



MIGL
ENGINEERING
AND CONSULTING

EDWARDS AQUIFER WATER POLLUTION ABATEMENT PLAN (WPAP)

DIAMONDBACK MASONRY

2709 - 2711 GARDENIA DRIVE
AUSTIN, TEXAS 78727

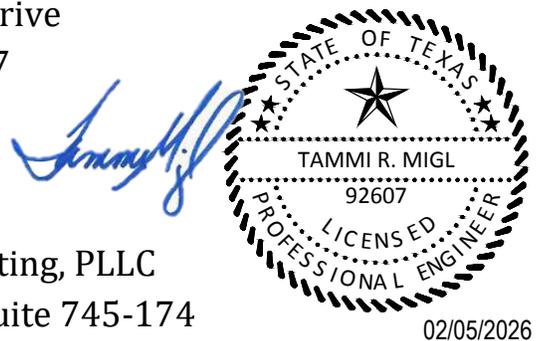
SITE LOCATED IN EDWARD'S AQUIFER RECHARGE ZONE

Prepared for

Diamondback Masonry
2711-2709 Gardenia Drive
Austin, Texas 78727

Prepared by

Migl Engineering and Consulting, PLLC
9600 Escarpment Boulevard, Suite 745-174
Austin, Texas 78749



Project No. 0236.002
REVISED February 5, 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: Diamondback Real Estate Holdings LLC					2. Regulated Entity No.: N/A				
3. Customer Name: Samuel Maldonado					4. Customer No.: N/A				
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	Modification			Extension		Exception		
6. Plan Type: (Please circle/check one)	<input checked="" type="radio"/> WPAP	<input type="radio"/> CZP	<input type="radio"/> SCS	<input type="radio"/> UST	<input type="radio"/> AST	<input type="radio"/> EXP	<input type="radio"/> EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		<input checked="" type="radio"/> Non-residential			8. Site (acres):		1.15	
9. Application Fee:	\$4000.00		10. Permanent BMP(s):			Biofiltration pond			
11. SCS (Linear Ft.):	NA		12. AST/UST (No. Tanks):			0			
13. County:	Travis		14. Watershed:			Walnut Creek			

Application Distribution

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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	—
Region (1 req.)	—	—	—
County(ies)	—	—	—
Groundwater Conservation District(s)	<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 checked="" 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 Medina	<input type="checkbox"/> EAA 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

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.

Tammi Migl, P.E.

Print Name of Customer/Authorized Agent

09/10/2025

Signature of Customer/Authorized Agent

Date

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

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Tammi Migl, PE

Date: 09/10/2025

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Diamondback Real Estate Holdings LLC

2. County: Travis

3. Stream Basin: Walnut Creek

4. Groundwater Conservation District (If applicable): N/A

5. Edwards Aquifer Zone:

- Recharge Zone
 Transition Zone

6. Plan Type:

- | | |
|--|--|
| <input checked="" type="checkbox"/> WPAP | <input type="checkbox"/> AST |
| <input type="checkbox"/> SCS | <input type="checkbox"/> UST |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Exception Request |

7. Customer (Applicant):

Contact Person: Samuel Maldonado
Entity: Diamondback Real Estate Holdings LLC
Mailing Address: 2709 Gardenia Drive
City, State: Austin, TX Zip: 78727
Telephone: 512-914-3117 FAX: _____
Email Address: rsepulveda@diamondbackmasonry.com

8. Agent/Representative (If any):

Contact Person: Tammi Migl, PE
Entity: Migl Engineering & Consulting, PLLC
Mailing Address: 9600 Escarpment Blvd, Suite 745-174
City, State: Austin, TX Zip: 78749
Telephone: (512) 750 0440 FAX: _____
Email Address: Tammi@miglengineering.com

9. Project Location:

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

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

The site is located at the end of Orchid Ln and beginning of Gardenia Dr, next intersecting street is Magnolia Blvd

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: 12-30-2024

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);

- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and
- (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

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

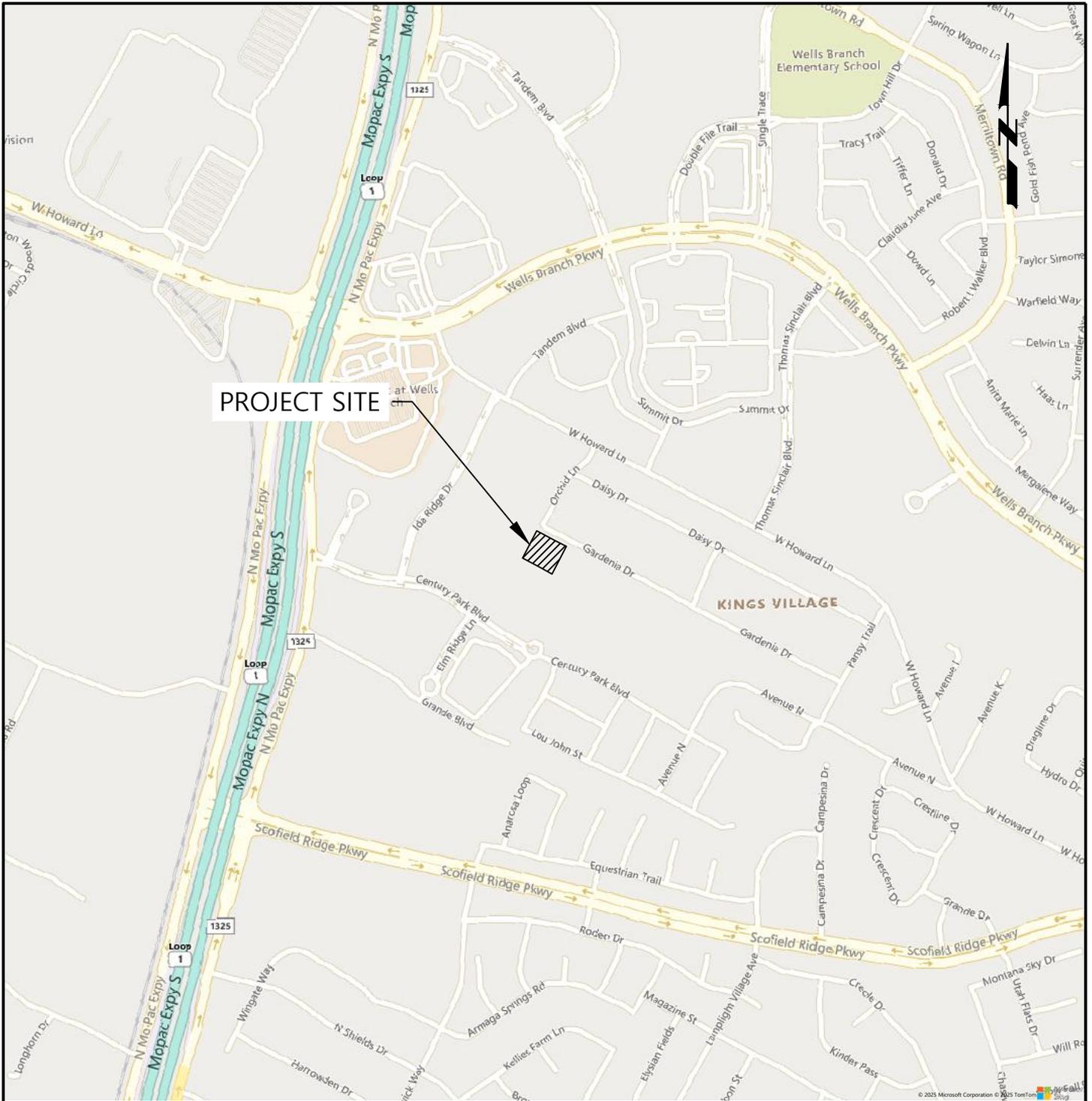
- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
- For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
- For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
- A request for an exception to any substantive portion of the regulations related to the protection of water quality.
- A request for an extension to a previously approved plan.

19. Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

- TCEQ cashier
- Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
- San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

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

21. No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.



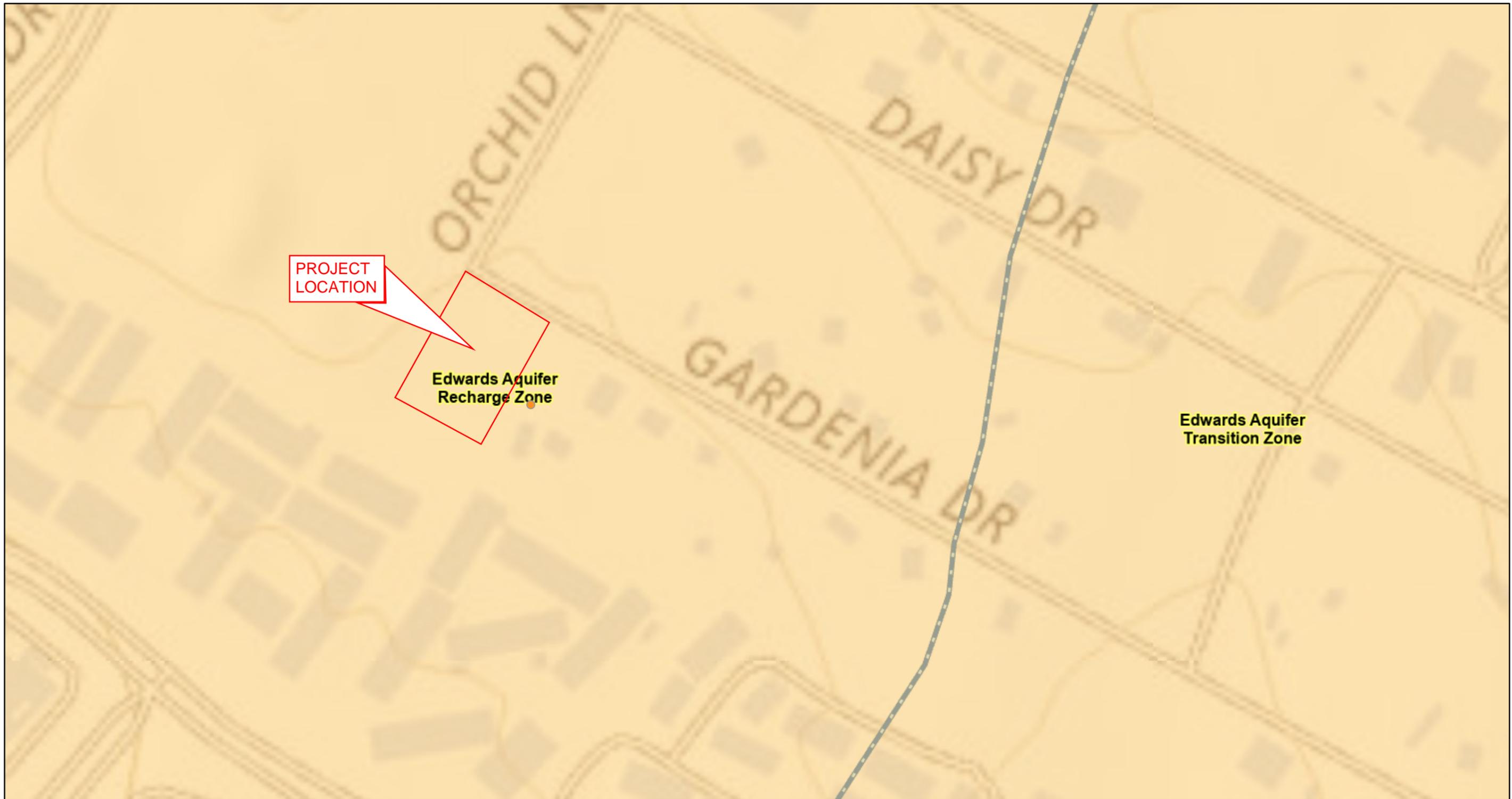
SCALE: 1" = 1000'

VICINITY MAP
 2709-2711 GARDENIA DRIVE
 DECEMBER 18, 2025



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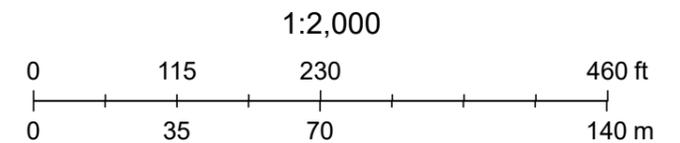
Edwards Aquifer Viewer Diamondback - Pflugerville West, TX Quadrangle



12/18/2025, 6:13:43 PM

- ArcGIS World Geocoding Service
- TCEQ_EDWARDS_OFFICIAL_MAPS
- 7.5 Minute Quad Grid
- TX Counties
- City/Place
- Edwards Aquifer Boundary central line
- Edwards Aquifer Label

- USGSTopo
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS

ATTACHMENT C – PROJECT DESCRIPTION

1.0 GENERAL PROJECT INFORMATION

The proposed project includes replacement of a portable office building, and construction of parking, drainage/ detention/ and water quality improvements, and a water service line at 2709-2711 Gardenia Drive. The 1.15-acre site is located southeast of the intersection of Wells Branch Parkway and North Mopac Expressway.

2.0 SITE BACKGROUND

The property had been previously developed; however, due to construction without a permit, the site received a city violation notice and improvements need to be made to the site to mitigate for drainage and water quality. The existing improvements include gravel roads, storage containers and a small office building served by an on-site water tank and septic.

3.0 SITE IMPROVEMENTS

To address the cited violation, the proposed corrective actions include removal of existing storage areas, equipment from green spaces, and gravel currently used for vehicular access. Additionally, concrete curbs and anchored blocks will be installed to prevent further encroachment into designated pervious areas. These measures aim to eliminate unauthorized site use and protect pervious surfaces.

The proposed site development will include a 900-square-foot modular office building, a new water service line, and the retention of the existing 2,090-square-foot storage building. Associated site improvements total 13,878 square feet and consist of parking, a detention pond, and a biofiltration basin. The biofiltration basin is provided in lieu of sand and planting per the City of Austin Environmental Criteria Manual (ECM) Section 1.6.7.C and serves as the best management practice (BMP). This BMP is more stringent than the Texas Commission on Environmental Quality (TCEQ) RG-348 requirements and achieves greater total suspended solids (TSS) removal than required by TCEQ for all impervious cover improvements.



DIAMONDBACK MASONRY - 2711-2709 GARDENIA DR
WATER POLLUTION ABATEMENT PLAN
GENERAL INFORMATION FORM TCEQ-0587

The total site impervious cover will be 13,815 square feet, or 27.58 percent of the site area.



Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

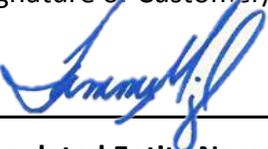
Signature

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

Print Name of Customer/Agent: Tammi Migl, P.E.

Date: 12/29/2025

Signature of Customer/Agent:



Regulated Entity Name: Diamondback Real Estate Holdings LLC

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property): 1.15

3. Estimated projected population: 0

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	2,990	÷ 43,560 =	0.06
Parking	12978	÷ 43,560 =	0.29
Other paved surfaces	0	÷ 43,560 =	0
Total Impervious Cover	13,878	÷ 43,560 =	0.33

Total Impervious Cover 13,878 ÷ **Total Acreage** 1.15 X 100 = 27.58 % Impervious Cover

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

For Road Projects Only

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

7. Type of project:

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

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

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

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

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

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

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

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

11. A rest stop will be included in this project.
- A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

<u>100</u> % Domestic	<u>84</u> Gallons/day
<u> </u> % Industrial	<u> </u> Gallons/day
<u> </u> % Commingled	<u> </u> Gallons/day
TOTAL gallons/day <u>84</u>	

15. Wastewater will be disposed of by:

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

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

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

Sewage Collection System (Sewer Lines):

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

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

The SCS was previously submitted on _____.

The SCS was submitted with this application.

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

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

Existing.

Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 20 '.

18. 100-year floodplain boundaries:

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

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

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): 48453C0265K, DATED JANUARY 6, 2016

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

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

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

There are 0 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)

The wells are not in use and have been properly abandoned.

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

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

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

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

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

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

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

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

Administrative Information

- 29. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
- 30. Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

ATTACHMENT A – FACTORS AFFECTING SURFACE WATER QUALITY

Factors affecting the quality of surface water and groundwater are the parking and use of motor vehicles on the site. This includes the emission of certain hydrocarbon based substances, as well as the tracking of silt. Run-off will include oils, grease, and other substances typically associated with roadways and vehicle use areas. Also, the maintenance of lawn areas could affect the quality of surface water and ground water through runoff of chemical fertilizers and pesticides. Proposed improvements will be treated by a biofiltration basin, provided in lieu of sand and planting, in accordance with the City of Austin Environmental Criteria Manual (ECM) Section 1.6.7.C. This best management practice (BMP) is more stringent than the Texas Commission on Environmental Quality (TCEQ) RG-348 requirements and achieves greater total suspended solids (TSS) removal than required by TCEQ for all impervious cover improvements.

ATTACHMENT B – VOLUME AND CHARACTER OF STORMWATER

DRAINAGE AND RUNOFF

The site slopes south towards the back property line with drainage patterns remaining relatively unchanged by the site improvements. Stormwater that originates upgradient of the subject tract as shown in the existing and proposed drainage area maps will be conveyed across the site. The onsite proposed parking, drive aisle, and roof runoff is directed to a biofiltration pond designed to meet TCEQ water quality requirements. The property is predominantly of a Type D soil resulting in a CN of 80. During construction, the principal pollutant in stormwater will be sediment caused by the disturbance of construction. Temporary BMPs will control sediment and other pollutants during construction.



WATER QUALITY

After construction, there will be runoff from building surfaces, paved areas, and managed lawn areas. This project includes BMPs for new impervious cover. This project proposes demolishing 27,270 sf of impervious cover and adding 13,939 square feet of impervious cover. The BMP selected to treat this increase in impervious cover is a biofiltration pond.

A total of 1.00 acre of the tract contributes to the BMP, which is sized to achieve 89% total suspended solids (TSS) removal from proposed conditions relative to existing conditions. Per TCEQ RG-348, 252 pounds of TSS removal is required; however, approximately 300 pounds of TSS removal is provided in accordance with the City of Austin ECM Appendix R-6 standards. The contributing drainage area includes the asphalt parking lot, drive aisles, and a portion of the building roof runoff.



DIAMONDBACK MASONRY - 2711-2709 GARDENIA DR
WATER POLLUTION ABATEMENT PLAN
WPAP APPLICATION FORM TCEQ-0584

ATTACHMENT C - SUITABILITY LETTER FROM AUTHORIZED AGENT





AUSTIN WATER UTILITY
Utility Development Services Division
625 East 10th Street
Austin, Texas 78701
(512) 972-0207 fax: (512) 972-0251



PERMIT TO CONSTRUCT AN ON-SITE SEWAGE FACILITY

DATE: April 11, 2006 UNIQUE #: 418449
SITE ADDRESS: 2711 Gardenia Drive, Austin, Texas 78727
LEGAL DESCRIPTION: LOT 78 KINGS VILLAGE SEC 2 PT 1 PLUS PT VAC STREET
OWNER'S NAME: Ruben Ramirez
LAKE PROPERTY (YES/NO): NO
WATER SOURCE: Public Water
TYPE OF STRUCTURE: Modular Office Building SIZE: 900 sq. ft. / 100 gpd

FACILITY SPECIFICATIONS

1. One 750-gallon double compartment pre-cast concrete septic tank.
2. One 500-gallon single compartment pre-cast concrete pump tank with one Goulds Model 3871 EPO411 0.4 HP submersible effluent pump (capable to deliver 45.1 gallons per minute at a total dynamic head of 8.4 feet).
3. One 1,050-square foot subsurface low pressure dosed drainfield (350 linear feet of lateral lines).

MAINTENANCE CONTRACT REQUIRED (YES/NO): NO
DESIGNER: Dora R. Fogle, R.S.

AUTHORIZATION IS HEREBY GIVEN TO CONSTRUCT AN ON-SITE SEWAGE FACILITY ON THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE DESIGNED PLAN AND APPROVED BY THE AUSTIN WATER UTILITY ON THIS DATE WITH THE SPECIFICATIONS DESCRIBED ABOVE.

THIS PERMIT MUST BE POSTED ON THE SITE

SPECIAL REQUIREMENTS

1. Construct per designer's plan and the Austin Water Utility's approval letter. If construction cannot proceed exactly as specified by approved plan and the Austin Water Utility's approval letter, stop construction and have the designer submit a revised plan to the Austin Water Utility for review and approval.
2. This property may be located within the habitat boundaries of an endangered species. Issuance of this permit to construct a private sewage facility does not assure compliance with the Endangered Species Act. For information, please call the Travis County Transportation and Natural Resources Department, (512) 854-9383.
3. The issuance of this Permit is not a verification that this tract of land has been subdivided in accordance with the laws and regulations governing subdivision of land. It is also not, therefore, a guarantee of future provision of other utility services to this tract of land.
4. Landscaping and vegetation of drainfield must be complete before a license to operate will be issued.
5. ALL INSTALLATION WORK IN THE STATE OF TEXAS MUST BE PERFORMED BY AN INSTALLER LICENSED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

NOTE: This on-site sewage facility must meet all of the requirements of the City of Austin Ordinance No. 990211-E, including setback distances. If unforeseen and/or adverse conditions are encountered (including but not limited to excessive rock, seepage, or high water table), stop construction and contact the Austin Water Utility. A revised construction permit may be issued. **THIS PERMIT TO CONSTRUCT SHALL EXPIRE ONE YEAR FROM THE ISSUED DATE.**

APPROVED:

Suzanne M. Mann, P-E.

DATE:

4/11/2006

Ms. Dora R. Fogle R.S.
April 11, 2006
Page 2 of 2

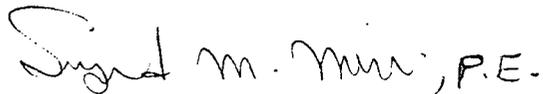
The issuance of this Approval Letter does not verify that this tract of land has been subdivided in accordance with the laws and regulations governing subdivision of land. It is also not, therefore, a guarantee of future provision of other utility services to this tract of land.

The Permit to Construct for this project is enclosed with this letter, and must be posted on the job site before any work is done. The Austin Water Utility expects you to make the contractor of this project aware of all of the above approval stipulations prior to the start of construction.

Regular inspections of these facilities by the Austin Water Utility's personnel during construction in accordance with the inspection schedule enclosed with this letter are required. In addition, the Austin Water Utility must receive a written certification from you, upon completion of this project, that this system was installed in accordance with this plan. This certification must be based upon your independent inspections of this system during construction. The Austin Water Utility also must receive a copy of the as-built drawing upon completion of this project. We cannot issue a License To Operate until we receive your certification, the as-built drawing, and the completion of all inspections listed on the enclosed inspection schedule.

I will look forward to receiving your letter of certification upon completion of this project. If I can provide any additional information, please contact me at 972-0202 or Ms. Loan Nguyen, P.E. at 972-0261.

Sincerely,

A handwritten signature in black ink that reads "Seyed M. Miri, P.E." The signature is written in a cursive style.

Seyed M. Miri, P.E.
Division Manager
Utility Development Services Division
Austin Water Utility



AUSTIN WATER UTILITY
Utility Development Services Division
625 East 10th Street, Suite 515
Austin, Texas 78701
(512) 972-0207 fax: (512) 972-0251



Site Evaluation Report for On-Site Sewage Facilities (OSSF)

Date: 3/1/06 Inspector: BRADLEY BARRON

Address: 2711 GARDENIA

- PROFILE HOLES ARE CONSISTENT WITH SITE EVALUATION SUBMITTED BY DESIGNER (CLAY TO 40"+)
- NO PROBLEMS WITH SETBACKS AS PROPOSED

ISSUES:

- 1) EXISTING SYSTEM IS NOT SHOWN ON DESIGN.
- 2) EXISTING SYSTEM NEEDS TO BE PROPERLY ABANDONED
- CURRENTLY, PARKING OVER TANK
- 3) ~~FRENCHES CAN NOT EXCEED 18" IN DEPTH OR THE SEPARATION DISTANCE TO RESTRICTIVE HOOROW WELL NOT BE MET~~

BBB

SYSTEM AS PROPOSED IS SUITABLE ONCE MEET THREE ITEMS ABOVE

CITY OF AUSTIN
PAYMENT RECEIPT

418449

CITY OF AUSTIN

DEPARTMENT: AWU

DATE RECEIVED: 2/15/06

RECEIVED FROM: Ruben Ramirez

FORM OF PAYMENT:

CASH CHECK MONEY ORDER

[REDACTED] AMOUNT: \$ 493.70

IN PAYMENT FOR: 2711 Gardenia

ACCOUNT NUMBER:

5030-230-9050-4090

\$493.70 OSSE review fee

AUTHORIZED SIGNATURE: [Signature]

CASHIER: [Signature]

\$493.70

101#0003 CHKDUP
COA 10:12AM 02/15/06



AUSTIN WATER UTILITY
Utility Development Services Division
625 East 10th Street, Suite 515
Austin, Texas 78701

(512) 972-0207

fax: (512) 972-0251



Application for On-Site Sewage Facility Construction Permit

Site Address: 2711 Gardenia		Zip: 78727	Bldg. Permit #
Legal Description	Lot 78	Block	Subdivision Kings Village
OR	Acres	of the	Survey # 2
Tax Parcel # 272417			

- | | |
|---|---|
| <input type="checkbox"/> Standard Construction Permit | <input type="checkbox"/> Site Evaluation |
| <input checked="" type="checkbox"/> Professional Design Construction Permit | <input type="checkbox"/> Re-inspection |
| <input type="checkbox"/> Designer's Adjustment/Resubmission Fee | <input type="checkbox"/> Subdivision Review for On-Site Sewage Facilities |

Property Owner: Ruben Ramirez	Phone: 512 844 3978
Mailing Address:	
Builder or Agent:	Phone:
Designer's Name: Dora R. Fogle. RS 343	Phone: 512 - 563-3389

Source of Water

- | | | |
|---|----------------------------------|-------------------------------------|
| <input type="checkbox"/> Private Well | <input type="checkbox"/> Cistern | <input type="checkbox"/> Lake Water |
| <input checked="" type="checkbox"/> Public Water Supplier | Name of the Provider: | |

Type of Development

<input type="checkbox"/> Single Family Residential	Living area size:	Bedrooms:
<input checked="" type="checkbox"/> Non-residential (or multi-family residential)	900	
Type of use: Office	Size of building: 224' N ✓	
No. of employees:	Days occupied per week: 5	No. of customers: 0
Estimated daily water use: 28 gal	Is water used in a manufacturing process? NO	

Distance to closest organized sewer line

- Less than 100 feet (actual distance: ft.) Greater than 100 feet

I CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND CORRECT. AUTHORIZATION IS HEREBY GIVEN TO THE AUSTIN WATER UTILITY TO ENTER UPON THE ABOVE DESCRIBED PRIVATE PROPERTY FOR THE PURPOSE OF SITE EVALUATIONS AND INSPECTIONS OF ON-SITE SEWAGE FACILITIES.

[Handwritten Signature]
 Signature of Owner

[Handwritten Date]
 Date FEB/15/06

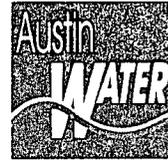
A PLOT PLAN MUST BE SUBMITTED WITH THIS APPLICATION. See attached instructions.
You must receive a Permit to Construct from the Austin Water Utility before beginning any construction.
 Call (512) 972-0207 for more information. No refunds of application fees shall be granted.



AUSTIN WATER UTILITY
Utility Development Services Division
625 East 10th Street, Suite 515
Austin, Texas 78701

(512) 972-0207

fax: (512) 972-0251



April 11, 2006

Ms. Dora R. Fogle, R.S.
Texicana Wastewater Design & Development
3656 Westwood Road
Lockhart, TX 78644

Re: **Letter of Approval**

Private On-Site Sewage Facility (OSSF) for 2711 Gardenia Drive
LOT 78 KINGS VILLAGE SEC 2 PT 1 PLUS PT VAC STREET

Dear Ms. Fogle:

The Austin Water Utility has completed the review of your submittal, received 4/10/06, for the proposed facility consisting of one 750-gallon double compartment pre-cast concrete septic tank, one 500-gallon single compartment pre-cast concrete pump tank with one Goulds Model 3871 EPO411 0.4 HP submersible effluent pump (capable to deliver 45.1 gallons per minute at a total dynamic head of 8.4 feet), one 1,050-square foot subsurface low pressure dosed drainfield (350 linear feet of lateral lines), and related appurtenance to serve an modular office building with a design flow of 100 gallons per day.

This plan is approved as submitted to allow disposal of the effluent with the following stipulations:

1. The Austin Water Utility's approval of this plan will be automatically rescinded if any site grading cuts are constructed within twenty-five (25) feet of the proposed drain field sites.
2. If it is necessary to modify your proposed plan, the Austin Water Utility will require a 30-day review period for the modified plan. All construction on this project will be required to stop until the Austin Water Utility approves the modified plan.
3. This property may be located within the habitat boundaries of an endangered species. The Austin Water Utility's approval of your plan and the issuance of a Permit to Construct a private sewage facility do not assure compliance with the Endangered Species Act. For information, please call Travis County Transportation and Natural Resources Department, (512) 854-9383.
4. The Austin Water Utility recommends that no automatic lawn sprinkler system will be installed over any portion of the proposed drainfield.

Our approval of this plan is based upon the data and information submitted with it. The Austin Water Utility does reserve the right to revoke this approval if conditions are encountered during construction, which are not reflected by the plan and may affect the proper operation of the proposed system.



SEPTIC INSPECTION REPORT

2711 Gardenia Dr Austin, TX 78727

Abstract

Inspection for the above mentioned property to verify septic tank sized properly and hydraulic test

CRAMT Enterprise

ckgonzales@outlook.com

www.cramtent.com

Inspection Summary

System Appears To Be Functioning As Intended

No Repairs Needed

Repairs Needed

System Is Abandoned and filled in

The existing septic tank is approx. 1,000-gallon (2-chamber) concrete septic tank. Bacteria is thriving and DO is 0.3 mg/L. A 5-minute static test was run to the field with no backflow back to the tank after running the water for 5 minutes.

In my professional opinion, the system seems to be working during the time of inspection on 8/28/25 @ 1:50 pm CST.

Please feel free to reach out if you have any further questions.

Casey Gonzales

OSSF Installer/ Maintenance Provider

CRAMT Enterprise Owner

512-560-8134

When a property is vacant, it becomes difficult to determine if the OSSF system is functioning properly due to lack of use. Sewer, sprinkler and drain field lines located underneath the ground are not inspected for content or defects. The useful life of most drain fields is 25-30 years. It's important to use water conservation measures on all septic systems, especially on older and considerably smaller systems. Increased water load in the future could cause system failure. If a switch valve is present, it must be rotated between drain fields on a regular basis. This report makes no guarantee or warranty, expressed or implied, as to the continued functionality of the OSSF and reflects on the condition of the OSSF at the time of inspection.

Casey Gonzales

TCEQ Class II OSSF Installer License #OS0036935 / OSSF Maintenance Provider License #MP0002510

☎ (512) 560-8134 ✉ ckgonzales@outlook.com

ATTACHMENT D – EXCEPTION TO THE GEOLOGIC ASSESSMENT

This application is for the replacement of one portable building at the existing commercial site. An exception from the required Geologic Assessment has been requested, as the site has been previously developed and disturbed for prior residential and commercial uses, including the existing building and associated parking areas. All proposed improvements will be limited to previously disturbed areas.

Per written correspondence from Mr. James “Bo” Slone, Professional Geoscientist with the review agency, dated January 29, 2026, at 8:02 AM, this project qualifies for an exception to the Geologic Assessment requirement, and no Geologic Assessment is required at this time. The supporting email correspondence is included in the revised application. If geologic features are identified during site inspection, a Geologic Assessment may be required.



Jose Porras

From: James Slone <james.slone@tceq.texas.gov>
Sent: Thursday, January 29, 2026 8:02 AM
To: Tammi Migl
Cc: Jose Porras
Subject: RE: Diamondback Masonry WPAP - 2711–2709 Gardenia Drive.

Tammi,

I understand your need for clarification. (you've been getting some doosies lately)

1. With respect to the OSFF, it is standard to have the letter from the county. But, in your situation it sounds like the city (agent) has already approved the septic. Can you provide something that shows they already approved it? That will work for us. In the past, I have seen documents and plan sheets demonstrating the approval with signatures from the agent (e.g., county, city). Either one of those would work.
2. Technically, you can request the exception to the Geologic Assessment (GA) during submittal, but we try to catch it on the front end. In past, engineers have requested it, then we say they need a GA and the application is already several weeks old. The technical reviewer asks for a GA and it delays everything by weeks and sometimes even months. Therefore, the admin reviewers try to filter this out in the beginning. They point them to me since I am the team's geologist and I make the call prior to admin review. In the future, you do not need to wait until admin review to ask for the exception to the GA. Just reach out to me directly while you are preparing the application and I can make the determination for you.

With respect to this specific project at 2711 Gardenia Dr, you can submit this application with the exception to the GA; no GA is required. Please note, if we find any features on site during our site assessment, you may be required to provide a GA. I am pretty confident that no features will be found there, but there is always a chance.

Lastly, I apologize to you and Jose. I missed his email in my inbox. I am not sure why I dropped the ball on that one. Again, I am sorry about that.

Let me know if you have any questions. Just provide this email to the admin review staff to clear those two comments.

Respectfully,
Bo

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

From: Tammi Migl <tammi@miglengineering.com>
Sent: Wednesday, January 28, 2026 3:04 PM
To: James Slone <james.slone@tceq.texas.gov>

Cc: Jose Porras <jose@miglengineering.com>

Subject: FW: Diamondback Masonry WPAP - 2711–2709 Gardenia Drive.

Good afternoon, Bo – Hope you are doing well and survived the cold snap!

I wanted to follow up on Jose’s email below. We received an Administrative NOD on a WPAP we submitted for Diamondback Masonry located at 2709-2711 Gardenia Drive in the limited purpose jurisdiction of Austin. We wanted to get your assistance with the 2 WPAP comments...

Water Pollution Abatement Plan Application Form (TCEQ-0584)

3. Attachment C - Suitability Letter from Authorized Agent. Letter must come from the county.
4. Attachment D - Exception to the Required Geologic Assessment. Please contact our program’s Professional Geoscientist Mr. James “Bo” Slone (CC’d) to determine if this project qualifies for a GA exception. Once a determination is made, include the email correspondence within the revised application.

The first comment pertains to the Suitability Letter from Authorized Agent for the existing OSSF. This site has an existing OSSF permitted through the City of Austin; the site is in the limited purpose of the City, not the ETJ, and permitting of the septic system is through the City (which I believe is the correct Authorized Agent). Is a separate document from the County also needed?

The second item is a request for an Exception to the GA. We submitted that with our WPAP not realizing that a determination is needed prior to submittal. Attached is the Form 0584 Att D submitted with the WPAP. The project site was most recently used by a masonry contractor for both office space and construction mobilization. It was cited by the City for site improvements without a permit which is how we were brought into the project. With the proposed site improvements, they will be replacing the modular office and utilizing the site for office purposes only; construction activities will be moved to a larger site. They will be paving a portion of the site for parking, as well as adding water quality and detention. Please let us know what additional information is needed in order to consider this request.

Thanks,
Tammi

Tammi Migl, PE
Principal

MIGL ENGINEERING AND CONSULTING
9600 Escarpment Boulevard, Suite 745-174
Austin, Texas 78749 | 512 750 0440

From: Jose Porras <jose@miglengineering.com>
Sent: Friday, January 16, 2026 4:12 PM
To: James Slone <james.slone@tceq.texas.gov>
Cc: Tammi Migl <tammi@miglengineering.com>
Subject: Diamondback Masonry WPAP - 2711–2709 Gardenia Drive.

Good afternoon, Mr. Slone,

We were asked by the Edwards Aquifer Protection Program to contact you regarding a geologic assessment exception for the site located at 2711–2709 Gardenia Drive in order to complete the Water Pollution Abatement Plan submittal.

The site has been previously developed. Proposed improvements are limited to areas already disturbed during construction of the original building and associated parking facilities. Improvements will consist of paving only and replacement of the existing mobile office with a new unit. Prior to commercial use, the site was developed as a residential lot.

Please advise what information is required to support the assessment exception so we can prepare and forward it to you.

Thank you,

Jose I. Porras, PE
Project Engineer

MIGL ENGINEERING AND CONSULTING
9600 Escarpment Boulevard, Suite 745-174
Austin, Texas 78749 | 832 574 5362 | Jose@miglengineering.com

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.

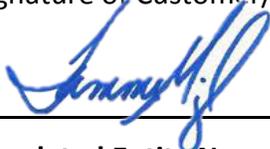
Signature

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: Tammi Migl, P.E.

Date: 12/29/2025

Signature of Customer/Agent:



Regulated Entity Name: Diamondback Real Estate Holdings 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: WALNUT CREEK

Temporary Best Management Practices (TBMPs)

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

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

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

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

ATTACHMENT A – SPILL RESPONSE ACTION

In Texas, upon determining that a reportable discharge or spill has occurred, the responsible person must notify the state. The threshold quantity that triggers the requirement to report a spill is called the reportable quantity (RQ). The reportable quantity depends on the type of substance released and where released (e.g. into water vs. on land); different kinds of spills are subject to different provisions of state and federal rules. Please visit https://www.tceq.texas.gov/response/spills/spill_rq.html for more information on how to report a spill.

The following steps will help reduce the stormwater impacts of leaks and spills:

Education

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

General Measures

- To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110, 117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.



- Store hazardous materials and wastes in covered containers and protect from vandalism.
- Place a stockpile of spill cleanup materials where it will be readily accessible.
- Train employees in spill prevention and cleanup.
- Designate responsible individuals to oversee and enforce control measures.
- Spills should be covered and protected from stormwater run-on during rainfall to the extent that it doesn't compromise clean up activities.
- Do not bury or wash spills with water.
- Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
- Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
- Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
- Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
- Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

- Clean up leaks and spills immediately.
- Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.



- Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:



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

Vehicle and Equipment Maintenance

- If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the run-on of stormwater and the runoff of spills.
- Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
- Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
- Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- Place drip pans or absorbent materials under paving equipment when not in use.
- Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
- Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.



- Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
- Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid had drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

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

ATTACHMENT B – POTENTIAL SOURCES OF CONTAMINATION

Potential sources of contamination at the site include:

- Oil and other engine fluids from vehicles and equipment during and after construction.
- On-site maintenance and fueling of construction equipment.
- Short-term storage of flexible-base material, asphaltic products, pipe bedding materials and miscellaneous soils, gravel, etc.
- Emissions from vehicles.
- Tracking silt onto paved surfaces by construction equipment.
- Erosion/siltation from the construction disturbance.
- Possible littering around the construction site.
- Short-term exposure of soil surface during construction prior to stabilization.
- Short-term storage and use of fertilizers for use in establishing vegetation.



ATTACHMENT C – SEQUENCE OF CONSTRUCTION ACTIVITIES

The following list of activities will be followed once construction begins.

Activity:	Area:
Installation of Temporary Erosion and Sedimentation Controls	400 LF
Demolition Activities	0.35 Acres
Utility Installation	100 LF
Grading	0.41 Acres
Paving/ Infrastructure	0.25 Acres
Remove Temporary Erosion and Sedimentation Controls	400 LF
Revegetation	0.10 Acres

ATTACHMENT D – TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

The temporary BMPs shall be designed and placed in accordance with City of Austin and TCEQ requirements. The temporary BMPs shall be installed prior to any site preparation work (clearing, grubbing, or excavation) and will be in place for all sequenced activities.

Silt Fence

Silt fence shall be installed immediately downgradient and where possible, up-gradient, of area of disturbance. See the construction plans for details on the construction and installation of silt fence.

Tree Protection

Tree protection shall be installed around trees to prevent tree damage and potential damage or disturbance of the tree's root zone. See the construction plans for details on the construction and installation of tree protection measures.



ATTACHMENT E - REQUEST TO TEMPORARILY SEAL A FEATURE

NOT APPLICABLE

ATTACHMENT F - STRUCTURAL PRACTICES

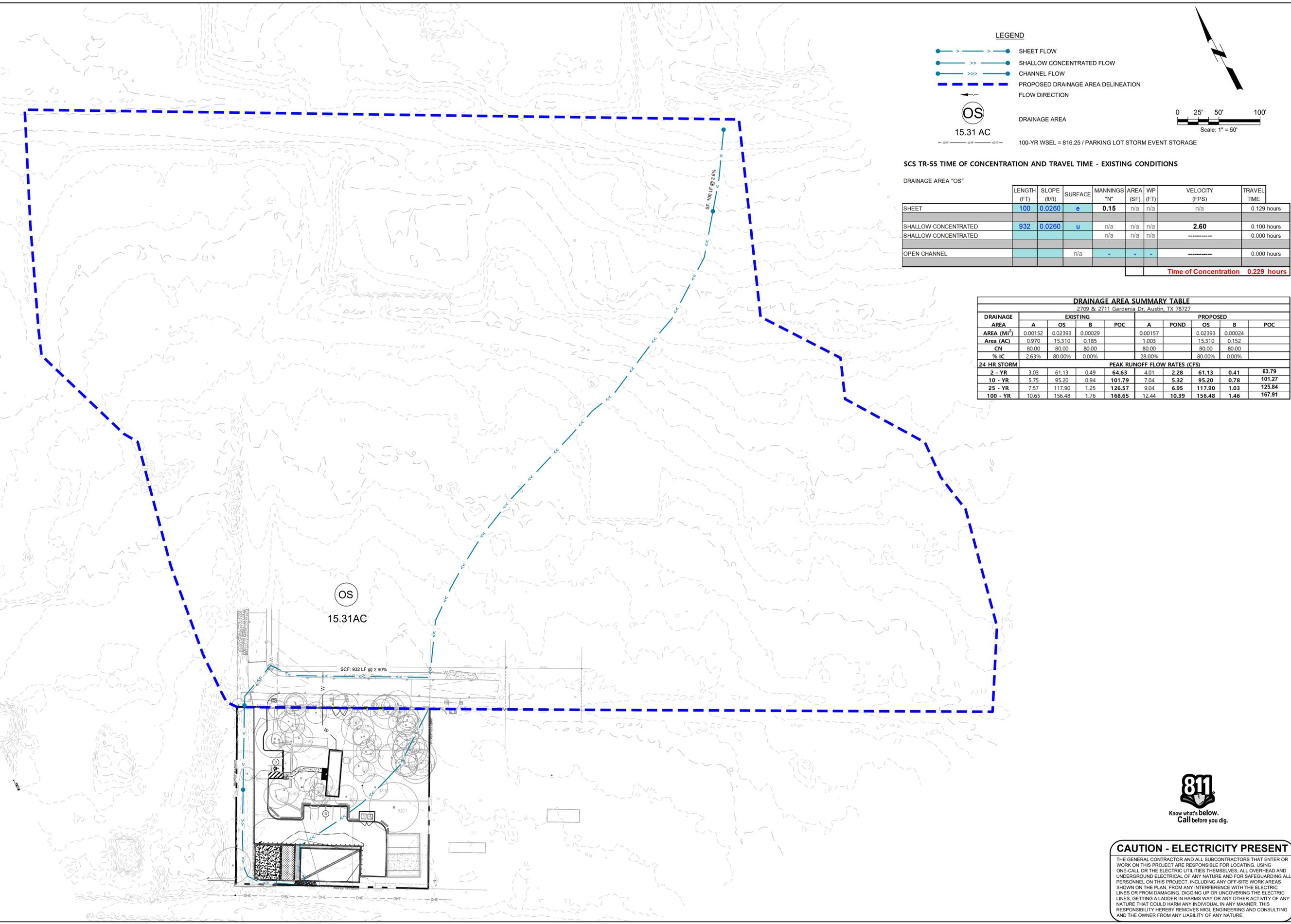
Silt fence shall be installed immediately down gradient of any exposed soils in order to limit the discharge of silt and pollutants from disturbed areas of the site. Silt fence will also be installed up-gradient of the Contractor Staging Area to limit runoff across the construction area.



ATTACHMENT G - DRAINAGE AREA MAP



M:\GIS\10201002 DR. Masonry PDS.dwg - 10/20/2020 DR. Masonry PDS.dwg
 P:\E\2020\10201002\10201002.DWG - 10/20/2020 DR. Masonry PDS.dwg - 10/20/2020 DR. Masonry PDS.dwg - 10/20/2020 DR. Masonry PDS.dwg - 10/20/2020 DR. Masonry PDS.dwg



LEGEND

- SHEET FLOW
- SHALLOW CONCENTRATED FLOW
- CHANNEL FLOW
- PROPOSED DRAINAGE AREA DELINEATION
- FLOW DIRECTION
- DRAINAGE AREA
- 100-YR WSEL = 816.25 / PARKING LOT STORM EVENT STORAGE

SCS TR-55 TIME OF CONCENTRATION AND TRAVEL TIME - EXISTING CONDITIONS

DRAINAGE AREA "OS"

	LENGTH (FT)	SLOPE (ft/ft)	SURFACE	MANNINGS "N"	AREA (SF)	WP (FT)	VELOCITY (FPS)	TRAVEL TIME
SHEET	100	0.0260	e	0.15	n/a	n/a	n/a	0.129 hours
SHALLOW CONCENTRATED	932	0.0260	u	n/a	n/a	n/a	2.60	0.100 hours
SHALLOW CONCENTRATED				n/a	n/a	n/a		0.000 hours
OPEN CHANNEL			n/a	-	-	-		0.000 hours
								Time of Concentration 0.229 hours

DRAINAGE AREA SUMMARY TABLE
2709 & 2711 Gardenia Dr, Austin, TX 78727

DRAINAGE AREA	EXISTING				PROPOSED				
	A	OS	B	POC	A	POND	OS	B	POC
AREA (MI ²)	0.00152	0.02393	0.00029		0.00157		0.02393	0.00024	
Area (AC)	0.970	15.310	0.185		1.003		15.310	0.152	
CN	80.00	80.00	80.00		80.00		80.00	80.00	
% IC	2.63%	80.00%	0.00%		28.00%		80.00%	0.00%	
24 HR STORM	PEAK RUNOFF FLOW RATES (CFS)								
2 - YR	3.03	61.13	0.49	64.63	4.01	2.28	61.13	0.41	63.79
10 - YR	5.75	95.20	0.94	101.79	7.04	5.32	95.20	0.78	101.27
25 - YR	7.57	117.90	1.25	126.57	9.04	6.95	117.90	1.03	125.84
100 - YR	10.65	156.48	1.76	168.65	12.44	10.39	156.48	1.46	167.91

MIGL ENGINEERING AND CONSULTING
 9600 Escarpment Blvd, Suite 745-174
 Austin, TX 78749 | 512.750.0440
 Texas Registered Engineering Firm F-16967



NO.	DATE	REVISIONS	RECORD

CLIENT: DIAMONDBACK MASONRY
 2711 GARDENIA DR.
 AUSTIN, TX 78727

PROJECT: DIAMONDBACK MASONRY



CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES MIGL ENGINEERING AND CONSULTING AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

SHEET TITLE: OFFSITE DRAINAGE AREA MAP
 PROJECT NO.: 0236.002
 SHEET NO.: C16
 16 OF 23

ATTACHMENT H – TEMPORARY SEDIMENT POND PLAN AND CALCULATIONS

NOT APPLICABLE

ATTACHMENT I – INSPECTION AND MAINTENANCE FOR BMPS

Silt Fences:

Inspect all silt fencing weekly and after any rainfall. Remove sediment when buildup reaches 6 inches. Replace any torn silt fence fabric or install a second line of fencing parallel to the torn section. Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of silt 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. Fences shall be checked for structural damage from stormwater flows immediately after a significant (0.5”) rainfall as soon as ground conditions make fences accessible (usually within 24 hours). Should there be prolonged rainfall, inspections should be conducted without vehicles and temporary repairs made until equipment can be brought in without major surface damage. Adjust fence configuration, if necessary, after rainfall events to accommodate conditions defined by stormwater flows. 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.

Record keeping:

Project superintendent shall have a log for entering site inspections for both weekly and rainfall events. Results of inspections including damage and recommended repairs shall be noted, along with inspection personnel data and date of remedial action taken.



ATTACHMENT J - SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Interim soil stabilization shall be instituted as soon as practicable in portions of the site where construction activities have been temporarily or permanently ceased, but in no case more than fourteen (14) days; however, areas that will be redisturbed within twenty-one (21) days do not have to be stabilized. Records must be kept of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and as to when each soil stabilization measure was initiated in each area.



Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

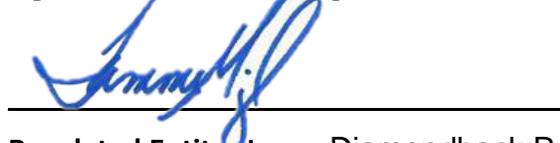
Signature

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

Print Name of Customer/Agent: Tammi Migl, P.E.

Date: 12/29/2025

Signature of Customer/Agent



Regulated Entity Name: Diamondback Real Estate Holdings LLC

Permanent Best Management Practices (BMPs)

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

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

- A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: City of Austin Environmental Criteria Manual 1.6.7.C. Biofiltration (January 2, 2025)
- N/A
3. Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.
- N/A
4. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
- The site will be used for low density single-family residential development and has 20% or less impervious cover.
- The site will be used for low density single-family residential development but has more than 20% impervious cover.
- The site will not be used for low density single-family residential development.
5. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
- Attachment A - 20% or Less Impervious Cover Waiver.** The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
- The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
- The site will not be used for multi-family residential developments, schools, or small business sites.
6. **Attachment B - BMPs for Upgradient Stormwater.**

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

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

Responsibility for Maintenance of Permanent BMP(s)

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

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

ATTACHMENT A – 20% OR LESS IMPERVIOUS COVER WAIVER

NOT APPLICABLE

ATTACHMENT B – BMPs FOR UPGRADIENT STORMWATER

The proposed development is located within the Walnut Creek Watershed. Offsite runoff is intercepted by an existing swale along the north property line and conveyed through a channel that bypasses the site. Additionally, a wall along the north side of the property prevents surface flow from entering the site. Due to these existing conditions, no permanent BMPs are proposed to divert offsite runoff, as it does not concentrate or cross onto the site in a sheet flow pattern. During construction, silt fences will be installed to prevent onsite runoff from crossing the limits of disturbance.

ATTACHMENT C – BMPs FOR ON-SITE STORMWATER

The **biofiltration pond** includes twenty (20) 6" x 6" square openings with flowlines set at 815.40 feet AMSL. These openings convey the 25-year peak flow into the water quality pond at a velocity of 1.88 feet per second. The flow is distributed across a 740-square-foot sedimentation basin, which discharges to a flow spreader. The spreader directs flow into a 1,230-square-foot filtration basin containing a 14-inch-deep filtration media layer underlain by perforated underdrain pipes.

Biofiltration systems are stormwater control measures that utilize the physical, chemical, and biological processes of soils, microbes, and vegetation to remove pollutants from stormwater runoff. These systems provide treatment equivalent to standard sedimentation/filtration systems.

Per the City of Austin Environmental Criteria Manual (ECM) design standards, the required water quality capture volume is 2,251 cubic feet. The proposed biofiltration basin provides 2,505 cubic feet, which exceeds the City requirement and also surpasses the 1,612 cubic feet required under TCEQ RG-348 total suspended solids (TSS) removal calculations. This ensures compliance with both City and TCEQ standards, with treatment capacity sized to achieve approximately 300 pounds of TSS removal compared to the 252 pounds required.



ATTACHMENT D – BMPs FOR SURFACE STREAMS

Walnut Creek is protected by the proposed BMP. The design accounts for areas of concentrated runoff both during and after construction. The BMP discharges to a swale that conveys flow to private storm sewer infrastructure and detention ponds, which ultimately discharge to Walnut Creek. Additional runoff generated by the proposed development will be mitigated through detention designed to control the 2-, 10-, 25-, and 100-year storm events. As a result, no adverse impacts to downstream or adjacent properties are anticipated.

ATTACHMENT E – REQUEST TO SEAL FEATURES

NOT APPLICABLE

ATTACHMENT F – CONSTRUCTION PLANS

The construction plans have been attached as part of this submittal.



GENERAL NOTES

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

USE OF ELECTRONIC FILES GENERAL DISCLAIMER: USE OF THE ATTACHED FILES IN ANY MANNER INDICATES YOUR ACCEPTANCE OF TERMS AND CONDITIONS AS SET FORTH BELOW.

AUTOMATED METERING INFRASTRUCTURE: EFFECTIVE MARCH 2022, NEW WATER METERS INSTALLED SHALL BE IN CONFORMANCE WITH AW'S AUTOMATED METERING INFRASTRUCTURE TECHNOLOGY...

PRIOR TO THE HANDLING AND DISPOSAL OF ASBESTOS PIPE, THE CONTRACTOR'S WORK PLAN WILL BE REVIEWED AND COORDINATED THROUGH COA BUILDING SERVICES DEPARTMENT - ASBESTOS, LEAD AND MOLD MANAGEMENT GROUP MANAGER WHO CAN BE REACHED AT 512-974-7137.

MODIFICATIONS TO AUSTIN WATER SIGNED AND STAMPED SHEETS ARE NOT PERMITTED. ALL DESIGN MODIFICATIONS WILL NEED TO BE SUBMITTED VIA THE ABC PORTAL FOR A PLAN CORRECTION OR REVISION.

THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ONSITE UTILITY WORK.

INSPECTION NOTES

PLEASE CONTACT DEVELOPMENT SERVICES DEPARTMENT, SITE AND SUBDIVISION INSPECTION AT SITESUBINTAKE@AUSTINTEXAS.GOV FOR ARRANGEMENTS FOR PAYMENT OF INSPECTION FEES AND JOB ASSIGNMENT FOR INSPECTION OF THE PUBLIC UTILITIES TO THIS SITE.

AW INFRASTRUCTURE INFORMATION table with columns: PROPOSED PRODUCT TYPE (TO BE INSTALLED), LENGTH OF PIPE (L.F.), SIZE OF PIPE (INCH), NO. OF METERED SERVICES

STANDARD CONSTRUCTION NOTES REVISED FEBRUARY 7, 2025

- 1. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.
2. CONTRACTOR MUST OBTAIN A ROW PERMIT FROM AUSTIN TRANSPORTATION AND PUBLIC WORKS DEPARTMENT...

* ON CITY SPONSORED PROJECTS, WHERE CONFLICTS ARE IDENTIFIED BETWEEN THESE CONSTRUCTION NOTES AND THE PROJECT CONTRACT DOCUMENTS, THE CONTRACT DOCUMENTS WILL TAKE PRECEDENCE.

LUE Tracking Table with columns: Phase Number/Name, LUE Count. Includes cumulative total and a note about utilization.

PROJECT INFORMATION

FIRE, DOMESTIC AND IRRIGATION DEMAND DATA table with columns: Parameter, Value. Includes fire flow, domestic demand, and irrigation demand.

*NOTE: LOTS WITH 65 PSI OR GREATER REQUIRE A PRV TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE DOMESTIC WATER METER.

** GPM TOTAL OF ALL CONNECTIONS TO THE DOMESTIC LINE.
*** GPM TOTAL OF ALL CONNECTIONS TO THE FIRE LINE.

UTILITY CRITERIA MANUAL WAIVER SUMMARY

UTILITY CRITERIA MANUAL WAIVER SUMMARY table with columns: WAIVER #, LINE, SHEET #, STATION(S), WAIVER FOR, UCM #, JUSTIFICATION, AW SIGNATURE, DATE APPROVED

METER NOTICE

- METER NOTICE NOTES:
1. CHECK APPROPRIATE BOXES AND COMPLETE THE INFORMATION FOR METERS THAT WILL BE REQUIRED BY THIS PROJECT DESIGN.
2. FOR "LOOPED" PRIVATE WATER SYSTEMS THAT ARE UTILIZING MULTIPLE METERS...

METER NOTICE forms for POTABLE METER(S), RECLAIMED METER(S), and POTABLE BACKUP TO OWRS (NP METERS). Includes address, source and use, meter type, size, and service units.

AW EXPIRATION STAMP
THREE YEARS FROM THE DATE OF SIGN-OFF

ADDITIONAL REVIEW ACKNOWLEDGEMENT and AUTOMATED METERING INFORMATION forms. Includes on-site water reuse and AW reclaimed information, and project within current service area information.

BUILDING WATER METER SIZE TABLE with columns: BUILDING NUMBER, FIXTURE UNITS, FLOW (GPM), METER SIZE (IN)

Summary table with columns: BUILDING, WSFU, GPM. Shows existing and proposed values.

AUSTIN WATER REVIEW BLOCK

NOTE: DO NOT REMOVE THE TITLE BLOCK

AUSTIN WATER GENERAL INFORMATION
CONSTRUCTION NOTES FOR COMMERCIAL SITES
AND SUBDIVISION PLANS

CITY OF AUSTIN
AUSTIN WATER
FEBRUARY 7, 2025

VERSION 2.0
STANDARD NO.
1 OF 2

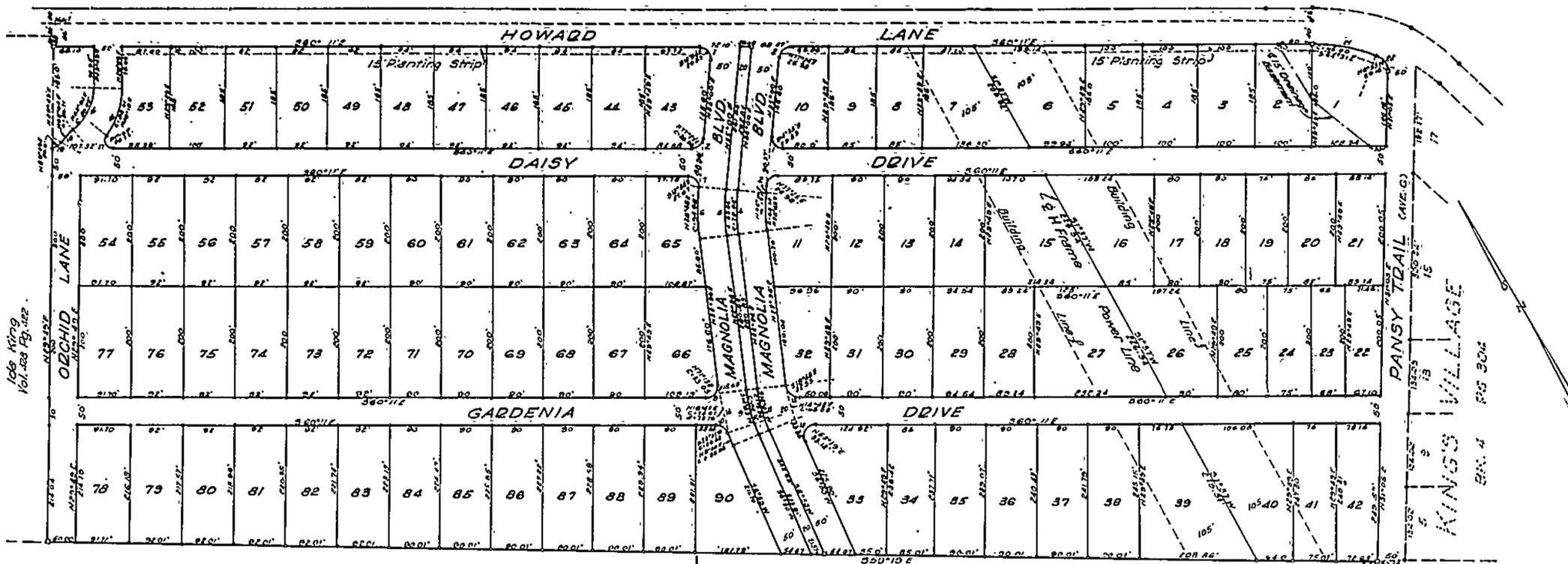
MIGL ENGINEERING AND CONSULTING
9600 Escarpment Blvd., Suite 745-174
Austin, TX 78749 | 512.750.0440
Texas Registered Engineering Firm F-16967



CLIENT: DIAMONDBACK MASONRY
2711 GARDENIA DR. AUSTIN, TX 78727
PROJECT: DIAMONDBACK MASONRY

PROJECT NO. 0236.002

SHEET NO. 3 OF 23



KING'S VILLAGE SEC. 2 PART 1

Emma Brockman

Earl Eastburn
Vol 1317 Pg 356

- LEGEND**
- Iron Stake Set
 - Iron Stake Found
 - Conc Mon. Set
- Scale: 1"=100'

EASEMENT NOTE
In addition to the easements shown on this plat, there are five (5) feet of all lots except Lots 1-10 and Lots 49-53 inc. is dedicated as an easement for public utilities.

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:
That I, Ida King, a widow, individually and as attorney-in-fact for Miss A.J. King and L.J. King, by virtue of a power of attorney of record in Vol. 972 at pg. 641 of the Deed Records of Travis County, Texas, owners of that certain tract of land out of the K. Garcia Survey No. 50, A.G.S. No. 912 in Travis County, Texas, conveyed to my husband, Alvaro King, Jr. by said instrument of record in Vol. 428 at pg. 122 Deed Records of Travis County, Texas, do hereby subdivide 49.8 acres of said tract in accordance with the attached plat and subdivision to be known as KING'S VILLAGE SECTION 2, PART 1, and do here by dedicate to the public use the streets and easements shown hereon as hereon our interest may appear.
WITNESS MY HAND, this the 21st day of September AD 1954.

FILED FOR RECORD this the 20 day of January AD 1955 at 10 o'clock A.M.
Miss Emilia Limberg, Clerk Co. of Travis Co., Texas
By: *Edna Pruitt*
Deputy

STATE OF TEXAS:
COUNTY OF TRAVIS:
I, Miss Emilia Limberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 20 day of January AD 1955 at 10 o'clock A.M. and duly recorded on the 20 day of AD 1955, at 10 o'clock A.M. in the Plat Records of said County in Book 7 at pg. 51.
WITNESS MY HAND AND SEAL of the Court of said County, this 20th day of January AD 1955.
Miss Emilia Limberg, Clerk Co. of Travis Co., Texas
(SEAL) By: *Edna Pruitt*
Deputy

STATE OF TEXAS:
COUNTY OF TRAVIS:
Before me, the undersigned authority on this day personally appeared Ida King, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed, individually and as attorney-in-fact for Miss A.J. King and L.J. King.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21st day of September AD 1954.
Edna Pruitt
Notary Public in and for Travis County, Texas
(SEAL)

STATE OF TEXAS:
COUNTY OF TRAVIS:
I, Miss Emilia Limberg, County Clerk of Travis County, Texas, do hereby certify that on the 17 day of January AD 1955, the Commissioner's Court of Travis County, Texas passed an order authorizing the filing for record of this plat, and that said order has been duly entered in the Minutes of said Court in Book 2 at pg. 339.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17 day of January AD 1955.
Miss Emilia Limberg, County Clerk, Travis Co., Texas
By: *A. Kullupis*
(SEAL) Deputy

Surveyed by: *Edna Pruitt* Date: Sept. 1954
(SEAL)
APPROVED FOR ACCEPTANCE
Date: January 6, 1955
V.L. Mike Mahoney, Director of Planning
ACCEPTED AND AUTHORIZED FOR RECORD
BY THE CITY PLANNING COMMISSION.
Date: January 6, 1955
Date: January 6, 1955

In approving this plat by the Commissioner's Court of Travis County, Texas it is understood that the building of all streets, roads, or other public thoroughfares shown on this plat, or any bridges or culverts necessary to be placed in such streets, roads or public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioner's Court of Travis County, Texas, and the Commissioner's Court of Travis County, Texas assumes no responsibility to build any of the streets, roads, or other public thoroughfares shown on this plat, or any bridges or culverts in connection therewith.

CURVE DATA

1. T=89°11'	2. T=12°24'	3. T=12°24'	4. T=12°24'	5. T=12°24'
D=2100'	D=2100'	D=2100'	D=2100'	D=2100'
L=29°59'	L=29°59'	L=29°59'	L=29°59'	L=29°59'
A=53°55'	A=53°55'	A=53°55'	A=53°55'	A=53°55'
6. T=12°24'	7. T=12°24'	8. T=12°24'	9. T=12°24'	10. T=12°24'
D=2100'	D=2100'	D=2100'	D=2100'	D=2100'
L=29°59'	L=29°59'	L=29°59'	L=29°59'	L=29°59'
A=53°55'	A=53°55'	A=53°55'	A=53°55'	A=53°55'
11. T=12°24'	12. T=12°24'	13. T=12°24'	14. T=12°24'	15. T=12°24'
D=2100'	D=2100'	D=2100'	D=2100'	D=2100'
L=29°59'	L=29°59'	L=29°59'	L=29°59'	L=29°59'
A=53°55'	A=53°55'	A=53°55'	A=53°55'	A=53°55'
16. T=12°24'	17. T=12°24'	18. T=12°24'	19. T=12°24'	20. T=12°24'
D=2100'	D=2100'	D=2100'	D=2100'	D=2100'
L=29°59'	L=29°59'	L=29°59'	L=29°59'	L=29°59'
A=53°55'	A=53°55'	A=53°55'	A=53°55'	A=53°55'
21. T=12°24'	22. T=12°24'	23. T=12°24'	24. T=12°24'	25. T=12°24'
D=2100'	D=2100'	D=2100'	D=2100'	D=2100'
L=29°59'	L=29°59'	L=29°59'	L=29°59'	L=29°59'
A=53°55'	A=53°55'	A=53°55'	A=53°55'	A=53°55'

WATER RESTRICTIONS
No water for human consumption shall be used, stored or consumed on any lot in King's Village Sec. 2, Part 1, unless the same be supplied or stored in accordance with the following restrictions.
1. Any underground or aboveground cistern or other water storage facility shall be located, constructed and maintained in strict compliance with specifications, designs and operating procedures promulgated, issued and recommended by the Austin-Travis County Health Unit, the State Health Dept., or the U.S. Health Service.
2. No water from any well shall be used for human consumption on any such lot or lots unless such well and the water to be used therefrom shall have been approved by the Austin-Travis County Health Unit, or other public agency having jurisdiction in the premises.
3. If and when the water system of the City of Austin or any other approved public water system shall be expanded or created so that water therefrom shall be available to the occupants of lots in King's Village Sec. 2, Part 1 at a reasonable cost, then upon demand made by Austin-Travis County Health Unit, the owners and occupants of the lots in King's Village Sec. 2, Part 1 will promptly make connections with the City of Austin water system, or other such approved public water system, and will utilize only such water for human consumption.
4. Each and all of the above restrictions shall be construed as covenants running with the land, and any owner of any lot in such subdivision, or the Director of the Austin-Travis County Health Unit, and his successors in office shall have the right to sue for damages for the breach of the same, or for injunction or other remedy to prevent the breach or violation of such restrictions.

SEPTIC TANK NOTE
Each house constructed in this subdivision shall be connected to a septic tank of a design approved by the State Health Dept.

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NO.	DATE	REVISIONS

CLIENT: DIAMONDBACK MASONRY
2711 GARDENIA DR.
AUSTIN, TX 78727

PROJECT: DIAMONDBACK MASONRY

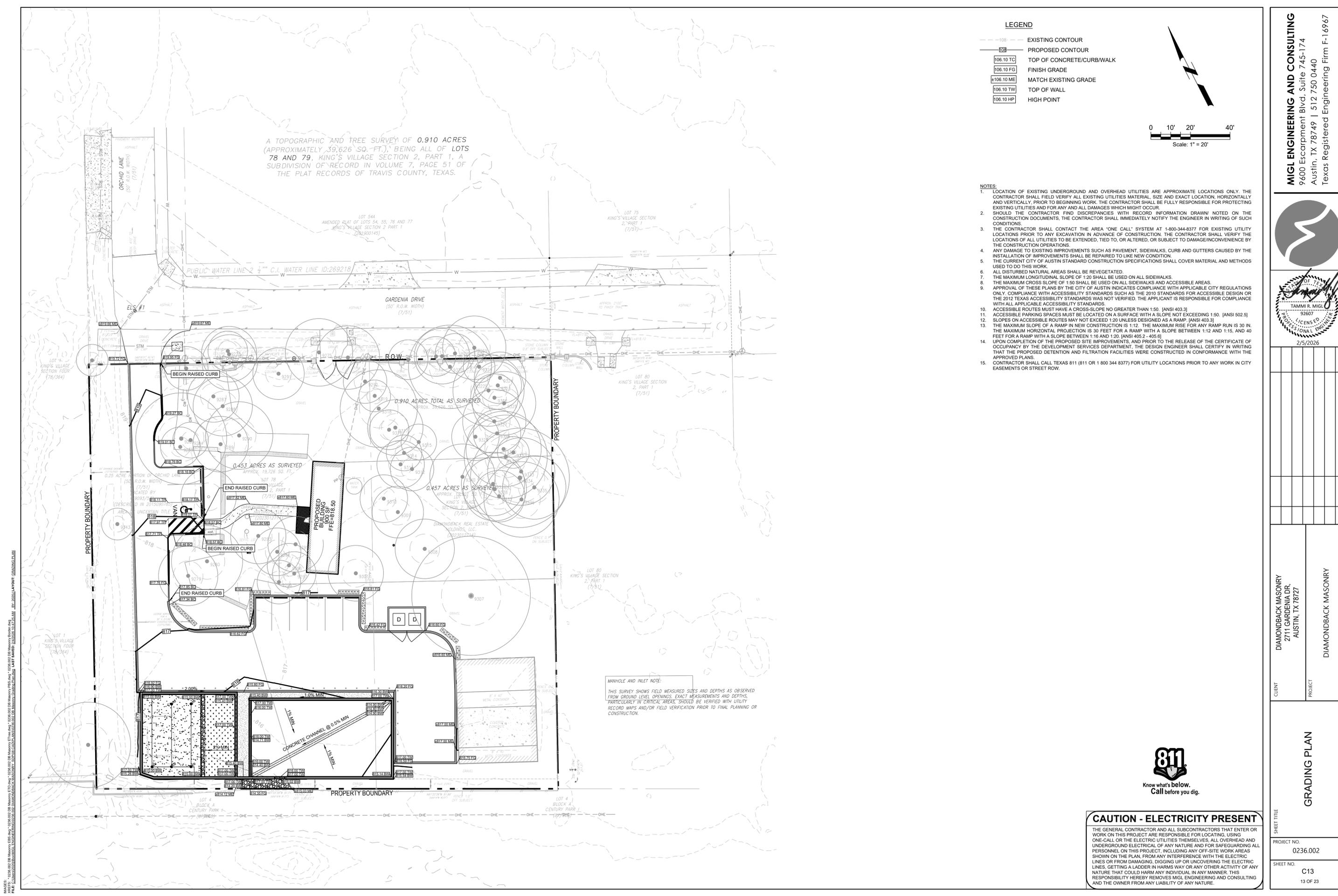
PLAT SHEET

SHEET TITLE: PLAT SHEET

PROJECT NO: 0236.002

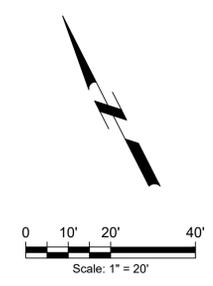
SHEET NO: C5

5 OF 23



A TOPOGRAPHIC AND TREE SURVEY OF 0.910 ACRES (APPROXIMATELY 39,626 SQ. FT.), BEING ALL OF LOTS 78 AND 79, KING'S VILLAGE SECTION 2, PART 1, A SUBDIVISION OF RECORD IN VOLUME 7, PAGE 51 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

- LEGEND**
- 108--- EXISTING CONTOUR
 - 008--- PROPOSED CONTOUR
 - [106.10 TC] TOP OF CONCRETE/CURB/WALK
 - [106.10 FG] FINISH GRADE
 - [106.10 ME] MATCH EXISTING GRADE
 - [106.10 TW] TOP OF WALL
 - [106.10 HP] HIGH POINT



- NOTES:**
1. LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES MATERIAL, SIZE AND EXACT LOCATION, HORIZONTALLY AND VERTICALLY, PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.
 2. SHOULD THE CONTRACTOR FIND DISCREPANCIES WITH RECORD INFORMATION DRAWN/ NOTED ON THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF SUCH CONDITIONS.
 3. THE CONTRACTOR SHALL CONTACT THE AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.
 4. ANY DAMAGE TO EXISTING IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, CURB AND GUTTERS CAUSED BY THE INSTALLATION OF IMPROVEMENTS SHALL BE REPAIRED TO LIKE NEW CONDITION.
 5. THE CURRENT CITY OF AUSTIN STANDARD CONSTRUCTION SPECIFICATIONS SHALL COVER MATERIAL AND METHODS USED TO DO THIS WORK.
 6. ALL DISTURBED NATURAL AREAS SHALL BE REVEGETATED.
 7. THE MAXIMUM LONGITUDINAL SLOPE OF 1:20 SHALL BE USED ON ALL SIDEWALKS.
 8. THE MAXIMUM CROSS SLOPE OF 1:50 SHALL BE USED ON ALL SIDEWALKS AND ACCESSIBLE AREAS.
 9. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
 10. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
 11. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
 12. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
 13. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 - 405.6]
 14. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DETENTION AND FILTRATION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
 15. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1 800 344 8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET ROW.

MANHOLE AND INLET NOTE:
 THIS SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS. EXACT MEASUREMENTS AND DEPTHS, PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED WITH UTILITY RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO FINAL PLANNING OR CONSTRUCTION.



CAUTION - ELECTRICITY PRESENT
 THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES. GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES MIGL ENGINEERING AND CONSULTING AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

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2/5/2026

NO.	DATE	REVISIONS	RECORD

CLIENT: DIAMONDBACK MASONRY
 2711 GARDENIA DR.
 AUSTIN, TX 78727

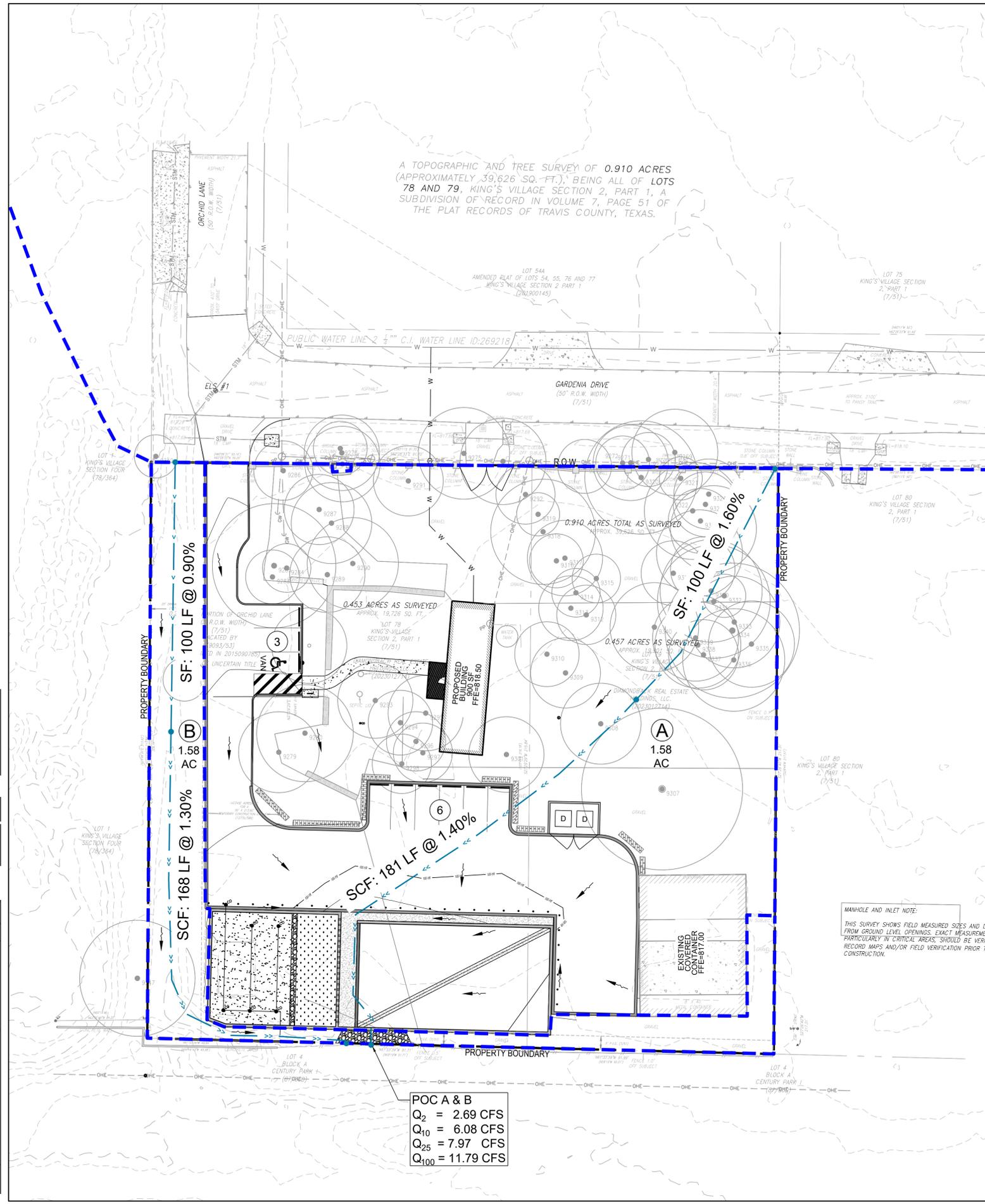
PROJECT: DIAMONDBACK MASONRY

SHEET TITLE: GRADING PLAN

PROJECT NO: 0236.002

SHEET NO: C13
 13 OF 23

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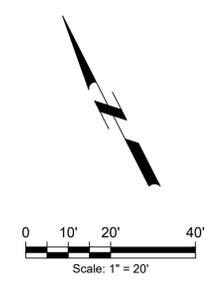
A TOPOGRAPHIC AND TREE SURVEY OF 0.910 ACRES
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 78 AND 79, KING'S VILLAGE SECTION 2, PART 1, A
 SUBDIVISION OF RECORD IN VOLUME 7, PAGE 51 OF
 THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- SHEET FLOW
- SHALLOW CONCENTRATED FLOW
- CHANNEL FLOW
- PROPOSED DRAINAGE AREA DELINEATION
- FLOW DIRECTION
- DRAINAGE AREA

0.61 AC

100-YR WSEL = 816.25 / PARKING LOT STORM EVENT STORAGE



SCS TR-55 TIME OF CONCENTRATION AND TRAVEL TIME - EXISTING CONDITIONS

DRAINAGE AREA "A"

FLOW TYPE	LENGTH (FT)	SLOPE (ft/ft)	SURFACE	MANNINGS "N"	AREA (SF)	WP (FT)	VELOCITY (FPS)	TRAVEL TIME
SHEET	100	0.0160	a	0.011	n/a	n/a	n/a	0.019 hours
SHALLOW CONCENTRATED	181	0.0140	u	n/a	n/a	n/a	1.91	0.026 hours
SHALLOW CONCENTRATED				n/a	n/a	n/a		0.000 hours
OPEN CHANNEL			n/a	-	-	-		0.000 hours
Time of Concentration								0.100 hours

SCS TR-55 TIME OF CONCENTRATION AND TRAVEL TIME - EXISTING CONDITIONS

DRAINAGE AREA "B"

FLOW TYPE	LENGTH (FT)	SLOPE (ft/ft)	SURFACE	MANNINGS "N"	AREA (SF)	WP (FT)	VELOCITY (FPS)	TRAVEL TIME
SHEET	100	0.0090	e	0.15	n/a	n/a	n/a	0.198 hours
SHALLOW CONCENTRATED	168	0.0130	u	n/a	n/a	n/a	1.84	0.025 hours
SHALLOW CONCENTRATED				n/a	n/a	n/a		0.000 hours
OPEN CHANNEL			n/a	-	-	-		0.000 hours
Time of Concentration								0.223 hours

SCS TR-55 TIME OF CONCENTRATION AND TRAVEL TIME - PROPOSED CONDITIONS

DRAINAGE AREA "OS"

FLOW TYPE	LENGTH (FT)	SLOPE (ft/ft)	SURFACE	MANNINGS "N"	AREA (SF)	WP (FT)	VELOCITY (FPS)	TRAVEL TIME
SHEET	100	0.0260	e	0.15	n/a	n/a	n/a	0.129 hours
SHALLOW CONCENTRATED	932	0.0260	u	n/a	n/a	n/a	2.60	0.100 hours
SHALLOW CONCENTRATED				n/a	n/a	n/a		0.000 hours
OPEN CHANNEL			n/a	-	-	-		0.000 hours
Time of Concentration								0.229 hours

DRAINAGE AREA SUMMARY TABLE
2709 & 2711 Gardenia Dr, Austin, TX 78727

DRAINAGE AREA	EXISTING				PROPOSED			
	A	OS	B	POC	A	POC	B	POC
AREA (MI ²)	0.00152	0.02393	0.00029		0.00157		0.02393	0.00024
Area (AC)	0.970	15.310	0.185		1.003		15.310	0.152
CN	80.00	80.00	80.00		80.00		80.00	80.00
% IC	2.63%	80.00%	0.00%		28.00%		80.00%	0.00%
24 HR STORM	PEAK RUNOFF FLOW RATES (CFS)							
2 - YR	3.03	61.13	0.49	64.63	4.01	2.28	61.13	0.41
10 - YR	5.75	95.20	0.94	101.79	7.04	5.32	95.20	0.78
25 - YR	7.57	117.90	1.25	126.57	9.04	6.95	117.90	1.03
100 - YR	10.65	156.48	1.76	168.65	12.44	10.39	156.48	1.46

POC A & B
 $Q_2 = 2.69$ CFS
 $Q_{10} = 6.08$ CFS
 $Q_{25} = 7.97$ CFS
 $Q_{100} = 11.79$ CFS

MANHOLE AND INLET NOTE:
 THIS SURVEY SHOWS FIELD MEASURED SIZES AND DEPT FROM GROUND LEVEL OPENINGS. EXACT MEASUREMENTS PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED. RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO CONSTRUCTION.



CAUTION - ELECTRICITY PRESENT

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NO.	DATE	REVISIONS	RECORD

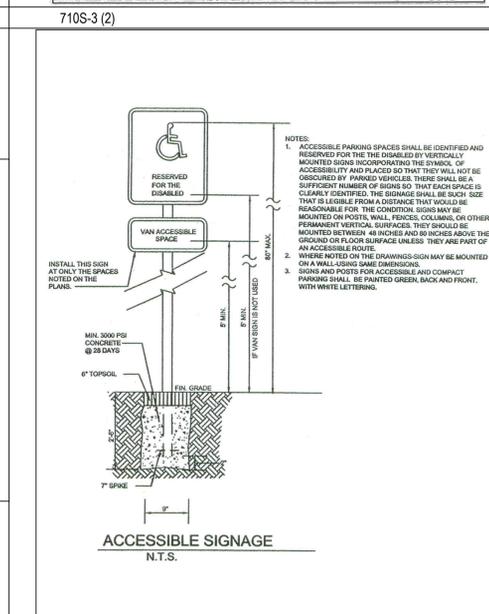
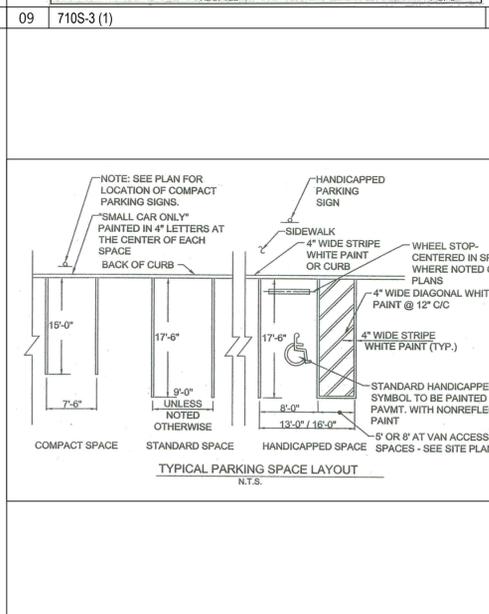
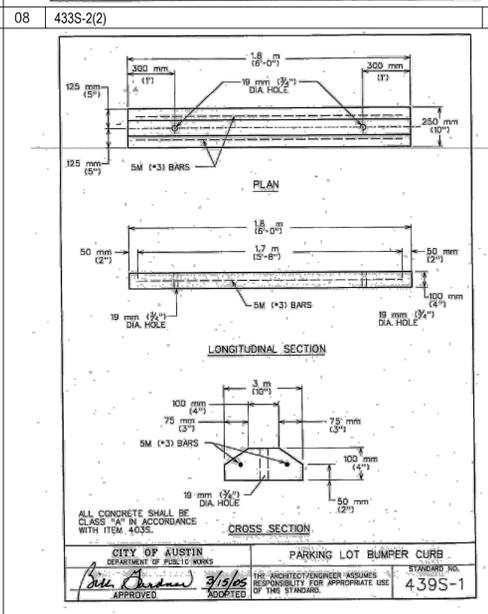
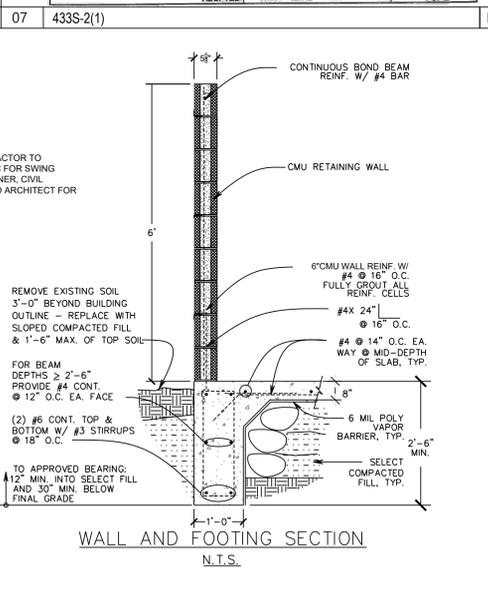
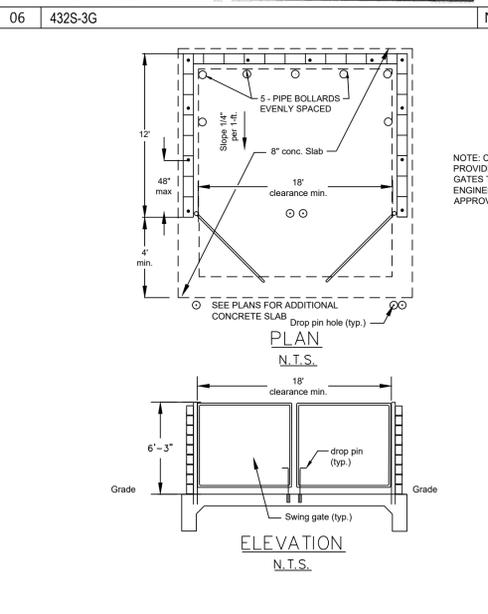
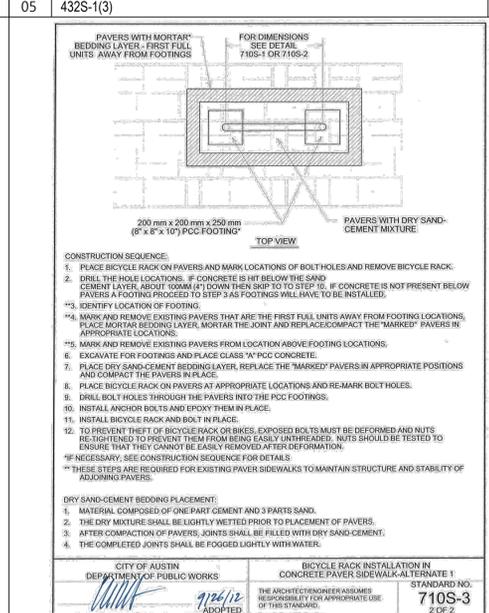
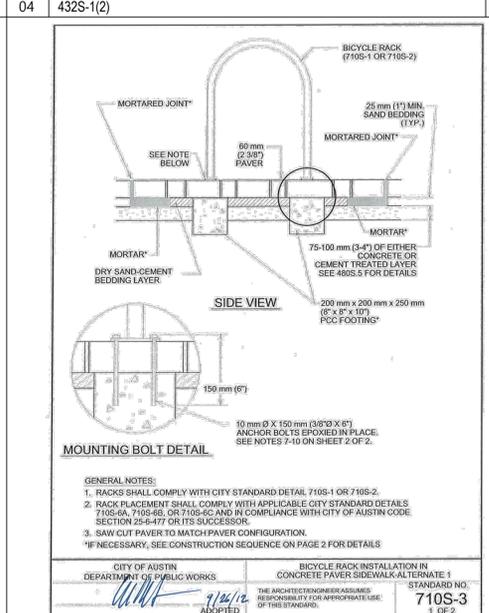
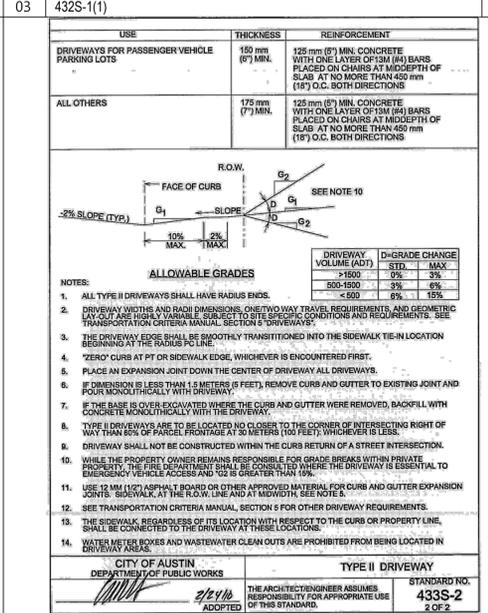
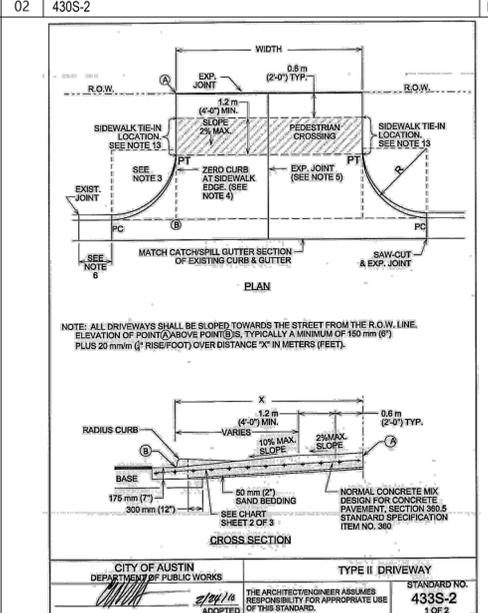
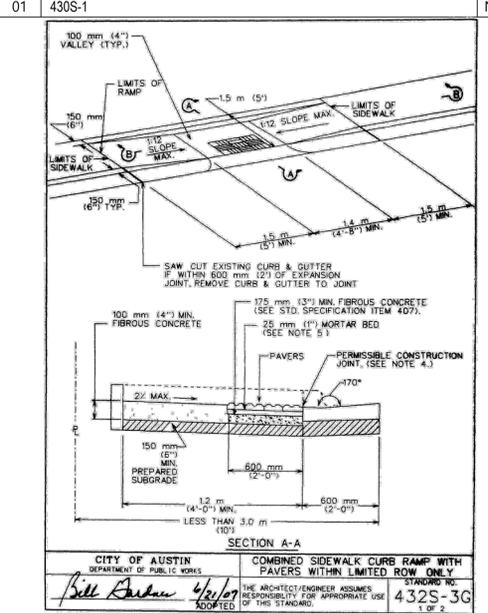
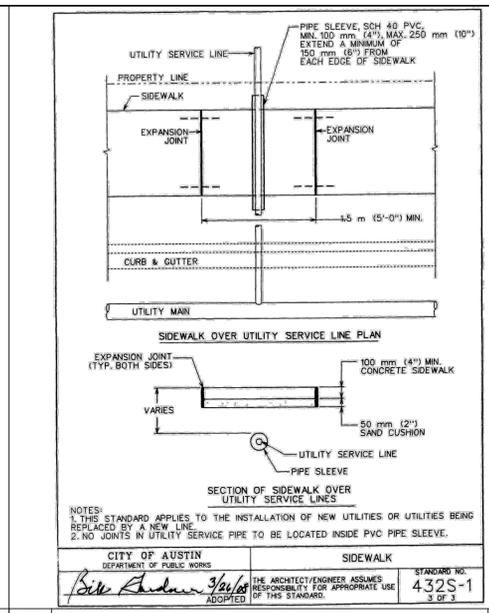
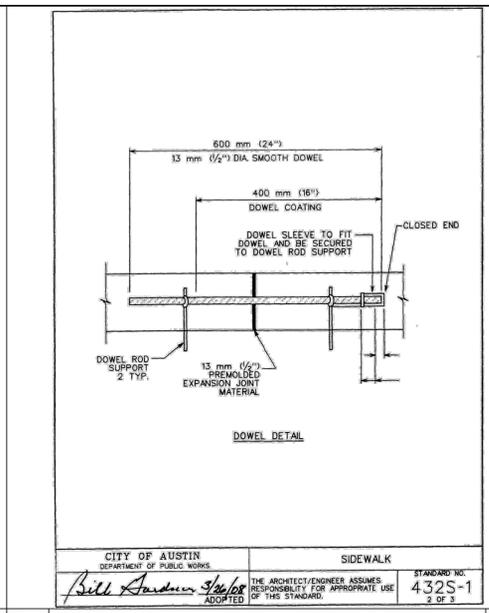
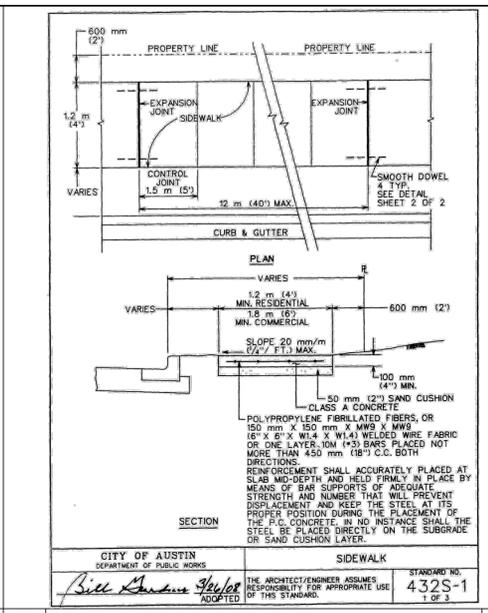
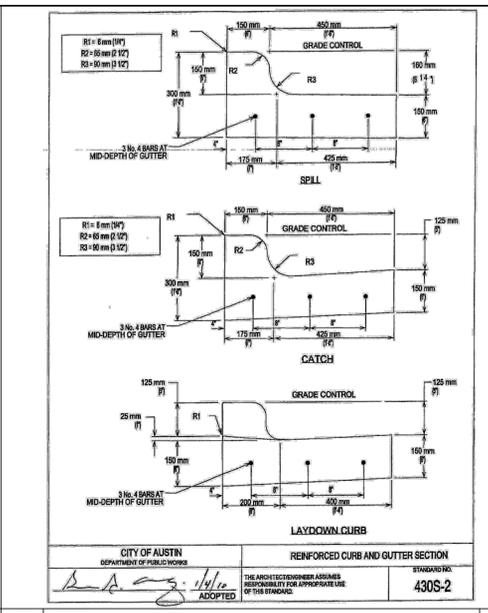
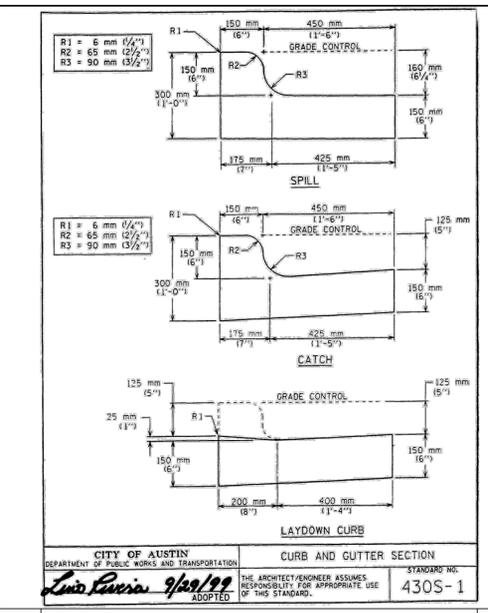
CLIENT: DIAMONDBACK MASONRY
 2711 GARDENIA DR.
 AUSTIN, TX 78727

PROJECT: DIAMONDBACK MASONRY

SHEET TITLE: **PROPOSED DRAINAGE AREA MAP**

PROJECT NO.: 0236.002

SHEET NO.: C15
 15 OF 23



10 DUMPSTER ENCLOSURE SINGLE GATE

11 439S-1

12 TYPICAL PARKING SPACING

13 ACCESSIBLE PARKING SIGNAGE

13 ACCESSIBLE PARKING SIGNAGE

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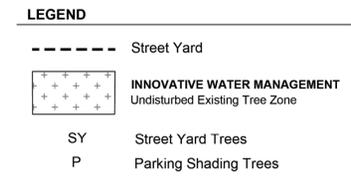
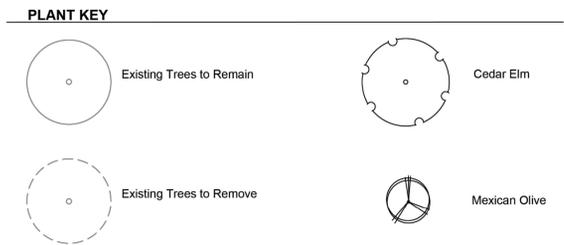
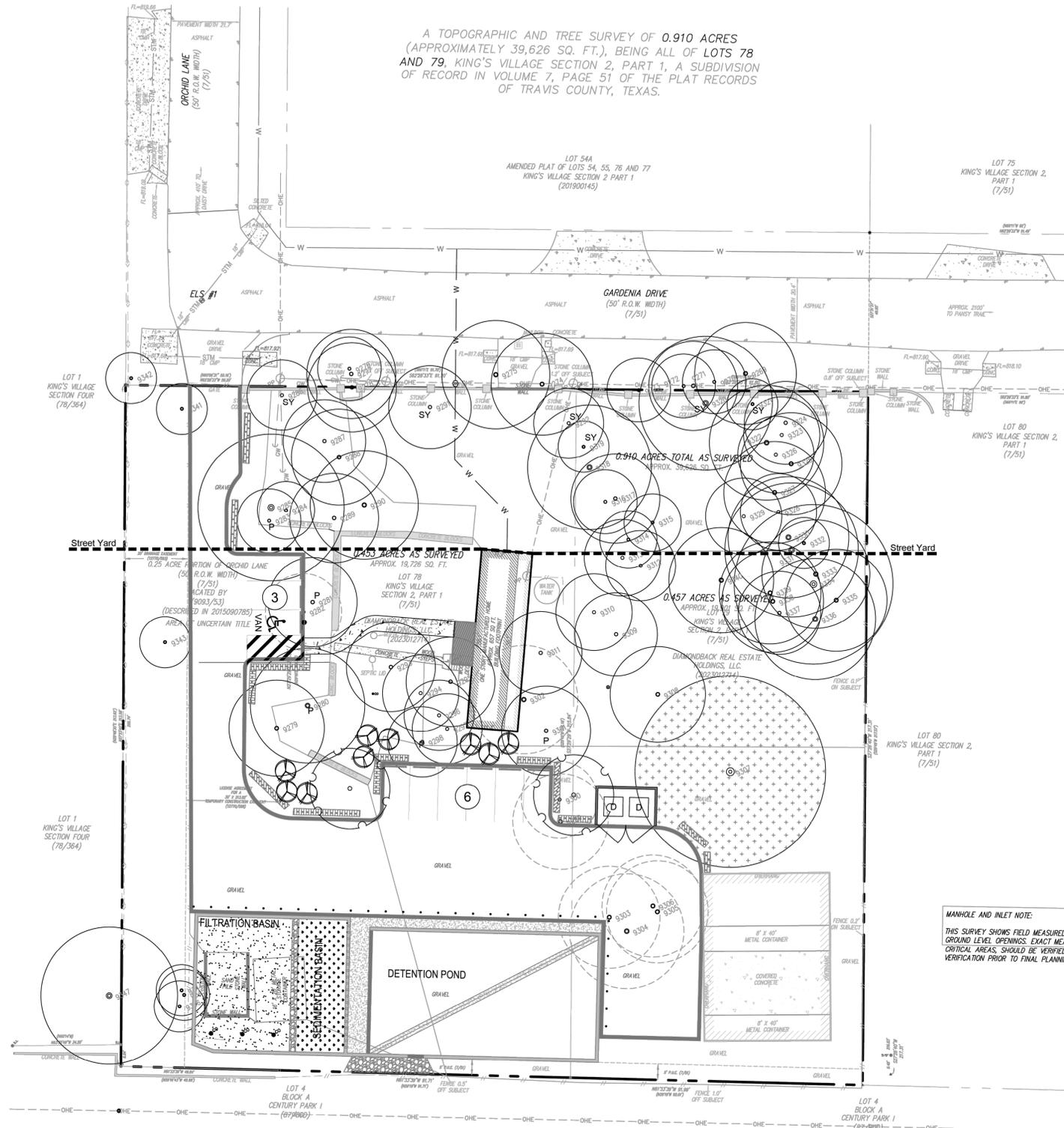
LICENSING BOARD
 TAMI R. TANNIR
 2/5/2026

DIAMONDBACK MASONRY
 2711 GARDENIA DR
 AUSTIN, TX 78727

DIAMONDBACK MASONRY

SITE DETAILS

SHEET TITLE: 0236.002
 SHEET NO: C20
 20 OF 23

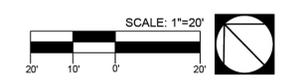


TREE LIST

No.	Type	Cal In.	Action
9269	Live Oak	16	
9270	Live Oak	10	
9271	Live Oak	14	
9272	Live Oak	10	
9273	Live Oak	10	
9274	Live Oak	16	
9275	Live Oak	17	
9276	Live Oak	10	
9277	Live Oak	14	
9278	Live Oak	14	
9279	Cedar Elm	15	
9280	Cedar Elm	18	
9281	Cedar Elm	14	
9282	Cedar Elm	12	Remove
9283	Cedar Elm	10	
9284	Cedar Elm	9	
9285	Live Oak	23	
9286	Cedar Elm	11	
9287	Cedar Elm	13	
9288	Cedar Elm	15	
9289	Cedar Elm	14	
9290	Live Oak	17	
9291	Cedar Elm	13	
9292	Cedar Elm	11	
9293	Cedar Elm	14	
9294	Cedar Elm	12	
9295	Cedar Elm	14	
9296	Live Oak (Dead)	11	
9297	Cedar Elm	11	
9298	Cedar Elm	11	
9299	Cedar Elm	15	Remove
9300	Cedar Elm	12	Remove
9301	Cedar Elm	14	
9302	Cedar Elm	17	Remove
9303	Live Oak	16	Remove
9304	Cedar Elm	18	Remove
9305	Live Oak	16	Remove
9306	Live Oak	16	Remove
9307	Live Oak	30	
9308	Cedar Elm	15	

No.	Type	Cal In.	Action
9309	Live Oak	13	
9310	Live Oak	12	
9311	Live Oak	13	
9312	Live Oak	11	
9313	Live Oak	12	
9314	Live Oak	9	
9315	Live Oak	9	
9316	Cedar Elm	10	
9317	Cedar Elm	14	
9318	Cedar Elm	19.5	
9319	Cedar Elm	8	
9320	Live Oak	21	
9321	Live Oak	8	
9322	Live Oak	18	
9323	Live Oak	12	
9324	Live Oak	13	
9325	Live Oak	16	
9326	Live Oak	12	
9327	Live Oak	16	
9328	Live Oak	12	
9329	Live Oak	12	
9330	Live Oak	19	
9331	Live Oak	21	
9332	Live Oak	8	
9333	Live Oak	17	
9334	Live Oak	25	
9335	Live Oak	16	
9336	Live Oak	19	
9337	Live Oak	13	
9338	Live Oak	16	
9339	Live Oak	16	
9340	Live Oak	16.5	
9341	China Berry (Dead)	8	
9342	Live Oak	8	
9343	Hackberry	8	
9344	China Berry	8	
9345	China Berry	8	
9346	China Berry	8	
9347	Hackberry	21.5	

MANHOLE AND INLET NOTE:
THIS SURVEY SHOWS FIELD MEASURED SL GROUND LEVEL OPENINGS. EXACT MEASUREMENTS SHOULD BE VERIFIED IN VERIFICATION PRIOR TO FINAL PLANNING.



Diamondback Masonry
15803 Pearce Lane
Del Valle, Texas 78617

LANDSCAPE MASTER PLAN

DISCLAIMER
I, Lauren Renz, do hereby certify that the Landscape Plan for 15803 Pearce Lane does satisfy the requirements of Chapter 25-2, Article 9 of the City of Austin Landscape Development Code (Landscape Ordinance).

Lauren Renz
Lauren Renz
LRLA
09.22.25
Date

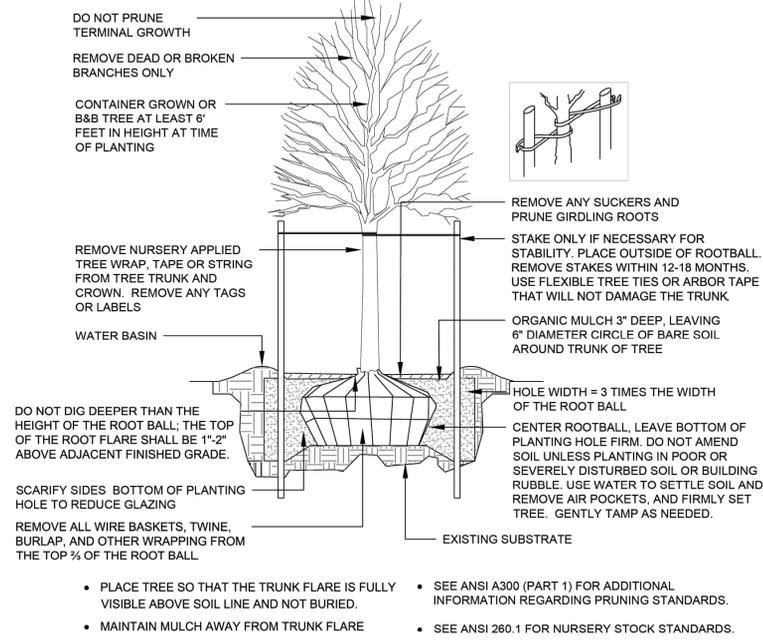
CITY OF AUSTIN DISCLAIMER:
All responsibility for the adequacy of these plans remains with the Landscape Architect who prepared them. In approving these plans, the City of Austin must rely on the adequacy of the work of the Landscape Architect.

REVISIONS

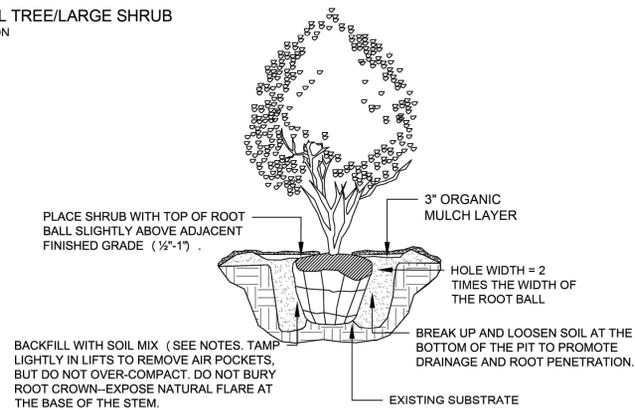
No.	Date	Issued For
1	09/22/2025	90% DD



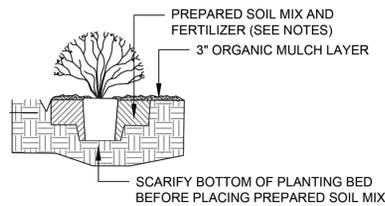
CANOPY TREE PLANTING SECTION



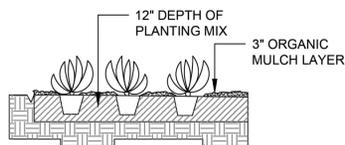
SMALL TREE/LARGE SHRUB SECTION



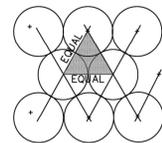
SHRUB PLANTING SECTION



GROUNDCOVER PLANTING SECTION



TRIANGULAR SPACING PLAN PLAN VIEW



LANDSCAPE CALCULATIONS

STREET YARD	Required	Provided
Total Site Area	50,297 SF	
Total Street Yard Area	11,897 SF	
Street Yard Landscape (20%)	2,380 SF	11,115 SF

TREES (Street Yard)	Required	Provided
	11	12

Existing Tree Credit
 2" Diameter to 6" Diameter 0 ea. x 1 = 0
 6" Diameter or Greater 6 ea. x 2 = 12
Total Tree Credit and New Trees 12

Replacement Tree Summary
 Required caliper inches replaced 61"
 Number and size of replacement tree 25.5"
 Total Fee to Urban Forest Rep. Fund \$7,100
 See Mitigation Method Table

ISLAND, MEDIANS, OR PENINSULAS	Required	Provided
Street yard area	0 SF	0 SF
Non street yard area	60 SF	>200 SF

BUFFERING POINTS
 Buffering Points 0 0

INNOVATIVE WATER MANAGEMENT
 Required Landscaped Area = 2,440 SF
 50 Percent of Required Landscaped Area = 1,220 SF

	Required	Provided
Receiving Stormwater Runoff		0 SF
Undisturbed Natural Areas		0 SF
Undisturbed Existing Trees		2,700 SF
Total	1,220 SF	2,700 SF

PLANT SCHEDULE - CITY REQUIRED TREES

Qty/SF	Botanical Name	Common Name	Size
SHADE TREE			
3	<i>Ulmus crassifolia</i>	Cedar Elm	4" Cal.
ORNAMENTAL TREE			
9	<i>Cordia boissieri</i>	Mexican Olive	1.5" Cal.

TREE MITIGATION BY CATEGORY			
Description	Removed	Mitigation	Required
Heritage Trees	0"	300%	0"
Greater than 19" and located in Appendix F	0"	100%	0"
8 - 18.9" and located in Appendix F	122"	50%	61"
Greater than 19" and not located in Appendix F	0"	50%	0"
8 - 18.9" and not located in Appendix F	0"	25%	0"
Total mitigation inches required:			61"

MITIGATION METHOD			
Description	Provided	Cal. In.	Total
Replacement Trees	3	4"	12"
	9	1.5"	13.5"
Total mitigation inches provided:			25.5"
Alternative Mitigation			
	Remaining Cal. In.	Fee	Total
Urban Forest Replenishment Fund	35.5"	\$200	\$7,100

URBAN FOREST ACCOUNTING TOTALS:	
Surveyed	Inches
Total Appendix F Tree Inches Surveyed	1062.50
Heritage Tree Inches Surveyed	55
Non-Appendix F Tree Inches Surveyed (includes invasive and non-app F)	32
Invasive Tree Inches Surveyed	32
Removed	
Inches	
Total Appendix F Tree Inches Removed	122
Heritage Tree Inches Removed	0
Total Non Appendix F Inches Removed (include invasive and Non App F)	0
Invasive Inches Removed	0
Total Dead Diseased, or Imminent Hazard (DDI) Inches Removed	0
DDI Appendix F Inches Removed	0
DDI Heritage Tree Inches Removed	0
DDI Non-Appendix F Inches Removed	0
DDI Invasive Inches Removed	0
Mitigation	
Inches	
Total Mitigation Replacement Inches Planted	25.5
Total Replacement Inches Planted On Site	25.5
Total Replacement ROW Inches Planted	0
Private Inches Owed to Urban Forest Replenishment Fund (URFR)	35.5

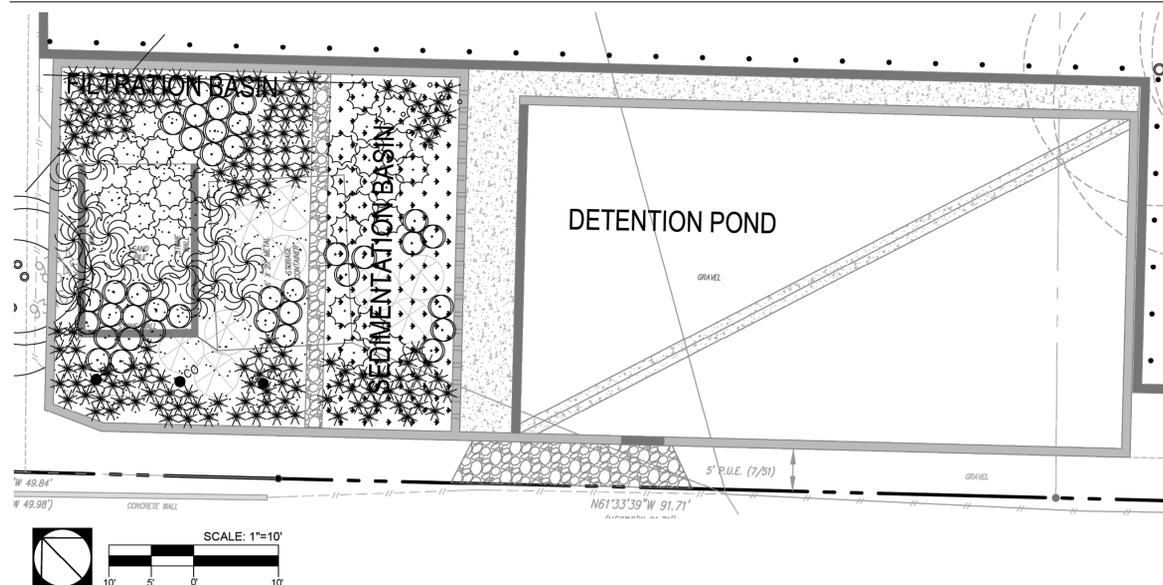
IRRIGATION NOTES

- Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:
- These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:
 - the system must provide a moisture level adequate to sustain growth of the plant materials;
 - the system does not include spray irrigation on areas less than ten (10) feet wide (such as medians, buffer strips, and parking lot islands);
 - circuit remote control valves have adjustable flow controls;
 - serviceable in-head check valves area adjacent to paved areas where elevation differences may cause low head drainage;
 - a master valve installed on the discharge side of the backflow preventer;
 - above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
 - an automatic rain shut-off device shuts off the irrigation system automatically after more than a one-half inch (1/2") rainfall; and
 - newly planted trees shall have permanent irrigation consisting of drip or bubblers.
 - The irrigation installer shall develop and provide an as-built design plan to the City at the time the final irrigation inspection is performed. Unless fiscal security is provided to the City for the installation of the system, it must be operational at the time of the final landscape inspection.
 - The irrigation installer shall also provide exhibits to be permanently installed inside or attached to the irrigation controller, including: a laminated copy of the water budget containing zone numbers, precipitation rate, gallons per minute and the location of the isolation valve; and an as built plan.
 - The irrigation installer shall provide a report to the City on a form provided by Austin Water certifying compliance with Subsection 1. When the final plumbing inspection is performed by the City.

GENERAL NOTES

- If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at waterusecompvar@austintexas.gov or call (512) 974-2199.
- The Owner will continuously maintain the required landscaping in accordance with LDC 25-2-984.
- Finished elevation for parking-lot islands, medians, peninsulas, and similar landscape areas must be at least six (6) below the finished curb elevation to allow for placement of six (6) inches of topsoil [ECM 1.4.7].
- All landscaped areas are to be protected by 6-inch wheel curbs, wheelstops or other approved barriers as per ECM 2.4.7." [LDC 25-2-1004(A), ECM 2.4.7(A)]
- Vegetative screening, berms, fences, or yards shall be provided to screen adjacent SF-5 or more restrictive residential districts from views of off-street parking areas, mechanical equipment, storage areas, and for refuse collection [Section 25-2-1066].
- All disturbed area to be planted with Bermuda "Celebration"

GREEN STORMWATER INFRASTRUCTURE PLANTING PLAN - Rain Garden



VEGETATION COVERAGE TABULATIONS

Sedimentation Area 740 SF				
Required Plants 75				
Plant	Size	Spacing	Qty	1 Gal. Equivalent
Hardy Hibiscus, <i>Hibiscus moscheutos</i>	3 Gal.	5'	3	6
African Iris, <i>Dietes indidoides</i>	3 Gal.	3'	12	24
Black-eyed Susan, <i>Rudbeckia hirta</i>	1 Gal.	2'	9	9
Berkeley Sedge, <i>Carex tumulicola</i>	1 Gal.	1'	36	36
				Total 75

Filtration Area 1230 SF				
Required Plants 246				
Plant	Size	Spacing	Qty	1 Gal. Equivalent
Big Muhly, <i>Muhlenbergia dumosa</i>	5 Gal.	4'	16	64
Hardy Hibiscus, <i>Hibiscus moscheutos</i>	3 Gal.	5'	6	12
African Iris, <i>Dietes indidoides</i>	3 Gal.	3'	12	24
Black-eyed Susan, <i>Rudbeckia hirta</i>	1 Gal.	2'	28	28
Berkeley Sedge, <i>Carex tumulicola</i>	1 Gal.	1'	118	118
				Total 246

PLANT KEY

- Big Muhly
- African Iris
- Hardy Hibiscus
- Black-eyed Susan
- Berkeley Sedge



REVISIONS

No.	Date	Issued For
1	09/22/2025	90% DD

ATTACHMENT G – INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

1.0 BIOFILTRATION POND

1.1 Maintenance Requirements

Major Maintenance Requirements

The following maintenance activities shall be performed on all SCMs, in addition to the requirements listed for the individual SCM types, to ensure proper function:

- a) Accumulated paper, trash and debris shall be removed every six (6) months or as necessary to maintain proper operation.
- b) Structural integrity shall be maintained at all times. Basins and all appurtenances shall be inspected annually, or more frequently if specified, and repairs shall be made if necessary. When maintenance or repairs are performed, the SCM shall be restored to the original lines and grades.
- c) Corrective maintenance shall occur:
 - i. Any time drawdown of the Water Quality Volume does not occur within ninety-six (96) hours (i.e., no standing water is allowed), unless a greater maximum drawdown time is specified in the plans.
 - ii. For detention ponds only, any time drawdown does not occur within twenty-four (24) hours.
- d) The inlet and outlet of SCMs shall be maintained unimpeded in order to convey flow at all times. Observed blockages to the inlet and outlet, due to vegetation, sediment, debris, or any other cause, shall be removed.
- e) No unvegetated area shall exceed ten (10) square feet. This performance requirement applies to the entire pond including the pond bottom, side slopes, and areas adjacent to the pond, and is intended to limit erosion.
- f) Integrated pest management shall be performed and shall adhere to Section 1.6.2.F of the City of Austin Environmental Criteria Manual, Integrated Pest Management Guidelines.



g) The minimum vegetation height shall be four (4) inches in the SCM and all appurtenances, including the toe of the berm or wall outside the SCM, where applicable.

h) Sediment build-up shall be removed:

i. When the accumulation exceeds six (6) inches in splitter boxes, wet wells and basins.

ii. When sediment traps are full.

iii. When sediment, of any amount, causes standing water conditions or reduces basin storage by more than 10%.

i) When sediment is removed, the following requirements apply:

i. Irrigation shall be provided, as needed, until vegetation is established (well rooted). See Section 1.6.3.D of the City of Austin Environmental Criteria Manual, Irrigation Guidelines.

ii. The design depth of the filtration media shall be verified. See Section 1.6.3.B.5 of the City of Austin Environmental Criteria Manual.

iii. Tilling of the filtration medium is not allowed.

j) For subsurface ponds maintenance plan requirements, refer to Section 1.6.2(E) of the City of Austin Environmental Criteria Manual. Sedimentation and Filtration SCMs (Section 1.6.5).

a. Vegetation within the SCM shall not exceed eighteen (18) inches in height at any time, except as called for in the design.

b. Vegetation that is mowed or cut shall be removed from the SCM.
Detention Basins.

a. Vegetation within the basin shall not exceed eighteen (18) inches in height at any time.
Wet Ponds (See Section 1.6.6 of the City of Austin Environmental Criteria Manual).



Upon Completion of Site Revegetation – Any sediment build-up (greater than 5% volume loss) shall be removed from the forebay upon completion of site revegetation. The sediment build-up in the main pool shall be checked and if more than ten percent of the volume is lost, it should be cleaned at that time.

Every Three Months for the First Two Years – During the three month initial inspection cycle, if more than fifteen percent of the volume of the forebay is lost, it shall be cleaned at that time.

Every Three Months – Turf areas around the pond should be mowed. Accumulated paper, trash, and debris shall be removed every three months or as necessary. Cattails, cottonwoods, and willows can quickly colonize shallow water and the edge of the pond. These species or any areas of plant overgrowth may be thinned at this time or as needed.

Annually – The basin should be inspected annually for side slope erosion and deterioration or damage to the structural elements. Any damage shall be repaired. Large areas, which have dead or missing vegetation, shall be replanted.

Every Three Years – The sediment build-up in the sediment forebay shall be checked. The sediment forebay shall be cleaned if more than one-third of the forebay volume is lost.

Every Six Years – The sediment build-up in the main pool shall be checked. Sediment shall be removed from the main pool when twenty percent of the main pool volume is lost.

B. Routine Maintenance.

Once vegetation is established, biofiltration systems should require less maintenance than sand filtration systems because the vegetation protects the filtration media from surface crusting and sediment clogging. Plant roots also provide a pathway for water to permeate down into the media, thus further enhancing the hydraulic performance of the system. Unless damaged by unusual sediment loads, high flows, or vandalism, the biofiltration media should be left undisturbed and allowed to age naturally, and biofiltration pond vegetation shall be managed so that a dense, healthy vegetative cover is preserved. The following maintenance items should be performed depending on frequency and time of year:

Biweekly during first growing season: Inspect vegetation until 95% vegetative cover is established.

Monthly: Check for accumulated sediments, remove as needed.



Quarterly: Remove debris and accumulated sediment; replace soil media in void areas caused by settlement; repair eroded areas; remulch by hand any void areas.

Semi-annually: Remove and replace dead or diseased vegetation that is considered beyond treatment (see planting specifications); treat all diseased trees and shrubs mechanically or by hand depending on the insect or disease infestation. If drawdown exceeds the drawdown time according to Section 1.6.3.C.1 of the City of Austin Environmental Criteria Manual, lightly scarify soil with hand cultivator; if standing water remains for greater than 96 hours, remove top layer of sediment, mulch, and potentially vegetation; de-compact soil by scarification, and replace mulch and disturbed vegetation.

Late winter: Trim bunch grasses; mow turf grasses; harvest other types of vegetation according to recommendations in the planting specifications. Adhere to Section 1.6.2.F of the City of Austin Environmental Criteria Manual.

Spring: Remove previous mulch layer and apply new mulch layer by hand (option) once every two to three years.

C. Other items.

a. Signage shall be used to delineate the boundaries of the biofiltration area that are maintained with minimal mowing, no fertilizers, and limited use of organic herbicides.

1.7 Record Keeping:

Maintain a field logbook to record any relevant information noted during inspections. At a minimum, the field notebook should include the date and time, field staff names, weather conditions, uniformity of grass cover, presence of debris and/or litter, and areas of sediment accumulation as well as any corrective actions taken and date they were completed. Records shall be maintained for a minimum of 3 years and shall be made available to TCEQ upon request.

RECORD KEEPING OF INSPECTIONS, MAINTENANCE AND REPAIRS SHALL BE MAINTAINED BY THE RESPONSIBLE PARTY.



DIAMONDBACK MASONRY - 2711-2709 GARDENIA DR
WATER POLLUTION ABATEMENT PLAN
PERMANENT STORMWATER SECTION FORM TCEQ-0600

Engineer's Certification

I certify that the BMP described by this Maintenance Plan has been designed in compliance with the regulations of Title 30 Texas Administrative Code Chapter 213.

By: 
Tammi Migl, P.E.

RESPONSIBLE PARTY FOR MAINTENANCE:
DIAMONDBACK REAL ESTATE HOLDINGS LLC
2709 Gardenia Drive
Austin, Texas 78727
(512-914-3117)
rsepulveda@diamondbackmasonry.com

SIGNATURE OF RESPONSIBLE PARTY: 

PRINTED NAME OF RESPONSIBLE PARTY: Samuel Maldonado



CERTIFICATE *of* SIGNATURE

REF. NUMBER
XZNFM-EGEE3-FXNZ3-Q7MXX

DOCUMENT COMPLETED BY ALL PARTIES ON
24 DEC 2025 00:00:41
UTC

SIGNER

SAMUEL MALDONADO

EMAIL
SAM@BIZGROPARTNERS.COM

TIMESTAMP

SENT
23 DEC 2025 13:40:48

VIEWED
23 DEC 2025 23:59:27

SIGNED
24 DEC 2025 00:00:41

SIGNATURE



IP ADDRESS
173.63.215.248

LOCATION
HASBROUCK HEIGHTS, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
23 DEC 2025 23:59:27



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

I Samuel Maldonado
Print Name

Owner
Title - Owner/President/Other

of Diamondback Real Estate Holdings LLC
Corporation/Partnership/Entity Name

have authorized Tammi Migl, P.E.
Print Name of Agent/Engineer

of Migl Engineering and Consulting
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:

[Handwritten Signature]
Applicant's Signature

8/15/2025
Date

THE STATE OF Texas §

County of Travis §

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

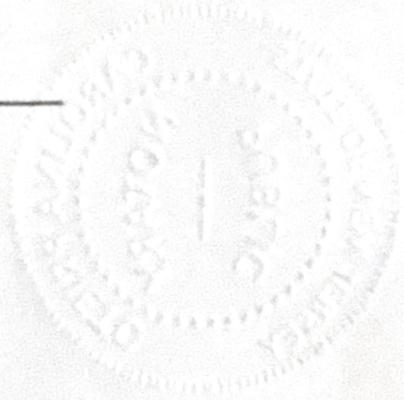
GIVEN under my hand and seal of office on this 15th day of August, 2025

[Handwritten Signature]
NOTARY PUBLIC

CAROLINA PRIETO
Typed or Printed Name of Notary

CAROLINA PRIETO
Notary Public, State of New Jersey
Comm. # 50228899
My Commission Expires 1/28/2030

MY COMMISSION EXPIRES: 1/28/30



Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Diamondback Real Estate Holdings LLC

Regulated Entity Location: 2711 Gardenia Drive, Austin, Texas 78727

Name of Customer: Diamondback Real Estate Holdings LLC

Contact Person: Tammi Migl, P.E.

Phone: 512 750 0440

Customer Reference Number (if issued): CN _____

Regulated Entity Reference Number (if issued): RN _____

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

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	1.15 Acres	\$ 4000.00
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: _____ 

Date: 02/05/2026

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

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ Core Data Form

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

SECTION I: General Information

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

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)	
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)			
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>			
6. Customer Legal Name <i>(If an individual, print last name first: eg: Doe, John)</i>		<i>If new Customer, enter previous Customer below:</i>	
Diamondback Real Estate Holdings LLC			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number <i>(if applicable)</i>
32087501584	32087501584	92-1600385	126235270
11. Type of Customer:		Partnership: <input checked="" type="checkbox"/> General <input type="checkbox"/> Limited	
<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Individual Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other:	
12. Number of Employees		13. Independently Owned and Operated?	
<input type="checkbox"/> 0-20 <input checked="" type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – <i>as it relates to the Regulated Entity listed on this form. Please check one of the following</i>			
<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input checked="" type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant			
15. Mailing Address:			
Samuel Maldonado			
2711 Gardenia Drive			
City	Austin	State	TX
ZIP	78727	ZIP + 4	
16. Country Mailing Information <i>(if outside USA)</i>		17. E-Mail Address <i>(if applicable)</i>	

18. Telephone Number (512) 914-3117	19. Extension or Code	20. Fax Number (if applicable) () -
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SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)								
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>								
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)								
Diamondback Real Estate Holdings LLC								
23. Street Address of the Regulated Entity: (No PO Boxes)	2711 Gardenia Drive							
	City	Austin	State	TX	ZIP	78727	ZIP + 4	
24. County	Travis							

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

25. Description to Physical Location:									
26. Nearest City							State	Nearest ZIP Code	
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>									
27. Latitude (N) In Decimal:			28. Longitude (W) In Decimal:						
Degrees	Minutes		Seconds		Degrees	Minutes		Seconds	
30	26		8.61		97	41		36.94	
29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)			32. Secondary NAICS Code (5 or 6 digits)			
1741	01		238140						
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)									
Office Building									
34. Mailing Address:	2711 Gardenia Dr.								
	City	Austin	State	TX	ZIP	78727	ZIP + 4		
35. E-Mail Address:	rsepulveda@diamondbackmasonry.com								
36. Telephone Number	37. Extension or Code			38. Fax Number (if applicable)					
(512) 914-3117				() -					

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

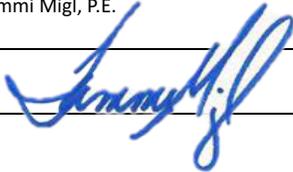
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source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

SECTION IV: Preparer Information

40. Name:	Tammi Migl, P.E.	41. Title:	Principal
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 750-0440		() -	tammi@miglengineering.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:	Migl Engineering and Consulting, PLLC	Job Title:	Principal
Name (In Print):	Tammi Migl, P.E.	Phone:	(512) 750 -440
Signature:		Date:	12/29/2025