

EDWARDS AQUIFER EXCEPTION REQUEST

FOR

FLOODPLAIN RECLAMATION GRADING

740 HIGHWAY 195

IN

CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

PREPARED FOR

GT 195 HOLDINGS, LLC
101 PARKLANE BLVD, SUITE 102
SUGARLAND, TEXAS 77478



QUIDDITY

912 S. Capital of Texas Highway, Suite 300
Austin, Texas 78746
Tel: 512.441.9493
Fax: 512.445.2286

December 2025



912 S. Capital of Texas Hwy, Suite 300
Austin, Texas 78746
Tel: 512.441.9493
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December 11, 2025

Water Section Manager
Texas Commission on Environmental Quality
Region 11 Office
12100 Park 35 Circle, Bldg A, Rm 179
Austin, Texas 78753

Re: Edwards Aquifer Exception Request
Floodplain Reclamation Grading
740 TX-195, City of Georgetown, Williamson County, Texas

To whom it may concern:

On behalf of our client, GT 195 Holdings, LLC, Quiddity Engineering, LLC is pleased to submit this Edwards Aquifer Exception Request for your consideration. Please find enclosed the following items for your review:

1. Edwards Aquifer Application Cover Page (TCEQ-20705)
2. General Information Form (TCEQ-0587)
3. Geologic Assessment Form (TCEQ-0585)
4. Recharge and Transition Zone Exemption Request (TCEQ-0628)
5. Temporary Stormwater Section (TCEQ-0602)
6. Permanent Stormwater Section (TCEQ-0600)
7. Agent Authorization Form (TCEQ-0599)
8. Application Fee Form (TCEQ-0574)
9. Application Fee Check
10. Core Data Form (TCEQ-10400)

If you have any questions about the items included in this submittal, do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Justin Cadieux".

Justin Cadieux, P.E.
Project Manager
(512) 685-5152

JMC/bjw

K:\16759\16759-0020-02 Hwy 195 - CLOMR\Project Management\Deliverables\TCEQ - Edwards Aquifer Exception\Application Submittal
1\Working folder\01 Cover\Working

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

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

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

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

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Floodplain Reclamation Grading					2. Regulated Entity No.: N/A				
3. Customer Name: GT 195 Holdings, LLC					4. Customer No.: N/A				
5. Project Type: (Please circle/check one)		New	Modification			Extension	Exception		
6. Plan Type: (Please circle/check one)		WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification Optional Enhanced Measures
7. Land Use: (Please circle/check one)		Residential	Non-residential			8. Site (acres):		84.58	
9. Application Fee:		500		10. Permanent BMP(s):			N/A		
11. SCS (Linear Ft.):		N/A		12. AST/UST (No. Tanks):			N/A		
13. County:		Williamson		14. Watershed:			Berry Creek		

Application Distribution

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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	<u> </u> X <u> </u>
Region (1 req.)	—	—	<u> </u> X <u> </u>
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	N/A
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

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
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	N/A	<u> </u> San Antonio ETJ (SAWS)	N/A

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.

Justin M. Cadieux, P.E.

Print Name of Customer/Authorized Agent

12/11/2025

Signature of Customer/Authorized Agent

Date

****FOR TCEQ INTERNAL USE ONLY****

Date(s) Reviewed:		Date Administratively Complete:	
Received From:		Correct Number of Copies:	
Received By:		Distribution Date:	
EAPP File Number:		Complex:	
Admin. Review(s) (No.):		No. AR Rounds:	
Delinquent Fees (Y/N):		Review Time Spent:	
Lat./Long. Verified:		SOS Customer Verification:	
Agent Authorization Complete/Notarized (Y/N):		Fee Check:	Payable to TCEQ (Y/N):
Core Data Form Complete (Y/N):			Signed (Y/N):
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Justin M. Cadieux, P.E.

Date: 12/11/2025

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Floodplain Reclamation Grading

2. County: Williamson

3. Stream Basin: Berry Creek

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: Vinod Dosapati
Entity: GT 195 Holdings, LLC
Mailing Address: 101 Parklane Blvd, Suite 102
City, State: Sugar Land, Texas Zip: 77478
Telephone: (281) 912-3364 FAX: _____
Email Address: vinod.dosapati@gmail.com

8. Agent/Representative (If any):

Contact Person: Justin M. Cadieux, P.E.
Entity: Quiddity Engineering, LLC
Mailing Address: 912 S. Capital of Texas Highway, Suite 300
City, State: Austin, Texas Zip: 78746
Telephone: (512) 685-5152 FAX: _____
Email Address: jcadieux@quiddity.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.

The project site is located 0.8 miles northwest of the intersection of SH 195 and IH 35. The site lies adjacent to SH 195 with access off SH 195 and is across from and northeast of 520 SH 195. WCAD parcel ID: R040512, R040513, R450910, R450909

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: 3/8/2022

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)

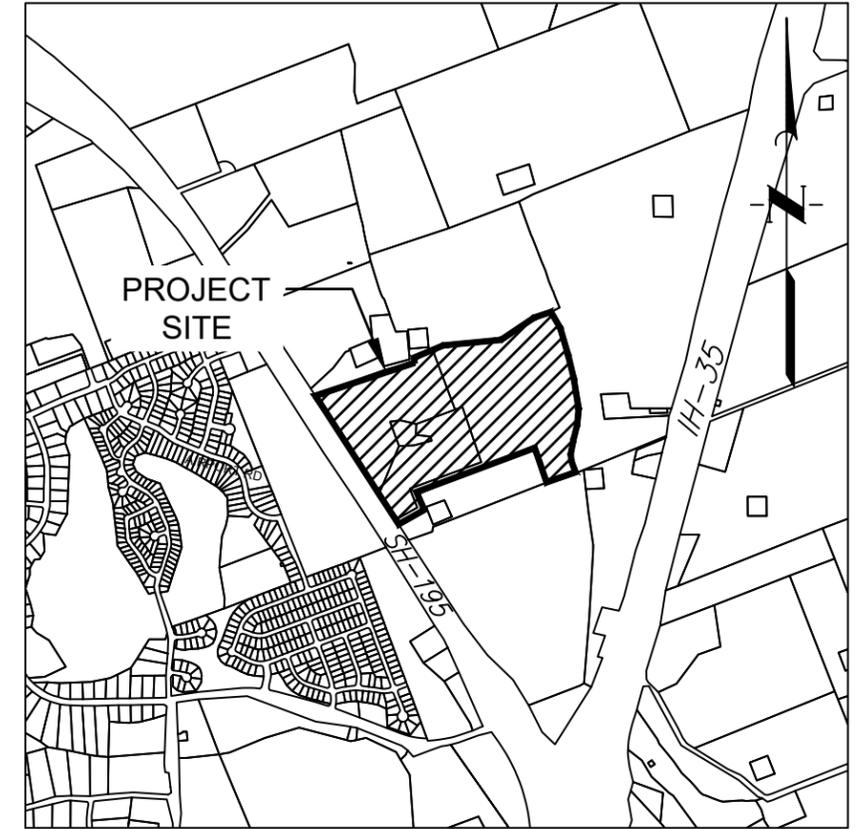
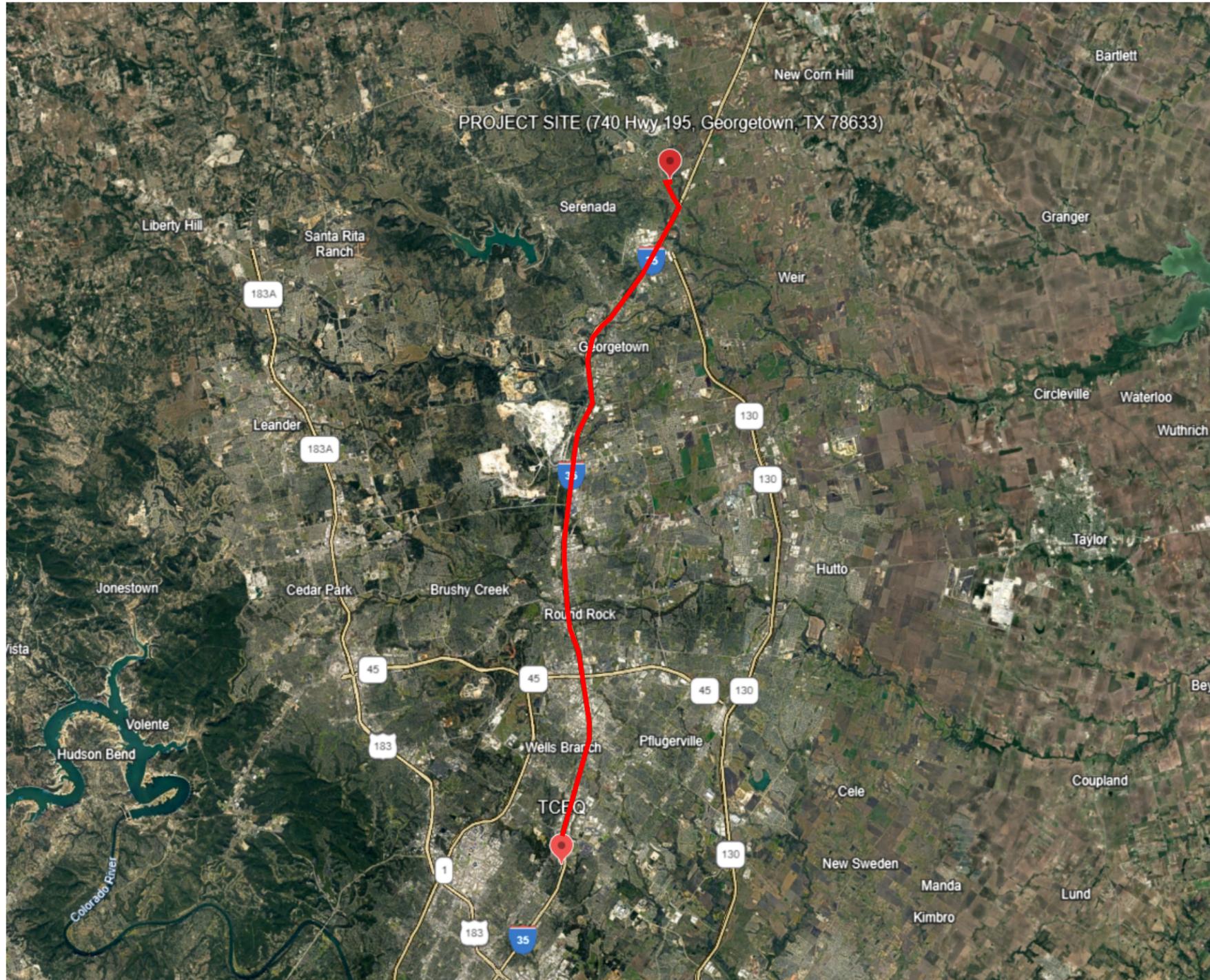
20. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies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

GENERAL INFORMATION FORM - ATTACHMENT A

ROAD AND VICINITY MAP





VICINITY MAP

1"=2,000'

**GT 195 HOLDINGS, LLC
WILLIAMSON COUNTY, TEXAS**

**FLOODPLAIN
RECLAMATION GRADING**



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
912 S Capital of Texas Hwy, Suite 300 • Austin, TX 78746 • 512.441.9493

**ATTACHMENT
A**

DATE: DECEMBER 2025

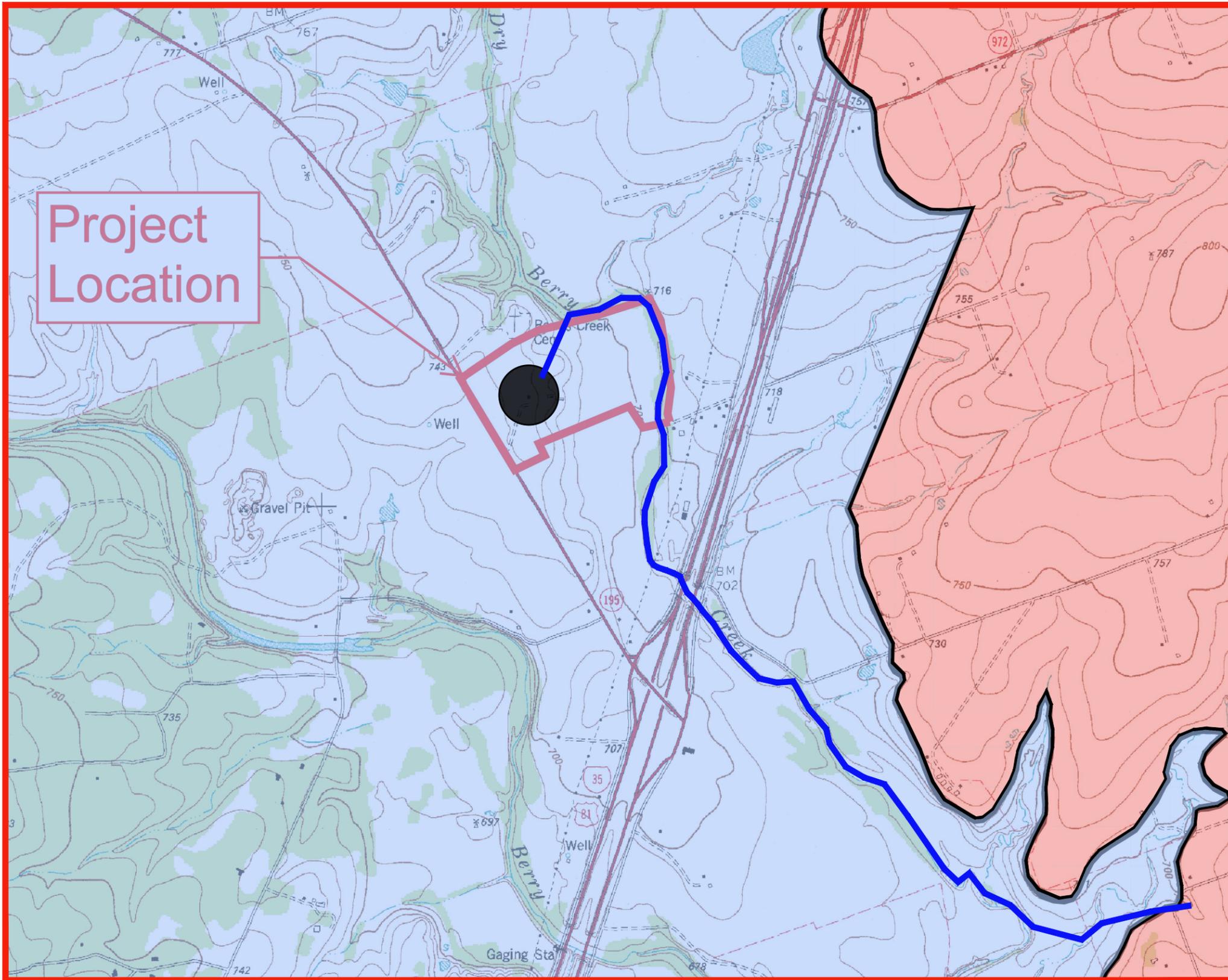
JOB NO. 16759-0020-02

GENERAL INFORMATION FORM - ATTACHMENT B

USGS / EDWARDS AQUIFER RECHARGE ZONE MAP



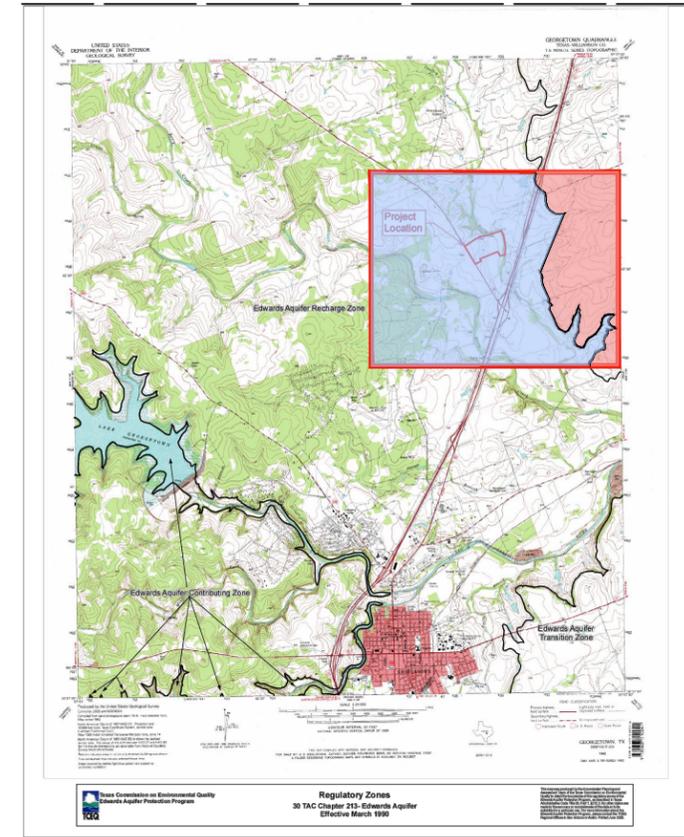
K:\16759\16759-002-02 Hwy 195 - CLONR\Project Management\Deliverables\TCEQ - Edwards Aquifer Exception Application Submittal_1\Working folder\03 (TCEQ-0587) General Information Form\Working\Attachment B.dwg Dec 11, 2025 - 10:11am bward



Project Location

ZONE MAP

N.T.S

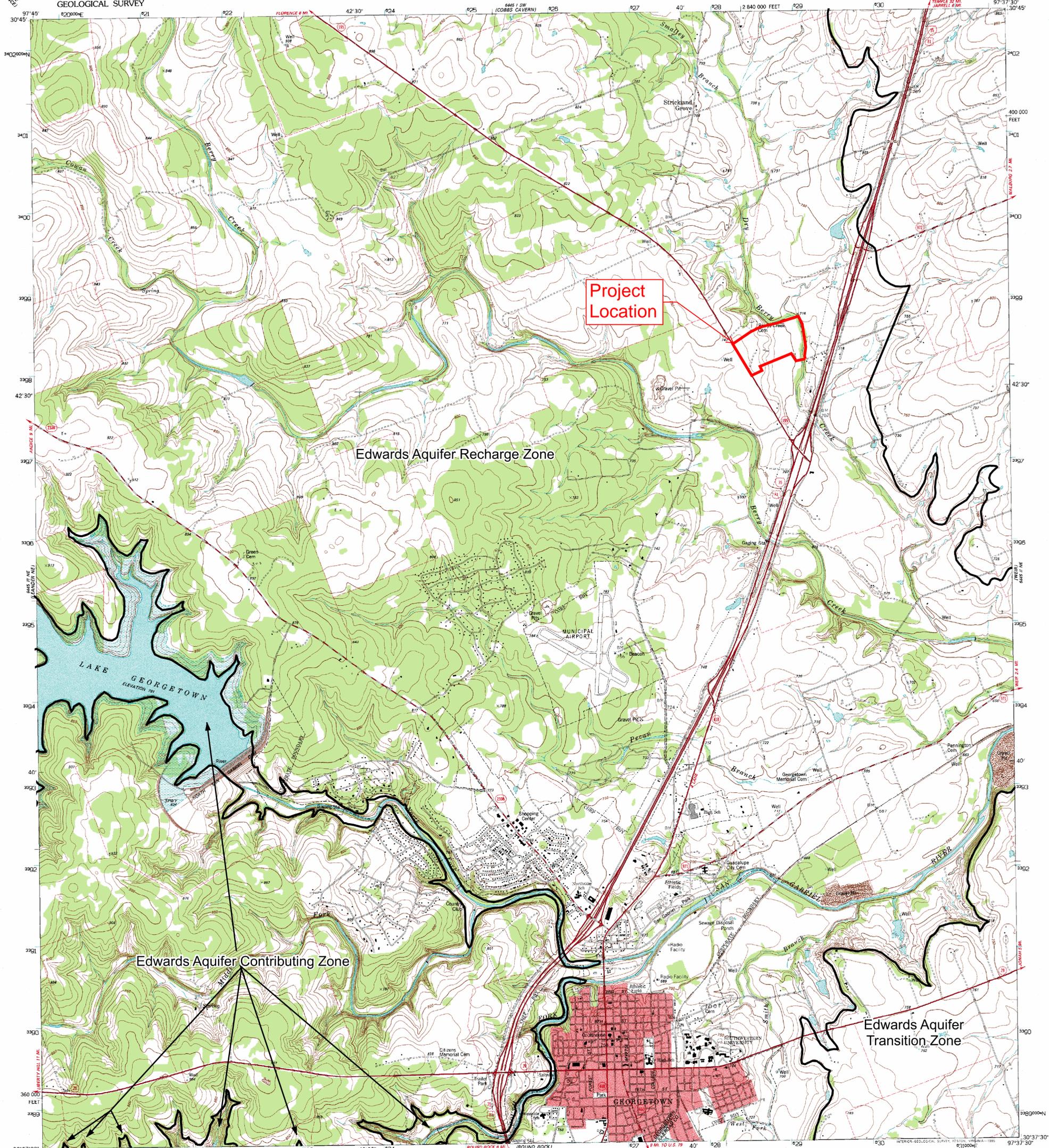


VICINITY MAP

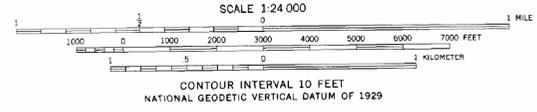
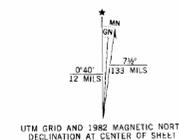
N.T.S

LEGEND	
	TRANSITION ZONE
	RECHARGE ZONE
	APPROX. LOCATION OF PROJECT SITE
	FLOWPATH TO TRANSITION ZONE
	ZONE BOUNDARY

GT 195 HOLDINGS, LLC WILLIAMSON COUNTY, TEXAS	
FLOODPLAIN RECLAMATION GRADING	
 QUIDDITY <small>Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290 912 S Capital of Texas Hwy, Suite 300 • Austin, TX 78746 • 512.441.9493</small>	ATTACHMENT B
DATE: DECEMBER 2025	JOB NO. 16759-0020-02



Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Compiled from aerial photographs taken 1974. Field checked 1975
Map edited 1982
North American Datum of 1927 (NAD 27). Projection and
10 000-foot ticks. Texas Coordinate System, central zone
(Lambert Conformal Conic)
Blue 1000-meter Universal Transverse Mercator ticks, zone 14
North American Datum of 1983 (NAD 83) is shown by dashed
corner ticks. The values of the shift between NAD 27 and NAD 83
for 7.5-minute intersections are obtainable from National Geographic
Survey NADCON software
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines
Areas covered by dashed light-blue pattern are subject to
controlled inundation



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route



GEORGETOWN, TX
30097-6-1F-024

1982
DMA 6445 II NW-SERIES V882



Regulatory Zones

30 TAC Chapter 213- Edwards Aquifer Effective March 1990

This map was produced by the Groundwater Planning and Assessment Team of the Texas Commission on Environmental Quality to detail the boundaries of the regulatory zones of the Edwards Aquifer Protection Program, as described in Texas Administrative Code Title 30, Part 1, §213.3. No other claims are made to the accuracy or completeness of the data or to its suitability for a particular use. For more information about the Edwards Aquifer Protection Program, please contact the TCEQ Regional Offices in San Antonio or Austin. Printed June 2006.

GENERAL INFORMATION FORM – ATTACHMENT C

PROJECT DESCRIPTION

The project consists of grading on an 84.59-acre site at 740 Hwy 195, Georgetown, Texas. The purpose of this project is to modify the existing land by cut and fill operations to increase the buildable footprint for any proposed future development, including, but not limited to, multifamily, single family, and commercial use. All run off from the site will flow downstream through the drainage area and flow through the proposed cut areas before exiting into Berry Creek. Offsite flow will not be affected with the cut and fill operations. The site includes an existing single family home development that consists of 1.25 acres of impervious cover (1.48%). The rest of the site will remain in existing conditions as an undeveloped agricultural zone. As no to negligible additional impervious cover is being proposed, permanent BMP(s) are not being proposed. No buildings or infrastructure are being proposed to be demolished, only grading changes to increase the developable area outside of Atlas 14 floodplain.





**Narrative Description of Site-Specific Geology for an
84.5-Acre Tract off State Highway 195 Located in
Georgetown, Williamson County, Texas**

Prepared for:

GT 195 Holdings LLC

Prepared by:

CAMBRIAN ENVIRONMENTAL

September 15, 2025

NARRATIVE DESCRIPTION OF SITE-SPECIFIC GEOLOGY FOR AN 84.5-ACRE TRACT OFF STATE HIGHWAY 195 LOCATED IN GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Prepared for:

GT 195 Holdings LLC
Obo Ashton Gray Development
101 Park Lane Blvd., Suite 102
Sugar Land, Texas 77478

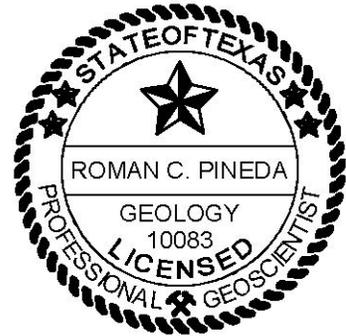
Prepared by:

Heather Beatty, P.G.
and
Roman C. Pineda, P.G.

Cambrian Environmental
4422 Pack Saddle Pass
Suite 204
Austin, Texas 78745



TX Geoscience Firm Registration #50484



As licensed professional geoscientists, we attest that the contents of this report are complete and accurate to the best of our knowledge. Ms. Beatty managed the field work and evaluations. Mr. Pineda prepared the report.

Date: September 15, 2025

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: Heather Beatty,
P.G.

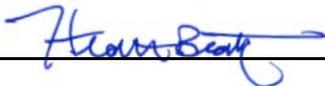
Telephone: (512) 470-4013

Fax: _____

Date: September 15, 2025

Representing: Cambrian Environmental, TBPG Firm #50484 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: 84.5 -Acre Tract off SH 195

Project Information

1. Date(s) Geologic Assessment was performed: August 22 and 23, 2025

2. Type of Project:

WPAP
 SCS

AST
 UST

3. Location of Project:

Recharge Zone
 Transition Zone
 Contributing Zone within the Transition Zone

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Eckrant cobbly clay (EaD)	D	0-2
Krum silty clay (KrB)	C	0-6
Oakalla silty clay loam (OkA)	B	0-6
Queeny clay loam (QuC)	D	0-2

Soil Name	Group*	Thickness(feet)
Sunev silty clay loam (SvA)	B	0-6

** 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" = 100'
 Site Geologic Map Scale: 1" = 100'
 Site Soils Map Scale (if more than 1 soil type): 1" = 1000'
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 one (#) 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.



NARRATIVE DESCRIPTION OF SITE-SPECIFIC GEOLOGY FOR AN 84.5-ACRE TRACT OFF STATE HIGHWAY 195 LOCATED IN GEORGETOWN, WILLIAMSON COUNTY, TEXAS

INTRODUCTION

This narrative Geologic Assessment accompanies the Texas Commission on Environmental Quality (TCEQ) Geologic Assessment Form TCEQ-0585 completed for an 84.5-acre tract off State Highway (SH) 195 in Georgetown, Williamson County, Texas (see Figure 1 - Site Location Map). The project area is located along the northeast side of SH 195, approximately 3000-ft to the northwest of the SH 195 and IH 35 intersection, and is comprised of approximately 84.5-acres of farm land.

METHODOLOGY

Two Cambrian Environmental licensed Professional Geoscientists (Texas License #1350 and #10791) conducted a field survey for a TCEQ Geologic Assessment on August 22nd and 23rd, 2025. The pedestrian survey was completed by walking parallel transects spaced approximately 50 feet apart as directed by the TCEQ in the Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones (Rev. 10-01-04). Closer spacing was used where vegetation inhibited clear observation. The project site was thoroughly examined for the presence of potential features, including depressions, holes, and animal burrows. A number of techniques can be used for this effort, including probing with a digging implement to determine the thickness and consistency of fill material and feeling for the presence of air flow, which may indicate the presence of a sub-surface void space. Other techniques include making observations of any notable characteristics of the feature site such as the presence of various types of vegetation or a semi-circular burrow mound produced by the activities of small mammals.

RESULTS

Soils

Soils mapped within the project area consist of the Eckrant cobbly clay, 1 to 8 percent slopes (EaD), Krum silty clay, 1 to 3 percent slopes (KrB), Oakalla silty clay loam, 0 to 2 percent slopes, frequently flooded (OkA), Queeny clay loam, 1 to 5 percent slopes (QuC), and Sunev silty clay loam, 0 to 1 percent slopes (SvA)¹ (see Figure 2 - Site Soils Map). The Queeny and Eckrant series soils are within the “D” classification of the hydrologic soil groups. Type “D” soils have a very slow infiltration rate (very high runoff potential) when thoroughly wet. The Krum series soils are within the “C” classification of the hydrologic soil groups. Typw “C” soils have a slow infiltration rate (high runoff potential) when thoroughly wet. The Oakalla and Sunev series soils are within the “B” classification of the hydrologic soil groups. Type “B” soils have a moderate infiltration rate (moderate runoff potential) when thoroughly wet.

Geology

The mapped lithology on the project area consists of the Quaternary stream and river alluvium (Qal) and Quaternary terrace deposits (Qt) overlying a majority of the Georgetown Formation (Kgt) (see Figure 3 -

¹ United States Department of Agriculture, Natural Resource Conservation Service. Online Web Soil Survey, Williamson County, Texas. <http://websoilsurvey.sc.egov.usda.gov/>

Site Geologic Map). The site lies within the Edwards Aquifer Recharge Zone. The geology of the property has been mapped most recently at a useful scale by Collins (2005) and we find his interpretation of the geology to be generally accurate.² The Georgetown Formation is the uppermost unit of the Edwards Aquifer. Lithology is a gray to light-tan, marly limestone with biomicritic texture; commonly contains the brachiopod *Waconella wacoensis*, pectens, the mollusks *Kingena wacoensis* and *Gryphaea washitaensis*, as well as other pelecypods. Although no outcrops of the Georgetown Formation were observed at the time of the site survey, float rock observed in areas on the property confirm the Georgetown Formation exists below the quaternary alluvium and fluvial deposits. No faults are mapped within the project limits, and none were observed during the pedestrian survey.

Recharge into the aquifer primarily occurs in areas where the Georgetown and Edwards Formation are exposed at the surface. Most recharge is from direct infiltration via precipitation and streamflow loss. Recharge occurs predominantly along secondary porosity features such as faults, fractures, and karst features (caves, solution cavities, sinkholes, etc.). Karst features are commonly formed along joints, fractures, and bedding plane surfaces in the Edwards Formation which is stratigraphically below the Georgetown Formation (see Stratigraphic Column).

Site Hydrogeologic Assessment

Two features were identified during the pedestrian survey (F-1 and F-2). The potential for recharge to occur on the property is low due to the presence of soil cover observed on the property. Should any geologic or karst features be discovered during the construction phase of the project, they should be reported to TCEQ to determine the appropriate mitigation measures.

Feature Descriptions

F-1 Feature is a domestic water well observed near a residence on the property. No wells were listed within the site boundary on the Texas Water Development Board (TWDB) viewer. The wrapped casing extends above the natural ground surface and appears to be in-use. The depth of the well is unknown. Therefore, the probability for rapid infiltration is low. See Photo 1. Although no other wells were identified during the site visit, there is a potential for additional wells to exist within inaccessible structures and areas of dense vegetation on the project area.

F-2 Feature is a small perennial pond identified as non-karst closed depression. The feature appears to have been utilized as a stock pond within the soils overlying the Georgetown Formation. The non-karst closed depression does not appear to be karst in origin and no areas of enhanced infiltration greater than background infiltration was observed. Historic aerial photos illustrating ponded water, loose organics and fine infilling were observed in the stock pond. Therefore, the feature is ranked as “non-sensitive” and the probability for rapid infiltration is low. See Photo 2.

² E.W. Collins, 2005, Geologic Map of the West Half of the Taylor Texas 30x60 Quadrangle: Central Texas Urban Corridor Encompassing Round Rock, Georgetown, Salado, Briggs, Liberty Hill, and Leander, Bureau of Economic Geology, University of Texas at Austin. Scale 1:100,000

City of Georgetown Salamander Ordinance

No springs were identified within the interior of the property during the pedestrian survey, and therefore no occupied site protection, or spring buffer protection measures will be required for the property. A mapped stream, Dry Berry Creek, is present along the northeastern boundary of the property (flowing from northwest to southeast, see Site Geologic Map), but it appears to only flow during rain events large enough to produce stormwater runoff. This mapped stream consists of a shallow and gently sloping drainage that contained flowing water from recent storm runoff. Flowing water observed in Dry Berry Creek on August 23rd was muddy from a recent rain event and from intense stormwater discharge from the Cross Point commercial development northeast of the site. Dry Berry Creek is subject to stream buffers per the City of Georgetown *Edwards Aquifer Recharge Zone Water Quality Ordinance* (Ordinance No. 2013-59, adopted on December 20, 2013).

The 100-year floodplain is present along Dry Berry Creek and covers a large area on the northeastern boundary of the site. Ephemeral ponds were observed adjacent to the creek which do not meet the definition of a spring or a stream.

Additionally, all regulated activities within the Recharge Zone must follow water quality best management practices, and development of the property will need to comply with the water quality protection measures as outlined in Section 8 of the Ordinance.

Stratigraphic Column

*Modified from Collins (2005). Area shaded gray represents the lithology directly underlying the project site

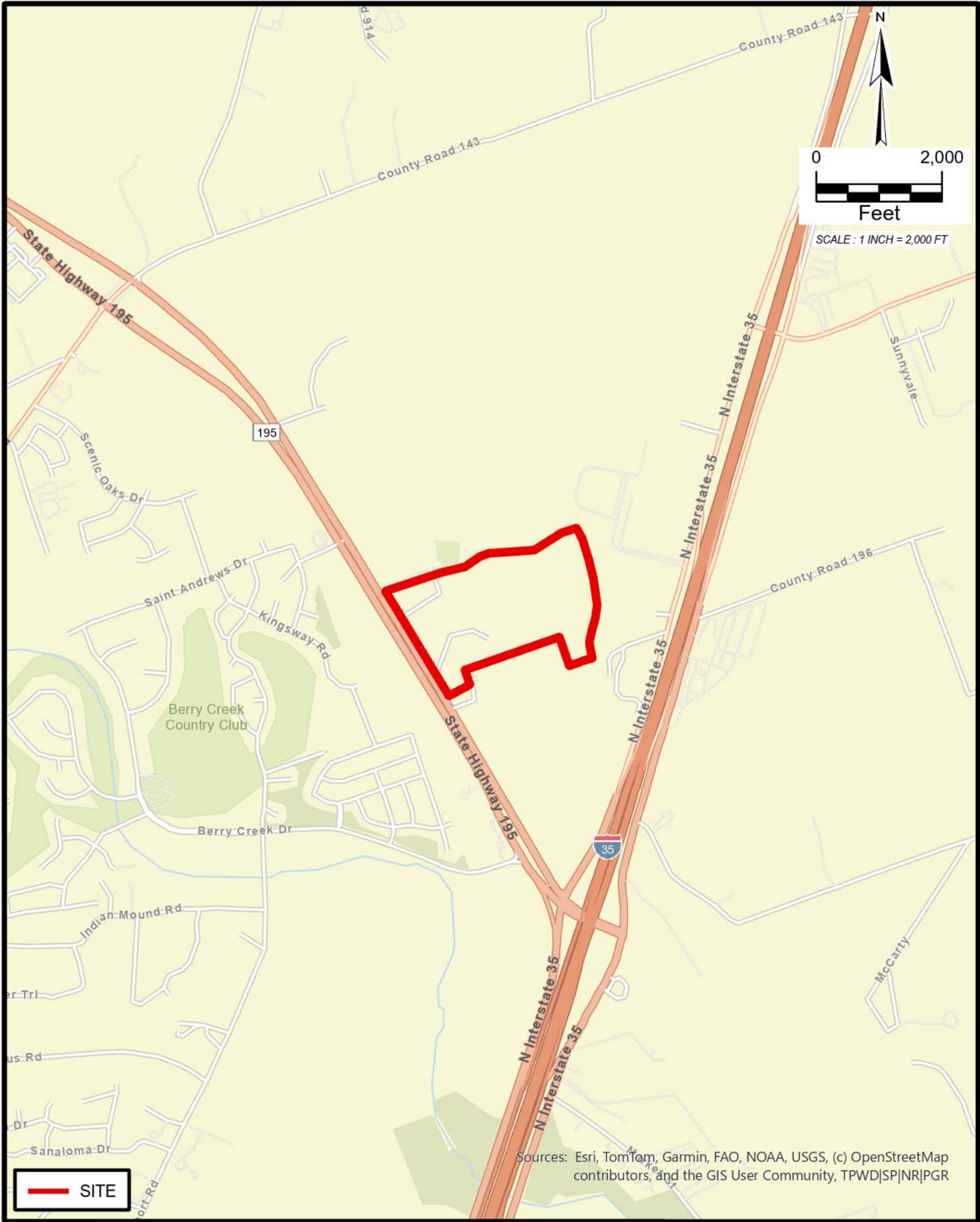
Period	Group	Stratigraphic Unit	Hydrologic Unit	Maximum Thickness (Feet)
Quaternary to Tertiary		Stream and river alluvium (Qal)	Overlying Units	70
		Terrace deposits (Qt)		
		Older alluvium (QTa)		
Upper Cretaceous (Gulf Series)	Taylor	Taylor Clay (Ktl)	Confining Units	300
	Austin	Austin Chalk (Kau)		400
	Eagle Ford	Eagle Ford Shale (Kef)		60
	Washita	Buda Limestone (Kbu)		20
		Del Rio Clay (Kdr)		60
Lower Cretaceous (Comanche Series)	Fredericksburg	Georgetown Formation (Kgt)	Edwards Aquifer	100
		Edwards Formation (Ked)		120
		Comanche Peak Formation (Kc)		50
	Trinity	Walnut Formation (Kw)	Confining Unit	140
		Upper Glen Rose Limestone (Kgru)	Upper Trinity Aquifer	200



Photo 1. View of feature F-1.



Photo 2. View of feature F-2.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, TPWD|SP|NR|PGR

 SITE

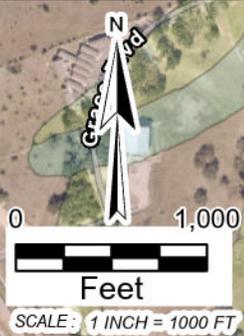
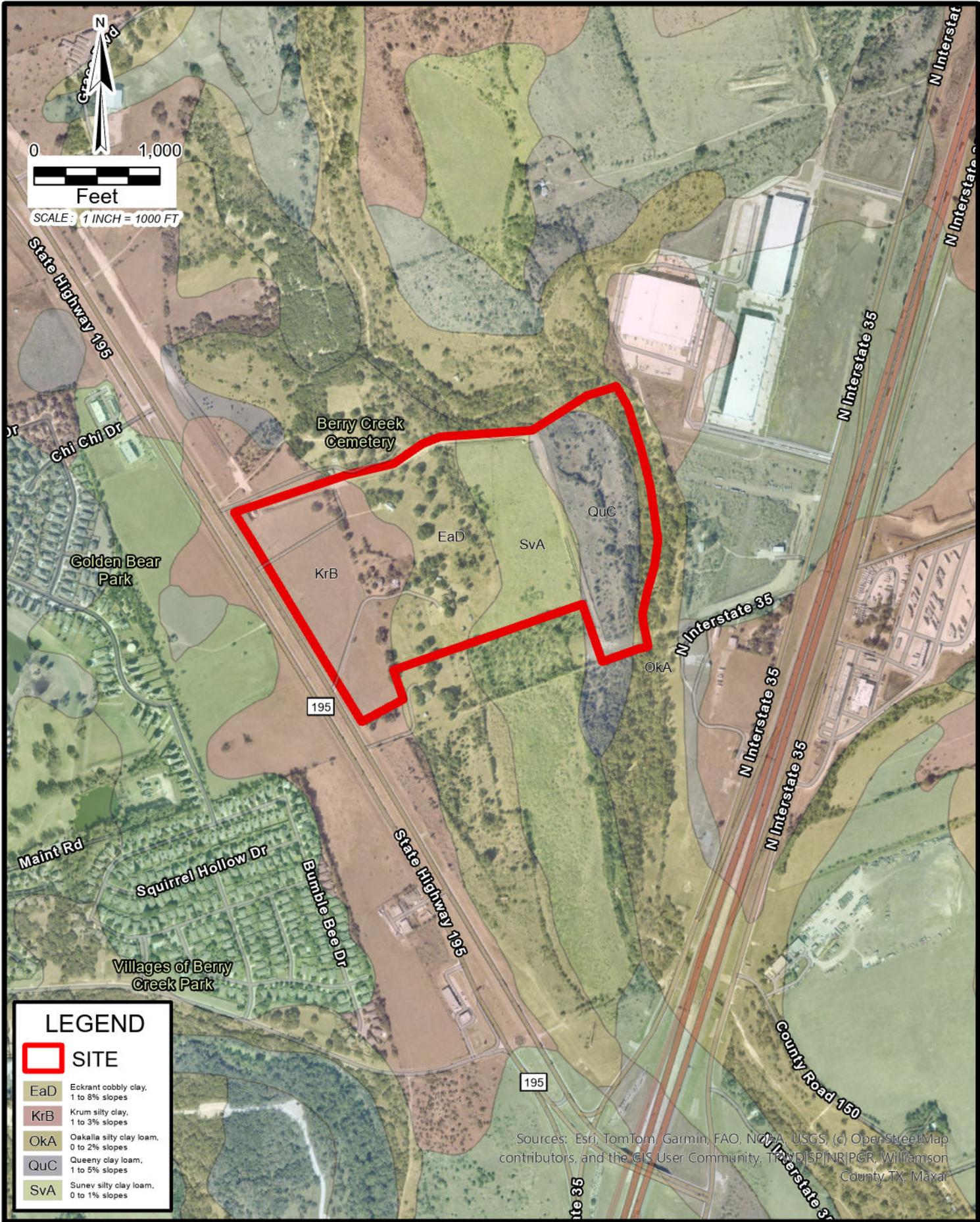


**84.5-ACRE TRACT OFF SH 195
GEORGETOWN, WILLIAMSON COUNTY, TEXAS
SITE LOCATION MAP**

REVISIONS:	ISSUE DATE:
PROJECT NO.	DESIGNER:
DATE: September 2025	DRAWN: RCP
CHECKED: HB	

FIGURE 1

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



LEGEND	
	SITE
	EaD Eckrant cobbly clay, 1 to 8% slopes
	KrB Krum silty clay, 1 to 3% slopes
	OkA Oakalla silty clay loam, 0 to 2% slopes
	QuC Queeney clay loam, 1 to 5% slopes
	SvA Sunev silty clay loam, 0 to 1% slopes

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, TFWISP/NRIPGR, Williamson County, TX, Maxar

84.5-ACRE TRACT OFF SH 195
GEORGETOWN, WILLIAMSON COUNTY, TEXAS
SITE SOILS MAP

REVISIONS:	ISSUE DATE:
PROJECT NO.	DESIGNER: RCP
DATE: September 2025	CHECKED: HB
DRAWN: RCP	FIGURE 2





84.5-ACRE TRACT OFF SH 195
 GEORGETOWN, WILLIAMSON COUNTY, TEXAS
 GEOLOGIC ASSESSMENT - SITE GEOLOGIC MAP

LEGEND

- Site Boundary
- Ephemeral Ponds
- FEMA 100-Yr Floodplain
- F-# Feature
- Qal Quaternary stream and river alluvium
- Qt Quaternary terrace deposits
- Kgt Georgetown Formation

FIGURE 3



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: Justin M. Cadieux, P.E.

Date: 12/11/2025

Signature of Customer/Agent:



Regulated Entity Name: Floodplain Reclamation Grading

Exception Request

- 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.
- Attachment B - Documentation of Equivalent Water Quality Protection.** Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached.

Administrative Information

- 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.
- The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
- The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

RECHARGE AND TRANSITION ZONE EXEMPTION REQUEST – ATTACHMENT A

NATURE OF EXCEPTION

An exception is being requested regarding 30 TAC §213 Subchapter A to the project, Floodplain Reclamation Grading, located over the Edwards Aquifer recharge zone. There will be no proposed development consisting of structures, pavement, or any/negligible impervious cover that will directly affect the recharge zone. The reason for this exception is due to the project being solely for cut and fill operations to provide a buildable footprint for the site. The cut and fill practice will be used to change the existing topography into a layout that allows for future development. The existing impervious cover is 1.25 acres out of the 84.59-acre site, roughly 1.48%, from single family homes. The rest of the site is an undeveloped agricultural zone. Grading will be performed in a manner that does not negatively affect the recharge zone. As no/negligible impervious cover is being proposed, permanent BMP(s) are not required since the quality of the water will not change from existing conditions. The exception request is to cover the grading practice and will not need to apply to regulatory requirements from 30 TAC §213 Subchapter A.



RECHARGE AND TRANSITION ZONE EXEMPTION REQUEST – ATTACHMENT B

DOCUMENTATION OF EQUIVALENT WATER QUALITY PROTECTION

Equivalent water quality protection for Edwards Aquifer will be met throughout the construction phase by implementation of a stabilized construction entrance, concrete washout area, silt fence, tree protection, and rock berms. Please reference sheets 6 and 7 of the “Floodplain Reclamation Grading” construction plans for these temporary measures. As no/negligible impervious cover is being proposed with these plans, permanent BMP(s) are not required. The quality of the water will remain the same as in existing conditions.



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: Justin M. Cadieux, P.E.

Date: 12/11/2025

Signature of Customer/Agent:



Regulated Entity Name: Floodplain Reclamation Grading

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

The following fuels and/or hazardous substances will be stored on the site: _____

These fuels and/or hazardous substances will be stored in:

- Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

- Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- Fuels and hazardous substances will not be stored on the site.
- 2. **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

- 5. **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Berry Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

TEMPORARY STORMWATER SECTION - ATTACHMENT A

Spill Response Actions

Spills of toxic or hazardous material shall be reported to the Owner and to the appropriate State or local government agency, regardless of the size. The following practices shall be followed for spill prevention and cleanup:

General Measures

1. To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes shall be contained and cleaned up immediately. The spill area shall be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
2. The spill prevention plan shall be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures shall also be included.
3. Hazardous materials and wastes shall be stored in covered containers and protected from vandalism.
4. 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 shall be located in an open, conspicuous, and accessible location. Manufacturers' recommended methods for spill cleanup shall be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
5. Materials and equipment necessary for spill cleanup shall be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
6. The site superintendent responsible for the day-to-day site operations shall be the spill prevention and cleanup coordinator. He/She shall designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals shall each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel shall be posted in the material storage area and in the office trailer onsite.
7. Spills shall be covered and protected from stormwater run-on during rainfall to the extent that it doesn't compromise cleanup activities. Spills shall not be buried or washed with water.
8. Used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose shall be stored and disposed of properly.

9. Water used for cleaning and decontamination shall not be allowed to enter storm drains or watercourses. Contaminated water shall be collected and disposed of in accordance with applicable regulations.
10. Water overflow or minor water spillage shall be contained, and not be allowed to discharge into drainage facilities or watercourses.
11. Waste storage areas shall be kept clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners shall be repaired or replaced as needed to maintain proper function.

Cleanup

1. Leaks and spills shall be cleaned up 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 shall be disposed of as hazardous waste.
3. Dry material spills shall never be hosed down or buried. The material shall be cleaned up as quickly as possible and disposed of properly.

Minor Spills

1. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which shall be controlled by the first responder at the discovery of the spill.
2. Absorbent materials shall be used on small spills rather than hosing down or burying the spill, and shall be promptly removed and disposed of properly.
3. The practice below shall immediately be followed for a minor spill:
 - a. Contain the spread of the spill.
 - b. Recover spilled materials.
 - c. Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

1. Semi-significant spills still shall be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response shall require the cessation of all other activities.
2. The practice below shall immediately be followed for a semi-significant spill:
 - a. Contain spread of the spill.
 - b. Notify the project foreman immediately.

- c. 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.
- d. If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
- e. If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

1. The contractor shall 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, the contractor shall contact the Environmental Release Hotline at 1-800-832-8224. It shall be 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 shall 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 Hazardous-Material team shall be obtained immediately. Construction personnel shall 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 Fueling/Maintenance

1. If maintenance must take place onsite, the contractor shall use a designated area and a secondary containment, located away from drainage courses, to prevent the run-on of stormwater and the runoff of spills.
2. The contractor shall regularly inspect onsite vehicles and equipment for leaks and repair immediately.
3. The contractor shall check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids, and shall not allow leaking vehicles or equipment onsite.
4. The contractor shall always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5. The contractor shall place drip pans or absorbent materials under paving equipment when not in use.

6. The contractor shall use absorbent materials on small spills rather than hosing down or burying the spill, and will then remove the absorbent materials promptly and dispose of properly.
7. The contractor shall promptly transfer used fluids to the proper waste or recycling drums, and shall not 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. The contractor shall place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal.
9. The contractor shall store cracked batteries in a non-leaking secondary container.
10. If fueling must occur on site, the contractor shall use designated areas, located away from drainage courses, to prevent the run-on of stormwater and the runoff of spills.
11. The contractor shall discourage “topping off” of fuel tanks, and always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.



TEMPORARY STORMWATER SECTION – ATTACHMENT B

POTENTIAL SOURCES OF CONTAMINATION

Once grading activities begin, erosion of bare soil during rainfall events is the most common source of contamination. Silt fences will be installed around the grading operation to minimize the potential for transport of the soil offsite. Additionally, rock berms will be provided for when flow has a possibility of being channelized.

During construction activities, potential sources of contamination would include petroleum products leaking from construction equipment. The contractor will be advised to keep the equipment in working order and report any spills per the spill response plan.



TEMPORARY STORMWATER SECTION – ATTACHMENT C

SEQUENCE OF MAJOR ACTIVITIES

This project shall be fully completed within 180 days from the date of the Notice to Proceed. The sequence of major activities will be as follows:

- i. Install all temporary erosion sedimentation controls and tree protection fencing (20.18 acres).
- ii. Complete any necessary clearing and grubbing within the limits of construction (20.18 acres).
- iii. Complete excavation, filling, and other grading tasks (20.18 acres).
- iv. Maintain and inspect erosion controls throughout construction duration (20.18 acres).
- v. Complete grading activities and stabilize all disturbed areas through the restoration of site vegetation (20.18 acres).
- vi. Perform final site cleanup (20.18 acres).
- vii. Remove all temporary erosion controls (20.18 acres).



TEMPORARY STORMWATER SECTION – ATTACHMENT D

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

Temporary BMP practices and measures will include installing silt fencing, tree protection, rock berm, stabilized construction entrance, spoils area and concrete washout location prior to beginning mass grading operations on the site. These temporary BMP practices can be found on the construction erosion and sedimentation control plan on the Floodplain Reclamation Grading Construction Plans (sheets 6 and 7). As construction progresses, disturbed areas will be vegetated after the grading operations. There are no environmentally sensitive features on the site.

The aforementioned temporary BMPs will prevent soil from moving offsite before construction activities have ceased, maintaining the quality of water onsite and offsite.



TEMPORARY STORMWATER SECTION - ATTACHMENT F

STRUCTURAL PRACTICES

All soils and erosion from runoff generated on site during construction will be stopped from flowing offsite using rock berms and silt fence. These practices will not store flows but will limit the discharge of pollutants before construction finishes.

No structures have been placed within the floodplain.



TEMPORARY STORMWATER SECTION – ATTACHMENT G

DRAINAGE AREA MAP(S)

See the attached drainage area maps from the “Floodplain Reclamation Grading” construction plans (sheets 11 and 12).



DAMAP LEGEND

DA A01
1.82 AC

----- DRAINAGE AREA LINE

Pre-WPAP mod drainage calculations

Drainage area	Area (ac)	Impervious cover (ac)	% I.C.
E1	71.20	1.25	1.76%

EXISTING LEGEND

- W FIRE HYDRANT W/ GATE VALVE
- W WATERLINE W/ GATE VALVE
- WW WASTEWATER W/ MANHOLE
- WW WASTEWATER W/ CLEANOUT
- SW STORM SEWER W/ MANHOLE
- C CURB INLET
- 4 4-SIDED AREA INLET
- OE OVERHEAD ELECTRIC W/POWER POLE
- 700 GROUND CONTOUR

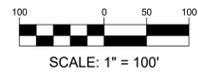
TREE LEGEND

- PROTECTED TREE TO REMAIN (12'-25')
- PROTECTED TREE TO BE REMOVED (12'-25')
- HERITAGE TREE TO REMAIN (26'+)
- HERITAGE TREE TO BE REMOVED (26'+)

PROPOSED LEGEND

- W FIRE HYDRANT W/ GATE VALVE
 - W WATERLINE W/ GATE VALVE
 - WW WASTEWATER W/ MANHOLE
 - WW WASTEWATER W/ CLEANOUT
 - SW STORM SEWER W/ MANHOLE
 - C CURB INLET
 - 4 4-SIDED AREA INLET
 - OE OVERHEAD ELECTRIC W/POWER POLE
 - 700 GROUND CONTOUR
 - +
- WATER & WASTEWATER CROSSING
SEE TCEQ SECTION 217.53.
(PIPE DESIGN) TABLE C.1.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Tc (Pre Development)

Note
*Minimum Time of Concentration is 5 min per City of Georgetown DCM.

DA	IC%	Area (ac.)	L (ft)	n	Slope (ft/ft)	P	Lsheet	Lsc	Tsheet	Tsc	Tc	TL
E1	2%	71.200	3008	0.150	0.018	4.14	100	2908	8.93	17.63	26.56	15.94

FLOWS (Pre Development)

DA	Area (ac.)	I.C. (%)	C2	C10	C25	C100	Tc (min)	I2 (in/hr)	I10 (in/hr)	I25 (in/hr)	I100 (in/hr)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
E1	71.20	2%	0.37	0.42	0.46	0.54	28.87	3.31	4.71	5.56	6.88	86.49	140.03	181.22	263.49

Analysis Point 1
2-YR = 86.49 cfs
10-YR = 140.03 cfs
25-YR = 181.22 cfs
100-YR = 263.49 cfs

Analysis Point Flows

	2-YEAR	10-YEAR	25-YEAR	100-YEAR
EXISTING	86.49	140.03	181.22	263.49
PROPOSED	86.49	140.03	181.22	263.49

REVISIONS

No.	Date

QUIDDITY
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.8483

SCALE: AS SHOWN DESIGNED BY: BJW
DATE: NOV 2025 CHECKED BY: JMC
JOB NO.: 16759-002-02 DRAWN BY: JDE



GT 85 HOLDINGS, LLC
740 HIGHWAY 195

FLOODPLAIN RECLAMATION GRADING

EXISTING DRAINAGE AREA MAP

© 2025 Jones | Carter
K:\16759\16759-002-02 hwy 195 - clm\2 design phase\CAD\stormwater permit\16759-002-02 DAM.dwg bwerthl November 13, 2025

DAMAP LEGEND

DA A01
1.82 AC

DRAINAGE AREA NUMBER AND ACRES

----- DRAINAGE AREA LINE

Post-VPAP mod drainage calculations

Drainage area	Area (ac)	Impervious cover (ac)	% I.C.
P1	71.20	1.25	1.76%

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/ POWER POLE
- GROUND CONTOUR

TREE LEGEND

- PROTECTED TREE TO REMAIN (12'-25')
- PROTECTED TREE TO BE REMOVED (12'-25')
- HERITAGE TREE TO REMAIN (26'+)
- HERITAGE TREE TO BE REMOVED (26'+)

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- GROUND CONTOUR
- WATER & WASTEWATER CROSSING
SEE TCEQ SECTION 217.53.
(PIPE DESIGN) TABLE C.1.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Tc (Post Development)

Note
*Minimum Time of Concentration is 5 min per City of Georgetown DCM.

DA	I.C. (%)	Area (ac.)	L (ft)	n	Slope (ft/ft) P	Lsheet	Lsc	Tsheet	Tsc	Tc	TL	
P1	2%	71.200	3008	0.200	0.018	4.14	100	2908	11.24	17.63	28.87	17.32

Flows (Post Development)

DA	Area (ac.)	I.C. (%)	C2	C10	C25	C100	Tc (min)	Post							
								I2 (in/hr)	I10 (in/hr)	I25 (in/hr)	I100 (in/hr)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
P1	71.200	2%	0.37	0.42	0.46	0.54	28.87	3.31	4.71	5.56	6.88	86.49	140.03	181.22	263.49

Analysis Point 1
2-YR = 86.49 cfs
10-YR = 140.03 cfs
25-YR = 181.22 cfs
100-YR = 263.49 cfs

Analysis Point Flows

	2-YEAR	10-YEAR	25-YEAR	100-YEAR
EXISTING	86.49	140.03	181.22	263.49
PROPOSED	86.49	140.03	181.22	263.49

REVISIONS

No.	Date

QUIDDITY
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512-441-8483

SCALE: AS SHOWN DESIGNED BY: BJW
DATE: NOV 2025 CHECKED BY: JMC
JOB NO.: 16759-002-02 DRAWN BY: JDE



GT 95 HOLDINGS, LLC
740 HIGHWAY 195

FLOODPLAIN RECLAMATION GRADING

PROPOSED DRAINAGE AREA MAP

SHEET NO. **12** OF 21

2025--SWP

TEMPORARY STORMWATER SECTION – ATTACHMENT I

INSPECTION AND MAINTENANCE FOR BMPs

Inspections of the temporary BMPs will be documented in an inspection report. Please note that the inspection reports will document maintenance activities, sediment removal, and modifications to the sediment and erosion controls. The following guidelines will be followed for inspection and maintenance of temporary BMP's:

Stabilized Construction Entrance/Exit

1. The entrance should be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
2. All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
3. When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
4. When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
5. All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Concrete Washout Area

1. A 24" x 36" minimum sign with the text, "Concrete Washout Area" shall face toward the nearest street or access point and indicate the location of the concrete washout.
2. Concrete washout shall be located behind curb and 50 feet minimum from drainage inlets or watercourses.

Silt Fence

1. Inspect all fencing weekly and after any rainfall.
2. Remove sediment when buildup reaches 6 inches.
3. Replace any torn fabric or install a second line of fencing parallel to the torn section.



4. Replace or repair any section crushed or collapsed during construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
5. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Inlet Protection – N/A for the scope of this exception

1. Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
2. Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
3. Check placement of device to prevent gaps between device and curb.
4. Inspect filter fabric and patch or replace if torn or missing.
5. Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

Sediment Basin Inspection and Maintenance Guidelines - N/A for the scope of this exception

1. Inspection should be made weekly and after each rainfall. Check the embankment, spillways and outlet for erosion damage, and inspect the embankment for piping and settlement. Repair should be made promptly as needed by the contractor.
2. Trash and other debris should be removed after each rainfall to prevent clogging of the outlet structure.
3. Accumulated silt should be removed, and basin should be re-graded to its original dimensions at such point that the capacity of the impoundment has been reduced to 75% of its original storage capacity.
4. The removed sediment should be stockpiled or redistributed in areas that are protected from erosion.



TEMPORARY STORMWATER SECTION - ATTACHMENT J

Schedule of Interim and Permanent Soil Stabilization Practices

For the Hwy 195 Stormwater site plans Schedule of Interim and Permanent Soil Stabilization Practices is provided in Table 1. Soil will be stabilized using seeding. 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 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

Table 1 – Schedule of Soil Stabilization Practices

Soil Stabilization Practice	Duration
Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan or subdivision construction plan and in accordance with the stormwater pollution prevention plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures	120 days
The environmental project manager, and/or site supervisor, and/or designated responsible party, and the general contractor will follow the storm water pollution prevention plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with city inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.	180 days
Complete construction and start revegetation of the site and installation of landscaping.	30 days
Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence to the appropriate City department indicating that construction, including revegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate city inspector.	10 days
Upon completion of landscape installation of a project site, the landscape architect shall submit a letter of concurrence to the appropriate City department indicating that the required landscaping is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate city inspector.	5 days
After a final inspection has been conducted by the city inspector and with approval from the city inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation of the water quality ponds or controls.	5 days

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Justin M. Cadieux, P.E.

Date: 12/11/2025

Signature of Customer/Agent



Regulated Entity Name: Floodplain Reclamation Grading

Permanent Best Management Practices (BMPs)

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

- Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
 N/A
- These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
 The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: City of Georgetown Drainage Criteria Manual

N/A

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

N/A

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

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

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

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

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

Attachment A - 20% or Less Impervious Cover Waiver. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.

The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.

The site will not be used for multi-family residential developments, schools, or small business sites.

6. **Attachment B - BMPs for Upgradient Stormwater.**

- A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
 - No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
 - Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.
7. **Attachment C - BMPs for On-site Stormwater.**
- A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
 - Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.
8. **Attachment D - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.
- N/A
9. The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.
- The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.
 - Attachment E - Request to Seal Features.** A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.
10. **Attachment F - Construction Plans.** All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:
- Design calculations (TSS removal calculations)
 - TCEQ construction notes
 - All geologic features
 - All proposed structural BMP(s) plans and specifications
- N/A

11. **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan.** A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:
- Prepared and certified by the engineer designing the permanent BMPs and measures
 - Signed by the owner or responsible party
 - Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
 - A discussion of record keeping procedures
- N/A
12. **Attachment H - Pilot-Scale Field Testing Plan.** Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.
- N/A
13. **Attachment I -Measures for Minimizing Surface Stream Contamination.** A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that results in water quality degradation.
- N/A

Responsibility for Maintenance of Permanent BMP(s)

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

14. The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
- N/A
15. A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.
- N/A

PERMANENT STORMWATER SECTION – ATTACHMENT B

BMP(s) FOR UPGRADIENT STORMWATER

Upgradient flow entering the site in existing conditions will not be altered in proposed conditions. Any upgradient water that enters and flows across or through the site will act as it does in existing conditions. The design for this upgradient stormwater routing is shown on the Proposed Drainage Area Map, sheet 12, of the “Floodplain Reclamation Grading” construction plans.



PERMANENT STORMWATER SECTION – ATTACHMENT B

BMP(s) FOR ON-SITE STORMWATER

No permanent BMP(s) are required on this site as there is no/negligible increase in impervious cover.



PERMANENT STORMWATER SECTION – ATTACHMENT F

CONSTRUCTION PLANS

Full size drawings of the “Floodplain Reclamation Grading” construction plans (24”X36”) are attached with this submittal. These drawings include the following:

Sheet No.

1. COVER SHEET & INDEX
2. GENERAL NOTES
3. TCEQ NOTES
4. PROJECT LAYOUT
5. EXISTING CONDITIONS
6. PRE-CONSTRUCTION EROSION CONTROL AND DEMOLITION PLAN
7. MID-CONSTRUCTION EROSION CONTROL PLAN
8. TREE PRESERVATION PLAN
9. TREE LIST
10. DIMENSIONAL SITE, GRADING, and DRAINAGE PLAN
11. EXISTING DRAINAGE AREA MAP
12. PROPOSED DRAINAGE AREA MAP
13. SECTION 16424 STA. 0+00 – STA. 10+00
14. SECTION 16424 STA. 10+00 – STA. 15+00
15. SECTION 17236 STA. 0+00 – STA. 10+00
16. SECTION 17236 STA. 10+00 – STA. 16+50
17. EAST LAYOUT
18. EAST CROSS SECTIONS
19. WEST LAYOUT
20. WEST CROSS SECTIONS
21. EROSION CONTROL DETAILS



GENERAL NOTES

- 1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM...
2. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. THE APPROXIMATE LOCATION OF EXISTING UTILITIES ARE GIVEN FOR REFERENCE ONLY...
4. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SITE DRAINAGE AT ALL TIMES AT NO ADDITIONAL COST TO THE OWNER...
5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ROOT SYSTEMS OF SHRUBS, PLANTS, AND TREES ALONG THE AREA OF EXCAVATION.
6. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION."
7. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
8. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
9. DEVELOPER INFORMATION
A. OWNER: GT 195 HOLDINGS, LLC
B. OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: CONSULTING ENGINEER, QUIDDITY ENGINEERING, LLC
C. PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL: CONTRACTOR
D. PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA CONTROL: CONTRACTOR
10. CONTRACTOR TO TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THESE CONSTRUCTION OPERATIONS TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR, AT NO ADDITIONAL COST TO OWNER.
11. CONTRACTOR TO GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
12. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIAL, INCLUDING METHODS OF HANDLING AND DISPOSAL.
13. CONTRACTOR TO COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.
14. WHEN UNLOCATED OR INCORRECTLY LOCATED UNDERGROUND PIPING, OR A BREAK LOCATED IN THE LINE, OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
15. CONTRACTOR TO CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES. (NO SEPARATE PAY)
16. THESE PLANS, PREPARED BY QUIDDITY ENGINEERING, LLC, DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK.
17. CONTRACTOR TO EXERCISE CAUTION DURING CONSTRUCTION NEAR AND AROUND GAS LINES. NOTIFY GAS COMPANY 72 HOURS PRIOR TO CONSTRUCTION.
18. BURNING IS NOT ALLOWED ON THIS PROJECT.
19. CONTRACTOR TO INSTALL 1/2-INCH-DIAMETER BY 12-INCH-LONG REBAR VERTICALLY, WITH TWO (2) FEET OF SURVEYOR'S RIBBON ATTACHED, AT END OF ALL PIPE STUBS. TOP OF BAR TO BE NOT LESS THAN 12 INCHES BELOW THE FINISHED GRADE.
20. MAKE CONNECTION BETWEEN NEW AND EXISTING ASPHALT BY REMOVING EXISTING ASPHALT, UNTIL FULL DEPTH BASE AND HMAC ARE ENCOUNTERED AND HMAC APPEARS TO BE IN SOUND CONDITION. PROVIDE EXPANSION JOINT AND DOWELS WHERE CONNECTING EXISTING CURB TO NEW.
21. A CURB LAYDOWN IS REQUIRED AT ALL POINTS WHERE THE PROPOSED SIDEWALK INTERSECTS THE CURB.
22. UNLESS OCCURRING AT AN EXPANSION JOINT, MAKE CONNECTION BETWEEN NEW AND EXISTING SIDEWALK BY EXPOSING AND CLEANING A ONE-FOOT LENGTH OF WELDED WIRE REINFORCEMENT AND LAPPING NEW REINFORCEMENT ONTO THIS LENGTH.
23. ALL PRIVATE DRIVEWAYS WILL NOT EXCEED A GRADE OF 10% FOR THE FIRST 25' FROM EDGE OF RIGHT-OF-WAY AND WILL NOT REQUIRE CUT OR FILL OVER 8".
24. SCREENING MATERIALS FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, THE MATERIALS USED FOR THE PRINCIPLE BUILDING.
25. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF GEORGETOWN, CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES.
26. BARRICADES, BUILT TO CITY OF GEORGETOWN STANDARD SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY. (STREETS, ETC. MAY BE LISTED IN ADDITION TO OR INSTEAD OF NOTE.)
27. IF BLASTING IS PLANNED BY THE CONTRACTOR, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
28. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED TO EXISTING CONDITIONS OR BETTER BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
29. THE LOCATION OF ANY WATER AND / OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE WATER AND WASTEWATER DEPARTMENT.
30. USE ONE CALL UTILITY SYSTEM: DIAL 472-2822, 48 HOURS BEFORE YOU DIG.
31. DO NOT DIG OR GRADE WITHIN 15 FEET OF THE TRANSMISSION STRUCTURES. GRADING NEAR ELECTRIC TRANSMISSION FACILITIES MUST BE COORDINATED WITH ELECTRIC PROVIDER PRIOR TO COMMENCEMENT OF GRADING.
32. WHEN THE CONSTRUCTION OF BUILDINGS AND THE USE OF SCAFFOLDING OCCURS WITHIN THE VICINITY OF TREES TO BE PRESERVED, THE CONTRACTOR IS LIMITED TO A MAXIMUM PRUNING OF 25% OF THE TREE CROWN/CANOPY.
33. WATER SERVICE WILL BE PROVIDED BY GEORGETOWN UTILITY SYSTEMS. WASTEWATER SERVICE WILL BE PROVIDED BY GEORGETOWN UTILITY SYSTEMS. ELECTRIC SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
34. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.

SITE CLEARING

- 1. CONDUCT SITE CLEARING OPERATIONS TO THE EXTENT SHOWN ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO: REMOVAL OF TREES AND OTHER VEGETATION, TOPSOIL STRIPPING, CLEARING AND GRUBBING, AND REMOVAL OF ALL IMPROVEMENTS ABOVE OR BELOW GRADE.

EXECUTION

- 1. SITE CLEARING OPERATIONS SHALL NOT DAMAGE OR INTERFERE WITH THE PUBLIC USE OF ROADS, WALKS, ADJACENT LAND OR FACILITIES, AND EXISTING IMPROVEMENTS INTENDED TO REMAIN.
2. EXISTING TREES TO REMAIN SHALL BE PROTECTED IN COMPLIANCE WITH EROSION CONTROL PLANS.
3. CONTRACTOR SHALL REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH THE INSTALLATION OF NEW CONSTRUCTION OR AS SHOWN ON PLANS. CLEARING OPERATIONS SHALL INCLUDE REMOVAL OF STUMPS AND ROOTS.
4. CONTRACTOR SHALL STRIP TOPSOIL IN A MANNER APPROPRIATE TO SEGREGATE FROM UNDERLYING SUBSOIL. TOPSOIL STRIPPING NEAR TREES INTENDED TO REMAIN SHALL BE COMPLETED IN COMPLIANCE WITH LANDSCAPE PLANS.

- 5. SPOIL SHALL BE STORED ONLY IN AREAS SHOWN ON THE PLANS AND SHALL BE MAINTAINED IN ACCORDANCE WITH APPLICABLE POLLUTION PREVENTION PLANS OR PERMITS.
6. WASTE MATERIAL OR EXCESS TOPSOIL GENERATED AS A RESULT OF CLEARING AND GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR, APPROPRIATE DISPOSAL OF ALL SPOIL MATERIAL SHALL BE AT THE CONTRACTOR'S EXPENSE. BURNING ON THE OWNER'S PROPERTY IS NOT PERMITTED.
DEMOLITION NOTES
1. EXPLOSIVES: THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
2. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND ADJACENT OCCUPIED OR USED FACILITIES.
3. PROTECTION: ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, FACILITIES, AND PERSONS.
4. DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
5. UTILITY SERVICES: THE CONTRACTOR WILL DISCONNECT AND SEAL THE UTILITIES SERVING STRUCTURE(S) TO BE DEMOLISHED, PRIOR TO START OF DEMOLITION WORK.
6. REMOVE FROM THE SITE DEBRIS, RUBBISH, AND MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
7. BURNING ON-SITE WILL ONLY BE ALLOWED IF APPROVED BY THE EPA AND LOCAL AUTHORITIES HAVING JURISDICTION, OTHERWISE, MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROPRIATE MANNER MEETING LOCAL, STATE, AND FEDERAL GUIDELINES.
8. ALL REMOVED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN A LEGAL, ENVIRONMENTALLY SAFE MANNER; RECYCLING OR SALVAGE OF MATERIALS IS STRONGLY RECOMMENDED AND ENCOURAGED - SEE MATERIAL SALVAGE NOTES.
9. POLLUTION CONTROLS: USE WATER SPRINKLING AND TEMPORARY ENCLOSURES TO LIMIT THE AMOUNT OF DUST AND DIRT RISING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS CONDITIONS, ICE, FLOODING, OR POLLUTION.
10. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO THE START OF THE WORK.
11. ITEMS OF SALVAGEABLE VALUE AND NOT USABLE FOR SITE INFRASTRUCTURE MAY BE REMOVED FROM THE STRUCTURE AND/OR SITE AND WILL BECOME THE PROPERTY OF THE CONTRACTOR. SALVAGEABLE ITEMS MUST BE REMOVED FROM THE STRUCTURE AND/OR SITE AS THE WORK PROGRESSES. STORAGE OR SALE OF REMOVED ITEMS ON THE SITE WILL NOT BE PERMITTED.
12. OWNER SHALL RECEIVE CREDIT FOR ITEMS OF SALVAGEABLE VALUE AND USABLE FOR SITE INFRASTRUCTURE.

CITY OF GEORGETOWN GENERAL NOTES

- 1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED WITH THE SITE DEVELOPMENT PLAN.
2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
3. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
4. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
5. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
6. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
7. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
8. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS AS APPLICABLE.
9. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
10. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
11. A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION. PROJECTS PROPOSING PUBLIC PARKLAND SHALL INCLUDE IRRIGATION PLANS AS PART OF THIS PLAN AS REQUIRED BY THE PARKLAND DEVELOPMENT GUIDELINES.
12. FIRE FLOW REQUIREMENTS OF N/A PER MINUTE ARE BEING MET BY THIS PLAN.
13. ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
14. THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER, THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
15. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
16. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
17. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.
18. A GEOLOGICAL ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON 08/22/2024 - 09/23/2025. THE REPORT WAS FINALIZED ON 09/15/2025. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.

GRADING NOTES

- 1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. BEFORE STARTING CONSTRUCTION, CONTRACTOR SHALL VERIFY BENCHMARK ELEVATION AND NOTIFY ENGINEER IF ANY DISCREPANCY AND/OR CONFLICT IS FOUND.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE AND NO PONDING THROUGHOUT THE SITE, AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VALVE LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
5. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED GRADE.
6. NO FINISHED SLOPE SHALL BE GREATER THAN 4(H): 1(V) UNLESS SPECIFICALLY NOTED OR PROTECTED BY EROSION CONTROL MEASURES.
7. THE CONTRACTOR SHALL PROVIDE FOR SEDIMENT AND EROSION CONTROL THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND JURISDICTION STANDARDS. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL GROUND COVER IS ESTABLISHED.
8. AREAS THAT ARE TO RECEIVE FILL SHALL BE PREPARED AS FOLLOWS (NO SEPARATE PAY):
A. AREAS THAT ARE TO RECEIVE FILL WILL BE STRIPPED TO A DEPTH OF 3". STRIPPING SHALL BE STOCK PILED AND THEN SPREAD EVENLY ON SURFACE OF FILL AREAS TO ACHIEVE FINAL GRADES.
B. PRIOR TO PLACEMENT OF FILL ON STRIPPED AREAS, THE CONTRACTOR SHALL PROOF ROLL USING A PNEUMATIC ROLLER (12 TON OR APPROVED EQUAL) (NO SEPARATE PAY). SHOULD SOFT UNSTABLE AREAS APPEAR, THE CONTRACTOR SHALL REMOVE UNSTABLE MATERIAL AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE THIS WITH A SUITABLE MATERIAL COMPACTED AS REQUIRED (NO SEPARATE PAY).
C. AREAS WITH A P.I. OF 25 OR LESS WILL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DENSITY WITH A MOISTURE CONTENT OF +/- 2% OF OPTIMUM AS DETERMINED BY AASHTO TEST METHOD T-99.
D. AREAS WITH A P.I. OF MORE THAN 25 WILL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY WITH A MOISTURE CONTENT OF -1% TO +3% OF OPTIMUM AS DETERMINED BY AASHTO TEST METHOD T-99.
E. FILL SHALL BE PLACED IN MAXIMUM LOOSE LIFTS OF EIGHT INCHES (8") OR LESS AND COMPACTED TO A 95% OF MAXIMUM DENSITY AT OPTIMUM TO A +3% MOISTURE CONTENT AS DETERMINED BY AASHTO TEST METHOD T-99.
F. ALL EXISTING DRAINAGE SWALES IN FILL AREAS SHALL BE STRIPPED OF ANY VEGETATION, CLEANED AND MUCKED OUT TO SUITABLE SUBGRADE MATERIAL AND THEN FILLED AS SHOWN WITH EXCAVATION MATERIAL IN MAXIMUM EIGHT INCH (8") LOOSE LIFTS, WITH EACH LIFT COMPACTED TO AT LEAST 95% PROCTOR DENSITY AS DETERMINED BY AASHTO TEST METHOD T-99.

FLOODPLAIN STUDY NOTES

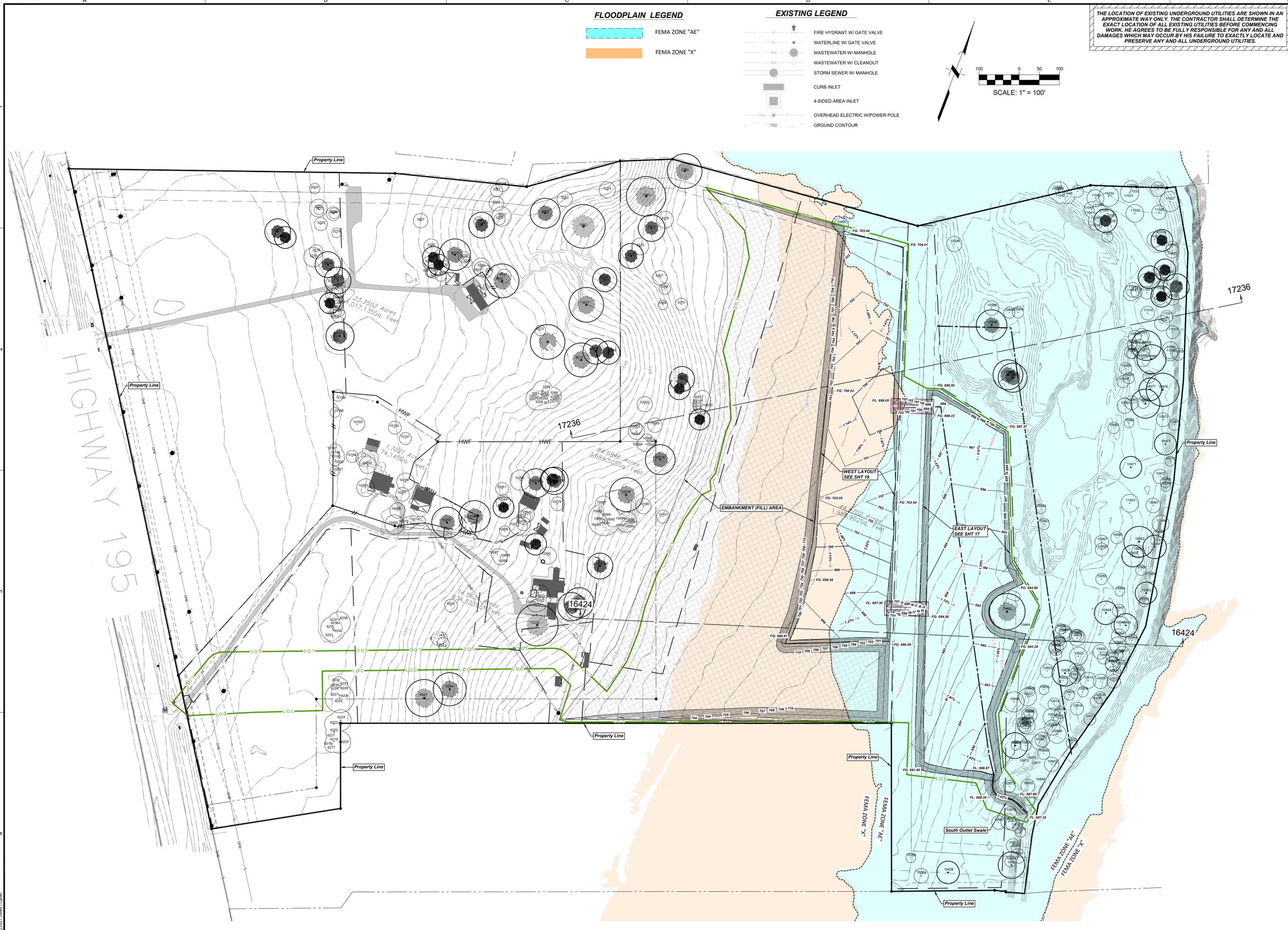
- 1. FLOODPLAIN RECLAMATION IS BASED ON THE "CONDITIONAL LETTER OF MAP REVISION" PREPARED BY QUIDDITY ENGINEERING, LLC, DATED 09/05/2025.

Table with 2 columns: No., Date. Header: REVISIONS.

QUIDDITY logo and contact information. Scale: AS SHOWN. Date: COMP - NOV 2025. Job No.: 16759-0020-02. Designers: BJW, JMC. Checked by: JMC. Drawn by: JDE.



GT 195 HOLDINGS, LLC. 740 HIGHWAY 195. FLOODPLAIN RECLAMATION GRADING. GENERAL NOTES. SHEET NO. 2 OF 21. 2025-SWP.



FLOODPLAIN LEGEND

- FEMA ZONE "AE"
- FEMA ZONE "X"

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



No.	Date	REVISIONS

QUIDDITY
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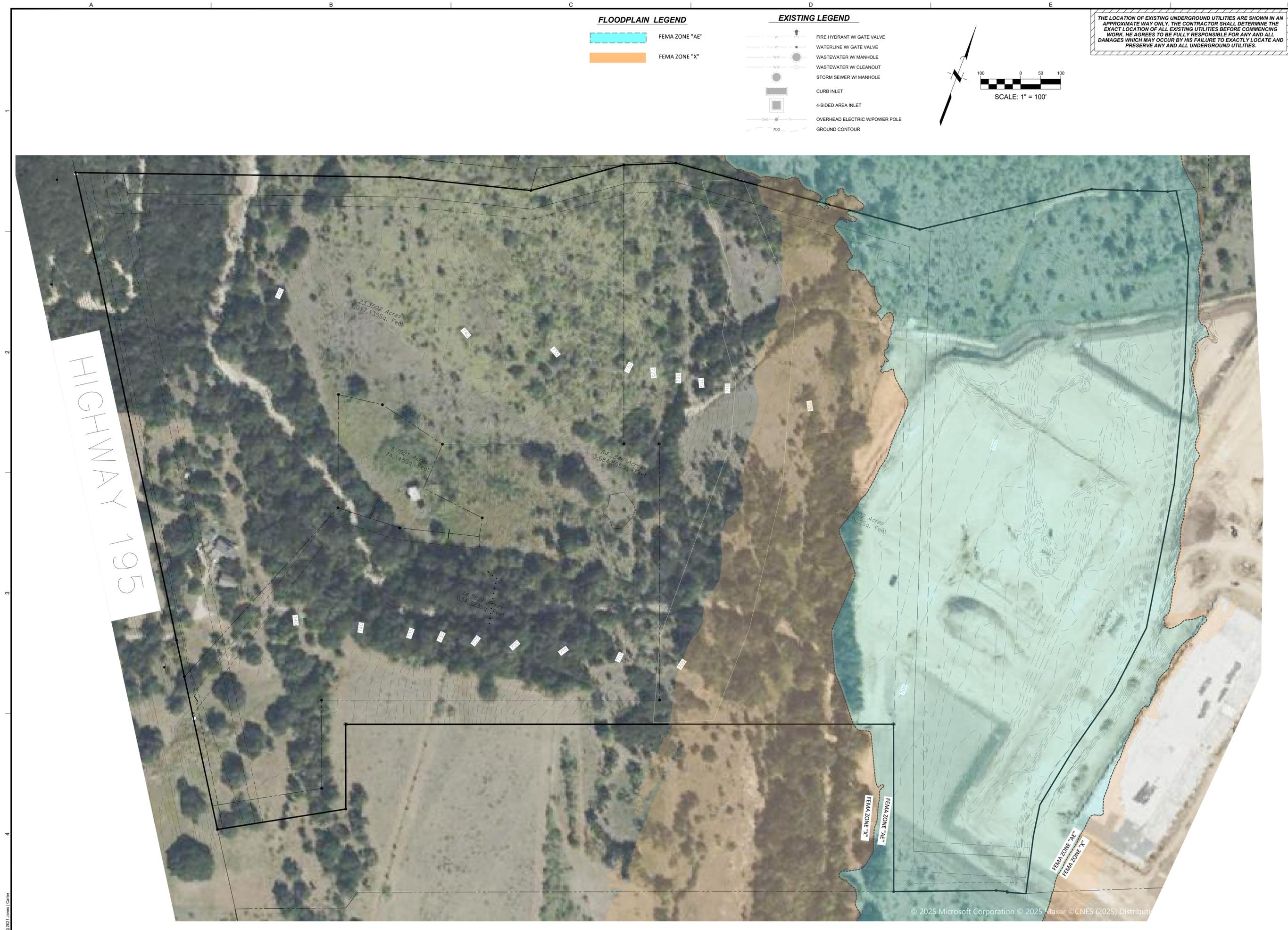
GT 95 HOLDINGS, LLC
FLOODPLAIN RECLAMATION GRADING
 740 HIGHWAY 195

PROJECT LAYOUT

SHEET NO. **4** OF 21

2025--SWP

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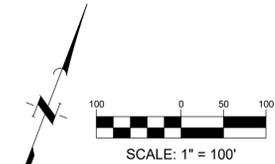


FLOODPLAIN LEGEND

- FEMA ZONE "AE"
- FEMA ZONE "X"

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/ POWER POLE
- GROUND CONTOUR



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

HIGHWAY 195

23,350 Acres
1,017,135sq. Feet

1,702 Acres
74,145sq. Feet

84,586 Acres
3,684,505sq. Feet

14,702 Acres
644,902sq. Feet

14,962 Acres
634,323sq. Feet

FEMA ZONE "AE"
FEMA ZONE "X"

FEMA ZONE "AE"
FEMA ZONE "X"

No.	Date	REVISIONS

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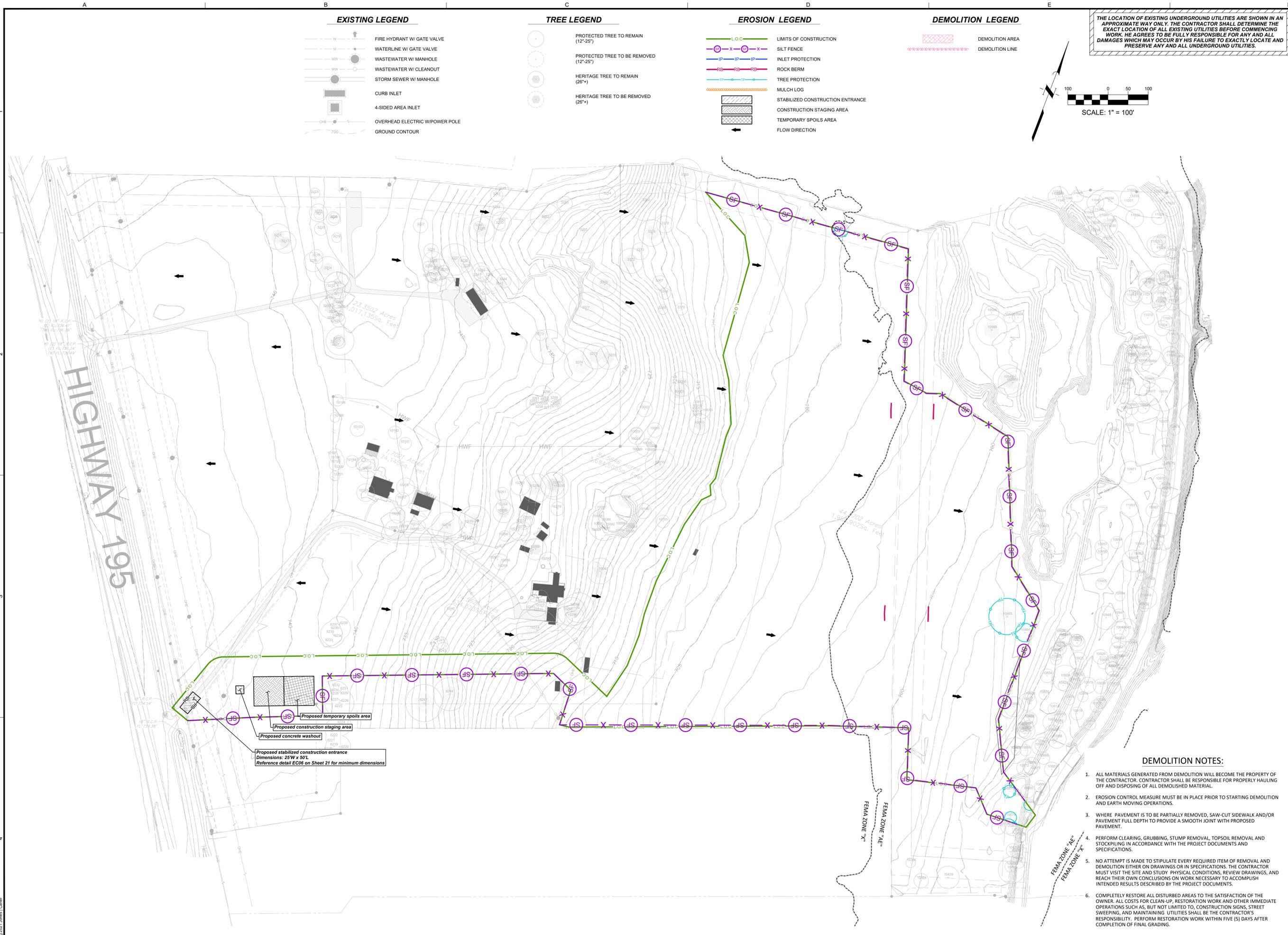


GT 85 HOLDINGS, LLC
FLOODPLAIN RECLAMATION GRADING
 740 HIGHWAY 195

EXISTING CONDITIONS

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EXISTING LEGEND	
	FIRE HYDRANT W/ GATE VALVE
	WATERLINE W/ GATE VALVE
	WASTEWATER W/ MANHOLE
	WASTEWATER W/ CLEANOUT
	STORM SEWER W/ MANHOLE
	CURB INLET
	4-SIDED AREA INLET
	OVERHEAD ELECTRIC W/ POWER POLE
	GROUND CONTOUR

TREE LEGEND	
	PROTECTED TREE TO REMAIN (12'-25')
	PROTECTED TREE TO BE REMOVED (12'-25')
	HERITAGE TREE TO REMAIN (26'+)
	HERITAGE TREE TO BE REMOVED (26'+)

EROSION LEGEND	
	LIMITS OF CONSTRUCTION
	SILT FENCE
	INLET PROTECTION
	ROCK BERM
	TREE PROTECTION
	MULCH LOG
	STABILIZED CONSTRUCTION ENTRANCE
	CONSTRUCTION STAGING AREA
	TEMPORARY SPOILS AREA
	FLOW DIRECTION

DEMOLITION LEGEND	
	DEMOLITION AREA
	DEMOLITION LINE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SCALE: 1" = 100'

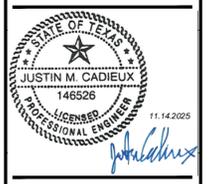
Proposed temporary spoils area
 Proposed construction staging area
 Proposed concrete washout
 Proposed stabilized construction entrance
 Dimensions: 25'W x 50'L
 Reference detail EC06 on Sheet 21 for minimum dimensions

- DEMOLITION NOTES:**
- ALL MATERIALS GENERATED FROM DEMOLITION WILL BECOME THE PROPERTY OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY HAULING OFF AND DISPOSING OF ALL DEMOLISHED MATERIAL.
 - EROSION CONTROL MEASURE MUST BE IN PLACE PRIOR TO STARTING DEMOLITION AND EARTH MOVING OPERATIONS.
 - WHERE PAVEMENT IS TO BE PARTIALLY REMOVED, SAW-CUT SIDEWALK AND/OR PAVEMENT FULL DEPTH TO PROVIDE A SMOOTH JOINT WITH PROPOSED PAVEMENT.
 - PERFORM CLEARING, GRUBBING, STUMP REMOVAL, TOPSOIL REMOVAL AND STOCKPILING IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND SPECIFICATIONS.
 - NO ATTEMPT IS MADE TO STIPULATE EVERY REQUIRED ITEM OF REMOVAL AND DEMOLITION EITHER ON DRAWINGS OR IN SPECIFICATIONS. THE CONTRACTOR MUST VISIT THE SITE AND STUDY PHYSICAL CONDITIONS, REVIEW DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.
 - COMPLETELY RESTORE ALL DISTURBED AREAS TO THE SATISFACTION OF THE OWNER. ALL COSTS FOR CLEAN-UP, RESTORATION WORK AND OTHER IMMEDIATE OPERATIONS SUCH AS, BUT NOT LIMITED TO, CONSTRUCTION SIGNS, STREET SWEEPING, AND MAINTAINING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERFORM RESTORATION WORK WITHIN FIVE (5) DAYS AFTER COMPLETION OF FINAL GRADING.

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GT 85 HOLDINGS, LLC
 740 HIGHWAY 195

FLOODPLAIN RECLAMATION GRADING

PRE-CONSTRUCTION EROSION CONTROL AND DEMOLITION PLAN

SHEET NO. **6** OF 21

2025--SWP



EXISTING LEGEND

W	FIRE HYDRANT W/ GATE VALVE
W	WATERLINE W/ GATE VALVE
WW	WASTEWATER W/ MANHOLE
WW	WASTEWATER W/ CLEANOUT
SS	STORM SEWER W/ MANHOLE
CI	CURB INLET
4SI	4-SIDED AREA INLET
OHE	OVERHEAD ELECTRIC W/POWER POLE
700	GROUND CONTOUR

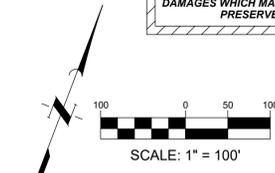
TREE LEGEND

(Circle with X)	PROTECTED TREE TO REMAIN (12'-25')
(Circle with X)	PROTECTED TREE TO BE REMOVED (12'-25')
(Circle with X)	HERITAGE TREE TO REMAIN (26'+)
(Circle with X)	HERITAGE TREE TO BE REMOVED (26'+)

EROSION LEGEND

LOC	LIMITS OF CONSTRUCTION
SF	SILT FENCE
IP	INLET PROTECTION
RB	ROCK BERM
TP	TREE PROTECTION
ML	MULCH LOG
SCE	STABILIZED CONSTRUCTION ENTRANCE
CSA	CONSTRUCTION STAGING AREA
TA	TEMPORARY SPOILS AREA
FD	FLOW DIRECTION

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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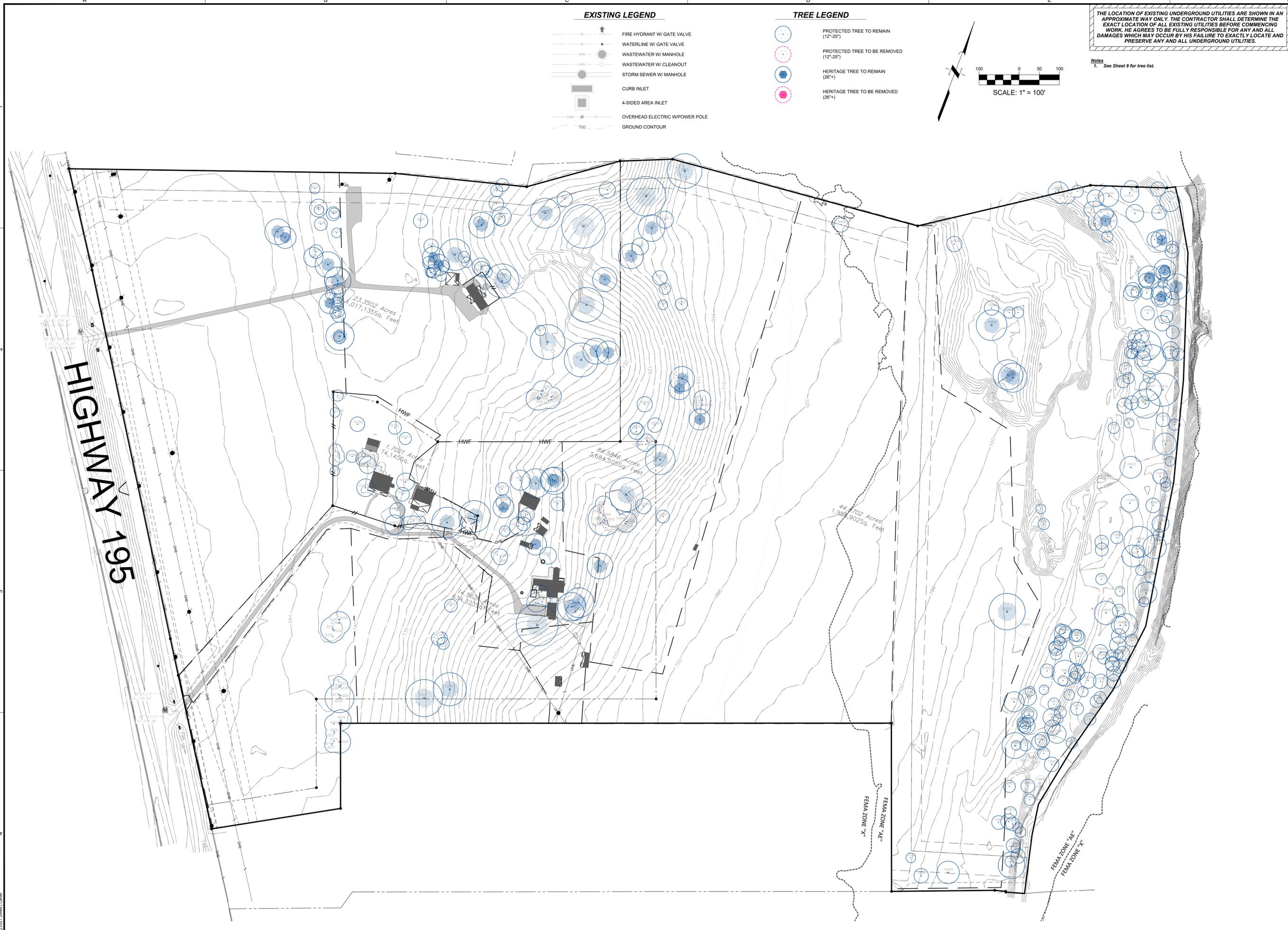
STATE OF TEXAS
 JUSTIN M. CADIEUX
 146526
 LICENSED PROFESSIONAL ENGINEER
 11.14.2025

GT 85 HOLDINGS, LLC
 740 HIGHWAY 195

**FLOODPLAIN RECLAMATION GRADING
 MID-CONSTRUCTION EROSION
 CONTROL PLAN**

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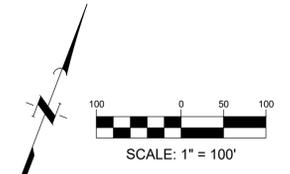


EXISTING LEGEND

- W FIRE HYDRANT W/ GATE VALVE
- W WATERLINE W/ GATE VALVE
- WW WASTEWATER W/ MANHOLE
- WW WASTEWATER W/ CLEANOUT
- SW STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OHE OVERHEAD ELECTRIC W/POWER POLE
- 700 GROUND CONTOUR

TREE LEGEND

- (Blue circle with dots) PROTECTED TREE TO REMAIN (12'-25')
- (Red dashed circle) PROTECTED TREE TO BE REMOVED (12'-25')
- (Blue circle with solid fill) HERITAGE TREE TO REMAIN (26'+)
- (Red dashed circle with solid fill) HERITAGE TREE TO BE REMOVED (26'+)



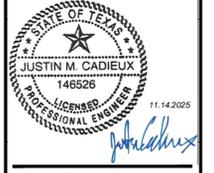
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Notes
1. See Sheet 9 for tree list.

No.	Date	REVISIONS

QUIDDITY
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SCALE: AS SHOWN DESIGNED BY: BJW
 DATE: NOV 2025 CHECKED BY: JMC
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GT 85 HOLDINGS, LLC
FLOODPLAIN RECLAMATION GRADING
 740 HIGHWAY 195

TREE PRESERVATION PLAN

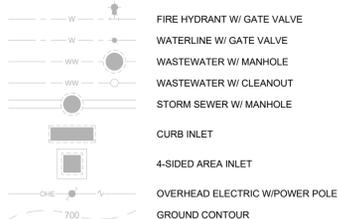
SHEET NO. **8** OF **21**
 2025--SWP

Sort By Tag No.		TYPE	NOTES	TO BE REMOVED
TAG #	AGG. SIZE (IN)	SIZE (IN)		
3200	13			
3201	14			
3202	35	(26",11",8")	Multi-stem	
3203	17			
3204	14			
3205	14			
3206	13	(9",4",4")	Multi-stem	
3207	12			
3208	12			
3209	26	(17",11",7")	Multi-stem	
3210	12			
3211	17			
3212	15			
3213	33	(19",16",12")	Multi-stem	
3214	32			
3215	24			
3216	17			
3217	17			
3218	32	(24",16")	Twin	
3219	12			
3220	16			
3221	12			
3222	22			
3223	13			
3225	13			
3226	17	(14",7")	Twin	
3227	18			
3228	18	(10",9",7")	Multi-stem	
3229	27	(18",12",6")	Multi-stem	
3230	15	(9",7",5")	Multi-stem	
3231	12	(10",5")	Twin	
3232	12	(10",5")	Twin	
3233	17			
3234	14	(10",9")	Twin	
3235	14	(8",8",4")	Multi-stem	
3236	26			
3237	39			
3238	14			
3239	13			
3240	22			
3241	19			
3242	15			
3243	42	(34",17")	Twin	
3244	17			
3245	32	(24",16")	Twin	
3246	12			
3247	15			
3248	16			
3249	18			
3250	14			
3251	24			
3252	37	(25",18",6")	Multi-stem	
3253	19			
3254	20			
3255	54			
3257	28	(19",18")	Twin	
3258	18			
3259	29			
3260	20			
3261	12			
3262	20			
3263	20			
3264	18			
3265	25			
3266	15			
3267	21			
3268	18			
3269	16			
3270	22			
3271	20			
3272	43			
3273	13			
3274	42	(35",14")	Twin	
3275	32	(23",18")	Twin	
3276	29			
3277	43			
3278	30			
3367	18			
3368	14			
3369	12			
3370	15			
3372	31			
3373	21			
3376	33			
3378	21	(16",10")		
3380	49			
3383	43	(34",11",8")	Multi-stem	
6217	18			
6218	15			
6219	21			
6220	28	(21",15")	Twin	
6221	21			
6222	19			
6223	23			
6224	26	(15",12",11")	Multi-stem	
6225	36	(32",8")	Twin	
6226	27			
6227	20			
6228	14			
6229	15			
6230	15			
6231	17			
6232	13			
6233	15			
6234	28	(32",11")	Twin	
6235	30	(26",8")	Twin	
6236	28			
6237	16			
6238	18			
6240	16			
6241	15			
6242	17			
6243	15			
6244	41			
6247	46			
10000	31	(24",15")	Twin	
10001	27	(21",12")	Twin	
10002	15			
10003	19			
10004	20			
10005	18			
10006	16			
10007	15			
10008	18	(10",9",7")	Multi-stem	
10009	14	(11",7")	Twin	
10010	37			
10011	26			
10012	12	(8",8")	Twin	
10013	13	(16",14")	Twin	
10014	13			
10015	12			
10016	17			

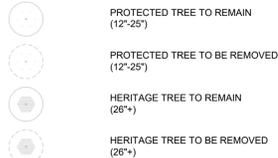
10017	21			Live Oak	
10047	32	(17",17",13")		Willow	Multi-stem
10087	20			Willow	
10088	14			Willow	
10089	14			Willow	
10090	40	(22",15",13",9")		Willow	Multi-stem
10091	28	(17",13",9")		Willow	Multi-stem
10092	12			Willow	
10093	16	(12",9")		Willow	Twin
10094	21	(18",6")		Willow	Twin
10095	21	(15",13")		Willow	Twin
10096	17	(10",9",6")		Willow	Multi-stem
10097	24	(16",16")		Willow	Twin
10098	13	(8",7",3")		Willow	Multi-stem
10099	42	(32",21")		Willow	Twin
10100	19			Live Oak	
10101	16			Hardwood	
10191	15			Pecan	
10192	16			Pecan	
10193	18			Pecan	
10194	15			Pecan	
10195	13	(7",4",4",4")		Crape Myrtle	Multi-stem
10196	12	(5",4",4",3",3")		Crape Myrtle	Multi-stem
10197	16	(5",5",4",4",4",3",3")		Crape Myrtle	Multi-stem
10198	12	(5",4",4",3",3")		Crape Myrtle	Multi-stem
10199	14	(5",5",5",4",4")		Crape Myrtle	Multi-stem
10200	15			Live Oak	
10201	12	(5",4",4",4",3")		Crape Myrtle	Multi-stem
10202	21			Pecan	
10203	22			Live Oak	
10205	24			Pecan	
10206	19			Pecan	
10207	17			Pecan	
10208	22			Pecan	
10213	12	(5",4",4",4",3")		Crape Myrtle	Multi-stem
10214	13	(6",5",4",3",3")		Crape Myrtle	Multi-stem
10215	14	(6",4",4",4",4")		Crape Myrtle	Multi-stem
10216	16	(6",6",5",5",4")		Crape Myrtle	Multi-stem
10218	38			Live Oak	
10219	39			Live Oak	
10256	34			Live Oak	
10257	30	(23",14")		Live Oak	Twin
10259	36			Live Oak	
10260	25			Live Oak	
10261	16			Live Oak	
10264	18			Live Oak	
10265	26			Live Oak	
10266	13			Live Oak	
10267	15			Live Oak	
10268	18			Live Oak	
10269	17			Live Oak	
10272	22			Live Oak	
10273	17			Live Oak	
10274	17			Live Oak	
10275	17			Live Oak	
10279	17			Cedar Elm	
10289	27			Live Oak	
10290	21			Cedar Elm	
10296	22			Cedar Elm	
10297	35			Live Oak	
10298	37			Live Oak	
10314	52	(39",26")		Live Oak	Twin
10320	23			Live Oak	
10321	21			Live Oak	
10322	16			Live Oak	
10323	19			Cedar Elm	
10324	17			Cedar Elm	
10364	18			Cedar Elm	
10366	12	(7",6",5")		Cedar Elm	Multi-stem
10428	28	(20",16")		Cedar Elm	Twin
10464	23			Live Oak	
10465	45	(25",20",20")		Live Oak	Multi-stem
10490	18			Pecan	
10508	19			Cottonwood	
10548	36	(29",15")		Willow	
10549	37	(23",16",13")		Willow	Multi-stem
10564	14	(8",6",6")		Willow	Multi-stem
10566	14	(7",6",5",4")		Willow	Multi-stem
10568	18	(12",12")		Willow	Twin
10569	38	(20",15",15",6")		Willow	Multi-stem
10843	14	(11",6")		Cedar Elm	Twin
10844	12			Cedar Elm	
10845	13			Cedar Elm	
10847	22	(13",11",8")		Live Oak	Multi-stem
10848	15	(12",6")		Live Oak	Twin
10849	13			Live Oak	
10850	16			Live Oak	
10851	14			Live Oak	
10852	18	(13",11")		Live Oak	Twin
10853	14			Live Oak	
10854	17	(13",9")		Live Oak	Twin
10855	12			Live Oak	
10856	12			Cedar Elm	
10857	22			Cedar Elm	
10858	25			Cedar Elm	
10859	12			Cedar Elm	
10860	19			Live Oak	
10861	14			Live Oak	
10862	13			Live Oak	
10863	21	(14",14")		Live Oak	Twin
10864	12			Cedar Elm	
10865	14			Live Oak	
10866	14			Live Oak	
10867	32	(18",11",11",7")		Cedar Elm	Multi-stem
10868	12			Cedar Elm	
10869	14			Cedar Elm	
10870	21	(16",10")		Cedar Elm	Twin
10871	17			Cedar Elm	
10872	21			Cedar Elm	
10873	15			Cedar Elm	
10874	15			Cedar Elm	
10875	19			Cedar Elm	
10876	17	(13",9")		Cedar Elm	Twin
10877	13			Cedar Elm	
10878	13			Cedar Elm	
10879	17	(10",9",6")		Cedar Elm	Multi-stem
10880	12			Cedar Elm	
10881	18	(12",12")		Cedar Elm	Twin
10882	14			Cedar Elm	
10883	33	(15",15",12",10")		Cedar Elm	Multi-stem
10884	14			Cedar Elm	
10885	17			Pecan	
10886	15			Ash	
10887	18			Ash	
10888	15			Ash	
10897	17			Cedar Elm	
10906	19			Cedar Elm	
10907	18			Cedar Elm	
10908	23	(17",12")		Bois D'arc	Twin
10909	19	(17",4")		Cedar Elm	Twin
10910	12	(10",5")		Cedar Elm	Twin
10911	22			Cedar Elm	
10912	14			Cedar Elm	
10913	15			Bois D'arc	
10914	15			Pecan	

10915	13			Pecan	
10916	16			Pecan	
10917	15			Ash	
10918	13			Pecan	
10919	20			Ash	
10920	18	(15",6")		Cedar Elm	Twin
10921	19			Pecan	
10922	15			Pecan	
10923	12			Pecan	
10924	32	(21",12",10")		Pecan	Multi-stem
10925	22			Pecan	
10926	15			Live Oak	
10927	15	(12",6")		Live Oak	Twin
10928	20			Live Oak	
10929	18			Cedar Elm	
10930	15			Bois D'arc	
10931	17			Cedar Elm	
10932	18			Cedar Elm	
10933	17			Ash	
10934	18			Pecan	
10935	17			Ash	
10936	15			Pecan	
10937	15			Ash	
10938	18			Pecan	
10939	15			Bois D'arc	
10940	12			Pecan	
10941	18			Pecan	
10942	20	(15",11")		Bois D'arc	Twin
10943	18			Pecan	
10944	15			Bois D'arc	
10945	29	(22",15")		Pecan	Twin
10946	22	(12",12",8")		Bois D'arc	Multi-stem

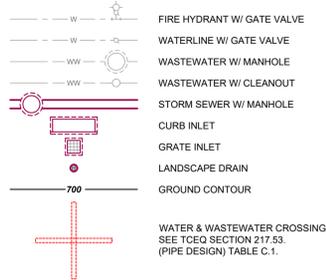
EXISTING LEGEND



TREE LEGEND



PROPOSED LEGEND



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Notes
 1. The scope of this project ends at the proposed grading improvements. No utilities, impervious cover, or other improvements are being proposed.
 2. The approved grading will be submitted to the TCEQ for a CLOMR.



Purpose of this project is to modify the existing land by cut and fill operations to increase the buildable footprint for any proposed future developments. Reference the Conditional Letter of Map Revision for this area completed by Quiddity Engineering, LLC for methods of adjusting the floodplain to develop in this area.

REVISIONS

No.	Date

QUIDDITY
 912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.8483

SCALE: AS SHOWN DESIGNED BY: BJW
 DATE: COMP. NOV 2025 CHECKED BY: JMC
 JOB NO.: 16759-0020-02 DRAWN BY: JDE



GT 95 HOLDINGS, LLC
 740 HIGHWAY 195

**FLOODPLAIN RECLAMATION GRADING
 DIMENSIONAL SITE, GRADING,
 AND DRAINAGE PLAN**

SHEET NO. **10** OF 21

2025--SWP

DAMAP LEGEND

DA A01
1.82 AC

--- DRAINAGE AREA LINE

Pre-WPAP mod drainage calculations

Drainage area	Area (ac)	Impervious cover (ac)	% I.C.
E1	71.20	1.25	1.76%

EXISTING LEGEND

- W --- FIRE HYDRANT W/ GATE VALVE
- W --- WATERLINE W/ GATE VALVE
- WW --- WASTEWATER W/ MANHOLE
- WW --- WASTEWATER W/ CLEANOUT
- SW --- STORM SEWER W/ MANHOLE
- SW --- STORM SEWER W/ CLEANOUT
- C --- CURB INLET
- 4 --- 4-SIDED AREA INLET
- O --- OVERHEAD ELECTRIC W/POWER POLE
- 700 --- GROUND CONTOUR

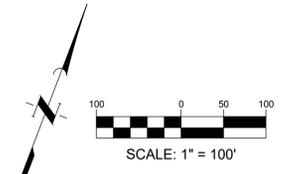
TREE LEGEND

- --- PROTECTED TREE TO REMAIN (12'-25')
- --- PROTECTED TREE TO BE REMOVED (12'-25')
- --- HERITAGE TREE TO REMAIN (26'+)
- --- HERITAGE TREE TO BE REMOVED (26'+)

PROPOSED LEGEND

- W --- FIRE HYDRANT W/ GATE VALVE
- W --- WATERLINE W/ GATE VALVE
- WW --- WASTEWATER W/ MANHOLE
- WW --- WASTEWATER W/ CLEANOUT
- SW --- STORM SEWER W/ MANHOLE
- SW --- STORM SEWER W/ CLEANOUT
- C --- CURB INLET
- 4 --- GRATE INLET
- L --- LANDSCAPE DRAIN
- 700 --- GROUND CONTOUR
- +

WATER & WASTEWATER CROSSING
SEE TCEQ SECTION 217.53.
(PIPE DESIGN) TABLE C.1.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Tc (Pre Development)

Note
*Minimum Time of Concentration is 5 min per City of Georgetown DCM.

DA	IC%	Area (ac.)	L (ft)	n	Slope (ft/ft)	P	Lsheet	Lsc	Tsheet	Tsc	Tc	TL
E1	2%	71.200	3008	0.150	0.018	4.14	100	2908	8.93	17.63	26.56	15.94

FLOWS (Pre Development)

DA	Area (ac.)	I.C. (%)	C2	C10	C25	C100	Tc (min)	I2 (in/hr)	I10 (in/hr)	I25 (in/hr)	I100 (in/hr)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
E1	71.20	2%	0.37	0.42	0.46	0.54	28.87	3.31	4.71	5.56	6.88	86.49	140.03	181.22	263.49

Analysis Point 1
2-YR = 86.49 cfs
10-YR = 140.03 cfs
25-YR = 181.22 cfs
100-YR = 263.49 cfs

Analysis Point Flows

	2-YEAR	10-YEAR	25-YEAR	100-YEAR
EXISTING	86.49	140.03	181.22	263.49
PROPOSED	86.49	140.03	181.22	263.49

REVISIONS

No.	Date

QUIDDITY

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JOB NO.: 16759-0020-02 DRAWN BY: JDE



GT 85 HOLDINGS, LLC
740 HIGHWAY 195
FLOODPLAIN RECLAMATION GRADING
EXISTING DRAINAGE AREA MAP

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DAMAP LEGEND

DA A01
1.82 AC

DRAINAGE AREA NUMBER AND ACRES

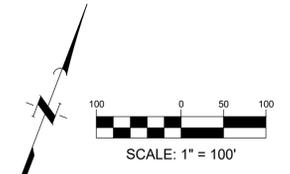
DRAINAGE AREA LINE

Drainage area	Area (ac)	Impervious cover (ac)	% I.C.
P1	71.20	1.25	1.76%

- EXISTING LEGEND**
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - WASTEWATER W/ MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER W/ MANHOLE
 - CURB INLET
 - 4-SIDED AREA INLET
 - OVERHEAD ELECTRIC W/POWER POLE
 - GROUND CONTOUR

- TREE LEGEND**
- PROTECTED TREE TO REMAIN (12'-25')
 - PROTECTED TREE TO BE REMOVED (12'-25')
 - HERITAGE TREE TO REMAIN (26'+)
 - HERITAGE TREE TO BE REMOVED (26'+)

- PROPOSED LEGEND**
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - WASTEWATER W/ MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER W/ MANHOLE
 - CURB INLET
 - GRATE INLET
 - LANDSCAPE DRAIN
 - GROUND CONTOUR
 - WATER & WASTEWATER CROSSING SEE TCEQ SECTION 217.53. (PIPE DESIGN) TABLE C.1.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Tc (Post Development)

Note: *Minimum Time of Concentration is 5 min per City of Georgetown DCM.

DA	I.C. (%)	Area (ac.)	L (ft)	n	Slope (ft/ft) P	Lsheet	Lsc	Tsheet	Tsc	Tc	TL
P1	2%	71.200	3008	0.200	0.018	4.14	100	2908	11.24	17.63	28.87

Flows (Post Development)

DA	Area (ac.)	I.C. (%)	C2	C10	C25	C100	Tc (min)	Post							
								I2 (in/hr)	I10 (in/hr)	I25 (in/hr)	I100 (in/hr)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
P1	71.200	2%	0.37	0.42	0.46	0.54	28.87	3.31	4.71	5.56	6.88	86.49	140.03	181.22	263.49

Analysis Point 1
 2-YR = 86.49 cfs
 10-YR = 140.03 cfs
 25-YR = 181.22 cfs
 100-YR = 263.49 cfs

	Analysis Point Flows			
	2-YEAR	10-YEAR	25-YEAR	100-YEAR
EXISTING	86.49	140.03	181.22	263.49
PROPOSED	86.49	140.03	181.22	263.49

REVISIONS

No.	Date

QUIDDITY

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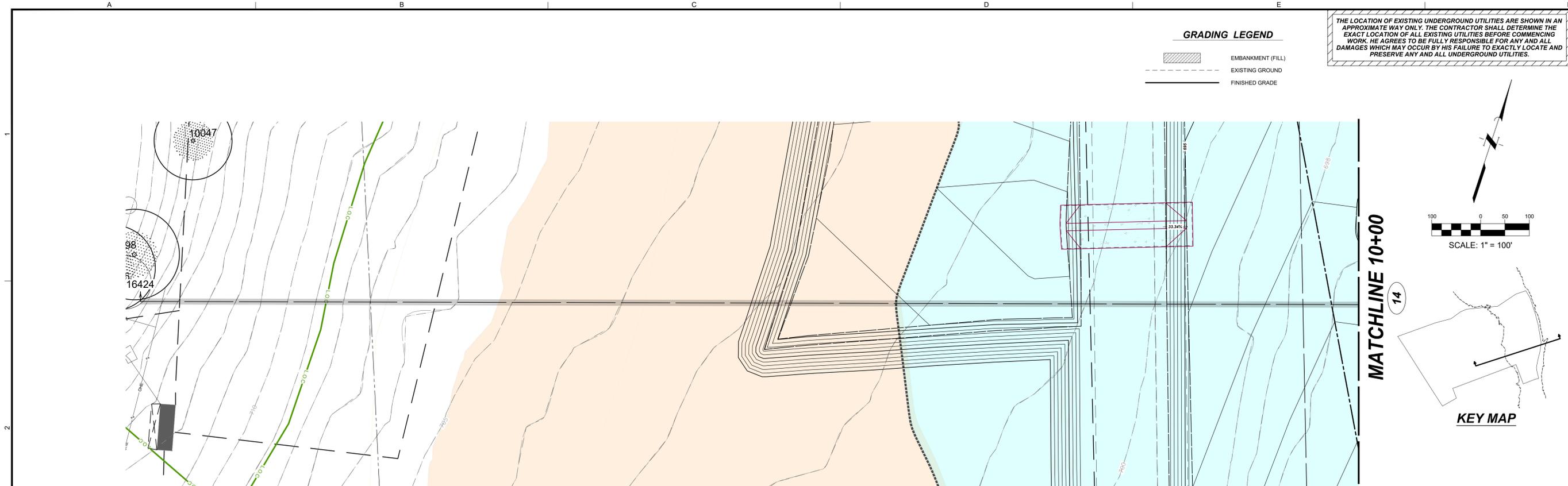
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 740 HIGHWAY 195

FLOODPLAIN RECLAMATION GRADING

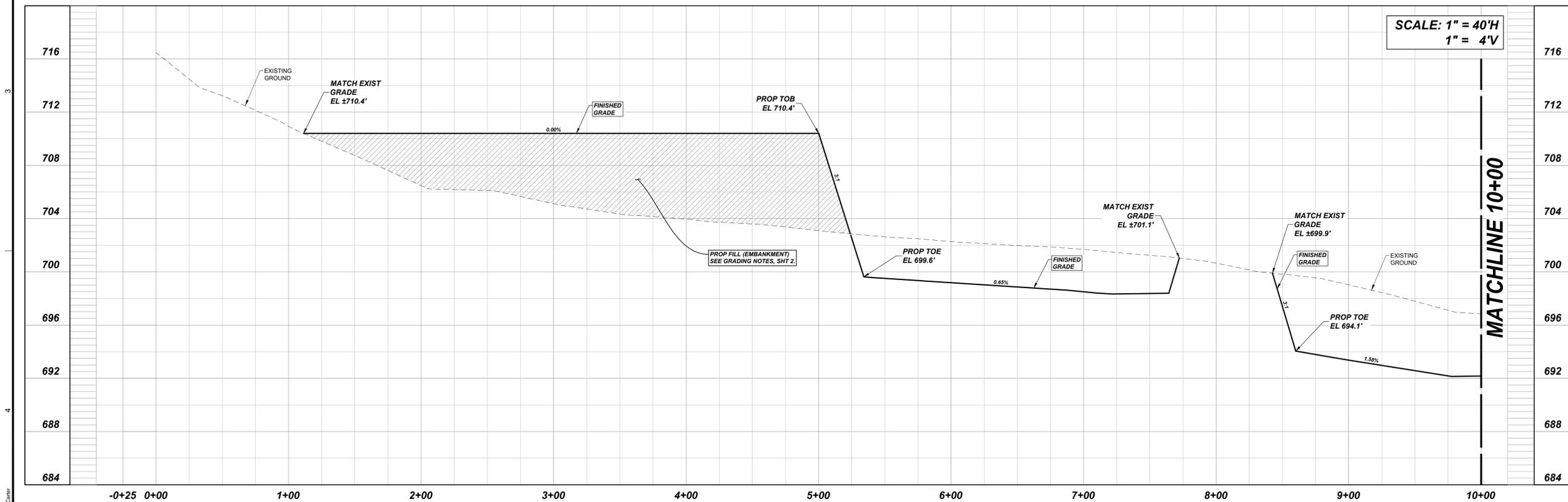
PROPOSED DRAINAGE AREA MAP

SHEET NO. **12** OF 21

2025--SWP

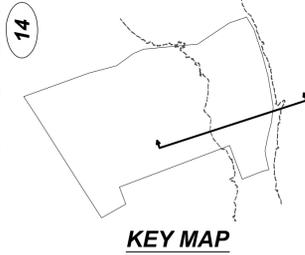


SECTION 16424 STA. 0+00 - STA. 10+00



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GRADING LEGEND
 [Hatched Box] EMBANKMENT (FILL)
 [Dashed Line] EXISTING GROUND
 [Solid Line] FINISHED GRADE



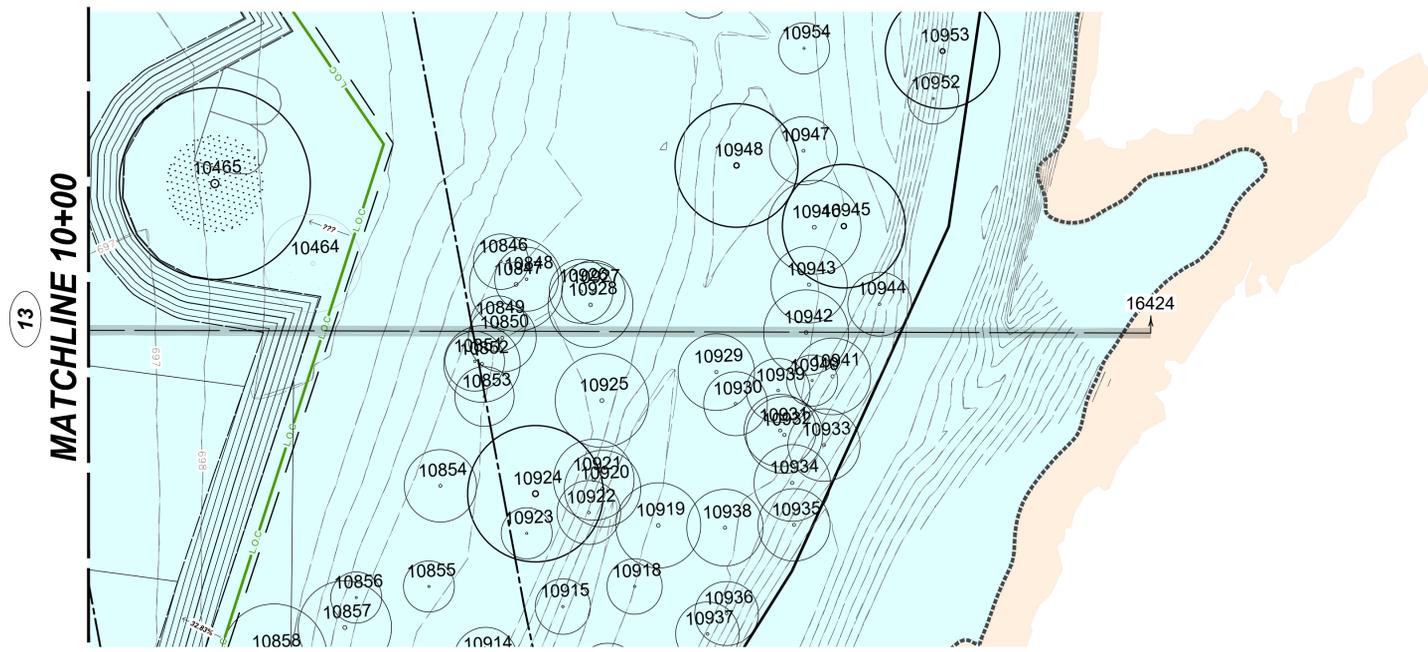
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 740 HIGHWAY 195
SECTION 16424 STA. 0+00 - STA. 10+00

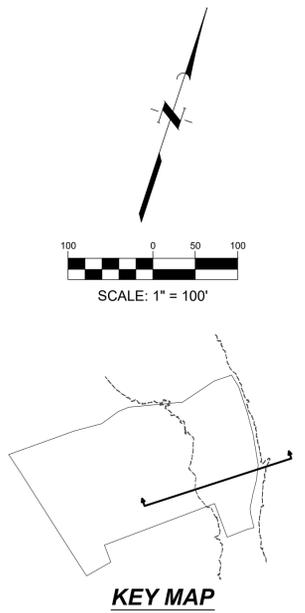
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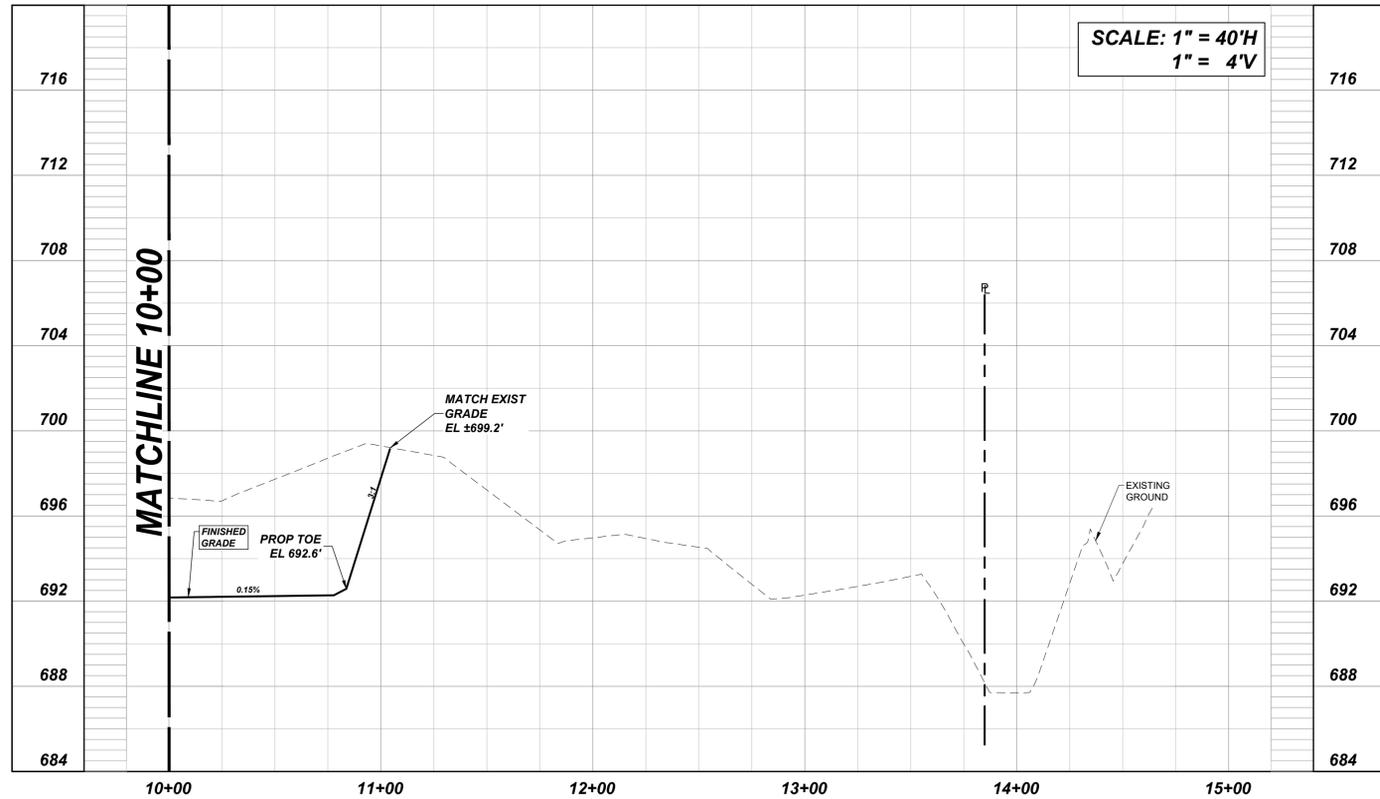
GRADING LEGEND

	EMBANKMENT (FILL)
	EXISTING GROUND
	FINISHED GRADE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



SECTION 16424 STA. 10+00 - STA. 15+00



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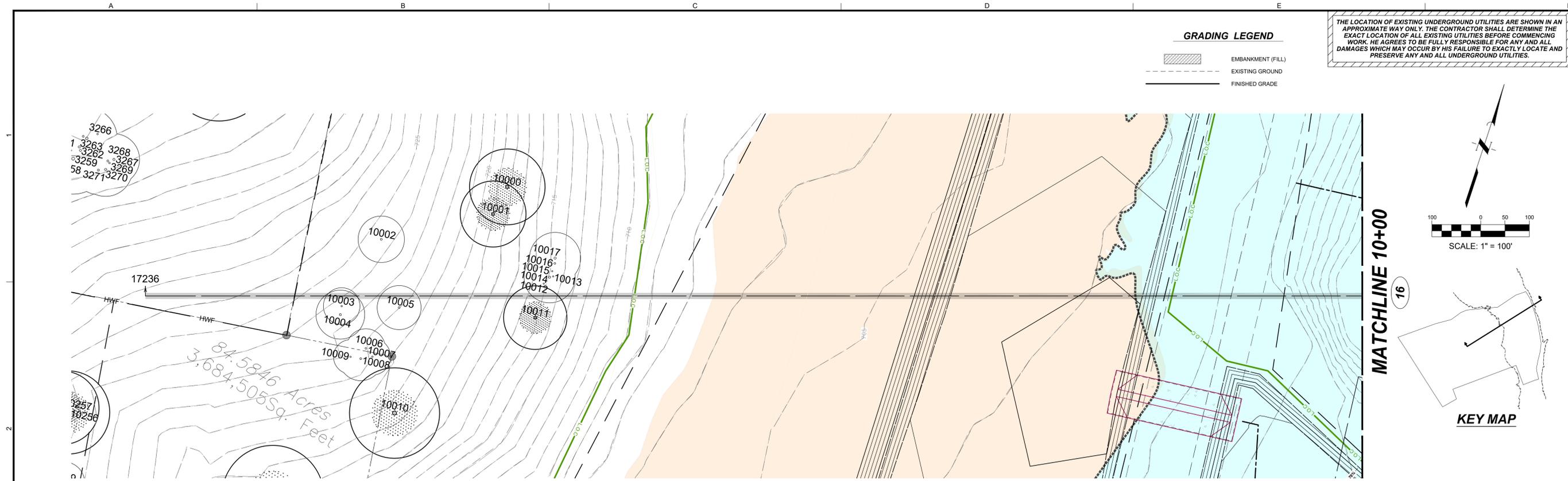
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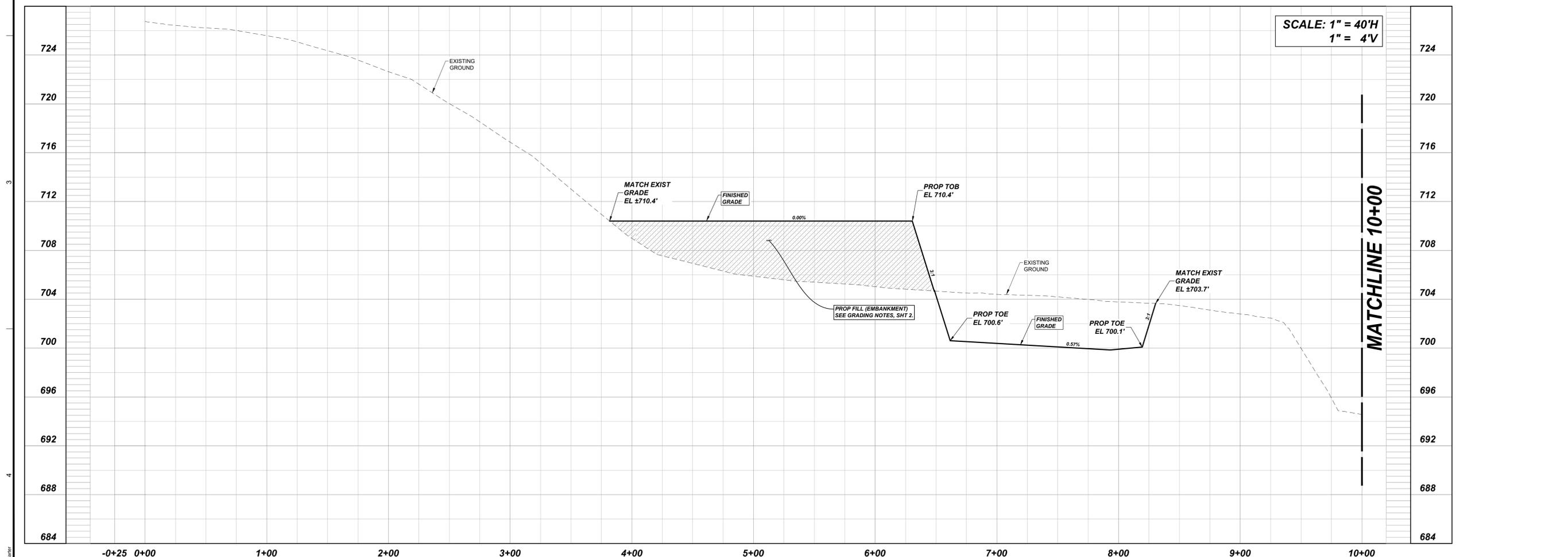


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SECTION 16424 STA. 10+00 - STA. 15+00

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SECTION 17236 STA. 0+00 - STA. 10+00



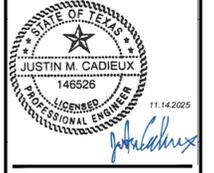
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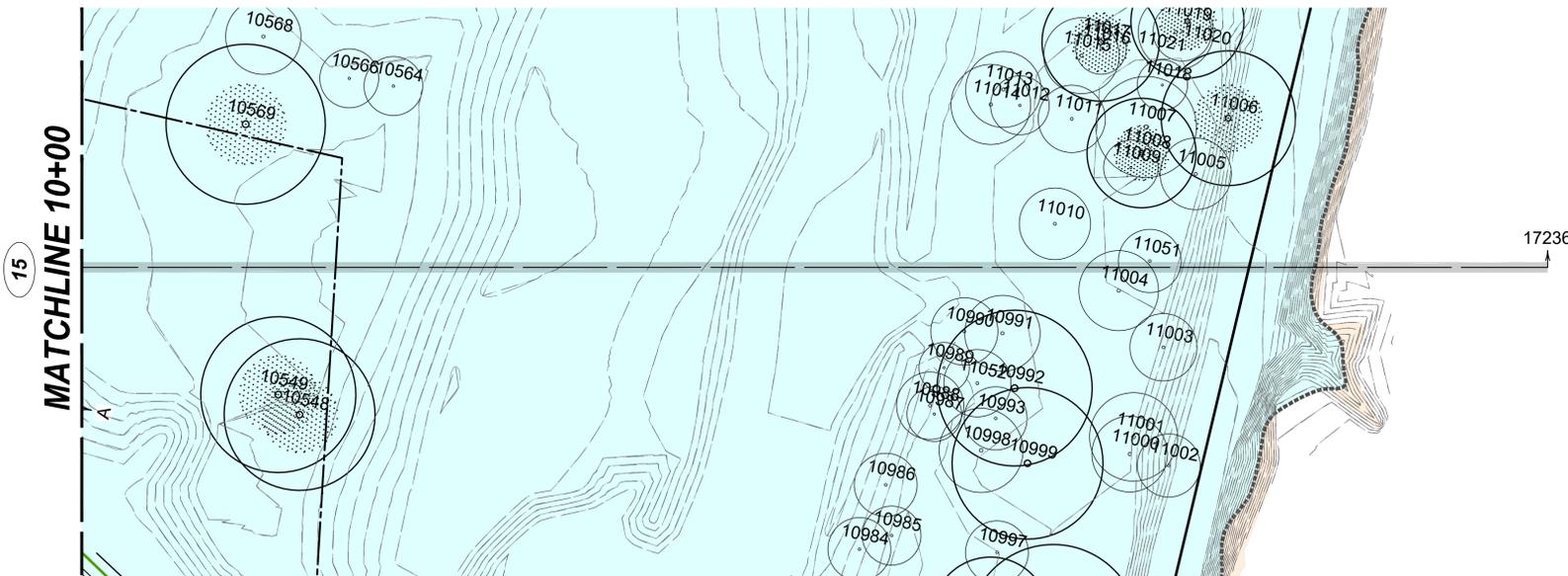
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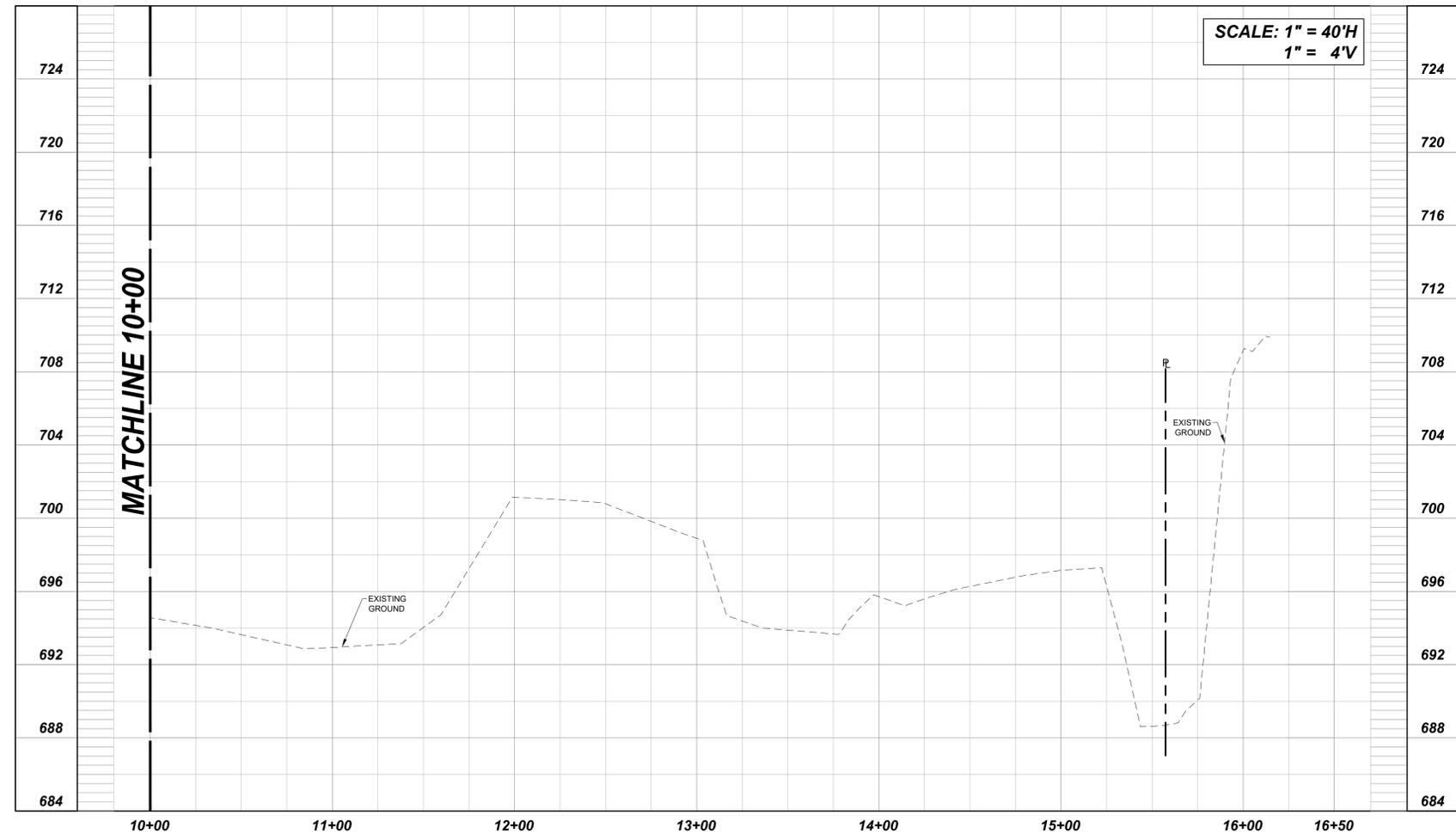


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SECTION 17236 STA. 0+00 - STA. 10+00

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SECTION 17236 STA. 10+00 - STA. 16+50



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FLOODPLAIN RECLAMATION GRADING
SECTION 17236 STA. 10+00 - STA. 16+50

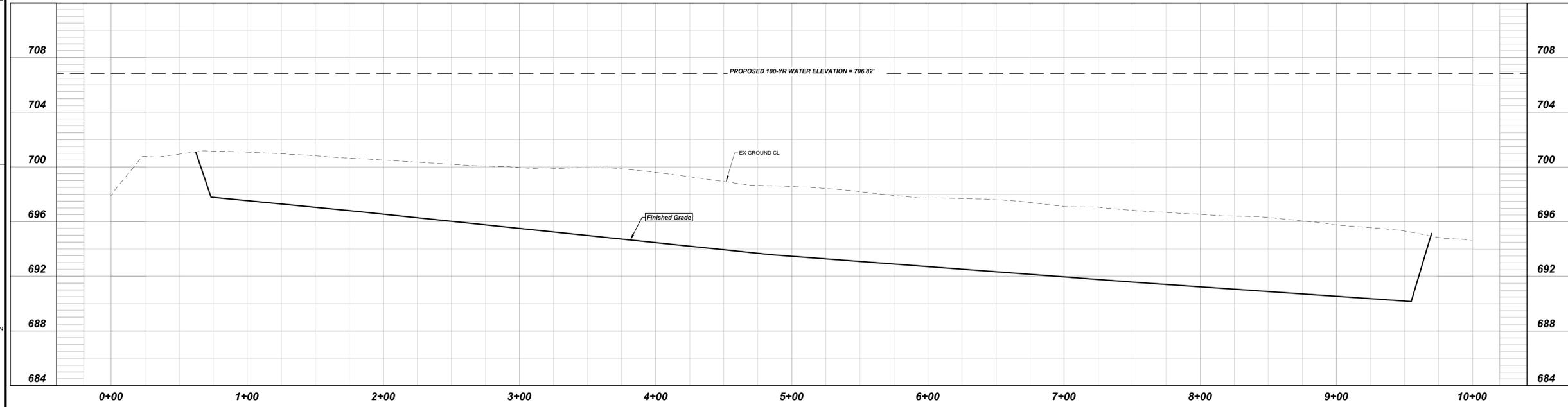
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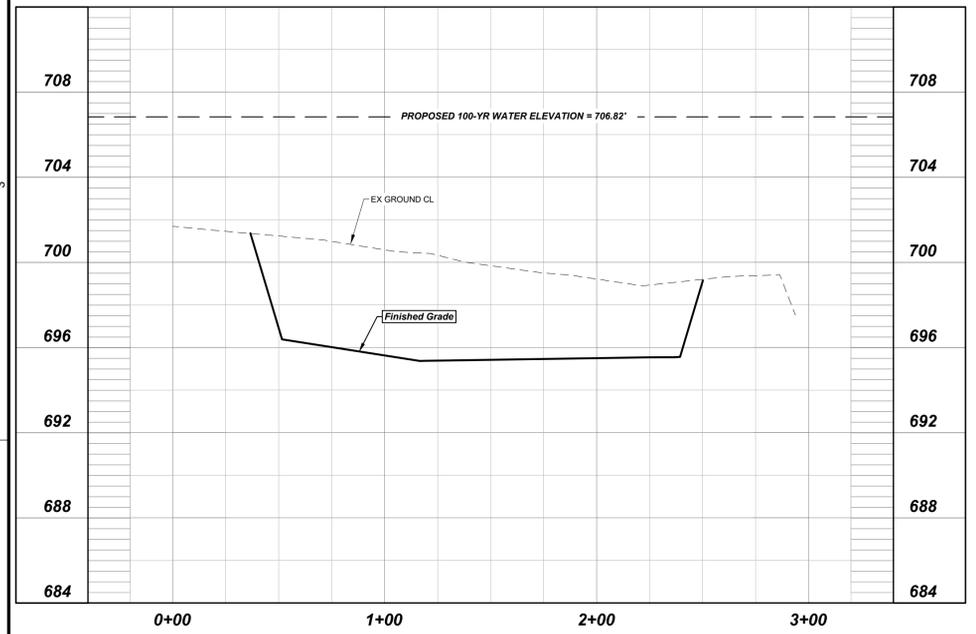
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Notes
1. The ATLAS 14 Existing Water Surface Elevation is 706.90'.

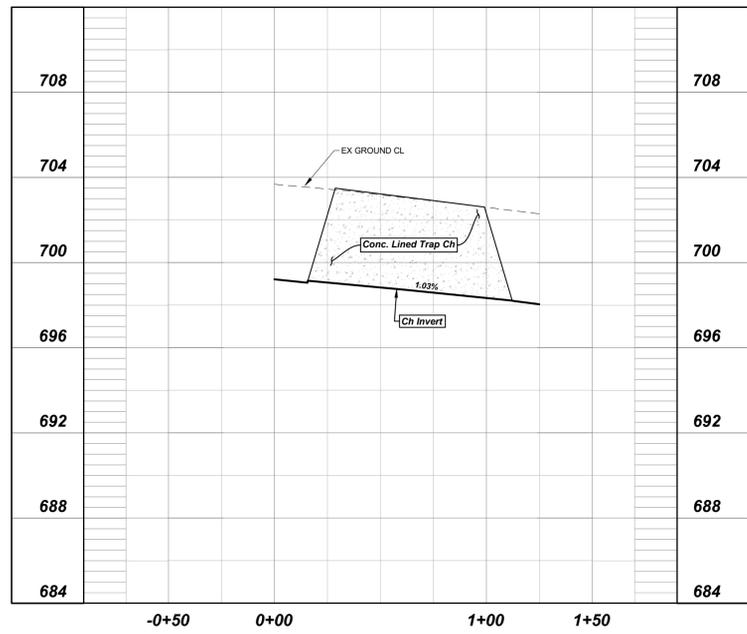
SECTION A-A



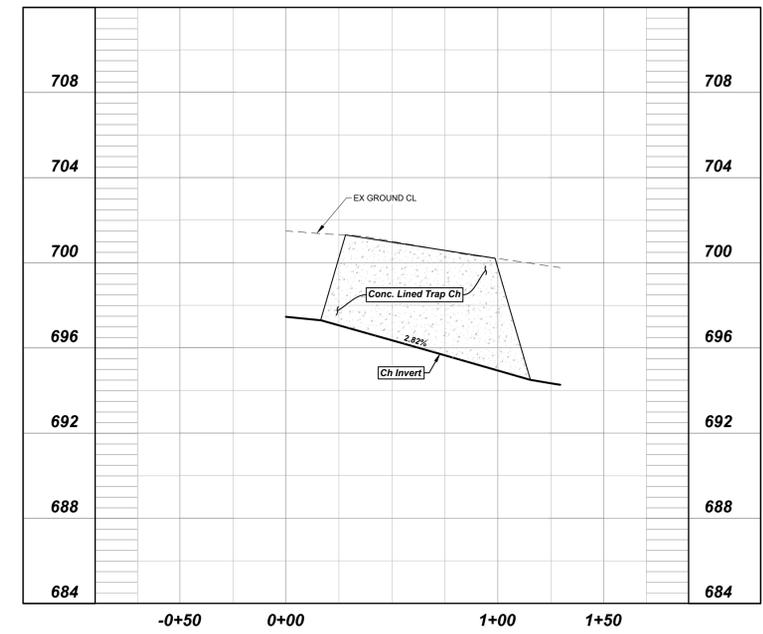
SECTION B-B



SECTION C-C



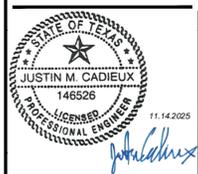
SECTION D-D



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740 HIGHWAY 195

EAST CROSS SECTIONS

SHEET NO.

18 OF 21

2025--SWP

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EXISTING LEGEND

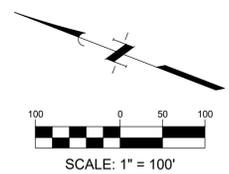
- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

TREE LEGEND

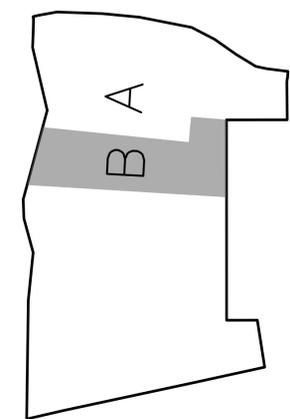
- PROTECTED TREE TO REMAIN (12'-25')
- PROTECTED TREE TO BE REMOVED (12'-25')
- HERITAGE TREE TO REMAIN (26'+)
- HERITAGE TREE TO BE REMOVED (26'+)

PROPOSED LEGEND

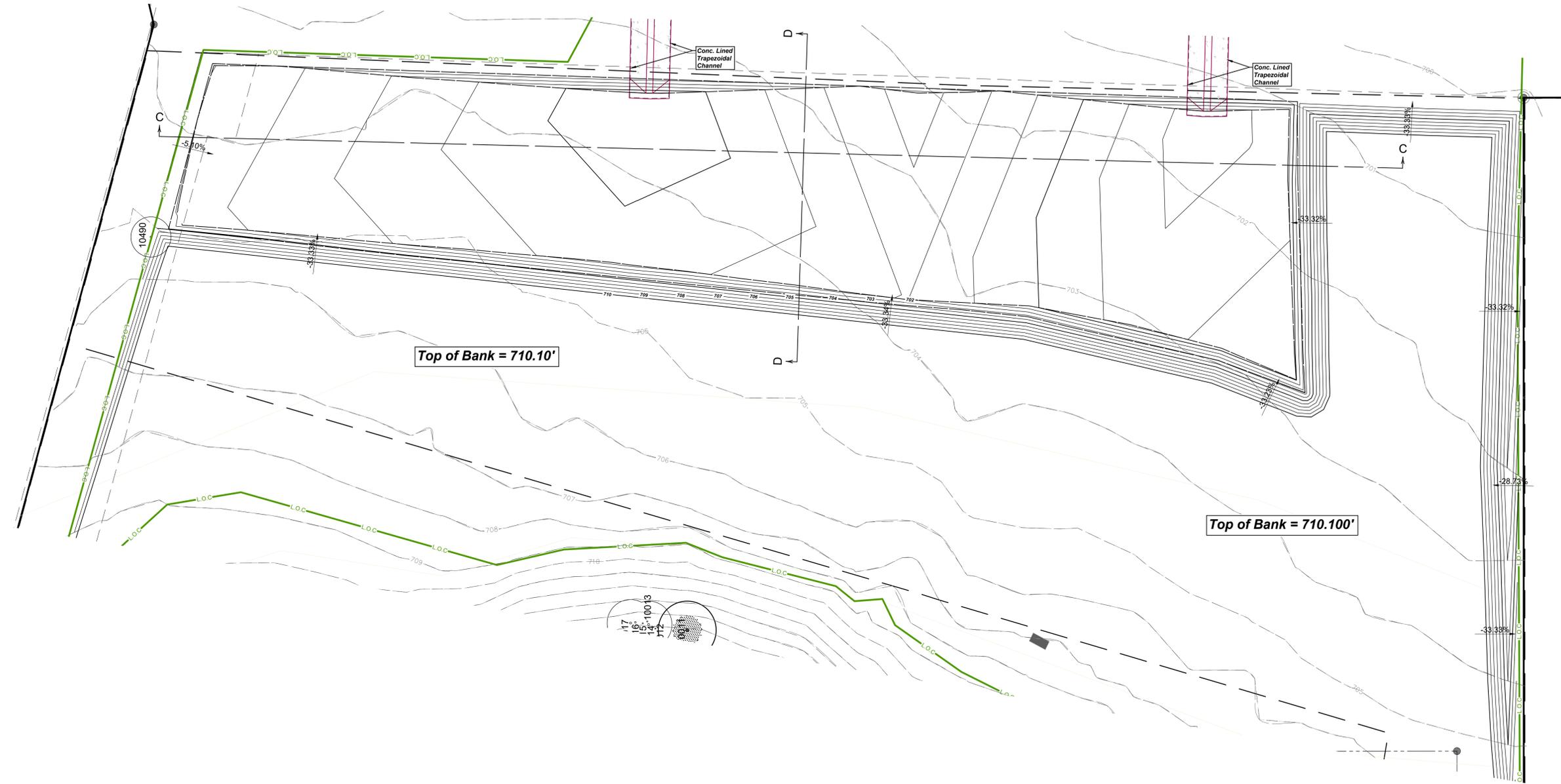
- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- GROUND CONTOUR
- WATER & WASTEWATER CROSSING
SEE TCEQ SECTION 217.53.
(PIPE DESIGN) TABLE C.1.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



KEY MAP



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WEST LAYOUT

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%
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.

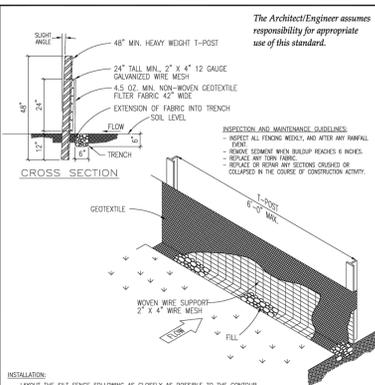
	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES	ADOPTED 6/21/2006	EC01

NOTE: THIS SECTION IS INTENDED TO ASSIST THOSE PERSONS PREPARING WATER POLLUTION ABATEMENT PLANS PERMIT OR OTHER WATER POLLUTION PREVENTION PLANS (WPP) THAT COMPLY WITH FEDERAL, STATE AND/OR LOCAL WATER QUALITY REGULATIONS.

- THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION FENCES PRIOR TO ANY SITE PREPARATION WORK (INCLUDING GRADING, EXCAVATION, CONSTRUCTION) TO BECOME EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GROSS RESTORATION.
- ALL PROJECTS WITHIN THE PROTECTED ZONE OF THE EROSION/SEDIMENTATION CONTROL SHALL FOLLOW A BEST MANAGEMENT PRACTICES AND WATER POLLUTION ABATEMENT PLAN TO THE MAXIMUM EXTENT POSSIBLE PRIOR TO ANY CONSTRUCTION.
- THE EROSION/SEDIMENTATION CONTROLS TO BE INSTALLED SHALL BE IN ACCORDANCE WITH THE EROSION/SEDIMENTATION AND WATER POLLUTION ABATEMENT PLAN. DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL STRUCTURES SHALL BE CONSTRUCTED WITH A 1% SLOPE TO FACES AS SPECIFICALLY ADVISORY IN WRITING. IF PLACING IS AUTHORIZED TO BE DONE OUTSIDE THE SITES SPECIFIED, THE SITES SHALL BE PLANTED WITH THE ACCORDANCE OF WATER POLICE (CITY OF GEORGETOWN) AT A RATE OF 100 PLANTS PER ACRE. PLANTS SHALL BE COMMON BERMUDA GRASS, BELLFLOWER, AND SUNFLOWER. ALL GRASS SEED SHALL BE FROM A NON-GENETICALLY MODIFIED SOURCE. ALL PLANTS SHALL BE PLANTED WITHIN 14 DAYS OF THE DATE OF THE PERMIT. PLANTS SHALL BE PLANTED WITHIN 14 DAYS OF THE DATE OF THE PERMIT. PLANTS SHALL BE PLANTED WITHIN 14 DAYS OF THE DATE OF THE PERMIT.
- ALL DISTURBED AREAS TO BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN.
- THE PLANTED AREA TO BE RESTORED OR GROWN IN A MANNER THAT DOES NOT CAUSE EROSION, BUT WILL SUFFICIENTLY STABILIZE THE SOIL TO A DEGREE OF 1% IN ORDER TO ALLOW THE GROWTH OF GRASS. RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER TO REPAIR EROSION AND TO MAINTAIN THE SLOPE. RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER TO REPAIR EROSION AND TO MAINTAIN THE SLOPE. RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER TO REPAIR EROSION AND TO MAINTAIN THE SLOPE.
- RESTORATION TO BE ACCORDANCE WITH THE SLOPE AND DRAINAGE. RESTORATION TO BE ACCORDANCE WITH THE SLOPE AND DRAINAGE. RESTORATION TO BE ACCORDANCE WITH THE SLOPE AND DRAINAGE.
- A MINIMUM OF FOUR (4) INCHES OF TOPSOIL TO BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
- SOIL CONSTRUCTION TO HYDROLOGICAL OR SOIL (AS SHOWN OR PLANNED) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
- EROSION AND SEDIMENTATION CONTROLS SHALL NOT ALLOW VEHICULAR TRAFFIC, FURNACE, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE PROTECTION AREA.
- WHERE A FENCE IS CLOSER THAN FOUR (4) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH CHAIN-LINK FENCING TO A HEIGHT OF EIGHT (8) FEET (OR TO THE LIMITS OF LOWER BRANCHING IN ADDITION TO THE FENCING). TREES TO BE REMOVED IN A MANNER WHICH DOES NOT HARM TREES TO BE PRESERVED.
- ANY ROOT EXPOSED BY CONSTRUCTION ACTIVITY IS TO BE TRIMMED FLUSH WITH THE SOIL. BACKFILL ROOT HOLES WITH GOOD GRADE SOIL WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- CONTRACTOR TO TAKE MEASURES TO REMOVE REMAINS FOR STRUCTURES, FURNACE, AND EQUIPMENT BEFORE DAMAGING OCCURS (BARKING OF BRANCHES, ETC.). ALL REMAINS TO BE REMOVED TO THE PROPERTY BOUNDARY. REMAINS TO BE REMOVED TO THE PROPERTY BOUNDARY. REMAINS TO BE REMOVED TO THE PROPERTY BOUNDARY.
- THE CONTRACTOR IS TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING 1/4 INCH. IF ANY DEFICIENCIES ARE FOUND, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THEM. THE CONTRACTOR IS TO CORRECT DEFICIENCIES PRIOR TO THE NEXT RAINFALL. THE CONTRACTOR IS TO CORRECT DEFICIENCIES PRIOR TO THE NEXT RAINFALL. THE CONTRACTOR IS TO CORRECT DEFICIENCIES PRIOR TO THE NEXT RAINFALL.
- WHERE THERE IS TO BE AN APPROVED (OR APPROVED) TREE WELL OR OTHER SUCH SITE (EQUIPMENT ADJACENT TO A PROTECTED TREE), ERECT THE FENCE APPROXIMATELY TWO TO FOUR FEET (2'-4') BEYOND THE AREA IN QUESTION.
- BEFORE AND/OR BEYOND DRAINAGE THROUGH TREE STORAGE FACILITIES TO BE STORED ON THE PROJECT SITE.
- IF EROSION AND SEDIMENTATION CONTROLS, STRUCTURES ARE EXISTING FROM OTHER CONTRACTS, CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PLACING IN THE OWNER DESIGNATED SPAN. EROSION AND SEDIMENTATION CONTROLS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY).
 - REMOVING TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
 - OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND TRUCK.
- EXCEPTIONS TO INSTALLING FENCES AT TREE DRIFELINES MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.

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

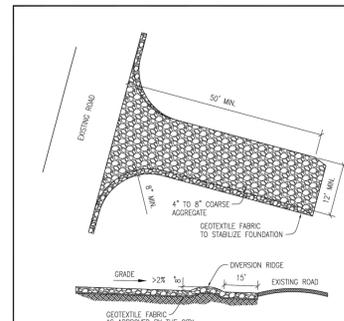
	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS EROSION AND SEDIMENTATION AND TREE PROTECTION DETAILS	ADOPTED 6/21/2006	EC01A



CROSS SECTION

- INSPECTION AND MAINTENANCE GUIDELINES**
- INSPECT ALL FENCING WEEKLY AND AFTER ANY RAINFALL EVENT.
 - REPAIR OR REPLACE FENCING AS NEEDED.
 - REPLACE OR REPAIR ANY SECTIONS DAMAGED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.
- INSTALLATION**
- LAYOUT THE SILT FENCE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
 - CLEAR THE GROUND OF BRIBES, ROCKS, PLANTS (INCLUDING GRASSES TALLER THAN 2") TO PROVIDE A SMOOTH FLOW SURFACE. DIMENSIONS: 6" DEEP X 4" WIDE TRENCH ON UPSTREAM SIDE OF FACE PER PLAN.
 - DRIVE THE HEAVY WEIGHT T-POST AT LEAST 12 INCHES INTO THE GROUND AND AT A SLIGHT ANGLE TOWARDS THE FLOW.
 - ATTACH THE 2" X 4" 1/2 GAUGE WELDED WIRE MESH TO THE T-POST WITH 11 1/2 GAUGE GALVANIZED T-POST CLIPS. THE TOP OF THE WIRE MESH IS TO BE ABOVE GROUND LEVEL. THE WIRE MESH IS TO BE OVERLAPPED 6" AND TIED AT LEAST 6 FEET WITH HOE RINGS.
 - THE SILT FENCE IS TO BE INSTALLED WITH A SKEW OF 6" WIDE PLACED ON THE UPHILL SIDE OF THE FENCE. THESE DIMENSIONS SHALL BE A MINIMUM OF 18" WIDE ATTACHED IN AT LEAST 6 PLACES. SPLICES IN CONCENTRATED FLOW AREAS WILL NOT BE ACCEPTED.
 - SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPIDE STORM FLOW OR DRAINAGE.

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS SILT FENCE DETAIL	ADOPTED 6/21/2006	EC02

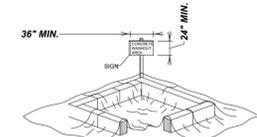


STABILIZED CONSTRUCTION ENTRANCE

- INSTALLATION**
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. MINIMUM 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.
 - PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
 - PLACE ROCK AS APPROVED BY THE CITY.
- INSPECTION AND MAINTENANCE GUIDELINES**
- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THE MAXIMUM PERCENT OF TREES WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEARANCE OF ANY MEASURES USED TO TRAP SEDIMENT.
 - ALL STONES, SPLICES, SPLICES, SPLICES OR OTHERS ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
 - WHEN NECESSARY, WELLS SHOULD BE CLEANED TO REMOVE SEDIMENT FROM TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
 - WHEN WORKING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 - ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

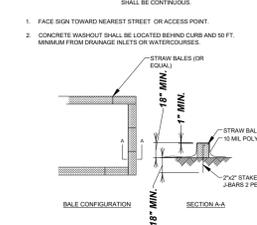
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	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS STABILIZED CONSTRUCTION ENTRANCE	ADOPTED 6/21/2006	EC06



CONCRETE WASHOUT

- FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT.
- CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.



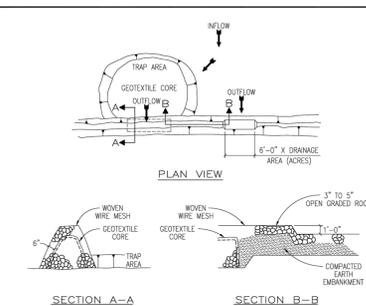
CONCRETE WASHOUT

- FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT.
- CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

CONCRETE WASHOUT

TCEQ RG-348

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS STABILIZED CONSTRUCTION ENTRANCE	ADOPTED 6/21/2006	EC06

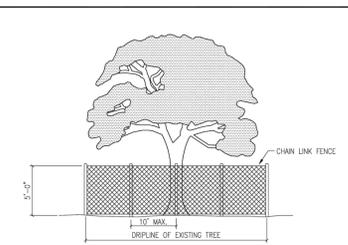


SEDIMENT TRAP DETAIL

- INSTALLATION**
- LOCATE THE SEDIMENT TRAP SO AS TO DISTURB AS FEW TREES AS POSSIBLE.
 - CLEAR AND GRADE THE AREA UNDER THE EMBANKMENT OF ALL VEGETATION AND ROOT MATS.
 - LAYOUT THE WIRE MESH AND THEN THE GEOTEXTILE FABRIC.
 - CONSTRUCT THE GEOTEXTILE CORE AND CORRESPONDING ROCK EMBANKMENT TO THE DESIGNATED HEIGHT AND CONFIGURATION.
 - WEAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH STURDY ENOUGH SO THAT WHEN WALKED ACROSS THE STRUCTURE, REMAINS IT'S SHAPE, SECURE WITH THE WIRE.
 - PLACE THE EMBANKMENT MATERIAL 8 TO 12 INCH LITS AND WINDING COMPACT.
- INSPECTION AND MAINTENANCE GUIDELINES**
- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE AND INSPECT THE EMBANKMENT FOR PONDING AND SETTLEMENT. REPAIR SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
 - TRUNK AND OTHER DEBRIS SHOULD BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO A DEPTH OF THE SECOND DEPTH OF THE TRAP.
 - SEDIMENT REMOVED FROM THE TRAP SHOULD BE DEPOSITED IN AN APPROVED SPILLS AREA AND IN SUCH A MANNER THAT IT WILL NOT CAUSE ADDITIONAL SEDIMENTATION.

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS SEDIMENT TRAP DETAIL	ADOPTED 6/21/2006	EC07



TREE PROTECTION - CHAIN LINK FENCE

- NOTES:**
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
 - FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES; WILL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DROPLINE), AND WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY).
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 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TREE PROTECTION - CHAIN LINK FENCE	ADOPTED 6/21/2006	EC09

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STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
11.14.2025

GT 85 HOLDINGS, LLC
740 HIGHWAY 195
FLOODPLAIN RECLAMATION GRADING
EROSION CONTROL DETAILS

SHEET NO. 21 OF 21

SIGNATURE PAGE:

D. C. Inod kcf
Applicant's Signature

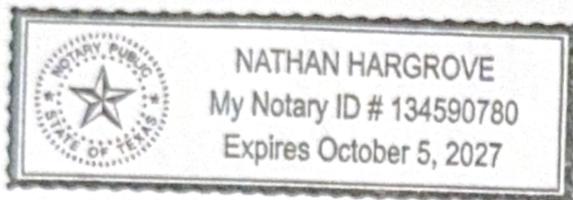
9/15/2025
Date

THE STATE OF Texas §

County of Willamson §

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

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



[Signature]
NOTARY PUBLIC
Nathan Hargrove
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 10/5/27

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Floodplain Reclamation Grading

Regulated Entity Location: 740 Highway 195 Georgetown, Texas 78633

Name of Customer: GT 195 Holdings, LLC

Contact Person: Vinod Dosapati

Phone: (281) 912-3364

Customer Reference Number (if issued): CN _____

Regulated Entity Reference Number (if issued): RN _____

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

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

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

Signature: D. Vinod

Date: 12/11/2025

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ Core Data Form

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

SECTION I: General Information

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

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)	
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)			
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>			
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		<i>If new Customer, enter previous Customer below:</i>	
GT 195 Holdings, LLC			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
0804142715	32080069357		
11. Type of Customer:	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input checked="" type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:	
12. Number of Employees		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant			
15. Mailing Address:	101 Parklane Blvd Ste 102		
	City	State	ZIP
	Sugar Land	TX	77478
			ZIP + 4 5521
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		vinod.dosapati@gmail.com	

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)
(281) 912-3364		() -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)								
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>								
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)								
23. Street Address of the Regulated Entity: (No PO Boxes)	740 Highway 195							
	City	Georgetown	State	TX	ZIP	78633	ZIP + 4	4638
24. County	Williamson							

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

25. Description to Physical Location:	The project site is located 0.8 miles northwest of the intersection of SH 195 and IH 35. The site lies adjacent to SH 195 with access off SH 195 and is across from and northeast of 520 SH 195. WCAD parcel ID: R040512, R040513, R450910, R450909								
26. Nearest City	Georgetown				State	TX	Nearest ZIP Code		78633
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>									
27. Latitude (N) In Decimal:		30.71290			28. Longitude (W) In Decimal:		-97.65770		
Degrees	Minutes	Seconds		Degrees	Minutes	Seconds			
30	42	46.44		-97	39	27.72			
29. Primary SIC Code	30. Secondary SIC Code		31. Primary NAICS Code		32. Secondary NAICS Code				
(4 digits)	(4 digits)		(5 or 6 digits)		(5 or 6 digits)				
100	700		11		111998				
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)									
Agricultural									
34. Mailing Address:	101 Parklane Blvd Ste 102								
	City	Sugar Land	State	TX	ZIP	77478	ZIP + 4	5521	
35. E-Mail Address:	vinod.dosapati@gmail.com								
36. Telephone Number	37. Extension or Code			38. Fax Number (if applicable)					
(281) 912-3364				() -					

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

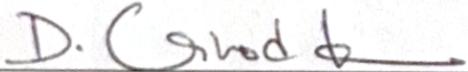
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source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

SECTION IV: Preparer Information

40. Name:	Justin M. Cadieux, P.E.	41. Title:	Project Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 685-5152		() -	jcadieux@quiddity.com

SECTION V: Authorized Signature

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

Company:	GT 195 Holdings, LLC	Job Title:	Manager
Name (In Print):	Vinod Dosapati	Phone:	(281) 912- 3364
Signature:		Date:	12/11/2025