

dgr

Donald G. Rauschuber & Associates, Inc.

P.O. Box 342707
Austin, Texas 78734
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Water Engineering
Municipal Engineering

January 14, 2026

Monica Reyes, Section Manager
Edwards Aquifer Protection Program
Water Supply Division, MC 159
P.O. Box 13087
Austin, Texas 78711-3087

**RE: PARADIS VINEYARD AND WINERY, LLC
7585 RR 12, SAN MARCOS, TEXAS 78666
WPAP RECHARGE ZONE - HAYS COUNTY, TEXAS
EXCEPTION REQUEST**

Dear Ms. Reyes:

By letter dated January 17, 2025, the TCEQ granted Paradis Vineyard and Winery, LLC, (Paradis) an exception to the requirements of a Water Pollution Abatement Plan (WPAP-EXP) related to the construction on a fire lane and a small tasting room venue on Paradis' 20.5-acre tract. Since the date of the TCEQ January 17, 2025, letter, the Texas Department of Transportation is requiring Paradis to install a turn lane off of Ranch Road 12 and within TxDOT right of way to access the Paradis property/tasting venue. In addition, Paradis, in working with the Hays County Fire Marshal, has been able to reduce the amount of area required for an on-site fire lane. Thus, the need to the amend the Exception Request as presented herein. Please note that the amount of impervious cover that Paradis is requesting exception is reduced from 0.89-acres granted via the January 17, 2025, letter to 0.59-acres as requested herein. .

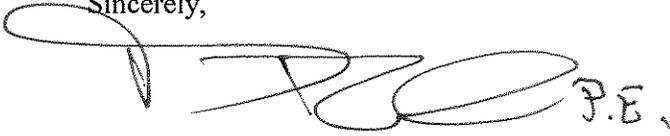
The following forms and documents are respectfully submitted herein: :

1. Edwards Aquifer Application Cover Page (Form 20705);
2. General Information Form (TCEQ-0587) With Attached Road Map, USGS/Edwards Recharge Zone Map, Project Description, and Property Deed;
3. Recharge and Transition Zone Exception Request Form (TCEQ-0628);
4. Agent Authorization Form (TCEQ-0599);
5. Application Fee Form (TCEQ-0574);
6. TCEQ Core Data Form.(TCEQ-10400);
7. Geologic Assessment (TCEQ-0585); and
8. Temporary Stormwater Section (TCEQ-0602).

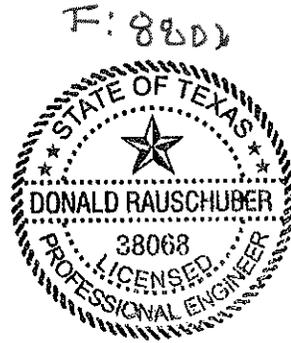
Please note that Paradis Vineyard and Winery LLC will remit the \$500.00 required fee for this Application via TCEQ on-line services.

If you need any additional information concerning this WPAP Application, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Rauschuber', followed by the letters 'P.E.' to the right.

President, DGRA, Inc.
Enclosures



1/14/2026

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: PARADIS VINEYARD AND WINERY					2. Regulated Entity No.: RN111773073				
3. Customer Name: PARADIS VINEYARD AND WINERY LLC					4. Customer No.: CN606160901				
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	<input type="radio"/> Modification			<input type="radio"/> Extension		<input type="radio"/> Exception		
6. Plan Type: (Please circle/check one)	<input checked="" type="radio"/> WPAP	<input type="radio"/> CZP	<input type="radio"/> SCS	<input type="radio"/> UST	<input type="radio"/> AST	<input type="radio"/> EXP	<input type="radio"/> EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	<input type="radio"/> Residential		<input checked="" type="radio"/> Non-residential			8. Site (acres):		20.5	
9. Application Fee:	\$6500.00		10. Permanent BMP(s):			Vegetative Filter Strips and Rock Berns			
11. SCS (Linear Ft.):	N.A.		12. AST/UST (No. Tanks):			No Non-Exempt Tanks			
13. County: Hays	Hays Co.		14. Watershed:			Sink Creek Subbasin, Upper San Marcos River Watershed, Guadalupe River Basin			

Application Distribution

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

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

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

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

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

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:

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

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

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Trinity-Glen Rose	<input type="checkbox"/> Edwards Aquifer Authority	<input type="checkbox"/> Kinney	<input type="checkbox"/> EAA <input type="checkbox"/> Medina	<input type="checkbox"/> EAA <input type="checkbox"/> Uvalde
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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.

Alan Paradis, Paradis Vineyard and Winery, LLC

Donald Rauschuber
 Print Name of Customer/Authorized Agent

[Signature]
 Signature of Customer/Authorized Agent

1/14/2020
 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):

AMENDED EXCEPTION REQUEST

PROJECT NAME: Paradis Vineyard and Winery, LLC

PROJECT ADDRESS: 7585 Ranch Road 12, San Marcos Texas 78666-2429

APPLICANT: Alan Paradis, Owner

**Paradis Vineyard and Winery, LLC
7585 Ranch Road 12
San Marcos Texas 78666-2429
alanjparadis@gmail.com
817/233-6029**

**Project Engineer: Donald G. Rauschuber and
Associates, Inc.
Don Rauschuber, P.E.
P.O. Box 342707, Austin, Texas 78734
dgrwater@dgrainc.com
512/413-9300**

Nature of Request:

An exemption request from the water quality requirements outlined in TAC Title 30 Part 1 Chapter 213 Subchapters A and B is being submitted to the TCEQ because of the circumstances listed below:

- Paradis Vineyard and Winery, LLC, (herein the “Paradis”) Exception Request to the requirements of a Water Pollution Abatement Plan (WPAP) was approved by the TCEQ on January 17, 2025 (*see Attachment One - TCEQ letter – herein “Approved WPAP Exception”*);
- The Approved WPAP Exemption provided for an impervious cover of 0.89- acres or 4.33-percent on Paradis’ 20.5-acre tract involving the construction of a wine tasting venue with associated small venue (i.e., tasting room) and fire lane;
- Now comes the Texas Highway Department of Highways and Transportation (herein “TxDOT) requiring Paradis to install driveway improvements and a traffic turn lane within TxDOT right of way. Thus, requiring the need to amend the Approved WPAP Exception to specifically include the required TxDOT improvements;
- In addition, Paradis has refined its required impervious calculations (*see Table One*) so that the final WPAP Exception will be reduced from 0.89-acres (4.33-percent) to 0.58-acres as generally described in the updated WPAP forms and illustrations;

- Paradis construction activities still involve only minor soil disturbance and stabilization; and
- Paradis’s planned project will only negligibly increase the impervious cover located on his 20.5-acre tract.

Table One. Paradis Vineyard and Winery Existing and Planned Impervious Cover Calculations.

EXISTING AND PROPOSED COVER	SQUARE FEET	SQ. FT./ACRE	IMPERVIOUS COVER AREA (AC.)
SF Family Residence (Existing)	4639	43560	0.11
Winery and Shed (Existing)	5200	43560	0.12
Tasting Room (Future)	1200	43560	0.03
Driveways Throat In ROW (Existing and Future)	5056	43560	0.12
Internal Fire Lane (Existing and Future)	7014	43560	0.16
TxDOT ROW Turn Lane (Future)	<u>1905</u>	43560	<u>0.04</u>
TOTAL IMPERVIOUS COVER	25014	43560	0.58
Total IC: 0.58 acre / 20.5 acre tract = 2.8 Percent IC			

Background:

Paradis Vineyard and Winery own (*see Attachment Two for property deed*) a 20.5-acre located at 7585 Ranch Road 12, San Marcos, Texas 78666 (*see Figure One*). This tract has a legal description of ABS 659, 69 & 668 M E ANDREWS, GIDEON BOWDITCH & H & GN RAILROAD SURVEYS 20.50 AC. On April 6, 2007 (the “Purchase Date”), Mr. Alan Paradis, President of Paradis Vineyard and Winery, purchased the property in from Jerome Faskas.

ATTACHMENT ONE

TCEQ CORRESPONDENCE DATED JANUARY 17, 2025

Brooke Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 17, 2025

Mr. Alan Paradis
Paradis Vineyard and Winery, LLC.
7585 RR 12
San Marcos, TX 78666

Re: Approval for an Exception to the requirements of a Water Pollution Abatement Plan (WPAP-EXP)
Paradis Vineyard and Winery; Located at 7585 Ranch Road 12; San Marcos, Hays County, Texas
Edwards Aquifer Protection Program ID No. 11004220; Regulated Entity No. RN111773073

Dear Mr. Paradis:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by DGRA, Inc. on behalf of the applicant, Paradis Vineyard and Winery, LLC, on November 13, 2024. Final review of the application was completed after additional material was received on January 13, 2025, and January 14, 2025.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213. The measures represented in the application demonstrate equivalent water quality protection for the Edwards Aquifer. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are **approved**, subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

BACKGROUND

The site is currently composed of a single-family residence, a metal building, pump house and storage building, and associated drives.

PROJECT DESCRIPTION

The proposed non-residential project will have an area of approximately 20.5 acres. The project will include the construction of a wine tasting venue with associated sidewalk and fire lane.

The impervious cover will be 0.89 acres (4.33 percent). According to a letter dated, January 14, 2025, signed by Haley Ritchie, with Hays County, the site in the development is acceptable for the use of on-site sewage facilities.

EQUIVALENT WATER QUALITY PROTECTION

The applicant requests an exception to submitting an Edwards Aquifer protection plan or modification required by 30 TAC §213.5; accordingly, the applicant proposes an exception under 30 TAC §213.9. The proposed development demonstrates equivalent water quality protection for the Edwards Aquifer. No exception is granted for prohibited activity.

PERMANENT POLLUTION ABATEMENT MEASURES

This small business will have 20-percent or less impervious cover, other permanent BMPs are not required.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, the surficial unit of the site is the Kainer Formation. No sensitive geologic features were identified in the GA. The site assessment conducted on January 14, 2025, by TCEQ staff determined the site to be generally as described by the GA.

SPECIAL CONDITIONS

- I. The 20-percent or less impervious cover waiver for the project must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20-percent or land use changes, the exemption for the whole site as described in the property boundaries required by §213.4(g) of this title, may no longer apply and the property owner must notify the EAPP of these changes.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.
2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the plan holder must submit to the EAPP proof of recordation of notice in the county deed records, with the volume and page number(s) of the county record. A description of the property boundaries shall be included in the deed recordation in the county deed records. TCEQ form, Deed Recordation Affidavit (TCEQ-0625), may be used.
4. The plan holder of any approved Edwards Aquifer protection plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.

5. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.
6. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring or gravel. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation.

During Construction:

8. This approval does not authorize the installation of temporary or permanent aboveground storage tanks on this project that will have a total storage capacity of 500 gallons or more of static hydrocarbons or hazardous substances without prior approval of an Aboveground Storage Tank facility application.
9. If any sensitive feature is encountered during construction, replacement, or rehabilitation on this project, all regulated activities must be **immediately** suspended near it and notification must be made to TCEQ EAPP staff. Temporary BMPs must be installed and maintained to protect the feature from pollution and contamination. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality.
10. All water wells, including injection, dewatering, and monitoring wells shall be identified in the geologic assessment and must be in compliance with the requirements of the Texas Department of Licensing and Regulation 16 TAC Chapter §76 and all other locally applicable rules, as appropriate.
11. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
12. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.
13. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

Mr. Alan Paradis
Page 4
January 17, 2025

14. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

The holder of the approved Edwards Aquifer protection plan is responsible for compliance with Chapter §213 and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 and is subject to administrative rule or orders and penalties as provided under §213.10 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved Edwards Aquifer protection plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Colin Gearing of the Edwards Aquifer Protection Program at 512-239-7015 or the regional office at 512-339-2929.

Sincerely,

Monica Reyes

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

MR/cmjg

cc: Mr. Donald Rauschuber, P.E., DGRA, Inc.

ATTACHMENT TWO
ALAN PARADIS PROPERTY DEED

ITC 4/12/07
26.000
0704403-WIM

Bk Vol Pg
70010434 OFR 3144 819

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: April 6, 2007

Grantor: JEROME P. FASKAS, a married person, not joined herein by my spouse for the reason the hereinafter described property forms no part of our homestead and is my sole and separate property and estate.

Grantor's Mailing Address (including county):

P.O. Box 5203
Victoria, TX 77903
Victoria County

Grantee: ALAN J. PARADIS and BARBARA J. PARADIS

Grantee's Mailing Address (including County):

4501 Shadycreek Lane
Colleyville, TX 76034-4731
Tarrant County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of TWO HUNDRED NINETY FIVE THOUSAND AND NO/100 Dollars (\$295,000.00) executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Joseph J. Malone, Trustee.

Property (including any improvements):

BEING 20.500 acres of land, more or less, located in the H. & G.N. Railroad Co. Survey No. 1, Hays County, Texas, being part of that 97.468 acre tract conveyed to Jerome P. Faskas, as recorded in Volume 1368, Page 399, Hays County Deed Records, said 20.500 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any and all oil, gas and mineral reservations previously reserved and of record in the Official Public Records of Hays County, Texas,

affecting the above described property. In addition, Grantor (a) reserves unto itself, its successors and assigns, one-half (1/2) of all of the oil, gas, coal, lignite, and other minerals, and royalty on said minerals, which are vested in Grantor, in and under and that may be produced from, the Property; and (b) expressly conveys to Grantee and its successors and assigns one-half (1/2) of all of the oil, gas, coal, lignite, and other minerals, and royalty on said minerals, which are vested in Grantor, in and under and that may be produced from, the Property; provided, however, that all rights to execute and deliver old, gas and mineral leases, farm out agreements and other agreements concerning such minerals are expressly granted and conveyed to grantee, and Grantee herein shall have the sole and exclusive right to negotiate for and execute mineral leases covering Grantor's retained mineral and royalty interest in the Property. Grantors retain the right to receive the proceeds attributable to their retained interest from any lease bonus, delay rentals, shut-in gas royalty payments and royalties when and if Grantee leases the Property for mineral exploration and/or development.

This conveyance is further made and accepted subject to the following restrictions:

1. No mobile homes.
2. No bars serving hard liquor
3. No pig farms
4. No noxious activities
5. No businesses related to pornography or junk yards
6. Hunting is allowed only with a shotgun or bow and arrow
7. Wine tasting rooms and/or sale of wine are expressly allowed
8. Recreational vehicles are allowed

This conveyance is further made and accepted subject to any and all restrictions, covenants, reservations, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

The vendor's lien against and superior title to the property are retained until each note described herein is fully paid according to its terms, at which time this deed shall become absolute.

AS A MATERIAL PART OF THE CONSIDERATION FOR THIS AGREEMENT, GRANTOR AND GRANTEE AGREES THAT GRANTEE IS TAKING THE PROPERTY "AS IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES THAT THEY ARE NOT RELYING UPON ANY REPRESENTATION, STATEMENT OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION, BUT ARE RELYING UPON THEIR EXAMINATION OF THE PROPERTY, GRANTEE TAKES THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THERE ARE NO EXPRESSED OR IMPLIED WARRANTIES (EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN CLOSING STATEMENTS) GRANTEE HEREBY RELEASES AND INDEMNIFIES GRANTOR FROM ANY AND ALL DAMAGES CONCERNING THE SALE OF THIS PROPERTY. THIS IS A FULL RELEASE AND INCLUDES BUT IS NOT LIMITED TO ENVIRONMENTAL ISSUES, BUILDING AND BUILDING COMPONENTS, ENDANGERED SPECIES, ASBESTOS, LEAD PAINT, SEPTIC OR WELL ISSUES, WETLANDS, DRAINAGE ETC. PROVISIONS OF THIS SECTION SHALL SURVIVE THE CLOSING.

When the context requires, singular nouns and pronouns include the plural.

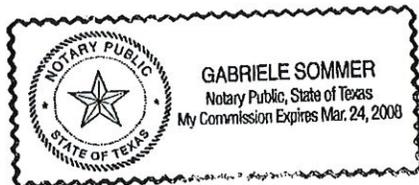

JEROME P. FASKAS

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HAYS §

This instrument was acknowledged before me on April 10, 2007, by Jerome P. Faskas.

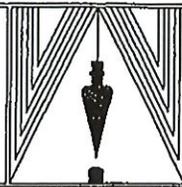



Notary Public, State of Texas



WATSON SURVEYING

9501 CAPITAL OF TEXAS HWY.
SUITE 303 AUSTIN, TX 78759
346-8566 FAX 346-8568



Bk Vol Pg
70010434 DPK 3144 022

FIELD NOTES FOR 20.500 ACRES OF LAND LOCATED IN THE H. & G.N. RAILROAD SURVEY NO. 1 IN HAYS COUNTY, TEXAS, BEING PART OF THAT 97.468 ACRE TRACT CONVEYED TO JEROME P. FASKAS, AS RECORDED IN VOLUME 1368, PAGE 399, HAYS COUNTY DEED RECORDS, SAID 20.500 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a steel pin found 1 foot northwest of a fence in the southeast line of Summer Mountain Ranch Section 2, a subdivision recorded in Book 5, Page 375, a subdivision recorded in Book 5, Page 375, Hays County Plat Records, at the north corner of Lot 74, Falconwood, a subdivision recorded in Book 8, Page 140, Hays County Plat Records, at the west corner of said 97.468 acres, for the west corner hereof;

THENCE N43°44'14"E 1444.70 feet along said southeast line and generally along a fence to the base of a leaning steel pipe fence corner post at the north or northwest corner of said 97.468 acres, also a point in the southwest right-of-way line of Ranch Road 12, for the north corner hereof;

THENCE S46°7'27"E 613.01 feet generally following a fence along said right-of-way and the northeast line of said 97.468 acres to a ½" steel pin with orange cap set for east corner hereof;

THENCE S42°29'37"W 1397.65 feet crossing said 97.468 acres to a ½" steel pin with orange cap set in the northeast line of said Lot 74, for the south corner hereof;

THENCE N50°20'36"W 645.43 feet along said northeast line of Lot 74 to the POINT OF BEGINNING, containing 20.500 acres of land.

Bearing Basis: Southeast line of subdivision "Summer Mountain Ranch" Sec. 2

Surveyed 2 April 2007 by:


Stuart Watson, RPLS 4550



EXHIBIT "A"

Filed for Record in:
Hays County
On: Apr 12, 2007 at 02:51P
Document Number: 70010434
Amount: 28.00
Receipt Number - 168738
By:
Lynn Curry, Deputy
Linda C. Fritscher, County Clerk
Hays County

WARRANTY DEED

STATE OF TEXAS §
 §
COUNTY OF HAYS §

Effective Date: July 1, 2016

Grantor: Alan J. Paradis, as to his sole and separate property

Grantor's Mailing Address (Including County):
5301 Colleyville Blvd., Suite 110
Colleyville, Texas 76034
Tarrant County, Texas

Grantee: Paradise Winery, LLC, a Texas limited liability company

Grantee's Mailing Address (Including County):
c/o Alan J. Paradis, Member Manager
5301 Colleyville Blvd., Suite 110
Colleyville, Texas 76034
Tarrant County, Texas

Consideration: For the purpose of contributing Property to Grantee and capitalizing business entity

Property (Including Any Improvements): Being 20.500 acres of land, more or less, located in the H. & G.N Railroad Co. Survey No. 1, Hays County, Texas, being part of that 97.468 acre tract conveyed to Jerome P. Faskas, as recorded in Volume 1368, Page 399, Hays County Deed Records, said 20.500 acre tract being more particularly described in that certain Release of Lien, dated December 14, 2009, recorded in document number 90033139, Volume 3796, Page 716 in the Official Public Records of Hays County, Texas.

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the Property, with the hereditaments and appurtenances.

Reservations From Conveyance: None

Exceptions To Conveyance And Warranty: This conveyance is expressly made subject to the following matters ("Exceptions"), but only to the extent the same are valid and enforceable and affect the Property:

1. Rights of adjoining land owners in any walls and fences situated on a common boundary;

2. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or overlapping improvements;
3. Taxes and assessments by any taxing authority having jurisdiction over the Property for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes;
4. The rights of Hays County, Texas, any governmental agencies having jurisdiction over the Property, and the general public, in and to any part of the Property that is situated in or on a public street, alley or roadway.
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the Property.
6. Any unrecorded interests that affects the Property.

The Exception listed above are solely for the purpose of qualifying the estate conveyed herein and Grantor's warranty of title, and no reference or recital herein shall create, enlarge, extend, ratify, confirm or be the basis for any right, title, estate, claim or demand in favor of any party other than Grantor and Grantee, and their respective heirs, legal representatives, successors and assigns.

Conveyance: Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

Executed as of the date acknowledged.

By:

Alan J. Paradis, Grantor

STATE OF TEXAS

ACKNOWLEDGEMENT

COUNTY OF TARRANT

Before, me, a Notary Public, in and for said county and state, on August 2, 2016, personally appeared Alan J. Paradis, who is known to me to be the person whose name is subscribed to the foregoing instrument in his individual capacity, and acknowledge to me that he executed the same for the purposes and consideration therein expressed. Witness my hand and seal of office.

[SEAL]



Notary Public, State of Texas

My commission expires:

11-18-17

UNOFFICIAL COPY

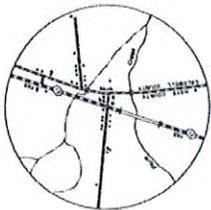
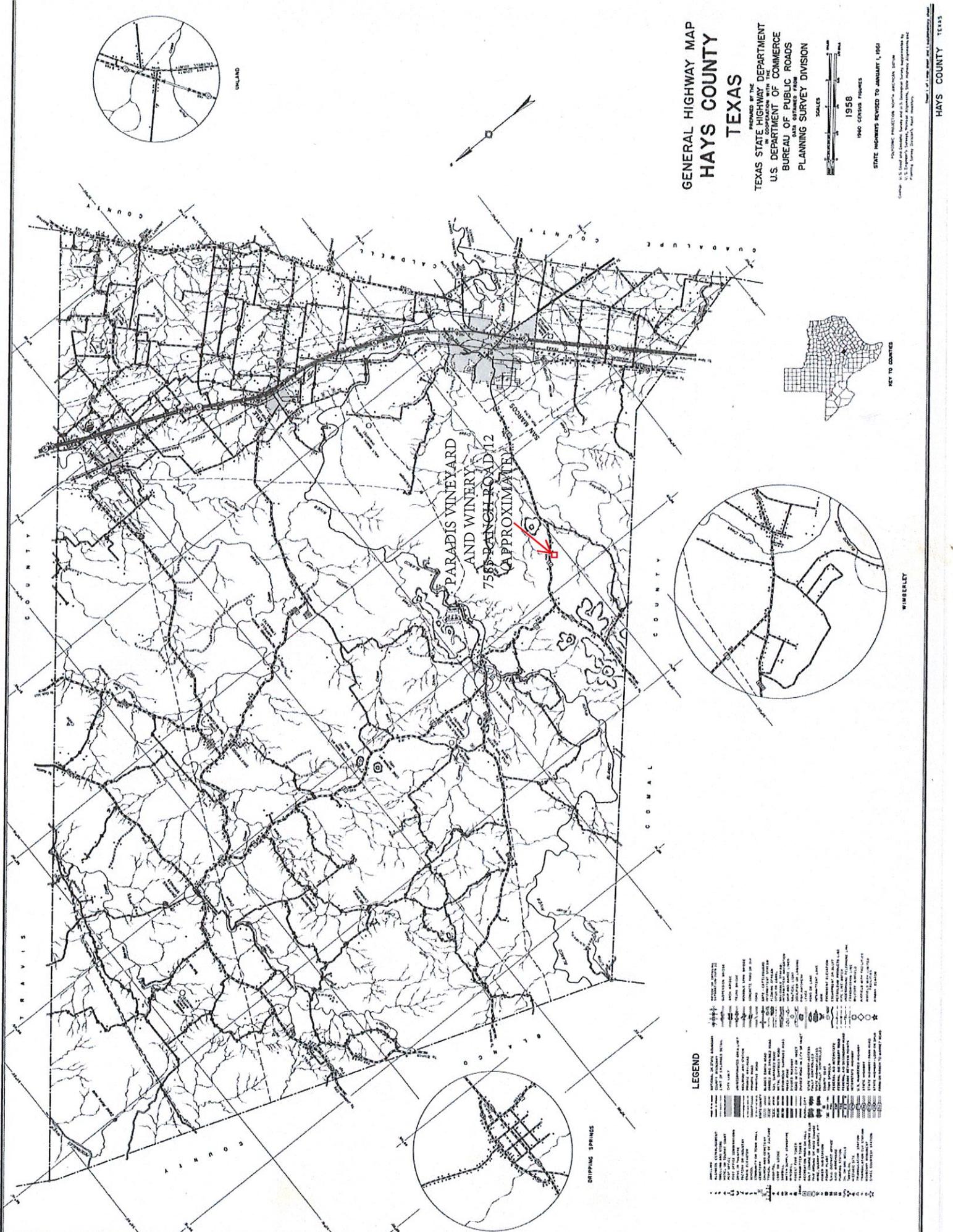
AFTER RECORDING RETURN TO:

Margaret M. Menicucci
Braun & Gresham, PLLC
PO Box 1148
Dripping Springs, TX 78620

Warranty Deed

Page 3





UNLAKED



GENERAL HIGHWAY MAP HAYS COUNTY TEXAS

PREPARED BY THE
TEXAS STATE HIGHWAY DEPARTMENT
IN COOPERATION WITH THE
U.S. DEPARTMENT OF COMMERCE
BUREAU OF PUBLIC ROADS
DATE OBTAINED FROM
PLANNING SURVEY DIVISION



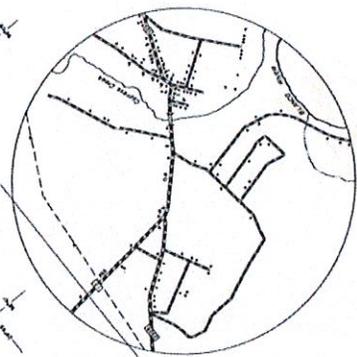
1958
1940 CONUS FIGURES

STATE HIGHWAYS REVISED TO JANUARY 1, 1961

PROJECTION: NORTH AMERICAN DATUM
CONTOUR: 5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000
Copyright, U.S. Department of Commerce, Bureau of Public Roads, Planning Survey Division
Planning Survey Division, State Highway Department, Austin, Texas



KEY TO CONTOURS



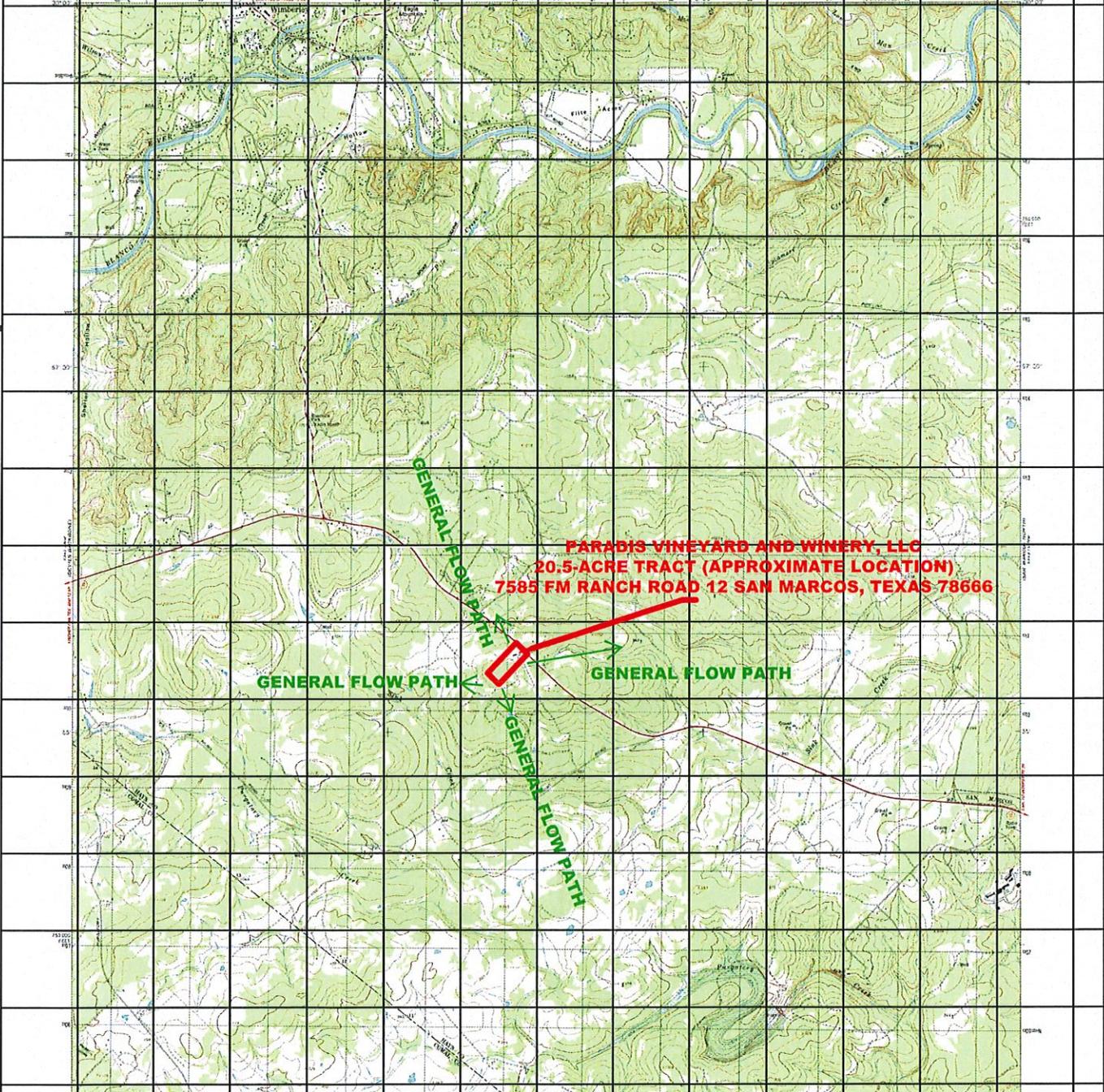
WIMBLEELEY

LEGEND

ROADS	STATE HIGHWAYS	UNLAKED	RAILROADS
... (various symbols for road types, railroads, etc.) (various symbols for road types, railroads, etc.) (various symbols for road types, railroads, etc.) (various symbols for road types, railroads, etc.) ...

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

WIMBERLEY QUADRANGLE
TEXAS
7.5 MINUTE SERIES (TOPOGRAPHIC)



GENERAL FLOW PATH

PARADIS VINEYARD AND WINERY, LLC
20.5-ACRE TRACT (APPROXIMATE LOCATION)
7585 FM RANCH ROAD 12 SAN MARCOS, TEXAS 78666

GENERAL FLOW PATH

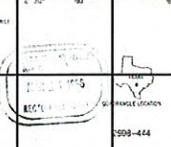
GENERAL FLOW PATH

GENERAL FLOW PATH

Map produced and published by the Geological Survey
in cooperation with the Texas Natural Development Board
Control by USGS and NHDN/ANNA
Topography by photogrammetry from aerial photographs
1967-1968. Field checked 1968. Revised from aerial photographs
taken 1968. Field checked 1988.
Aerial photography by USGS and NHDN/ANNA
1:50,000 scale Universal Transverse Mercator grid, zone 14
1983 National Plane Datum
Scale on the printed North American Datum 1983 projection
of section lines 18 meters short at 22 meters east as shown by
dashed corner ticks.
Red dashed lines indicate section lines.



SCALE 1:24,000
CONTOUR INTERVAL 20 FEET
VERTICAL DATUM OF 1983
THIS MAP COULDS BE USED AS A GUIDE TO THE LOCATION OF THE TRACT.
FOR SALE BY THE U.S. GEOLOGICAL SURVEY FOR ROCK, SAND, GRAVEL, AND GRADE BRICKS
AND A FLOOD HAZARD ZONING MAP.



ROAD CLASSIFICATION
Primary highway
Hard surface
Secondary highway
Hard surface
Unimproved road
U.S. Route
State Route
Interstate Route

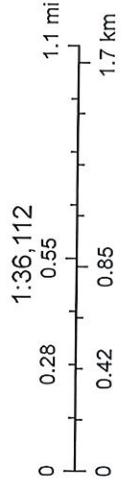
WIMBERLEY, TEX. 78666
28986-1078-01
1:50,000
DATA 1967-1968-1988

Edwards Aquifer Viewer Custom Print

PARADIS VINEYARD AND WINERY
7585 RR 12 SAN MARCOS, TEXAS

**Edwards Aquifer
Recharge Zone**

7/5/2024, 8:31:59 AM



- Edwards Aquifer Label
- Groundwater Conservation Districts
- Barton Springs/Edwards Aquifer CD
- Comal Trinity GCD
- Edwards Aquifer Authority
- Hays Trinity GCD
- TX Counties
- 7.5 Minute Quad Grid
- TCEQ_EDWARDS_OFFICIAL_MAPS

City of Austin, Comal County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA, TCEQ
Web AppBuilder for ArcGIS
City of Austin, Comal County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA, TCEQ

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.

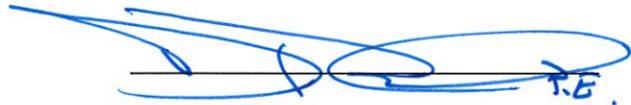
Signature

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: Donald G. Rauschuber, P.E.

Date: January 8, 2026

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Paradis Vineyard and Winery, LLC
2. County: Hays
3. Stream Basin: Guadalupe
4. Groundwater Conservation District (If applicable): Barton Springs Groundwater Conservation District
5. Edwards Aquifer Zone:
 - Recharge Zone
 - Transition Zone
6. Plan Type:
 - WPAP
 - SCS
 - Modification
 - AST

UST

Exception Request

7. Customer (Applicant):

Contact Person: Alan Paradis

Entity: Owner

Mailing Address: 7585 RR 12

City, State: San Marcos, Texas

Telephone: 817/233-6029

Email Address: alaniparadis@gmail.com

Zip: 78666

FAX: _____

8. Agent/Representative (If any):

Contact Person: Donald Rauschuber

Entity: Engineer

Mailing Address: P. O. 342707

City, State: Austin, Texas

Telephone: 512/413-9300

Email Address: dgrwater@dgrainc.com

Zip: 78734

FAX: _____

9. Project Location:

The project site is located inside the city limits of N.A.

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

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.

Project site is located on a 20.5-acre tract at 7585 RR 12, San Marcos, Texas

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: January 12, 2026

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: Grape Vineyard

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.

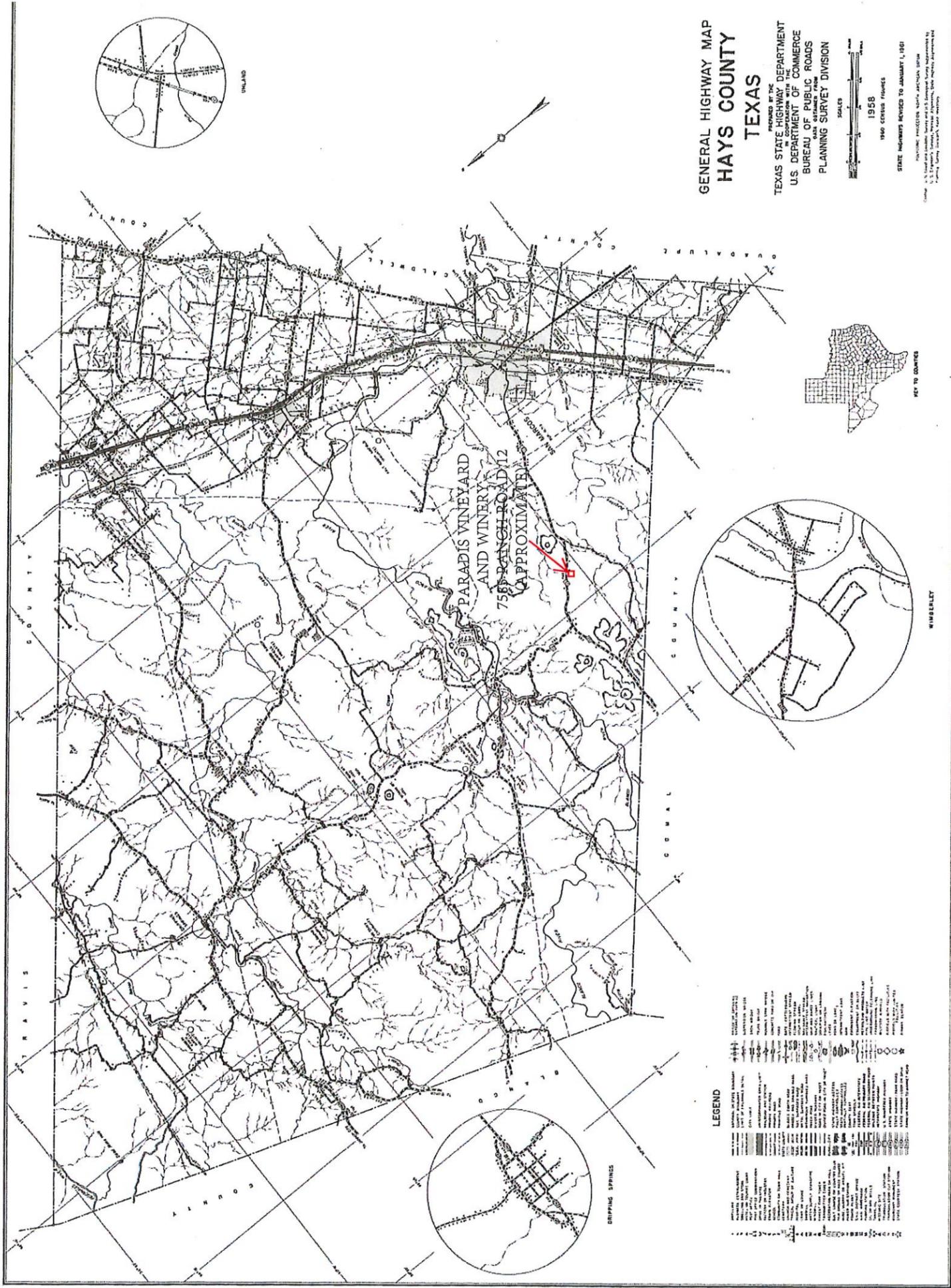
17. I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:

- (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.

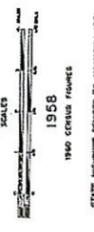
Administrative Information

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 HIGHWAY MAP
HAYS COUNTY
TEXAS

THIS MAP WAS PREPARED BY THE
 TEXAS STATE HIGHWAY DEPARTMENT
 IN COOPERATION WITH THE
 U.S. DEPARTMENT OF COMMERCE
 BUREAU OF PUBLIC ROADS
 DATA OBTAINED FROM
 PLANNING SURVEY DIVISION



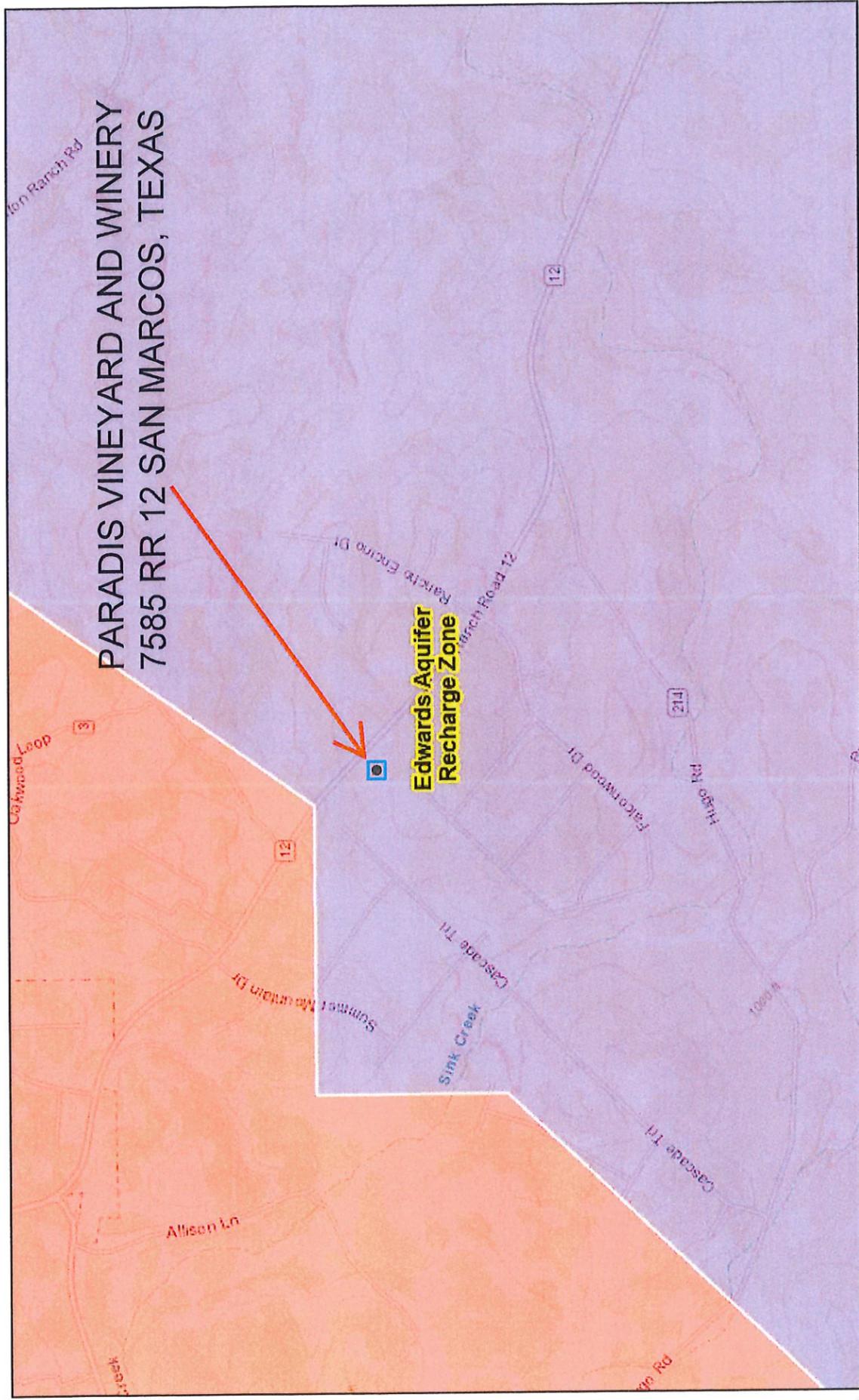
STATE HIGHWAYS REVISED TO JANUARY 1, 1961
 1958 CENSUS FIGURES

Copyright © 1961 by the State Highway Department, State Highway Administration, Austin, Texas. All rights reserved. This map is a reproduction of the original map prepared by the State Highway Department, Austin, Texas.

LEGEND

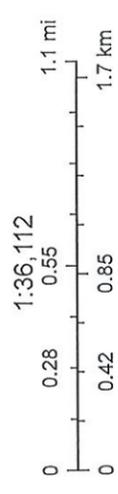
Interstate Highway	State Highway	County Road	Local Road	Unimproved Road	Gravel Road	Asphalt Road	Concrete Road	Other Road	Waterway	Railroad	Power Line	Telephone Line	Gas Line	Other Utility	Settlement	Other
1-4	5-9	10-19	20-29	30-39	40-49	50-59	60-69	70-79	80-89	90-99	100-109	110-119	120-129	130-139	140-149	150-159

Edwards Aquifer Viewer Custom Print



7/5/2024, 8:31:59 AM

- Edwards Aquifer Label
- Groundwater Conservation Districts
- Barton Springs/Edwards Aquifer CD
- Comal Trinity GCD
- Edwards Aquifer Authority
- Hays Trinity GCD
- TX Counties
- 7.5 Minute Quad Grid
- TCEQ_EDWARDS_OFFICIAL_MAPS



City of Austin, Comal County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA, TCEQ

Web AppBuilder for ArcGIS

City of Austin, Comal County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA | TCEQ |

AMENDED EXCEPTION REQUEST

PROJECT NAME: Paradis Vineyard and Winery, LLC

PROJECT ADDRESS: 7585 Ranch Road 12, San Marcos Texas 78666-2429

APPLICANT: Alan Paradis, Owner

**Paradis Vineyard and Winery, LLC
7585 Ranch Road 12
San Marcos Texas 78666-2429
alanjparadis@gmail.com
817/233-6029**

**Project Engineer: Donald G. Rauschuber and
Associates, Inc.
Don Rauschuber, P.E.
P.O. Box 342707, Austin, Texas 78734
dgrwater@dgrainc.com
512/413-9300**

Nature of Request:

An exemption request from the water quality requirements outlined in TAC Title 30 Part 1 Chapter 213 Subchapters A and B is being submitted to the TCEQ because of the circumstances listed below:

- Paradis Vineyard and Winery, LLC, (herein the "Paradis") Exception Request to the requirements of a Water Pollution Abatement Plan (WPAP) was approved by the TCEQ on January 17, 2025 (*see Attachment One - TCEQ letter – herein "Approved WPAP Exception"*);
- The Approved WPAP Exemption provided for an impervious cover of 0.89- acres or 4.33-percent on Paradis' 20.5-acre tract involving the construction of a wine tasting venue with associated small venue (i.e., tasting room) and fire lane;
- Now comes the Texas Highway Department of Highways and Transportation (herein "TxDOT) requiring Paradis to install driveway improvements and a traffic turn lane within TxDOT right of way. Thus, requiring the need to amend the Approved WPAP Exception to specifically include the required TxDOT improvements;
- In addition, Paradis has refined its required impervious calculations (*see Table One*) so that the final WPAP Exception will be reduced from 0.89-acres (4.33-percent) to 0.58-acres as generally described in the updated WPAP forms and illustrations;

- Paradis construction activities still involve only minor soil disturbance and stabilization; and
- Paradis's planned project will only negligibly increase the impervious cover located on his 20.5-acre tract.

Table One. Paradis Vineyard and Winery Existing and Planned Impervious Cover Calculations.

EXISTING AND PROPOSED COVER	SQUARE FEET	SQ. FT./ACRE	IMPERVIOUS COVER AREA (AC.)
SF Family Residence (Existing)	4639	43560	0.11
Winery and Shed (Existing)	5200	43560	0.12
Tasting Room (Future)	1200	43560	0.03
Driveways Throat In ROW (Existing and Future)	5056	43560	0.12
Internal Fire Lane (Existing and Future)	7014	43560	0.16
TxDOT ROW Turn Lane (Future)	<u>1905</u>	43560	<u>0.04</u>
TOTAL IMPERVIOUS COVER	25014	43560	0.58
Total IC: 0.58 acre / 20.5 acre tract = 2.8 Percent IC			

Background:

Paradis Vineyard and Winery own (*see Attachment Two for property deed*) a 20.5-acre located at 7585 Ranch Road 12, San Marcos, Texas 78666 (*see Figure One*). This tract has a legal description of ABS 659, 69 & 668 M E ANDREWS, GIDEON BOWDITCH & H & GN RAILROAD SURVEYS 20.50 AC. On April 6, 2007 (the "Purchase Date"), Mr. Alan Paradis, President of Paradis Vineyard and Winery, purchased the property in from Jerome Faskas.

ITC 1/12/07
28.000
0704403-WIM

70010434 Bk Vol Pg
0FR 3144 819

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: April 6, 2007

Grantor: JEROME P. FASKAS, a married person, not joined herein by my spouse for the reason the hereinafter described property forms no part of our homestead and is my sole and separate property and estate.

Grantor's Mailing Address (including county):

P.O. Box 5203
Victoria, TX 77903
Victoria County

Grantee: ALAN J. PARADIS and BARBARA J. PARADIS

Grantee's Mailing Address (including County):

4501 Shadycreek Lane
Colleyville, TX 76034-4731
Tarrant County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of TWO HUNDRED NINETY FIVE THOUSAND AND NO/100 Dollars (\$295,000.00) executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Joseph J. Malone, Trustee.

Property (including any improvements):

BEING 20.500 acres of land, more or less, located in the H. & G.N. Railroad Co. Survey No. 1, Hays County, Texas, being part of that 97.468 acre tract conveyed to Jerome P. Faskas, as recorded in Volume 1368, Page 399, Hays County Deed Records, said 20.500 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any and all oil, gas and mineral reservations previously reserved and of record in the Official Public Records of Hays County, Texas,

affecting the above described property. In addition, Grantor (a) reserves unto itself, its successors and assigns, one-half (1/2) of all of the oil, gas, coal, lignite, and other minerals, and royalty on said minerals, which are vested in Grantor, in and under and that may be produced from, the Property; and (b) expressly conveys to Grantee and its successors and assigns one-half (1/2) of all of the oil, gas, coal, lignite, and other minerals, and royalty on said minerals, which are vested in Grantor, in and under and that may be produced from, the Property; provided, however, that all rights to execute and deliver oil, gas and mineral leases, farm out agreements and other agreements concerning such minerals are expressly granted and conveyed to grantee, and Grantee herein shall have the sole and exclusive right to negotiate for and execute mineral leases covering Grantor's retained mineral and royalty interest in the Property. Grantors retain the right to receive the proceeds attributable to their retained interest from any lease bonus, delay rentals, shut-in gas royalty payments and royalties when and if Grantee leases the Property for mineral exploration and/or development.

This conveyance is further made and accepted subject to the following restrictions:

1. No mobile homes.
2. No bars serving hard liquor
3. No pig farms
4. No noxious activities
5. No businesses related to pornography or junk yards
6. Hunting is allowed only with a shotgun or bow and arrow
7. Wine tasting rooms and/or sale of wine are expressly allowed
8. Recreational vehicles are allowed

This conveyance is further made and accepted subject to any and all restrictions, covenants, reservations, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

The vendor's lien against and superior title to the property are retained until each note described herein is fully paid according to its terms, at which time this deed shall become absolute.

AS A MATERIAL PART OF THE CONSIDERATION FOR THIS AGREEMENT, GRANTOR AND GRANTEE AGREES THAT GRANTEE IS TAKING THE PROPERTY "AS IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES THAT THEY ARE NOT RELYING UPON ANY REPRESENTATION, STATEMENT OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION, BUT ARE RELYING UPON THEIR EXAMINATION OF THE PROPERTY, GRANTEE TAKES THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THERE ARE NO EXPRESSED OR IMPLIED WARRANTIES (EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN CLOSING STATEMENTS) GRANTEE HEREBY RELEASES AND INDEMNIFIES GRANTOR FROM ANY AND ALL DAMAGES CONCERNING THE SALE OF THIS PROPERTY. THIS IS A FULL RELEASE AND INCLUDES BUT IS NOT LIMITED TO ENVIRONMENTAL ISSUES, BUILDING AND BUILDING COMPONENTS, ENDANGERED SPECIES, ASBESTOS, LEAD PAINT, SEPTIC OR WELL ISSUES, WETLANDS, DRAINAGE ETC. PROVISIONS OF THIS SECTION SHALL SURVIVE THE CLOSING.

When the context requires, singular nouns and pronouns include the plural.

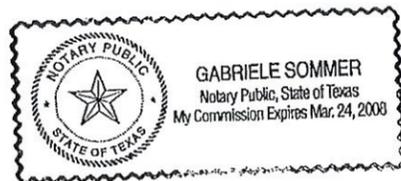

JEROME P. FASKAS

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HAYS §

This instrument was acknowledged before me on April 10, 2007, by Jerome P. Faskas.

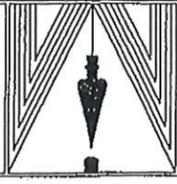



Notary Public, State of Texas



WATSON SURVEYING

9501 CAPITAL OF TEXAS HWY.
SUITE 303 AUSTIN, TX 78759
346-8566 FAX 346-8568



Bk Vol Pg
70010434 OFR 3144 022

FIELD NOTES FOR 20.500 ACRES OF LAND LOCATED IN THE H. & G.N. RAILROAD SURVEY NO. 1 IN HAYS COUNTY, TEXAS, BEING PART OF THAT 97.468 ACRE TRACT CONVEYED TO JEROME P. FASKAS, AS RECORDED IN VOLUME 1368, PAGE 399, HAYS COUNTY DEED RECORDS, SAID 20.500 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a steel pin found 1 foot northwest of a fence in the southeast line of Summer Mountain Ranch Section 2, a subdivision recorded in Book 5, Page 375, a subdivision recorded in Book 5, Page 375, Hays County Plat Records, at the north corner of Lot 74, Falconwood, a subdivision recorded in Book 8, Page 140, Hays County Plat Records, at the west corner of said 97.468 acres, for the west corner hereof;

THENCE N43°44'14"E 1444.70 feet along said southeast line and generally along a fence to the base of a leaning steel pipe fence corner post at the north or northwest corner of said 97.468 acres, also a point in the southwest right-of-way line of Ranch Road 12, for the north corner hereof;

THENCE S46°7'27"E 613.01 feet generally following a fence along said right-of-way and the northeast line of said 97.468 acres to a 1/2" steel pin with orange cap set for east corner hereof;

THENCE S42°29'37"W 1397.65 feet crossing said 97.468 acres to a 1/2" steel pin with orange cap set in the northeast line of said Lot 74, for the south corner hereof;

THENCE N50°20'36"W 645.43 feet along said northeast line of Lot 74 to the POINT OF BEGINNING, containing 20.500 acres of land.

Bearing Basis: Southeast line of subdivision "Summer Mountain Ranch" Sec. 2

Surveyed 2 April 2007 by: Stuart Watson
Stuart Watson, RPLS 4550



EXHIBIT "A"

Filed for Record in:
Hays County
On: Apr 12, 2007 at 02:51P
Document Number: 70010434
Amount: 28.00
Receipt Number - 168738
By:
Lynn Curry, Deputy
Linda C. Fritsche, County Clerk
Hays County

WARRANTY DEED

STATE OF TEXAS §
 §
COUNTY OF HAYS §

Effective Date: July 1, 2016

Grantor: Alan J. Paradis, as to his sole and separate property

Grantor's Mailing Address (Including County):
5301 Colleyville Blvd., Suite 110
Colleyville, Texas 76034
Tarrant County, Texas

Grantee: Paradise Winery, LLC, a Texas limited liability company

Grantee's Mailing Address (Including County):
c/o Alan J. Paradis, Member Manager
5301 Colleyville Blvd., Suite 110
Colleyville, Texas 76034
Tarrant County, Texas

Consideration: For the purpose of contributing Property to Grantee and capitalizing business entity

Property (Including Any Improvements): Being 20.500 acres of land, more or less, located in the H. & G.N Railroad Co. Survey No. 1, Hays County, Texas, being part of that 97.468 acre tract conveyed to Jerome P. Faskas, as recorded in Volume 1368, Page 399, Hays County Deed Records, said 20.500 acre tract being more particularly described in that certain Release of Lien, dated December 14, 2009, recorded in document number 90033139, Volume 3796, Page 716 in the Official Public Records of Hays County, Texas.

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the Property, with the hereditaments and appurtenances.

Reservations From Conveyance: None

Exceptions To Conveyance And Warranty: This conveyance is expressly made subject to the following matters ("Exceptions"), but only to the extent the same are valid and enforceable and affect the Property:

1. Rights of adjoining land owners in any walls and fences situated on a common boundary;

2. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or overlapping improvements;
3. Taxes and assessments by any taxing authority having jurisdiction over the Property for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes;
4. The rights of Hays County, Texas, any governmental agencies having jurisdiction over the Property, and the general public, in and to any part of the Property that is situated in or on a public street, alley or roadway.
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the Property.
6. Any unrecorded interests that affects the Property.

The Exception listed above are solely for the purpose of qualifying the estate conveyed herein and Grantor's warranty of title, and no reference or recital herein shall create, enlarge, extend, ratify, confirm or be the basis for any right, title, estate, claim or demand in favor of any party other than Grantor and Grantee, and their respective heirs, legal representatives, successors and assigns.

Conveyance: Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

Executed as of the date acknowledged.

By: *Alan J. Paradis*
Alan J. Paradis, Grantor

STATE OF TEXAS

ACKNOWLEDGEMENT

COUNTY OF TARRANT

Before me, a Notary Public, in and for said county and state, on August 8, 2016, personally appeared Alan J. Paradis, who is known to me to be the person whose name is subscribed to the foregoing instrument in his individual capacity, and acknowledge to me that he executed the same for the purposes and consideration therein expressed. Witness my hand and seal of office.



Elizabeth A. Wells
Notary Public, State of Texas

My commission expires: 11-18-17

Unofficial Copy

AFTER RECORDING RETURN TO:

Margaret M. Menicucci
Braun & Gresham, PLLC
PO Box 1148
Dripping Springs, TX 78620

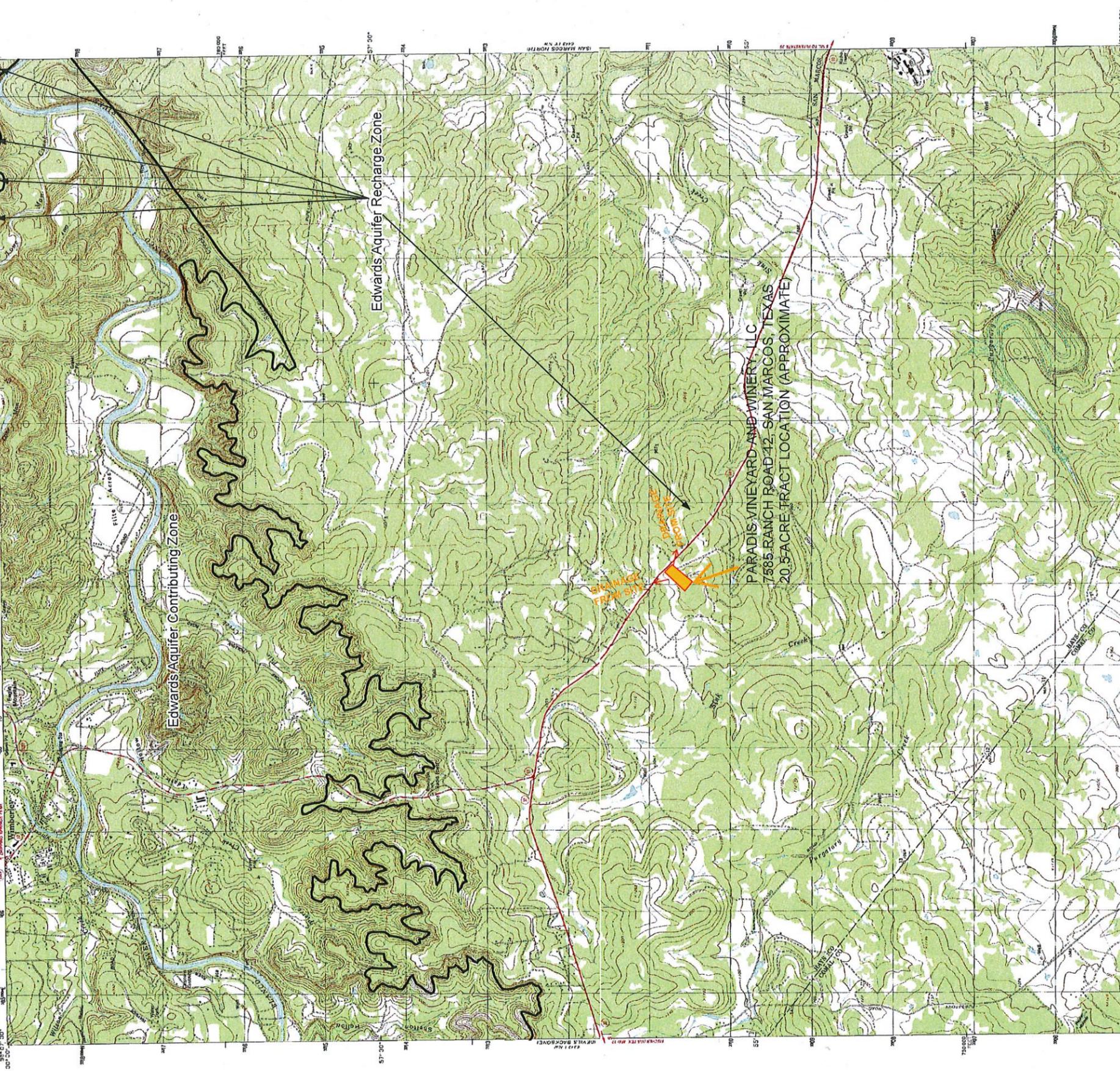
Warranty Deed

Page 3



UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

WIMBERLEY QUADRANGLE
TEXAS
7.5 MINUTE SERIES (TOPOGRAPHIC)



Adapted, edited, and published by the Geological Survey
from the 7.5 Minute Topographic Map of the State Water Development Board
Control by USGS and NCSQA
Topographic to photogrammetric methods from aerial photographs
taken 1958. Field checked 1964. Revised from aerial photographs
taken 1988. Field checked 1988. Map revised 1989.
Projection and 10,000-foot grid methods use coordinate system,
1000-meter Universal Transverse Mercator grid, zone 14
1927 North American Datum. American Datum 1983 shows the
projection lines 10 meters south and 28 meters east as shown by
dashed corner ticks.
The red dashed lines indicate reference fence lines.

SCALE 1:24,000
HORIZONTAL SCALE
1:24,000
VERTICAL SCALE
1:24,000
CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
THE MAP COMPARES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A POLAR DECENDING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Primary highway: Light-duty road, hard or hard surface
Secondary highway: Light-duty road, improved surface
Tertiary highway: Light-duty road, best surface
Unimproved road
Interstate Route
U. S. Route
State Route
WIMBERLEY, TEX.
2505441 11-04
1989
DMA 530 THE SERIES 1982
2558-444
COLUMBIA, GEORGIA

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program
TCEQ

Regulatory Zones
30 TAC Chapter 213- Edwards Aquifer
Effective September 2005

This map was prepared by the Geographic Information and Assessment Team of the Texas Commission on Environmental Quality to detail the boundaries of the regulatory zones of the Edwards Aquifer Protection Program. The map is based on the Administrative Code Title 20, Part 1, §213.2. No other claims are made to the accuracy or completeness of the data or to its use. The Texas Commission on Environmental Quality is the Regional Office in San Antonio or Austin. Printed June 2005.

PARADIS VINEYARD AND WINERY, LLC TCEQ WPAP EXCEPTION REQUEST

OWNER:
PARADIS VINEYARD AND WINERY, LLC
7585 RANCH RD 12, SAN MARCOS, TX 78666

CIVIL ENGINEER:

DGRA, INC.
P.O. BOX 342707
AUSTIN, TX 78734
(O) 512-413-9300
CONTACT: DON RAUSCHUBER, P.E.



SHEET INDEX:

- 1 OF 2 COVER SHEET
- 2 OF 2 PARADIS 20.5-ACRE TRACT EXISTING AND PROPOSED IMPERVIOUS IMPROVEMENTS

JANUARY 1, 2026

Don Rauschuber, P.E.

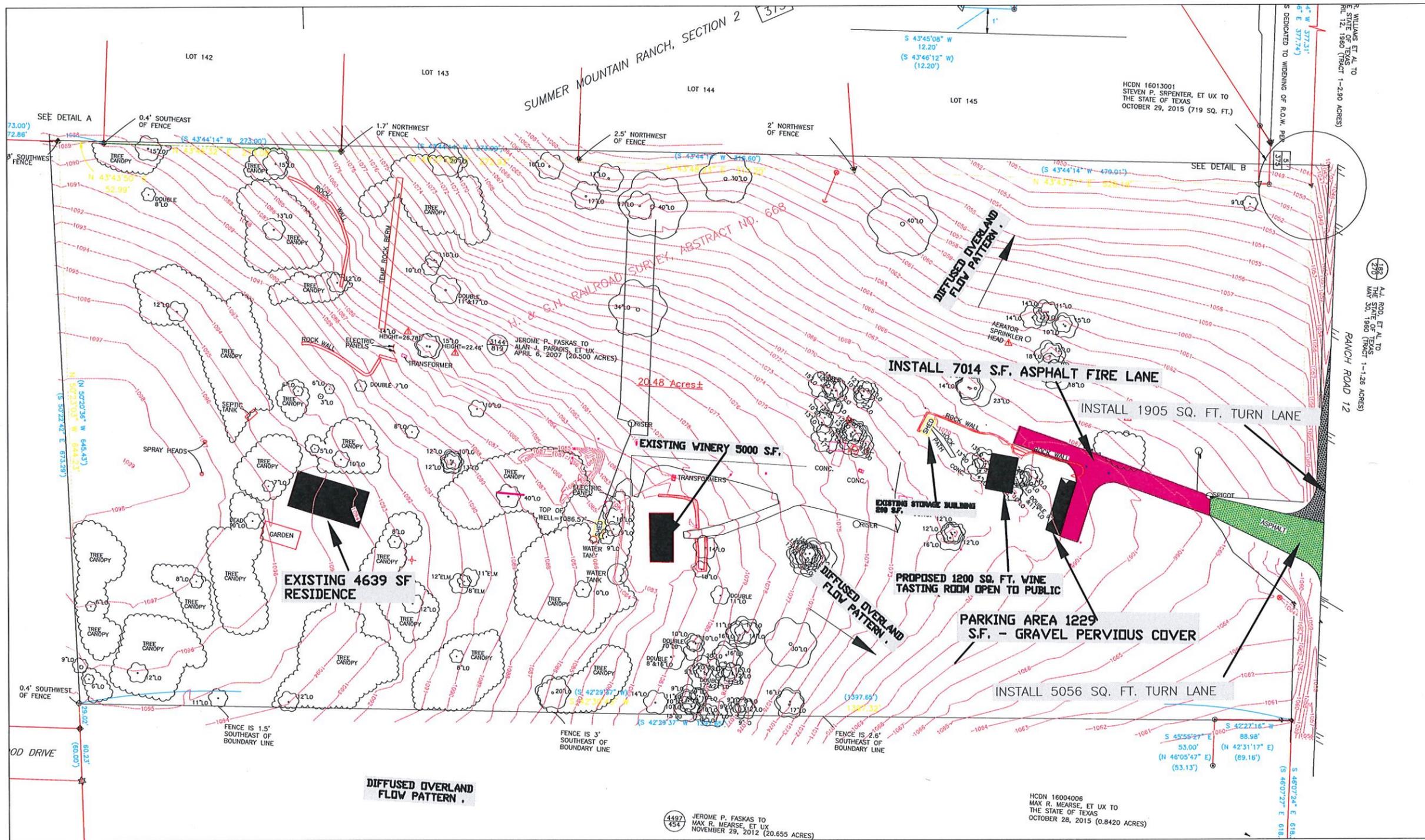


SUBMITTED FOR APPROVAL:
DON RAUSCHUBER, P.E.

DGRA, INC.
FIRM NO. F-8806

dgra Donald G. Rauschuber & Associates, Inc.

PLAT OF LOT XX,
NAME OF SUBDIVISION
HAYS COUNTY, TEXAS



NO.	DATE	REVISIONS

dgra
 Donald G. Rauscher & Associates, Inc.
 Consultants ■ Water Engineering ■ Municipal Engineering

SURVEYED NONE
 DESIGNED DGR
 DRAWN DGR
 CHECKED DGR
 DATE 01/01/2026
 FILE NAME PARADIS

**PARADIS VINEYARD AND WINERY
 20.5-ACRE TRACT**



1"=60'

SHEET
 2 OF 2

JANUARY 1, 2026
 Don Rauscher, P.E.

DGRA, INC.
 FIRM NO. F-8806

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.

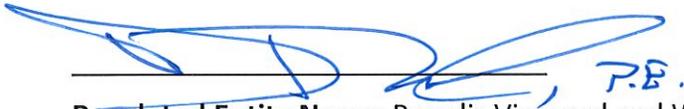
Signature

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: Donald G. Rauschuber, P.E.

Date: January 12, 2026

Signature of Customer/Agent:



Regulated Entity Name: Paradis Vineyard and Winery, LLC

Exception Request

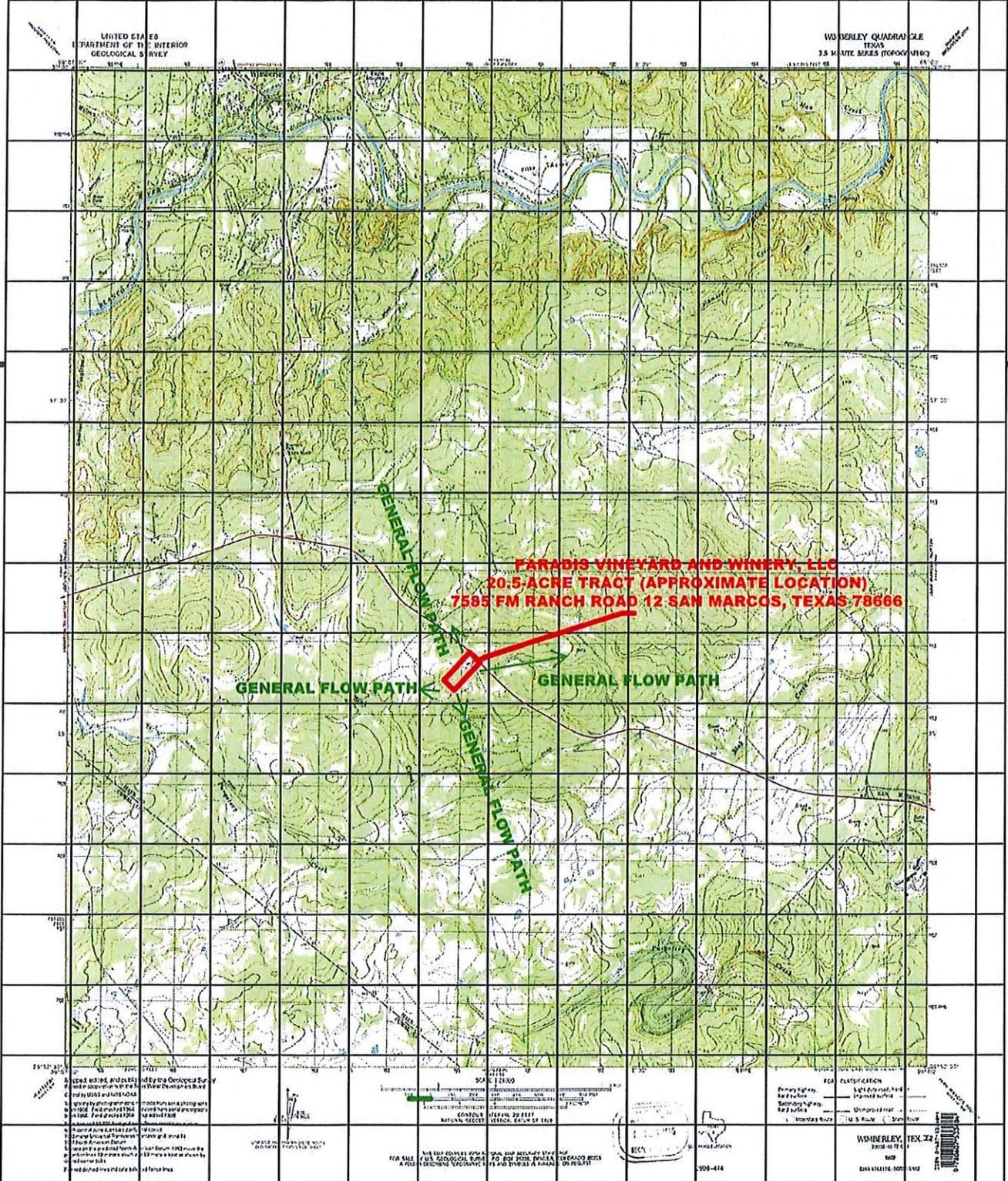
- Attachment A - Nature of Exception.** A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
- Attachment B - Documentation of Equivalent Water Quality 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.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

WINNERLEY QUADRANGLE
TEXAS
25 MINUTE SERIES (TOPOGRAPHIC)



PARADIS VINEYARD AND WINERY, LLC
20.5-ACRE TRACT (APPROXIMATE LOCATION)
7585 FM RANCH ROAD 12 SAN MARCOS, TEXAS 78666

GENERAL FLOW PATH

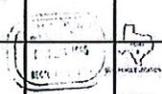
GENERAL FLOW PATH

GENERAL FLOW PATH

Approved and published by the Geological Survey of the United States Department of the Interior. This map is a reproduction of a map published by the Geological Survey of the United States Department of the Interior. It is not to be used for any purpose other than that for which it was originally published. For more information, contact the National Center for Geographic Information Science, 411 Rouseff Hall, University of Texas at Austin, Austin, Texas 78712-1082. Telephone: (512) 495-9300. Fax: (512) 495-9301. E-mail: ncgis@utmsi.utexas.edu. Website: www.ncgis.utexas.edu. © 2000 Geological Survey of the United States Department of the Interior.



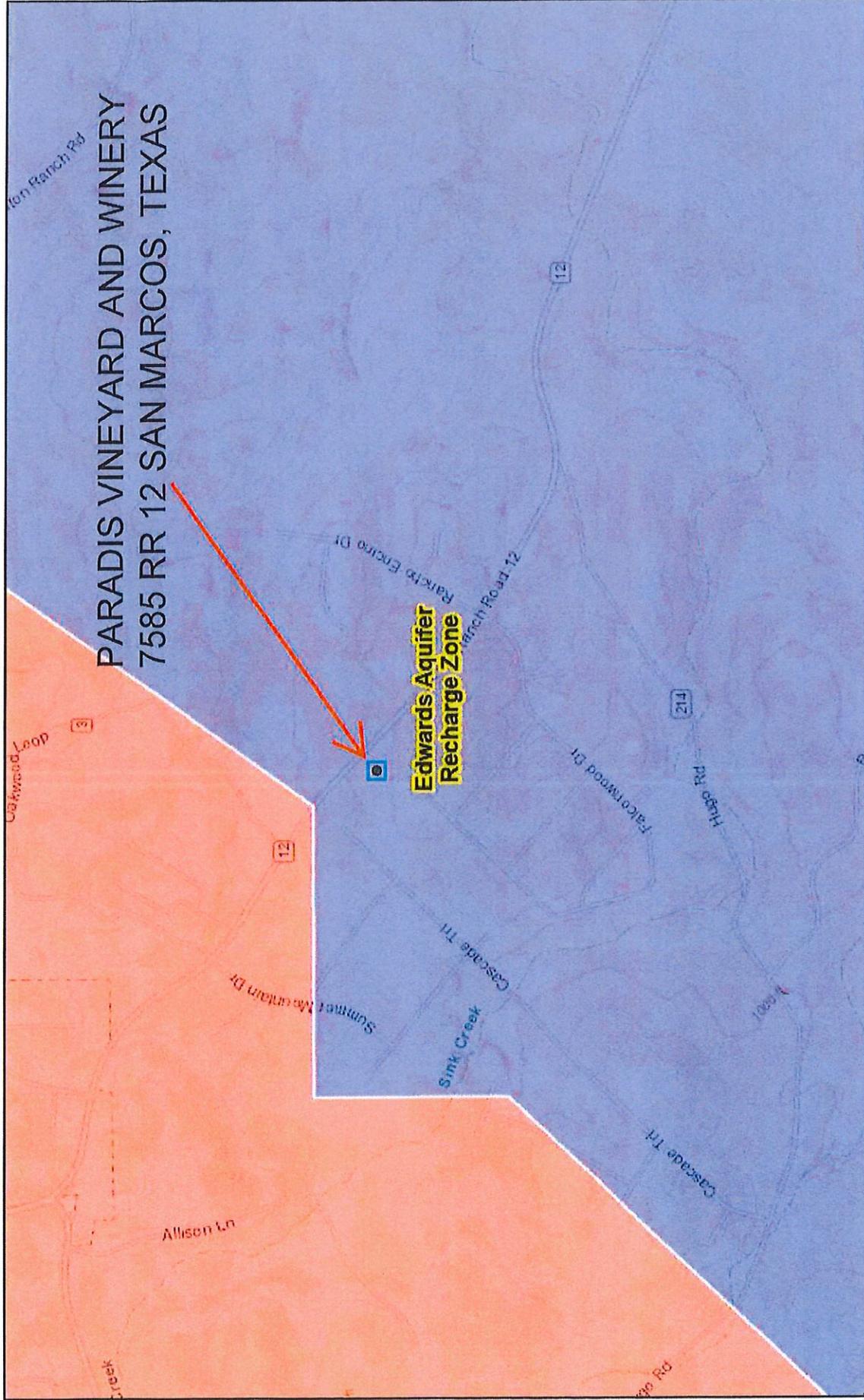
Scale: 1:250,000
Projection: UTM
Datum: NAD 83
Units: Meters
Contour Interval: 20 Feet
Vertical Datum: Mean Sea Level
Horizontal Datum: NAD 83
Map Accuracy: ± 10 Meters
Map Date: 2000
Map Title: Winnerley Quadrangle, Texas
Map Number: 25-MINUTE SERIES (TOPOGRAPHIC)



FOR SALE
AND FOR RENT
SEE LISTING
FOR MORE INFORMATION
CALL 1-800-451-7000
WWW.GSA.GOV

WINNERLEY, TEX. 25
25-MINUTE SERIES (TOPOGRAPHIC)
© 2000 GEOLOGICAL SURVEY OF THE UNITED STATES DEPARTMENT OF THE INTERIOR

Edwards Aquifer Viewer Custom Print

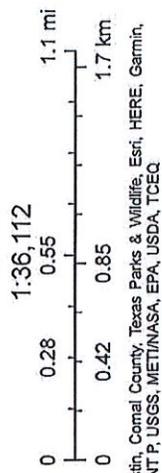


PARADIS VINEYARD AND WINERY
7585 RR 12 SAN MARCOS, TEXAS

**Edwards Aquifer
Recharge Zone**

7/5/2024, 8:31:59 AM

- Edwards Aquifer Label
- Comal Trinity GCD
- TX Counties
- Groundwater Conservation Districts
- Edwards Aquifer Authority
- 7.5 Minute Quad Grid
- Barton Springs/Edwards Aquifer CD
- Hays Trinity GCD
- TCEQ_EDWARDS_OFFICIAL_MAPS



City of Austin, Comal County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA, TCEQ
Web AppBuilder for ArcGIS
City of Austin, Comal County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA, TCEQ

AMENDED EXCEPTION REQUEST

PROJECT NAME: Paradis Vineyard and Winery, LLC

PROJECT ADDRESS: 7585 Ranch Road 12, San Marcos Texas 78666-2429

APPLICANT: Alan Paradis, Owner

**Paradis Vineyard and Winery, LLC
7585 Ranch Road 12
San Marcos Texas 78666-2429
alanjparadis@gmail.com
817/233-6029**

**Project Engineer: Donald G. Rauschuber and
Associates, Inc.
Don Rauschuber, P.E.
P.O. Box 342707, Austin, Texas 78734
dgrwater@dgrainc.com
512/413-9300**

Nature of Request:

An exemption request from the water quality requirements outlined in TAC Title 30 Part 1 Chapter 213 Subchapters A and B is being submitted to the TCEQ because of the circumstances listed below:

- Paradis Vineyard and Winery, LLC, (herein the "Paradis") Exception Request to the requirements of a Water Pollution Abatement Plan (WPAP) was approved by the TCEQ on January 17, 2025 (*see Attachment One - TCEQ letter – herein "Approved WPAP Exception"*);
- The Approved WPAP Exemption provided for an impervious cover of 0.89- acres or 4.33-percent on Paradis' 20.5-acre tract involving the construction of a wine tasting venue with associated small venue (i.e., tasting room) and fire lane;
- Now comes the Texas Highway Department of Highways and Transportation (herein "TxDOT) requiring Paradis to install driveway improvements and a traffic turn lane within TxDOT right of way. Thus, requiring the need to amend the Approved WPAP Exception to specifically include the required TxDOT improvements;
- In addition, Paradis has refined its required impervious calculations (*see Table One*) so that the final WPAP Exception will be reduced from 0.89-acres (4.33-percent) to 0.58-acres as generally described in the updated WPAP forms and illustrations;

- Paradis construction activities still involve only minor soil disturbance and stabilization; and
- Paradis's planned project will only negligibly increase the impervious cover located on his 20.5-acre tract.

Table One. Paradis Vineyard and Winery Existing and Planned Impervious Cover Calculations.

EXISTING AND PROPOSED COVER	SQUARE FEET	SQ. FT./ACRE	IMPERVIOUS COVER AREA (AC.)
SF Family Residence (Existing)	4639	43560	0.11
Winery and Shed (Existing)	5200	43560	0.12
Tasting Room (Future)	1200	43560	0.03
Driveways Throat In ROW (Existing and Future)	5056	43560	0.12
Internal Fire Lane (Existing and Future)	7014	43560	0.16
TxDOT ROW Turn Lane (Future)	<u>1905</u>	43560	<u>0.04</u>
TOTAL IMPERVIOUS COVER	25014	43560	0.58
Total IC: 0.58 acre / 20.5 acre tract = 2.8 Percent IC			

Background:

Paradis Vineyard and Winery own (see Attachment Two for property deed) a 20.5-acre located at 7585 Ranch Road 12, San Marcos, Texas 78666 (see Figure One). This tract has a legal description of ABS 659, 69 & 668 M E ANDREWS, GIDEON BOWDITCH & H & GN RAILROAD SURVEYS 20.50 AC. On April 6, 2007 (the "Purchase Date"), Mr. Alan Paradis, President of Paradis Vineyard and Winery, purchased the property in from Jerome Faskas.

ATTACHMENT ONE

TCEQ CORRESPONDENCE DATED JANUARY 17, 2025

Brooke Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 17, 2025

Mr. Alan Paradis
Paradis Vineyard and Winery, LLC.
7585 RR 12
San Marcos, TX 78666

Re: Approval for an Exception to the requirements of a Water Pollution Abatement Plan (WPAP-EXP)
Paradis Vineyard and Winery; Located at 7585 Ranch Road 12; San Marcos, Hays County, Texas
Edwards Aquifer Protection Program ID No. 11004220; Regulated Entity No. RN111773073

Dear Mr. Paradis:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by DGRA, Inc. on behalf of the applicant, Paradis Vineyard and Winery, LLC, on November 13, 2024. Final review of the application was completed after additional material was received on January 13, 2025, and January 14, 2025.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213. The measures represented in the application demonstrate equivalent water quality protection for the Edwards Aquifer. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are **approved**, subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

BACKGROUND

The site is currently composed of a single-family residence, a metal building, pump house and storage building, and associated drives.

PROJECT DESCRIPTION

The proposed non-residential project will have an area of approximately 20.5 acres. The project will include the construction of a wine tasting venue with associated sidewalk and fire lane.

The impervious cover will be 0.89 acres (4.33 percent). According to a letter dated, January 14, 2025, signed by Haley Ritchie, with Hays County, the site in the development is acceptable for the use of on-site sewage facilities.

EQUIVALENT WATER QUALITY PROTECTION

The applicant requests an exception to submitting an Edwards Aquifer protection plan or modification required by 30 TAC §213.5; accordingly, the applicant proposes an exception under 30 TAC §213.9. The proposed development demonstrates equivalent water quality protection for the Edwards Aquifer. No exception is granted for prohibited activity.

PERMANENT POLLUTION ABATEMENT MEASURES

This small business will have 20-percent or less impervious cover, other permanent BMPs are not required.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, the surficial unit of the site is the Kainer Formation. No sensitive geologic features were identified in the GA. The site assessment conducted on January 14, 2025, by TCEQ staff determined the site to be generally as described by the GA.

SPECIAL CONDITIONS

- I. The 20-percent or less impervious cover waiver for the project must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20-percent or land use changes, the exemption for the whole site as described in the property boundaries required by §213.4(g) of this title, may no longer apply and the property owner must notify the EAPP of these changes.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.
2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the plan holder must submit to the EAPP proof of recordation of notice in the county deed records, with the volume and page number(s) of the county record. A description of the property boundaries shall be included in the deed recordation in the county deed records. TCEQ form, Deed Recordation Affidavit (TCEQ-0625), may be used.
4. The plan holder of any approved Edwards Aquifer protection plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.

5. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.
6. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring or gravel. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation.

During Construction:

8. This approval does not authorize the installation of temporary or permanent aboveground storage tanks on this project that will have a total storage capacity of 500 gallons or more of static hydrocarbons or hazardous substances without prior approval of an Aboveground Storage Tank facility application.
9. If any sensitive feature is encountered during construction, replacement, or rehabilitation on this project, all regulated activities must be **immediately** suspended near it and notification must be made to TCEQ EAPP staff. Temporary BMPs must be installed and maintained to protect the feature from pollution and contamination. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality.
10. All water wells, including injection, dewatering, and monitoring wells shall be identified in the geologic assessment and must be in compliance with the requirements of the Texas Department of Licensing and Regulation 16 TAC Chapter §76 and all other locally applicable rules, as appropriate.
11. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
12. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.
13. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

Mr. Alan Paradis
Page 4
January 17, 2025

14. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

The holder of the approved Edwards Aquifer protection plan is responsible for compliance with Chapter §213 and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 and is subject to administrative rule or orders and penalties as provided under §213.10 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved Edwards Aquifer protection plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Colin Gearing of the Edwards Aquifer Protection Program at 512-239-7015 or the regional office at 512-339-2929.

Sincerely,

Monica Reyes

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

MR/cmg

cc: Mr. Donald Rauschuber, P.E., DGRA, Inc.

ATTACHMENT TWO
ALAN PARADIS PROPERTY DEED

1/12/07
ITC 28.000
0704403-WIM

Bk Vol Pg
70010434 OFR 3144 819

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: April 6, 2007

Grantor: JEROME P. FASKAS, a married person, not joined herein by my spouse for the reason the hereinafter described property forms no part of our homestead and is my sole and separate property and estate.

Grantor's Mailing Address (including county):

P.O. Box 5203
Victoria, TX 77903
Victoria County

Grantee: ALAN J. PARADIS and BARBARA J. PARADIS

Grantee's Mailing Address (including County):

4501 Shadycreek Lane
Colleyville, TX 76034-4731
Tarrant County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of TWO HUNDRED NINETY FIVE THOUSAND AND NO/100 Dollars (\$295,000.00) executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Joseph J. Malone, Trustee.

Property (including any improvements):

BEING 20.500 acres of land, more or less, located in the H. & G.N. Railroad Co. Survey No. 1, Hays County, Texas, being part of that 97.468 acre tract conveyed to Jerome P. Faskas, as recorded in Volume 1368, Page 399, Hays County Deed Records, said 20.500 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any and all oil, gas and mineral reservations previously reserved and of record in the Official Public Records of Hays County, Texas,

affecting the above described property. In addition, Grantor (a) reserves unto itself, its successors and assigns, one-half (1/2) of all of the oil, gas, coal, lignite, and other minerals, and royalty on said minerals, which are vested in Grantor, in and under and that may be produced from, the Property; and (b) expressly conveys to Grantee and its successors and assigns one-half (1/2) of all of the oil, gas, coal, lignite, and other minerals, and royalty on said minerals, which are vested in Grantor, in and under and that may be produced from, the Property; provided, however, that all rights to execute and deliver old, gas and mineral leases, farm out agreements and other agreements concerning such minerals are expressly granted and conveyed to grantee, and Grantee herein shall have the sole and exclusive right to negotiate for and execute mineral leases covering Grantor's retained mineral and royalty interest in the Property. Grantors retain the right to receive the proceeds attributable to their retained interest from any lease bonus, delay rentals, shut-in gas royalty payments and royalties when and if Grantee leases the Property for mineral exploration and/or development.

This conveyance is further made and accepted subject to the following restrictions:

1. No mobile homes.
2. No bars serving hard liquor
3. No pig farms
4. No noxious activities
5. No businesses related to pornography or junk yards
6. Hunting is allowed only with a shotgun or bow and arrow
7. Wine tasting rooms and/or sale of wine are expressly allowed
8. Recreational vehicles are allowed

This conveyance is further made and accepted subject to any and all restrictions, covenants, reservations, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

The vendor's lien against and superior title to the property are retained until each note described herein is fully paid according to its terms, at which time this deed shall become absolute.

AS A MATERIAL PART OF THE CONSIDERATION FOR THIS AGREEMENT, GRANTOR AND GRANTEE AGREES THAT GRANTEE IS TAKING THE PROPERTY "AS IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES THAT THEY ARE NOT RELYING UPON ANY REPRESENTATION, STATEMENT OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION, BUT ARE RELYING UPON THEIR EXAMINATION OF THE PROPERTY, GRANTEE TAKES THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THERE ARE NO EXPRESSED OR IMPLIED WARRANTIES (EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN CLOSING STATEMENTS) GRANTEE HEREBY RELEASES AND INDEMNIFIES GRANTOR FROM ANY AND ALL DAMAGES CONCERNING THE SALE OF THIS PROPERTY. THIS IS A FULL RELEASE AND INCLUDES BUT IS NOT LIMITED TO ENVIRONMENTAL ISSUES, BUILDING AND BUILDING COMPONENTS, ENDANGERED SPECIES, ASBESTOS, LEAD PAINT, SEPTIC OR WELL ISSUES, WETLANDS, DRAINAGE ETC. PROVISIONS OF THIS SECTION SHALL SURVIVE THE CLOSING.

When the context requires, singular nouns and pronouns include the plural.

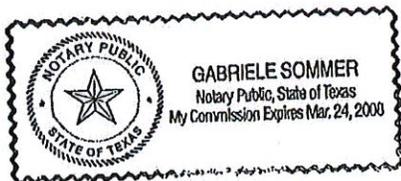

JEROME P. FASKAS

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HAYS §

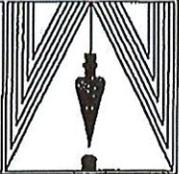
This instrument was acknowledged before me on April 10, 2007, by Jerome P. Faskas.




Notary Public, State of Texas



WATSON SURVEYING
 9501 CAPITAL OF TEXAS HWY.
 SUITE 303 AUSTIN, TX 78759
 346-8566 FAX 346-8568




Bk Vol Pg
 70010434 DPA 5144 022

FIELD NOTES FOR 20.500 ACRES OF LAND LOCATED IN THE H. & G.N. RAILROAD SURVEY NO. 1 IN HAYS COUNTY, TEXAS, BEING PART OF THAT 97.468 ACRE TRACT CONVEYED TO JEROME P. FASKAS, AS RECORDED IN VOLUME 1368, PAGE 399, HAYS COUNTY DEED RECORDS, SAID 20.500 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a steel pin found 1 foot northwest of a fence in the southeast line of Summer Mountain Ranch Section 2, a subdivision recorded in Book 5, Page 375, a subdivision recorded in Book 5, Page 375, Hays County Plat Records, at the north corner of Lot 74, Falconwood, a subdivision recorded in Book 8, Page 140, Hays County Plat Records, at the west corner of said 97.468 acres, for the west corner hereof;

THENCE N43°44'14"E 1444.70 feet along said southeast line and generally along a fence to the base of a leaning steel pipe fence corner post at the north or northwest corner of said 97.468 acres, also a point in the southwest right-of-way line of Ranch Road 12, for the north corner hereof;

THENCE S46°7'27"E 613.01 feet generally following a fence along said right-of-way and the northeast line of said 97.468 acres to a ½" steel pin with orange cap set for east corner hereof;

THENCE S42°29'37"W 1397.65 feet crossing said 97.468 acres to a ½" steel pin with orange cap set in the northeast line of said Lot 74, for the south corner hereof;

THENCE N50°20'36"W 645.43 feet along said northeast line of Lot 74 to the POINT OF BEGINNING, containing 20.500 acres of land.

Bearing Basis: Southeast line of subdivision "Summer Mountain Ranch" Sec. 2

Surveyed 2 April 2007 by: Stuart Watson
 Stuart Watson, RPLS 4550

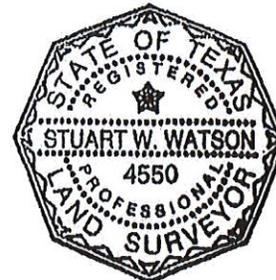


EXHIBIT "A"

Filed for Record in:
 Hays County
 On: Apr 12, 2007 at 02:51P
 Document Number: 70010434
 Amount: 28.00
 Receipt Number - 168738
 By:
 Lynn Curry, Deputy
 Linda C. Fritsche, County Clerk
 Hays County

WARRANTY DEED

STATE OF TEXAS §
 §
COUNTY OF HAYS §

Effective Date: July 1, 2016

Grantor: Alan J. Paradis, as to his sole and separate property

Grantor's Mailing Address (Including County):
5301 Colleyville Blvd., Suite 110
Colleyville, Texas 76034
Tarrant County, Texas

Grantee: Paradise Winery, LLC, a Texas limited liability company

Grantee's Mailing Address (Including County):
c/o Alan J. Paradis, Member Manager
5301 Colleyville Blvd., Suite 110
Colleyville, Texas 76034
Tarrant County, Texas

Consideration: For the purpose of contributing Property to Grantee and capitalizing business entity

Property (Including Any Improvements): Being 20.500 acres of land, more or less, located in the H. & G.N Railroad Co. Survey No. 1, Hays County, Texas, being part of that 97.468 acre tract conveyed to Jerome P. Faskas, as recorded in Volume 1368, Page 399, Hays County Deed Records, said 20.500 acre tract being more particularly described in that certain Release of Lien, dated December 14, 2009, recorded in document number 90033139, Volume 3796, Page 716 in the Official Public Records of Hays County, Texas.

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the Property, with the hereditaments and appurtenances.

Reservations From Conveyance: None

Exceptions To Conveyance And Warranty: This conveyance is expressly made subject to the following matters ("Exceptions"), but only to the extent the same are valid and enforceable and affect the Property:

1. Rights of adjoining land owners in any walls and fences situated on a common boundary;

2. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or overlapping improvements;
3. Taxes and assessments by any taxing authority having jurisdiction over the Property for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes;
4. The rights of Hays County, Texas, any governmental agencies having jurisdiction over the Property, and the general public, in and to any part of the Property that is situated in or on a public street, alley or roadway.
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the Property.
6. Any unrecorded interests that affects the Property.

The Exception listed above are solely for the purpose of qualifying the estate conveyed herein and Grantor's warranty of title, and no reference or recital herein shall create, enlarge, extend, ratify, confirm or be the basis for any right, title, estate, claim or demand in favor of any party other than Grantor and Grantee, and their respective heirs, legal representatives, successors and assigns.

Conveyance: Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

Executed as of the date acknowledged.

By:

Alan J. Paradis, Grantor

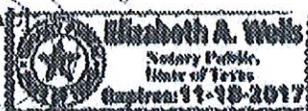
STATE OF TEXAS

ACKNOWLEDGEMENT

COUNTY OF TARRANT

Before me, a Notary Public, in and for said county and state, on August 2, 2016, personally appeared Alan J. Paradis, who is known to me to be the person whose name is subscribed to the foregoing instrument in his individual capacity, and acknowledge to me that he executed the same for the purposes and consideration therein expressed. Witness my hand and seal of office.

[SEAL]



Notary Public, State of Texas

My commission expires: 11-18-17

AFTER RECORDING RETURN TO:

Margaret M. Menicucci
Braun & Gresham, PLLC
PO Box 1148
Dripping Springs, TX 78620

Warranty Deed

Page 3



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

I Alan Paradis,

Print Name

Owner and President,

Title - Owner/President/Other

of Paradis Vineyard and Winery, LLC

Corporation/Partnership/Entity Name

have authorized Donald G. Rauschuber, P.E., President,
Print Name of Agent/Engineer

Of Donald G. Rauschuber and Associates, Inc. _

Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

Applicant's Signature

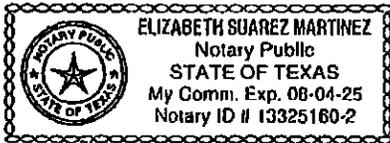
Alan Paradis
4/19/24 Date

THE STATE OF Texas §

County of Hays §

BEFORE ME, the undersigned authority, on this day personally appeared Alan Paradis 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 19th day of April, 2024.



Elizabeth SM
NOTARY PUBLIC

Elizabeth Suarez Martinez
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 08-04-2025

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Paradis Vineyard and Winery, LLC
 Regulated Entity Location: 7585 Ranch Road 12 San Marcos, Texas 78666-2529
 Name of Customer: Paradis Vineyard and Winery, LLC
 Contact Person: Alan Paradis Phone: 817/233-6029
 Customer Reference Number (if issued): CN CN606160901
 Regulated Entity Reference Number (if issued): RN RN111773073

Austin Regional Office (3373)

Hays Travis Williamson

San Antonio Regional Office (3362)

Bexar Medina Uvalde
 Comal Kinney

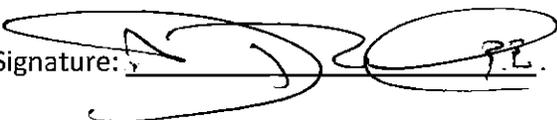
Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment.** This payment is being submitted to:

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	20.5 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	\$ 500.00
Extension of Time	Each	\$

Signature: 

Date: January 12, 2026

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	Fee
Exception Request	\$500

Extension of Time Requests

Project	Fee
Extension of Time Request	\$150



TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission <i>(If other is checked please describe in space provided.)</i> New Permit, Registration or Authorization <i>(Core Data Form should be submitted with the program application.)</i>		
Renewal <i>(Core Data Form should be submitted with the renewal form)</i>		Other
2. Customer Reference Number <i>(If Issued)</i> CN 6061609	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number <i>(If Issued)</i> RN 1117730

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		6/29/2023	
New Customer Update to Customer Information Change in Regulated Entity Ownership Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)		<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 <i>(If an individual, print last name first: eg: Doe, John)</i>			<i>(If new Customer, enter previous Customer below:</i>		
Paradls Vineyard and Winery, LLC					
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID	10. DUNS Number <i>(if applicable)</i>		
800883504	32033930002	(9 digits) 35-2311748			
11. Type of Customer:	Corporation	Individual	Partnership: General Limited		
Government: City County Federal Local State Other		Sole Proprietorship	Other: _____		
12. Number of Employees			13. Independently Owned and Operated?		
<input checked="" type="radio"/> 0-20 <input type="radio"/> 21-100 <input type="radio"/> 101-250 <input type="radio"/> 251-500 <input type="radio"/> 501 and higher			<input checked="" type="radio"/> Yes <input type="radio"/> 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="radio"/> Owner		<input type="radio"/> Operator		<input type="radio"/> Owner & Operator	
Occupational Licensee		Responsible Party		VCP/BSA Applicant	
Other: _____					
15. Mailing Address:		7585 RANCH ROAD 12			
		SAN MARCOS, TX 78666-2529			
City	San Marcos	State	TX	ZIP	78666
		ZIP + 4	2529		
16. Country Mailing Information <i>(if outside USA)</i>			17. E-Mail Address <i>(if applicable)</i>		
			alanjparadls@gmail.com		
18. Telephone Number		19. Extension or Code		20. Fax Number <i>(if applicable)</i>	
(817) 233-0029				() -	

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

Other

2. Customer Reference Number (if issued)

CN CN6061609

3. Regulated Entity Reference Number (if issued)

RN RN1117730

SECTION II: Customer Information

4. General Customer Information

New Customer

Update to Customer Information

Change in Regulated Entity Ownership

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

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

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

If new Customer, enter previous Customer below:

Paradis Vineyard and Winery, LLC

7. TX SOS/CPA Filing Number

80883504

8. TX State Tax ID (11 digits)

32033930002

9. Federal Tax ID

(9 digits)

35-2311748

10. DUNS Number (if applicable)

11. Type of Customer:

Corporation

Individual

Partnership: General Limited

Government: City County Federal Local State Other

Sole Proprietorship

Other:

12. Number of Employees

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

13. Independently Owned and Operated?

Yes No

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

Owner

Operator

Owner & Operator

Other: _____

Occupational Licensee

Responsible Party

VCP/BSA Applicant

15. Mailing

Paradis Vineyard and Winery, LLC

7585 Ranch Road 12

Address:

City

San Marcos

State

TX

ZIP

78666

ZIP + 4

16. Country Mailing Information (if outside USA)

17. E-Mail Address (if applicable)

alanjparadis@gmail.com

18. Telephone Number

{ 817 } 233-6029

19. Extension or Code

20. Fax Number (if applicable)

{ 0 } -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)							
New Regulated Entity Update to Regulated Entity Name Update to Regulated Entity Information							
The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).							
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)							
Paradis Vineyard and Winery, LLC							
23. Street Address of the Regulated Entity:		7585 Ranch Road 12					
<i>(No PO Boxes)</i>		City	San Marcos	State	TX	ZIP	78666
24. County		ZIP + 4					
If no Street Address is provided, fields 25-28 are required.							
25. Description to Physical Location:							
26. Nearest City		State			Nearest ZIP Code		
Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).							
27. Latitude (N) In Decimal:		29.926408°			28. Longitude (W) In Decimal:		-98.066036°
Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	
29	55	35.07N		98	3	57.73W	
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)	
				111332		0172	
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)							
Grape Vineyard and Winery							
34. Mailing Address:		Paradis Vineyard and Winery, LLC					
		7585 Ranch Road 12					
		City	San Marcos	State	TX	ZIP	78666
35. E-Mail Address:		alanjparadis@gmail.com					
36. Telephone Number		37. Extension or Code			38. Fax Number (if applicable)		
(817) 233-6029					() -		

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

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

SECTION IV: Preparer Information

40. Name: _____ 41. Title: _____
 42. Telephone Number 43. Ext./Code 44. Fax Number 45. E-Mail Address
 (512) 413-9300 () - dgrwater@dgrainc.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: Paradis Vineyard and Winery, LLC Job Title: Onwer
 Name (In Print): Alan Paradis Phone: (817) 233-6029
 Signature:  Date: 1/12/26

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.

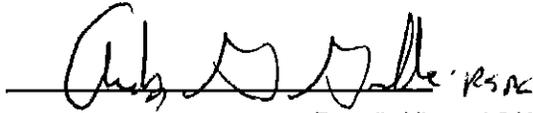
Print Name of Geologist: Andy G. Grubbs RS PG Telephone: 512 392-3546

Date: 2-26-2022

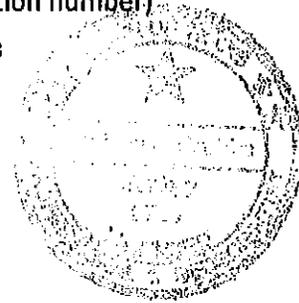
Fax: _____

Representing: _____ (Name of Company and TBPG or TBPE registration number)

Signature of Geologist: Hays Environmental Consulting PG # 6708



Regulated Entity Name: Paradis Vinyard & Winery LLC



Project Information

1. Date(s) Geologic Assessment was performed: 12-17-2021, 1-25-2022, 1-31-2022

2. Type of Project:

WPAP

AST

SCS

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)
Rumple - Comfort	C	0.5-1.2'

* 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" = 40 '

Site Geologic Map Scale: 1" = 40 '

Site Soils Map Scale (if more than 1 soil type): 1" = 700 '

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 1 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
- The wells are not in use and have been properly abandoned.
- 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.

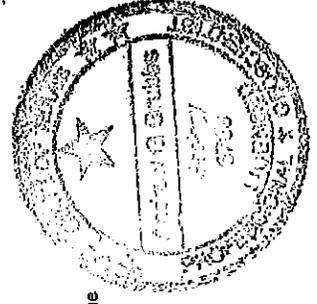
GEOLOGIC ASSESSMENT TABLE										PROJECT NAME: Paradis Vineyard & Winery LLC									
LOCATION					FEATURE CHARACTERISTICS					EVALUATION					PHYSICAL SETTING				
1A	1B	1C	2A	2B	3	4	5	6A	6	7	8A	8B	9	10	11	12			
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)	TREND (DEGREES)	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY	CATCHMENT AREA (ACRES)	TOPOGRAPHY				
W1	29.924	-98.067	MB	30	KkVI					N		30			hillside				
F1	29.924	-98.068	SC	20	KkVI	1 2 1				O	low 5	25		X	hillside				
F2	29.924	-98.068	SC	20	KkVI	1 1 1				O	low 5	25		X	hillside				
F3	29.924	-98.067	SF	20	KkVI	1 1 1				O	low 5	25		X	hillside				
F4	29.924	-98.069	SC	20	KkVI	1 2 2				O	low 5	25		X	hillside				

* DATUM:

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

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

12 TOPOGRAPHY
Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed



I have read, understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Date _____
 Sheet 1 of 1
Anthony Grubbs R.M.E. 2-26-22

Comments for the Geologic Assessment Table:

W1 Water supply well

F1 Area of elevated bedrock with small solution cavities along edge. Some animal burrowing has removed soil and opened the solution cavities. Bedrock out crop is 10 - 15' with some karst weathering. SC openings 10 - 14" and none more than 30" in depth



F2 2 small karst openings. Solution cavities in a area of bedrock pavement. Appear to take small local runoff and have thick moss around opening indicating constant flow of moist air from underground



F3 2 small solution enlarged fractures in area of bedrock with linear fractures. 4-6" wide, 10-14" long and 12-16" deep. Located on edge of bedrock pavement area



F4 area of raised bedrock pavement with prominent solution cavities / very large vugs.
Characteristic of surface karst formation on Kirschberd member of Kainer formation. Cavities
14" wide and 30" long filled with soft organic debris and some areas burrowed by armadillos



Andrew G. Guthrie RSPC

Feature Location Table

All locations in WGS 84 projection

Feature ID	Lat	Long	Lat	Long
W1	29.9247	-98.0677		
F1	29.92423	-98.06843		
F2	29.92417	-98.06803		
F3	29.92431	-98.06788		
F4	29.92460	-98.06934		

Auth. B. J. Walker, P.S.D.

SITE SOILS

The soils mapped on the site by the U.S. Soil Conservation Service are the Rumble - Comfort soil series of the Gravelly Redland and Low Stony Hills range sites. They are dark cherty clay and clay loams, shallow to moderately deep on uplands of the Edwards Plateau Land Resource Area. These soils are very thin and rocky with very low permeability of 0.06 - 0.6"/hour. They are often underlain by hard dense limestone that can be impervious if not fractured. At this location soils are generally no more than 14 " in thickness. The soils are very dark reddish brown clays. Visual inspection showed that there are many areas of rocky, very thin soils and exposed bedrock ledges. This site has been cleared by heavy machinery at various times, scraped areas of bare rock and piles of large rocks are common



ANDREW G. GRUBBS *PSPC*
PROFESSIONAL GEOSCIENTIST # 6708



Soils Map Paradis Vinyard & Winery LLC



CrD

RUD

Air Field

CrD

CrD
RUD

Comfort - Rock
Rurple - Comfort

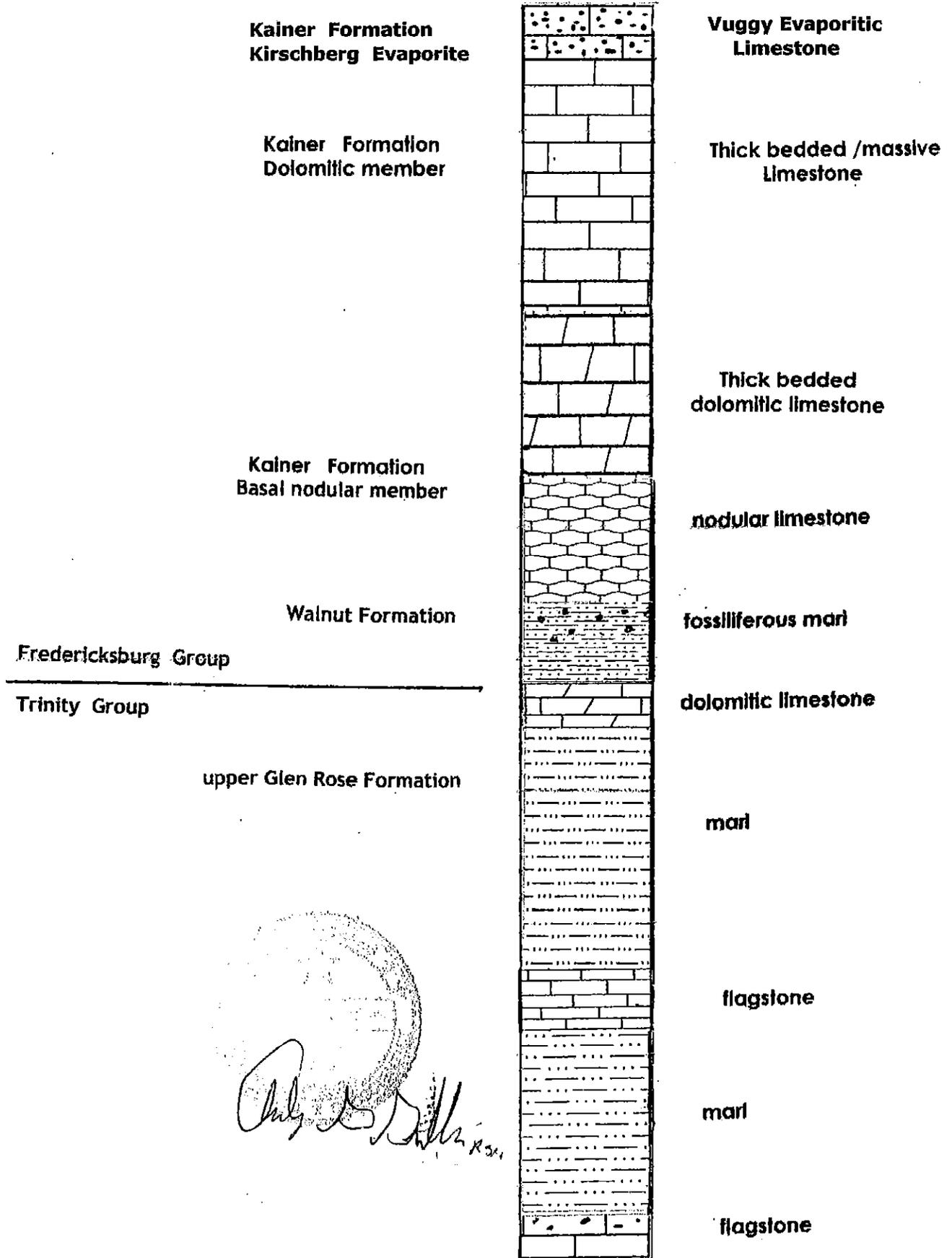


Days
Environmental
Consulting



Attachment B: Site Stratigraphic Column

Comanche Series



A circular stamp is located in the lower-left quadrant of the page, partially overlapping the stratigraphic column. Below the stamp is a handwritten signature in black ink.

SITE GEOLOGY:

Structure

This project area is near the western edge of the Balcones Fault Zone where the Fredericksburg division rocks of the Edwards group thin and the earlier Trinity division rocks outcrop. It lies on the rolling plateau topography of the Balcones Fault zone. The stair step hill country of the upper Glen Rose begins approximately 1.9 miles to the west. The tract lies between major displacement faults and is just east of a large fault. No displacement faults are present tho cross faults are likely. It is 1.2 miles east of the Hidden Valley Fault. Relay ramp cross faults are in this area but are hard to determine due to the uniform lithology. Topography indicates that this area is part of a very large relay ramp structure. Beds on the site appear to be fairly horizontal but may have some large scale tilting due to faulting. There is a unnamed fault that runs on the west side of the site. This fault is expressed by a zone of large limestone blocks with linear alignments of well developed fractures and areas with tilted strata which run on the main trend of 55°, parallel to the major faults of the area. This fault is a normal "down to the coast" fault.

Stratigraphy

The lower Dolomitic member, subdivision VII and Kirschberg evaporite member, subdivision VI of the Kainer Formation are the surface exposures found over the tract. The Kirschberg is a dense mudstone with zones of honeycomb porosity. The Lower Dolomitic Member of the Kainer Formation is generally a dense mudstone to grainstone with some chert in specific horizons. The Dolomitic member generally has a low permeability fabric that acts as a barrier to the vertical migration of water. Cavern development is concentrated on structure or bedding planes.

Lithology

The lithology of the Lower Dolomitic member is very dense, fine grained, recrystallized dolomitic limestone with minor fossils present. The rock is thick bedded to massive. The rock fabric appears to be a uniform, fine grained, very dense strata. The outcropping rocks forms solid pavements, prominent ledges and areas of boulders. Surface sculpture of the bedrock by solution is moderate to poorly developed on the site and generally little honeycomb development was noted in this section. Due to the tectonic history and setting near major faults, fracture permeability is probably relatively high in these rocks. The Kirschberg member is a evaporitic mudstone with a very high fabric induced porosity. It forms extensive areas of very vuggy "honeycomb" and has boxwork and solution collapse features due to the early leaching of the gypsum in that section. It forms very distinctive rugged topography where it is exposed on the surface

Water infiltrating in this area has the potential run along the nearby faults and flow to San Marcos Springs 8.4 miles to the east southeast

The entire tract was surveyed using walking transects no greater than 50' apart. Geophysical well logs from nearby water wells have also been examined. Based on logs from water wells on nearby properties the top of the upper Trinity Lower Glen Rose formation is 640' below the surface, the Hensel shale 970', and the Cow Creek limestone about 1030' deep at this site. Due to local faulting and variation in lithology these depths are not exact. Water wells in this area tap

formations in the middle Trinity group due to the relative thinness of the Edwards rocks here. Groundwater in this area is administered by the EAA in the Edwards and the BSEACD in the Trinity.

Geologic studies specific to this area which were used as background include, Hill (1901) George (1948) Bills (1957) Noyes and Young (1960) DeCook (1960) Rose, P.R.(1972) Maclay and Small (1976) Collins, Baumgardner, and Raney (1991) Hanson and Small (1995) and Ahr (2008)

Ahr, W.M., 2008, *Geology of Carbonate Reservoirs: the identification, description, and characterization of hydrocarbon reservoirs in carbonate rocks*; John Wiley & Sons New Jersey, pp 277

Bills, T.V., Jr., 1957, *Geology of Waco Springs Quadrangle, Comal County, Texas*. University of Texas, Austin, Master's thesis 106 P.

Collins, E.W., Baumgardner, R.W., Jr., and Raney, J. A., 1991 *Geologic map of the Smithson's Valley quadrangle, Texas: the Univ of Texas, Austin, Bureau of Econ. Geo. Open-file map, scale 1:24,000*

DeCook, K.J., 1960 *Geology and ground-water Resources of Hays County, Texas*. Texas Board of Water Engineers Bull 6004, 170p

George, W.O., 1948, *Development of limestone reservoirs in Comal County, Texas: American Geophysical Union trans, v29, 503-510*

Hanson, J.A., and Small, T.A., 1994, *Geologic framework and Hydrogeologic Characteristics of the Edwards Aquifer Outcrop, Comal County, Texas: U.S. Geological Survey Water Resources Investigations Report 94 - 4117*

Hanson, J.A. and Small, T.A., 1995 *Geologic framework and hydrogeologic characteristics of the Edwards Aquifer outcrop, Hays County, Texas: U.S. Geo Survey Water Inv Rpt 95 -4265*

HILL, R. T. 1901. *Geography and Geology of the Black and Grand Prairies*. United States Geological Survey, 21st Annual Report, Part 7.

Lozo, E.F., Et Al., 1959. *Symposium on the Edwards Limestone in central Texas: University of Texas, Bureau of Economic Geology Publication 5905, 235p.*

Maclay, R.W., and Small, T.A., 1976 *Progress report on geology of the Edwards Aquifer, San Antonio area, Texas, and preliminary interpretation of borehole geophysical and laboratory data on carbonate rocks: U.S. Geological Survey Open-File Report 76-627, 65p.*

Noyes, A.P., Jr. and Young, K.P., 1960, *Geology of Purgatory Creek area, Hays and Comal*

Counties, Texas: Texas Jour. Sci., v.12 no1 & 2, p. 64-104

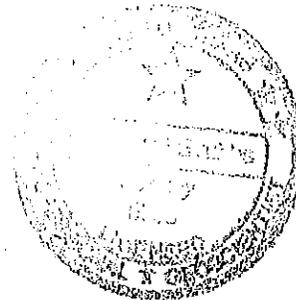
Rose, P.R. 1972, Edwards Group Surface and Subsurface, Central Texas University of Texas ,
Bureau of Economic Geology Report Inv. no 74. 198 p.

Stricklin, F.L., Jr., Smith, C.I., and Lozo, F.E., 1971, stratigraphy of Lower Cretaceous Trinity
deposits of central Texas: Univ. Texas at Austin, Bur. Econ. Geology Rept. Inv. No. 71.

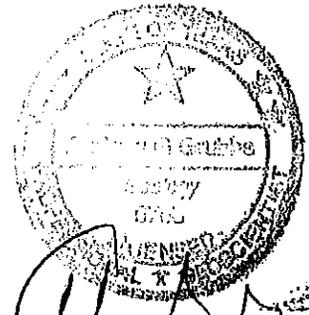
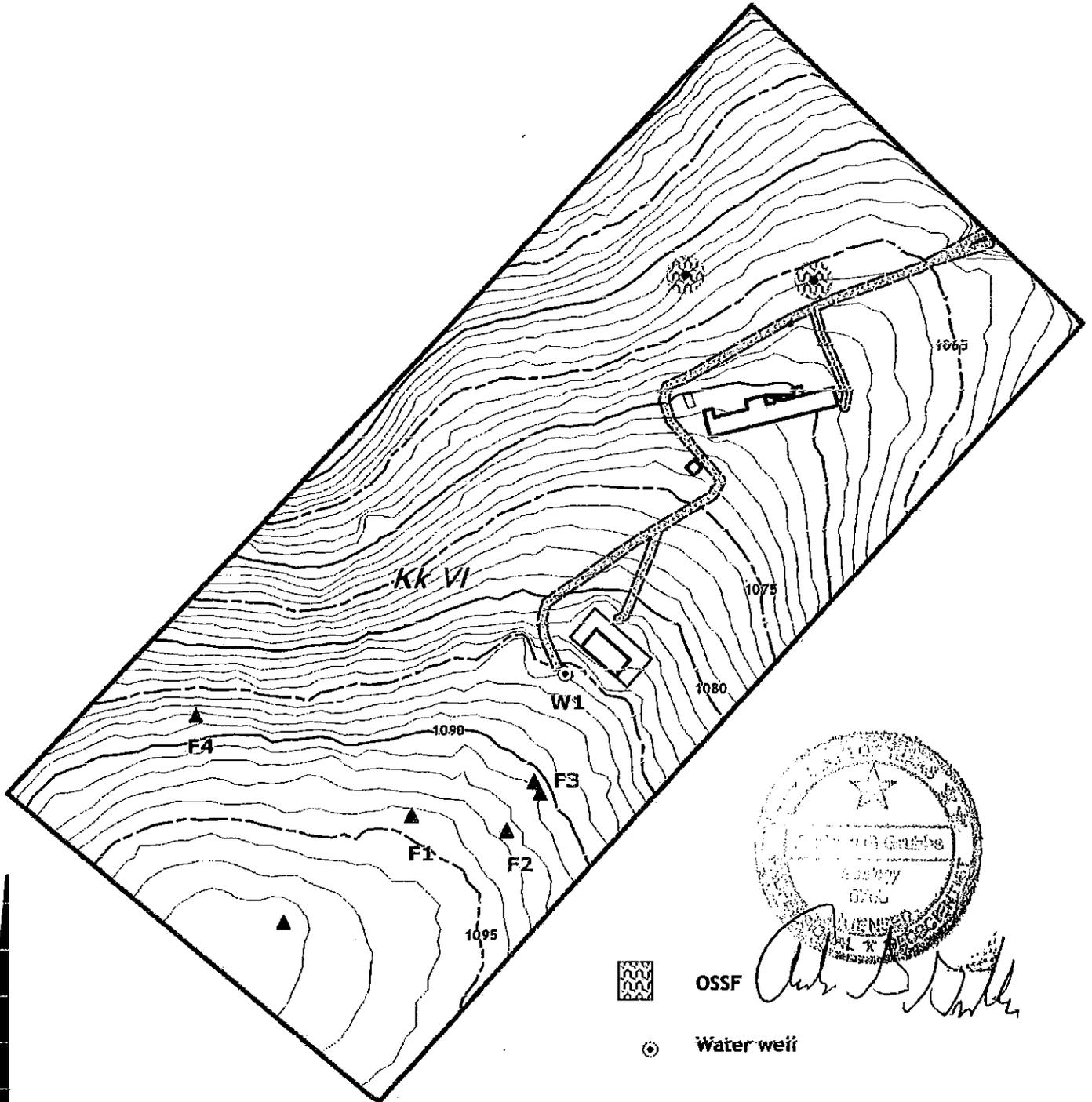
Senger, R.K., and Kreitler, C.W., 1984 Hydrogeology of the Edwards Aquifer, Austin area,
central Texas: University of Texas , Bureau of Economic Geology Report Inv. no 141. 35p.



ANDREW G. GRUBBS
PROFESSIONAL GEOSCIENTIST # 6708



Attachment D
Site Geologic Map
Paradis Vinyard & Winery LLC



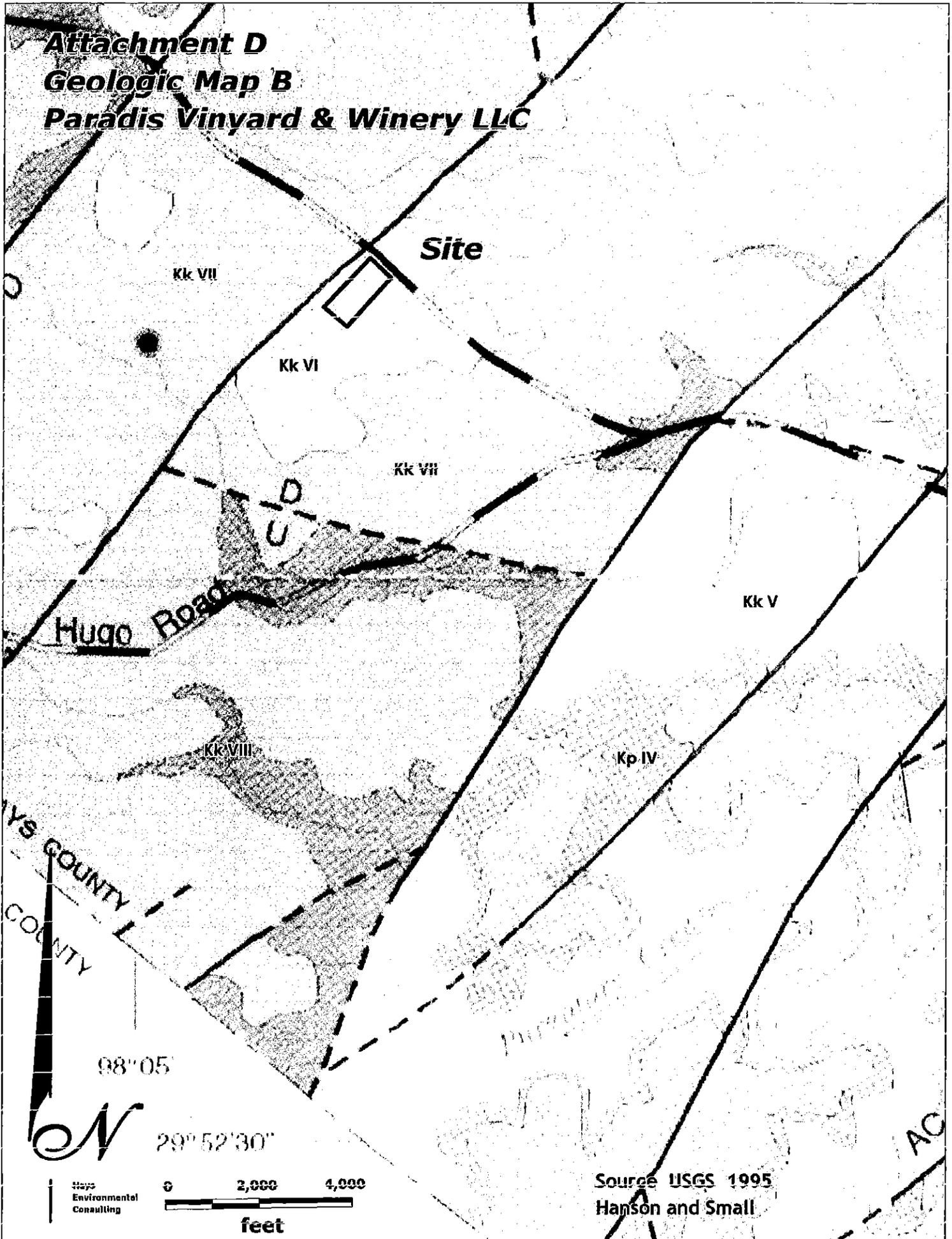
-  OSSF
-  Water well
-  Recharge Feature

Contour Interval 1'

Topographic Contours based on
 LIDAR TNRS 2017

Hays
 Environmental
 Consulting

**Attachment D
Geologic Map B
Paradis Vinyard & Winery LLC**

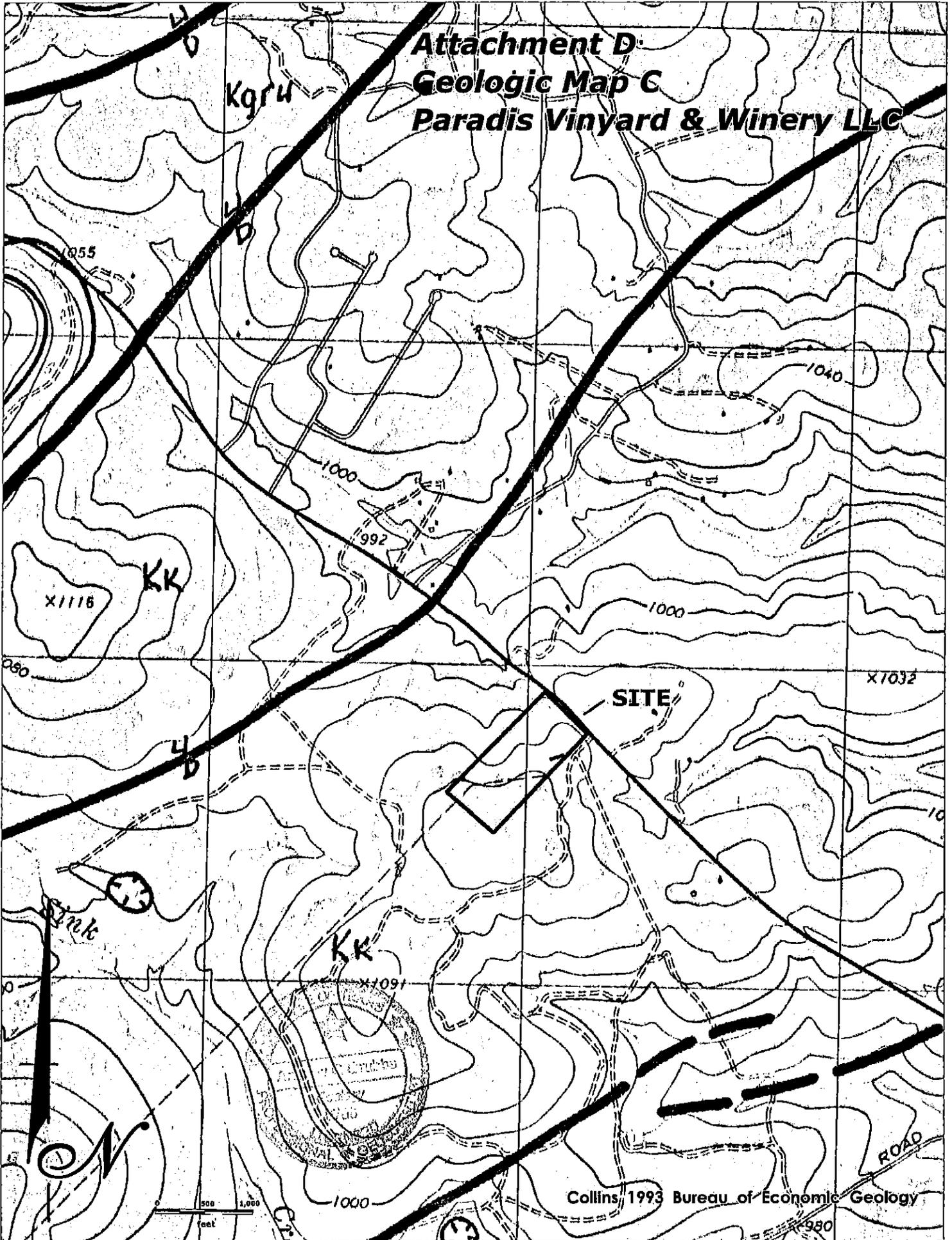


Hays
Environmental
Consulting



Source USGS 1995
Hanson and Small

**Attachment D
Geologic Map C
Paradis Vinyard & Winery LLC**



*Attachment D
Geologic Map D
Paradis Vinyard & Winery LLC*



Barnes 1974

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: Donald G. Rauschuber and Associates, Inc.

Date: January 7, 2025

Signature of Customer/Agent:



Regulated Entity Name: Paradis Vineyard and Winery, LLC

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: Unnamed Tributary of Sink Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

ATTACHMENT A – TEMPORARY STORMWATER SECTION FORM 602
PARADIS VINEYARD AND WINERY, LLC
SPILL RESPONSE ACTIONS

Paradis Vineyard and Winery, LLC (“Paradis”) does not have on-site hydrocarbon or fuel storage tanks exceeding 250-gallons. Paradis does have a 150-gallon fuel (gasoline) storage tank located on-site.

Paradis will retain a qualified road/driveway contractor to construct a fire lane to service the 1,200-square foot tasting room. This contractor will construct the fire lane with grading and soil compaction and other related road construction equipment. Due to the small nature of the fire lane project, no bulk fuel and oil storage facilities will be located on-site. All equipment will have self-contained “onboard” fuel /oil tankage. The construction of the “tasting room” (“venue”) will not require the use of on-site fuel storage/tankage.

In case of a hydrocarbon spill that may occur from construction equipment, Paradise will undertake the following Spill Response Actions:

1. Record the date, time, and location of the spill and discharge;
2. Prepare a specific description or identification of the oil, petroleum product, hazardous substances or other substance discharged or spilled;
3. Prepare an estimate of the quantity discharged or spilled and the duration of the incident;
4. Identify the source of the discharge or spill;
5. Identify name of the surface water or description of the waters in the state affected or threatened by it;
6. Prepare a description of the extent of actual or potential water pollution or harmful impacts to the environment and an identification of any environmentally sensitive areas or natural resources at risk;
7. Identify any known or anticipated health risks;
8. Prepare a description of any actions that have been taken, are being taken, and will be taken to contain and respond to the discharge or spill;
9. Immediately notify the Hays County Health Department, TCEQ Region 11, and report to the Texas Spill Reporting Hotline at 1/800 832-8224; and
10. Retain a qualified hazardous spill clean-up company if required.

Owner Contact Information Regarding Spill Responses:

Owner: Alan Paradis
 7578 Ranch Road 12
 San Marcos, Texas 78666
 817/233-6029
 Alan Paradis alanjparadis@gmail.com

IN THE EVENT OF A REPORTABLE HAZARDOUS SPILL TYPE AND QUANTITY, ALAN PARADIS, PARADIS VINEYARD AND WINEARY, LLC, OWNER SHALL IMMEDIATELY CONTACT ALL OF THE FOLLOWING ENTITIES:

State of Texas Spill-Reporting Hotline and the SERC: **1-800-832-8224** - 24 hours a day

TCEQ Region 11 – AUSTIN
Regional Director: Lori Wilson
P.O. Box 13087 • Austin, TX 78711-3087
12100 Park 35 Circle • Austin, TX 78753
512-339-2929 • FAX: 512-339-3795

Hays County
Hays County LEPC
Ms. Laurie Taylor
810 S. Stagecoach Trail, Ste. 1200 San
Marcos, TX 78666
LEPC phone: 512-393-7300
Spill phone: 911
Report type required:
Electronic via E-mail:
laurie.taylor@co.hays.tx.us

National Response Center (NRC) - **800-424-8802**

ATTACHMENT B – POTENTIAL SOURCES OF CONTAMINATION FORM 0602

PARADIS VINEYARD AND WINERY, LLC

Potential Sources of Water Pollution Associated with the Construction of the Fire Lane and Tasting Room:

1. Minor diesel or gasoline spills that are associated with the refueling of construction equipment.
2. Over application of oil-emulsion aggregate binding agent used for fire lane construction.

ATTACHMENT C – SEQUENCE OF MAJOR ACTIVITIES FORM 0602

PARADIS VINEYARD AND WINERY, LLC

Fire Lane Construction:

1. Prior to commencement of construction activities, Paradis will install silt fences as shown on the Plans and Specifications.
2. Paradis will grade and excavate approximately 9,000 cubic feet of earthen material. This activity will require approximately one (1) workday to complete. All removed soil and earthen materials not used in the construction of the fire lane will be removed from the construction site and properly disposed. Within a designated disposal area, all removed earthen materials will be spread to an approximate 4-inch thickness and seeded with native grass seed. Downslope of the soil disposal area, Paradis will install a silt fence to contain and filter any rainfall runoff from the disposal area. This silt fenced area will be maintained until at least 90-percent of the disposal area is covered with vegetation.
3. Paradis will fill and compact approximately 9,000 cubic feet of crushed limestone road base for driveway/fire lane construction. This activity will be limited to an approximate 9,125 square foot area (0.21-acre) and require approximately two workdays to complete.
4. Paradis will apply approximately 9,125 square feet (0.21-acre) of (3-course) asphaltic material to surface the fire lane.

Tasting Room Construction:

1. Prior to commencement of construction activities, Paradis will install silt fences as shown on the Plans and Specifications. Paradis will excavate approximately 800 cubic feet of earthen material within an area of 1,200 square-feet (0.02-acre). This activity will require approximately 1-work day to complete.
2. Paradis will fill and compact approximately 800 cubic feet of crushed limestone within the excavated area that will have a surface area of approximately 0.02-acre.
3. Paradis will set form boards and pour a 5-inch-thick concrete reinforced slab to construct the tasting room floor that will have an area of approximately 1,200 square feet (0.02-acre). This activity will require approximately 2 workdays to complete.
4. All excavated material not used in the construction of the tasting room floor will be transported to the disposal area described above and managed accordingly.

ATTACHMENT D – TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES - FORM 0602

PARADIS VINEYARD AND WINERY, LLC

As shown on the attached Plans and Specifications, prior to the construction of the fire lane and tasting room improvements Paradis will install approximately 950 L.F. of silt fencing in accordance with TCEQ standards and specifications. Paradis will inspect and maintain all silt fencing on a weekly basis and immediately after each rainfall event. Sediments trapped by silt fencing shall be removed and properly disposed of in accordance with TCEQ standards.

Through Paradis maintenance of the BMP site fences, pollution of surface and groundwater resources will be prevented. Following the completion of construction activities, Paradis will maintain to the highest extent possible all silt fencing until all disturbed soil areas are revegetated to 90% or greater and stabilized.

As described in RG 348, a silt fence is a barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site. When properly installed and maintained, silt fences are highly effective at controlling sediment from disturbed areas. They cause runoff to pond, allowing heavier solids to settle out. The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of disturbed areas to intercept sediment while allowing water to percolate through. The silt fences remain in place until the disturbed areas are permanently stabilized.

As shown on the Plans and Specifications, Paradis's improvement projects (i.e., construction of a fire lane of approximately 9,215 square feet and tasting room of 1,200 square feet) will only disturb about 10,400 square feet (or approximately 0.24 acres) of land. Both of Paradis's projects are built on a ridge line and stormwater runoff will primarily flow to the north and south of the ridge line and retained and filtered by silt fences. Subsequently, the filtered stormwater will be spread over several acres for land before reaching Paradis' 20.5-acre property's perimeter boundary. The overland flow of the filtered stormwater will be further treated by the established vineyards that have grassy land cover.

**ATTACHMENT F – TEMPORARY BEST MANAGEMENT PRACTICES AND
MEASURES - FORM 0602**

PARADIS VINEYARD AND WINERY, LLC

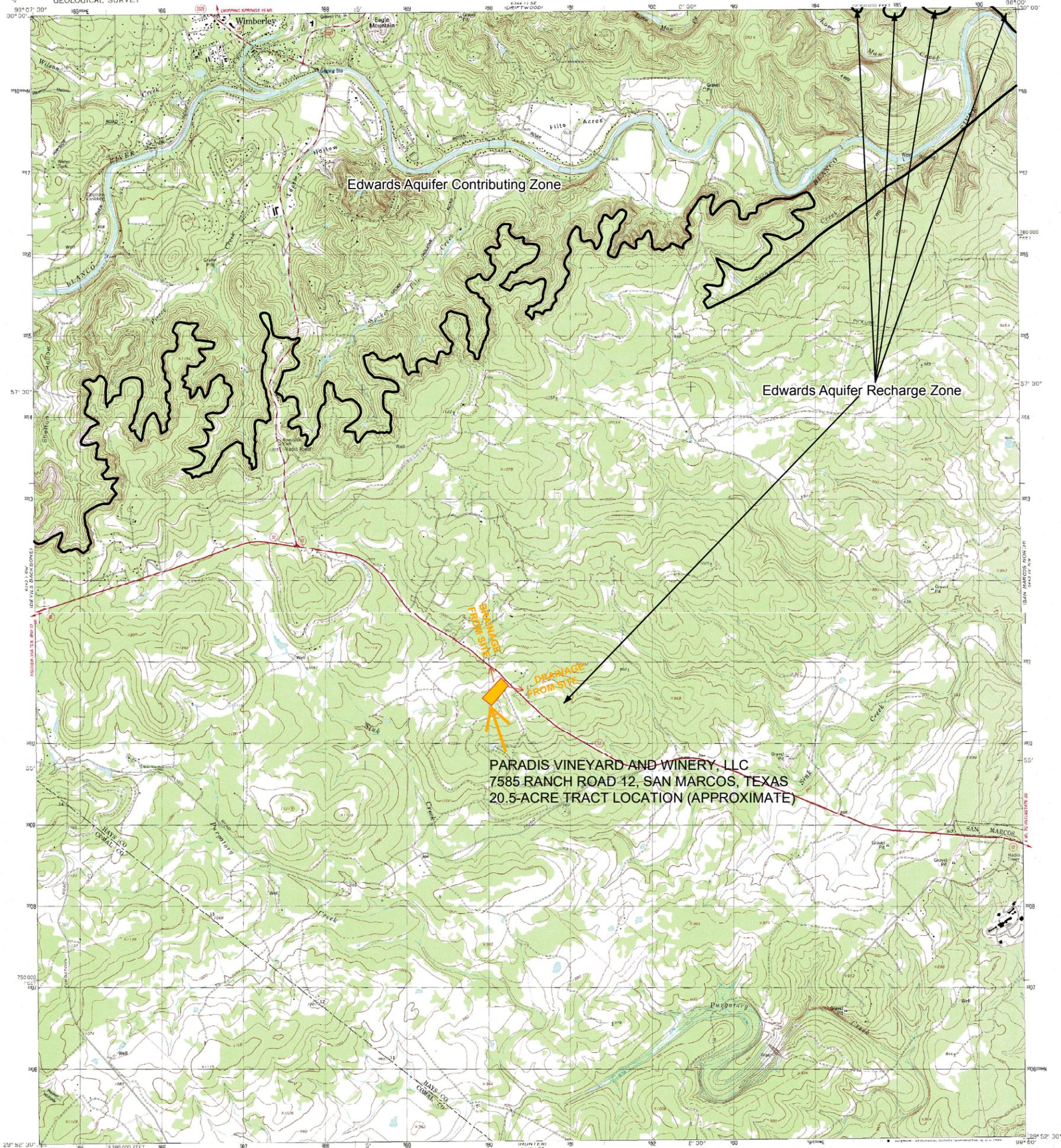
Inspection and Maintenance Guidelines:

- (1) Inspect all fencing weekly, and immediately 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 sections that are crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
- (5) When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

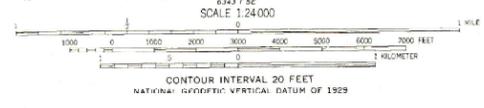
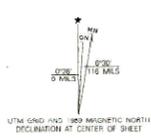
**ATTACHMENT J – SCHEDULE OF INTERIM AND PERMANENT SOIL
STABILIZATION PRACTICES - FORM 0602**

PARADIS VINEYARD AND WINERY, LLC

Bare soils shall be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.



Mapped, edited, and published by the Geological Survey
Revised in cooperation with the Texas Water Development Board
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1958; field checked 1964. Revised from aerial photographs
taken 1986; field checked 1988. Map edited 1989
Projection and 10,000-foot grid ticks: Texas coordinate system,
south central zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 14
1927 North American Datum
To place on the predicted North American Datum 1983 move the
projection lines 19 meters south and 28 meters east as shown by
dashed corner ticks
Fine red dashed lines indicate selected fence lines

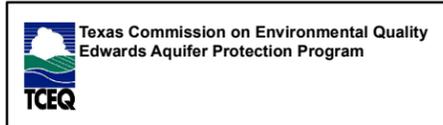


THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

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

WIMBERLEY, TEX.
2000S H1 TF 024
1989
DMA 0343 1 NE-SERIES V882



Regulatory Zones
30 TAC Chapter 213- Edwards Aquifer
Effective September 2005

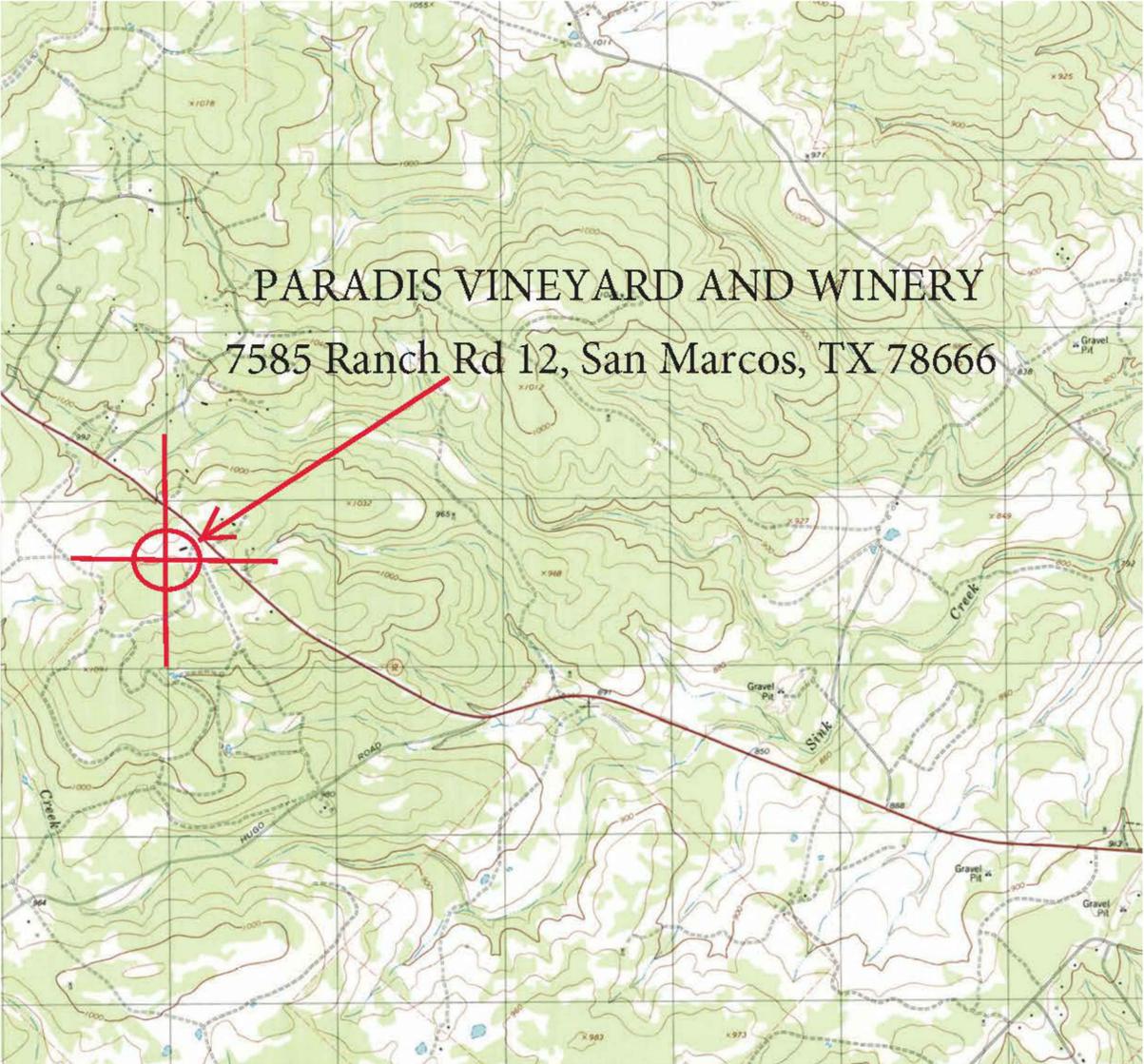
This map was produced by the Groundwater Planning and Assessment Team of the Texas Commission on Environmental Quality to detail the boundaries of the regulatory zones of the Edwards Aquifer Protection Program, as described in Texas Administrative Code Title 30, Part 1, §213.3. No other claims are made 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.

PARADIS VINEYARD AND WINERY, LLC TCEQ WPAP EXCEPTION REQUEST

OWNER:
PARADIS VINEYARD AND WINERY, LLC
7585 RANCH RD 12, SAN MARCOS, TX 78666

CIVIL ENGINEER:

DGRA, INC.
P.O. BOX 342707
AUSTIN, TX 78734
(D) 512-413-9300
CONTACT: DON RAUSCHUBER, P.E.



SHEET INDEX:
1 OF 2 COVER SHEET
2 OF 2 PARADIS 20.5-ACRE TRACT EXISTING
AND PROPOSED IMPERVIOUS
IMPROVEMENTS

JANUARY 1, 2026

Don Rauschuber, P.E.



SUBMITTED FOR APPROVAL:
DON RAUSCHUBER, P.E.

DGRA, INC.
FIRM NO. F-8806

dgra Donald G. Rauschuber & Associates, Inc.

PLAT OF LOT XX,
NAME OF SUBDIVISION
HAYS COUNTY, TEXAS

PARADIS

JANUARY 2026

