is necessarily limited to the conditions observed and to the information available at the time the work was performed. Due to the limited nature of the work, there is a possibility that conditions may exist in connection with the subject site which could not be identified within the scope of this assessment practice or which were not easily visible or not disclosed at the time the report was prepared.

It is also possible that assessment methods employed at the time the report was prepared may be later superseded by more discrete assessment methods. The definition of a "sensitive geologic feature" and / or a "critical environmental feature" can also change statutorily over time. Capitol does not warrant the content or findings of this report in the event of changes in conditions in connection with the subject property; in the event of changes in assessment methods; or in the event of changes in statute that may apply to the subject property in the future.

In preparing this report, Capitol has relied on information derived from third party sources and personal interviews, as well as other investigative work. Except as set forth in this report, Capitol has made no independent investigation as to the accuracy or completeness of the information derived from third party sources.

This report does not address uncertainty about site conditions across those portions of the subject property not specifically assessed in this report. The Client understands that no surface assessment can wholly eliminate uncertainty regarding the possible presence of geologic conditions at depth in connection with the subject property. The Client should recognize that conditions elsewhere in the assessment area may differ from those at the study /sample locations, and that surface conditions described in the assessment practice herein may change at depth. This assessment should not to be used as a basis for engineering design.

This report was prepared for the Client, to identify the presence or absence of geologic conditions on surface portions of the subject property. Any use of this report for other purposes or any use of information presented in this report by other parties other than the Client is the Client's responsibility.

**Attachment D – Site Geologic Map  
&  
Site Soil Site Map**



### LEGEND

- PROJECT LIMITS (approx)
- GEOLOGY UNIT CONTACT
- NORMAL FAULT
- SOILS UNIT CONTACT

<b>MAC HAIK FORD QUICK LANE CONVERSION</b>
Prepared under the supervision of: <b>D. Bryan Pairish, P. G.</b>
<b>GEOLOGIC &amp; SOILS</b>
<b>SITE MAP</b>
TBPG Firm Registration #50389  <b>CAPITOL ENVIRONMENTAL</b> <a href="http://www.capitolenvironmental.com">www.capitolenvironmental.com</a> 512.555.4988
 <b>1" = 50'</b> 
<b>Not For Construction or Building Purposes</b>
<b>Sheet No. 1 of 1</b>

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**NARRATIVE DESCRIPTION OF ADDITIONAL INVESTIGATION  
MAC HAIK FORD QUICK LANE CONVERSION  
14.44 ACRE TRACT  
CITY OF GEORGETOWN  
EDWARDS AQUIFER RECHARGE ZONE WATER QUALITY ORDINANCE  
01/23/2025**

**PROJECT INFORMATION**

The subject site is an approximate 14.44 acres, more or less, tract(s) of land located at 7201 S IH35 in Georgetown, Williamson County, Texas at approximately 30.5834° North Latitude and approximately -97.6922° West Longitude. This proposed development project location lies within the designated Edwards Aquifer Recharge Zone and the mapped limits of the City of Georgetown.

The City of Georgetown recently adopted the Edwards Aquifer Recharge Zone Water Quality Ordinance (the Ordinance). The Ordinance applies to all property within the corporate limits of the City of Georgetown and within the limit of its ETJ. The Ordinance adopted local regulations intended to protect water quality for spring and stream features in the Edwards Aquifer recharge zone and to identify and protect the habitat of the Georgetown Salamander.

City of Georgetown Edwards Aquifer Recharge Zone Water Quality Ordinance:

Information found in this assessment addresses site conditions that were observed by Capitol Environmental on 01/23/2025. In accordance with the City of Georgetown Edwards Aquifer Recharge Zone Water Quality Ordinance (Ordinance), the following matters are respectfully addressed:

- [a]** Identify the presence or absence of all springs and streams on the subject property or; Certify that no springs or streams exist as “Springs” and “Streams” as these terms are defined in the Ordinance.
- Comment: No “Springs” or “Streams” are identified in connection with the subject property.
- [b]** Describe, if any, each spring and/or stream on a site as defined in the Ordinance, including determining the location of any spring outlet or stream.
- Comment: No “Springs” or “Streams” are identified in connection with the subject property.
- [c]** For Occupied Sites identified in Section 2 of the Ordinance, delineate the No-Disturbance Zone and the Minimal- Disturbance Zone as described in Section 4 of The Ordinance.
- Comment: The subject property is not located within an “Occupied Site” as defined in the Ordinance and as shown on Exhibit A, attached thereto.
  - Comment: The subject property, therefore, is not located within a City of Georgetown mapped No-Disturbance Zone (Red Zone), therefore, the establishment of a City of Georgetown “Minimal-Distance Zone (Orange Zone) is not warranted.

[d] Spring Buffer and Stream Buffer Protection of Non-Occupied Sites. The subject property is identified as a “Non-Occupied Site” as defined in the Ordinance and as shown on Exhibit A, attached thereto.

- Comment: No “Springs” or “Streams” are identified in connection with the subject property. Therefore, a stream buffer coincidental with the FEMA 1% Floodplain to protect water quality for spring and stream features in the Edwards Aquifer Recharge Zone in accordance with the Ordinance is not warranted.

[e] All Red Zones, Orange Zones and spring and stream buffers as required in the Ordinance will be shown on all Plats, Site Plan and infrastructure Construction Plans.

- Comment: Based on the above conditions, no spring and / or stream buffers are required to be shown on Plats, Site Plan and infrastructure Construction Plans.

## CONCLUDING STATEMENTS

This Letter Report is prepared in response to City of Georgetown Ordinance Number 2013-59. As such, it is necessarily a stand apart document that does not conform to, nor is it a required part of a Geologic Assessment as required by Title 30, Texas Administrative Code Chapter 213.5.

The Client understands that no survey can wholly eliminate uncertainty regarding the possible presence of geologic conditions in connection with the subject property. Due to the inherent limits in connection with the agreed Scope of Work, this report does not address uncertainty about site conditions across those portions of the subject property not specifically addressed in this report.

Development of the site is planned. Additional modification of site surface conditions can be expected as construction proceeds. Unsuspected solution enlarged fractures, caves and cavities may be discovered during construction operations.

This investigation does not address the possible presence of subsurface conditions that may be exposed during construction operations. Should solution features or conditions be exposed during construction operations that indicate a potential for hydraulic interconnectedness between the surface and the Edwards Aquifer, operations in the vicinity of the feature should be halted and the Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Protection Program should be contacted immediately in accordance with 30 TAC §213.5(f)(2).

Prepared by:

  
D Bryan Pairsh, P.G.  
Project Geologist  
**Capitol Environmental, Inc.**  
**TBPG Firm Registration #50389**  
**Austin, Texas**



  
1/30/25

# Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality

30 TAC §213.9 Effective June 1, 1999

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

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

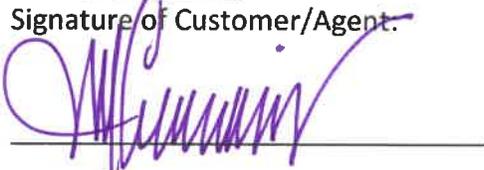
## Signature

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

Print Name of Customer/Agent: JAMES M. CUMMINS, P.E.

Date: 11/22/2025

Signature of Customer/Agent:



Regulated Entity Name: MAC HAIK FORD LINCOLN - ELECTRIC VEHICLE PARKING IMPROVEMENTS

## Exception Request

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

## Administrative Information

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

5.  The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

## Attachment A – Nature of Exception

MH Austin Realty LTD is proposing to construct minor parking modifications for Mac Haik Georgetown Ford Lincoln in Georgetown, Texas. The legal description of the property being improved is Lot 5, Block A, Kelley Trust Phases One, Two and Three, a subdivision of record in Cabinet S, Slide 339-341 of the Plat Records of Williamson County, Texas. The 14.44 acres lot is within the city limits of Georgetown and has been developed as a new and used car dealership with parts sales and auto repair. The car dealership was constructed under an approved WPAP. The WPAP was approved by the TCEQ in April of 2002.

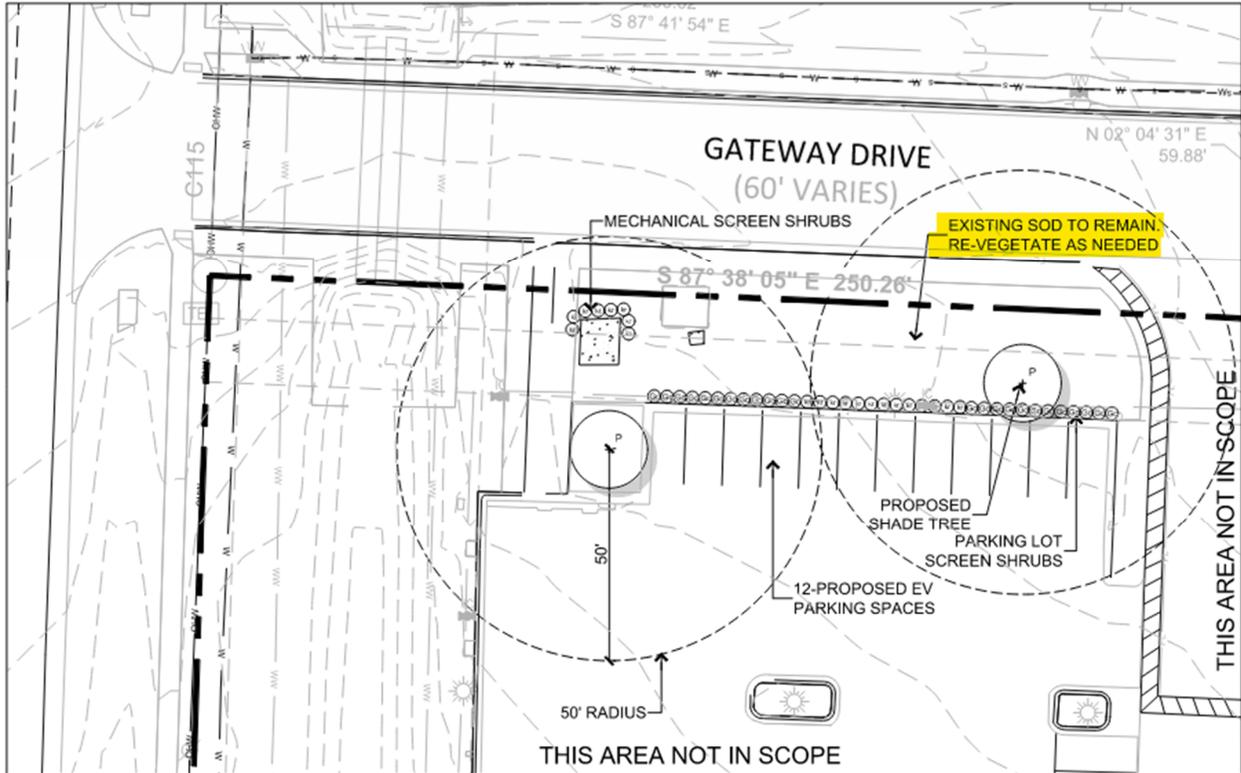
This project will be constructed in one phase. The scope of the project will consist of the construction of twelve electric vehicle charging stations with associated minor electric utility extensions. The proposed electric vehicle charging spaces are located within an area previously used for car inventory parking spaces. A 100 square foot increase in impervious cover is proposed for a concrete electric transformer pad to service the charging stations.

After the construction of the existing car dealership, a portion of the southwest asphalt parking area was expanded outside the approved limits of the original WPAP. The area is shown to be removed and revegetated in the demolition plan for this project.

An exception to providing additional permanent pollution BMPs for the additional minor impervious cover associated with the construction of the concrete transformer pad is requested.

Attachment B – Documentation of Equivalent Water Quality Protection

The area around the proposed concrete transformer pad will be sodded as shown on the Landscaping plan. Please see the portion of the landscaping plan below that has been included with the construction plans. The sod will provide TSS removal via a vegetated filter strip. The site also has a full sedimentation/filtration basin.



# Temporary Stormwater Section

## Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

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

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

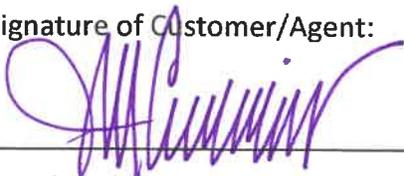
## Signature

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

Print Name of Customer/Agent: JAMES M. CUMMINS, P.E.

Date: 11/22/2025

Signature of Customer/Agent:



Regulated Entity Name: MAC HAIK FORD LINCOLN - ELECTRIC VEHICLE PARKING IMPROVEMENTS

## 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: CHANDLER BRANCH

### ***Temporary Best Management Practices (TBMPs)***

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

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

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

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

### ***Soil Stabilization Practices***

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

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

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

### ***Administrative Information***

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

## Attachment A – Spill Response Actions

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

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

### ***Education***

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

### ***General Measures***

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

structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

### **Cleanup**

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

### **Minor Spills**

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

### **Semi-Significant Spills**

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

Spills should be cleaned up immediately:

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

### **Significant/Hazardous Spills**

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3. Notification should first be made by telephone and followed up with a written report.
4. The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

### ***Vehicle and Equipment Maintenance***

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

### ***Vehicle and Equipment Fueling***

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

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

## Attachment B – Potential Sources of Contamination

- Hydraulic and diesel spills.
- Malfunctioning toilet system and spills on site.
- Trash from construction workers.
- Paints, glues, and other building materials.
- Inadequate maintenance of temporary water pollution abatement measures
- Sediment transfer due to construction activities

### Attachment C – Sequence of Major Activities

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

1. Construction activities will commence with the installation of the required silt fence.
2. Existing asphalt will be removed as is shown on the Demolition Plan. Spoils of this material may be placed at a location on the project site as directed by the contractor and approved by the engineer. These spoils and any other loose granular material will be enclosed by a silt fence. The total area disturbed by construction is approximately 0.31 acres. This represents 2% of the project site.
3. Grading on the site will consist of the placement of topsoil in the area where the asphalt is shown to be removed. The portion of the site that is subject to grading is approximately 0.31 acres.
4. Disturbed areas are hydro mulched or seeded.
5. Erosion Control is removed after the site is stabilized with vegetation.

## Attachment D – Temporary Best Management Practices and Measures

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

1. Construction activities will commence with the installation of the required silt fence.
2. Existing asphalt will be removed as is shown on the Demolition Plan. Spoils of this material may be placed at a location on the project site as directed by the contractor and approved by the engineer. These spoils and any other loose granular material will be enclosed by a silt fence. The total area disturbed by construction is approximately 0.31 acres. This represents 2% of the project site. **Silt fence will be used as the control measure.**
3. Grading on the site will consist of the placement of topsoil in the area where the asphalt is shown to be removed. The portion of the site that is subject to grading is approximately 0.31 acres. **Silt fence will be used as the control measure**
4. Disturbed areas are hydro mulched or seeded. **Silt fence will be used as the control measure**
5. Erosion Control is removed after the site is stabilized with vegetation.

## Attachment F – Structural Practices

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

### Attachment G – Drainage Area Map

Silt fence and rock berms will be used to limit the runoff discharge of sediments from exposed areas on the site during construction. A drainage map has not been included with the application as the area of disturbance is minor and the limit of construction is less than 10 acres within a common drainage area.



## Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

Vehicular traffic should be limited to areas of the project site where construction will take place. The contractor should endeavor to preserve existing vegetation as much as practicable to reduce erosion and lower the cost associated with stabilization. **Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.**

All disturbed areas shall be stabilized as described below.

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

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

Stabilization measures as described as follows:

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

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

I MAC HAIK,  
Print Name

PRESIDENT,  
Title - Owner/President/Other

of MH AUSTIN REALTY, LTD ACTING THROUGH MH AUSTIN GP LLC ITS GENERAL PARTNER,  
Corporation/Partnership/Entity Name

have authorized James M. Cummins, P.E. and Steger Bizzell  
Print Name of Agent/Engineer

of Steger Bizzell  
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

MAC HAIK  
Applicant's Signature

12-12-25  
Date

THE STATE OF TEXAS §  
County of Harris §

BEFORE ME, the undersigned authority, on this day personally appeared MAC HAIK known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 12 day of December, 2025.



Lisa M Robbins  
NOTARY PUBLIC

Lisa M Robbins  
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 2-12-29

# Application Fee Form

## Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: MAC HAIK FORD LINCOLN - ELECTRIC VEHICLE PARKING IMPROVEMENTS

Regulated Entity Location: 7201 S IH 35, GEORGETOWN TX 78626

Name of Customer: MH AUSTIN REALTY, LTD ACTING THROUGH MH AUSTIN GP LLC ITS GENERAL PARTNER

Contact Person: JAMES M. CUMMINS. P.E. Phone: 512-930-9412

Customer Reference Number (if issued): CN 603968512

Regulated Entity Reference Number (if issued): RN 102733359

### Austin Regional Office (3373)

Hays  Travis  Williamson

### San Antonio Regional Office (3362)

Bexar  Medina  Uvalde  
 Comal  Kinney

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

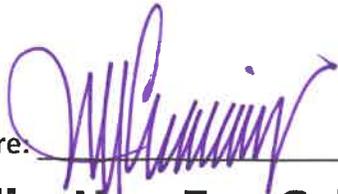
Austin Regional Office  San Antonio Regional Office  
 Mailed to: TCEQ - Cashier  Overnight Delivery to: TCEQ - Cashier  
 Revenues Section 12100 Park 35 Circle  
 Mail Code 214 Building A, 3rd Floor  
 P.O. Box 13088 Austin, TX 78753  
 Austin, TX 78711-3088 (512)239-0357

### Site Location (Check All That Apply):

Recharge Zone  Contributing Zone  Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	1 Each	\$ 500
Extension of Time	Each	\$

Signature: \_\_\_\_\_



Date: 11/22/2025

## 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**

<b>Project</b>	<b>Project Area in Acres</b>	<b>Fee</b>
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**

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

#### **Underground and Aboveground Storage Tank System Facility Plans and Modifications**

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

#### **Exception Requests**

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

***Extension of Time Requests***

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



TCEQ Use Only

# TCEQ Core Data Form

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

## SECTION I: General Information

<b>1. Reason for Submission</b> (If other is checked please describe in space provided.)	
<input type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)	
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input checked="" type="checkbox"/> Other RECHARGE ZONE EXCEPTION REQUEST
<b>2. Customer Reference Number</b> (if issued)	<b>3. Regulated Entity Reference Number</b> (if issued)
CN 603968512	RN 102733359

[Follow this link to search for CN or RN numbers in Central Registry\\*\\*](#)

## SECTION II: Customer Information

<b>4. General Customer Information</b>		<b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy)		12/17/2025
<input type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input checked="" type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)				
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>				
<b>6. Customer Legal Name</b> (If an individual, print last name first: eg: Doe, John)			<i>If new Customer, enter previous Customer below:</i>	
MH AUSTIN REALTY, LTD ACTING THROUGH MH AUSTIN GP LLC ITS GENERAL PARTNER			Austin Mac Haik Ford Lincoln Mercury Ltd	
<b>7. TX SOS/CPA Filing Number</b>	<b>8. TX State Tax ID</b> (11 digits)	<b>9. Federal Tax ID</b> (9 digits)	<b>10. DUNS Number</b> (if applicable)	
800071157		02-0586697		
<b>11. Type of Customer:</b>		<b>13. Independently Owned and Operated?</b>		
<input type="checkbox"/> Corporation Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Individual      Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other:		
<b>12. Number of Employees</b>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input checked="" type="checkbox"/> 501 and higher				
<b>14. Customer Role</b> (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following				
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant				
<b>15. Mailing Address:</b>				
11750 KATY FREEWAY				
STE 1300				
City	HOUSTON	State	TX	ZIP
				77079
				ZIP + 4
<b>16. Country Mailing Information</b> (if outside USA)			<b>17. E-Mail Address</b> (if applicable)	
			lrobbins@machaik.com	

<b>18. Telephone Number</b> ( 281 ) 596-6486	<b>19. Extension or Code</b>	<b>20. Fax Number (if applicable)</b> ( ) -
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### **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.)

MAC HAIK FORD LINCOLN

**23. Street Address of the Regulated Entity:** 7201 SOUTH IH35

*(No PO Boxes)*

<b>City</b>	GEORGETOWN	<b>State</b>	TX	<b>ZIP</b>	78626	<b>ZIP + 4</b>	
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**24. County** WILLIAMSON

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

**25. Description to Physical Location:** TRAVELING NORTH ON I-35, USE EXIT 259. DRIVE FOR 500 FT. AND SITE WILL BE ON YOUR RIGHT. LOCATED ON THE SOUTHEAST CORNER OF GATEWAY DR AND I-35 FRONTAGE ROAD

<b>26. Nearest City</b>	<b>State</b>	<b>Nearest ZIP Code</b>
GEORGETOWN	TX	78626

*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).*

<b>27. Latitude (N) In Decimal:</b>	30.5929	<b>28. Longitude (W) In Decimal:</b>	-97.6914		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

<b>29. Primary SIC Code</b> (4 digits)	<b>30. Secondary SIC Code</b> (4 digits)	<b>31. Primary NAICS Code</b> (5 or 6 digits)	<b>32. Secondary NAICS Code</b> (5 or 6 digits)
5511		441110	

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

USED AND NEW CAR DEALERSHIP AND SERVICE

**34. Mailing Address:** 7201 SOUTH IH-35

<b>City</b>	GEORGETOWN	<b>State</b>	TX	<b>ZIP</b>	78626	<b>ZIP + 4</b>	
-------------	------------	--------------	----	------------	-------	----------------	--

**35. E-Mail Address:** lrobbins@machaik.com

<b>36. Telephone Number</b>	<b>37. Extension or Code</b>	<b>38. Fax Number (if applicable)</b>
( 512 ) 572-3119		( ) -

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

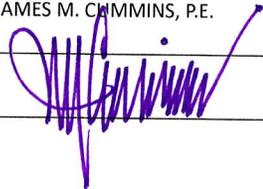
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
		RECHARGE ZONE EXCEPTION REQUEST		
<input type="checkbox"/> Municipal Solid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

**SECTION IV: Preparer Information**

<b>40. Name:</b>	JAMES M. CUMMINS, P.E.	<b>41. Title:</b>	SENIOR ENGINEER
<b>42. Telephone Number</b>	<b>43. Ext./Code</b>	<b>44. Fax Number</b>	<b>45. E-Mail Address</b>
( 512 ) 930-9412		( ) -	JCUMMINS@STEGERBIZZELL.COM

**SECTION V: Authorized Signature**

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

<b>Company:</b>	STEGER BIZZELL, a CHA COMPANY	<b>Job Title:</b>	ENGINEER
<b>Name (In Print):</b>	JAMES M. CUMMINS, P.E.	<b>Phone:</b>	( 512 ) 930- 9412
<b>Signature:</b>		<b>Date:</b>	12/17/2025

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**SITE PLAN NOTES:**

- It is the responsibility of the property owner, and successors to the current property owner, to ensure the subject property and any improvements are maintained in conformance with this Site Development Plan.
- This development shall comply with all standards of the Unified Development Code (UDC), the City of Georgetown Construction Standards and Specifications Manual, and the Development Manual.
- This Site Plan shall meet the UDC Stormwater requirements.
- All signage requires a separate application and approval from the Inspection Services Department. No signage is approved with the Site Plan.
- Sidewalks shall be provided in accordance with with UDC.
- Driveways will require approval by the Development Engineer of the City of Georgetown.
- Outdoor lighting shall comply with Section 7.04 of the UDC. No additional outdoor lighting is proposed.
- Screening of mechanical equipment, dumpsters and parking shall comply with Chapter 8 of the UDC. The screening is shown on the Landscape and Architectural Plans, as applicable.
- The companion Landscape Plan has been designed and plant materials shall be installed to meet all requirements of the UDC.
- All maintenance of required landscape shall comply with the maintenance standards of Chapter 8 of the UDC.
- A separate Irrigation Plan shall be required at the time of building permit application.
- Fire flow requirements of 1,500 gallons per minute are being met by this plan.
- Any Heritage Tree as noted on this Site Plan is subject, in perpetuity, to the maintenance, care, pruning and removal requirements of the Unified Development Code.
- The construction portion of these plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the construction plans for construction of the proposed project are hereby approved subject to the Standard Construction Specifications and Details Manual and all other applicable City, State, and Federal Requirements and Codes.
- This project is subject to all City Standard Specifications and Details in effect at the time of submittal of the project to the City.
- The property subject to this application is subject to the Water Quality Regulations of the City of Georgetown.
- A Geologic Assessment, in accordance with the City of Georgetown Water Quality Regulations, was completed in 1/30/2025. Any springs and streams as identified in the Geologic Assessment are shown herein.
- Where no existing overhead infrastructure exists, underground electric utility lines shall be located along the street and within the site. Where existing overhead infrastructure is to be relocated, it shall be re-installed underground and the existing facilities shall be removed at the discretion of the Development Engineer.
- All electric and communication infrastructure shall comply with UDC Section 13.06.18.

**PROJECT INFORMATION:**

USE: AUTOMOBILE REPAIR AND SERVICES, GENERAL

OVERLAY DISTRICT: HIGHWAY OVERLAY DISTRICT

ZONING INFORMATION: C3 - GENERAL COMMERCIAL

ACREAGE: 14.439 (14.44 per Subdivision Plat)

EXISTING IMPERVIOUS COVER: Building, Pavement and Sidewalk 438,043 s.f.  
Total - 438,043 s.f.\* (10.06 ac.)  
10.06 acres / 14.439 acres \* 100 = 69.7%  
\*Total following removal of non-permitted asphalt

PROP. IMPERVIOUS COVER: Building, Pavement and Sidewalk 438,143 s.f.  
Total - 438,143 s.f. (10.06 ac.)  
10.06 acres / 14.439 acres \* 100 = 69.7%  
70% Impervious cover allowed per subdivision plat note.

LEGAL DESCRIPTION: Kelley Trust Phases One, Two and Three, Block A, Lot 5  
Cabinet S, Slide 339-341, PR  
Doc. No. 2000043515, OPR

OWNER: MH Austin Realty Ltd  
11750 Katy Fay Suite 1300  
Houston, TX 77079

CIVIL ENGINEER/SURVEYOR: Steger Bizzell  
1978 S. Austin Avenue  
Georgetown, TX 78626  
512-930-9412  
info@stegerbizzell.com  
https://www.stegerbizzell.com

LANDSCAPE ARCHITECT: Ecoland Design Group  
11183 Circle Drive, Suite A  
Austin, TX 78736  
512-344-9204  
cbiedsoe@ecolanddesigngroup.com  
https://www.ecolanddesigngroup.com

UTILITY PROVIDERS: Domestic Water - City of Georgetown  
Wastewater - City of Georgetown  
Electric - City of Georgetown, Oncor  
City of Georgetown Utilities  
300-1 Industrial Ave., Georgetown TX 78626  
512-930-3640  
Oncor  
350 Texas Avenue, Round Rock, Texas 78664  
Office: 512-244-5692

ADDRESS: 7201 S IH 35  
Georgetown, Texas 78626

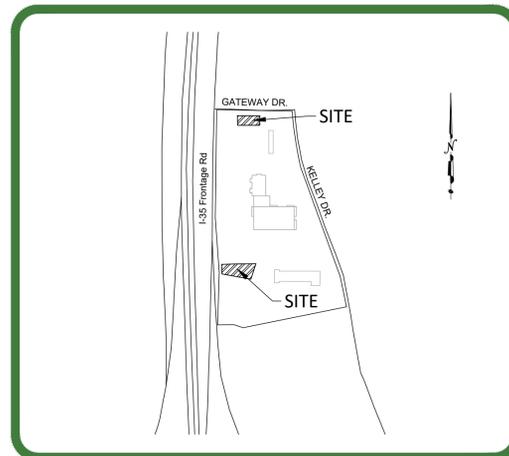
BENCHMARKS: REFER TO "EXISTING CONDITIONS"  
SHEET 4 FOR BENCHMARK 1, 2 & 3 LOCATIONS AND INFORMATION

SUBMITTAL DATE: DECEMBER 8, 2025

# SITE DEVELOPMENT PLAN ELECTRIC VEHICLE PARKING IMPROVEMENTS

## 7201 IH 35 S, GEORGETOWN TX 78626 WILLIAMSON COUNTY

### 2025-71-SDP



**LOCATION MAP**  
SCALE: 1" = 500'

Sheet List Table	
Sheet Number	Sheet Title
1	Cover Sheet
2	GENERAL NOTES
3	PLAT
4	EXISTING CONDITIONS
5	DIMENSIONAL SITE PLAN
6	TREE SURVEY (1 OF 2)
7	TREE SURVEY (2 OF 2)
8	DEMOLITION PLAN
9	SITE EROSION & SEDIMENTATION CONTROL PLAN
10	SITE EROSION & SEDIMENTATION CONTROL DETAILS
11	LANDSCAPE PLAN, NOTES AND DETAILS



**Drainage for this development has been designed such that there will be no adverse impacts on the capacity, function or integrity of Texas Department of Transportation right of way drainage facilities.**

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

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

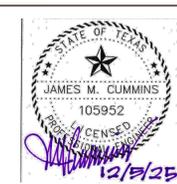
NO.	REVISION	BY	DATE

DESIGNED BY: \_\_\_\_\_ DATE \_\_\_\_\_

DRAWN BY: \_\_\_\_\_ DATE \_\_\_\_\_

CHECKED BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



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

COVER SHEET

for  
**MAC HAIK FORD LINCOLN**  
ELECTRIC VEHICLE PARKING IMPROVEMENTS  
GEORGETOWN, WILLIAMSON COUNTY, TEXAS

2025-71-SDP

Project No:  
19959  
**SHEET**  
1  
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**CITY OF GEORGETOWN GENERAL NOTES**

- These construction plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence with compliance, the construction plans for construction of the proposed project are hereby approved subject to the standard Construction Specifications and Details Manual and all other applicable City, State and Federal Requirements and Codes.
- This project is subject to all City Standard Specifications and Details in effect at the time of submittal of the project to the City.
- The site construction plans shall meet all requirements of the approved site plan.
- Wastewater mains and service lines shall be SDR 26 PVC.
- Wastewater mains shall be installed without horizontal or vertical bends.
- Maximum distance between wastewater manholes is 500 feet.
- Wastewater mains shall be low pressure air tested and mandrel tested by the contractor according to the City of Georgetown and TCEQ requirements.
- Wastewater manholes shall be vacuum tested and coated by the contractor according to City of Georgetown and TCEQ requirements.
- Wastewater mains shall be camera tested by the contractor and submitted to the City on DVD format prior to paving the streets.
- Private water system fire lines shall be tested by the contractor to 200 psi for 2 hours.
- Private water system fire lines shall be ductile iron piping from the water main to the building sprinkler system, and 200 psi C900 PVC for all others.
- Public water system mains shall be 150 psi C900 PVC and tested by the contractor at 200 psi for 15 minutes and 150 psi for 2 hours.
- All bends and changes in direction on water mains shall be restrained and thrust blocked.
- Long fire hydrant leads shall be restrained.
- All water lines are to be bacteria tested by the contractor according to the City standards and specifications.
- Water and Sewer main crossings shall meet all requirements of the TCEQ and the City.
- Flexible base material for public streets shall be TXDOT Type A Grade 1.
- Hot mix asphaltic concrete pavement shall be Type D unless otherwise specified and shall be a minimum of 2 inches thick on public streets and roadways.
- All sidewalk ramps are to be installed with the public infrastructure.
- A maintenance bond is required to be submitted to the City prior to acceptance of the public improvements. This bond shall be established for 2 years in the amount of 10% of the cost of the public improvements and shall follow the City format.
- Record drawings of public improvements shall be submitted to the City by the design engineer prior to acceptance of the project. These drawings shall be a pdf emailed to the City Development engineer.

**GENERAL CONSTRUCTION NOTES**

- Prior to beginning construction, the Owner or his authorized representative, shall convene a Pre-Construction Conference between the City of Georgetown, Engineer, Contractor, County Engineer (if applicable), Texas Commission on Environmental Quality Field Office, and any other affected parties. Notify all such parties at least 48 hours prior to the time of the conference and 48 hours prior to beginning construction.
- Any existing utilities, pavement, curbs, and/or sidewalks damaged or removed shall be repaired by the Contractor at his expense before acceptance of the project.
- The location of any existing water, wastewater lines or other utilities shall be verified by the City of Georgetown & other utility providers prior to construction.
- Manhole frames, covers, water valve covers, etc., shall be raised to finished pavement grade at the Contractor's expense by a qualified contractor with City inspection. All utility adjustments shall be completed prior to final paving construction.
- Steger Bizzell has endeavored to design these plans compliant with ADA/TDLR and other accessibility requirements. However, the contractor shall not be relieved of any responsibility for constructing these improvements compliant with all applicable accessibility standards. If the contractor notices any discrepancies between these plans and accessibility laws/rules, he is to stop work in the area of conflict and notify Steger Bizzell immediately for a resolution and/or revision to these plans. Steger Bizzell shall not be held responsible for constructing this site compliant with accessibility laws/rules regardless of what is shown in these plans.
- Contractor is responsible for preparation and administration of a Storm Water Pollution Prevention Plan (SWPPP).

**SEQUENCE OF CONSTRUCTION PER APPROVED WPAP**

Note: Other contractors could be working on this site. Coordinate all activities with the activities of others.

- Construction activities will commence with the installation of the required erosion and sedimentation control. The project will be constructed in one phase.
- Excavation will take place where existing asphalt will be removed. Spoils of this material may be placed at a location on the project site as directed by the contractor and approved by the engineer or hauled off-site. The total area disturbed by construction is approximately 0.31 acres.
- Grading on the site will consist of the placement of top soil over the disturbed area. Approximately 0.31 acres will be disturbed.
- Subsequent to the construction of the subdivision improvements, disturbed areas will be hydro-mulched or seeded.
- Once vegetation is established on the site, Temporary BMPs will be removed as allowed by the engineer.

**TEMPORARY EROSION CONTROL NOTES**

- The Contractor shall install erosion/sedimentation controls and tree protective fencing prior to any site preparation work (clearing, grubbing or excavation).
- The placement of erosion/sedimentation controls shall be in accordance with the SITE EROSION & SEDIMENTATION CONTROL PLAN.
- Any significant variation in materials or locations of controls or fences from those shown on the approved plans must be approved by the City Engineer.
- The Contractor is required to inspect all controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
- Prior to final acceptance, haul roads and waterway crossings constructed for temporary Contractor access must be removed, accumulated sediment removed from the waterway, and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.
- Field revisions to the SITE EROSION & SEDIMENTATION CONTROL PLAN may be required by the Engineer or field inspector with the Texas Commission on Environmental Quality (TCEQ) during the course of construction to correct control inadequacies. Major revisions must be approved by the TCEQ.

**PERMANENT EROSION CONTROL NOTES**

- All disturbed areas outside the public right-of-way & drainage easements shall be restored as noted below:
  - A minimum of four inches of imported sandy loam topsoil or approved equal shall be placed in all drainage channels (except rock) and on all cleared areas.
  - The seeding for permanent erosion control shall be applied over areas disturbed by construction as follows, unless specified elsewhere:
    - From September 15 to March 1, seeding shall be with a combination of 1 pound per 1,000 square feet of unhulled Bermuda and 7 pounds per 1,000 square feet of Winter Rye with a purity of 95% with 90% germination.
    - From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 3 pounds per 1,000 square feet with a purity of 95% with 85% germination.
  - Fertilizer shall be slow release granular or pelleted type and shall have an analysis of 15-15-15 and shall be applied at the rate of 23 pounds per acre once at the time of planting and again once during the time of establishment.
  - The planted area shall be irrigated or sprinkled in a manner that will not erode the top soil, 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 1/2 inch or more shall postpone the watering schedule for one week.
  - Mulch shall be applied at a rate of 1,500 pounds per acre.
- Disturbed areas within areas to become public shall be revegetated to the City of Georgetown requirements. See Section G7 of the city of Georgetown specifications.

**Texas Commission on Environmental Quality  
Water Pollution Abatement Plan  
General Construction Notes**

**Edwards Aquifer Protection Program Construction Notes - Legal Disclaimer**

The following/related "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/related "construction notes" restricts the power 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/related "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.

- A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
  - the name of the approved project;
  - the activity start date; and
  - the contact information of the prime contractor.
- All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.
- If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.
- No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
- 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 approved plans and 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.
- 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.
- Sediment must be removed from the sediment traps or sedimentation basins not later than

when it occupies 50% of the basin's design capacity.

- Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
- All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.
- If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14<sup>th</sup> day of inactivity. If activity will resume prior to the 21<sup>st</sup> day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14<sup>th</sup> day, stabilization measures shall be initiated as soon as possible.
- The following records shall 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.
- The holder of any approved Edwards Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
  - any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
  - any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
  - any development of land previously identified as undeveloped in the original water pollution abatement plan.

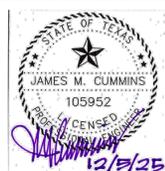
Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329
--	---

**THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.**

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

NO.	REVISION	BY	DATE

DESIGNED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



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

**GENERAL NOTES**  
 for  
**MAC HAIK FORD LINCOLN**  
**ELECTRIC VEHICLE PARKING IMPROVEMENTS**  
**GEORGETOWN, WILLIAMSON COUNTY, TEXAS**

2025-71-SDP

Project No: 19959

**SHEET**  
2

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Cabinet S Slide 339 Doc # 2.0000.43515

**GENERAL NOTES:**

1. Total Acres: 39.33
2. Number of lots: 5
3. Total Area: 1.75 acres
4. Proposed Use: Commercial
5. There is area within the boundaries of this subdivision in the 100-year Flood plain as defined by FIRM Map Number 48491C0240C, effective date of September 27, 1991.
6. Wastewater, water and electric services shall be provided by the City of Georgetown, Texas.
7. The proposed building shall be located on the lot and shall be set back from the front lot line at least one foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet.
8. The provisions of the Century Plan-Development Plan shall also govern this property.
9. Maximum impervious cover: 70% Level 6
10. Maximum impervious cover: 70% Level 6
11. No structure or land on this plat shall hereafter be located or altered without first obtaining a COM-PLANCE Application Form to the Williamson County Flood Plain Administrator.
12. Maintenance of drainage easements shall be the responsibility of the property owner.
13. This tract is located in the Edwards Aquifer Recharge Zone. An approved Water Conservation Plan shall be required for construction.
14. Zoning: C2A "Restricted Commercial First Height" excluding mini-warehouse use.
15. A six foot sidewalk is required along one side of Kelley Drive, 'A' Street and Westinghouse Road.
16. Maximum lot coverage for each lot is 20 percent.
17. Access to Lot 1 will not be allowed from Westinghouse Road.
- 18.

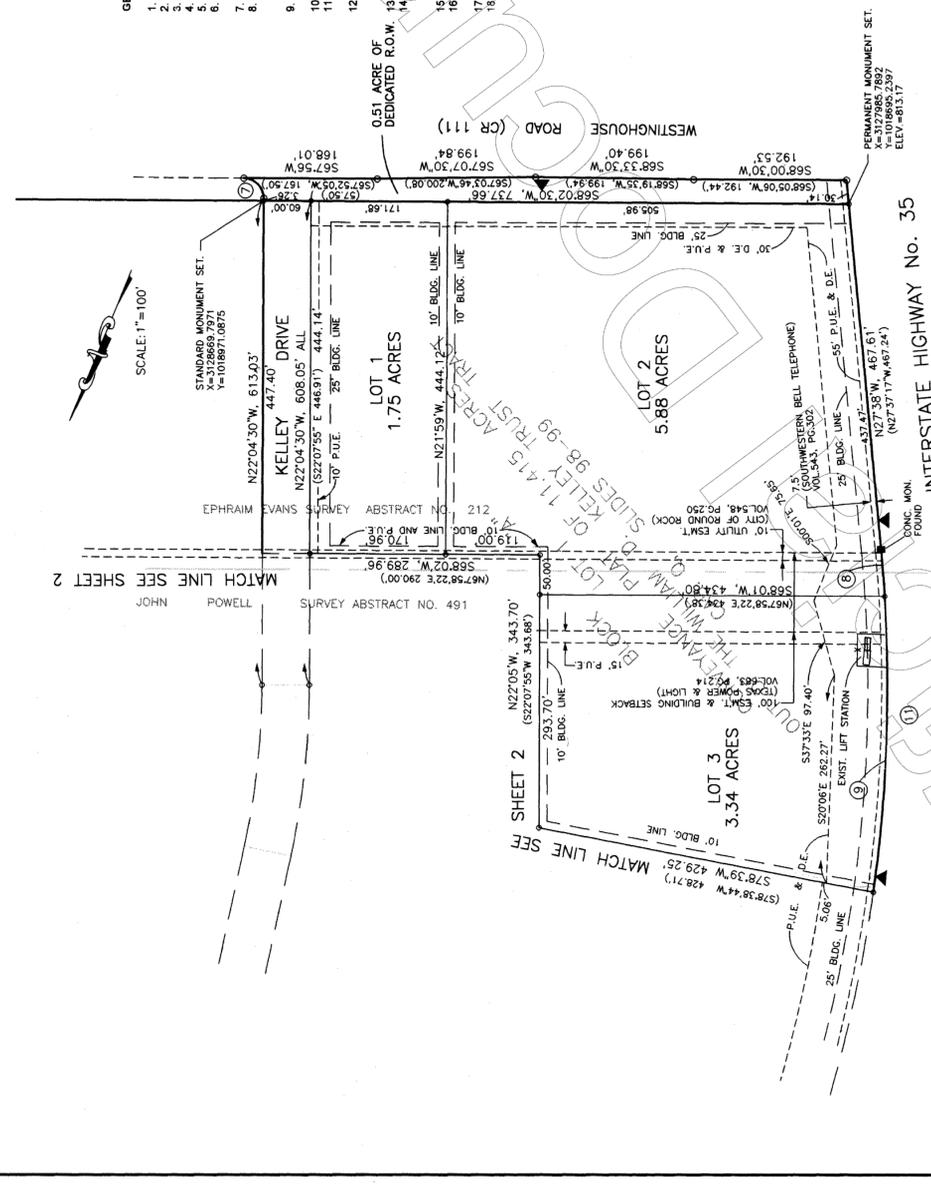
**RECORD FINAL PLAT**

**KELLEY TRUST**

**PHASES ONE, TWO AND THREE**

A 39.33 ACRE SUBDIVISION SITUATED IN THE JOHN POWELL SURVEY, ABSTRACT No.491 EPHRIAM EVANS SURVEY, ABSTRACT No.212 CITY OF GEORGETOWN, TEXAS

**Steger & Bizzell Engineering, Inc.**  
Consulting Engineers  
1978 South Austin Avenue  
Georgetown, Texas 78626  
Telephone: (512) 930-4412 (512) 930-4416  
FAX: (512) 930-4412 (512) 930-4416  
DATE: DEC., 1999 SHEET 1 OF 3

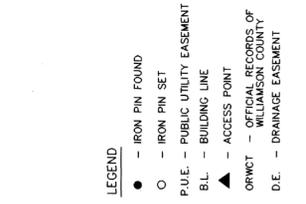


**LEGEND**

- - IRON PIN FOUND
- - IRON PIN SET
- P.U.E. - PUBLIC UTILITY EASEMENT
- B.L. - BUILDING LINE
- ▲ - ACCESS POINT
- ORWCT - OFFICIAL RECORDS OF WILLIAMSON COUNTY
- D.E. - DRAINAGE EASEMENT

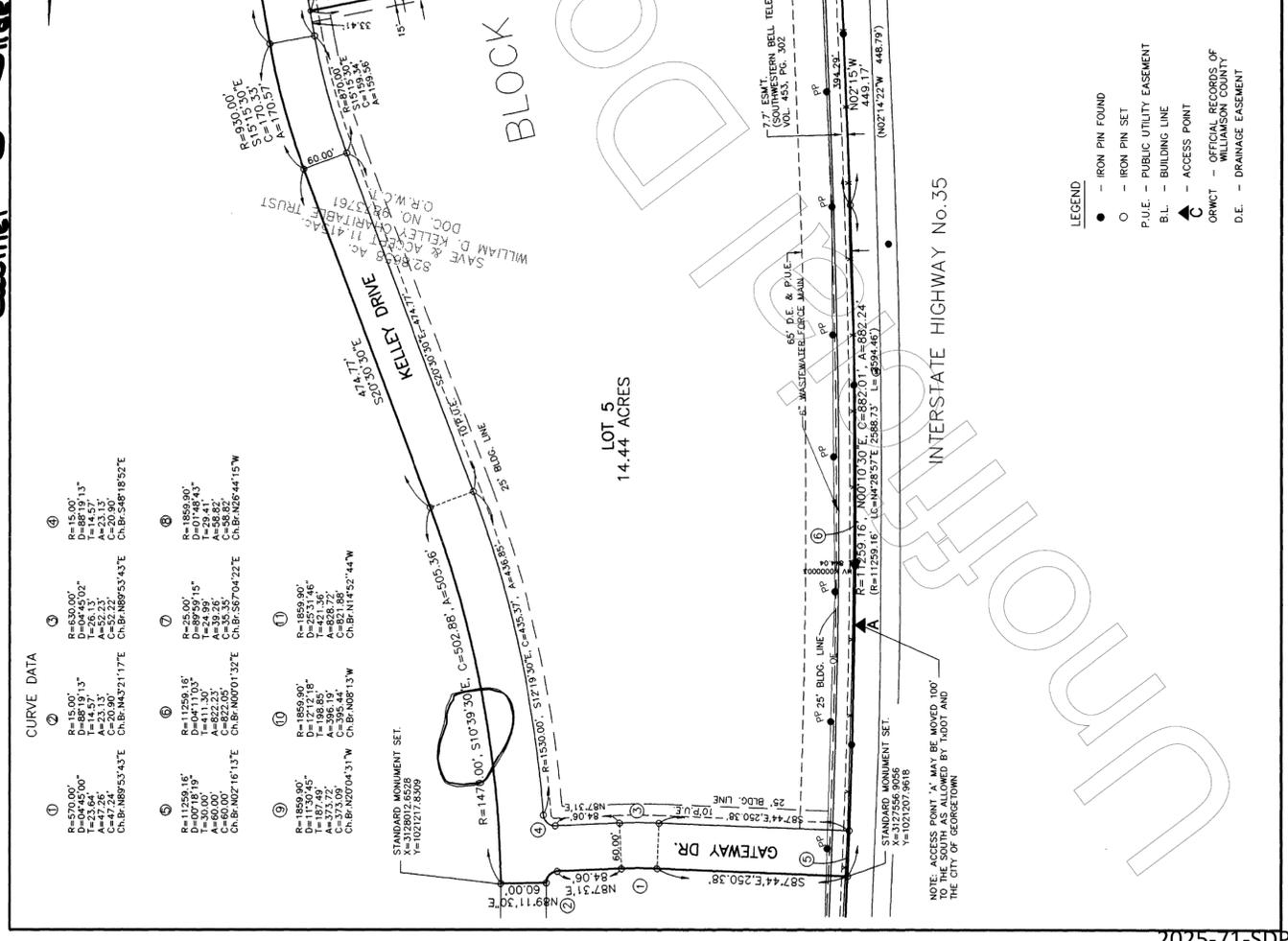
**OWNERS:**  
KELLEY CHARITABLE TRUST  
DALLE M.D.C. TRUSTEE  
P.O. BOX 862  
N. 78627  
(512) 863-2575

**REX WOMBLE, WOMBLE ENTERPRISES, LTD.**  
AUSTIN, TEXAS 77875



**CURVE DATA**

- |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ① | R=570.00"<br>D=123.64'<br>T=47.26'<br>A=23.13°<br>C=60.00'<br>Ch.B: N89°53'43"E | ② | R=630.00"<br>D=130.02'<br>T=50.13'<br>A=23.13°<br>C=60.00'<br>Ch.B: N89°53'43"E | ③ | R=1250.16"<br>D=247.103'<br>T=99.99'<br>A=23.13°<br>C=60.00'<br>Ch.B: N89°53'43"E | ④ | R=1850.90"<br>D=361.16'<br>T=157.49'<br>A=23.13°<br>C=60.00'<br>Ch.B: N89°53'43"E | ⑤ | R=1850.90"<br>D=361.16'<br>T=157.49'<br>A=23.13°<br>C=60.00'<br>Ch.B: N89°53'43"E | ⑥ | R=1850.90"<br>D=361.16'<br>T=157.49'<br>A=23.13°<br>C=60.00'<br>Ch.B: N89°53'43"E | ⑦ | R=1850.90"<br>D=361.16'<br>T=157.49'<br>A=23.13°<br>C=60.00'<br>Ch.B: N89°53'43"E | ⑧ | R=1850.90"<br>D=361.16'<br>T=157.49'<br>A=23.13°<br>C=60.00'<br>Ch.B: N89°53'43"E | ⑨ | R=1850.90"<br>D=361.16'<br>T=157.49'<br>A=23.13°<br>C=60.00'<br>Ch.B: N89°53'43"E | ⑩ | R=1850.90"<br>D=361.16'<br>T=157.49'<br>A=23.13°<br>C=60.00'<br>Ch.B: N89°53'43"E |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|



**LEGEND**

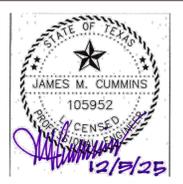
- - IRON PIN FOUND
- - IRON PIN SET
- P.U.E. - PUBLIC UTILITY EASEMENT
- B.L. - BUILDING LINE
- ▲ - ACCESS POINT
- ORWCT - OFFICIAL RECORDS OF WILLIAMSON COUNTY
- D.E. - DRAINAGE EASEMENT

**Steger & Bizzell Engineering, Inc.**  
Consulting Engineers  
1978 South Austin Avenue  
Georgetown, Texas 78626  
Telephone: (512) 930-4412 (512) 930-4416  
FAX: (512) 930-4412 (512) 930-4416  
DATE: DEC., 1999 SHEET 2 OF 3

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

NO.	REVISION	BY	DATE

DESIGNED BY:	DATE
DRAWN BY:	DATE
CHECKED BY:	DATE
APPROVED BY:	DATE



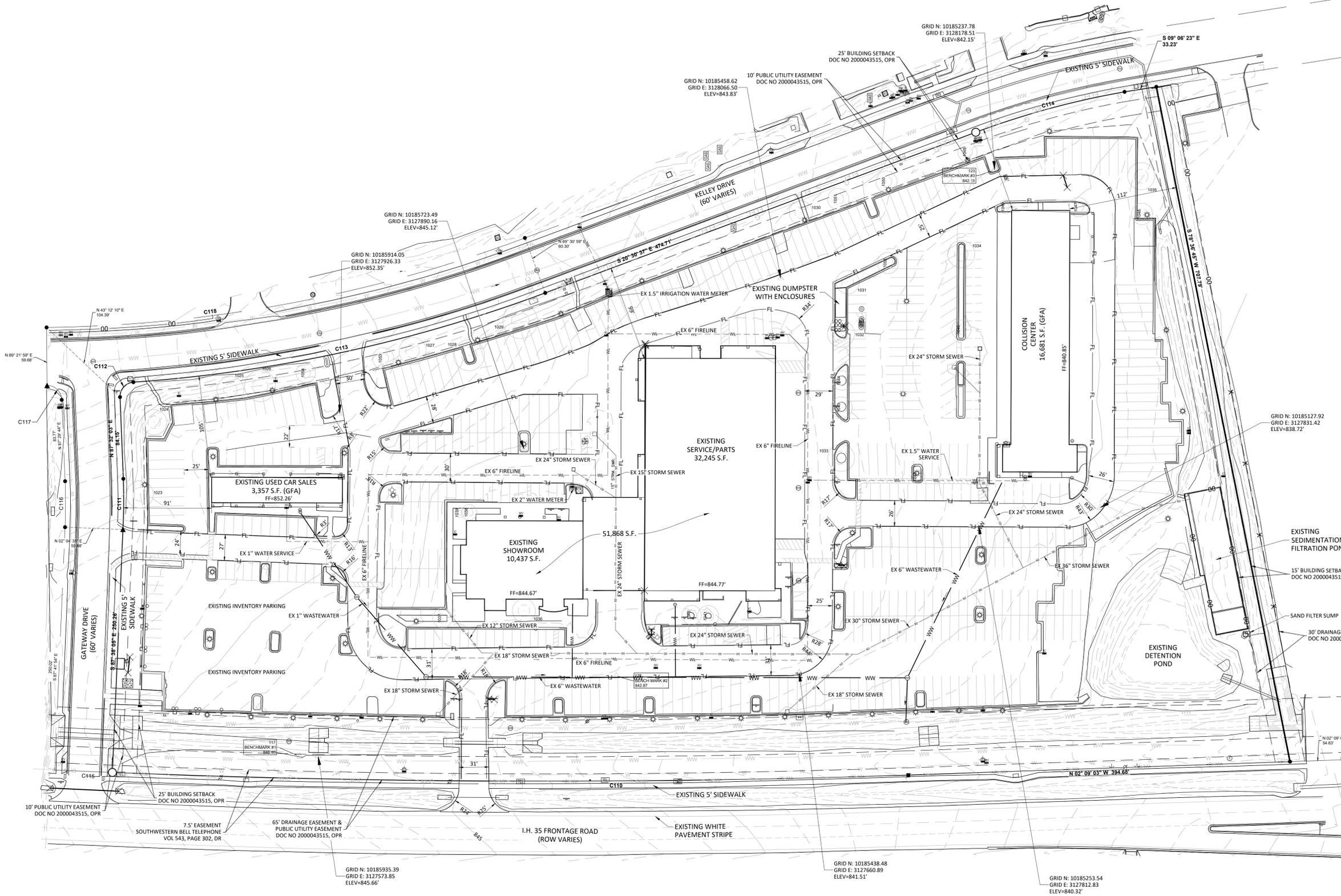
**STEGER & BIZZELL**

ADDRESS: 1978 S. AUSTIN AVENUE, GEORGETOWN, TX 78626  
METRO: 512.930.9412, TEXAS REGISTERED ENGINEERING FIRM F-181, WEB: STEGERBIZZELL.COM  
SERVICES: >>ENGINEERS >>PLANNERS >>SURVEYORS

PLAT  
for  
**MAC HAIK FORD LINCOLN**  
ELECTRIC VEHICLE PARKING IMPROVEMENTS  
GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 19959  
**SHEET**  
3  
of 11

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- LEGEND**
- IRON ROD FOUND (1/2" OR AS NOTED)
  - IRON ROD WITH CAP STAMPED "STEGER BIZZELL" SET
  - △ MAG NAIL WITH WASHER STAMPED "STEGER BIZZELL" SET
  - COTTON SPINDLE FOUND
  - CONCRETE MONUMENT FOUND
  - ⊕ IRRIGATION CONTROL VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ WATER METER
  - ⊕ WATER VALVE
  - ⊕ GAS METER
  - ⊕ GAS VALVE
  - ⊕ LIGHT POLE
  - ⊕ UTILITY POLE
  - ⊕ GUY ANCHOR
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ CLEAN OUT
  - ⊕ STORM DRAINAGE MANHOLE
  - ⊕ GAS MANHOLE
  - ⊕ UNDERGROUND TELECOMMUNICATIONS MARKER
  - ⊕ SIGN POST
  - ⊕ UNDERGROUND GAS MARKER
  - ⊕ ELECTRIC METER
  - ⊕ ELECTRIC PEDESTAL
  - ⊕ ELECTRIC TRANSFORMER
  - ⊕ CLEAN OUT
  - ⊕ STORM DRAINAGE MANHOLE
  - ⊕ BOLLARD
  - ⊕ CABLE PEDESTAL
  - ⊕ TELECOMMUNICATIONS MANHOLE
  - ⊕ MANHOLE
  - OVERHEAD WIRES
  - UNDERGROUND WASTEWATER (SANITARY SEWER)
  - UNDERGROUND WATER
  - UNDERGROUND GAS
  - WIRE FENCE
  - 4' HIGH CHAINLINK FENCE
  - DE DRAINAGE EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - ROW RIGHT-OF-WAY
  - OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
  - DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
  - PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
  - FIRE LANE
  - TREE PROTECTION

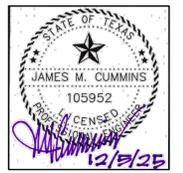
**TREE LIST**

TAG #	Description
1023	14in LIVE OAK
1024	13in LIVE OAK
1025	14in LIVE OAK
1026	16in LIVE OAK
1027	14in LIVE OAK
1028	16in LIVE OAK
1029	18in LIVE OAK
1030	12in CEDAR ELM
1031	12in CHINKAPIN OAK
1032	14in LIVE OAK
1033	14in BURR OAK
1034	14in LIVE OAK
1035	14in LIVE OAK
1036	12in BURR OAK

**WARNING!**  
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NO.	REVISION	BY	DATE

DESIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
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 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626  
 METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 WEB STEGERBIZZELL.COM  
 SERVICES 105952 TBPLS FIRM No. 10003700 >>ENGINEERS >>PLANNERS >>SURVEYORS

EXISTING CONDITIONS  
 for  
 MAC HAIK FORD LINCOLN  
 ELECTRIC VEHICLE PARKING IMPROVEMENTS  
 GEORGETOWN, WILLIAMSON COUNTY, TEXAS

2025-71-SDP

Project No:  
19959  
**SHEET**  
 4  
 of 11

**PROJECT INFORMATION:**

ACREAGE: 14.439 (14.44 per Subdivision Plat)

EXISTING IMPERVIOUS COVER: Building, Pavement and Sidewalk 438,043 s.f.  
Total - 438,043 s.f. (10.06 ac.)  
10.06 acres / 14.439 acres \* 100 = 69.7%

PROP. IMPERVIOUS COVER: Building, Pavement and Sidewalk 438,143 s.f.  
Total - 438,143 s.f. (10.06 ac.)  
10.06 acres / 14.439 acres \* 100 = 69.7%  
70% Impervious cover allowed per subdivision plat note.

PARKING REQUIREMENTS:  
1 space / 400 s.f. of Indoor GFA  
1 space / 1,000 s.f. of Storage, Repair area

Existing Building "A" - Used Car Sales  
1 space / 400 s.f. of Indoor GFA = 3,357/400 = 8 spaces

Existing Building "B" - Showroom  
1 space / 400 s.f. of Indoor GFA = 10,437/400 = 26 spaces

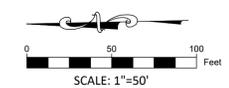
Existing Building "C" - Service/Parts  
1 space / 1,000 s.f. of Storage, Repair area = 32,245/1,000 = 32 spaces

Building "D" Collision Center  
1 space / 1,000 s.f. of Storage, Repair area = 16,681/1,000 = 17 spaces

TOTAL PARKING REQUIRED = 83 SPACES  
TOTAL PARKING PROVIDED = 98 SPACES (12 EV PARKING SPACES)

**SITE PLAN NOTES:**

- All lighting fixtures shall be designed to completely conceal and fully shield, within an opaque housing, the light source from visibility from any street right-of-way. The cone of light shall not cross any adjacent property line. The illumination shall not exceed 2 foot candles at a height of three feet at the property line. Only incandescent, fluorescent, color-corrected high-pressure sodium or metal halide may be used. All vehicle or pedestrian access shall be sufficiently lighted to ensure security of property and persons.
- All roof, wall and ground mounted mechanical equipment must be screened in accordance with Chapter 8 of the UDC. If roof and wall mounted equipment of any type including duct work and large vents is proposed it shall be shown on the Site Plan and screening identified. Screening of mechanical equipment shall result in the mechanical equipment blending in with the primary building and not appearing separate from the building and shall be screened from view of any rights-of-way or adjoining properties.
- Per Chapter 8, the dumpster enclosures must be one (1) foot above the height of the waste container. Use protective poles in corners and at impact areas. Fence posts of rust protected metal or concrete. A minimum 6" slab is required and must be sloped to drain; the enclosure must have steel framed gates with spring loaded hinges and fasteners to keep closed. Screening must be on all four sides by masonry wall or approved fence or screening with opaque gates.

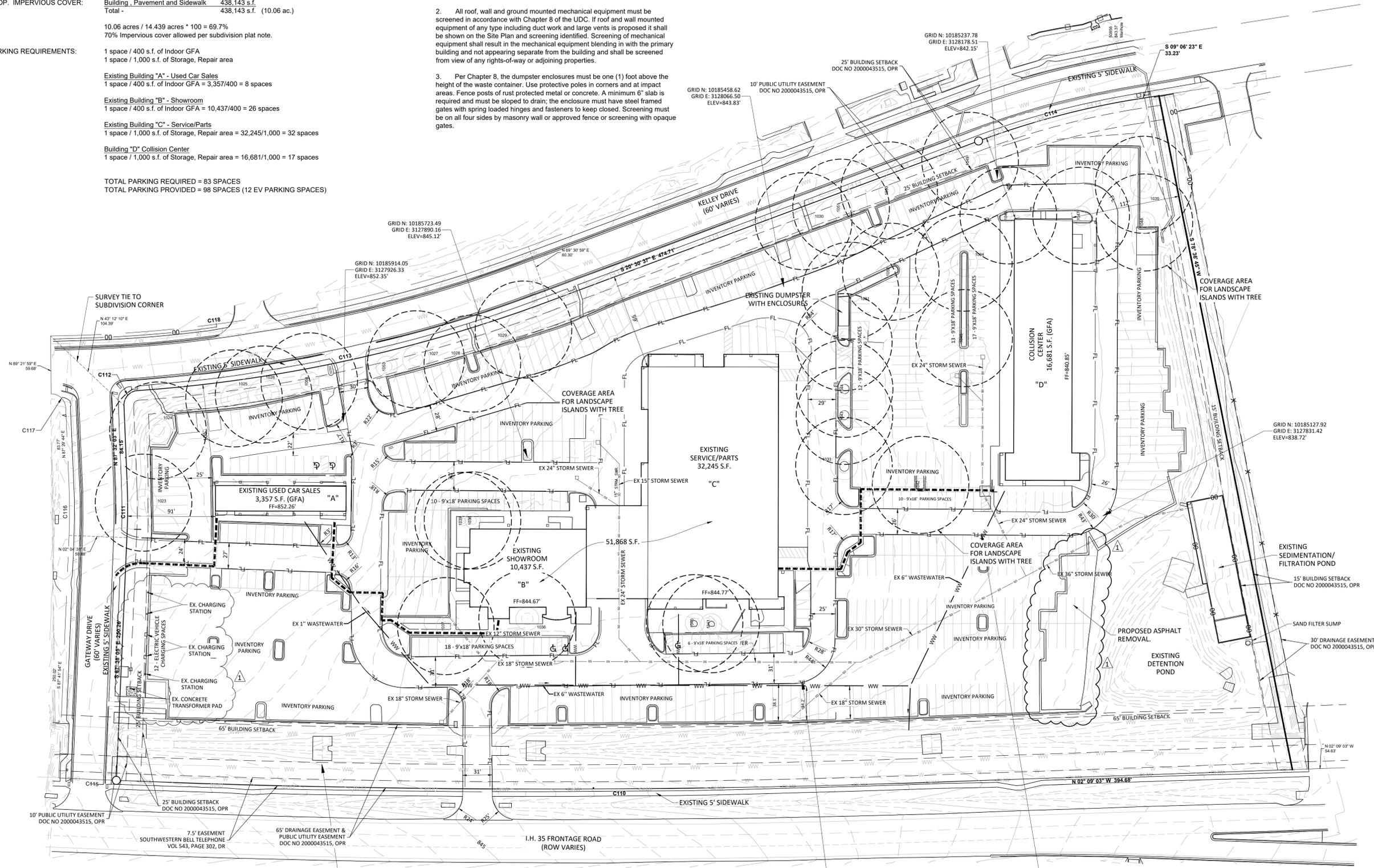


**LEGEND**

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- IRON ROD WITH CAP STAMPED "STEGER BIZZELL" SET
- MAG NAIL WITH WASHER STAMPED "STEGER BIZZELL" SET
- COTTON SPINDLE FOUND
- CONCRETE MONUMENT FOUND
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- CLEAN OUT
- STORM DRAINAGE MANHOLE
- GAS MANHOLE
- UNDERGROUND TELECOMMUNICATIONS MARKER
- SIGN POST
- UNDERGROUND GAS MARKER
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
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- STORM DRAINAGE MANHOLE
- BOLLARD
- CABLE PEDESTAL
- TELECOMMUNICATIONS MANHOLE
- MANHOLE
- OVERHEAD WIRES
- UNDERGROUND WASTEWATER (SANITARY SEWER)
- UNDERGROUND WATER
- UNDERGROUND GAS
- WIRE FENCE
- 4' HIGH CHAINLINK FENCE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- DE ROW
- OPR
- DR
- PR
- FIRE LANE
- TREE PROTECTION
- PEDESTRIAN ACCESSIBLE ROUTE

**TREE LIST**

TAG #	Description
1023	14in LIVE OAK
1024	13in LIVE OAK
1025	14in LIVE OAK
1026	16in LIVE OAK
1027	14in LIVE OAK
1028	16in LIVE OAK
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1032	14in LIVE OAK
1033	14in BURR OAK
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1035	14in LIVE OAK
1036	12in BURR OAK

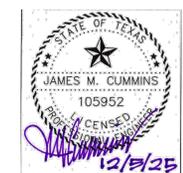


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NO.	REVISION	BY	DATE
1	SITE PLAN REVISIONS	TEH	11/14/25

DESIGNED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



**STEGER BIZZELL**

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 SERVICES TBPLS FIRM No. 10003700 >>ENGINEERS >>PLANNERS >>SURVEYORS

**DIMENSIONAL SITE PLAN**

for  
**MAC HAIK FORD LINCOLN**  
 ELECTRIC VEHICLE PARKING IMPROVEMENTS  
 GEORGETOWN, WILLIAMSON COUNTY, TEXAS

2025-71-SDP

Project No:  
19959

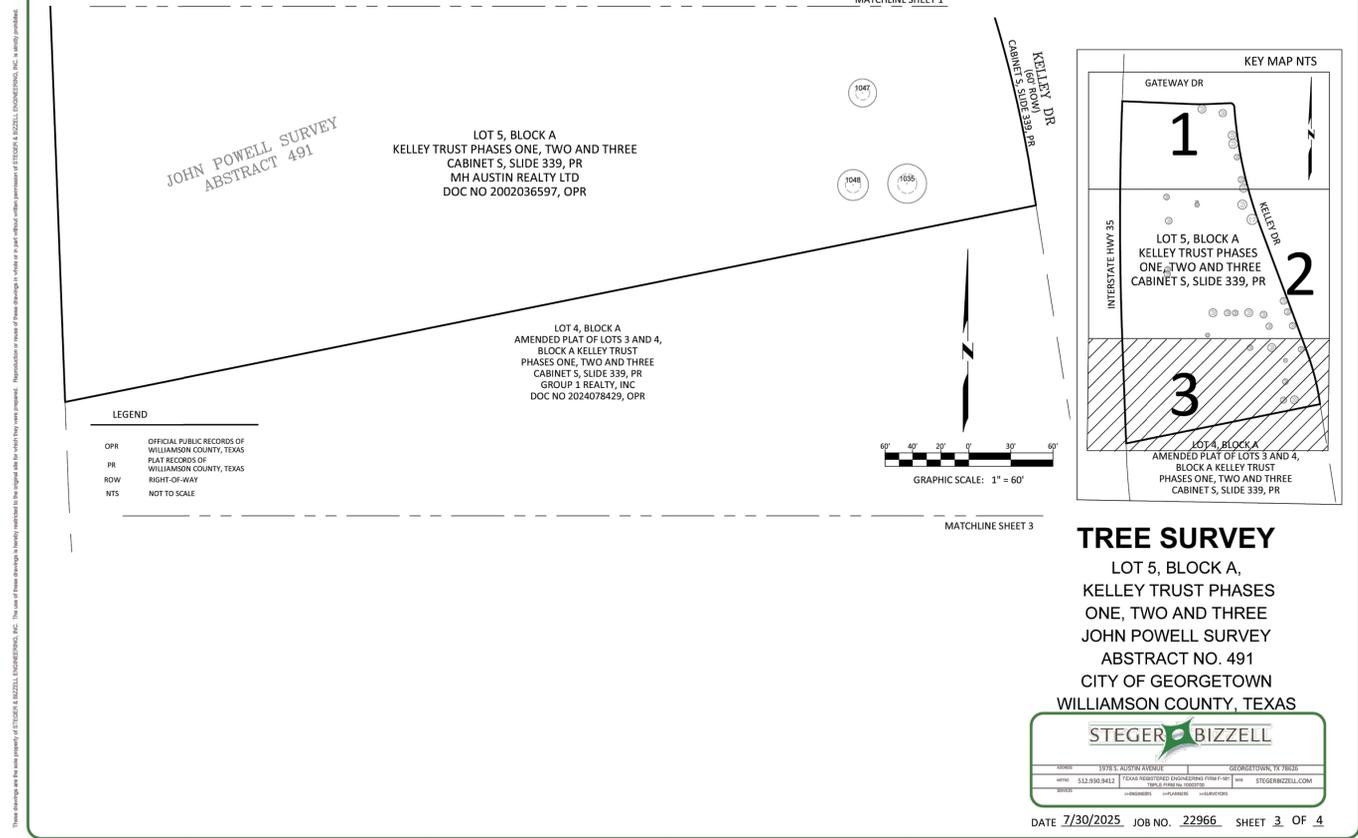
**SHEET**  
5  
of 11



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P:\22000-22999\22966-Mac-Haik-DC\Survey Data\CAD\22966-TREE SURVEY-MAK HAIK FORD.dwg, 7/30/2025 11:13:41 AM

P:\22000-22999\22966-Mac-Haik-DC\Survey Data\CAD\22966-TREE SURVEY-MAK HAIK FORD.dwg, 7/30/2025 11:13:42 AM



**TREE SURVEY**  
 LOT 5, BLOCK A,  
 KELLEY TRUST PHASES  
 ONE, TWO AND THREE  
 JOHN POWELL SURVEY  
 ABSTRACT NO. 491  
 CITY OF GEORGETOWN  
 WILLIAMSON COUNTY, TEXAS

DATE 7/30/2025 JOB NO. 22966 SHEET 3 OF 4

Tree Tag #	Site as Surveyed	Site In Whole	Remove	KEY	Multi Stems (If Yes, Select "X")	Stem Measurements (Only if "Y" in Column 1)	Half Critical Root Zone, Radius (in Feet)	Common Name	Latin Name
1023	14	14		P		14	7.0	Oak, Southern Live*	Quercus virginiana
1024	13	13		P		13	6.5	Oak, Southern Live*	Quercus virginiana
1025	14	14		P		14	7.0	Oak, Southern Live*	Quercus virginiana
1026	16	16		P		16	8.0	Oak, Southern Live*	Quercus virginiana
1027	14	14		P		14	7.0	Oak, Southern Live*	Quercus virginiana
1028	16	16		P		16	8.0	Oak, Southern Live*	Quercus virginiana
1029	18	18		P		18	9.0	Oak, Southern Live*	Quercus virginiana
1030	12	12		P		12	6.0	Elm, Cedar	Ulmus crassifolia
1031	12	12		P		12	6.0	Oak, Chinquapin	Quercus muhlenbergii
1032	14	14		P		14	7.0	Oak, Southern Live*	Quercus virginiana
1033	14	14		P		14	7.0	Oak, Bur	Quercus macrocarpa
1034	14	14		P		14	7.0	Oak, Southern Live*	Quercus virginiana
1035	14	14		P		14	7.0	Oak, Southern Live*	Quercus virginiana
1036	12	12		P		12	6.0	Oak, Bur	Quercus macrocarpa
1037	10	10		NP		10	5.0	Oak, Bur	Quercus macrocarpa
1038	8	8		NP		8	4.0	Oak, Bur	Quercus macrocarpa
1039	5	5		NP		5	2.5	Oak, Bur	Quercus macrocarpa
1040	10	10		NP		10	5.0	Oak, Bur	Quercus macrocarpa
1041	11	11		NP		11	5.5	Oak, Bur	Quercus macrocarpa
1042	7	7		NP		7	3.5	Oak, Bur	Quercus macrocarpa
1043	11	11		NP		11	5.5	Oak, Bur	Quercus macrocarpa
1044	10	10		NP		10	5.0	Oak, Bur	Quercus macrocarpa
1045	10	10		NP		10	5.0	Oak, Southern Live*	Quercus virginiana
1046	7	7		NP		7	3.5	Oak, Chinquapin	Quercus muhlenbergii
1047	10	10		NP		10	5.0	Oak, Chinquapin	Quercus muhlenbergii
1048	11	11		NP		11	5.5	Oak, Chinquapin	Quercus muhlenbergii
1049	10	10		NP		10	5.0	Elm, Cedar	Ulmus crassifolia
1050	11	11		NP		11	5.5	Elm, Cedar	Ulmus crassifolia
1051	11	11		NP		11	5.5	Elm, Cedar	Ulmus crassifolia
1052	11	11		NP		11	5.5	Oak, Southern Live*	Quercus virginiana
1053	11	11		NP		11	5.5	Elm, Cedar	Ulmus crassifolia
1054	10	10		NP		10	5.0	Elm, Cedar	Ulmus crassifolia

TREE TAGS NOT USED:  
 #1000-#1022  
 P= PROTECTED  
 NP= NOT PROTECTED

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND NOVEMBER 2024 AND JULY 2025, BY ME OR UNDER MY SUPERVISION, THAT THIS SURVEY PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

STEGER BIZZELL  
 07/30/2025  
 PATRICK J. STEVENS, R.P.L.S.  
 TEXAS REG. NO. 5784

**TREE SURVEY**  
 LOT 5, BLOCK A,  
 KELLEY TRUST PHASES  
 ONE, TWO AND THREE  
 JOHN POWELL SURVEY  
 ABSTRACT NO. 491  
 CITY OF GEORGETOWN  
 WILLIAMSON COUNTY, TEXAS

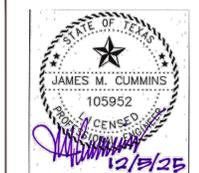
DATE 7/30/2025 JOB NO. 22966 SHEET 4 OF 4

- NOTES:
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
  - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN HEREON, THAT MAY AFFECT THE PROPERTY. SURVEYOR HAS MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY.
  - TREE DIAMETER OF MULTI-TRUNK TREE DETERMINED BY ADDING THE DIAMETER OF THE LARGEST TRUNK TO 1/2 THE DIAMETER OF EACH ADDITIONAL TRUNK
  - TREE CROWNS SHOWN HERE ON ARE A GRAPHICAL DEPICTION OF THE PROBABLE EXTENTS OF THE TREE CANOPY BASED ON THE TRUNK SIZE USING THE FORMULA OF ONE (1) FOOT OF RADIUS FOR EVERY ONE (1) INCH OF TRUNK DIAMETER AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE TREE CANOPY.
  - TREES SHOWN HERE ON WERE LOCATED AND MEET THE STANDARDS SET FORTH IN THE CITY OF GEORGETOWN UNIFIED DEVELOPMENT CODE, CHAPTER 8: TREE PRESERVATION, LANDSCAPING AND FENCING, SECTION 8.02 TREE PRESERVATION AND PROTECTION. OTHER TREES AND VEGETATION MAY EXIST ON SITE.
  - BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83 (2011)). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00013.
- DATE OF LAST FIELD WORK: JULY 2025

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NO.	REVISION	BY	DATE

DESIGNED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
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 CHECKED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

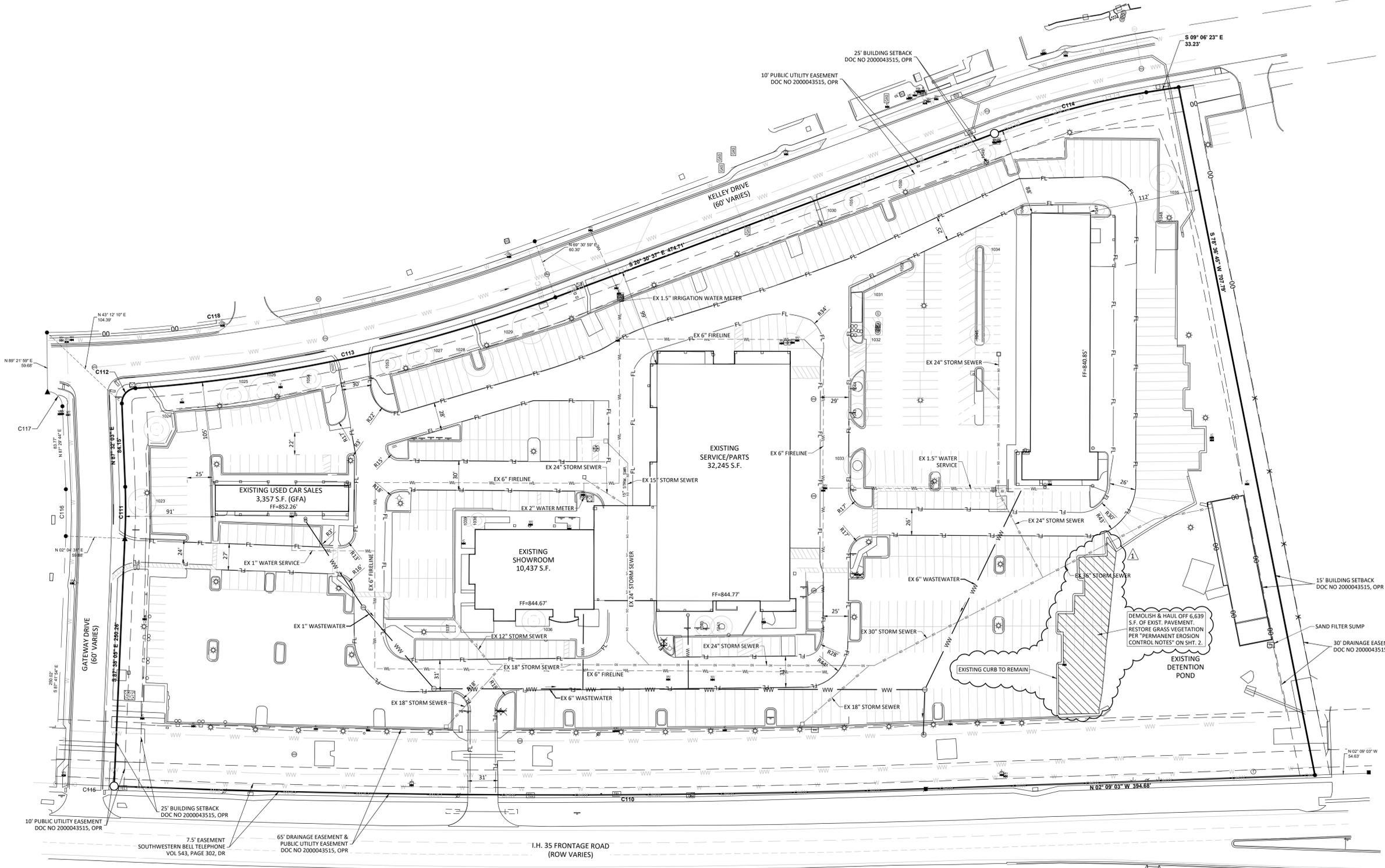
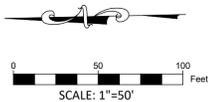


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 SERVICES 512.930.9412 TBPLS FIRM No.10003700  
 >>ENGINEERS >>PLANNERS >>SURVEYORS

TREE SURVEY (2 OF 2)  
 for  
 MAC HAIK FORD LINCOLN  
 ELECTRIC VEHICLE PARKING IMPROVEMENTS  
 GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No:  
 19959  
**SHEET**  
 7  
 of 11

2025-71-SDP

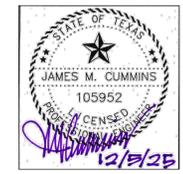


- LEGEND**
- IRON ROD FOUND (1/2\"/>

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NO.	REVISION	BY	DATE
1	SITE PLAN REVISIONS	TEH	11/14/25

DESIGNED BY:	DATE
DRAWN BY:	DATE
CHECKED BY:	DATE
APPROVED BY:	DATE



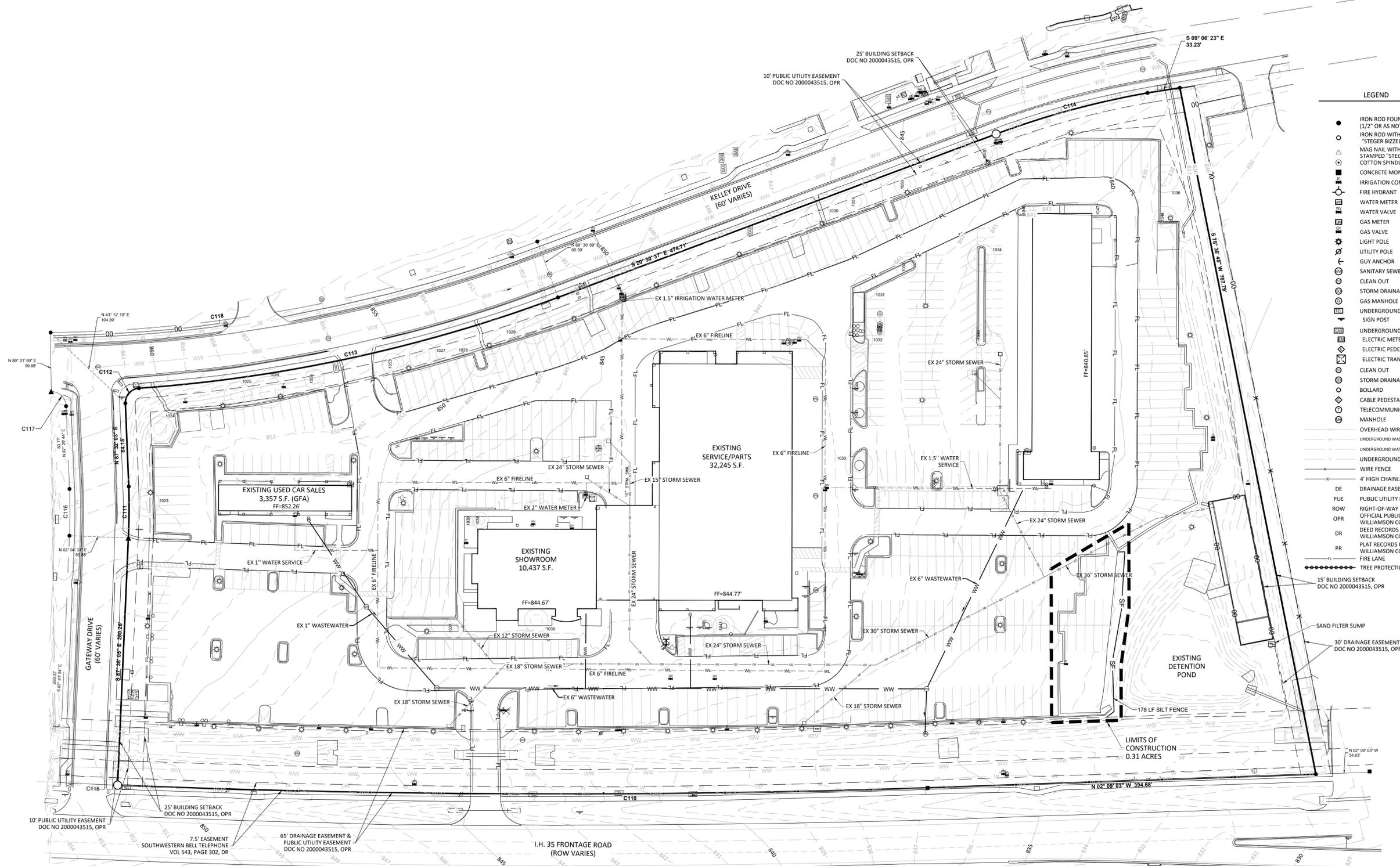
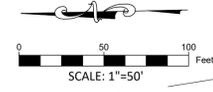
**STEGER BIZZELL**

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 METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 WEB STEGERBIZZELL.COM  
 SERVICES TBPLS FIRM No.10003700 >>ENGINEERS >>PLANNERS >>SURVEYORS

**DEMOLITION PLAN**  
 for  
**MAC HAIK FORD LINCOLN**  
**ELECTRIC VEHICLE PARKING IMPROVEMENTS**  
**GEORGETOWN, WILLIAMSON COUNTY, TEXAS**

Project No:  
19959  
**SHEET**  
 8  
 of 11

2025-71-SDP



**LEGEND**

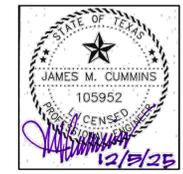
- IRON ROD FOUND (1/2" OR AS NOTED)
- IRON ROD WITH CAP STAMPED "STEGER BIZZELL" SET
- △ MAG NAIL WITH WASHER STAMPED "STEGER BIZZELL" SET
- COTTON SPINDLE FOUND
- CONCRETE MONUMENT FOUND
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- CLEAN OUT
- STORM DRAINAGE MANHOLE
- GAS MANHOLE
- UNDERGROUND TELECOMMUNICATIONS MARKER
- SIGN POST
- UNDERGROUND GAS MARKER
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- CLEAN OUT
- STORM DRAINAGE MANHOLE
- BOLLARD
- CABLE PEDESTAL
- TELECOMMUNICATIONS MANHOLE
- MANHOLE
- OVERHEAD WIRES
- UNDERGROUND WASTEWATER (SANITARY SEWER)
- UNDERGROUND WATER
- UNDERGROUND GAS
- WIRE FENCE
- 4' HIGH CHAINLINK FENCE
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- FIRE LANE
- TREE PROTECTION
- 15' BUILDING SETBACK DOC NO 2000043515, OPR
- SAND FILTER SUMP
- 30' DRAINAGE EASEMENT DOC NO 2000043515, OPR

TREE LIST	
TAG #	Description
1023	14in LIVE OAK
1024	13in LIVE OAK
1025	14in LIVE OAK
1026	16in LIVE OAK
1027	14in LIVE OAK
1028	16in LIVE OAK
1029	18in LIVE OAK
1030	12in CEDAR ELM
1031	12in CHINKAPIN OAK
1032	14in LIVE OAK
1033	14in BURR OAK
1034	14in LIVE OAK
1035	14in LIVE OAK
1036	12in BURR OAK

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

NO.	REVISION	BY	DATE

DESIGNED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



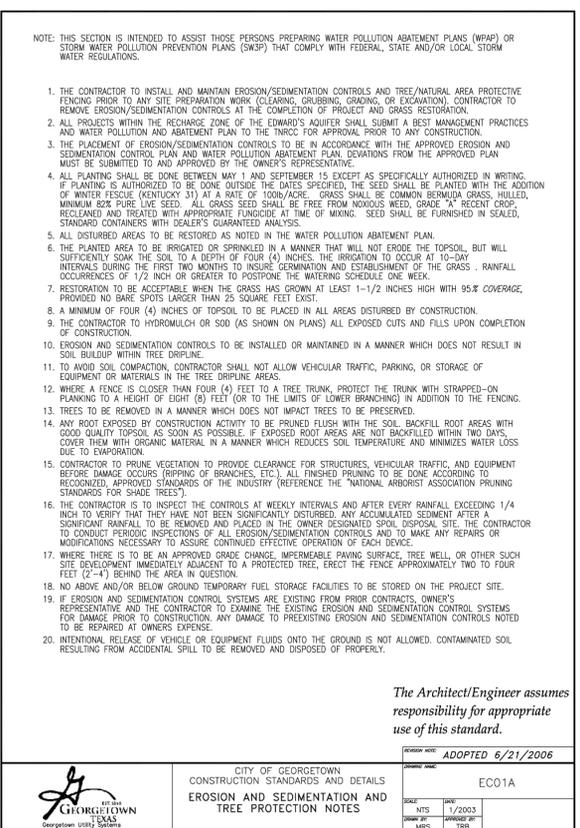
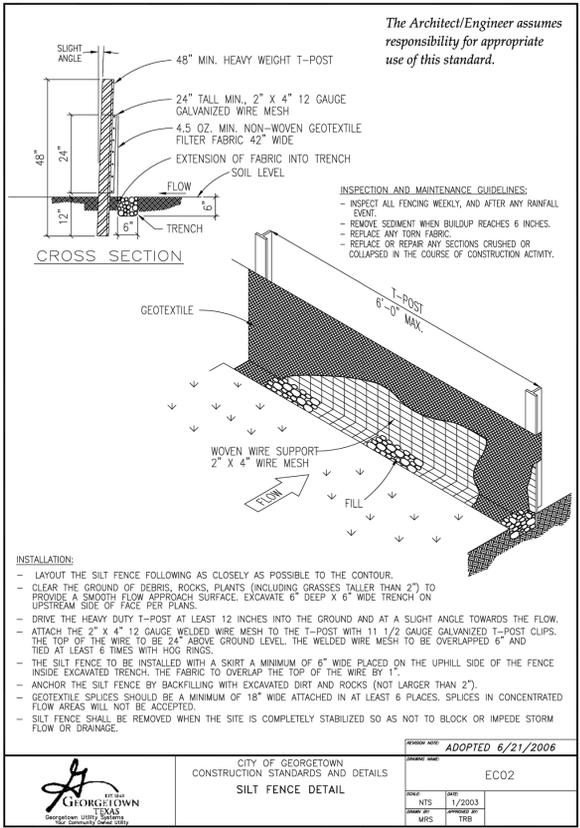
**STEGER BIZZELL**

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

SITE EROSION & SEDIMENTATION CONTROL PLAN  
 for  
**MAC HAIK FORD LINCOLN**  
 ELECTRIC VEHICLE PARKING IMPROVEMENTS  
 GEORGETOWN, WILLIAMSON COUNTY, TEXAS

2025-71-SDP  
 Project No: 19959  
**SHEET**  
 9  
 of 11

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**GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS**

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

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

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

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

**ADOPTED 6/21/2006**

CITY OF GEORGETOWN  
 CONSTRUCTION STANDARDS AND DETAILS  
 TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES  
 ECO1

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

NO.	REVISION	BY	DATE

DESIGNED BY: \_\_\_\_\_ DATE \_\_\_\_\_

DRAWN BY: \_\_\_\_\_ DATE \_\_\_\_\_

CHECKED BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



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SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

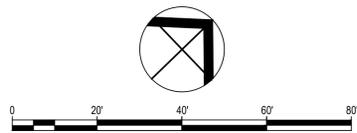
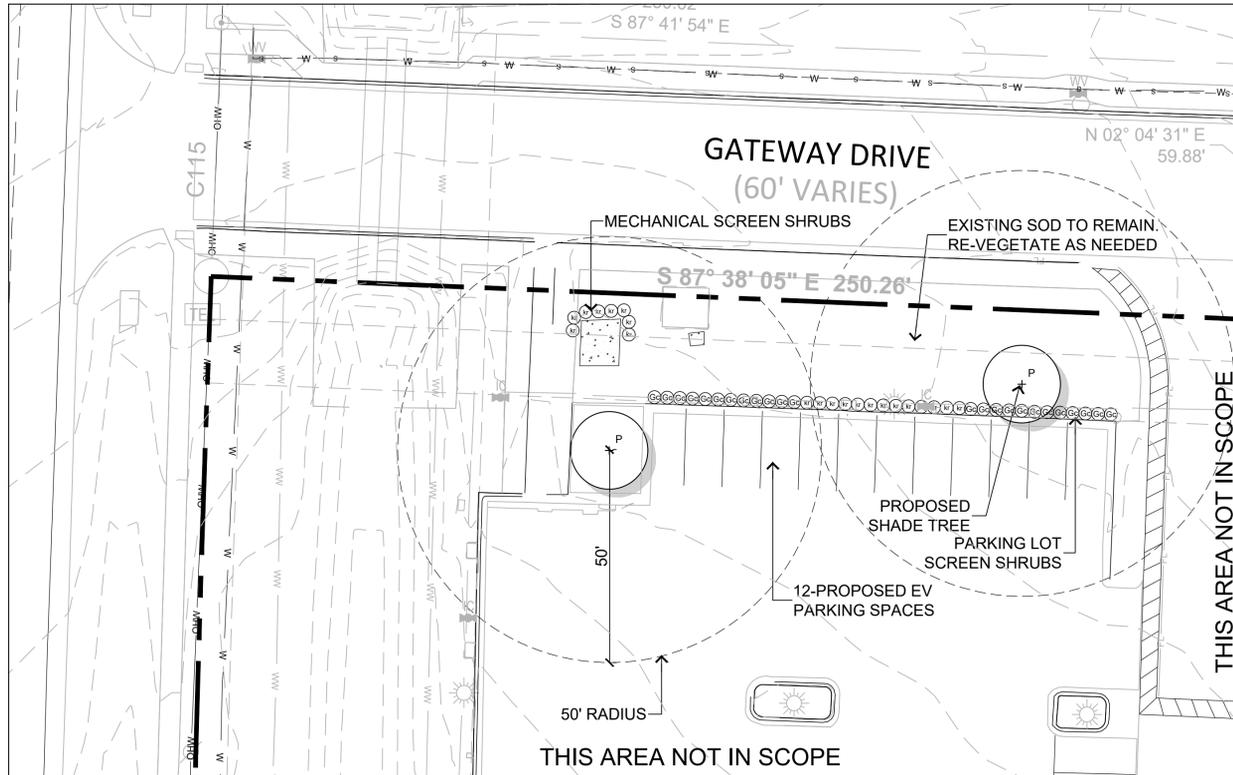
SITE EROSION & SEDIMENTATION CONTROL DETAILS

for  
 MAC HAIK FORD LINCOLN  
 ELECTRIC VEHICLE PARKING IMPROVEMENTS  
 GEORGETOWN, WILLIAMSON COUNTY, TEXAS

2025-71-SDP

Project No:  
 19959

**SHEET**  
 10  
 of 11



**Landscape Plan Notes:**

- The Conventional System for irrigation has been selected for this development. (Choose one from below) • Conventional System: An automatic or manual underground irrigation system, which may have conventional spray or bubbler type heads. Landscape areas utilizing xeriscaping plants and installation techniques, including areas planted with native grasses, wildflowers, and trees may use a temporary and above ground system, and shall be required to provide irrigation for the first three (3) growing seasons.
- A separate irrigation plan shall be provided at the time of application for a Building Permit. Irrigation plans shall be submitted with SDP for projects proposing public parkland.
- Maintenance: The current owner and subsequent owners of the landscaped property, or the manager or agent of the owner, shall be responsible for the maintenance of all landscaped areas and materials, required buffer yard areas and materials and required screening materials. Said areas must be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free of refuse and debris. Maintenance will include replacement of all dead plant material if that material was used to meet the requirements of the UDC. All such plants shall be replaced within six (6) months of notification, or by the next planting season, whichever comes first. A property/ homeowners association may assume responsibility for maintenance of common areas.
- This Landscape Plan has been prepared and certified by a Landscape Architect to meet all requirements of the City of Georgetown Unified Development Code. (Provide individuals contact information and certification on landscape plan.)
- All plant selections have been chosen from the City of Georgetown Preferred Plant List.
- No more than 25% of plantings have been selected from any one species (if planting more than 5 trees or 10 shrubs)
- At least 50% of the required plant materials are low water users as identified on the preferred plant list.

I, Bradley Jones, hereby certify that this Landscape Plan complies with the requirements of Chapter 8 of the Unified Development Code.

Bradley Jones 12/05/25 Date  
Landscape Architect's Name and Seal



SHADE TREES				
SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
(Circle with dot)	2	Live Oak	Quercus virginiana	3" cal. Minimum

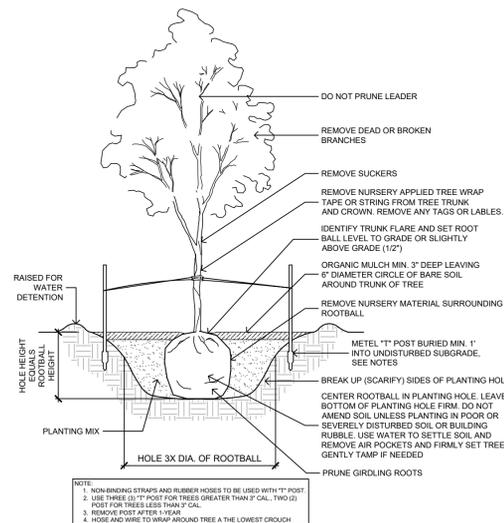
  

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
21	(kr)	Rose, Red Knockout	Rosa spp. 'Radrazz'	5 gallon, 20" HL/20" spread
24	(Gc)	Sage, Green Cloud	Leucophyllum frutescens 'Green Cloud'	5 gallon, 24" HL/20" spread

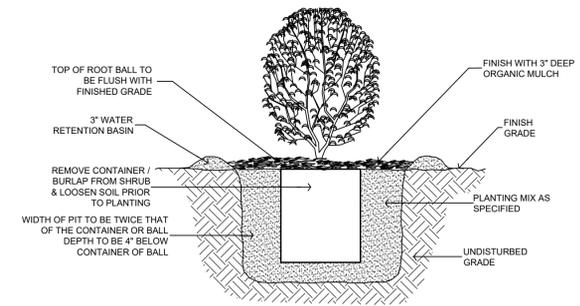
LANDSCAPE CALCULATIONS			Required	Provided
<b>PARKING LOT</b>				
1 Tree per 12 parking spaces			N/A	12 spaces
12 / 12 = 1			1 Tree	2 Trees
2 Proposed Trees + 0 Existing Trees = 2 Trees			Yes	Yes
Each space within 50' of a Tree			Yes	Yes
Evergreen Hedge along parking lot			Yes	Yes
10 SF Landscape area per parking space			120 sf	3,400 sf
12 x 10 = 120 SF				

**EXISTING TREE LIST**

Tree Tag #	Size-as Surveyed	Size-in Whole Inches	Remove	KEY	Multi Stem (If Yes, Select "X")	Stem Measurements (Only If "Y" in Column I)	Half Critical Root Zone Radius (in Feet)	Common Name	Latin Name
1023	14	14		P		14	7.0	Oak, Southern Live*	Quercus virginiana
1024	13	13		P		13	6.5	Oak, Southern Live*	Quercus virginiana
1025	14	14		P		14	7.0	Oak, Southern Live*	Quercus virginiana
1026	16	16		P		16	8.0	Oak, Southern Live*	Quercus virginiana
1027	14	14		P		14	7.0	Oak, Southern Live*	Quercus virginiana
1028	16	16		P		16	8.0	Oak, Southern Live*	Quercus virginiana
1029	18	18		P		18	9.0	Oak, Southern Live*	Quercus virginiana
1030	12	12		P		12	6.0	Elm, Cedar	Ulmus crassifolia
1031	12	12		P		12	6.0	Oak, Chinquapin	Quercus muhlenbergii
1032	14	14		P		14	7.0	Oak, Southern Live*	Quercus virginiana
1033	14	14		P		14	7.0	Oak, Bur	Quercus macrocarpa
1034	14	14		P		14	7.0	Oak, Southern Live*	Quercus virginiana
1035	14	14		P		14	7.0	Oak, Southern Live*	Quercus virginiana
1036	12	12		P		12	6.0	Oak, Bur	Quercus macrocarpa
1037	10	10		NP		10	5.0	Oak, Bur	Quercus macrocarpa
1038	8	8		NP		8	4.0	Oak, Bur	Quercus macrocarpa
1039	5	5		NP		5	2.5	Oak, Bur	Quercus macrocarpa
1040	10	10		NP		10	5.0	Oak, Bur	Quercus macrocarpa
1041	11	11		NP		11	5.5	Oak, Bur	Quercus macrocarpa
1042	7	7		NP		7	3.5	Oak, Bur	Quercus macrocarpa
1043	11	11		NP		11	5.5	Oak, Bur	Quercus macrocarpa
1044	10	10		NP		10	5.0	Oak, Bur	Quercus macrocarpa
1045	10	10		NP		10	5.0	Oak, Southern Live*	Quercus virginiana
1046	7	7		NP		7	3.5	Oak, Chinquapin	Quercus muhlenbergii
1047	10	10		NP		10	5.0	Oak, Chinquapin	Quercus muhlenbergii
1048	11	11		NP		11	5.5	Oak, Chinquapin	Quercus muhlenbergii
1049	10	10		NP		10	5.0	Elm, Cedar	Ulmus crassifolia
1050	11	11		NP		11	5.5	Elm, Cedar	Ulmus crassifolia
1051	11	11		NP		11	5.5	Elm, Cedar	Ulmus crassifolia
1052	11	11		NP		11	5.5	Oak, Southern Live*	Quercus virginiana
1053	11	11		NP		11	5.5	Elm, Cedar	Ulmus crassifolia
1054	10	10		NP		10	5.0	Elm, Cedar	Ulmus crassifolia



**A TREE PLANTING DETAIL SECTION** SCALE: N.T.S.



**B SHRUB PLANTING DETAIL SECTION** SCALE: N.T.S.

DATE: 12-05-25

SCALE: 1"=20'

