



QUIDDITY

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Contributing Zone Plan Application

For

**West Rim Estates
Williamson County, Texas**

**Prepared for
Hero Way West Development, LLC**



6/15/2026

Eric Vann

**June 2026
Job No. 28611-0006-01**

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: West Rim Estates					2. Regulated Entity No.:				
3. Customer Name: Hero Way West Development, LLC					4. Customer No.:				
5. Project Type: (Please circle/check one)	☒ New	☐ Modification			☐ Extension		☐ Exception		
6. Plan Type: (Please circle/check one)	☐ WPAP	☒ CZP	☐ SCS	☐ UST	☐ AST	☐ EXP	☐ EXT	☐ Technical Clarification	☐ Optional Enhanced Measures
7. Land Use: (Please circle/check one)	☒ Residential		☐ Non-residential			8. Site (acres):		262.16	
9. Application Fee:	\$8,000		10. Permanent BMP(s):				N/A		
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):				N/A		
13. County:	Williamson		14. Watershed:				Brushy Creek		

Application Distribution

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

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

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

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

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

Eric C Vann, P.E.

Print Name of Customer/Authorized Agent

Eric Vann

06/15/2026

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):

CONTRIBUTING ZONE PLAN APPLICATION

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), 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 **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Eric C. Vann, P.E.

Date: 06/15/2026

Signature of Customer/Agent:



Regulated Entity Name: West Rim Estates

Project Information

1. County: Williamson
2. Stream Basin: North Fork Brushy Creek
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

Contact Person: Randy Rollo

Entity: Hero Way West Development, LLC

Mailing Address: 6300 183A Toll Road, Suite 240

City, State: Cedar Park, TX

Telephone: (512) 694-2880

Email Address: wrollo@randolphptexas.com

Zip: 78641

Fax: _____

5. Agent/Representative (If any):

Contact Person: Eric Vann

Entity: Quiddity Engineering, Inc.

Mailing Address: 101 E Old Settlers Blvd, Suite 280

City, State: Round Rock, Texas

Zip: 78665

Telephone: (512) 685 - 5138

Fax: _____

Email Address: evann@quiddity.com

6. Project Location:

- ☒ The project site is located inside the city limits of Leander.
- ☐ 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.

7. ☒ The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

The project site is located in West Williamson County, approximately one hundred (100) feet North of the intersection of Hero Way West and Honey Comb Mesa. A portion of the site is within the City of Leander.

8. ☒ **Attachment A - Road Map.** A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

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

- ☒ Project site boundaries.
- ☒ USGS Quadrangle Name(s).

10. ☒ **Attachment C - Project Narrative.** A detailed narrative description of the proposed project is attached. 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

11. 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/Not cleared)
- ☐ Other: _____

12. The type of project is:

- ☒ Residential: # of Lots: 75
- ☐ Residential: # of Living Unit Equivalents: _____
- ☐ Commercial
- ☐ Industrial
- ☐ Other: _____

13. Total project area (size of site): 262.16 Acres

Total disturbed area: 19.71 Acres

14. Estimated projected population: N/A

15. The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	0	÷ 43,560 =	0
Parking	0	÷ 43,560 =	0
Other paved surfaces	784,516	÷ 43,560 =	18.01
Total Impervious Cover	784,516	÷ 43,560 =	18.01

Total Impervious Cover 18.01 ÷ Total Acreage 262.16 X 100 = 6.87% Impervious Cover

16. ☒ **Attachment D - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.
17. ☒ Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

Complete questions 18 - 23 if this application is exclusively for a road project.

☒ N/A

18. 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.

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

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

20. Right of Way (R.O.W.):

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

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

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

Pavement area _____ acres $\div$ R.O.W. area _____ acres $\times 100 = \text{_____ \%}$ impervious cover.

22. ☐ A rest stop will be included in this project.

☐ A rest stop will not be included in this project.

23. ☐ 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

24. ☒ **Attachment E - 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 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

25. ☐ Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

☒ N/A

26. Wastewater will be disposed of by:

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

☐ **Attachment F - 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):

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

☐ Existing.

☐ Proposed.

☒ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

☒ N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

28. ☐ The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

☐ **Attachment G - Alternative Secondary Containment Methods.** Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are attached.

29. Inside dimensions and capacity of containment structure(s):

Table 3 - Secondary Containment

<i>Length (L)(Ft.)</i>	<i>Width(W)(Ft.)</i>	<i>Height (H)(Ft.)</i>	<i>L x W x H = (Ft3)</i>	<i>Gallons</i>

Total: _____ Gallons

30. Piping:

- ☐ All piping, hoses, and dispensers will be located inside the containment structure.
- ☐ Some of the piping to dispensers or equipment will extend outside the containment structure.
- ☐ The piping will be aboveground
- ☐ The piping will be underground

31. ☐ The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of: _____.

32. ☐ **Attachment H - AST Containment Structure Drawings.** A scaled drawing of the containment structure is attached that shows the following:

- ☐ Interior dimensions (length, width, depth and wall and floor thickness).
- ☐ Internal drainage to a point convenient for the collection of any spillage.
- ☐ Tanks clearly labeled
- ☐ Piping clearly labeled
- ☐ Dispenser clearly labeled

33. ☐ Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

- ☐ In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.
- ☐ In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

Items 34 - 46 must be included on the Site Plan.

34. ☒ The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = 400'.
35. 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): FEMA firm panel #48491C0435F, dated December 20, 2019.
36. ☒ 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, etc. are shown on the site plan.
- ☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.
38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
39. ☒ Areas of soil disturbance and areas which will not be disturbed.
40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
41. ☒ Locations where soil stabilization practices are expected to occur.
42. ☐ Surface waters (including wetlands).
☒ N/A
43. ☐ Locations where stormwater discharges to surface water.
☒ There will be no discharges to surface water.
44. ☐ Temporary aboveground storage tank facilities.

- ☒ Temporary aboveground storage tank facilities will not be located on this site.
45. ☒ Permanent aboveground storage tank facilities.
- ☐ Permanent aboveground storage tank facilities will not be located on this site.
46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

Practices and measures that will be used during and after construction is completed.

47. ☐ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
- ☒ N/A
48. ☐ 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
49. ☐ 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
50. 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.

51. 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 I - 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.

52. ☒ **Attachment J - 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.

53. ☐ **Attachment K - 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.

54. ☐ **Attachment L - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

☒ N/A

55. ☐ **Attachment M - Construction Plans.** Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and

dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☒ N/A

56. ☐ **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan.** A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

- ☐ Prepared and certified by the engineer designing the permanent BMPs and measures
- ☐ Signed by the owner or responsible party
- ☐ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
- ☐ Contains a discussion of record keeping procedures

☒ N/A

57. ☐ **Attachment O - 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

58. ☐ **Attachment P - 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 result in water quality degradation.

☒ N/A

Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

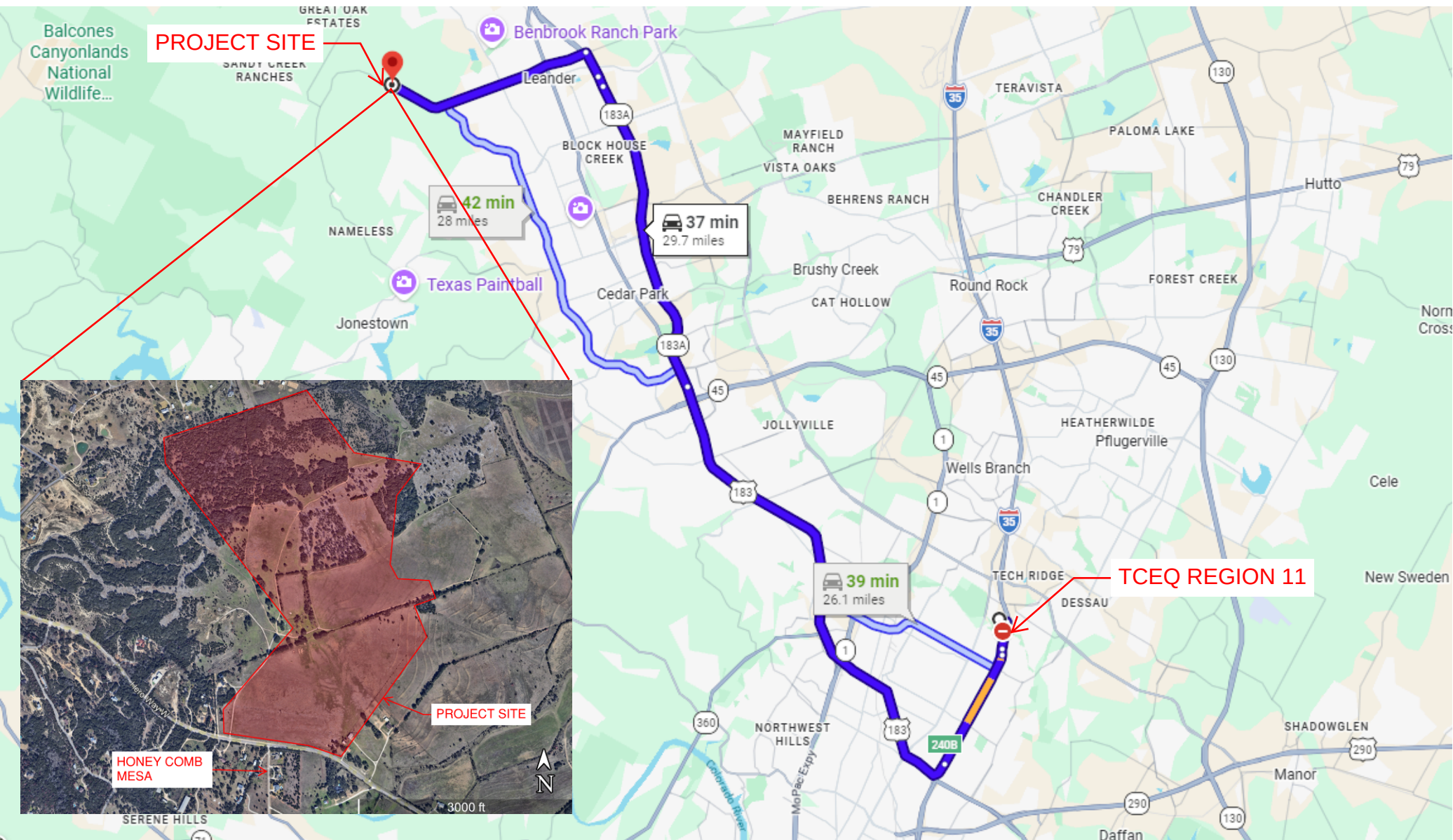
59. ☐ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or 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.
60. ☐ 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.

Administrative Information

- 61. ☒ 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.
- 62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.
- 63. ☒ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.
- ☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ATTACHMENT A - ROAD MAP



ATTACHMENT B
USGS QUADRANGLE MAP



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



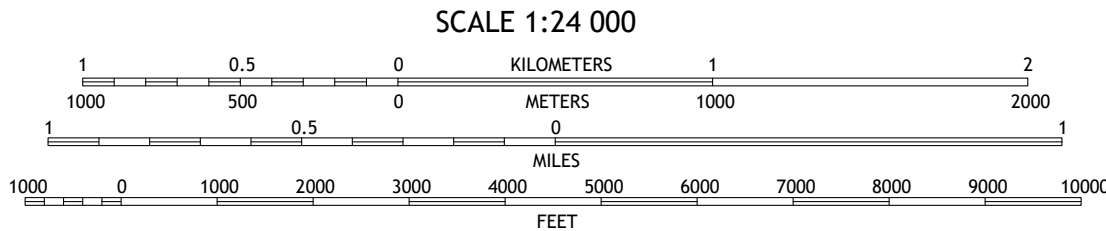
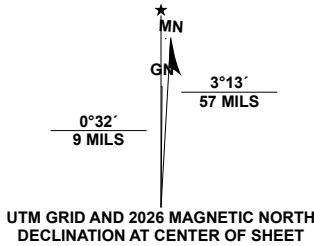
7.5-MINUTE TOPO QUADRANGLE
TEXAS - CUSTOM EXTENT
7.5-MINUTE TOPO



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: UNIVERSAL TRANSVERSE MERCATOR, ZONE 14R
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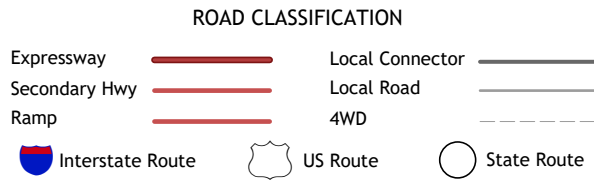
CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
CONTOUR SMOOTHNESS - Medium



QUADRANGLE LOCATION

Travis Peak	Nameless
Pace Bend	Mansfield Dam

ADJOINING QUADRANGLES



7.5-MINUTE TOPO, TX
2026

Attachment C

PROJECT DESCRIPTION

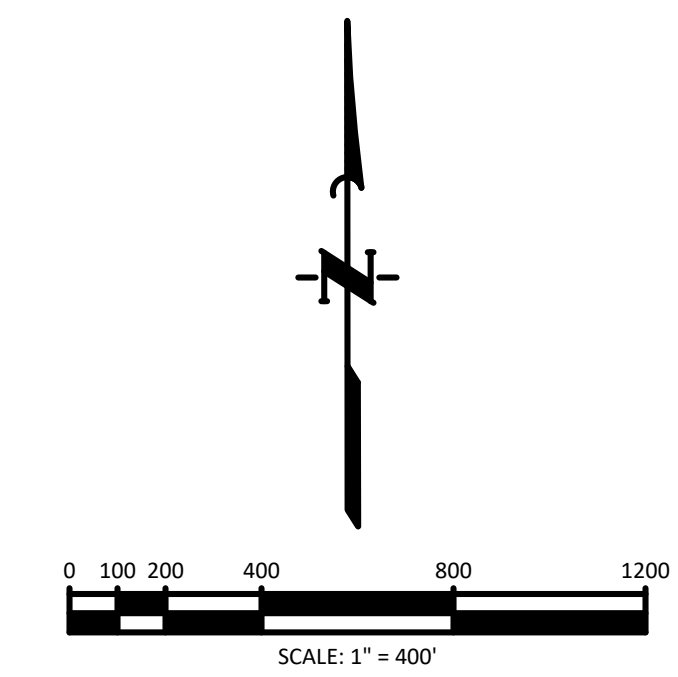
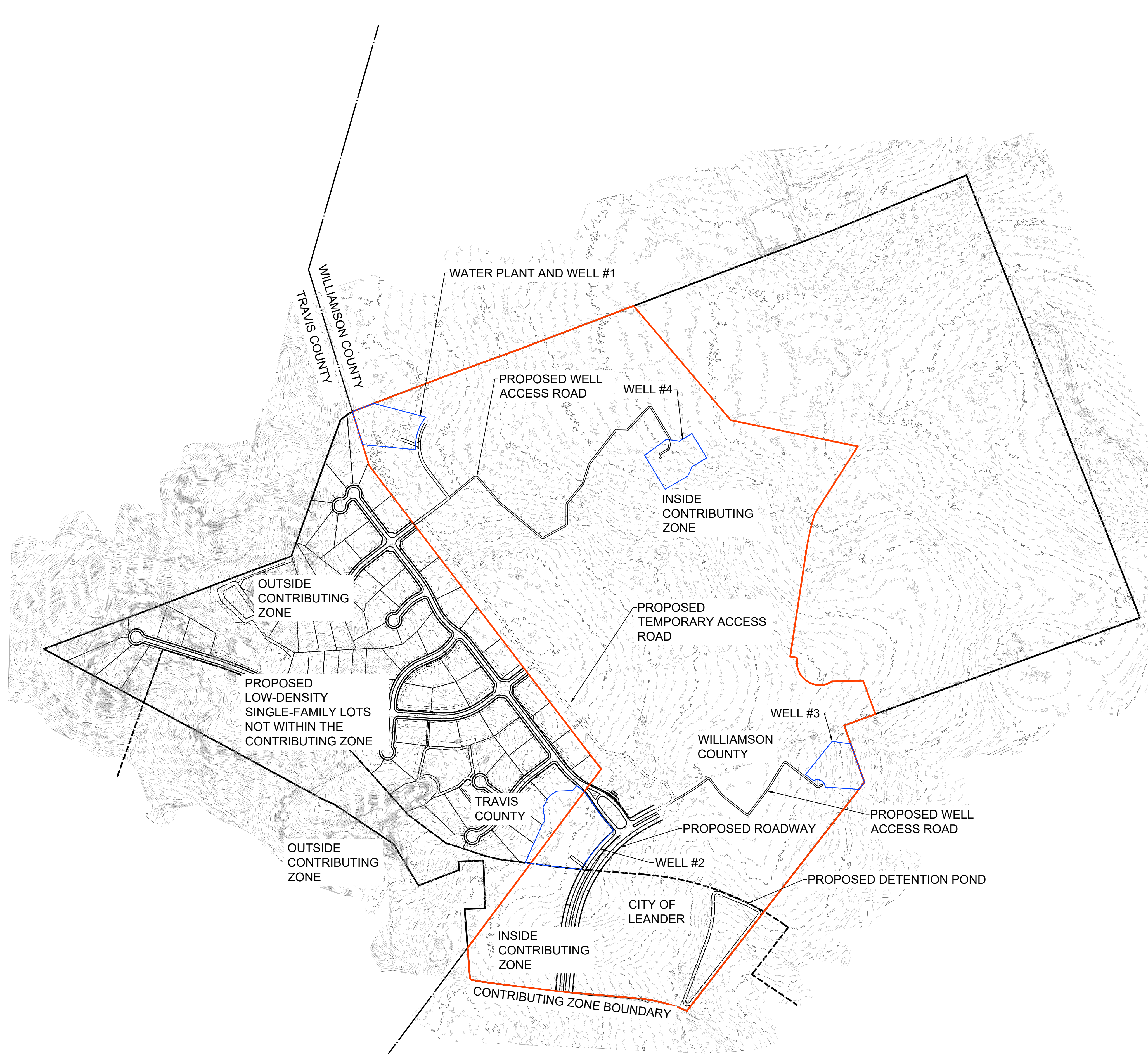
The proposed West Rim Estates project consists of a 262.16-acre tract of land situated in the William W. Hornsby Survey, Abstract No. 2711, Travis County, and Abstract No. 308, Williamson County, Texas, A. Hamilton Survey, Abstract No. 513, Williamson County, Texas, and the Polly Scritchfield Survey, Abstract No. 692, Travis County and Abstract No. 899, Williamson County, Texas. The 262.16 acre-tract was conveyed to Hero Way Development, LLC by Warranty Deed in Document No. 2021209354 of the Official Public Records of Travis County and by Document No. 2021143660, of the Official Public Records of Williamson County, Texas. Reference the legal description of the West Rim Estates CZP Boundary included at the end of this report. Said 262.16-acre tract will be developed into a single-family residential subdivision.

The project site is located in Williamson County. A portion of the site is within the City of Leander. The site is approximately one hundred (100) feet North of the intersection of Hero Way West and Honey Comb Mesa. This project lies in the Contributing Zone of the Edwards Aquifer.

The existing site is undeveloped, vacant land with no previous development or substantial use aside from pastureland. No part of the project site falls within the 100-year floodplain per FEMA firm panel #48491C0435F, dated December 20, 2019.

The proposed project consists of a single-family residential subdivision. A portion containing 75 low-density lots is located within Travis County and outside of the Contributing Zone (Reference attachment C: Site Plan). The remaining acreage is located within Williamson County and inside the Contributing Zone. Proposed infrastructure for the site includes: roadways, access roads, well sites, water treatment facilities and drainage systems. The project's proposed impervious cover totals 18.01 acres, or 6.87% of the West Rim Estates CZP Boundary. As overall impervious cover remains below 20%, permanent BMP's are not required. This exemption will 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 TAC 213.4(g), may no longer apply and the property owner must notify the appropriate regional office of these changes.

The proposed development includes a proposed detention pond which will be used only for detention with no storm water quality infrastructure. The runoff from the proposed development will sheet flow to the proposed pond. There is some runoff from offsite areas that will also sheet flow to the pond. Reference the drainage area map included in the Temporary Storm Water section of this report.



LEGEND	
	342 EXISTING CONTOUR
	340 EXISTING INDEX CONTOUR
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	WELL SITE BOUNDARY
	CZP PHASE 1 BOUNDARY

WEST RIM ESTATES
PROPOSED SITE PLAN
EXHIBIT

 **QUIDDITY**
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23320
101 E Old Settlers Blvd, Suite 280 • Round Rock, Texas 78665 • 612.443.9493

SCALE: 1" = 400'
DATE: 6/10/2026
JOB NO: 28661-0006-01

Attachment D

FACTORS AFFECTING SURFACE WATER QUALITY

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site during construction include:

- Soil erosion due to clearing of the site.
- Contamination from construction equipment and vehicles, fuel, oil, and grease.
- Mud or dirt may be tracked onto streets from construction areas.
- Fine particles may be washed from non-stabilized surfaces.
- Hydrocarbons from asphalt paving operations.
- Concrete truck washout.
- Trash and litter from material wrapping and construction workers.
- Debris from the site may leave the site by person, vehicle, or construction equipment.
- Potential overflow/spills from portable toilets.

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site after development include:

Vehicular Traffic

- Mud or fine particles dropped from vehicular traffic.
- Fluids may be dropped from vehicular traffic.
- Vehicular accidents within the site may spill fluids.

Landscape and Property Maintenance

- Pesticides or herbicides used for landscaping maintenance may not be applied at a proper rate and may leak into groundwater or runoff into surface drains.
- Litter that comes from the general public within the site or in the surrounding areas.
- Maintenance of the swimming pool may include various chemicals such as the following:
 - Chlorine (granular or table form), Muriatic Acid, Sodium Bisulfate, Calcium Chloride, Calcium Hypochlorite (granular powder), Sodium Carbonate, Sodium Bisulfate, Sodium Bicarbonate
 - These chemicals are generally sold in small quantities which typically do not exceed 5 gallons for liquid chemicals or 50 pounds for dry chemicals, however they could affect surface water quality if spilled.
- Organics from lawn mowing may wash into the storm drainage system.
- Vegetative surfaces may provide treatment of runoff from roofs or other impervious areas within developed lots.

Attachment E

VOLUME AND CHARACTER OF STORMWATER

The stormwater runoff from the site will not increase as a result of the development. There will be a Pond constructed as part of the development to mitigate the post project peak runoff. For the 25-year storm event, the pre-project runoff downstream for this site is 295.4 cfs. The runoff coefficient for the site increases from approximately 0.22 pre-project to 0.27 post-project. The post-project runoff for this site will be equal or less than the pre-project runoff. Stormwater has been analyzed through using the SCS Method outlined in the Williamson County Subdivision Regulations.

Onsite impervious cover areas include proposed streets, access roads, well sites, and a water treatment facility. The runoff from this project is typical in quality to that generated from standard collector street construction.



Attachment F

SUITABILITY LETTER FROM AUTHORIZED AGENT

The CZP property will not have any proposed wastewater service.

Attachment G**ALTERNATIVE SECONDARY CONTAINMENT METHODS**

The site does not have any secondary containment methods.

Attachment H**AST CONTAINMENT STRUCTURE DRAWINGS**

There are no containment structures on-site for an AST over 500 gallons.

Attachment I**20% OR LESS IMPERVIOUS COVER DECLARATION**

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



Attachment J

BMPs FOR UPGRADIENT STORMWATER

Permanent BMP's are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site as the site will be used for low-density single-family residential development and has less than 20% impervious cover. Upstream stormwater is from either undeveloped land or from an area that is outside of the Contributing Zone, and thus is not required to be treated.

Attachment K**BMPs FOR ON-SITE STORMWATER**

Permanent BMP's are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site as the site will be used for low density single-family residential developments and has less than 20% impervious cover.

Attachment L

BMPs FOR SURFACE STREAMS

The site does not directly discharge to surface streams.



Attachment M

CONSTRUCTION PLAN

Construction plans/design calculations for proposed BMP's are not required as the site will be used for low density single-family residential development and has less than 20% impervious cover.



Attachment N

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

Permanent BMP's are not required as the site will be used for low density single-family residential development and has less than 20% impervious cover.



Attachment O

PILOT-SCALE FIELD TESTING PLAN

The site will not use any BMPs in pilot studies.

Attachment P

MEASURES FOR MINIMIZING SURFACE STREAM CONSIDERATION

The site will not directly discharge to surface streams.

TEMPORARY STORMWATER SECTION

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: Eric C Vann, P.E.

Date: 06/15/2026

Signature of Customer/Agent:



Regulated Entity Name: West Rim Estates

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: 12% sodium hydrochloride (bleach tank)

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: North Fork Brushy Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

Attachment A

SPILL RESPONSE ACTIONS

From TCEQ Section 30 TAC 327.5.

1. The responsible person shall immediately abate and contain the spill or discharge and cooperate fully with the executive director and the local incident command system. The responsible person shall also begin reasonable response actions which may include, but are not limited to, the following actions:
 - arrival of the responsible person or response personnel hired by the responsible person at the site of the discharge or spill;
 - initiating efforts to stop the discharge or spill;
 - minimizing the impact to the public health and the environment;
 - neutralizing the effects of the incident;
 - removing the discharged or spilled substances; and
 - managing the wastes.
2. Upon request of the local government responders or the executive director, the responsible person shall provide a verbal or written description, or both, of the planned response actions and all actions taken before the local governmental responders or the executive director arrive. When the agency on-scene coordinator requests this information, it is subject to possible additional response action requirements by the executive director. The information will serve as a basis for the executive director to determine the need for:
 - further response actions by the responsible person;
 - initiating state funded actions for which the responsible person may be held liable to the maximum extent allowed by law; and
 - subsequent reports on the response actions.
3. Except for discharges or spills occurring during the normal course of transportation about which carriers are required to file a written report with the U.S. Department of Transportation under 49 CFR §171.16, the responsible person shall submit written information, such as a letter, describing the details of the discharge or spill and supporting the adequacy of the response action, to the appropriate TNRCC regional manager within 30 working days of the discovery of the reportable discharge or spill. The regional manager has the discretion to extend the deadline. The documentation shall contain one of the following items:
 - A statement that the discharge or spill response action has been completed and a description of how the response action was conducted. The statement shall include the initial report information required by §327.3(c) of this title (relating to Notification Requirements). The executive director may request additional information. Appropriate response actions at any time following the discharge or spill include use of the Texas Risk Reduction Program rules in Chapter 350 of this title (relating to Texas Risk Reduction Program).
 - A request for an extension of time to complete the response action, along with the reasons for the request. The request shall also include a projected work schedule outlining the time required to complete the response action. The executive director may grant an extension up to six months from the date the spill or discharge was reported. Unless otherwise notified by the

appropriate regional manager or the Emergency Response Team, the responsible person shall proceed according to the terms of the projected work schedule.

- A statement that the discharge or spill response action has not been completed nor is it expected to be completed within the maximum allowable six month extension. The statement shall explain why completion of the response action is not feasible and include a projected work schedule outlining the remaining tasks to complete the response action. This information will also serve as notification that the response actions to the discharge or spill will be conducted under the Texas Risk Reduction Program rules in Chapter 350 of this title (relating to Texas Risk Reduction Program)

Numbers for Spill Response:

State of Texas 24-Hour Spill-Reporting Hotline and the State Emergency Response Commission

Phone: 1-800-832-8224

Texas Commission on Environmental Quality (Region 11, Austin),

Hours: Monday-Friday, 8:00 a.m.–5:00 p.m.

Mailing Address: PO Box 13087, Austin, TX 78711-3087,

Street Address: 12100 Park 35 Circle, Bldg A, Rm 179, Austin, TX 78753

Main Line: 512-339-2929

Local Emergency Response Teams

911

Attachment B**POTENTIAL SOURCES OF CONTAMINATION**

1. Fluids may be dropped from the use of construction equipment.
2. Fluids may be dropped from vehicles entering the site during construction.
3. Fluids may be dropped or spilled by construction workers constructing on site.
4. Mud or dirt may be tracked onto streets from construction areas.
5. Fine particles may be washed from non-stabilized surfaces.
6. Debris from the site may leave the site by person, vehicle, or construction equipment.
7. Miscellaneous litter may be left on site from construction workers on site.
8. Portable workers toilet facilities may spill or overflow.

Attachment C

SEQUENCE OF MAJOR ACTIVITIES

Major Activities	Area Disturbed	Permanent Stabilization
Installation of Temporary Best Management Practices • Silt Fence • Stabilized Construction Entrance • Tree Protection • Inlet Protection • Rock Berm • Temporary Spoils Area • Construction Staging Area	19.71 acres	Sod/Seeding
Earthwork: site grading, excavation, etc.	19.71 acres	Sod/Seeding/Pavement
Installation of site utilities	3.22 acres	Sod/Seeding/Pavement
Pavement construction	16.24 acres	Concrete/Asphalt
Clean up of site and removal of Temporary Best Management Practices	19.71 acres	Sod/Seeding

Attachment D

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

Upgradient Storm Flow

In order to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site, the following measures will be implemented.

1. Upgradient offsite stormwater originates from an undeveloped area adjacent to the north boundary of the site. This area is shown on the proposed drainage area map exhibit that can be referenced later in the Temporary Stormwater Section. The Offsite areas are nearly completely undeveloped with one (1) percent impervious cover. In existing conditions, the majority of the drainage areas flow generally Northeast into undeveloped land, but with less than 10 acres of disturbed acreage in any general drainage area, no sedimentation basins are needed. Drainage areas P-3, OS-2 & 3 sheet flow generally Southeast, inside of the CZP Phase 1 Boundary to the proposed detention pond. The flows will be conveyed from the proposed detention pond to an existing tributary located east of the proposed development, as it continues flowing into the North Fork Brushy Creek.

Sediment Control Measures

The following items describe how BMP's and measures will prevent pollution of surface water or groundwater that originates on-site or flows offsite, including potential pollution caused by contaminated stormwater runoff from the site.

1. During construction activities, vehicular traffic will enter and exit the project at a designated point. This access point will include a stabilized construction entrance/exit roadway to minimize the tracking of mud, dirt, or debris onto offsite roadways.
2. During construction activities, silt fencing will be maintained in specified areas and will provide treatment of runoff prior to discharge into drainage channels.
3. During construction activities, tree protection will be maintained in the specified areas and will protect the trees specified as "to be saved" from construction activities.
4. Storm sewers that are made operational prior to stabilization of the drainage areas are to maintain inlet protection to prevent sediment from entering the system at the inlets.

Erosion Control Measures

The following items describe the BMP's and other measures which will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

1. Temporary best management practices provide a method of slowing the runoff from the construction site and allowing sediments and suspended solids to be removed. Containing sediment and suspended solids within the site will prevent them from entering surface streams and/or sensitive features.
2. Silt fencing will be used to treat storm water flowing from disturbed areas, before this stormwater discharges into drainage outfall channels.
3. Inlet protection will be placed along inlet openings during the roadway construction, until the roadway is paved, and adjacent disturbed areas have been stabilized.

Sensitive Geologic Features

The following items describe the measures which will be used to help maintain flow to naturally occurring sensitive features on the site.

1. This project is not on the recharge or transition zone, therefore there are no sensitive geologic features on the site.



Attachment E

REQUEST TO TEMPORARY SEAL A FEATURE

There are no features that need to be sealed on the site.

Attachment F

STRUCTURAL PRACTICES

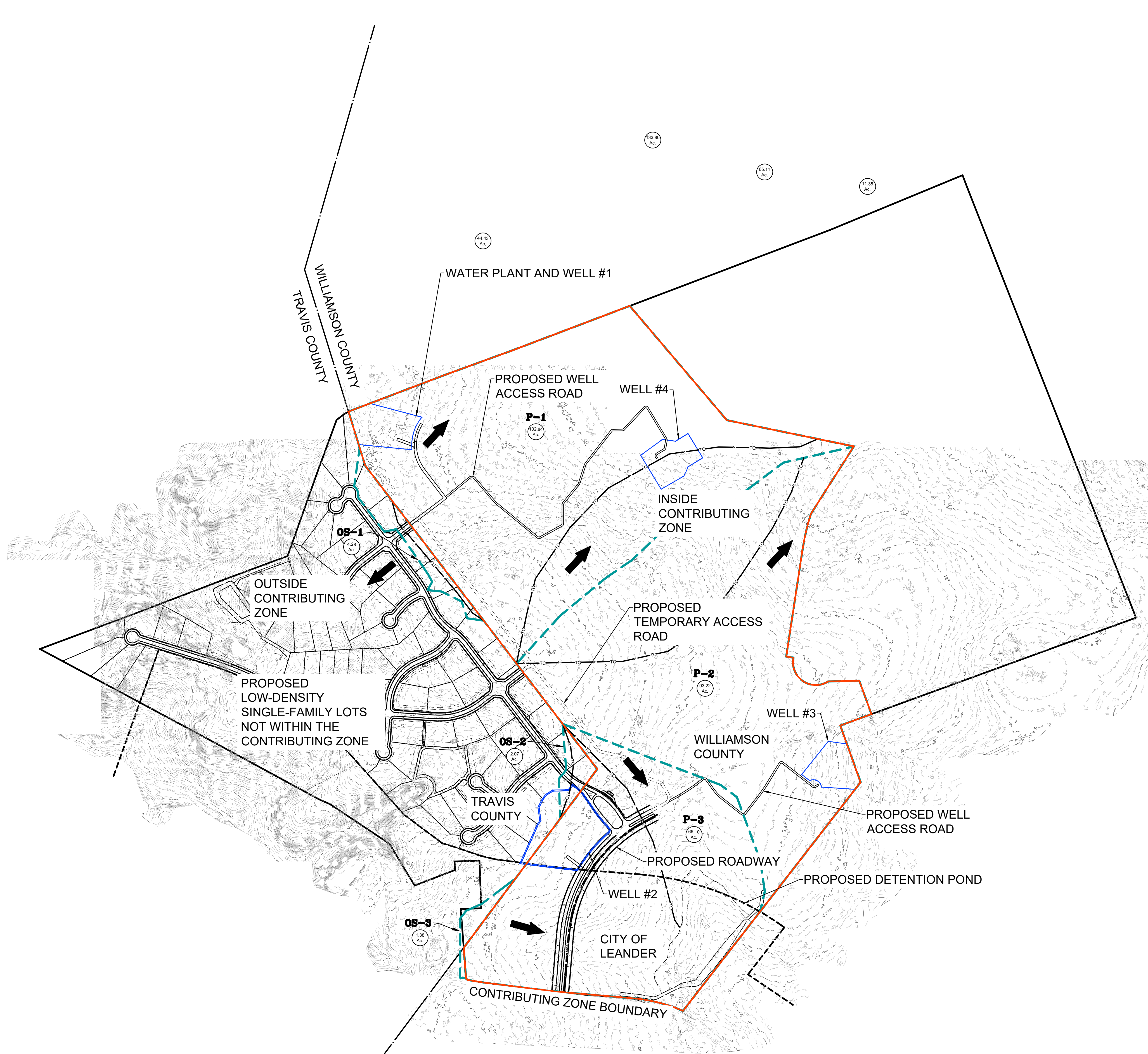
1. A stabilized construction entrance with washout pit will be constructed at all locations where vehicular traffic enters and leaves the site. This will reduce sediments which leave the site and are tracked or fall onto adjacent roadways.
2. Silt fencing and silt fencing will be installed adjacent to any drainage way which receives sheet flow from upgradient-disturbed areas and along the side slope perimeter of disturbed areas.
3. Inlet protection will be used at storm drainage inlets prior to stabilization of the area.
4. The concrete washout area onsite will be used to collect and retain all the concrete washout water and solids in a designated area to prevent the discharge of pollutants to stormwater.



Attachment G

DRAINAGE AREA MAP

The project site will not have more than 10 acres within a common drainage area disturbed at one time and traditional BMP's will be utilized to manage sediment runoff. The Proposed Drainage Area Map is included in this section.



0 100 200 400 800 1200
SCALE: 1" = 400'

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- CZP PHASE 1 BOUNDARY
- P-1**
DRAINAGE AREA LABEL
- DRAINAGE AREA ACREAGE
- TIME OF CONCENTRATION
- DRAINAGE AREA BOUNDARIES

WEST RIM ESTATES
PROPOSED DRAINAGE
AREA MAP EXHIBIT

 **QUIDDITY**
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23320
101 E Old Settlers Blvd, Suite 280 • Round Rock, Texas 78665 • 612.443.9493

SCALE: 1" = 400'
DATE: 6/11/2026
JOB NO: 28661-0006-01



Attachment H

TEMPORARY SEDIMENT POND PLANS AND CALCULATIONS

There will not be a temporary sediment pond used for this project.



Attachment I

INSPECTION AND MAINTENANCE FOR BMPS

1. Inspection

- a. A qualified inspector (representing the discharger) shall inspect the following items once per calendar week and within 24 hours after the end of a ½-inch or greater rainfall:
 - i. Disturbed areas of the construction site that have not been finally stabilized
 - ii. Areas used for storage of materials that are exposed to precipitation
 - iii. Structural and stabilization control measures
 - iv. Construction entrance/exists
- b. The E & S inspector shall have authority to require immediate action on the part of the Contractor to correct any nonconforming items found during inspections or to require revisions to the E & S controls if appropriate. If revisions are needed, they shall be implemented within 7 calendar days after the date of inspection.
- c. The E & S inspector will provide written reports covering all items/areas inspected and outlining corrective measures if any.
- d. The embankment, spillways, and outlet of the temporary sediment basin shall be inspected for piping and settlement.

2. Maintenance

- a. All erosion and sedimentation (E & S) measures/controls shall be maintained in good working order by the Contractor. Written maintenance reports shall be prepared covering all inspections and maintenance affecting E & S controls. If repair(s) are necessary, they shall be initiated within 24 hours after report.
- b. The construction entrance shall be maintained in a condition which will prevent/minimize tracking or flowing of sediments onto public roadways. Sediments spilled, dropped, washed, or tracked onto public roadway must be removed.
- c. Temporary and permanent seeding and planting shall be maintained to ensure the following:
 - Bare spots are filled in
 - Wash-outs are filled in
 - Healthy growth is promoted
- d. For silt fences, when the silt reaches a depth equal to 1/3 height of the barrier, the silt shall be removed and mixed with other soil materials to be placed within the embankment areas of the project site. After construction is complete, the silt fence shall be disposed of off-site.
- e. Silt fences shall be maintained to ensure the following:
 - torn fabric is replaced
 - loose fabric is properly resecured
 - loose post supports are plumbed and strengthened
 - fabric bottom is buried as anchor

- f. Inlet protection shall be maintained in accordance with the following:
- Sediment is to be removed when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area in such a manner that it will not erode.
 - Placement of device is to be checked to prevent gaps between device and the curb.
 - Patch or replace filter fabric if torn or missing.
 - Structures should be removed, and the area stabilized only after the remaining drainage area has been properly stabilized.
- g. If damage to protected trees occurs, the following maintenance guidelines should be followed:
- If the soil has become compacted over the root zone of any tree, the ground should be aerated by punching holes with an iron bar. The bar should be driven 1- foot deep and then moved back and forth until the soil is loosened. This procedure should be repeated every 18 inches until all of the compacted soil beneath the crown of the tree has been loosened.
 - Any damage to the crown, trunk, or root system of any tree retained on the site should be repaired immediately.
 - Whenever major root or bark damage occurs, remove some foliage to reduce the demand for water and nutrients.
 - Damaged roots should immediately be cut off cleanly inside the exposed or damaged area. Cut surfaces should be painted with approved tree paint, and moist peat moss, burlap, or topsoil should be spread over the exposed area.
 - To treat bark damage, carefully cut away all loosened bark back into the undamaged area, taper the cut at the top and bottom, and provide drainage at the base of the wound.
 - All tree limbs damaged during construction or removed for any other reason should be cut off above the collar at the preceding branch junction.
 - Care for serious injuries should be prescribed by a forester or a tree specialist.
 - Broadleaf trees that have been stressed or damaged should receive a heavy application of fertilizer to aid their recovery. Trees should be fertilized in the late fall (after November 1) or the early spring (until April 1). Fall applications are preferred, as the nutrients will be made available over a longer period of time. Fertilizer should be applied to the soil over the feeder roots. In no case should it be applied closer than 3 feet to the trunk. Fertilizer should be applied using approved fertilization methods and equipment.
 - Maintain a ground cover of organic mulch around trees that is adequate to prevent erosion, protect roots, and hold water.
- h. Onsite washout areas shall be maintained in accordance with the following:
- Concrete washout facilities should be inspected daily and after heavy rains to check for leaks, identify any plastic linings and sidewalls have been damaged by construction activities, and determine whether they have been filled to over 75 percent capacity.
 - When the washout container is filled to over 75 percent of its capacity, the washwater should be vacuumed off or allowed to evaporate to avoid overflows. Then when the remaining cementitious solids have hardened, they should be removed and recycled.
 - Damages to the container should be repaired promptly.



- Before heavy rains, the washout container's liquid level should be lowered or the container should be covered to avoid an overflow during the rain storm

Attachment J

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

1. Interim stabilization will be performed any time a denuded area remains disturbed for over 14 days without restart within 21 days.
2. Permanent stabilization will be done after construction is complete.
3. Contractor shall sod or seed all disturbed pervious areas once finished grade is met.
4. Seeding rates should be as shown in Table 1-3 or as recommended by the county agricultural extension agent.
5. The seed should be applied uniformly with a cyclone seeder, drill, cultipacker seeder or hydro seeder (slurry includes seed, fertilizer, and binder).
6. Slopes that are steeper than 3:1 should be covered with appropriate soil stabilization matting as described in the following section to prevent loss of soil and seed.

Table 1-3 Temporary Seeding for Hays, Travis, and Williamson Counties (Northcutt, 1993)

Dates	Climate	Species (lb/ac)	
Sept 1 to Nov 30	Temporary Cool Season	Tall Fescue	4.0
		Oats	21.0
		Wheat (Red, Winter)	<u>30.0</u>
		Total	55.0
Sept 1 to Nov 30	Cool Season Legume	Hairy Vetch	8.0
May 15 to Aug 31	Temporary Warm Season	Foxtail Millet	30.0



QUIDDITY

AGENT AUTHORIZATION FORM

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

I Randy Rollo
Print Name
President
Title - Owner/President/Other
of Hero Way West Development, LLC
Corporation/Partnership/Entity Name
have authorized Eric C Vann
Print Name of Agent/Engineer
of Quiddity Engineering, LLC.
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

Randy Rolo
Applicant's Signature

5-27-24
Date

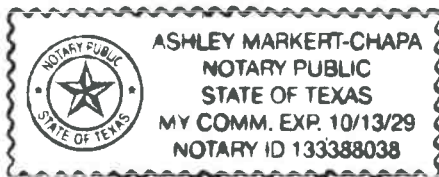
THE STATE OF TX §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Randy Rolo 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 28th day of May, 2026

amc



NOTARY PUBLIC
Ashley Markert-Chapa
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 10/13/2029



QUIDDITY

CONTRIBUTING ZONE APPLICATION FEE FORM

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: West Rim Estates

Regulated Entity Location: In Williamson County, approximately 100 LF N of Intersection of
Hero Way West and Honey Comb Mesa

Name of Customer: Hero Way West Development, LLC

Contact Person: Randy Rollo

Phone: (512) 694-2880

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays
☐ Travis

☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar
☐ Comal

☐ Medina
☐ Kinney

☐ Uvalde

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
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

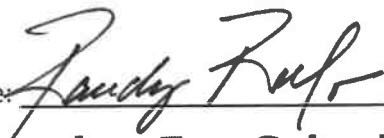
☐ Recharge Zone

☒ Contributing Zone

☐ Transition Zone

<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	262.16 Acres	\$ 8,000
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Exception	Each	\$
Extension of Time	Each	\$

Signature: 

Date: 06/11/2026

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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

CORE DATA FORM



TCEQ Core Data Form

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

SECTION I: General Information

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

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)			
☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership					
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
Hero Way West Development, LLC					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	
0804232048		32080972071		87-3332613	
10. DUNS Number (if applicable)		N/A			
11. Type of Customer:		☐ Corporation		☐ Individual	
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other		☐ Sole Proprietorship		Partnership: ☐ General ☐ Limited	
12. Number of Employees		13. Independently Owned and Operated?			
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher		☒ Yes ☐ No			
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
☐ Owner ☐ Operator ☐ Owner & Operator ☒ Other: President					
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant					
15. Mailing Address:		6300 183A Toll Road, Suite 240			
City		Cedar Park		State TX	
ZIP		78641		ZIP + 4	
16. Country Mailing Information (if outside USA)			17. E-Mail Address (if applicable)		
			wrollo@randolphptexas.com		

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)
(512) 694-2880		() -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)								
☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information								
<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.)								
West Rim Estates								
23. Street Address of the Regulated Entity: (No PO Boxes)								
	City		State		ZIP		ZIP + 4	
24. County								

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

25. Description to Physical Location:	The project site is located in West Williamson County, approximately one hundred (100) feet North of the intersection of Hero Way West and Honey Comb Mesa. This site is within the City of Leander ETJ.							
26. Nearest City					State	Nearest ZIP Code		
Leander					TX	78641		
<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:		30.58			28. Longitude (W) In Decimal:		-97.97	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
30	34	42.19	97	54	35.95			
29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)			
1521			236116					
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
Single-family Residential Development								
34. Mailing Address:	6300 183A Toll Road, Suite 240							
	City	Cedar Park	State	TX	ZIP	78641	ZIP + 4	
35. E-Mail Address:	wrollo@randolphptexas.com							
36. Telephone Number	37. Extension or Code				38. Fax Number (if applicable)			
(512) 694-2880					() -			

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

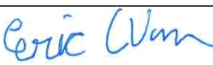
☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☒ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Wastewater	☐ Wastewater Agriculture	☐ Water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

SECTION IV: Preparer Information

40. Name:	Cristina D. Johnson	41. Title:	Graduate Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(210) 546-0083		() -	cjohnson@quiddity.com

SECTION V: Authorized Signature

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

Company:	Quiddity Engineering. L.LC	Job Title:	Project Manager
Name (In Print):	Eric C. Vann, P.E.	Phone:	(512) 685- 5138
Signature:		Date:	06/15/2026

NOTICE OF INTENT



Notice of Intent (NOI) for an Authorization for Stormwater Discharges Associated with Construction Activity under TPDES General Permit TXR150000

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly.

Incomplete applications delay approval or result in automatic denial.

Once processed your permit authorization can be viewed by entering the following link into your internet browser: http://www2.tceq.texas.gov/wq_dpa/index.cfm or you can contact TCEQ Stormwater Processing Center at 512-239-3700.

ePERMITS

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ-20754).

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: <https://www3.tceq.texas.gov/steers/index.cfm>

APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is \$325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is \$225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser: <http://www.tceq.texas.gov/epay>.

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
 - Check/Money Order Number:
 - Name printed on Check:
- If payment was made via ePay, provide the following:
 - Voucher Number:
 - A copy of the payment voucher is attached to this paper NOI form.

RENEWAL (This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? ☐ Yes ☒ No

If Yes, provide the authorization number here: TXR15

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

Hero Way West Development, LLC

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Randy Rollo Suffix:

Title: President

Credentials:

Phone Number: (512) 694-2880 Fax Number:

E-mail: wrollo@randolphtexas.com

Mailing Address: 6300 183A Toll Road, Suite 240

City, State, and Zip Code: Cedar Park, Texas,

78641 Mailing Information if outside USA:

Territory:

Country Code:

Postal Code:

d) Indicate the type of customer:

☐ Individual

☐ Federal Government

☐ Limited Partnership

☐ County Government

☐ General Partnership

☐ State Government

☐ Trust

☐ City Government

☐ Sole Proprietorship (D.B.A.)

☐ Other Government

☐ Corporation

☒ Other: Limited Liability Company

☐ Estate

e) Is the applicant an independent operator? ☒ Yes ☐ No

TCEQ-20022 (3/6/2018)

Notice of Intent for Construction Stormwater Discharges under TXR150000

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

☒ 0-20

☐ 251-500

☐ 21-100

☐ 501 or higher

☐ 101-250

g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: 32080972071

Federal Tax ID: 87-3332613

Texas Secretary of State Charter (filing) Number: 0804232048

DUNS Number (if known): N/A

SECTION 2. APPLICATION CONTACT

Is the application contact the same as the applicant identified above?

☐ Yes, go to Section 3

☒ No, complete this section

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Eric Vann Suffix: Title: Project

Manager Credential:

Organization Name: Quiddity Engineering, LLC

Phone Number: (512) 685-5138 Fax Number:

E-mail: evann@quiddity.com

Mailing Address: 101 E Old Settlers Blvd, Suite 280

Internal Routing (Mail Code, Etc.):

City, State, and Zip Code: Round Rock, Texas 78665

Mailing information if outside USA:

Territory:

Country Code:

Postal Code:

SECTION 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN

(Refer to Section 3.a) of the Instructions)

- b) Name of project or site (the name known by the community where it's located): **West Rim Estates**
- c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): **Single-family residential**
- d) County or Counties (if located in more than one): **Williamson**
- e) Latitude: **30°34'42.19"** Longitude: **97°54'35.95"**
- f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name: **12100 Park 35 Circle**

City, State, and Zip Code: **Austin, TX 78753**

Section B:

Location Description: **Undeveloped area located in West Williamson County, approximately one hundred (100) feet North of the intersection of Hero Way West and Honey Comb Mesa.**

City (or city nearest to) where the site is located: **Leander**

Zip Code where the site is located: **78641**

SECTION 4. GENERAL CHARACTERISTICS

- a) Is the project or site located on Indian Country Lands?
- ☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.
- ☒ No
- b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?
- ☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.
- ☒ No
- c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? **1521**
- d) What is the Secondary SIC Code(s), if applicable? **Not Applicable**
- e) What is the total number of acres to be disturbed? **19.71**

f) Is the project part of a larger common plan of development or sale?

☒ Yes

☐ No. The total number of acres disturbed, provided in e) above, must be 5 or more.
If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? 08/01/2026

h) What is the estimated end date of the project? 02/01/2027

i) Will concrete truck washout be performed at the site? ☒ Yes ☐ No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? North Fork Brushy Creek

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1244A

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

☐ Yes ☒ No

If Yes, provide the name of the MS4 operator:

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

☒ Yes, complete the certification below.

☐ No, go to Section 5

I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. ☐ Yes

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). ☒ Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. ☒ Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☒ Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). ☒ Yes

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Eric Vann, P.E.

Operator Signatory Title: Authorized Agent

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document, and can provide documentation in proof of such authorization upon request.

Signature (use blue ink): Eric Vann Date: 06/15/2026



QUIDDITY

LEGAL DESCRIPTION

LEGAL DESCRIPTION
WEST RIM ESTATES CZP BOUNDARY

BEING 262.16-acre tract of land situated in the William W. Hornsby Survey, Abstract No. 2711, Travis County and Abstract No. 308, Williamson County, Texas, A. Hamilton Survey, Abstract No. 513, Williamson County, Texas, and the Polly Scritchfield Survey, Abstract No. 692, Travis County and Abstract No. 899, Williamson County, Texas, being a portion of that certain tract called Tract One – containing 77.93 acres and a portion of that certain tract called Tract Two – containing 503.13 acres as described in a Warranty Deed to Hero Way Development, LLC in Document No. 2021209354 of the Official Public Records of Travis County, Texas and further described in Document No. 2021143660 of the Official Public Records of Williamson County Texas; said 262.16-acre tract of land being more particularly described by metes and bounds as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a 3/4-inch iron rod found on the northern right-of-way line of Hero Way West (F.M. 2243) (80' R.O.W.) for the southernmost southeastern corner of said Tract One – 77.93 acres, the northwestern corner of that certain tract of land called to contain 1.00-acres as described in a Deed to Larry Tredemeyer in Volume 620, Page 353 of the Deed Records of Williamson County, Texas, for southeastern corner of this herein described tract;

THENCE: (C1) Along the northern line of said Hero Way West, a southern line of the said Tract One- 77.93-acres with a curve to the left having a Delta angle of 19°40'33", a Radius of 1186.28 feet, an Arc length of 407.37 feet having a Chord bearing of North 76°22'50" West a distance of 405.38 feet to a 5/8-inch iron rod with cap stamped "Quiddity Eng" set for a corner of said Hero Way West, a corner of said Tract One – 77.93 acres, for a corner of this herein described tract;

THENCE: (L1) North 85°01'48" West a distance of 418.17 feet continuing along the northern line of said Hero Way West, a southern line of said Tract One – 77.93-acres to a TxDOT Type 1 Concrete monument found for a corner of said Hero Way West, a corner of said Tract One, for a corner of this herein described tract;

THENCE: (C2) Continuing along a northern line of said Hero Way West, a southern line said Tract One – 77.93 acres with a curve to the right having a Delta angle of 02°46'58", a Radius of 5689.65 feet, an Arc length of 276.33 feet, having a Chord bearing of North 84°05'02" West a distance of 276.31 feet to a TxDOT Type 1 Concrete Monument found for a corner of said Hero Way West, a corner of said Tract One, for a corner of this herein described tract;

THENCE: (L2) North 82°43'12" West a distance of 395.64 feet continuing along the northern line of said Hero Way West, a southern line of said Tract One – 77.93-acres to a TxDOT Type 1 Concrete monument found for a corner of said Hero Way West, a corner of said Tract One, for a corner of this herein described tract;

THENCE: (C3) Continuing along the northern line of said Hero Way West, a southern line of said Tract One – 77.93 acres, with a curve to the right with a Delta angle of 3°58'18", a Radius of 1870.80 feet and an Arc length of 129.68 feet having a Chord bearing of North 80°44'07" West a distance of 129.65 feet to a 1/2-inch iron rod with cap

stamped "RPLS 1847" found for the southernmost southeastern corner of that certain tract of land called to contain 1.7070-acres as described in a Warranty Deed with Vendor's Lien to John Kraft in Document No. 2021073483 of the Official Public Records of Travis County, Texas, for a southwestern corner of the said Tract One – 77.93-acres, for a southwestern corner of this herein described tract;

THENCE: (L3) North 46°10'04" West a distance of 15.02 feet along a line of the said 1.7070 acre tract, a line of said Tract One – 77.93 acres to a 1/2-inch iron rod with cap stamped "RPLS 1847" found for a corner of the said 1.7070-acre tract, a corner of said Tract One – 77.93 acres, for a corner of this herein described tract;

THENCE: (L4) North 04°18'10" West a distance of 229.47 feet along an eastern line of the said 1.7070-acre tract, a western line of the said Tract One – 77.93 acres to a calculated point on the common Travis and Williamson County line, for a corner of this herein described tract, from which a 1/2-inch iron rod found for a corner of said Tract One, a corner of the said 1.7070-acre tract bears (L17) North 04°18'10" West a distance of 289.28 feet;

THENCE: North 36°46'41" East a distance of 1661.60 feet along the common Travis and Williamson County Line and across said Tract One – 77.93 acres and said Tract Two – 503.13 acres to a calculated point for an approximate corner of the said Travis and Williamson County line, for a corner of this herein described tract;

THENCE: North 37°23'29" West continuing across said Tract Two – 503.13 acres and along the common line of the said Travis and Williamson County line, at 2211.67 feet pass a 2-inch iron pipe called to be the 12th county line mile marker, **a distance in all of 2847.22 feet** to a 2-inch iron pipe (bent) found for a common corner of the said Travis and Williamson County line, for a corner of this herein described tract;

THENCE: (L5) North 17°11'52" West a distance of 419.65 feet continuing across the said 503.13-acre tract and the common line of the said Travis and Williamson County line to a calculated point at the intersection of the northern line of the said 503.13-acre tract and the said County line and being on the southern line of the Mesa Vista Estates Section One Subdivision as shown on a plat in Cabinet R, Slide 234 of the Plat Records of Williamson County, Texas, for the northwestern corner of this herein described tract, from which a 1/2-inch iron rod found for a corner of the said 503.13-acre tract, a corner of said Mesa Vista Estates Section One Subdivision, bears (L18) South 64°00'45" West a distance of 27.93 feet;

THENCE: (L6) North 64°00'45" East a distance of 18.55 feet along the northern line of the aid 503.13-acre tract, a southern line of the said Mesa Vista Estates Section One Subdivision to a 1/2-inch iron rod found for a corner of the said 503.13-acre tract, a corner of the said Mesa Vista Estates Subdivision, for a corner of this herein described tract;

THENCE: (L7) North 69°11'37" East a distance of 753.12 feet along the northern line of the said 503.13-acre tract, the southern line of the said Mesa Vista Estates Section One Subdivision to a 1/2-inch iron rod found for a corner of the said 503.13-acre tract, the southeastern corner of Lot 2, Block B, the southwestern corner of Lot 4, Block B of the said Mesa Vista Estates Section One Subdivision, for a corner of this herein described tract;

THENCE: (L8) North 70°01'20" East a distance of 517.76 feet continuing along the northern line of the said 503.13-acre tract, the southern line of the said Mesa Vista Estates Section One Subdivision to a 60d nail found for a corner

of the said 503.13-acre tract, a corner of said Mesa Vista Estates Section One Subdivision for a corner of this herein described tract;

THENCE: (L9) North 69°15'43" East continuing along the northern line of the said 503.13-acre tract, the southern line of the said Mesa Vista Estates Section One Subdivision, at 200.39 feet pass a 1/2-inch iron rod found for the southeastern corner of Lot 4, Block B of the said Mesa Vista Estates Section One, the southwestern corner of Mesa Vista Drive as shown on said plat of Mesa Vista Estates Section One, at 260.35 feet pass a 1/2-inch iron rod found for the southeastern corner of said Mesa Vista Drive, the southwestern corner of Lot 9, Block A of the said Mesa Vista Section One, **a distance in all of 949.98 feet** to a calculated point for the northeastern corner of this herein described tract;

THENCE: Across the said 503.13-acre tract with the following courses and distances:

South 40°21'00" East a distance of 1117.24 feet to a calculated point;
South 78°20'42" East a distance of 966.88 feet to a calculated point;
(L10) South 32°29'45" West a distance of 596.89 feet to a calculated point;
(C4) a curve to the left having a Delta angle of 08°54'08", a Radius of 1737.00 feet, an Arc length of 269.88 feet having a Chord bearing of South 13°08'35" West a distance of 269.61 feet to a calculated point;
(L11) South 08°41'31" West a distance of 809.84 feet to a calculated point;
(L12) South 81°18'29" East a distance of 54.59 feet to a calculated point;
(C5) a non-tangent curve to the left having a Delta angle of 134°16'55", a Radius of 170.00 feet, an Arc length of 398.42 feet, having a Chord bearing of South 55°40'12" East a distance of 313.30 feet to a calculated point;
(L13) North 88°39'21" East a distance of 231.97 feet to a calculated point;
(L14) South 20°01'19" East a distance of 265.31 feet to a calculated point on the southeastern line of the said 503.13-acre tract, the northern line of that certain tract of land called to contain 62.06 acres as described in a Special Warranty Deed to 6J Family Limited Partnership in Document No. 2009001367 of the Official Public Records of Williamson County, Texas, for easternmost southeastern corner of this herein described tract;

THENCE: (L15) South 69°58'41" West a distance of 247.48 feet along the southern line of the said 503.13-acre tract, the northern line of the said 62.06-acre tract to a 1/2-inch iron rod found for a northern corner of the said 62.06-acre tract, the northeastern corner of the said Tract One – 77.93 acres, for a corner of this herein described tract;

THENCE: (L16) South 19°39'48" East a distance of 449.53 feet along a line of the said 62.06-acre tract, the eastern line of the said Tract One – 77.93 acres to a 1/2-inch iron rod with cap stamped "Landdev" found for a corner of the said 62.06-acre tract, the southeastern corner of the said Tract One – 77.93 acres, for a corner of this herein described tract;

THENCE: South 37°51'19" West along the southeastern line of said Tract One – 77.93 acres, the northwestern corner of the said 62.06-acre tract, at 719.76 feet pass a 1/2-inch iron rod found for westernmost corner of the said 62.06-acre tract, the northernmost corner of that certain tract of land called to contain 15.01-acres as

described in a Gift Deed to Larry Tredemeyer in Document No. 2009037266 of the Official Public Records of Williamson County, Texas, at 1931.31 feet pass a 3/4-inch iron rod found for a western corner of the said 15.01-acre tract, the northernmost corner of the said 1.00 acre tract in Volume 620, Page 353, a **distance in all of 2157.02 feet** to the **POINT OF BEGINNING** and **CONTAINING** an area of 262.16-acres of land.



Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@quiddity.com

06-10-2026

Date



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 600'



WEST RIM ESTATES CZP BOUNDARY 262.16 ACRES

MESA VISTA
ESTATES
SECTION ONE
CAB. R.
SLIDE 234
P.R.W.C.T.

LOT 4
BLK B

LOT 9
BLK A

LOT 3
BLK B

LOT 2
BLK B

59.96'
200.39'

FOUND
60D NAIL

FOUND
1/2" IRON ROD

FOUND
1/2" IRON ROD

FOUND
1/2" IRON ROD

FOUND
2" GALVANIZED
IRON PIPE
(BENT)

FOUND
2" IRON PIPE
12th MILE MARKER
FND. TWIN ELM 13 & 11"
BRS S 38°06'15" W - 42.25' (15.21 varas)
CALLED S 38°45' W - 43.89' (15.8 varas)

HERO WAY DEVELOPMENT, LLC
WARRANTY DEED
TRACT TWO - 503.13 ACRES
DOC. NO. 2021143660 O.P.R.W.C.T.
DOC. NO. 2021209354 O.P.R.T.C.T.

HERO WAY DEVELOPMENT, LLC
WARRANTY DEED
TRACT TWO - 503.13 ACRES
DOC. NO. 2021143660 O.P.R.W.C.T.
DOC. NO. 2021209354 O.P.R.T.C.T.

HERO WAY DEVELOPMENT, LLC
WARRANTY DEED
TRACT TWO - 503.13 ACRES
DOC. NO. 2021143660 O.P.R.W.C.T.
DOC. NO. 2021209354 O.P.R.T.C.T.

JOHN KRAFT
WARRANTY DEED
W/VENDOR'S LIEN
1.7070 ACRES
DOC. 2021073483
O.P.R.T.C.T.

HERO WAY DEVELOPMENT, LLC
WARRANTY DEED
TRACT ONE - 77.93 ACRES
DOC. NO. 2021143660 O.P.R.W.C.T.
DOC. NO. 2021209354 O.P.R.T.C.T.

6J FAMILY LIMITED PARTNERSHIP
SPECIAL WARRANTY DEED
62.06 ACRES
DOC. NO. 2008001361 O.P.R.W.C.T.
(VOL. 544, Pg. 393)
(O.P.R.W.C.T.)

CITY OF LEANDER
ORDINANCE NO.
07-031-00
DOC. 2007118260
O.P.R.T.C.T.
DOC. 2007050085
O.P.R.W.C.T.

LARRY TREDEMEYER
6FT DEED
15.01 ACRES
DOC. NO. 2008037286
O.P.R.W.C.T.

FOUND
1/2" IRON ROD

FOUND
1/2" IRON ROD
"LANDDEV"

FOUND
1/2" IRON ROD

FOUND
1/2" IRON ROD
"RPLS 1847"

HERO WAY WEST
NAMELESS ROAD
(F.M. 2243)
(80' R.O.W.)

FND. TYPE 1
CONC. MON

FND. TYPE 1
CONC. MON

FOUND
3/4" IRON ROD

FOUND
3/4" IRON ROD

LARRY TREDEMEYER
1.00 ACRES
VOL. 620 PG. 353
D.R.W.C.T.

POINT OF
BEGINNING



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
912 S. Capital of Texas Hwy, Suite 300 • Austin, TX 78746 • 512.441.9493

SHEET 1 OF 2

RLH JOB # 28611-0001-01

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE	BEARING	DISTANCE
L1	N 85°01'48" W	418.17'
L2	N 82°43'12" W	395.64'
L3	N 46°10'04" W	15.02'
L4	N 04°18'10" W	229.47'
L5	N 17°11'52" W	419.65'
L6	N 64°00'45" E	18.55'
L7	N 69°11'37" E	753.12'
L8	N 70°01'20" E	517.76'
L9	N 69°15'43" E	949.98'
L10	S 32°29'45" W	596.89'
L11	S 08°41'31" W	809.84'
L12	S 81°18'29" E	54.59'
L13	N 88°39'21" E	231.97'
L14	S 20°01'19" E	265.31'
L15	S 69°58'41" W	247.48'
L16	S 19°39'48" E	449.53'
L17	N 04°18'10" W	289.28'
L18	S 64°00'45" W	27.93'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	19°40'33"	1186.28'	407.38'	N 76°22'50" W	405.38'
C2	2°46'58"	5689.65'	276.33'	N 84°05'02" W	276.31'
C3	3°58'18"	1870.80'	129.68'	N 80°44'07" W	129.65'
C4	8°54'08"	1737.00'	269.88'	S 13°08'35" W	269.61'
C5	134°16'55"	170.00'	398.42'	S 55°40'12" E	313.30'



06/10/2026