

8801 FM 3237, LLC.

Water Pollution Abatement Plan
WPAP

POP'S PLACE

8801 FM 3237, Driftwood, Texas
Hays County

Submitted to: TCEQ Region 11, Austin

Prepared By:



Boerne, Texas
830-249-8284

Date: March 2026
Project No. 11712-002
-JPW-



A handwritten signature in blue ink, appearing to read "A. Shackelford IV".

Signature: _____
Aaron Shackelford IV, PE TX License No. 141612
TX PE Firm No. 4524
Date: 3/30/26

Water Pollution Abatement Plan Checklist

- **Edwards Aquifer Application Cover Page (TCEQ-20705)**
- **General Information Form (TCEQ-0587)**
 - Attachment A - Road Map
 - Attachment B - USGS / Edwards Recharge Zone Map
 - Attachment C - Project Descri
- **Geologic Assessment Form (TCEQ-0585)**
 - Attachment A - Geologic Assessment Table (TCEQ-0585-Table)
 - Attachment B - Stratigraphic Colum
 - Attachment C - Site Geology
 - Attachment D - Site Geologic Map(s)
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 - Attachment B - Volume and Character of Stormwater
 - Attachment C - Suitability Letter from Authorized Agent (if OSSF is proposed)
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Site Plan
- **Temporary Stormwater Section (TCEQ-0602)**
 - Attachment A - Spill Response Actions
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 - Attachment C - Sequence of Major Activi
 - Attachment D - Temporary Best Management Practices and Measures
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- **Permanent Stormwater Section (TCEQ-0600)**
 - Attachment A - 20% or Less Impervious Cover Waiver (if requested for multi-family, school, or small business site)
 - Attachment B - BMPs for Upgradient Stormwater
 - Attachment C - BMPs for On-site Stormwater
 - Attachment D - BMPs for Surface Streams
 - Attachment E - Request to Seal Features (if sealing a feature)
 - Attachment F - Construction Plans
 - Attachment G - Inspection, Maintenance, Repair and Retrofit Plan
 - Attachment H - Pilot-Scale Fiel Testing Plan (if proposed)
 - Attachment I -Measures for Minimizing Surface Stream Contamination

- **Agent Authorization Form (TCEQ-0599), if application submitted by agent**
- **Application Fee Form (TCEQ-0574)**
- **Check Payable to the “Texas Commission on Environmental Quality”**
- **Core Data Form (TCEQ-10400)**

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

Technical Review

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Pop's Place					2. Regulated Entity No.: New					
3. Customer Name: 8801 FM 3237, LLC.					4. Customer No.: New					
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)		<input type="radio"/> Residential		<input checked="" type="radio"/> Non-residential			8. Site (acres):		10.378	
9. Application Fee:		\$6,500		10. Permanent BMP(s):			N/A			
11. SCS (Linear Ft.):		N/A		12. AST/UST (No. Tanks):			N/A			
13. County:		Hays		14. Watershed:			Onion Creek-Colorado River			

Application Distribution

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

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

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

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

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

Aaron Shackelford, P.E.

Print Name of Customer/Authorized Agent

3/30/26

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: Aaron Shackelford, P.E.

Date: 3/30/26

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: 8801 FM 3237, LLC.
2. County: Hays
3. Stream Basin: Colorado River Basin/Austin-Travis Lakes
4. Groundwater Conservation District (If applicable): EAA & Barton Springs/Edwards Aquifer
5. Edwards Aquifer Zone:
 Recharge Zone
 Transition Zone
6. Plan Type:
 WPAP
 SCS
 Modification
 AST
 UST
 Exception Request

7. Customer (Applicant):

Contact Person: Michael De La Fuente
Entity: 8801 FM 3237, LLC.
Mailing Address: 10415 Brodie Springs Trail
City, State: Austin, TX Zip: 78748
Telephone: 512-565-1865 FAX: N/A
Email Address: m.dlf@icloud.com

8. Agent/Representative (If any):

Contact Person: Aaron Shackelford, P.E.
Entity: Westward Environmental, Inc.
Mailing Address: 4 Shooting Club Rd.
City, State: Boerne, TX Zip: 78006
Telephone: 830-249-8284 FAX: N/A
Email Address: ashackelford@westwardenv.com

9. Project Location:

- The project site is located inside the city limits of _____.
- 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.

~880 ft. West of Roundabout Intersection of FM 3237 & W FM 150

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: _____

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:

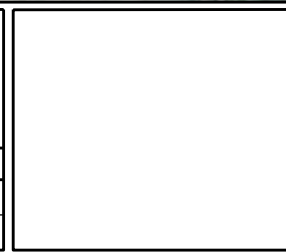
- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - For a UST Facility Plan or Modification or an AST 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.



SHEET NO.:
1
OF 2

IMAGE:	BING MAPS 2026
ISSUE DATE:	3/26/2026
DRAWN BY:	JPW
CHECKED BY:	AS
SCALE:	1" = 5280'
JOB NO.:	11712-002

ROAD MAP WPAP APPLICATION POP'S PLACE 8801 FM 3237, DRIFTWOOD, TX			
REV.	DESCRIPTION	BY	DATE

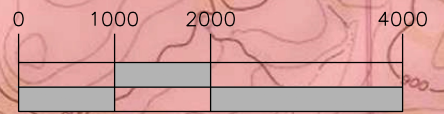
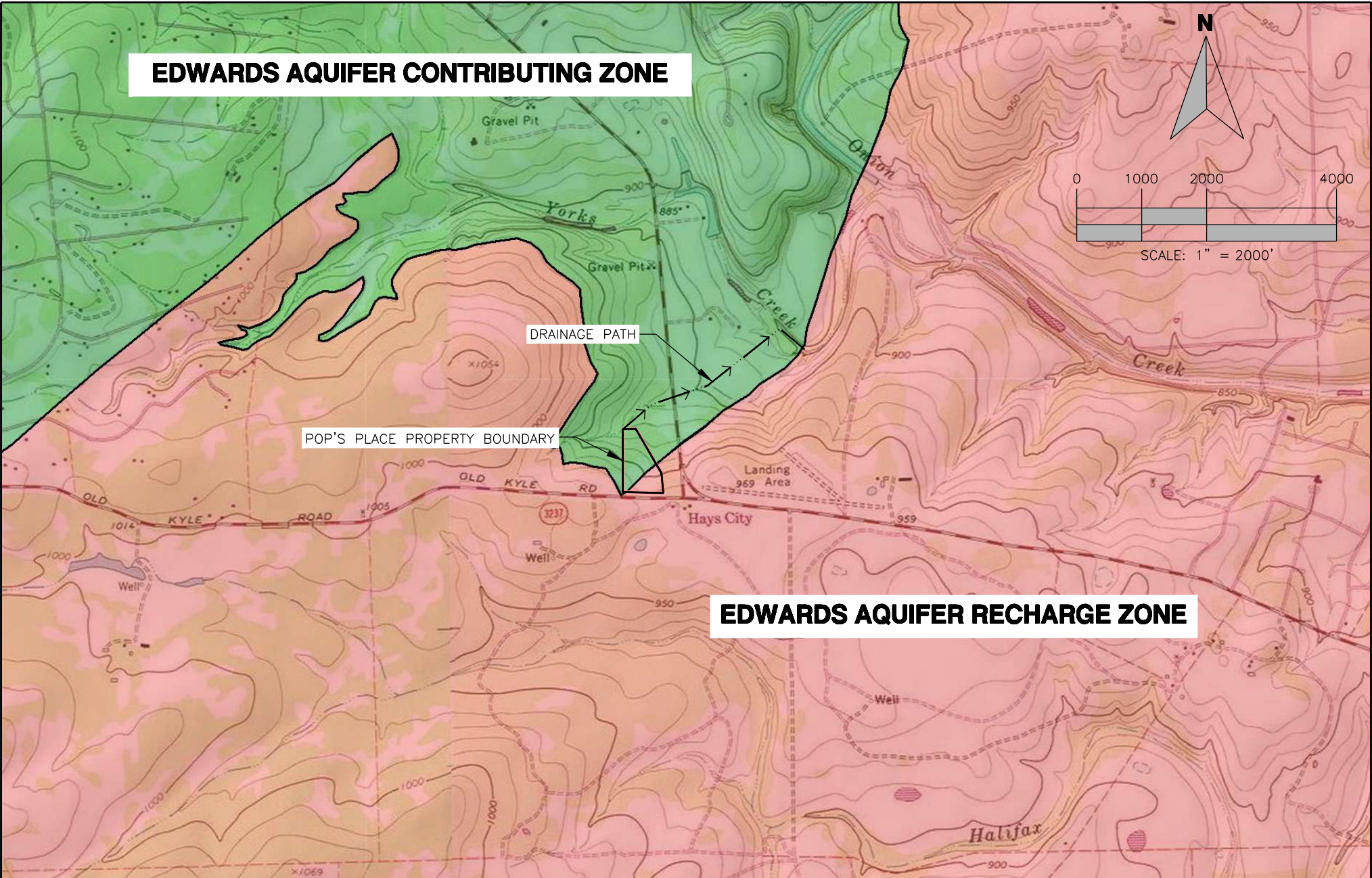


EST. 1996

WESTWARD

Environmental • Geology • Engineering
 P.O. Box 2205 Boerne, Texas 78006
 (830) 249-8284 Fax: (830) 249-0221
 TBPE REG. NO.: F-4524
 TBPGE REG. NO.: 50112

EDWARDS AQUIFER CONTRIBUTING ZONE



SCALE: 1" = 2000'

DRAINAGE PATH

POP'S PLACE PROPERTY BOUNDARY

EDWARDS AQUIFER RECHARGE ZONE

SHEET NO.: 2 OF 2	IMAGE:	USGS TOPO MAP
	ISSUE DATE:	3/26/2026
	DRAWN BY:	JPW
	CHECKED BY:	AS
	SCALE:	1" = 2000'
	JOB NO.:	11712-002

USGS 7.5 MINUTE TOPO MAP			
WPAP APPLICATION			
POP'S PLACE			
8801 FM 3237, DRIFTWOOD, TX			
REV.	DESCRIPTION	BY	DATE



EST. 1996

WESTWARD

Environmental • Geology • Engineering

P.O. Box 2205 Boerne, Texas 78006

(830) 249-8284 Fax: (830) 249-0221

TBPE REG. NO.: F-4524

TBPG REG. NO.: 50112

GENERAL INFORMATION

Attachments to form TCEQ-0587

Attachment A – Road Map

SEE ATTACHED ROAD MAP

Attachment B – USGS/Edwards Recharge Zone Map

SEE ATTACHED USGS/EDWARDS RECHARGE ZONE MAP

Attachment C – Project Description

This Water Pollution Abatement Plan (WPAP) has been prepared on behalf of 8801 FM 3237, LLC. The site is an approximately 10.378-acre existing residential lot to be re-developed into a local bar. The site is not located within any City Limits or ETJ's, is within Hays County, Texas, and is situated over both the Edwards Aquifer Recharge and Contributing Zones.

The site was previously developed some time in the early 2000's for residential use, including a house, a shed, and an existing driveway. The house, located near the center of the 10.378-acre property, is proposed to be repurposed into the local bar. The existing driveway connection to FM 3237 is proposed to be removed and relocated west of the original location.

In the proposed conditions, the site consists of 0.682-acres impervious cover (6.57%), with the only additions being a proposed patio wrapping around the back and sides of the existing house and the proposed relocation of the existing driveway. No grading is proposed for the project. Given the above information, this project qualifies for the 20% or Less Impervious Cover Waiver. Thus, no permanent BMPs are proposed for the project. Temporary 50' Natural Vegetative Filter Strips are proposed along the relocated driveway and downstream of the proposed OSSF, located north of the existing house. Any temporary trash generated on site will be cleaned and properly disposed of. Please refer to the attached plans for site improvement layout.

A geologic assessment of the site was conducted on February 25, 2026. No sensitive features were observed, and no features of any type were observed within the limits of this Site. Copies of the geologic assessment are included with this application.

MICHAEL DE LA FUENTE

GEOLOGIC ASSESSMENT

POP'S PLACE
8801 FM 3237
DRIFTWOOD, TEXAS 78676
HAYS COUNTY

Submitted to: TCEQ Region 11, Austin

Prepared By:



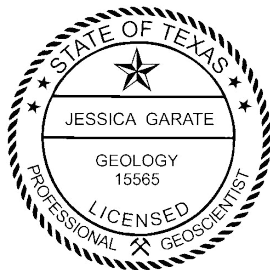
Boerne, Texas

830-249-8284

Date: February 2026

Project No. 11712-002

-JG-



Signature: _____

A handwritten signature in blue ink that reads "Jessica Garate".

Jessica Garate, P.G. - License No. 15565

TX PG Firm No. 50112

Date: 2/25/2026

Article I. Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Section 1.01 Signature

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

Print Name of Geologist:

Telephone: 830-249-8284

Jessica Garate, P.G. #15565

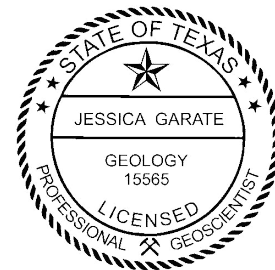
Fax: 830-249-0221

Date: 2/25/2026

Representing: Westward Environmental, Inc., TBPG Registered Geoscience Firm 50012
(Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Jessica Garate



Regulated Entity Name: Pop's Place

Section 1.02 Project Information

1. Date(s) Geologic Assessment was performed: January 28, 2026

2. Type of Project:

WPAP
 SCS

AST
 UST

3. Location of Project:

Recharge Zone
 Transition Zone
 Contributing Zone within the Transition Zone

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

Article II. Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
CrD	D	< 2
RUD	D	< 4

** Soil Group Definitions (Abbreviated)*

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

6. **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7. **Attachment C – Site Geology.** A narrative description of the site-specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8. **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'
 Applicant's Site Plan Scale: 1" = 40'
 Site Geologic Map Scale: 1" = 40'
 Site Soils Map Scale (if more than 1 soil type): 1" = 40'
9. Method of collecting positional data:
 - Global Positioning System (GPS) technology.
 - Other method(s). Please describe method of data collection: _____

10. The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. Surface geologic units are shown and labeled on the Site Geologic Map.
12. Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.
- Geologic or manmade features were not discovered on the project site during the field investigation.
13. The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.
- There is 1 (#) well present on the project site and the location is shown and labeled. (Check all of the following that apply.)
- The wells are not in use and have been properly abandoned.
- The wells are not in use and will be properly abandoned.
- The wells are in use and comply with 16 TAC Chapter 76.
- There are no wells or test holes of any kind known to exist on the project site.

Section 2.01 Administrative Information

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

Attachment A

Geologic Assessment Table (Form TCEQ-0585-Table)

Attachment B

Stratigraphic Column

Generalized Stratigraphic Column

Indicates the mapped surface formation.

Hydrogeologic subdivision	Group, formation, or member	Hydro-logic function	Thickness (feet)	Lithology	Field identification	Cavern development	Porosity/ permeability type			
Upper Cretaceous	Upper confining unit	Taylor Group	CU	600	Clay; chalky limestone	Gray-brown clay; marly limestone	None	Low porosity/ low permeability		
		Austin Group	CU; rarely AQ	130 – 150	White to light-tan to gray limestone	White, chalky limestone; <i>Pycnodonte auctella</i> <i>Inoceramus subquadratus</i>	None	Low porosity; rare water production from fractures/ low permeability		
		Eagle Ford Group	CU	30 – 50	Brown, flaggy sandy shale and argillaceous limestone	Thin flagstones; petroliferous	None	Primary porosity lost/ low permeability		
		Buda Limestone	CU	40 – 50	Buff, light-gray, dense mudstone	Porcelaneous limestone	Minor surface karst	Low porosity/ low permeability		
		Del Rio Clay	CU	50 – 60	Blue-green to yellow-brown clay	Fossiliferous; <i>Tymatogyra arietina</i>	None	None/primary upper confining unit		
Lower Cretaceous	I	Georgetown Formation	CU	40 – 60	Gray to light-tan, marly limestone	Marker fossil: <i>Waconella wacoensis</i>	None	Low porosity/ low permeability		
	II	Edwards Group	Person Formation	Cyclic and marine members, undivided (4)	AQ	0 – 70	Mudstone to packstone; <i>miliolid</i> grainstone; chert	Boxwork vugs; light tan, massive; some <i>Toucasia</i> , <i>Caprinid</i> , and <i>Chondrodonta</i>	Many caves; might be associated with earlier karst development	Laterally extensive; both fabric and not fabric/water-yielding; one of the most porous and permeable; essentially absent in Travis County
	III			Leached and collapsed members, undivided (4)	AQ	30 – 80	Crystalline limestone; mudstone to wackestone to <i>miliolid</i> grainstone; chert; collapsed breccia	Light-gray, bioturbated iron-stained beds separated by massive limestone beds; <i>Toucasia</i> , <i>Chondrodonta</i>	Extensive lateral development; large rooms	Majority not fabric/ one of the most porous and permeable
	IV			Regional dense member (3)	CU	20 – 30	Light-tan, dense, argillaceous mudstone	Wispy iron-oxide stains; <i>Pleuromya knowltoni</i> , <i>Ceratostreon texanum</i>	None; only vertical fracture enlargement	Not fabric/ low permeability; vertical barrier
	V	Edwards Group	Kaizer Formation	Grainstone member (2)	AQ	45 – 60	Light-gray, <i>miliolid</i> grainstone; mudstone to wackestone; chert	White crossbedded grainstone; <i>Toucasia</i> , <i>Turritella</i> , and <i>Chondrodonta</i>	Few caves	Not fabric/ recrystallization reduces permeability
	VI			Kirschberg evaporite member (1)	AQ	65 – 75	Light-gray, crystalline limestone; chalky mudstone; chert	Boxwork voids, with neospar and travertine frame; <i>Cladophyllia</i> and <i>Turritella</i>	Probably extensive cave development	Majority fabric/ one of the most porous and permeable
	VII	Edwards Group	Kaizer Formation	Dolomitic member (1)	AQ	110 – 150	Mudstone to grainstone; crystalline limestone; chert	Massively bedded, light gray, <i>Toucasia</i> abundant; <i>Dicryoconus walnutensis</i> , <i>Caprinid</i>	Caves related to structure or bedding planes	Mostly not fabric; some bedding-plane fabric/ water-yielding; locally permeable
	VIII			Basal nodular member	Karst AQ; not karst CU	45 – 60	Shaly, fossiliferous, nodular limestone; mudstone; <i>miliolid</i> grainstone	Massive, nodular and mottled; <i>Ceratostreon texanum</i> , <i>Dicryoconus walnutensis</i> , and <i>Texigryphaea</i>	Few caves	Fabric/low permeability
	Lower confining unit	Upper member of the Glen Rose Limestone	CU; evaporite beds AQ	350 – 500	Yellowish-tan, thinly bedded limestone and marl	Stair-step topography; alternating limestone and marl	Some surface cave development	Some water production at evaporite beds/ relatively impermeable		

Geologic Framework and Hydrogeologic Characteristics of the Edwards Aquifer Outcrop (Barton Springs Segment), Northeastern Hays and Southwestern Travis Counties, Texas

Attachment C

Site Geology (Geologic Narrative)

Geologic Narrative

1.0 PURPOSE

Westward Environmental, Inc. (WESTWARD) was retained by Michael De La Fuente. (Client) to prepare a Geologic Assessment (GA) on a ~10.3-acre tract located in Driftwood, Hays County, Texas (Site). This GA was prepared as an attachment to a Water Pollution Abatement Plan (WPAP) for the Site as required by the Texas Commission of Environmental Quality (TCEQ).

2.0 REGULATORY GUIDANCE

Title 30, Chapter 213 of the Texas Administrative Code

This report was prepared in accordance with *Instructions for Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones (TCEQ-0585 (Rev. 10-01-04))* to be reviewed pursuant to Title 30, Chapter 213 of the Texas Administrative Code.

3.0 PROJECT LOCATION

The Site address is listed as 8801 FM 3237, Driftwood, Texas 78676. It is located along FM 3237, approximately 300 feet west of its intersection with FM 150 W in Hays County, Texas. The northern and southwest part of the Site is located over the Edwards Aquifer Contributing Zone (EACZ), and the southeastern part of the Site is located over the Edwards Aquifer Recharge Zone (EARZ).

4.0 METHODOLOGY

As part of the GA, WESTWARD performed a desktop review of selected published information. WESTWARD also conducted a field investigation in accordance with *TCEQ-0585 (Rev. 10-01-04)*.

4.1 Desktop Review

WESTWARD conducted a review of aerial imagery, the University of Texas Bureau of Economic Geology (BEG) Geologic Atlas of Texas (GAT) Austin Sheet, applicable U.S. Geological Survey (USGS) Scientific Investigations Maps, Topographic quadrangle(s) and geospatial dataset(s), the Texas Natural Resources Information System (TNRIS), the Texas Water Development Board’s Water Data Interactive Groundwater Data Viewer (TWDB Viewer), the Railroad Commission of Texas (RRC), and the U.S. Department of Agriculture (USDA) National Resource Conservation Service (NRCS) Web Soil Survey prior to the field investigation.

4.2 Field Investigation

A field investigation was performed at the Site by WESTWARD geologist Jessica Garate, P.G. (TBPG Lic. No. 15565) on January 28, 2026. Field transects of the Site were walked in accordance with TCEQ-0585 (rev. 10-01-04).

5.0 DESKTOP REVIEW

The desktop review was utilized for preliminary planning of the field investigation. The accuracy of the desktop review was limited by the accessibility, scale, and age of the data available.

5.1 Published Surface Geology

A review of published geologic maps revealed two (2) hydrostratigraphic units of the Edwards Aquifer (in the Edwards Group) mapped at the Site. They include the early Cretaceous-aged Dolomitic member of the Kainer (Kkd) Formation and the Cyclic and Marine member of the Person (Kpcm) Formation. These units are shown on the Site Geologic Map (Attachment D).

5.2 Published Structure

The Site is located within the Balcones Fault Zone (BFZ). The desktop review revealed one fault located across the southeastern part of the Site with a southwest to northeast trend of approximately 51°. This trend was used to determine the dominant fault trend range at this Site, which for the purpose of this assessment, is approximated to be between 36° and 66°. The fault is shown on the Site Geologic Map (Attachment D).

5.3 Karst Features

The desktop review did not reveal karst features within the Site.

5.4 Non-karst & Manmade Features

A review of the TWDB Viewer did not reveal any groundwater wells at the Site. The desktop review of aerial imagery did not reveal any other manmade features or non-karst features at Site.

5.5 Soils

Two (2) soil units were identified on the Site through the NRCS Web Soil Survey. They are detailed below as well as included on the Geologic Assessment Form TCEQ-0585 (Rev. 02-11-15). A Site Soils Map is included in Attachment D.

Published Soil Unit Descriptions			
<i>Soil Name</i>	<i>Group</i>	<i>Thickness (Feet)</i>	<i>Description</i>
Comfort-Rock outcrop complex, 1 to 8 percent slopes (CrD)	D	< 2	10 to 20 inches to lithic bedrock, well drained with moderately low to moderately high (0.06 in/hr to 0.20 in/hr) Ksat values
Rumple-Comfort, rubbly association, 1 to 8 percent slopes, stony (RUD)	D	< 4	20 to 40 inches to lithic bedrock, well drained with moderately low to moderately high (0.06 in/hr to 0.20 in/hr) Ksat values

6.0 FIELD INVESTIGATION

The field investigation was performed on January 28, 2026 by Jessica Garate, P.G. to verify the presence or absence of recharge features identified in the desktop review and to identify recharge features not found during the desktop review. Field reconnaissance was performed in accordance with the *TCEQ-0585-Instructions (Rev. 10-1-04)*.

6.1 Surface Geology

Most of the ground at the Site consists of vegetated topsoil with scattered broken rock. The Kkd and Kpcm were positively identified in the field as the rock was observed to be hard gray to white limestone, mostly vuggy or honeycombed.

6.2 Structure

Evidence of faulting was observed on the southeastern part of the Site. There was a significant change in topography observed in the southeastern part of the Site, along with areas that appeared to be collapsed rock in a linear pattern. The general trend of these features follows the dominant fault trend and aligns with a nearby published fault.

6.3 Karst Features

There were three karst features (S-4, S-5, and S-6) identified and recorded during the field investigation. None of these features are classified as sensitive.

6.4 Non-karst & Manmade Features

There were two non-karst features (S-2 and S-3) and one manmade feature (S-1) identified and recorded during the field investigation. None of these features are classified as sensitive.

6.5 Feature Descriptions

S-1 (MB)

Not Sensitive

Feature S-1 is a water well classified as a manmade feature in bedrock. The well is enclosed in a metal-sided well house with a concrete pad located on the southcentral part of the Site. It has a steel casing that measures approximately 0.5 ft. in diameter that extends approximately 1 ft. above the concrete pad. The well was not found on any database for public wells during the desktop review and the depth remains unknown. The well was capped with a steel plate and appeared to be in use and compliant at the time of field investigation. The catchment area of the feature is less than 1.6 acres, and the interpreted probability of rapid infiltration is low. This feature is rated not sensitive.

S-2 (CD)

Not Sensitive

Feature S-2 is a non-karst closed depression located in a clearing on the central part of the Site. The feature appears to have been dug as indicated by a pile of soil and cobbles laying adjacent to it. It measures approximately 6 ft. x 2.5 ft. x 1 ft. and has a soil floor with scattered cobbles. The catchment area of the feature is less than 1.6 acres, and the interpreted probability of rapid infiltration is low. This feature is rated not sensitive.

S-3 (CD)

Not Sensitive

Feature S-3 is a non-karst closed depression located in a clearing on the central part of the Site, approximately 55 ft. from S-2. The feature measures approximately 6 ft. x 2 ft. x 1.75 ft. and has a soil floor with scattered cobbles. Like S-2, it also appears to have been dug as indicated by a pile of soil and cobbles laying adjacent to it. The catchment area of the feature is greater than 1.6 acres, and the interpreted probability of rapid infiltration is low. This feature is rated not sensitive.

S-4 (SC)

Not Sensitive

Feature S-4 is a solution cavity near the southeastern part of the Site. It measures approximately 2 ft. x 1.5 ft. x 0.75 ft. and has an approximate trend of 55°. There was exposed bedrock visible after removing surficial cobbles and tree debris, but the feature was plugged with loose, dark soil and tree debris at the time of field investigation. The catchment area of the feature is less than 1.6 acres, and the interpreted probability of rapid infiltration is low. This feature is rated not sensitive.

S-5 (F)

Not Sensitive

Feature S-5 was recorded in the field as areas of collapsed rock in the southeastern part of the Site where topographic change is significant. The areas followed a linear pattern that align with a published fault nearby (less than 80 ft.) and therefore, believe that this feature is evidence of that published fault. The surface expression of the observed fault measures approximately 135 ft. with a topographic offset of approximately 4 ft. and an approximate trend of 51°. The catchment area of the feature is greater than 1.6 acres. Due to the amount of vegetation and soil overlying the bedrock and plugging any potential voids, the interpreted probability of rapid infiltration is low. This feature is rated not sensitive.

S-6 (SC)

Not Sensitive

Feature S-6 is a sunken area with broken rock that appears to be a solution cavity. It is located in a thicket of trees on the southwestern part of the Site. The feature measures approximately 5 ft. x 5 ft. x 1 ft. and is floored with dark soil, broken, solutioned rock, and tree debris, with a persimmon tree growing out of it. The catchment area of the feature is less than 1.6 acres, and the interpreted probability of rapid infiltration is low. This feature is rated not sensitive.

SELECT PHOTOGRAPHS



S-1: Water well located in the southcentral part of the Site.



S-2: Non-karst closed depression located just north of the fence.



S-3: Non-karst closed depression located near S-2.



S-4: Collapsed rock located within a fault zone.



S-5: Collapsed rock indicating a fault.



Vuggy rock at the Site displaying honeycombed texture of the Kkd.



Typical ground conditions on the northern part of the Site.



Typical ground conditions on the southeastern part of the Site.

Attachment D

**Site Geology Map
Site Soils Map**



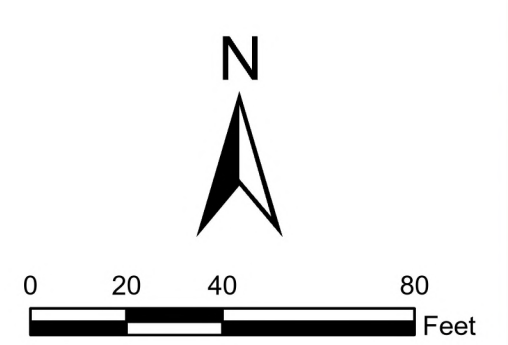
LEGEND

- Approximate Property Boundary
- Edwards Aquifer Recharge Zone
- GA Features

USGS Published Geology*

- Kpcm - Person Formation, Cyclic and marine
- Kkd - Kainer Formation, Dolomitic member
- Published Fault

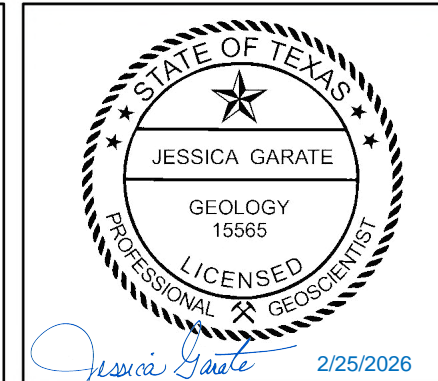
* Lamberts, A.P., Clark, A.K., and Morris, R.R., 2025, Geospatial dataset for the geologic framework and hydrostratigraphy of the Edwards and Trinity aquifers within Hays County, Texas, at 1:24,000 scale: U.S. Geological Survey data release, <https://doi.org/10.5066/P1381CJ5>.



FM 8287 FM 8287 FM 8287 FM 8287 FM 8287 FM 8287 FM 8287 FM 8287 FM 8287 FM 8287

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

SITE GEOLOGY MAP
 POP'S PLACE
 MICHAEL DE LA FUENTE
 DRIFTWOOD, HAYS COUNTY, TEXAS



REV	DESCRIPTION	BY	DATE


WESTWARD
 Environmental, Engineering, Natural Resources.
 P.O. Box 2205, Boerne, Texas 78006
 (830) 249-8284 Fax: (830) 249-0221
 TBPE REG. NO.: F-4524
 TBPG REG. NO.: 50112

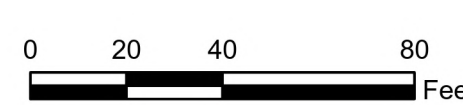
ISSUE DATE: 02/23/2026
 DRAWN BY: JG
 CHECKED BY: JIS
 SCALE: 1" = 40'
 JOB NO.: 11713-002
 SHEET NO.: 10
 OF 10

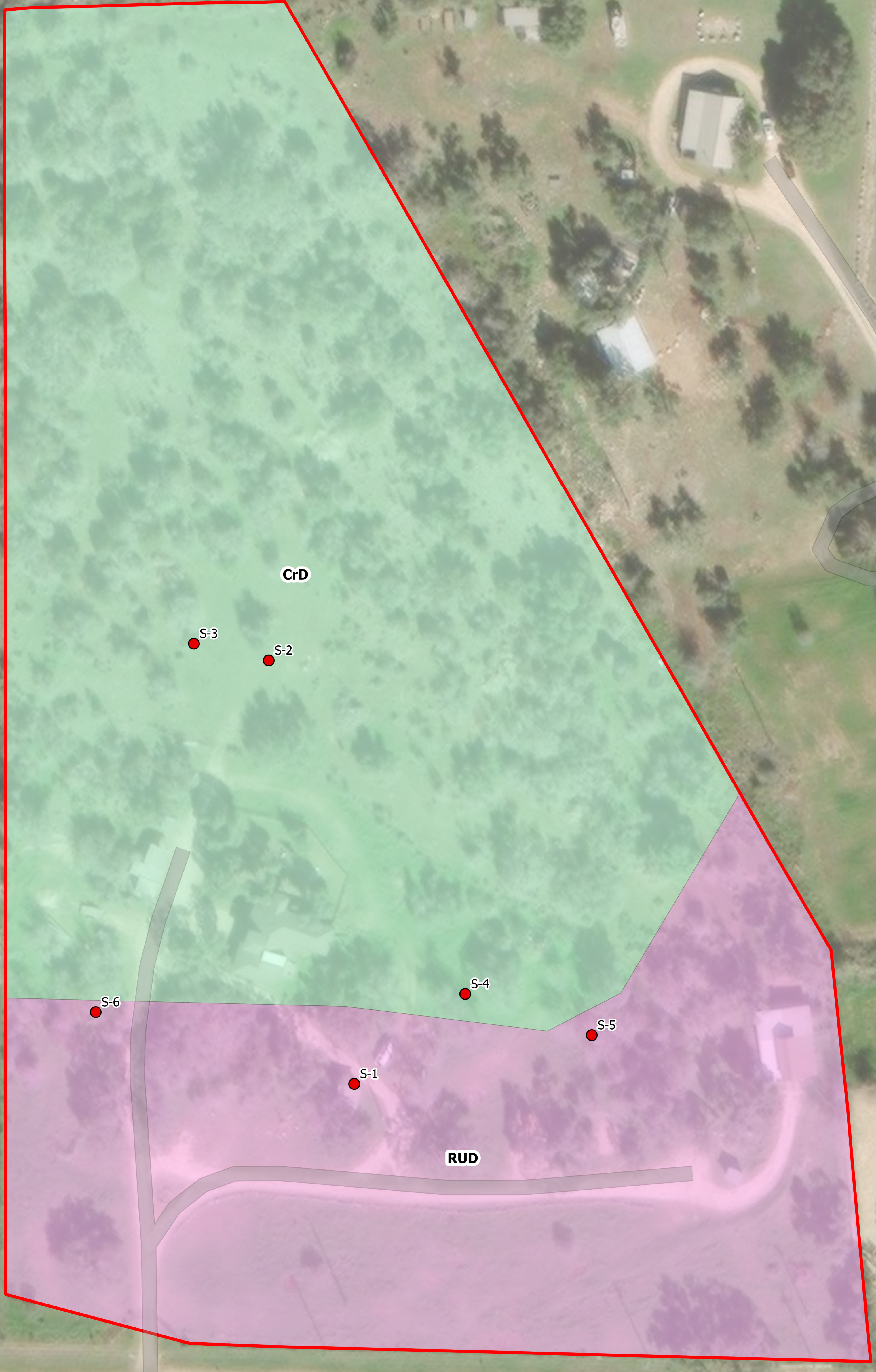
LEGEND

- Approximate Property Boundary
- GA Features
- Published Soils (NRCS*)**
- CrD - Comfort-Rock outcrop complex, 1 to 8 percent slopes
- RUD - Rumble-Comfort, rubbly association, 1 to 8 percent slopes

*Natural Resources Conservation Service



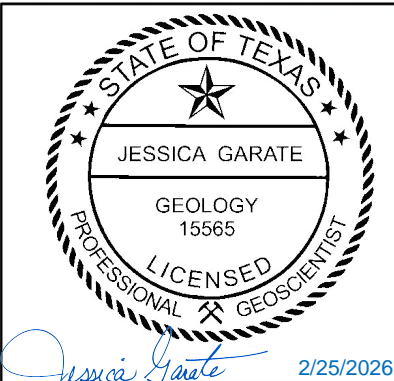




Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, iC, OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

SITE SOILS MAP

POP'S PLACE
 MICHAEL DE LA FUENTE
 DRIFTWOOD, HAYS COUNTY, TEXAS



REV	DESCRIPTION	BY	DATE

WESTWARD
 Environmental, Engineering, Natural Resources.
 P.O. Box 2205, Boerne, Texas 78006
 (830) 249-8284 Fax: (830) 249-0221
 TBPE REG. NO.: F-4524
 TBPG REG. NO.: 50112

01

08/10

SHEET NO.:	01
DRAWN BY:	JG
CHECKED BY:	JIS
SCALE: 1" = 40'	40'
JOB NO.:	11713-002
ISSUE DATE:	02/18/2026
DRAWN BY:	JG
CHECKED BY:	JIS
SCALE: 1" = 40'	40'
JOB NO.:	11713-002
ISSUE DATE:	02/18/2026

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: Aaron Shackelford, P.E.

Date: 3/30/26

Signature of Customer/Agent:



Regulated Entity Name: 8801 FM 3237, 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): 10.378 Ac.

3. Estimated projected population: 6

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	7196.14	÷ 43,560 =	0.165
Parking	22537.12	÷ 43,560 =	0.517
Other paved surfaces	0.00	÷ 43,560 =	0.000
Total Impervious Cover	29733.24	÷ 43,560 =	0.682

Total Impervious Cover 0.682 ÷ Total Acreage 10.378 X 100 = 6.57 % 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>1040</u> Gallons/day
<u>0</u> % Industrial	<u>0</u> Gallons/day
<u>0</u> % Commingled	<u>0</u> Gallons/day
TOTAL gallons/day <u>1040</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" = 60'.

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): _____

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

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

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

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

WATER POLLUTION ABATEMENT PLAN APPLICATION

Attachments to form TCEQ-0584

Attachment A – Factors Affecting Surface Water Quality

The major factor that could potentially affect water quality is sediment in stormwater runoff from disturbed areas. More remote factors include fuels and lubricants from vehicles and trash/debris items.

Any spills or leaks will be cleaned up immediately and will be disposed of properly. Trash receptacles will be placed on-site for use by the business.

Attachment B – Volume and Character of Stormwater

Upon completion of the added deck and relocated driveway, the site will have 0.672 acres of impervious cover. This project qualifies for the 20% or less Impervious Cover Waiver, thus no Permanent BMPs are proposed. 50' wide Natural Vegetative Filter Strips are proposed as Temporary BMPs and will be located downstream of the relocated driveway and proposed septic drain field. In the 25-year storm event, the flow rate of stormwater that runs through and is generated on site is 29.99 cfs.

Attachment C – Suitability Letter from Authorized Agent

Please see attached Suitability Letter.

Attachment D – Exception to the Required Geologic Assessment

Attachment D is not required.

**AFFIDAVIT
FOR ON-SITE SEWAGE FACILITIES (OSSFs) REQUIRING
A MAINTENANCE CONTRACT (FORM OSSF-400)**

STATE OF TEXAS § COUNTY
OF HAYS §

The undersigned, Michael De La Fuente- Managing Member of 8801 FM 3237 LLC,
being the owner of property the subject of an Application for a Development Authorization with Hays County, Texas, and being duly sworn, deposes and says
as follows:

1. That (s)he is the owner, in whole or in part, of that certain tract or parcel of land lying and being situated in Hays County, Texas, and described herein.
2. According to Texas Commission on Environmental Quality (TCEQ) Rules for On-Site Sewage Facilities (OSSFs), this document is filed in the Deed Records of Hays County, Texas.
3. The Texas Health and Safety Code, Chapter 366 authorizes the TCEQ to regulate OSSFs. Additionally, the Texas Water Code (TWC), §5.012 and §5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the Commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.
4. An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12), will be installed on the property described as follows:

911 street address for the Subject Property, if established: 8801 FM 3237

Acreage: 10.378

Legal description:

Lot: 3 Block: _____ Subdivision: PRICE ADDITION

Sec: _____ Phase: 2

If not located in a subdivision: Survey: _____

Abstract: _____ Recorded (Vol/Page): _____

Date Recorded: _____

5. The property is owned by: 8801 FM 3237 LLC

6. This OSSF shall be covered by a continuous service policy for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall obtain a maintenance contract at least 30 days before the date service will cease. All maintenance on this OSSF must be performed by a licensed maintenance provider or by a homeowner who has completed Hays County required coursework; a signed maintenance contract must be submitted to Hays County Development Services within 30 days after the property has been transferred.

7. The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from Hays County Development Services.

IN WITNESS WHEREOF (s)he has hereto set his/her hand.

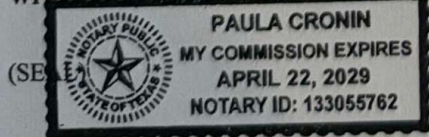
Signature: X [Signature]

Print Name: Michael De La Fuente

STATE OF TEXAS § COUNTY
OF HAYS §

I hereby certify that Michael De La Fuente, known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

WITNESS my hand and official seal this the 9th day of March, 2026.



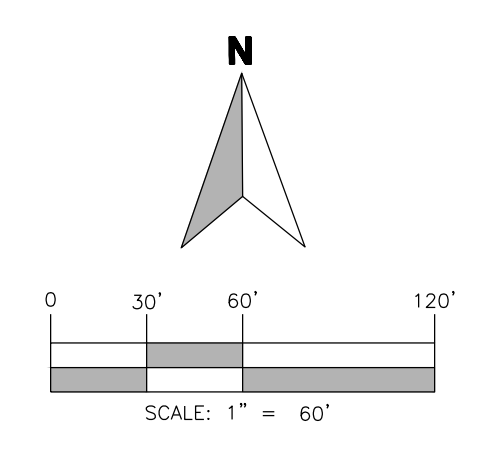
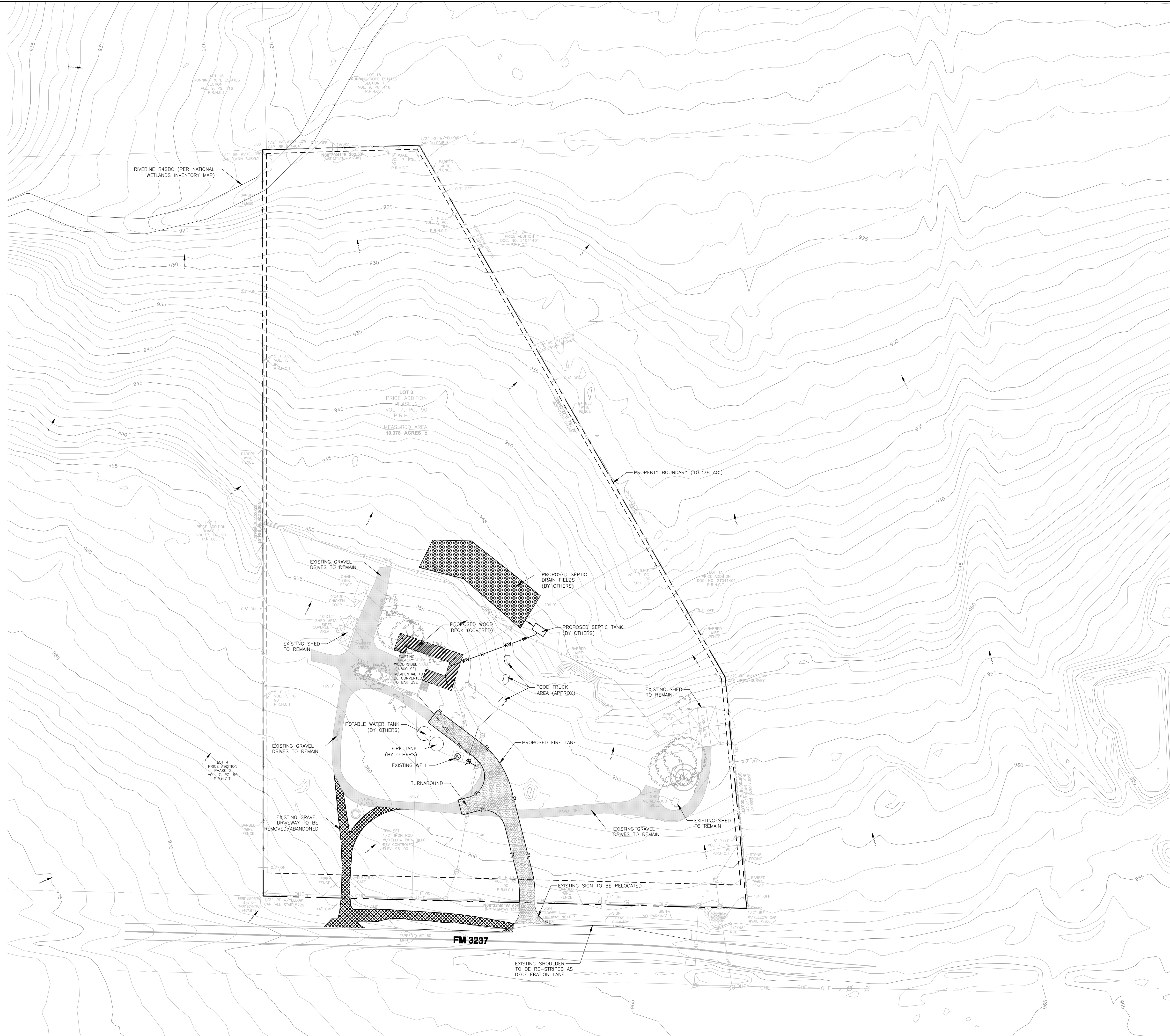
Paula Cronin
Notary Public, State of Texas
My Commission expires: 04/22/2029

Return filed copy to:

Name: _____

Mailing Address: _____

City/State/Zip Code: _____



- LEGEND**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - EXISTING FENCELINE
 - - - EXISTING OVERHEAD ELECTRIC
 - - - EXISTING MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - - - PROPOSED FIRE LANE TO BE STRIPED WITH FIRE LANE STRIPING
 - ⊙ WATER WELL
 - ◻ EXISTING BASE AREA
 - ◻ PROPOSED DRIVEWAY

ISSUE DATE: 3/26/2026
 DRAWN BY: JPM
 CHECKED BY: ACS
 SCALE: 1" = 60'
 JOB NO.: 11712.002

SHEET NO.: **1**
 OF 1

EST. 1996
WESTWARD
 Environmental • Geology • Engineering
 P.O. Box 2205 Boerne, Texas 78006
 (830) 249-8284 Fax: (830) 249-0221
 TBPE REG. NO.: F-4524
 TBPE REG. NO.: 50112

REV.	DESCRIPTION	DATE	BY

3/30/26

 ARON C. SHACKELFORD
 141612
 LICENSED PROFESSIONAL ENGINEER
 ASJD

SITE PLAN
 WATER POLLUTION ABATEMENT PLAN
 POP'S PLACE
 8801 FM 3237, DRIFTWOOD, TEXAS 78676

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: Aaron Shackelford, P.E.

Date: 3/30/26

Signature of Customer/Agent:



Regulated Entity Name: 8801 FM 3237, 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: York 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.

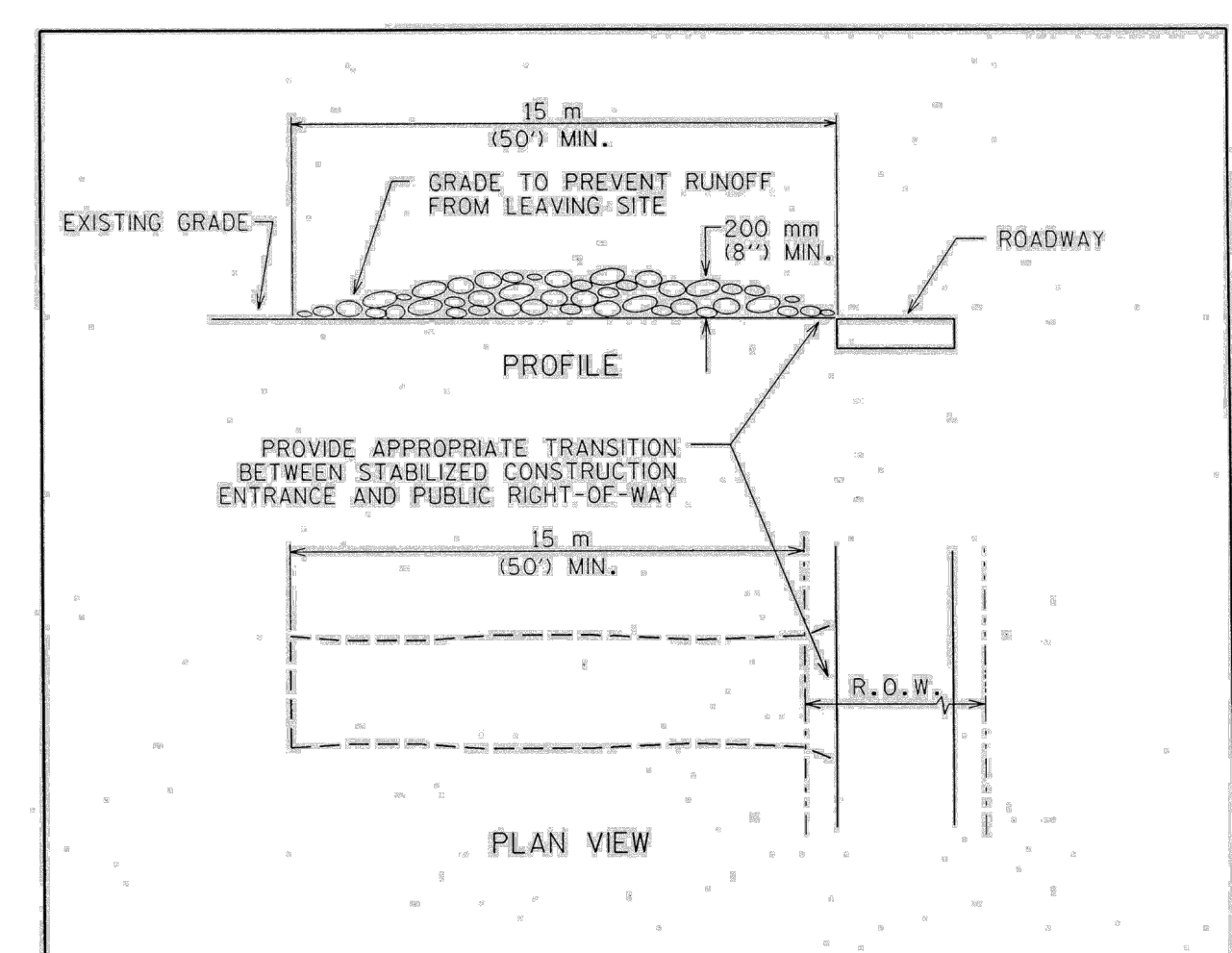
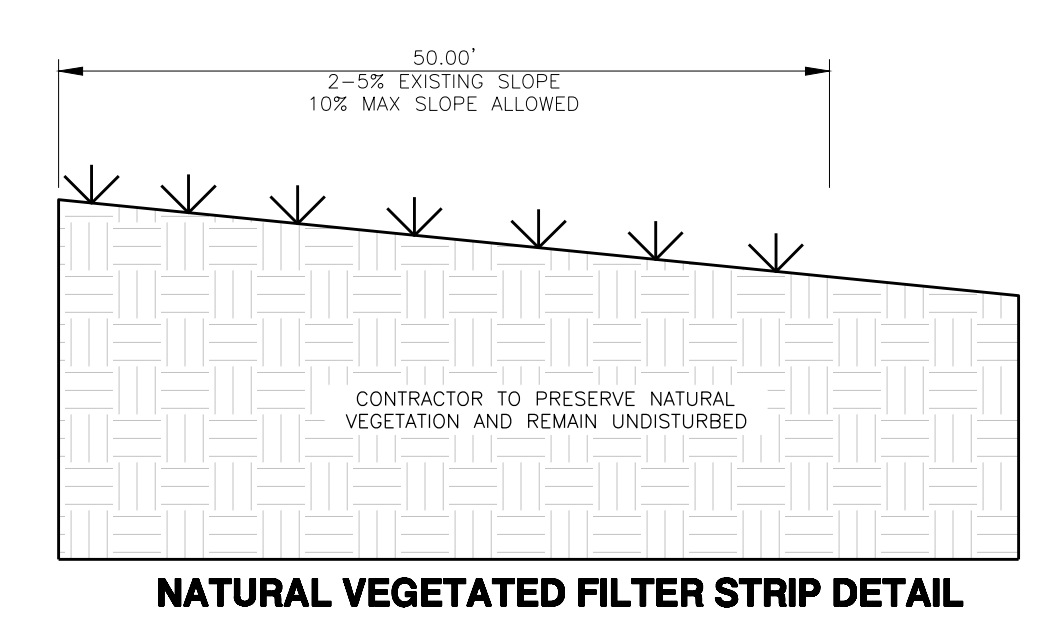
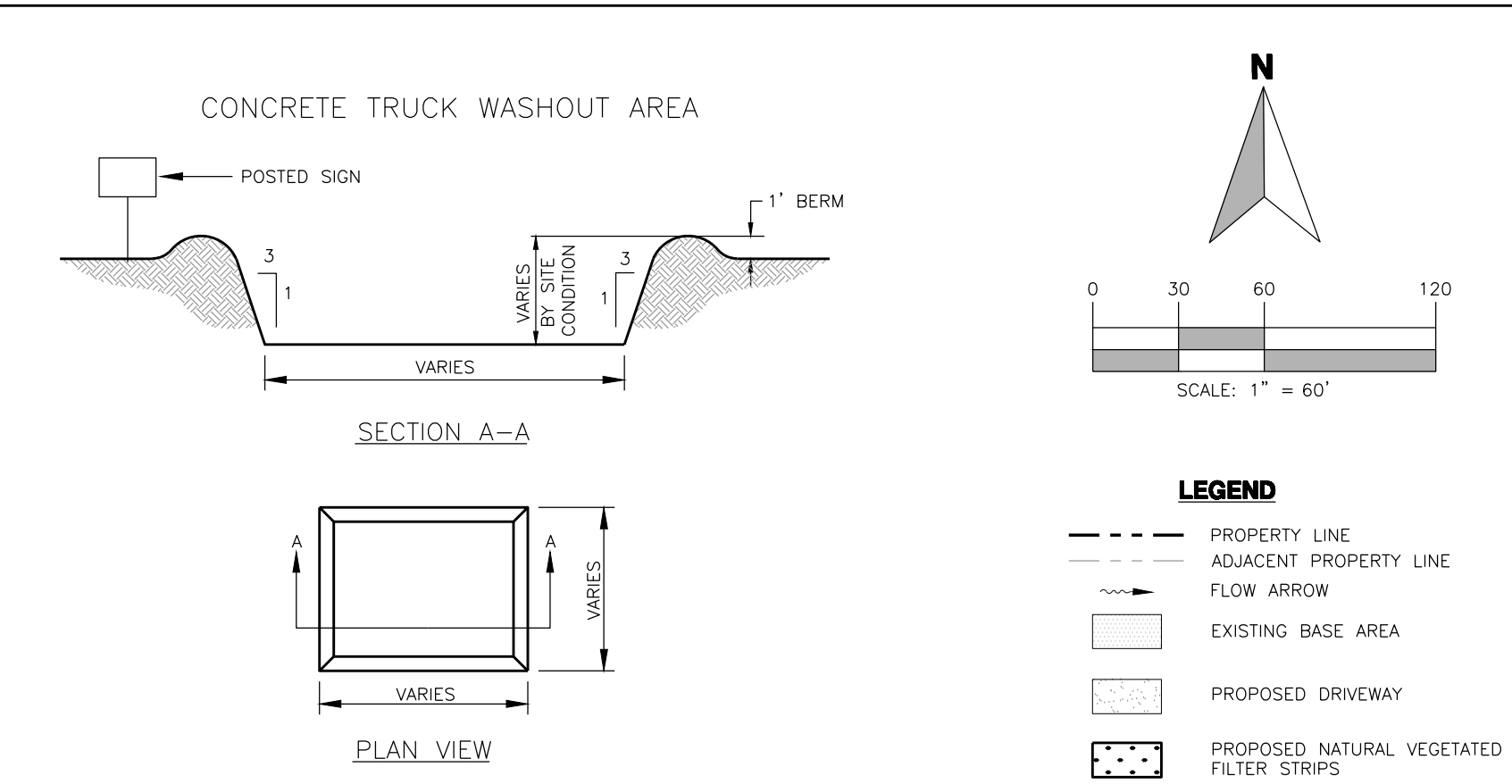
17. **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices.** A schedule of the interim and permanent soil stabilization practices for the site is attached.

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.

P11712 - MICHAEL DE LA FUENTE 000 - WP&P & MULTI-PERMITTING BAR DRIFTWOOD, HAYS COMMAPS AND DRAWINGS 1712.000_Drainage_Map.dwg



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

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	STANDARD NO. 641S-1
<i>June Sarda</i> 5/23/20	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

ISSUE DATE:	3/30/2026
DRAWN BY:	JPW
CHECKED BY:	AS
SCALE:	1" = 60'
JOB NO.:	11712-002
SHEET NO.:	1 OF 1

EST. 1996

WESTWARD

Environmental • Geology • Engineering

P.O. Box 2205 Boerne, Texas 78006
(830) 249-8284 Fax: (830) 249-0221
TBP# REG. NO.: F-4524
TBP# REG. NO.: 50112

REV.	DESCRIPTION	DATE	BY

3/30/26

STATE OF TEXAS

MARON C. SHACKFORD IV

141612

LICENSED PROFESSIONAL ENGINEER

MS

TEMPORARY BMP PLAN

WATER POLLUTION ABATEMENT PLAN

POP'S PLACE

8801 FM 3237, DRIFTWOOD, TEXAS

TEMPORARY STORMWATER SECTION

Attachments to form TCEQ-0602

Attachment A – Spill Response Actions

During construction and re-development, fuels and hazardous substances have the potential to spill and contaminate the surrounding areas. In the event of a spill, the spill will be contained on-site and immediately cleaned up and properly disposed of. Any spills larger than 25 gallons, and spills that directly discharge into waters of the state, shall be reported immediately to TCEQ at (512) 339-292 or the State Emergency Response Center at 1-800-832-8224. There are no significant factors proposed which could affect surface and ground water quality relating to the proposed re-development.

Attachment B – Potential Sources of Contamination

Potential sources of contamination include soil disturbance, fuels and lubricants from vehicles and equipment, and trash/debris.

Attachment C – Sequence of Major Activities

The sequence of major activities will generally occur in the following order:

- (1) Installation of Septic System and Dry Utilities (0.17 Ac.)
- (2) Preliminary Clearing of Vegetation for the Patio and Driveway (0.23 Ac.)
- (3) Installation of Patio and Driveway (0.23 Ac.)

Natural Vegetative Filter Strips are proposed downstream of the proposed relocated driveway and downstream of the proposed septic drain field. This project qualifies for the 20% or Less Impervious Cover Waiver, thus no permanent BMPs are proposed.

Attachment D – Temporary Best Management Practices and Measures

The Temporary Best Management Practices (TBMPs) for this project consist of:

- (1) Natural Vegetative Filter Strips (NVFS)
- (2) Stabilized Construction Entrance
- (3) Concrete Washout
- (4) Staging and Storage Area

All TBMPs will be in place prior to any construction takes place. The NVFSs proposed will act to catch and filter Total Suspended Solids (TSS) generated from the proposed driveway before and after construction, prior to the stormwater leaving the site.

Attachment E – Request to Temporarily Seal a Feature

Attachment E is not required.

Attachment F – Structural Practices

Structural Practices are not proposed for this project.

Attachment G – Drainage Area Map

The drainage area is conservatively assumed to be the entire 10.378-acre site. See attached Temporary BMP Map (Sheet 3 of 3).

Attachment H – Temporary Sediment Pond(s) Plans and Calculations

Attachment H is not required.

Attachment I -Inspection and Maintenance for BMPs

The contractor is required to inspect all of the erosion and sediment control measures at weekly intervals and after significant rainfall events to ensure that they are functioning properly. NVFSs are to be inspected twice annually for erosion or damage to vegetation.

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

No areas shall require soil stabilization after construction activities have been completed.

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: Aaron Shackelford, P.E.

Date: 3/30/26

Signature of Customer/Agent



Regulated Entity Name: 8801 FM 3237, 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: _____

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.**

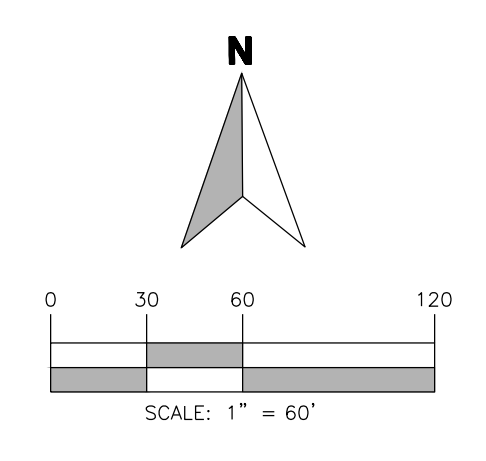
- A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
 - No surface water, groundwater or stormwater originates upgradient from the site and flows across 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



LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- IMPERIOUS COVER AREA
- PERVIOUS COVER AREA

TOTAL SITE AREA	IMPERIOUS COVER AREA	PERVIOUS COVER AREA	IMPERIOUS COVER %
10.378 AC.	0.682 AC.	9.696 AC.	6.57%

IMAGE:

ISSUE DATE:	3/26/2026
DRAWN BY:	JPM
CHECKED BY:	AS
SCALE:	1" = 60'
JOB NO.:	11712-002

SHEET NO.: **1** OF 1

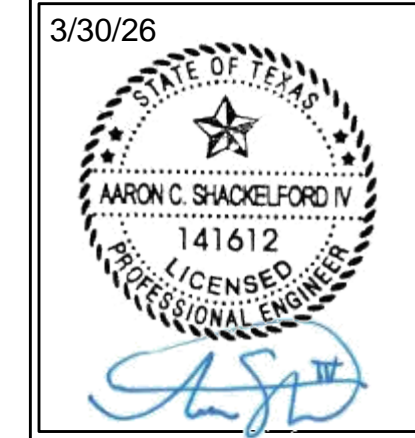
EST. 1996

WESTWARD

Environmental • Geology • Engineering

P.O. Box 2205 Boerne, Texas 78006
 (830) 249-8284 Fax: (830) 249-0221
 TBPE REG. NO.: F-4524
 TBPE REG. NO.: 50112

REV.	DESCRIPTION	BY	DATE



IMPERIOUS COVER MAP

WATER POLLUTION ABATEMENT PLAN

POP'S PLACE

8801 FM 3237, DRIFTWOOD, TEXAS

PERMANENT STORMWATER SECTION

Attachments to form TCEQ-0600

Attachment A – 20% or Less Impervious Cover Waiver

In the final conditions, the site will have 0.682 acres of impervious cover in total. The site is 10.378 acres, and will consist of 6.57% impervious cover, thus the project qualifies for and requests a 20% or Less Impervious Cover Waiver.

Attachment B – BMPs for Upgradient Stormwater

Attachment B is not required.

Attachment C – BMPs for On-site Stormwater

Attachment C is not required.

Attachment D – BMPs for Surface Streams

Attachment D is not required.

Attachment E – Request to Seal Features

Attachment E is not required.

Attachment F – Construction Plans

Attachment F is not required.

Attachment G – Inspection, Maintenance, Repair and Retrofit Plan

Attachment G is not required.

Attachment H – Pilot-Scale Field Testing Plan

Attachment H is not required.

Attachment I – Measures for Minimizing Surface Stream Contamination

Attachment I is not required.

SIGNATURE PAGE:

[Signature]
Applicant's Signature

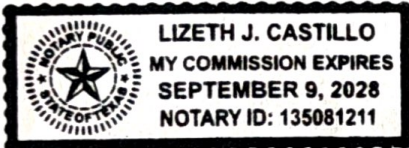
4/16/26
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Delafuente 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 16th day of April, 26.



[Signature]
NOTARY PUBLIC
Lizeth J. Castillo
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 09/09/2028

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Pop's Place

Regulated Entity Location: 8801 FM 3237, Driftwood, TX 78676

Name of Customer: 8801 FM 3237, LLC.

Contact Person: Michael De La Fuente

Phone: 512-565-1865

Customer Reference Number (if issued): CN New

Regulated Entity Reference Number (if issued): RN New

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

12100 Park 35 Circle

Mail Code 214

Building A, 3rd Floor

P.O. Box 13088

Austin, TX 78753

Austin, TX 78711-3088

(512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	10.378 Acres	\$ 6,500.00
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: 3/30/26

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 New		RN New

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>	
8801 FM 3237, LLC.		N/A	
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>
806262112	32102619064	39-4987387	
11. Type of Customer:	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:
12. Number of Employees		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input 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:	8801 fm 3237		
City	Driftwood	State	TX
ZIP	78619	ZIP + 4	
16. Country Mailing Information <i>(if outside USA)</i>		17. E-Mail Address <i>(if applicable)</i>	
		m.dlf@icloud.com	

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)
(512) 565-1865		() -

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.)							
8801 FM 3237, LLC.							
23. Street Address of the Regulated Entity: (No PO Boxes)	8801 FM 3237						
	City	Driftwood	State	TX	ZIP	78619	ZIP + 4
24. County	Hays County						

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:	30.048421			28. Longitude (W) In Decimal:	-97.991115		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
29. Primary SIC Code	30. Secondary SIC Code	31. Primary NAICS Code	32. Secondary NAICS Code				
(4 digits)	(4 digits)	(5 or 6 digits)	(5 or 6 digits)				
5813		722410					
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)							
Local Bar							
34. Mailing Address:	8801 FM 3237						
	City	Driftwood	State	TX	ZIP	78619	ZIP + 4
35. E-Mail Address:	m.dlf@icloud.com						
36. Telephone Number	37. Extension or Code	38. Fax Number (if applicable)					
(512) 565-1865		() -					

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 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:	Aaron Shackelford, P.E.	41. Title:	Senior Project Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(830) 249-8284		() -	ashackelford@westwardenv.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:	Westward Environmental, Inc.	Job Title:	Senior Project Engineer
Name (In Print):	Aaron Shackelford, P.E.	Phone:	(830) 249- 8284
Signature:		Date:	3/30/26