RECHARGE ZONE EXCEPTION PLAN

RIVER PARK AT RIVER CHASE ON THE GUADALUPE
CITY OF NEW BRAUNFELS E.T.J.

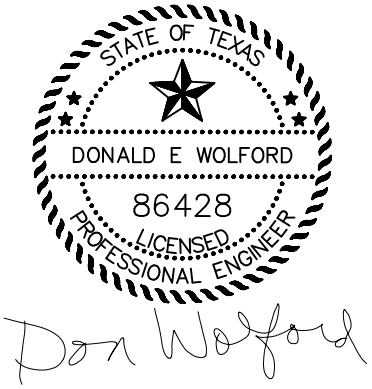
Prepared for:

NBRC P.O.A.
436 River Chase Way
New Braunfels, Texas 78132

Prepared By:

Don Wolford, P.E.
8405 Birmingham Drive
Austin, Texas 78748

May 1, 2023



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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: River Park at River Chase on the Guadalupe						**2. Regulated Entity No.:** Not Applicable				
3. Customer Name: NBRC Property Owners Association						**4. Customer No.:** Not Applicable				
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):**			58.34 Acres	
9. Application Fee:	$ 500		**10. Permanent BMP(s):**					Yes		
11. SCS (Linear Ft.):	NA		**12. AST/UST (No. Tanks):**					NA		
13. County:	Comal		**14. Watershed:**					Guadalupe		

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.)	___	X	___	___	___
Region (1 req.)	___	X	___	___	___
County(ies)	___	X	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	X 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 X 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.
Don Wolford Print Name of Customer/Authorized Agent
Don Wolford Signature of Customer/Authorized Agent Date April 27, 2023

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

GENERAL INFORMATION FORM

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/(Agent): Don Wolford

Date: April 27, 2023

Signature of Customer/(Agent):

Don Wolford

Project Information

1. Regulated Entity Name: River Park at River Chase on the Guadalupe
2. County: Comal
3. Stream Basin: Guadalupe River and Deep Creek
4. Groundwater Conservation District (If applicable): Edwards Aquifer Authority GCD
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☐ WPAP
   ☐ SCS
   ☐ Modification
   ☐ AST
   ☐ UST
   ☒ Exception Request

7. Customer (Applicant):

Contact Person: Ric Hastings
Entity: NBRC Property Owners Association
Mailing Address: 436 River Chase Way
City, State: New Braunfels, Texas Zip: 78132
Telephone: 214-762-4598 FAX: NA
Email Address: ric.hastings@gvtc.com

8. Agent/Representative (If any):

Contact Person: Don Wolford
Entity: Don Wolford P.E.
Mailing Address: 8405 Birmingham Drive
City, State: Austin, Texas Zip: 78748
Telephone: 512-296-2209 FAX: NA
Email Address: dwolford@austin.rr.com

9. Project Location:

☐ The project site is located inside the city limits of _____.
☒ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of New Braunfels, Texas
☐ The project site is not located within any city's limits or ETJ.

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

From TCEQ San Antonio, take I-35 N from Lookout Rd and N. Loop 1604 E. Travel 3.5 miles north to Exit 191 & 18.6 miles north on Interstate 35 Frontage Rd. Turn left onto FM 306 and travel 6.6 miles and turn left onto River Chase Dr. Travel 2 miles and turn right onto Terrace Point. Travel 1.2 miles to end of Terrace Point to River Park entrance. A security gate there requires an access code. Follow the park road 0.8 miles to the end.

11. ☒ **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

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

☒ Project site boundaries.
☒ USGS Quadrangle Name(s).
☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
☒ Drainage path from the project site to the boundary of the Recharge Zone.

13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned**. Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

☐ Survey staking will be completed by this date: _____

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

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

15. Existing project site conditions are noted below:

- [ ] Existing commercial site
- [ ] Existing industrial site
- [ ] Existing residential site
- [X] Existing paved and/or unpaved roads
- [X] Undeveloped (Cleared)
- [X] Undeveloped (Undisturbed/Uncleared)
- [X] Other: Existing non-residential community park development

Prohibited Activities

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

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

(2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;

(3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;

(4) The use of sewage holding tanks as parts of organized collection systems; and

(5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).

(6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

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

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

(2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

(3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

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

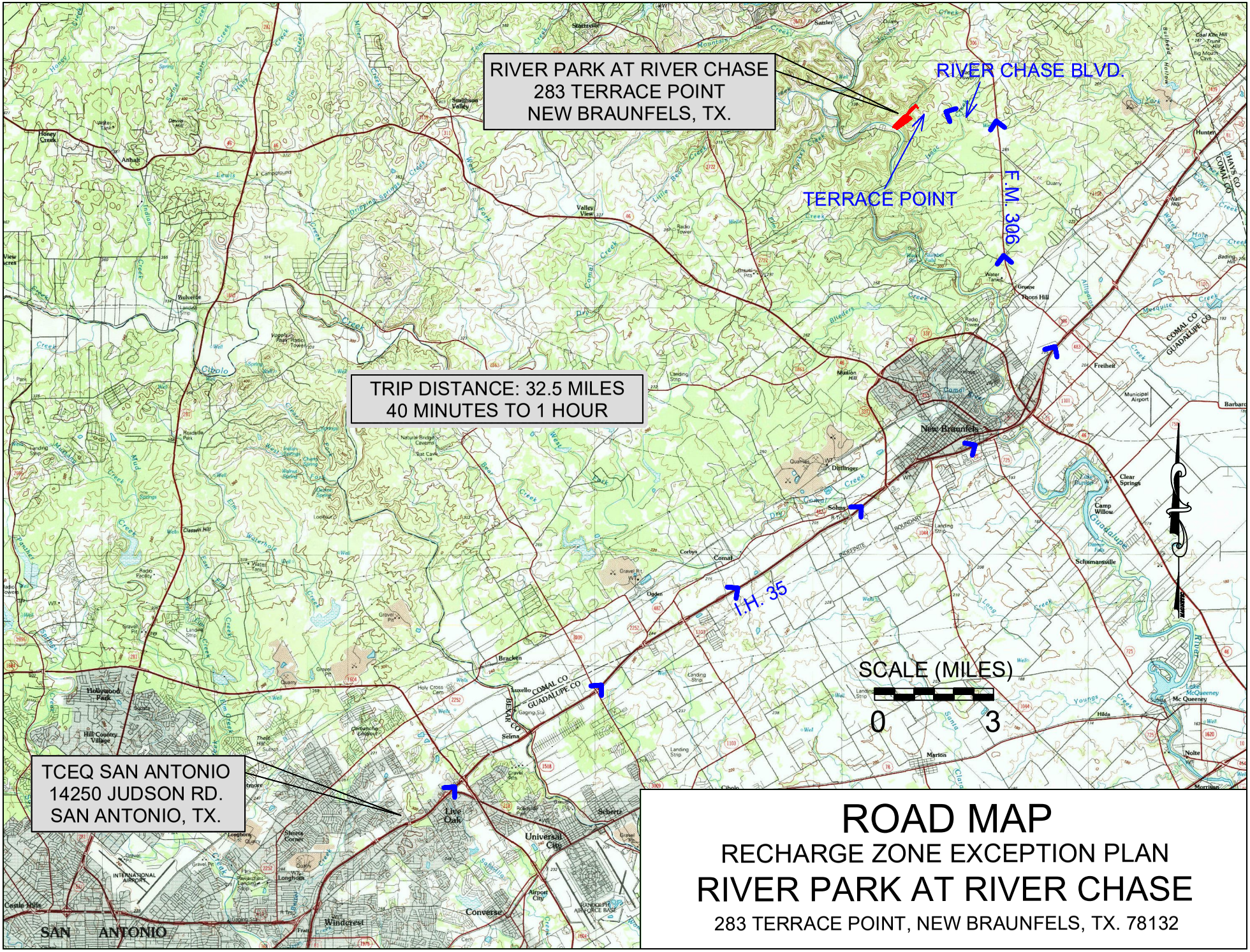
- ☐ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
- ☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
- ☐ For a UST Facility Plan or Modification or an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

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

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

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

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

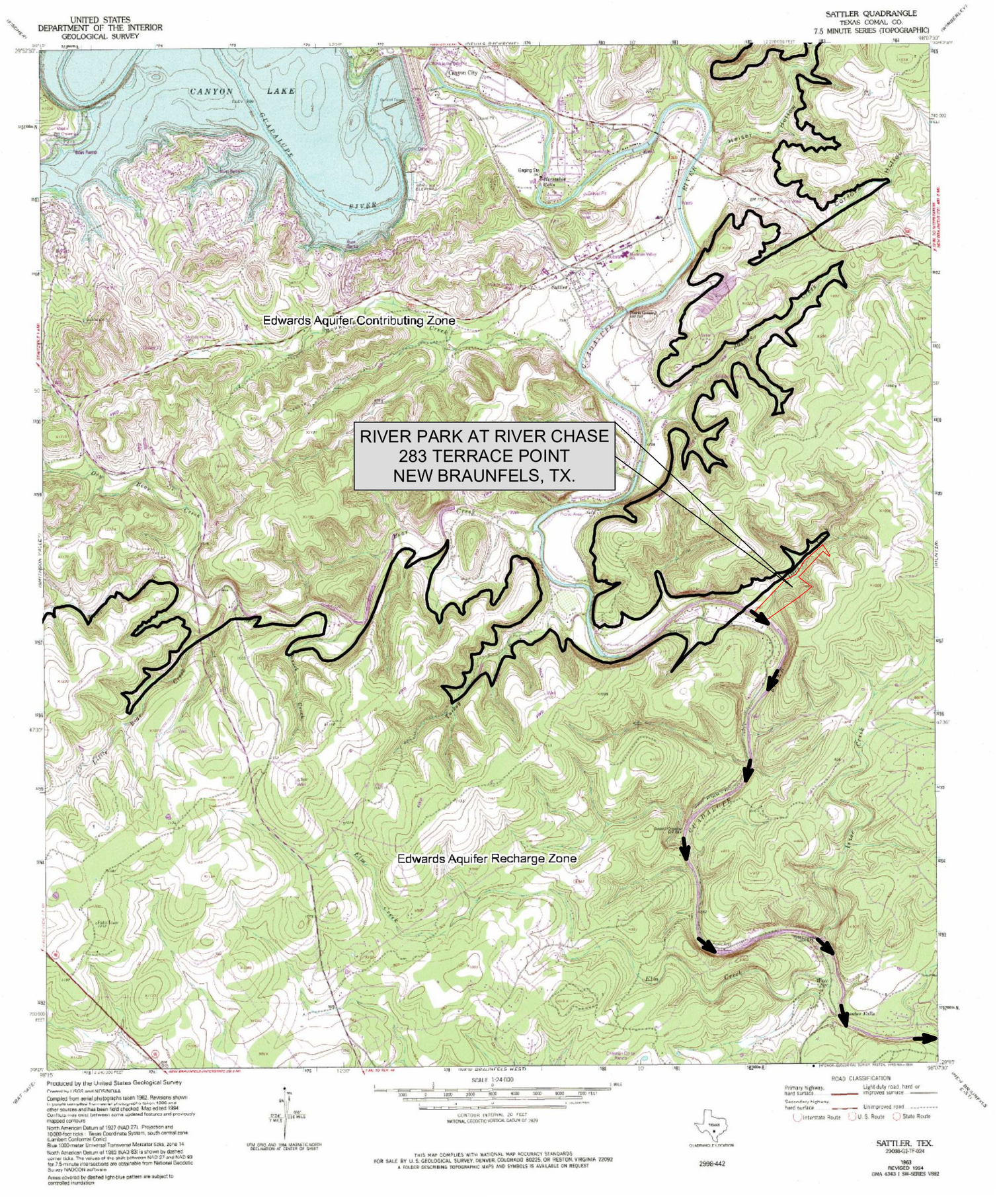


ROAD MAP

RECHARGE ZONE EXCEPTION PLAN

RIVER PARK AT RIVER CHASE

283 TERRACE POINT, NEW BRAUNFELS, TX. 78132



Texas Commission on Environmental Quality
Edwards Aquifer Protection Program

TCEQ

Regulatory Zones

30 TAC Chapter 213- Edwards Aquifer
Effective September 2005

ATTACHMENT C
PROJECT DESCRIPTION

River Park is a community facility within Unit 3 of the River Chase Subdivision located in the E.T.J. of the City of New Braunfels in eastern Comal County, Texas. Unit 3 includes 741.43 acres, and the River Park (Lot 234) is 58.34 acres in area. A boundary map is provided in Figure C1. Based on the Edwards Aquifer Recharge Zone and Contributing Zone Map (Sattler, Tx. 7.5 min. Quadrangle), the entire property (Lot 234) is within the Edwards Aquifer Recharge Zone.

Existing development at the park includes a 4,080 ft concrete park road, caliche surfaced (with some asphalt) north and south parking areas, a 35'x46' pavilion, 22'x28' restroom with onsite sewage facility (OSSF), and 20'x20' storage shed. A water well has been established to supply water for the restroom. It is located 90 feet northeast of the restroom building. Walking trails at the park include the river access walkway (240 ft) between the Pavillion and Guadalupe River, and an additional 24,100 feet of trails east of Deep Creek identified in this application as the central trails and upper trails.

Lot 234 is included under a Water Pollution Abatement Plan granted in February 9, 1999 for the River Chase Subdivision. The provisions for coverage under the WPAP is that impervious cover must be less than 20% for Lot 234, and (OSSF) units must be within specified setbacks from sensitive features identified in the original geologic assessment for the subdivision. The impervious cover at Lot 234 under existing conditions is 146,415 s.f. (5.8%). This will be increased to 171,596 s.f. (6.8%) under future proposed conditions described below.

Future changes / additions to the park will be completed in three phases. During Phase 1, 1,145 feet of river access walkways (decomposed granite) and a 150 ft. boardwalk between the pavilion and Guadalupe River. There will also be 3 observation deck constructed, 2 along the Guadalupe River and 1 on the west bank of Deep Creek overlooking a set of dinosaur tracks in the creek bedrock. The platforms will be 12' x 16' and cantilevered on sloping ground. During Phase 2 the north and south parking areas will be repaired to improve parking by replacing the existing surface with limestone base, decomposed granite, or equivalent material. Four sets of picnic tables, each with BBQ pits in fire-safe pads will also be added during Phase 2. Phase 3 will be to add a second sports court and playground. Temporary storm water controls include silt fences, earthen diversion dikes, sand bag berms, and a rock berm. These are shown on in Attachments D1 through D3 as well as defined storm water drainage areas for each of the temporary erosion and sediment controls. The 3 attachments are: Attachments D1 (Phase 1 construction), D2 (Phase 2 construction), & D3 (Phase 3 construction).

The onsite public restroom includes a septic tank w/ standard trenches / beds discharge system. The required separation distances between the OSSF and geologic sensitive features are 50 feet for the septic tank, and 150 feet for the trenches. The location of the septic tank and standard trenches as well as required separation distances are shown on the site plan (Sheet 1). A copy of the septic permit is attached on the following page.

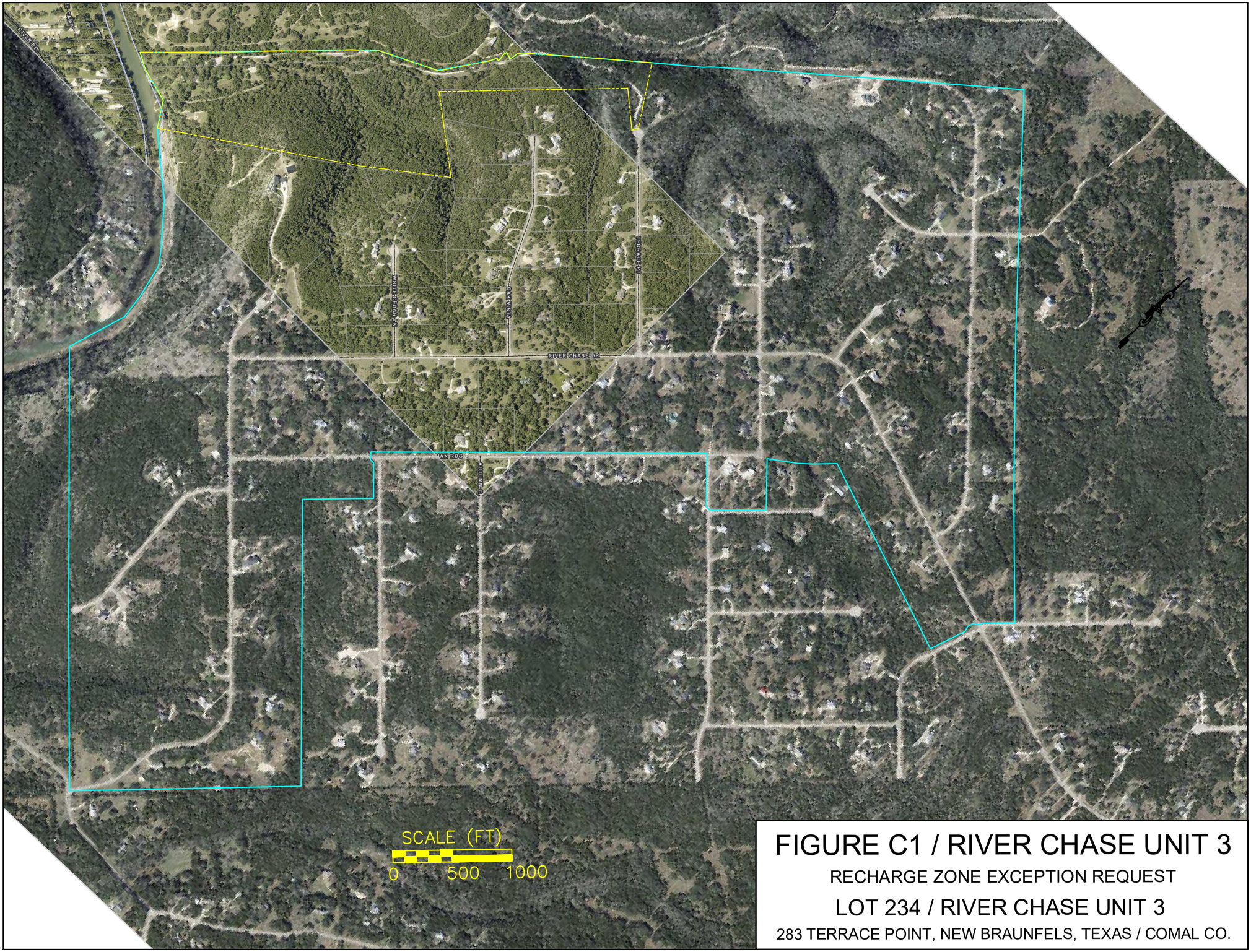


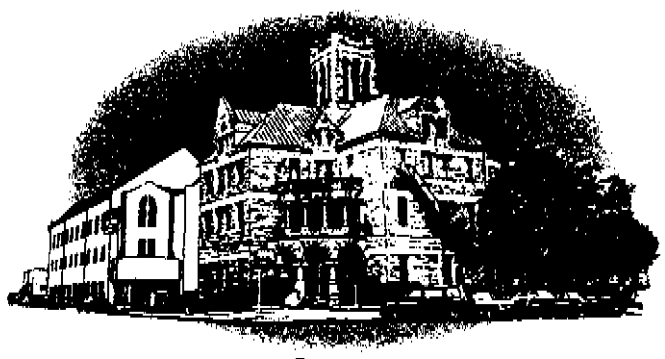
FIGURE C1 / RIVER CHASE UNIT 3

RECHARGE ZONE EXCEPTION REQUEST

LOT 234 / RIVER CHASE UNIT 3

283 TERRACE POINT, NEW BRAUNFELS, TEXAS / COMAL CO.

OSSF PERMIT



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate

On-site Sewage Treatment and Disposal Facility

Date Issued: 5/30/2001 Permit Number: 82279

Location Description: Highway 306, 1,494.671 Acres, New Braunfels, TX 78132
Lot n/a, Block n/a, River Chase

Type of System: **Septic Tank Treatment with Std Trenches/Beds Discharge**

Permit issued to: **Texas Summerlin Venture**

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Natural Resource Conservation Commission.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

This "License-Operate" report was printed on 5/30/2001 by: Comal County Environmental Health, , operator, using CASST Ver.2.1

195 David Jonas Drive • New Braunfels, Texas 78132-3760 • (830) 608-2090 FAX: (830) 608-2009

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Gate code #6

PRINT CLEARLY COMPLETING ALL INFORMATION

DATE: 5/16/01 PERMIT#: 82279 (3232

PROPERTY OWNERS NAME: TEXAS SUMMERLIN VENTURES PHONE#: 512/847-5263

ADDRESS: c/o Southerland Properties, Attn: Marc Spencer
P.O. Box 1629
Wimberley, TX 78676

RECEIVED 877964 5263 Mike
MAY 16 2001
INSPECTOR'S COPY
ENVIRONMENTAL HEALTH

DESCRIPTION OF PROPERTY:

SUBDIVISION: River Chase

STREET NAME: Hwy 306 UNIT: LOT: BLK:

IF NOT IN A SUBDIVISION GIVE NAME OF ROAD/HWY.: Hwy 306 ACREAGE: 1,494.671

ARE DIRECTIONS OR A LOCATION MAP TO THE PROPERTY ATTACHED? NO IS PROOF OF OWNERSHIP ATTACHED? YES

IS PROPERTY LOCATED OVER THE EDWARDS RECHARGE ZONE? YES IF YES, SITE EVALUATION & PLANNING MATERIALS MUST BE COMPLETED BY A REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER.

TYPE OF DEVELOPMENT:

____ SINGLE FAMILY RESIDENCE ____ TOTAL SQR. FT. OF DWELLING ____ GALLONS PER DAY

✓ COMMERCIAL TYPE OF BUSINESS/INSTITUTION Community Park Restrooms

25 NUMBER OF OCCUPANTS 12 GALLONS PER DAY

SITES GENERATING MORE THAN 5000 GALLONS PER DAY ARE REQUIRED TO OBTAIN PERMITTING THROUGH THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION.

SOURCE OF WATER: PUBLIC ____ PRIVATE ✓

PLANNING MATERIALS & SITE EVALUATION AS REQUIRED COMPLETED BY: C.K. MENZEL

SYSTEM TYPE: Standard (SEE TABLE IX ON BACK OF PAGE)

SYSTEM DESCRIPTION: Septic Tank and Drainfield (SEE TABLE IX ON BACK PAGE)

SIZE OF SEPTIC SYSTEM REQUIRED BASED ON PLANNING MATERIALS & SITE EVALUATION:

TANK SIZE 1,000 GALLONS ABSORPTION/APPLICATION AREA 1,500 SQR. FT.

ARE WATER SAVING DEVICES BEING UTILIZED? ✓ YES ____ NO

INSTALLERS NAME: James Riese

I CERTIFY THAT THE COMPLETED APPLICATION AND ALL ADDITIONAL INFORMATION SUBMITTED DOES NOT CONTAIN ANY FALSE INFORMATION AND DOES NOT CONCEAL ANY MATERIAL FACTS. AUTHORIZATION IS HEREBY GIVEN TO THE PERMITTING AUTHORITY AND DESIGNATED AGENTS TO ENTER UPON THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF SITE/SOIL EVALUATION AND INSPECTION OF PRIVATE SEWAGE FACILITIES. I ALSO UNDERSTAND THAT A PERMIT OF AUTHORIZATION TO CONSTRUCT WILL NOT BE ISSUED UNTIL THE FLOOD PLAIN ADMINISTRATOR HAS APPROVED AND RELEASED THE DEVELOPMENT PERMIT FOR THIS PROPERTY.

[signature] (AGENT)
SIGNATURE OF OWNER OR APPOINTED AGENT

265 Rainbow Plaza Boerne, TX
IF SIGNED BY AGENT GIVE ADDRESS & PHONE NUMBER

05/16/2001 13:00 8365362975

82279

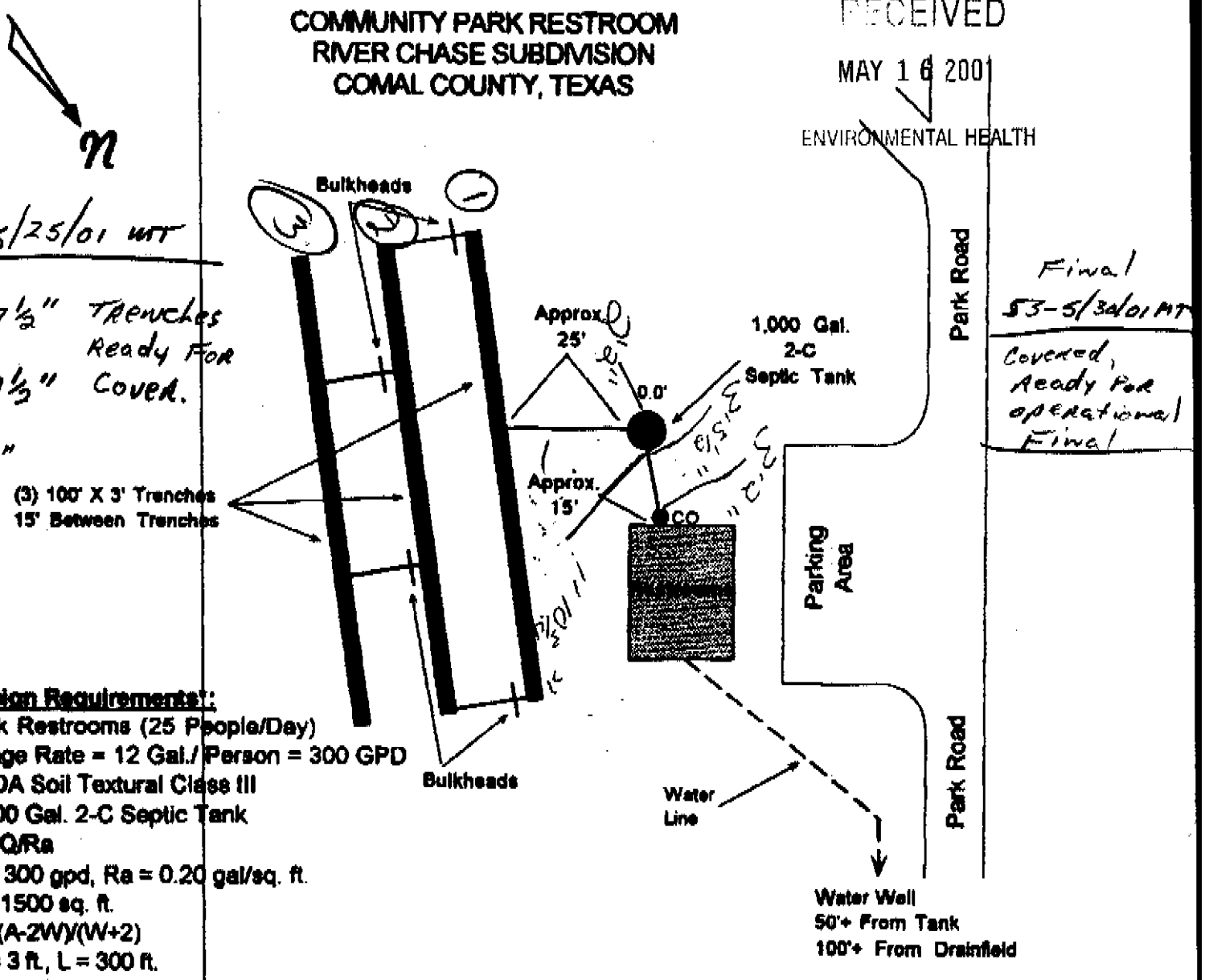
Wastewater Consultants, Inc.

Chris H. Menzel, R.S., President
265 Danube Pass, Boerne, TX 78006

(830) 229-5389 (Fax) (830) 336-2975

RECEIVED
MAY 16 2001
ENVIRONMENTAL HEALTH

COMMUNITY PARK RESTROOM
RIVER CHASE SUBDIVISION
COMAL COUNTY, TEXAS



52 - 5/25/01 MT

1) 3'7½" Trenches Ready For
2) 4'4⅓" Cover.
3) 6'8"

Final
53-5/30/01 MT
Covered, Ready for operational Final

Design Requirements*:
Park Restrooms (25 People/Day)
Usage Rate = 12 Gal./ Person = 300 GPD
USDA Soil Textural Class III
1,000 Gal. 2-C Septic Tank
A = Q/Ra
Q = 300 gpd, Ra = 0.20 gal/sq. ft.
A = 1500 sq. ft.
L = (A-2W)/(W+2)
W = 3 ft., L = 300 ft.
* TNRCC Rules Effective 2/4/97

I hereby certify that this sewage facility will perform in conformity to rules and guidance standards developed by the Texas Natural Resources Conservation Commission for the applicable county, and under normal conditions and proper installation, can be expected to function without undue maintenance.

Scale: 1" = 30'

X _____ # 1183 DATE: 5-16-01
CHRIS H. MENZEL
REGISTERED PROFESSIONAL SANITARIAN

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Gate Code # * 3232

PRINT CLEARLY COMPLETING ALL INFORMATION

DATE: 5/16/01 PERMIT#: 82279

PROPERTY OWNERS NAME: TEXAS SUMMERLIN VENTURES PHONE#: 512/847-5263

ADDRESS: c/o Southerland Properties, Attn: Mark Spencer
P.O. Box 1629
Wimberley, TX 78676

RECEIVED
MAY 16 2001
ENVIRONMENTAL HEALTH

INSPECTOR'S COPY

DESCRIPTION OF PROPERTY:

SUBDIVISION: River Chase

STREET NAME: Hwy 306 UNIT: LOT: BLK:

IF NOT IN A SUBDIVISION GIVE NAME OF ROAD/HWY.: Hwy 306 ACREAGE: 1,494.671

ARE DIRECTIONS OR A LOCATION MAP TO THE PROPERTY ATTACHED? NO IS PROOF OF OWNERSHIP ATTACHED? YES

IS PROPERTY LOCATED OVER THE EDWARDS RECHARGE ZONE? YES IF YES, SITE EVALUATION & PLANNING MATERIALS MUST BE COMPLETED BY A REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER.

TYPE OF DEVELOPMENT:

___ SINGLE FAMILY RESIDENCE ___ TOTAL SQR. FT. OF DWELLING ___ GALLONS PER DAY

✓ COMMERCIAL TYPE OF BUSINESS/INSTITUTION Community Park Restroom

25 NUMBER OF OCCUPANTS 12 GALLONS PER DAY

SITES GENERATING MORE THAN 5000 GALLONS PER DAY ARE REQUIRED TO OBTAIN PERMITTING THROUGH THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION.

SOURCE OF WATER: PUBLIC ___ PRIVATE ✓

PLANNING MATERIALS & SITE EVALUATION AS REQUIRED COMPLETED BY: O.K. Menzel

SYSTEM TYPE: Standard (SEE TABLE IX ON BACK OF PAGE)

SYSTEM DESCRIPTION: Septic Tank and Drainfield (SEE TABLE IX ON BACK PAGE)

SIZE OF SEPTIC SYSTEM REQUIRED BASED ON PLANNING MATERIALS & SITE EVALUATION:

TANK SIZE 1,000 GALLONS ABSORPTION/APPLICATION AREA 1500 SQR. FT.

ARE WATER SAVING DEVICES BEING UTILIZED? ✓ YES ___ NO

INSTALLERS NAME: James Riese

I CERTIFY THAT THE COMPLETED APPLICATION AND ALL ADDITIONAL INFORMATION SUBMITTED DOES NOT CONTAIN ANY FALSE INFORMATION AND DOES NOT CONCEAL ANY MATERIAL FACTS. AUTHORIZATION IS HEREBY GIVEN TO THE PERMITTING AUTHORITY AND DESIGNATED AGENTS TO ENTER UPON THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF SITE/SOIL EVALUATION AND INSPECTION OF PRIVATE SEWAGE FACILITIES. I ALSO UNDERSTAND THAT A PERMIT OF AUTHORIZATION TO CONSTRUCT WILL NOT BE ISSUED UNTIL THE FLOOD PLAIN ADMINISTRATOR HAS APPROVED AND RELEASED THE DEVELOPMENT PERMIT FOR THIS PROPERTY.

[signature] (AGENT)
SIGNATURE OF OWNER OR APPOINTED AGENT

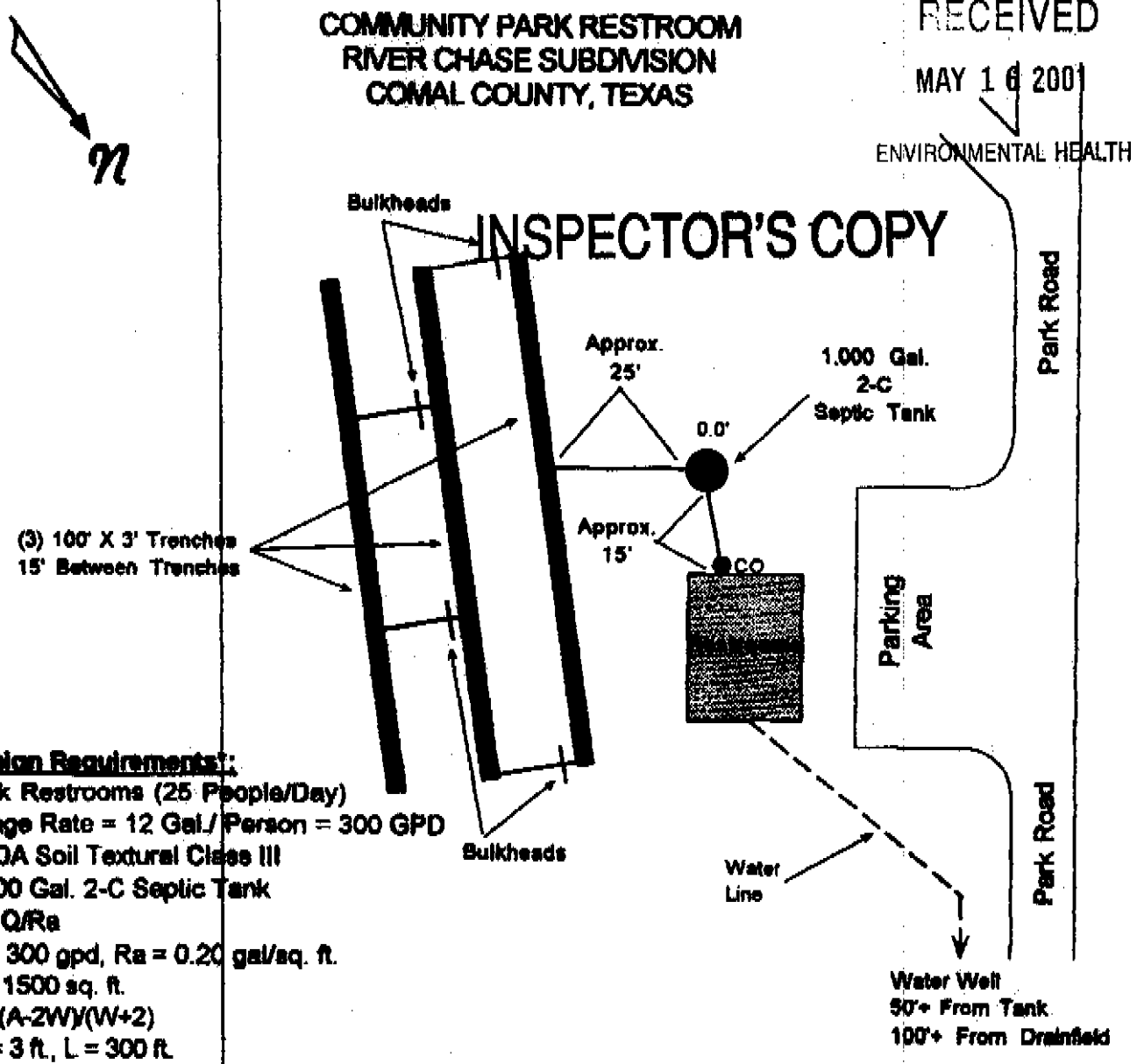
265 Rainbow Run Boerne, TX
IF SIGNED BY AGENT GIVE ADDRESS & PHONE NUMBER

Wastewater Consultants, Inc.
Chris H. Menzel, R.S., President
265 Danube Pass, Boerne, TX 78006
(830) 229-5589 (Fax) (830) 336-2575

RECEIVED
MAY 16 2001
ENVIRONMENTAL HEALTH

COMMUNITY PARK RESTROOM
RIVER CHASE SUBDIVISION
COMAL COUNTY, TEXAS

INSPECTOR'S COPY



Design Requirements*:
Park Restrooms (25 People/Day)
Usage Rate = 12 Gal./ Person = 300 GPD
USDA Soil Textural Class III
1,000 Gal. 2-C Septic Tank
A = Q/Ra
Q = 300 gpd, Ra = 0.20 gal/sq. ft.
A = 1500 sq. ft.
L = (A-2W)/(W+2)
W = 3 ft., L = 300 ft.
* TNRCC Rules Effective 2/4/97

I hereby certify that this sewage facility [illegible] conforms to rules and guidance standards developed by the Texas Natural Resources Conservation Commission for [illegible] county, and under normal conditions and proper installation, can be expected to function [illegible].

Scale: 1" = 30'

X _____ # 1183 DATE: 5-16-01
CHRIS H. MENZEL
REGISTERED PROFESSIONAL SANITARIAN TEXAS

Wastewater Consultants, Inc.

Chris H. Menzel, R.S., President
265 Danube Pass, Boerne, TX 78006

(830) 336-2589 **Fax (830) 336-2975**

SITE EVALUATION INFORMATION

Applicant: Southerland Properties - River Chase
Facility Location: Hwy 306

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ENVIRONMENTAL HEALTH

Soil Texture Analysis

Actual Site Profile Description: 0-20" Sandy Loam
20-48" Clay Loam

USDA Soil Texture Type (Class): ___Ia ___Ib ___II ___III ___IV

Soil Structure Analysis ___Massive ___Blocky ___Platy

Soil Depth Analysis

Is the soil texture and structure consistent to at least 24 inches below the proposed disposal area? ___Yes ___No

Restrictive Horizons

Are there any dense clay subsoils, solid rock, or groundwater at least 24 inches below the proposed disposal area? ___Yes ___No

If yes, describe: _____

Topography

INSPECTOR'S COPY

Slope within area of proposed disposal area: <5 %

Flood Hazard

Potential or known flood hazards: none

Overall Site Suitability ___Suitable ___Not Suitable

I certify that I have completed this site evaluation in accordance with Chapter 285, Subchapter D, §285.30, Texas Natural Resources Conservation Commission (Effective February 4, 1997).

Chris H. Menzel, R.S., 1183
5-16-01 Date of Evaluation

REGISTERED PROFESSIONAL SANITARIAN
CHRIS H. MENZEL
SEAL
1183
STATE OF TEXAS

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

PRINT CLEARLY COMPLETING ALL INFORMATION

DATE: 5/16/01 PERMIT#: 82279

PROPERTY OWNERS NAME: TEXAS SUMMERLIN VENTURE PHONE#: 512/847-5263

ADDRESS: c/o SOUTHERLAND PROPERTIES, ATTN: Mark Spencer
P.O. Box 1629
WIMBERLEY, TX 78676

RECEIVED
MAY 16 2001
ENVIRONMENTAL HEALTH

DESCRIPTION OF PROPERTY:

SUBDIVISION: RIVER CHASE

STREET NAME: Hwy 306 UNIT: _____ LOT: _____ BLK: _____

IF NOT IN A SUBDIVISION GIVE NAME OF ROAD/HWY.: Hwy 306 ACREAGE: 1,494.671

ARE DIRECTIONS OR A LOCATION MAP TO THE PROPERTY ATTACHED? NO IS PROOF OF OWNERSHIP ATTACHED? YES

IS PROPERTY LOCATED OVER THE EDWARDS RECHARGE ZONE? YES IF YES, SITE EVALUATION & PLANNING MATERIALS MUST BE COMPLETED BY A REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER.

TYPE OF DEVELOPMENT:

_____ SINGLE FAMILY RESIDENCE _____ TOTAL SQR. FT. OF DWELLING _____ GALLONS PER DAY

✓ COMMERCIAL TYPE OF BUSINESS/INSTITUTION Community Park Restroom

25 NUMBER OF OCCUPANTS 12 GALLONS PER DAY

SITES GENERATING MORE THAN 5000 GALLONS PER DAY ARE REQUIRED TO OBTAIN PERMITTING THROUGH THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION.

SOURCE OF WATER: PUBLIC _____ PRIVATE ✓

PLANNING MATERIALS & SITE EVALUATION AS REQUIRED COMPLETED BY: C.K. MENZEL

SYSTEM TYPE: Standard (SEE TABLE IX ON BACK OF PAGE)

SYSTEM DESCRIPTION: Septic Tank and Drainfield (SEE TABLE IX ON BACK PAGE)

SIZE OF SEPTIC SYSTEM REQUIRED BASED ON PLANNING MATERIALS & SITE EVALUATION:

TANK SIZE 1,000 GALLONS ABSORPTION/APPLICATION AREA 1,500 SQR. FT.

ARE WATER SAVING DEVICES BEING UTILIZED? ✓ YES _____ NO

INSTALLERS NAME: JAMES RIEBE

I CERTIFY THAT THE COMPLETED APPLICATION AND ALL ADDITIONAL INFORMATION SUBMITTED DOES NOT CONTAIN ANY FALSE INFORMATION AND DOES NOT CONCEAL ANY MATERIAL FACTS. AUTHORIZATION IS HEREBY GIVEN TO THE PERMITTING AUTHORITY AND DESIGNATED AGENTS TO ENTER UPON THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF SITE/SOIL EVALUATION AND INSPECTION OF PRIVATE SEWAGE FACILITIES. I ALSO UNDERSTAND THAT A PERMIT OF AUTHORIZATION TO CONSTRUCT WILL NOT BE ISSUED UNTIL THE FLOOD PLAIN ADMINISTRATOR HAS APPROVED AND RELEASED THE DEVELOPMENT PERMIT FOR THIS PROPERTY.

[signature] (AGENT)
SIGNATURE OF OWNER OR APPOINTED AGENT

265 Bauer Plaza Boerne, TX
IF SIGNED BY AGENT GIVE ADDRESS & PHONE NUMBER

System Profile

Printed: Wednesday, May 30, 2001

System is installed at:

Highway 306, 1,494.671 Acres
New Braunfels, TX 78132
Comal County

Lot: n/a Blk: n/a Subdiv: River Chase

Permit Number: 82279
System Name: Primary
Brand Name:
Model:
Serial Number:

Owner Information:

Texas Summerlin Venture
Highway 306, 1,494.671 Acres
New Braunfels, TX 78132

The original contract for installation was written on .
This system was installed by: .
The installation date was 5/30/01.
This system is to be inspected every 4 months.
The most recent inspection for this system occured on .
The next scheduled inspection for this system is due on .

Permitting Agency:

Comal County Environmental Health
195 David Jones Drive
New Braunfels, TX 78132-3760

Installation Company Info:

Riebe Construction
Rt2 Box 39
Bergheim, TX 78004
Operator: James Riebe
Phone: (830) 366-2274
Fax: (830) 336-2279

Maintenance Company Info:

Most Recent Visits and Results

Date Comp.	Visit Type	Description of Repairs

Property Notes:

S1- 5/24/01 , S2 - 05/25/01, S3 - 05/30/01 final .

System Notes:

1000 gal. tank w/ 1500 sf. appl. area .
Entered into summary sheet 6/14/01.

Comal County

OFFICE OF COMAL COUNTY ENGINEER

PERMIT OF AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY

PERMIT VALID FOR ONE YEAR FROM DATE ISSUED

Permit Number: 82279

Issued this date: May 18, 2001

This License is hereby given to: Texas Summerlin Venture

To start construction of a private, on-site sewage facility located at:

Highway 306, 1,494.671 Acres, New Braunfels, TX 78132

Lot N/A, Block N/ARiver Chase Subdivision

APPROVED MIMNIMUM SIZES AS PER ATTACHED DESIGN

Type of System: **Septic Tank Treatment with Std Trenches/Beds Discharge**

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Natural Resource Conservation Commission (TNRCC). Installation and inspection must comply with current TNRCC and Comal County requirements.

Call to schedule inspections.

Licensing Authority

Comal County Environmental Health

Agency Representative

This "License-Construct" report was printed on 5/18/2001 by: Comal County Environmental Health, , operator, using CASST Ver.2.1

195 David Jonas Drive • New Braunfels, Texas 78132-3760 • (830) 608-2090 FAX: (830) 608-2009

Wastewater Consultants, Inc.
Chris H. Menzel, R.S., President
265 Danube Pass, Boerne, TX 78006
(830) 336-2989 **Fax (830) 336-2975**

SITE EVALUATION INFORMATION

Applicant: Southerland Properties - River Chase
Facility Location: Hwy 306

Soil Texture Analysis

Actual Site Profile Description: 0 - 20" Sandy Loam
20-48" Clay loam

USDA Soil Texture Type (Class): ___Ia ___Ib ___II ___III ___IV

Soil Structure Analysis ___Massive ___Blocky ___Platy

Soil Depth Analysis

Is the soil texture and structure consistent to at least 24 inches below the proposed disposal area? ___Yes ___No

Restrictive Horizons

Are there any dense clay subsoils, solid rock, or groundwater at least 24 inches below the proposed disposal area? ___Yes ___No

If yes, describe: _____

Topography

Slope within area of proposed disposal area: <5 %

Flood Hazard

Potential or known flood hazards: none

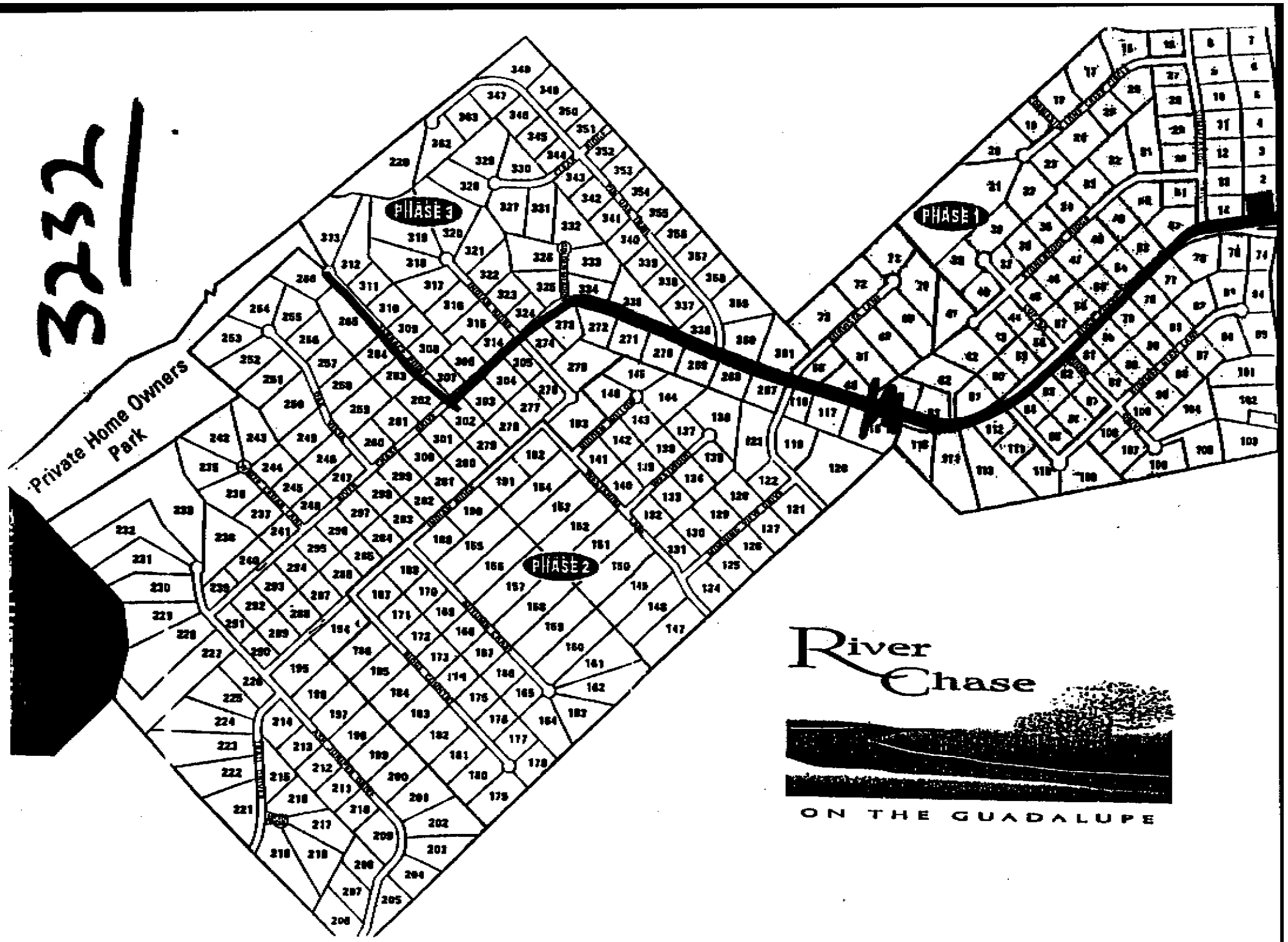
Overall Site Suitability ___Suitable ___Not Suitable

I certify that I have completed this site evaluation in accordance with Chapter 285, Subchapter D, §285.30, Texas Natural Resources Conservation Commission (Effective February 4, 1997).

Chris H. Menzel, R.S., 1183
5-16-01 Date of Evaluation

REGISTERED PROFESSIONAL SANITARIAN
CHRIS H. MENZEL
SEAL
1183
STATE OF TEXAS

3332



River Chase

ON THE GUADALUPE

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution

December 29, 1999

Brenda J. Ritzen, Environmental Health Coordinator
Office of Comal County Engineer
195 David Jonas Drive
New Braunfels, Texas 78132-3760

Re: Authorized Agent (AA) Responsibilities Regarding Pollution Abatement Plans

Dear Ms. Ritzen:

We have completed our review of the following issue as requested: Can an AA deny an application for a standard system if the pollution abatement requires aerobic treatment units?

If the pollution abatement plan requires aerobic treatment units, you do have the authority to enforce the provisions of the pollution abatement plan and can therefore turn down the standard system since it is prohibited by the pollution abatement plan. However, if the site evaluation indicates that a standard disposal system is acceptable according 30 Texas Administrative Code §285, then we have no objections to your office permitting standard disposal systems even though this may conflict with the pollution abatement plan.

If you have any questions concerning this matter, please contact me at 512/239-4799.

Sincerely,

Warren D. Samuelson

Warren D. Samuelson, P.E.
Team Leader
On-Site Sewage Facilities Program, MC-178

WDS/amm

cc: Bobby Caldwell, Water Program Manager, TNRCC Region 13

00-001

Comal County

OFFICE OF COMAL COUNTY ENGINEER

September 1, 1999

James McCaine
Texas Natural Resource Conservation Commission
P.O. Box 13087
Austin, Texas 78711-3087

Re: Water Pollution Abatement Plan for River Chase Subdivision, Comal County, Texas

Dear Mr. McCaine,

Please review items 10 and 11 on page 3 of the attached Water Pollution Abatement Plan, requiring that only class 1 aerobic systems for wastewater treatment and disposal be used within the subdivision, and that the Texas Natural Resource Conservation Commission, San Antonio Region Office, is to be notified 24 hours prior to commencement of construction of each on-site sewage facility.

Please advise this department if, based on the above referenced requirements, we would be required to reject all other submittals for permits proposing the use of systems other than class 1 aerobics, even if designed according to the on-site sewage facility rules, and if this department would still be in authority over all permitting and installation requirements.

Thank you for your attention in this matter.

Sincerely,

Brenda J. Ritzen
Environmental Health Coordinator

Enclosure: Water Pollution Abatement Plan, River Chase Subdivision

cc: Bobby D. Caldwell,
San Antonio Region Office

195 David Jonas Drive • New Braunfels, Texas 78132-3760 • (830) 608-2090 FAX: (830) 608-2009

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution

August 25, 1999

Mr. Charles D. Patterson
Summerlin Properties, Inc.
P.O. Box 1629
Wimberly, TX 78676

Re: EDWARDS AQUIFER, Comal County
PROJECT: River Chase Subdivision, Project number 1124.01, Located on west side of FM 306, approximately 2.5 miles south of Purgatory Road, Comal County, Texas
TYPE: Request for Reconsideration of Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) §213.5(b); Edwards Aquifer Protection Program

Dear Mr. Patterson:

The Texas Natural Resource Conservation Commission (TNRCC) has completed its review of the request for reconsideration of Special Condition #1 of the WPAP application for the referenced project that was submitted by Mr. Kelly Kilber, P.E. of Pro-Tech Engineering Group, Inc. on behalf of Summerlin Properties, Inc. and received by the San Antonio Regional Office on March 23, 1999. Additional information was received on May 25, 1999, June 1, 1999, and August 19, 1999.

By letter dated February 9, 1999, the TNRCC approved the 1,497 acres single-family residential subdivision with 338 lots. Special Condition #1 of the February 9, 1999, letter stated, in part:

> Related to on-site sewage facilities on the Edwards Aquifer Recharge Zone, Paragraph 30 TAC 285.40(c)(2) states:
>
> > Minimum separation distances from recharge features. The following separation distances shall be maintained from recharge features found during a site evaluation or in accordance with a geologic assessment performed in accordance with Chapter 213 of this title (relating to Edwards Aquifer). No sewage treatment tank or holding tank may be located within 50 feet of a recharge feature. No soil absorption system may be located within 150 feet of a recharge feature.

> Therefore, the following minimum separation distances in feet must be provided between OSSF units and recharge features (including Feature S-1) or possible recharge features (including S-54, S-76, S-62, S-67, S-76, S-80, S-82, S-83, and S-117). . . .

As understood, your request for reconsideration is to place OSSF units within the areas originally presented as sensitive or possibly sensitive features, and is based on reassessment of the above listed features. As presented in Mr. Ed Miller's, letter dated February 19, 1999 (attached), "the term zone should not apply to the large areas mapped as features S-1, S-54, and S-117 and the sensitivity rating of Sensitive should not have been applied to extremely large areas consisting of several hundred acres." As presented in the original geologic assessment for the WPAP, feature S-1 was reported to be approximately 189 acres, feature S-54 was approximately 31 acres, and feature S-117 was approximately 367 acres.

The Texas Natural Resource Conservation Commission (TNRCC) has completed its review of the request for reconsideration of the WPAP approval for the referenced project. Based on the reassessment of the geologic features, approval of the plan is hereby granted subject to applicable state rules and the conditions in this approval letter. *This approval expires two (2) years from the date of this approval unless, prior to the expiration date, construction has commenced on the project or an extension of time has been requested.*

SPECIAL CONDITIONS

1. All OSSF setbacks from geologic and manmade features shown on the site plan (dated November 1998, revised on August 17, 1999, and signed and sealed by Kelly Kilber, P.E. 41187 on August 17, 1999) shall be recorded on the plat for each affected subdivision lot.

2. The following minimum separation distances in feet must be provided between OSSF units and recharge features or possible recharge features:

Sewage Treatment Tanks or Holding Tanks	50
Soil Absorption Systems, & Unlined Evapo-transpiration Beds	150
Lined Evapotranspiration Beds	50
Sewer Pipe with Watertight Joints	50
Surface Irrigation Fields	150
Drip Irrigation Fields	100 when $R_a \leq 0.1$ 150 when $R_a > 0.1$

3. If any potential sensitive features are encountered during construction, a geologist shall evaluate the significance of the features. The evaluation shall include representative

photographs and a description of the feature forwarded to the San Antonio office. Construction in the vicinity of the features may only continue with written approval from the TNRCC.

4. The proposed on-site sewage facility (OSSF) must be permitted by a local or the state permitting authority prior to commencement of construction.

5. All planning and design materials for the proposed OSSF shall be submitted by a professional engineer or a sanitarian registered in Texas.

6. A site evaluation shall be conducted by a certified site evaluator possessing a valid certificate beginning August 1, 1998. The evaluator shall submit an evaluation report of the site [30 TAC 285.4(c)] to the San Antonio Regional Office no later than two weeks prior to the onset of construction at the subdivision.

7. The proposed OSSF must meet all other requirements found in 30 TAC § 285–On-Site Sewage Facilities.

8. The applicant must notify all purchasers that OSSF's on all lots with possibly sensitive and sensitive features, must have the required separation distances. The notification must include a copy of this letter.

9. No part of an on-site sewage treatment facility may be located within any "sanitary control easement."

10. The permanent pollution abatement measures that will be provided to protect the sensitive or possibly sensitive geologic features are:

    A. Class 1 aerobic systems for wastewater treatment and disposal for all lots within the subdivision.

    B. No wastewater treatment systems will be located within the "sanitary control easements" noted on the revised site plan dated January 22, 1999.

11. Prior to commencing installation of each on-site sewage collection system, the TNRCC must be notified 24 hours prior to commencement of construction in order to allow for installation inspections of the proposed systems.

12. This modification is subject to all Standard Conditions listed in the WPAP approval letter of February 9, 1999.

If you have any questions or require additional information, please contact John Mauser of the Edwards Aquifer Protection Program at 210/403-4024. Please reference project number 1124.01.

Sincerely,

Bobby D. Caldwell
Water Section Manager
San Antonio Region Office
Texas Natural Resource Conservation Commission

BDC/JKM/eg

Enclosures: Letter dated February 19, 1999, from Mr. Ed Miller of Pape-Dawson Engineers, Inc. to Mr. Mark Spencer of Summerlin Properties, Inc.
Deed Recordation Affidavit

cc/with letter: Richard McDaniel, Pro-Tech Engineering Group, Inc.
Ed Miller, Pape-Dawson Engineers, Inc.
Tom Hornseth, Comal County
Greg Ellis, Edwards Aquifer Authority
Harry Bennett, City of New Braunfels
John Bohuslav, TXDOT San Antonio District
TNRCC Field Operations, Austin

February 19, 1999

Mr. Mark Spencer
Vice President
Summerlin Properties, Inc.
P.O. Box 1629
Wimberley, TX 78676

Re: River Chase Subdivision
Geologic Assessment

Dear Mr. Spencer:

At the request of Summerlin Properties, Inc. and Pro-Tech Engineering Group, Inc., Pape-Dawson Engineers, Inc. (PD) has conducted a site visit to review a Geologic Assessment prepared by Raba-Kistner-Brytest Consultants, Inc. for the referenced project and to further evaluate zones specifically mapped as S-1 and S-117. In addition to Zones S-1 and S-117, Zone S-54 was also evaluated.

As an active participant in the development and preparation of both the Geologic Assessment Table and the Instructions to Geologists for Geologic Assessments, our initial reaction to seeing extremely large areas mapped as a zone was that the zone designation would not apply to this situation. The term Zone, was created to be used where there were discontinuous mappable outcrops of the same feature type that "extend over several hundred feet," and not over extremely large areas that extend over hundreds of acres. After conducting a site visit and walking over portions of the zones mapped as S-1, S-54 and S-117, our initial reaction was confirmed. In our opinion, the term Zone should not apply to the large areas mapped as features S-1, S-54 and S-117 at this site. Based on the evaluation applied to features S-1, S-54, and S-117, the zone designation may also be inappropriate for Features S-82 and S-83.

The term zone is applied mostly where numerous outcrops of fractured rock, vuggy rock or solution cavities are exposed in streambeds. The term zone is also often applied to vuggy rock outcrops that occur where a stratigraphic unit crops out on a hillside as a ledge and generally follows the topography. The use of zone as a feature type appears appropriate for Features S-3, S-26, S-34 and several others noted on the geologic map.

Vuggy rock appears to be one of the harder feature types to deal with when conducting a geologic assessment because it must be in-place, continuous for at least 10 feet in one direction, and confined to a stratigraphic layer. Most of these features occur along ledges of rock that form a step on a hillside or gentle slope. Others are commonly found in streambeds where they form a break in the gradient of the stream. On hillsides and gentle slopes, their width is normally less than ten feet, but their length may be several hundred feet where their outcrop follows the topography around a hillside.

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Where the top of the vuggy rock unit is exposed for approximately ten or more feet away from the face of the ledge, into the hillside, the number of vugs typically declines with distance from the face and they usually disappear altogether. This suggests that the unit containing the vugs must be exposed to weathering at the surface to weather out the material that originally filled the vug. Since most vuggy rock units are less than three feet in thickness and less than five to ten feet wide, they do not provide a conduit for rapid infiltration deep into the subsurface but only through the vuggy rock unit, where the vugs are interconnected, to the underlying stratigraphic unit. Therefore, most infiltration into a vuggy rock feature or zone, would pass through the vuggy unit until encountering the underlying unit, and then migrate laterally and re-emerge at the contact between the two units. Thus, the assessment subtotal for most vuggy rock units is normally less than 60 with a Not or Possible sensitivity rating.

Many fractured rock outcrops found on hillsides and slopes fit the exposure, weathering and infiltration description discussed above for vuggy rock outcrops. It is not uncommon to find a zone on a hillside or gentle slope that contains both vugs and fractures. Fractured rock features are also found in conjunction with faults and in fracture zones whereas vuggy rock features normally are not associated with either faults or fracture zones.

In addition to reviewing the geologic assessment, PD also reviewed State of Texas WELL REPORT forms for several on-site and area water wells. The well reports show the static water level to be at an elevation of approximately 720 feet msl. The contact of the Edwards with the underlying Glen Rose is also at about 720 feet msl. This indicates that Edwards rocks are not saturated at this site and that the Trinity Aquifer system is the only aquifer underlying the site. This is further supported by flowing surface water on Glen Rose rocks exposed in Deep Creek. This indicates that springs emanating from the Glen Rose at about 720 feet msl flow over Glen Rose rocks to the Guadalupe River which is at about 680 feet msl at the confluence of the Guadalupe River and Deep Creek.

In summary, it is our opinion the term zone should not apply to the large areas mapped as features S-1, S-54, and S-117 and the sensitivity rating of Sensitive should not have been applied to extremely large areas consisting of several hundred acres.

We appreciate the opportunity to be of service to you on this project. Should you have any questions concerning this matter, please do not hesitate to contact our office.

Pape-Dawson Engineers, Inc.

Edward G. Miller

Edward G. Miller, P.G.
Senior Geologist

4\0201\[illegible]990218el

PRO·TECH ENGINEERING GROUP INCORPORATED

100 E. SAN ANTONIO ST. SUITE 100 SAN MARCOS, TX 78666

FAX

TO: Tom Hornseth	FROM: Jeff Ferguson
COMPANY: Comal County	KELLY ___ MARLA ___
	RICHARD ___ PETE ___
DATE: May 18, 2001	JON ___ CARMELITA ___
EO# 14625	RANDY ___ JEFF ___
NUMBER OF PAGES INCLUDING COVER SHEET 2	
PHONE: (830)608-2090	EMAIL: jeff @pro-techengr.com
FAX PHONE: (830)608-2009	PHONE: 512-353-3335
	FAX PHONE: 512-396-0224

REMARKS:

☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Tom,

I spoke with John Mauser at TNRCC regarding the confusion over the septic permit for the park at River Chase. John informed me they had no problem with Comal County re-issuing the septic permit for the park as long as the County deemed the soil conditions appropriate for that type of system.

He also faxed me a letter he said was written by the TNRCC to address this issue with Comal County regarding your authority with regards to WPAP's limitations on septic systems.

If you have no other reservations regarding this permit, we would appreciate it if you would re-issue the permit for the system as originally submitted.

Thanks,

Jeff Ferguson

xc: Brenda Ritzen

xc: Mark Spencer

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution

December 29, 1999

Brenda J. Ritzen, Environmental Health Coordinator
Office of Comal County Engineer
195 David Jonas Drive
New Braunfels, Texas 78132-3760

Re: Authorized Agent (AA) Responsibilities Regarding Pollution Abatement Plans

Dear Ms. Ritzen:

We have completed our review of the following issue as requested: Can an AA deny an application for a standard system if the pollution abatement requires aerobic treatment units?

If the pollution abatement plan requires aerobic treatment units, you do have the authority to enforce the provisions of the pollution abatement plan and can therefore turn down the standard system since it is prohibited by the pollution abatement plan. However, if the site evaluation indicates that a standard disposal system is acceptable according 30 Texas Administrative Code §285, then we have no objections to your office permitting standard disposal systems even though this may conflict with the pollution abatement plan.

If you have any questions concerning this matter, please contact me at 512/239-4799.

Sincerely,

Warren D. Samuelson, P.E.
Team Leader
On-Site Sewage Facilities Program, MC-178

WDS/amm

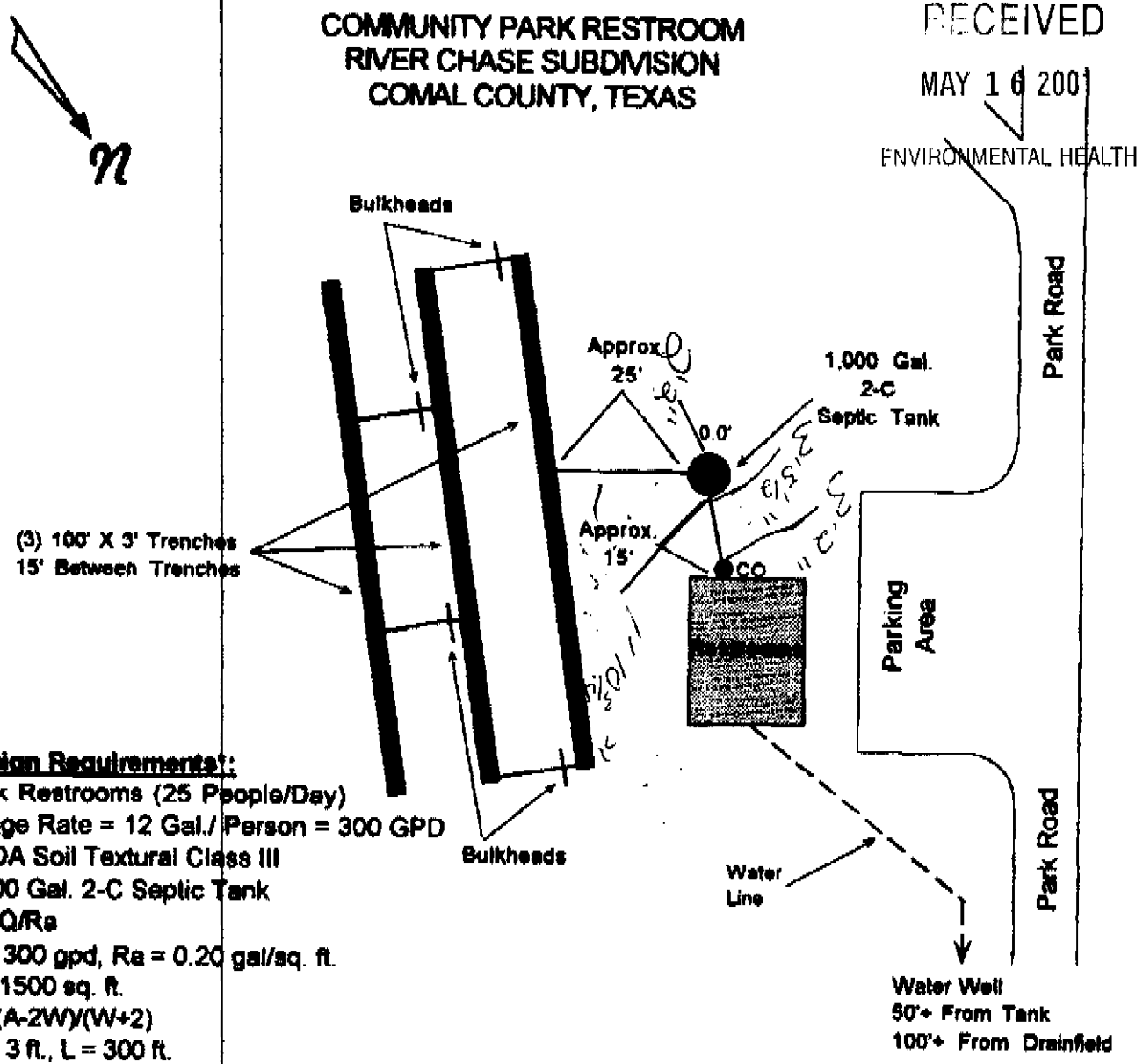
cc: Bobby Caldwell, Water Program Manager, TNRCC Region 13

82279

Wastewater Consultants, Inc.
Chris H. Menzel, R.S., President
265 Danube Pass, Boerne, TX 78006
(830) 229-5389 (Fax) (830) 336-2975

RECEIVED
MAY 16 2001
ENVIRONMENTAL HEALTH

COMMUNITY PARK RESTROOM
RIVER CHASE SUBDIVISION
COMAL COUNTY, TEXAS



Design Requirements*:
Park Restrooms (25 People/Day)
Usage Rate = 12 Gal./ Person = 300 GPD
USDA Soil Textural Class III
1,000 Gal. 2-C Septic Tank
A = Q/Ra
Q = 300 gpd, Ra = 0.20 gal/sq. ft.
A = 1500 sq. ft.
L = (A-2W)/(W+2)
W = 3 ft., L = 300 ft.
* TNRCC Rules Effective 2/4/97

Scale: 1" = 30'

I hereby certify that this sewage facility design conforms to rules and guidance standards developed by the Texas Natural Resources Conservation Commission, the applicable county, and under normal conditions and proper installation, can be expected to function without creating a nuisance.

PROFESSIONAL ENGINEER CHRIS H. MENZEL 1183 STATE OF TEXAS

x _____ # 1183 DATE: 5-16-01
CHRIS H. MENZEL
REGISTERED PROFESSIONAL SANITARIAN

Wastewater Consultants, Inc.

Chris H. Menzel, R.S., President

265 Danube Pass, Boerne, TX 78006

82279

FAX

Date: 5-16-01

Number of pages including cover sheet: 4

To:
Brenda
Comal Co.
Re: Permit Renewal
Permit # 80579
Phone:
Fax Phone:
CC: Mark Spencer - Southland Properties

From: Chris H. Menzel

Office Phone: 830-229-5389

Fax Phone: 830-336-2975

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Brenda,

Attached are the updated form and design for the above referenced permit. Mark Spencer, Southland Properties, will be by your office with a $160.00 check for the permit renewal fee. Please call if you have any questions.

Thanks,
Chris

- tank, trenches level 5.24.01 HY

GEOLOGIC ASSESSMENT

River Park at River Chase on the Guadalupe

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30TAC213.

Print Name of Geologist: John K. Mikels, PG

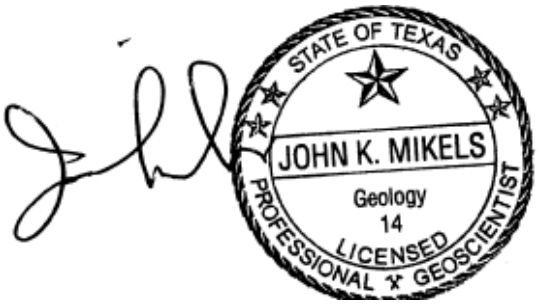
Date: 11/16/22 Email: geos-jkm@swbell.net

Telephone: 512-445-3433

Fax: 512-445-5005

Representing: Sole Proprietorship, d/b/a GEOS Consulting (No TBPG Firm Registration #)
(Name of Company and TBPG or TBPE registration number)

Signature & Seal of Geologist:



Regulated Entity Name:

Project Information

1. Date(s) Geologic Assessment was performed: 8/26/22
2. Type of Project:

☒ WPAP
☐ SCS
☐ AST

☐ UST

3. Location of Project:

   ☒ Recharge Zone ***(per TCEQ online Edwards Aquifer map)***
   ☐ Transition Zone
   ☐ Contributing Zone within the Transition Zone

4. ☒ **Attachment A - Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

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

Soil Name	Group	Thickness (ft)
ErG: Eckrant-Rock outcrop association, 8-30% slopes	D	0.8-3.3

**Soil Group Definitions (abbreviated)*

A - Soils having a high infiltration rate when thoroughly wetted.

B - Soils having a moderate infiltration rate when thoroughly wetted.

C - Soils having a slow infiltration rate when thoroughly wetted.

D - Soils having a very slow infiltration rate when thoroughly wetted.

6. ☒ **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column ***(combined with Attachment C)***.

7. ☒ **Attachment C – Site Geology**. A narrative description of the site-specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.

8. ☒ **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1” = 400'

   Applicant's Site Plan Scale: 1" = **???**'
   Site Geologic Map Scale: 1" = 327' (for printing on 11” x 17” paper)
   Site Soils Map Scale (if more than 1 soil type): N/A

9. Method of collecting positional data:

   ☒ Global Positioning System (GPS) technology.
   ☒ Other method(s). Please describe method of data collection: Aerial imagery & site maps

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.

12. ☒ Geologic or **manmade** features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table. ***(ONLY 1 manmade feature found, a well)***

    ☐ Geologic or manmade features were not discovered on the project site during the field investigation.

13. ☒ The Recharge Zone boundary is shown & labeled, if appropriate. ***(The TCEQ online Edwards Aquifer map indicates that the Site (area of the property delineated on the GA Map) is inside the RZ. However, the surficial strata beneath the entire Site is Upper Glen Rose Fm. An TZ-TZ boundary is located 230-340± feet NW of the Site and indicated on the GA map. Some of this boundary segment is coincident with the fault also shown on this map. The nearest RZ-TZ boundary to the east is located about 3.3 miles southeast of the Site, outside the area of the GA map.)***

14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

    ☒ There is/are 1 well(s) present on the project site and the location(s) is/are shown and labeled. (Check all of the following that apply.)
    - ☐ The wells are not in use and have been properly abandoned.
    - ☐ The wells are not in use and will be properly abandoned.
    - ☒ The wells are, or will be, in use and comply with 16 TAC Chapter 76.

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

Administrative Information

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

GEOLOGIC ASSESSMENT TABLE

Project Name: River Park (River Chase POA) **Location:** 283 Terrace Point, New Braunfels, Comal County, TX

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B	1C	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE I.D. NO.	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	GEOL. FORM.	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILLING	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		0/10	SF,Z,O	SF,Z,O		per flowchart	2B+5A+8B	<40	≥40	<1.6	≥1.6	
		No significant features (geologic, karst, recharge) found on this site. One water well (Feature #1) seen on this site.																		
1 (well)	29°48.4320'	98°08.9232'	MB	30	Kgr	0.8	0.8	???	NA	NA	NA	0.5	NA	5	35	35			1,047	Floodplain?

NOTES: Column 4Z - Well depth unknown; no record of well found in TWDB & TCEQ well databases. Owners did not know well details. Well is water source to the Park site.

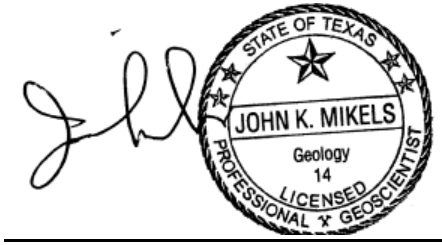
Lat/Long Datum: NAD1983 & Google Earth Pro

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

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

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

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



John K. Mikels, PG
Geologist's Printed Name

Signature & Seal

11/14/22
Date

Site Name & Address: River Park, 283 Terrace Point, New Braunfels, Comal County, TX

Attachment A - Geologic Assessment Table: (attached hereto)

Attachment B - Stratigraphic Column: *(*indicates formation cropping out on this **Site**)*

Formation	Est. Thickness Beneath Site (ft)
Qal, Quaternary Alluvium	0
Kk, Kainer Fm	0
Kw, Walnut Fm	0
Kgru, Upper Glen Rose Fm*	400±

Attachment C - Site Geology

The surficial geology and soils of the **Site** and nearby area are indicated on the attached Fig. 1 - Geologic Assessment Map. The geology and soils indicated are based on:

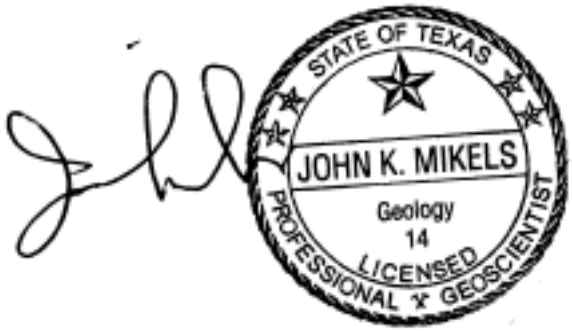
- Regional geologic mapping by the BEG (Sattler Quad. Map by Eddie Collins)
- Site inspection by GEOS Consulting on 8/6/22
- Soils data from the USDA/NRCS Web Soil Survey site

The only surficial strata seen on the Site is the Upper Glen Rose Fm. Due to the low topo relief on the Site, bedrock outcrops (where strata bedding/thickness, joints, faults and other geologic features can be clearly observed) were not seen on the Site, except in the small stream (Deep Creek) that flows across the eastern area of the Site (indicated on Fig. 1). Only minor jointing was seen in the strata exposed in this creek.

Most of the Site is covered with soils, trees, bushes, and existing Site improvements (paved roads & parking areas, playground, covered picnic area, storage shed, wellhouse, paths, misc.), obscuring bedrock exposures across most of the Site. The fault and contacts shown on the Geologic Assessment Map are from regional mapping, not site-specific observations. The Site is in the Balcones Fault Zone. Strata beneath the Site probably dip south-easterly at 2 to 5 degrees, the regional trend.

TCEQ's online Edwards Aquifer Viewer map indicates that the Site is inside the Recharge Zone. However, the entire Site is immediately underlain by the Upper Glen Rose Formation, a strata beneath the Edwards Aquifer strata (Georgetown, Person, & Kainer Fms.). Direct recharge from the Site would be into the underlying Upper Trinity Aquifer. Runoff from the Site into the Guadalupe River (shown on the Geologic Assessment Map) might recharge into the Edwards Aquifer about 1.2 miles downstream of the Site, where the surficial strata beneath the river changes from Upper Glen Rose to Kainer (river crosses major regional fault, which juxtaposes these two formations).

Attachment D - Geologic Assessment Map (included w/ this report, as Fig. 1)



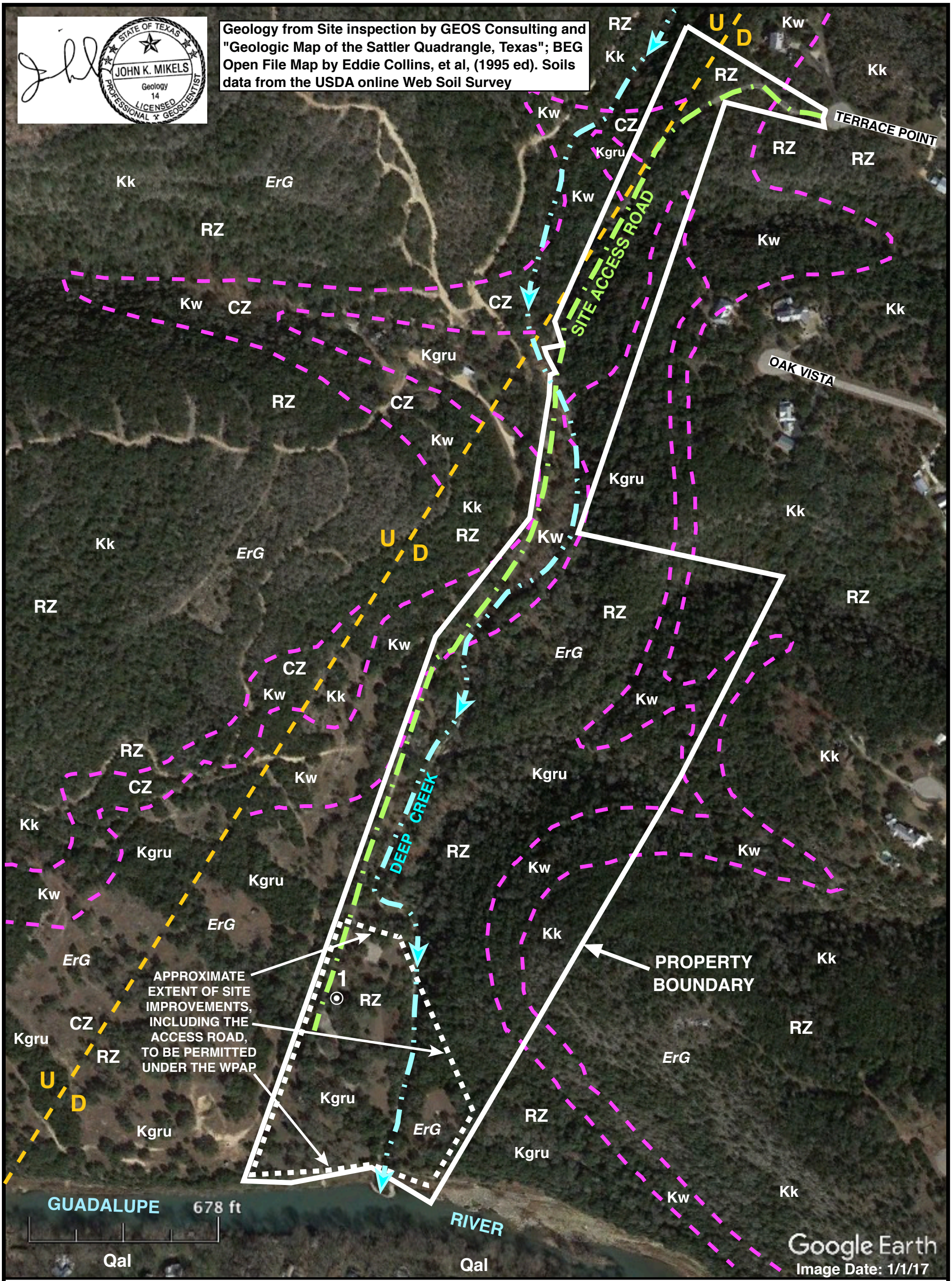


Fig. 1 - Geologic Assessment Map: River Park (River Chase POA; New Braunfels, TX)

GEOLOGIC UNITS

Qal: Quaternary Alluvium
Kk: Kainer Formation (Edwards Aquifer)
Kw: Walnut Formation
Kgru: Upper Glen Formation (Upper Trinity Aquifer)

SOIL UNITS

ErG: Eckrant-Rock Outcrop Association (8-30% slopes)

FEET
0 200 400 600 800 1000

Water Well (Feature #1)
Geologic Unit Contact Outcrop
Fault (Sides: U-Upthrown, D-Downthrown)
Recharge Zone: RZ Contributing Zone: CZ

GEOS Consulting, Austin, TX - (512)445-3433 - geos-jkm@swbell.net - Project No. 22-11 - Nov. 14, 2022

Site Name & Address: River Park, 283 Terrace Point, New Braunfels, Comal County, TX

Attachment A - Geologic Assessment Table: (attached hereto)

Attachment B - Stratigraphic Column: *(*indicates formation cropping out on this **Site**)*

Formation	Est. Thickness Beneath Site (ft)
Qal, Quaternary Alluvium	0
Kk, Kainer Fm	0
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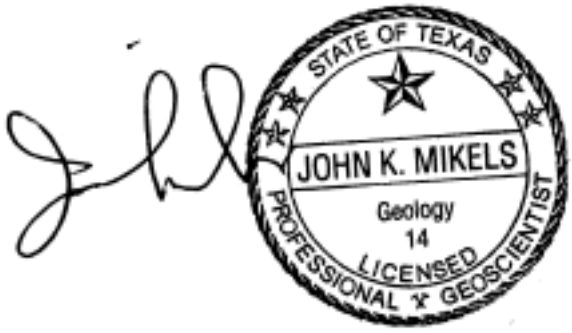


Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30TAC213.

Print Name of Geologist: John K. Mikels, PG

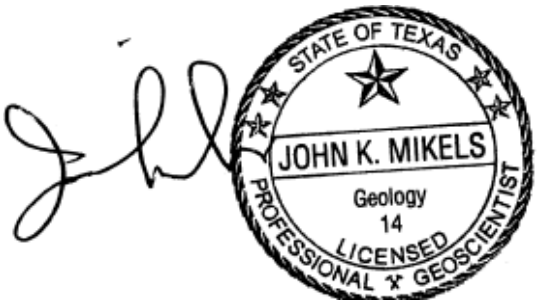
Date: 11/16/22 Email: geos-jkm@swbell.net

Telephone: 512-445-3433

Fax: 512-445-5005

Representing: Sole Proprietorship, d/b/a GEOS Consulting (No TBPG Firm Registration #)
(Name of Company and TBPG or TBPE registration number)

Signature & Seal of Geologist:



Regulated Entity Name:

Project Information

1. Date(s) Geologic Assessment was performed: 8/26/22
2. Type of Project:

☒ WPAP
☐ SCS
☐ AST

☐ UST

3. Location of Project:

   ☒ Recharge Zone ***(per TCEQ online Edwards Aquifer map)***
   ☐ Transition Zone
   ☐ Contributing Zone within the Transition Zone

4. ☒ **Attachment A - Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

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

Soil Name	Group	Thickness (ft)
ErG: Eckrant-Rock outcrop association, 8-30% slopes	D	0.8-3.3

**Soil Group Definitions (abbreviated)*

A - Soils having a high infiltration rate when thoroughly wetted.

B - Soils having a moderate infiltration rate when thoroughly wetted.

C - Soils having a slow infiltration rate when thoroughly wetted.

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6. ☒ **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column ***(combined with Attachment C)***.

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   ☒ Global Positioning System (GPS) technology.
   ☒ Other method(s). Please describe method of data collection: Aerial imagery & site maps

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.

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14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

    ☒ There is/are 1 well(s) present on the project site and the location(s) is/are shown and labeled. (Check all of the following that apply.)
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Administrative Information

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

GEOLOGIC ASSESSMENT TABLE

Project Name: River Park (River Chase POA) **Location:** 283 Terrace Point, New Braunfels, Comal County, TX

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B	1C	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE I.D. NO.	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	GEOL. FORM.	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILLING	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		0/10	SF,Z,O	SF,Z,O		per flowchart	2B+5A+8B	<40	≥40	<1.6	≥1.6	
		No significant features (geologic, karst, recharge) found on this site. One water well (Feature #1) seen on this site.																		
1 (well)	29°48.4320'	98°08.9232'	MB	30	Kgr	0.8	0.8	???	NA	NA	NA	0.5	NA	5	35	35			1,047	Floodplain?

NOTES: Column 4Z - Well depth unknown; no record of well found in TWDB & TCEQ well databases. Owners did not know well details. Well is water source to the Park site.

Lat/Long Datum: NAD1983 & Google Earth Pro

2A: FEATURE TYPE		2B: POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features, vuggy rock, etc.	5
MB	Manmade feature in bedrock	30
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SH	Sinkhole	20
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C	Coarse - cobbles, breakdown, sand, gravel
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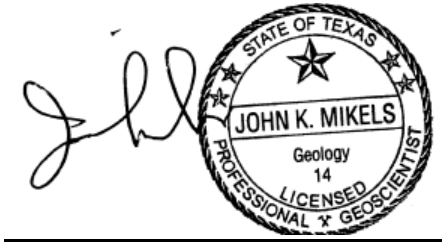
FS	Flowstone, cements, cave deposits
X	Other materials

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

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



John K. Mikels, PG
Geologist's Printed Name

Signature & Seal

11/14/22
Date

RECHARGE ZONE EXCEPTION REQUEST FORM

Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality
30 TAC §213.9 Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.
Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Recharge and Transition Zone Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Don Wolford
Date: April 27, 2023
Signature of Customer/Agent: Don Wolford

River Park at River Chase on the Guadalupe

Regulated Entity Name:

Exception Request

1. **Attachment A - Nature of Exception**. A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
2. **Attachment B - Documentation of Equivalent Water Quality Protection**. Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached.

Administrative Information

1. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
2. The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
3. The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

18. [X] 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. [X] Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. [X] All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. [X] 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. [X] 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.

RECHARGE ZONE EXCEPTION

Attachment A / Nature of Exception

This exception request is submitted by Don Wolford P.E. for the River Park at River Chase on the Guadalupe. River Park is a community park designated as Lot 234 in Phase 3 of the River Chase development. River Chase is located 7.6 miles north of New Braunfels and 2.6 miles west of F.M. 306. It includes 58.3 acres of mainly wooded area between the Terrace Point Drive cul-de-sac and the Guadalupe River. The existing site includes a 0.8 mile long entrance driveway (Park Road), two parking areas, three buildings including an open pavilion, public restroom, and a storage building, and a water well. Lot 234 is included in a Water Pollution Abatement Plan that was approved on February 9, 1999 for the 1,497 acre single family residential subdivision with 338 lots. The WPAP included approval for Lot 234 of up to 20% impervious cover, and separation distances between sensitive features and the on-site OSSF (septic tank w/ standard trenches / beds discharge system) associated with a public restroom. The separation distances are 50 feet for the septic tank, and 150 feet for the absorption trenches. The existing impervious cover includes 146,415 (5.8 %), and the proposed site modifications will increase the impervious cover to 171,596 (6.8 %).

Attachment B / Documentation of Equivalent Water Quality Protection

Equivalent water quality protection for River park (Lot 234 of River Chase 3) is provided by coverage under the Water Pollution Plan granted on February 9, 1999 for the River Chase Subdivision which limits the amount of impervious cover to less than 20%. The WPAP also required the on-site OSSF to be permitted and to comply with required separation distances from sensitive features.

During the construction phase erosion and sedimentation controls will be established to treat storm water runoff from disturbed areas during the construction phases until any disturbed areas are stabilized. Temporary erosion and sedimentation controls will comply with the RG-348 Manual: Complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices.

TEMPORARY STORM WATER 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: Don Wolford

Date: April 27, 2023

Signature of Customer/Agent:

Don Wolford

Regulated Entity Name: River Park at River Chase on the Guadalupe

Project Information

Potential Sources of Contamination

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

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

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

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

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

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☐ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

   ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

   ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Guadalupe River & Deep 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. [X] 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. [X] Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. [X] All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. [X] 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. [X] 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

1. In areas where spills or releases could occur, this facility would have the proper emergency response equipment available on-site. The following spill procedure will be followed:

    a. All spills shall be immediately removed from the property and disposed in a proper manner.

    b. For large spills of fuel or oil, a sand berm will be placed in the path of the spill to prevent discharge from the property. In the event of spill emergencies CURA at (800) 579-2872 will be contacted.

    c. Spill containment sand or absorbent material shall be kept on-site in covered 5-gallon buckets or 55-gallon drum(s).

ATTACHMENT B
POTENTIAL SOURCES OF CONTAMINATION

1. "Stabilized road base" material will be installed at the site to stabilize the soil, provide a good foundation for driveways and parking areas. The stabilized base will consist of lyme.

2. Sedimentation from disturbed soil, exposed ground & stockpiled soil resulting from construction activities.

3. Mud carried to the park road by vehicles leaving disturbed areas.

4. Fertilizer applied during re-vegetation.

ATTACHMENT C
SEQUENCE OF MAJOR ACTIVITIES

The following is the general sequence of major construction activities and the associated approximate area of disturbance:

Phase 1 / River Access Paths

Sequence of Construction Operation	Operation	Area Disturbed (ac)
1	Clearing and Grubbing	0.65
2	Rough Grading / Excavating	0.65
3	Placement of Decomposed Granite in Lifts	0.65
4	Compaction of Decomposed Granite	0.65

Phase 2 / Parking Improvements / BBQ Grills w/ Fire Safe Pads

Sequence of Construction Operation	Operation	Area Disturbed (ac)
1	Clearing and Grubbing (Parking Improvements & Fire Safe Pads)	0.76
2	Rough Grading (Parking Improvements & Fire Safe Pads)	0.76
3	Placement of Limestone Base Material (Parking Improvements)	0.65
4	Placement of Chip Sealed Asphalt (Parking Improvements)	0.65
5	Placement of Sand & Gravel (Fire Safe Pads)	0.01

Phase 3 / Sport Court, Playground

Sequence of Construction Operation	Operation	Area Disturbed (ac)
1	Clearing and Grubbing (Sport Court & Playground)	0.075
2	Rough Grading (Sport Court & Playground)	0.075
3	Placement of Sand/Gravel Base & Compact (Sport Court)	0.05
4	Placement of Concrete and Playing Surface (Sport Court)	0.05
5	Placement of Sand & Gravel (Playground)	0.025

ATTACHMENT D-1
TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES / PHASE 1
CONSTRUCTION OF ACCESS PATHS & VIEWING PLATFORMS

Sequence of Construction Operation	Operation	Temporary BMP	BMP Function
1,2&3	Clearing and Grubbing, Rough Grading, Placement of Base Material	Silt Fence [1]	Filtration of Sediment from Stormwater Runoff
1,2&3	Clearing and Grubbing, Rough Grading, Placement of Base Material	Diversion Dikes [2]	Divert Concentrated Flows Away from Silt Fence
1,2&3	Clearing and Grubbing, Rough Grading, Placement of Base Material	Sand Bag Berms [3]	Filter Sediment from Diversion Dike Flows
1,2&3	Clearing and Grubbing, Rough Grading, Placement of Base Material	Interceptor Swale [4]	Intercept and Divert Offsite Flows away from Disturbed Areas

* **No off-site storm water flows enter the area affected by construction.**

1. **Silt fence will be installed along the down-slope side of the disturbed areas and will remain in-place until the contributing drainage area is stabilized following construction activities.**

2. **Diversion dikes will be constructed as shown to reduce the drainage area controlled by silt fence, and will remain in-place until the area is stabilized following construction activities.**

3. **Sand bag berms will be placed at the down-slope end of the diversion dikes to filter sediments in concentrated storm water flows.**

4. **An interceptor swale will be constructed inside the west property boundary to direct offsite flows away from the development area. The swale could be left in place following construction activities to reduce storm water entering the parking area.**

ATTACHMENT D-2
TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES / PHASE 2
CONSTRUCTION OF PARKING IMPROVEMENTS & PICNIC TABLES

Sequence of Construction Operation	Operation	Temporary BMP	BMP Function
1,2&3	**Clearing and Grubbing, Rough Grading, Placement of Base Material**	**Silt Fence [1]**	**Filtration of Sediment from Stormwater Runoff**
1,2&3	**Clearing and Grubbing, Rough Grading, Placement of Base Material**	**Diversion Dikes [2]**	**Divert Concentrated Flows Away from Silt Fence**
1,2&3	**Clearing and Grubbing, Rough Grading, Placement of Base Material**	**Sand Bag Berms [3]**	**Filter Sediment from Diversion Dike Flows**
1,2&3	**Clearing and Grubbing, Rough Grading, Placement of Base Material**	**Rock Berm [4]**	**Check Concentrated Flows, Detain Sediment & Release as Sheet Flow**
1,2&3	**Clearing and Grubbing, Rough Grading, Placement of Base Material**	**Interceptor Swale [5]**	**Intercept and Divert Offsite Flows away from Disturbed Areas**

***** **No off-site storm water flows enter the area affected by construction.**

ATTACMENT D-2 (Continued)

1. **Silt fence will be installed along the down-slope side of the disturbed areas and will remain in-place until the contributing drainage area is stabilized following construction activities.**

2. **Diversion dikes will be constructed as shown to reduce the drainage area controlled by silt fence, and will remain in-place until the area is stabilized following construction activities.**

3. **Sand bag berms will be placed at the down-slope end of the diversion dikes to filter sediments in concentrated storm water flows.**

4. **A rock berm will be installed along the diversion dike as shown to slow the velocity of storm water runoff and remove sediment. It will be removed once the area is stabilized.**

5. **An interceptor swale will be constructed inside the west property boundary to direct offsite flows away from the development area. The swale could be left in place following construction activities to reduce storm water entering the parking area.**

ATTACHMENT D-3
TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES / PHASE 1
CONSTRUCTION OF SPORTS COURT & PLAYGROUND

Sequence of Construction Operation	Operation	Temporary BMP	BMP Function
1,2&3	**Clearing and Grubbing, Rough Grading, Placement of Base Material**	**Silt Fence [1]**	**Filtration of Sediment from Stormwater Runoff**

*** No off-site storm water flows enter the area affected by construction.**

1. **Silt fence will be installed along the down-slope side of the disturbed areas and will remain in-place until the contributing drainage area is stabilized following construction activities.**

ATTACHMENT E

REQUEST TO TEMPORARILY SEAL A FEATURE

NOT APPLICABLE

ATTACHMENT F
STRUCTURAL PRACTICES

Phase 1

Silt fence will be installed along the down-slope side of the disturbed areas having drainage areas less than ¼ acre per 100 feet of fence. Diversion dikes will be constructed as shown to reduce the drainage area controlled by silt fence. Sand bag berms will be placed at the down-slope end of the diversion dikes to filter sediments in concentrated storm water flows. Each of these temporary control measures will remain in-place until the disturbed areas are stabilized. An interceptor swale will be constructed inside the west property boundary to direct offsite flows away from the development area. The swale could be left in place following construction activities to reduce storm water entering the parking area.

Phase 2

Silt fence will be installed along the down-slope side of the disturbed areas having drainage areas less than ¼ acre per 100 feet of fence. Diversion dikes will be constructed as shown to reduce the drainage area controlled by silt fence. Sand bag berms will be placed at the down-slope end of the diversion dikes to filter sediments in concentrated storm water flows. A rock berm will be installed along the diversion dike as shown to slow the velocity of storm water runoff and remove sediment. Each of these temporary control measures will remain in-place until the disturbed areas are stabilized.

Phase 3

Silt fence will be installed along the down-slope side of the disturbed areas having drainage areas less than ¼ acre per 100 feet of fence. Silt fence will remain in-place until the disturbed areas are stabilized.

ATTACHMENT G-1

DRAINAGE AREA MAP / PHASE 1

LEGEND

SILT FENCE — SF
ROCK BERM
DIVERSION DIKES
SAND BAG BERM
WALKING TRAILS
720 DIVERSION CHANNEL GRADING
CENTERLINE DEEP CREEK
TREES / TRUNK DIAMETER X 10
PROPERTY BOUNDARY (APPROX)

FLOW ARROWS

CONCRETE STAIRS
CONCRETE LANDING
SILT FENCE 161 L.F.
DIVERSION DIKE 75 L.F.
0.26 Acres
PROPERTY BOUNDARY
0.03 Acres
SILT FENCE 186 L.F.
3.05 Acres
FUTURE RIVER ACCESS
CONCRETE STAIRS
FUTURE OBSERVATION PLATFORM
DIVERSION DIKE 85 L.F.
SAND BAG BERM
0.02 Acres
0.31 Acres
FUTURE RIVER ACCESS
FUTURE BOARDWALK 150 L.F.
3.05 Acres
FUTURE EARTHEN CHANNEL TRAPEZOIDAL, 4 FT BOTTOM 3:1 SIDE SLOPES, 2% SLOPE DEPTH 1.5 FT, LENGTH 314 FT
1.73 Acres
SILT FENCE 219 L.F.
DIVERSION DIKE 168 L.F.
SILT FENCE 29 L.F.
0.41 Acres
FUTURE RIVER ACCESS
0.42 Acres
SILT FENCE 133 L.F.
DIVERSION DIKE 105 L.F.
PAVILLION
SILT FENCE 110 L.F.
SAND BAG BERM
EXISTING PARKING AREA
0.55 Acres
0.23 Acres
DIVERSION DIKE 240 L.F.
SEPTIC TANK
RESTROOMS
WATER WELL
SHED
PARK ENTRANCE ROAD
FUTURE OBSERVATION PLATFORM
SILT FENCE 118 L.F.
SAND BAG BERM
SILT FENCE 25 L.F.
SILT FENCE 25 L.F.
FUTURE RIVER ACCESS
SAND BAG BERM
CROSSF TRENCHS
SPORT COURT
PLAY GROUND
DOWNSTREAM FOOTBRIDGE
DEEP CREEK
PICNIC TABLES & BBQ PITS (TYPICAL)
PROPERTY BOUNDARY
GUADALUPE RIVER

700 710 715 720 725 730 735

PRELIMINARY DRAWING. NOT TO BE USED FOR CONSTRUCTION UNTIL ALL NECESSARY PERMITS HAVE BEEN AQUIRED

SCALE (FT)
0 50

SHEET	G1
DATE:	05/01/2023
CHECKED BY:	D.E.W.
DRAWN BY:	D.E.W.
PROJECT:	RIVER PARK AT RIVER CHASE SUBDIV. ON THE GUADALUPE
	LOT 234 / RIVER CHASE UNIT 3
ADDRESS:	283 TERRACE POINT, NEW BRAUNFELS, TX.
DRAWING TITLE:	DRAINAGE MAP & EROSION & SEDIMENTATION CONTROL PLAN PHASE 1

DON WOLFORD P.E.
8405 BIRMINGHAM DRIVE
AUSTIN, TEXAS 78748
PHONE: 512-296-2209 FAX: 512-296-2209
dwolford@austin.rr.com /FIRM REG.# F-6531

STATE OF TEXAS — DONALD E WOLFORD — 86428 — LICENSED PROFESSIONAL ENGINEER
05/01/2023

REV. NO.	REV. DESCRIPTION:	APPROVED BY:	DATE:

ATTACHMENT G-2

DRAINAGE MAP / PHASE 2

LEGEND

FLOW ARROWS

SILT FENCE — SF

ROCK BERM

DIVERSION DIKES

SAND BAG BERM

WALKING TRAILS

720 DIVERSION CHANNEL GRADING

CENTERLINE DEEP CREEK

TREES / TRUNK DIAMETER X 10

PROPERTY BOUNDARY (APPROX)

CONCRETE STAIRS

CONCRETE LANDING

OBSERVATION PLATFORM COMPLETED PHASE 1

BOARDWALK COMPLETED PHASE 1

RIVER ACCESS TRAIL COMPLETED PHASE 1

OBSERVATION PLATFORM COMPLETED PHASE 1

RIVER ACCESS TRAIL COMPLETED PHASE 1

PROPERTY BOUNDARY

FUTURE EARTHEN CHANNEL TRAPEZOIDAL, 4 FT BOTTOM 3:1 SIDE SLOPES, 2% SLOPE DEPTH, 1.5 FT, LENGTH 314 FT

FUTURE UPGRADED PARKING

SILT FENCE 26 L.F.

PAVILLION

0.16 Acres

0.07 Acres

0.36 Acres

0.45 Acres

0.26 Acres

DIVERSION DIKE 51 L.F.

SAND BAG BERM WRAPPED IN PLASTIC SHEET

ROCK BERM

SILT FENCE 210 L.F.

SILT FENCE 115 L.F.

SAND BAG BERM

SEPTIC TANK

RESTROOMS

SILT FENCE 48 L.F.

SHED

WATER WELL

PARK ENTRANCE ROAD

FUTURE UPGRADED PARKING

0.38 Acres

SILT FENCE 153 L.F.

PICNIC TABLES & BBQ PITS (TYPICAL)

OSSF 50 FT SETBACK

OSSF TRENCHS

SPORT COURT

PLAY GROUND

DOWNSTREAM FOOTBRIDGE

DEEP CREEK

GUADALUPE RIVER

CONCEPTUAL PARKING AREAS MINIMUM WIDTH OF DRIVEWAY BETWEEN PARKING SPACES SHOULD BE 25 FT.

PRELIMINARY DRAWING. NOT TO BE USED FOR CONSTRUCTION UNTIL ALL NECESSARY PERMITS HAVE BEEN AQUIRED

SCALE (FT)
0 50

PROJECT:	RIVER PARK AT RIVER CHASE SUBDIV. ON THE GUADALUPE
	LOT 234 / RIVER CHASE UNIT 3
ADDRESS:	283 TERRACE POINT, NEW BRAUNFELS, TX.
DRAWING TITLE:	DRAINAGE MAP & EROSION & SEDIMENTATION CONTROL PLAN PHASE 2

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STATE OF TEXAS — DONALD E WOLFORD — 86428 — LICENSED PROFESSIONAL ENGINEER

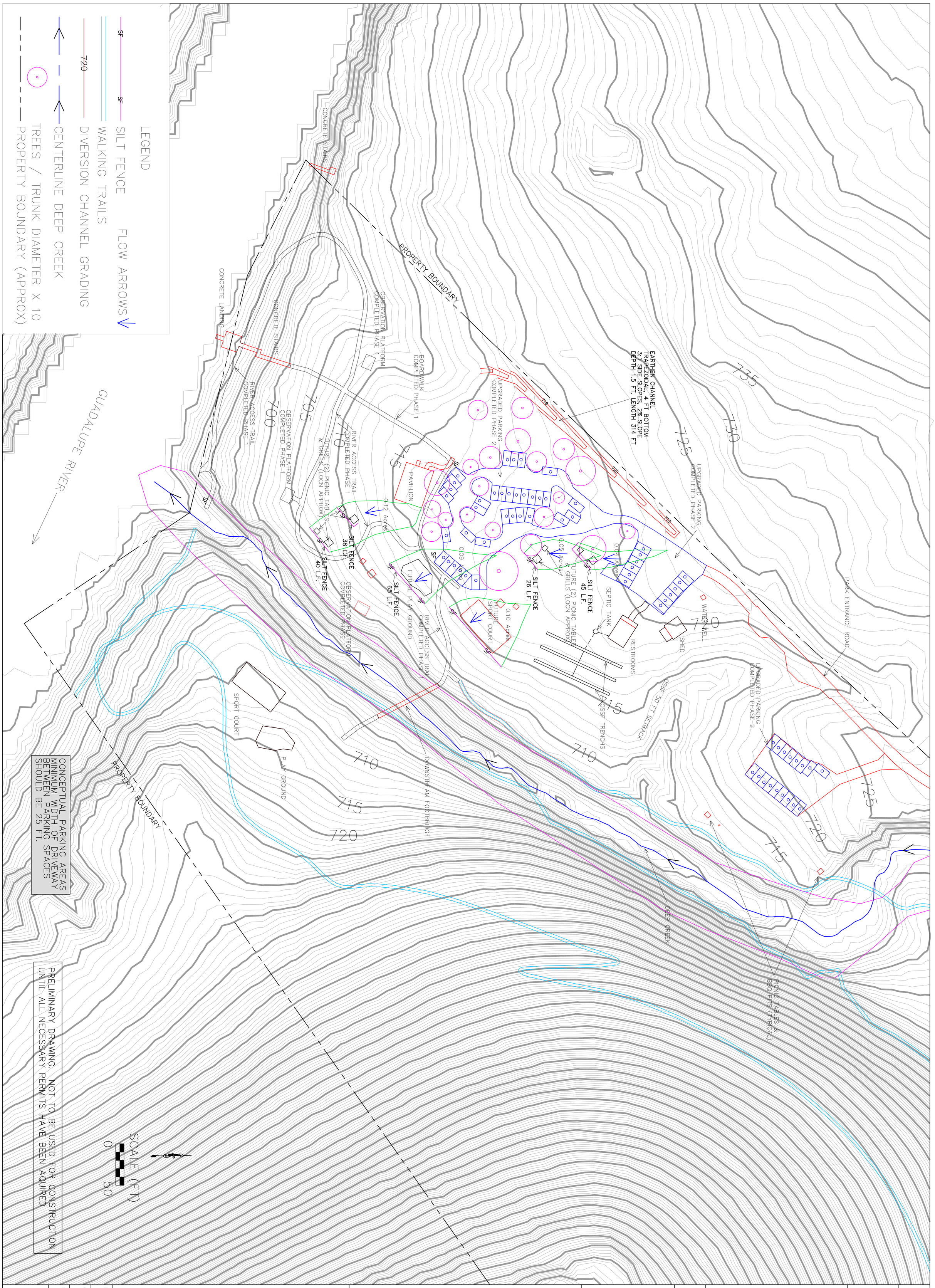
Don Wolford 05/01/2023

REV. NO.	REV. DESCRIPTION:	APPROVED BY:	DATE:

DRAWN BY: D.E.W.
CHECKED BY: D.E.W.
DATE: 04/27/2023
SHEET G2

ATTACHMENT G-3

DRAINAGE MAP / PHASE 3



SHEET	G3
DATE:	04/27/2023
CHECKED BY:	D.E.W.
DRAWN BY:	D.E.W.
PROJECT:	RIVER PARK AT RIVER CHASE SUBDIV. ON THE GUADALUPE
	LOT 234 / RIVER CHASE UNIT 3
ADDRESS:	283 TERRACE POINT, NEW BRAUNFELS, TX.
DRAWING TITLE:	DRAINAGE MAP & EROSION & SEDIMENTATION CONTROL PLAN PHASE 3

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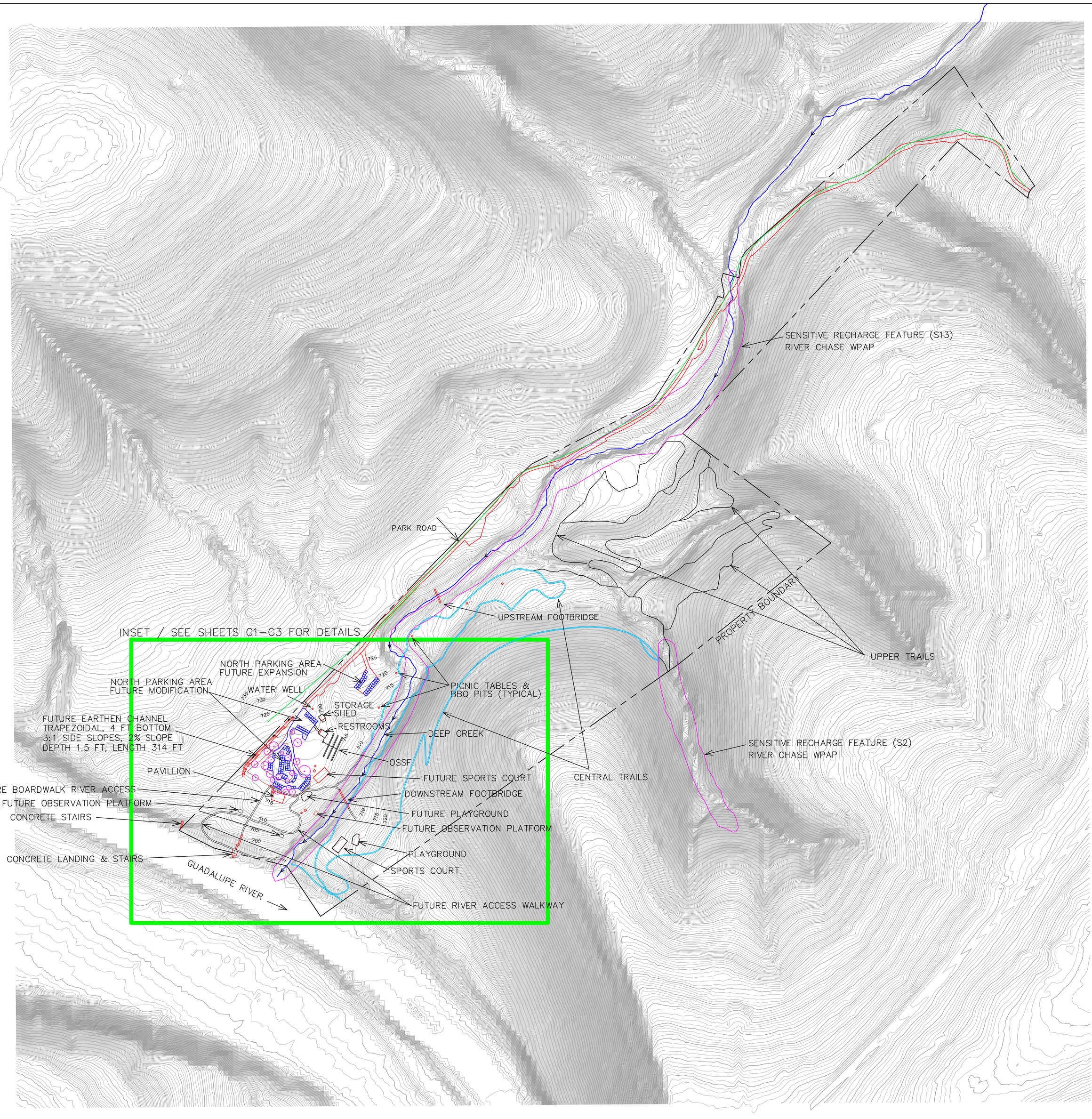
STATE OF TEXAS
DONALD E WOLFORD
86428
LICENSED PROFESSIONAL ENGINEER
05/01/2023

REV. NO.	REV. DESCRIPTION:	APPROVED BY:	DATE:

SITE PLAN

RIVER PARK AT RIVER CHASE ON THE GUADALUPE



SUMMARY OF IMPERVIOUS COVER / RIVER PARK AT RIVER CHASE

Structure	Existing Conditions (S.F.)	Proposed Conditions (S.F.)	Change (S.F.)
Park Road	63,473	63,473	0
North Parking	6,473	6,726	253
South Parking	25,815	21,093	-4,722
Water Well House	25	25	0
Storage Shed & Ramp	529	529	0
Restrooms & Sidewalk	922	922	0
Pavillion & Sidewalk	1,851	1,851	0
River Access Path	784	28,084	27,300
Boardwalk	0	760	760
Concrete Stairs & Landing	780	780	0
Observation Decks	0	576	576
Picnic Tables [1]	132	132	0
BBQ w/ Fire Safe Pads [1]	704	704	0
Grills	6	6	0
Sport Court [2]	1,800	1,800	0
Playground	1,014	2,028	1,014
Trails Phases 1&2	21,142	21,142	0
Trails Phase 3	20,965	20,965	0
Total (S.F.)	146,415	171,596	25,181
Total (Acres)	3.36	3.94	0.58
River Park (Acres)	58.30	58.30	
% of River Park	5.77	6.76	

[1] Six picnic tables existing & four tables proposed
[1] Two BBQ w/ Fire Safe Pads existing & four proposed
[2] One Sport Court existing & one proposed

LEGEND

TREES
DEEP CREEK CHANNEL CENTERLINE
PROPERTY BOUNDARY

SCALE (FT)
0 200

CONCEPTUAL PARKING AREAS MINIMUM WIDTH OF DRIVEWAY BETWEEN PARKING SPACES SHOULD BE 25 FT.

PRELIMINARY DRAWING. NOT TO BE USED FOR CONSTRUCTION UNTIL ALL NECESSARY PERMITS HAVE BEEN AQUIRED

REV. NO.	REV. DESCRIPTION:	APPROVED BY:	DATE:

STATE OF TEXAS
DONALD E WOLFORD
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LICENSED PROFESSIONAL ENGINEER
Don Wolford
05/01/2023

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PHONE: 512-296-2209 FAX: 512-296-2209
dwolford@austin.rr.com /FIRM REG.# F-6531

PROJECT: RIVER PARK AT RIVER CHASE ON THE GUADALUPE
ADDRESS: LOT 234 / RIVER CHASE UNIT 3
283 TERRACE POINT, NEW BRAUNFELS, TX.
DRAWING TITLE: SITE PLAN

DRAWN BY: D.E.W.
CHECKED BY: D.E.W.
DATE: 04/27/2023

SHEET
1

ATTACHMENT H

TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS

NOT APPLICABLE

ATTACHMENT H

TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS

NOT APPLICABLE

ATTACHMENT I
INSPECTION AND MAINTENANCE OF BMPs

Silt Fence

(1) Inspect all fencing weekly, and after any rainfall.

(2) Remove sediment when buildup reaches 6 inches.

(3) Replace any torn fabric or install a second line of fencing parallel to the torn section.

(4) Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.

(5) When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Diversion Dikes

(1) Swales should be inspected weekly and after each rain event to determine if silt is building up behind the dike or if erosion is occurring on the face of the dike. Locate and repair any damage to the channel or clear debris or other obstructions so as not to diminish flow capacity.

(2) Silt should be removed in a timely manner to prevent remobilization and to maintain the effectiveness of the control.

(3) If erosion is occurring on the face of the dike, the slopes of the face should either be stabilized through mulch or seeding or the slopes of the face should be reduced.

(4) Damage from storms or normal construction activities such as tire ruts or disturbance of swale stabilization should be repaired as soon as practical.

Sand Bag Berms

(1) The sand bag berm should be inspected weekly and after each rain.

(2) The sandbags should be reshaped or replaced as needed during inspection.

(3) When the silt reaches 6 inches, the accumulated silt should be removed and disposed of at an approved site in a manner that will not contribute to additional siltation.

(4) The sandbag berm should be left in place until all upstream areas are stabilized and accumulated silt removed; removal should be done by hand.

Interceptor Swale

(1) Interceptor swales should be inspected weekly and after each rain event to locate and repair any damage to the channel or clear debris or other obstructions so as not to diminish flow capacity.

(2) Damage from storms or normal construction activities such as tire ruts or disturbance of swale stabilization should be repaired as soon as practical.

ATTACHMENT J
SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Phase 1

Parking Areas

Permanent Soil Stabilization

Finished grades of exposed ground adjacent to the parking areas, roadways, and sidewalks will be seeded with grass within 24 hours of the time grading is completed.

Interim Stabilization

In the event that construction activities are temporarily ceased, exposed areas will be seeded with grass within 1 week.

River Access Walkways

Permanent Soil Stabilization

The disturbed ground outside the decomposed granite will be seeded with grass within 24 hours of final grading.

Interim Stabilization

In the event that construction activities are temporarily ceased, exposed areas will be seeded with grass within 1 week.

Sports Court & Playground

Permanent Soil Stabilization

Finished grades of exposed ground adjacent to the sports court and playground will be seeded with grass within 24 hours of the time grading is completed.

Interim Stabilization

In the event that construction activities are temporarily ceased, exposed areas will be seeded with grass within 1 week.

Interceptor Swale

Permanent Soil Stabilization

The disturbed ground in the area where grading occurs will be seeded with grass within 24 hours of final grading. Any accumulated sediment will be removed when the site is stabilized and the channel restored to its' design grade.

Interim Stabilization

In the event that construction activities are temporarily ceased, exposed areas will be seeded with grass within 1 week.

AGENT AUTHORIZATION FORM

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

I JERRY YOUNG,
Print Name

PRESIDENT,
Title - Owner/President/Other

of RIVER CHASE PROPERTY OWNERS ASSOCIATION,
Corporation/Partnership/Entity Name

have authorized Donald Wolford
Print Name of Agent/Engineer

of Donald Wolford, P.E.
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:

Jerry Young
Applicant's Signature

27 MAR 23
Date

THE STATE OF Texas §

County of Comal §

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Young 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 27 day of March 2023

TAMATHA RENEE STURDIVANT
Notary ID #132743254
My Commission Expires
October 22, 2024

NOTARY PUBLIC

Tamatha Sturdivant
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 10.22.2024

RIV3H 06/23/2022 12:13 PM

Form **1120-H**

Department of the Treasury
Internal Revenue Service

U.S. Income Tax Return for Homeowners Associations

▶ Go to *www.irs.gov/Form1120H* for instructions and the latest information.

OMB No. 1545-0123

2021

For calendar year 2021 or tax year beginning , and ending

TYPE OR PRINT	Name NBRC PROPERTY OWNERS ASSOC. RIVER CHASE PROPERTY OWNERS ASSOC.	Employer identification number 74-2915948
	Number, street, and room or suite no. If a P.O. box, see instructions. 436 RIVER CHASE WAY	Date association formed
	City or town, state or province, country, and ZIP or foreign postal code NEW BRAUNFELS TX 78132	04/12/1999

FEE APPLICATION FORM

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: River Park at River Chase on the Guadalupe

Regulated Entity Location: Comal County, 283 Terrace Point, New Braunfels, Texas

Name of Customer: NBRC Property Owner's Association

Contact Person: Ric Hastings Phone: 214-762-4598

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☒ Comal ☐ Kinney

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

☐ Austin Regional Office

☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☒ San Antonio Regional Office

☐ 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

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

Signature: Don Wolford Date: May 1, 2023

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

CORE DATA FORM

TCEQ Use Only

TCEQ Core Data Form

For detailed instructions regarding completion of 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 Exception Plan

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 Not Applicable		RN Not Applicable

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)

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

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)*	*If new Customer, enter previous Customer below:*
NBRC Property Owners Association	Southerland RCR Venture Ltd.

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
		74-2915948	

11. Type of Customer: ☐ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☒ Other: C-Corporation

12. Number of Employees ☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated? ☐ Yes ☒ No

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

☒ Owner ☐ Operator ☐ Owner & Operator

☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other: * POA members own the property

15. Mailing Address:							
	River Chase P.O.A.						
	436 River Chase Way						
	City	New Braunfels	State	Texas	ZIP	78132	ZIP + 4

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	office@riverchasepoa.org

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(830) 964 2197		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (*If 'New Regulated Entity" is selected below this form should be accompanied by a permit application*)

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name (*Enter name of the site where the regulated action is taking place.*)

River Park at River Chase on the Guadalupe

23. Street Address of the Regulated Entity: *(No PO Boxes)*	River Chase P.O.A.							
	436 River Chase Way							
	City	New Braunfels	**State**	Texas	**ZIP**	78132	**ZIP + 4**	
24. County	Comal							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Approximately 0.44 miles NW of the intersection of River Chase Drive and White Cedar Lane

26. Nearest City	**State**	**Nearest ZIP Code**
New Braunfels	Texas	78132

27. Latitude (N) In Decimal:	29.8088	**28. Longitude (W) In Decimal:**	98.1459

Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	48	31.57	98	8	45.3

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 General Contractors Single Family Houses	6552 Land Subdividers and Developers	237210 Land Subdividers & Utility Installation	

33. What is the Primary Business of this entity? *(Do not repeat the SIC or NAICS description.)*

Boost and support the local real estate industry

34. Mailing Address:	River Chase P.O.A.							
	436 River Chase Way							
	City	New Braunfels	**State**	Texas	**ZIP**	78132	**ZIP + 4**	
35. E-Mail Address:	office@riverchasepoa.org							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(830) 964 2197		( ) -

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
		82279 Comal Co. Env. Health		
☐ Sludge	☒ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
	TXR157731 (Expired)			
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Don Wolford	**41. Title:**	Professional Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 296 2209		( ) -	dwolford@austin.rr.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.

STATE OF TEXAS
DONALD E. WOLFORD
86428
LICENSED
PROFESSIONAL ENGINEER

Company:	Don Wolford P.E.	**Job Title:**	Owner
Name *(In Print):*	Don Wolford	**Phone:**	(512) 296 2209
Signature:	Don Wolford	**Date:**	April 27, 2023