

MATKIN-HOOVER ENGINEERING

Transmittal

Date: 1/2/2024

Texas Commission of Environmental Quality

Attention: Edwards Aquifer Program

Address: 14250 Judson Rd San Antonio, TX 78233

Re: Pecan Springs Unit 4, 4B, 5, & 5B CZP Site Plan

☒ For Approval ☒ For Review ☐ Please Comment ☐ Please Reply ☐ For Your Information

ITEMS ATTACHED

Qty:

Description:

1	Transmittal
1	Contributing Zone Plan Checklist
1	Executive Summary Letter
1	Edwards Aquifer Cover Page
1	Contributing Zone Plan Application
1	Temporary Stormwater Section
1	Copies of Notice of Intent
1	Agent Authorization Forms
1	Application Fee Form
1	Check Payable to the "Texas Commission on Environmental Quality"
1	Core Data Form
1	TCEQ Comments Memo

● **Comments:** If you have any questions please feel free to give me a call at (830) 249-0600 – Cody Morris

Sent by: Cody Morris

Job No. 2990.57

December 21, 2023

Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
Austin Regional Office
12100 Park 35 Circle
Austin, TX 78753

Re: Pecan Springs Unit 4, 4B, 5, & 5B
Bexar County, Texas
Contributing Zone Plan

To Whom It May Concern:

Please find attached two (2) copies of the Pecan Springs Unit 4, 4B, 5, & 5B Contributing Zone Plan. This Contributing Zone Plan has been prepared in accordance with the Texas Commission on Environmental Quality (30 TAC 213) and current policies for development over the Edwards Aquifer Contributing Zone.

This Contributing Zone Plan applies to a combined 97.79-acre tract in which Unit 4 is located West of the intersection of Barreal and Charcos View in Unit 3B. Unit 4B is located West of the intersection of Morhiss Point and Charcos View in Pecan Springs Unit 1A and 3B. Unit 5 is located West of the intersection of Morhiss Point and Charcos View and Pecan Springs Unit 1B. Unit 5B is located West of the intersection of Morhiss Point and Montell Point and North of Pecan Springs Unit 1B. The Contributing Zone Plan is located in Bexar County, Texas.

Please review the attached Contributing Zone Plan information for the items it is intended to address, and if acceptable, provide a written approval of the plan in order that construction may begin at the earliest opportunity.

Appropriate review fees (\$6,500.00) and fee application are included. If you have any questions regarding this information, please call our office.

Respectfully Submitted,
Matkin Hoover Engineering & Surveying
TBPE #4152



Cody Morris, P.E.



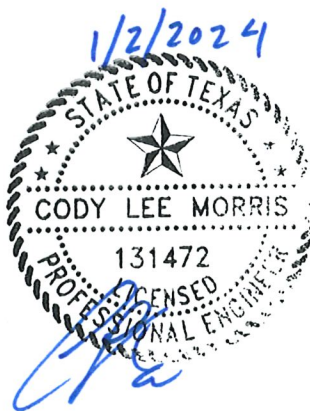
Attachments

cc: Pecan Springs Unit 4, 4B, 5, & 5B Contributing Zone Plan

Pecan Springs Unit 4, 4B, 5, & 5B

Bexar County, Texas

Contributing Zone Plan



January 2024

TBPE # F-4512

MHE 2990.57

PREPARED BY: CODY MORRIS

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: Pecan Springs Unit 4, 4B, 5, & 5B					2. Regulated Entity No.:				
3. Customer Name: Toutant Ranch, LTD.					4. Customer No.:				
5. Project Type: (Please circle/check one)	New		Modification			Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential			7. Site (acres): 97.79 acres			
9. Application Fee:	\$6,500		10. Permanent BMP(s):				20% Waiver		
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):				N/A		
13. County:	Bexar		14. Watershed:				Leon Creek		

Application Distribution

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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Cody Morris

Print Name of Customer/Authorized Agent

1/2/2024

Signature of Customer/Authorized Agent

Date

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

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Cody Morris

Date: 12/21/2023

Signature of Customer/Agent:



Regulated Entity Name: Pecan Springs Unit 4, 4B, 5, & 5B

Project Information

1. County: Bexar
2. Stream Basin: Leon Creek
3. Groundwater Conservation District (if applicable): Trinity Glen Rose & Edwards
4. Customer (Applicant):

Contact Person: Tom Dreiss

Entity: Toutant Ranch, LTD

Mailing Address: 325 Sonterra Blvd. E. Suite 210

City, State: San Antonio, Texas

Telephone: (210)493-1444

Email Address: tdreiss@dreicomgmt.com

Zip: 78258-4056

Fax: (210)492-5836

5. Agent/Representative (If any):

Contact Person: Cody Morris

Entity: Matkin-Hoover Engineering and Surveying

Mailing Address: 8 Spencer Rd. Suite 100

City, State: Boerne, Texas

Zip: 78006-8194

Telephone: (830)249-0600

Fax: _____

Email Address: cmorris@matkinhoover.com

6. 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 San Antonio.
- ☐ The project site is not located within any city's limits or ETJ.

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

From TCEQ's regional office, travel north on Judson Rd approximately 2.5 miles to Loop 1604. Travel west on Loop 1604 approximately 12.3 miles to IH-10. Travel northwest on IH-10 approximately 5.2 miles to Boerne Stage Rd. Turn left and travel east on Boerne Stage Rd. for approximately 3.0 miles. At the intersection continue straight in Toutant Beauregard Rd for Approximately 4.1 miles. For Units 4, turn left and head south on Pecan Ranch for approximately 0.51 miles and turn right at the Pecan Ranch/Barreal intersection and follow the road west for approximately 0.64 miles. Unit 4 will be located south of Unit 1C and west of Unit 3B. For Units 5, turn left and head south on Pecan Ranch for approximately 0.53 miles and turn right at the Pecan Ranch/Ensor intersection and follow the road west for 0.32 miles. Then turn left at the Ensor/Montell Point intersection and follow the road west for 0.20 miles, then turn left at the Montell Point/Morhiss Point intersection and follow the road west for 0.33 miles where Unit 5 will be to the west of Unit 1A.

8. ☒ **Attachment A - Road Map.** A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.
9. ☒ **Attachment B - USGS Quadrangle Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:
- ☒ Project site boundaries.
- ☒ USGS Quadrangle Name(s).
10. ☒ **Attachment C - Project Narrative.** A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:
- ☒ Area of the site

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

11. Existing project site conditions are noted below:

- ☐ Existing commercial site
- ☐ Existing industrial site
- ☐ Existing residential site
- ☐ Existing paved and/or unpaved roads
- ☐ Undeveloped (Cleared)
- ☒ Undeveloped (Undisturbed/Not cleared)
- ☐ Other: _____

12. The type of project is:

- ☒ Residential: # of Lots: 60
- ☐ Residential: # of Living Unit Equivalents: _____
- ☐ Commercial
- ☐ Industrial
- ☐ Other: _____

13. Total project area (size of site): 97.79 Acres

Total disturbed area: 19.47 Acres

14. Estimated projected population: _____

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

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	604,320	÷ 43,560 =	13.87
Parking	N/A	÷ 43,560 =	N/A
Other paved surfaces	243,653	÷ 43,560 =	5.59
Total Impervious Cover	847,973	÷ 43,560 =	19.47

Total Impervious Cover $\frac{19.47}{97.79} \times 100 = 19.91\%$ Impervious Cover

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

- ☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

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

Length of R.O.W.: _____ feet.
Width of R.O.W.: _____ feet.
 $L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: _____ feet.
Width of pavement area: _____ feet.
 $L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$
Pavement area _____ acres \div R.O.W. area _____ acres $\times 100 = \text{_____}\%$ impervious cover.

22. ☐ A rest stop will be included in this project.
☐ A rest stop will not be included in this project.
23. ☐ Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

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

☐ Existing.

☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒ N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

32. ☐ **Attachment H - AST Containment Structure Drawings.** A scaled drawing of the containment structure is attached that shows the following:
- ☐ Interior dimensions (length, width, depth and wall and floor thickness).
 - ☐ Internal drainage to a point convenient for the collection of any spillage.
 - ☐ Tanks clearly labeled
 - ☐ Piping clearly labeled
 - ☐ Dispenser clearly labeled
33. ☐ Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.
- ☐ In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.
 - ☐ In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

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

34. ☒ The Site Plan must have a minimum scale of 1" = 400'.
- Site Plan Scale: 1" = 200'.
35. 100-year floodplain boundaries:
- ☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
 - ☒ No part of the project site is located within the 100-year floodplain.
- The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Firm Panel 48029C0090F dated September 29, 2010.
36. ☐ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
- ☒ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.
38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
39. ☒ Areas of soil disturbance and areas which will not be disturbed.

40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
41. ☒ Locations where soil stabilization practices are expected to occur.
42. ☐ Surface waters (including wetlands).
☒ N/A
43. ☐ Locations where stormwater discharges to surface water.
☒ There will be no discharges to surface water.
44. ☐ Temporary aboveground storage tank facilities.
☒ Temporary aboveground storage tank facilities will not be located on this site.
45. ☐ Permanent aboveground storage tank facilities.
☒ Permanent aboveground storage tank facilities will not be located on this site.
46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

47. ☐ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
☒ N/A
48. ☐ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
☐ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.
☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.
☒ N/A
49. ☐ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.
☒ N/A

50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

☒ The site will be used for low density single-family residential development and has 20% or less impervious cover.

☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.

☐ The site will not be used for low density single-family residential development.

51. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

☐ **Attachment I - 20% or Less Impervious Cover Waiver.** The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.

☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.

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

52. ☒ **Attachment J - BMPs for Upgradient Stormwater.**

☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.

☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.

☒ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

53. ☒ **Attachment K - BMPs for On-site Stormwater.**

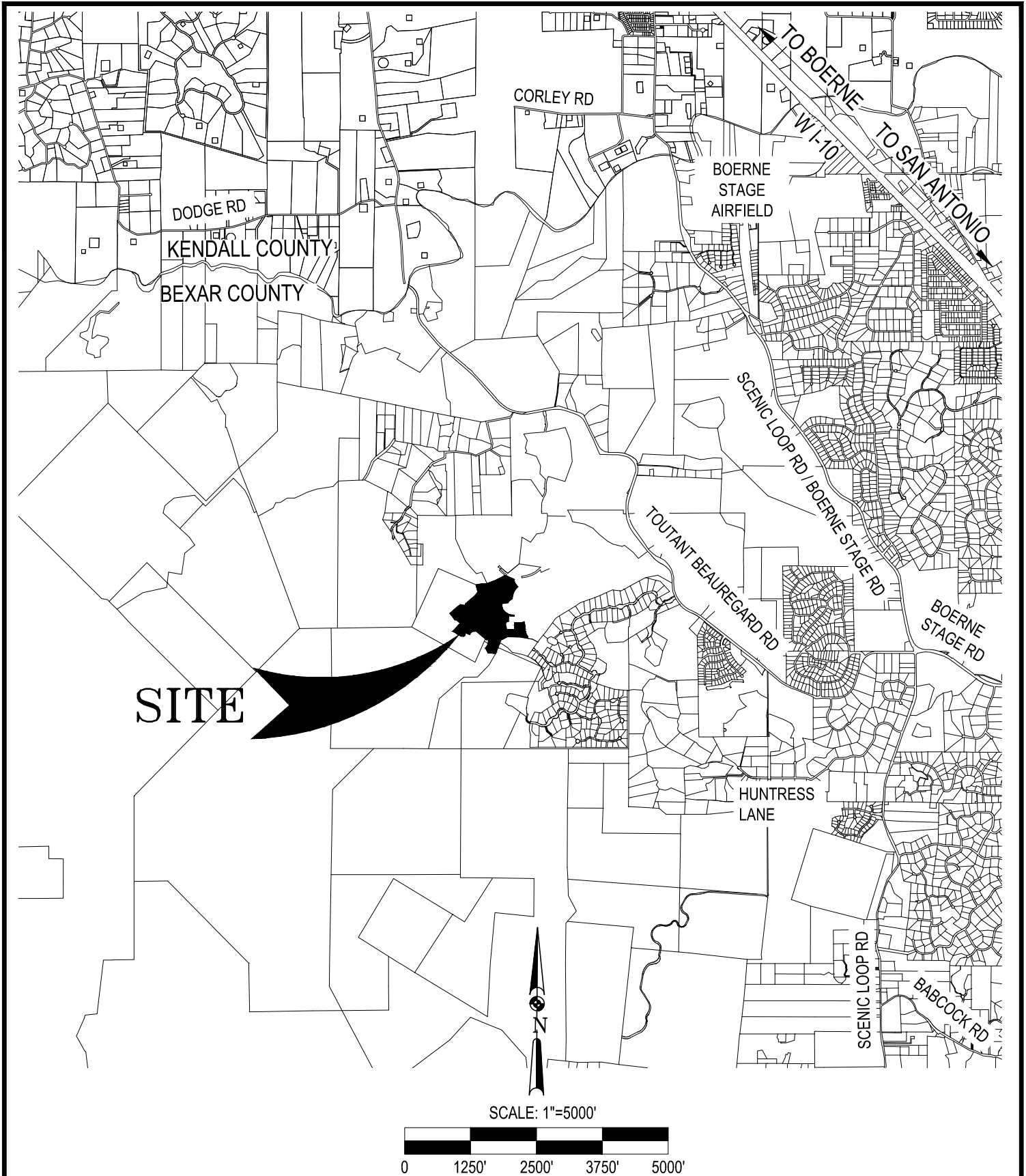
- ☐ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
- ☒ Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.
54. ☐ **Attachment L - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.
- ☒ N/A
55. ☐ **Attachment M - Construction Plans.** Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.
- ☒ N/A
56. ☐ **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan.** A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:
- ☐ Prepared and certified by the engineer designing the permanent BMPs and measures
- ☐ Signed by the owner or responsible party
- ☐ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
- ☐ Contains a discussion of record keeping procedures
- ☒ N/A
57. ☐ **Attachment O - Pilot-Scale Field Testing Plan.** Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.
- ☒ N/A
58. ☐ **Attachment P - Measures for Minimizing Surface Stream Contamination.** A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.
- ☒ N/A

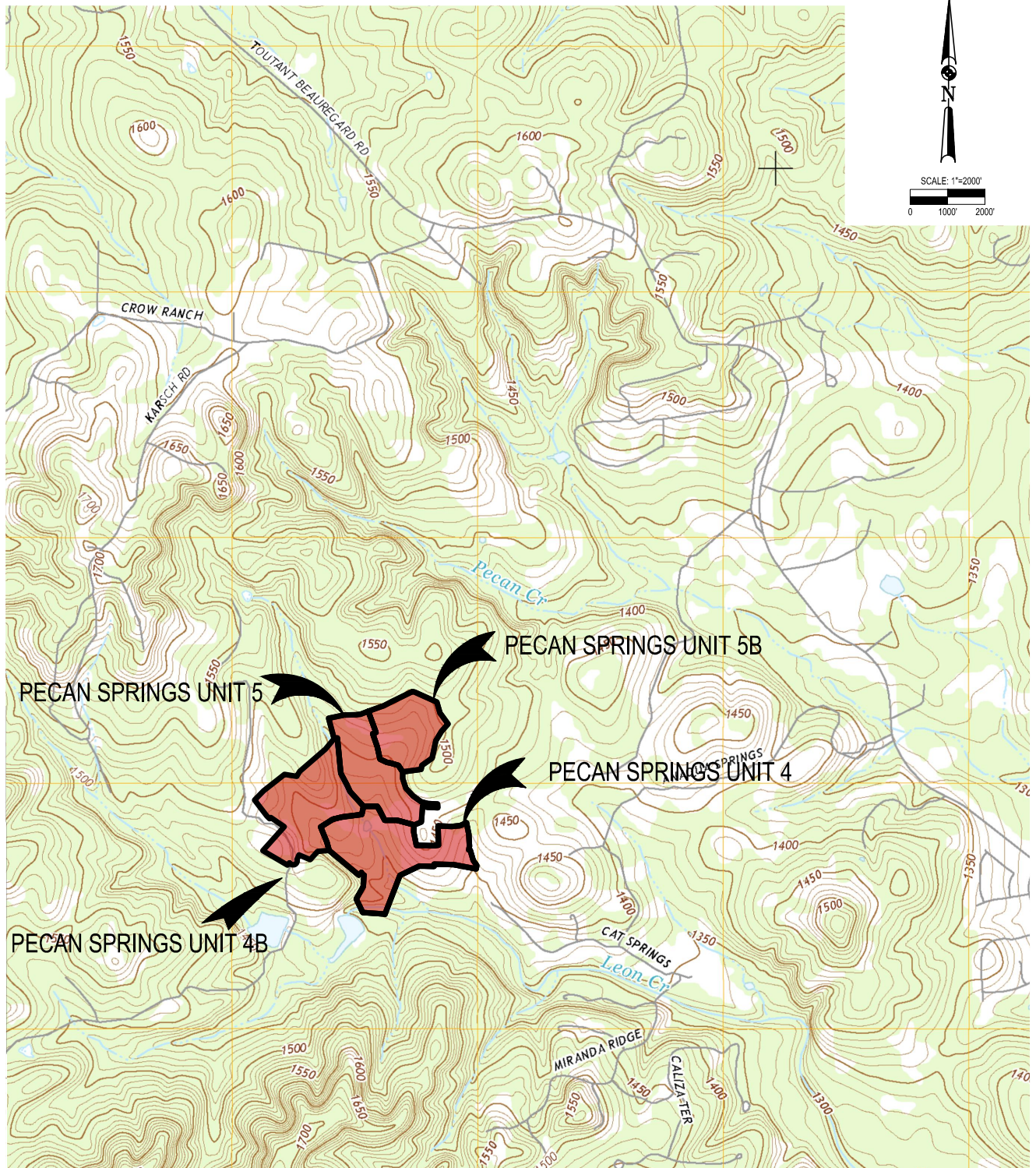
Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

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

Administrative Information

61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.
62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.
63. ☒ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.
- ☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.





USGS QUADRANGLE MAP: VAN RAUB

Date: Sep 27, 2023, 8:35am User ID: ahoward

Z:\PROJECTS\2990 - Pecan Springs Ranch\57 - Pecan Springs Unit 4\CZP\02 - CZP Application (TCEQ-10257)\02.2 - Attachment B - USGS Quadrangle Map.dwg

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8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 817.240.0600
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

USGS MAP
FOR
PECAN SPRINGS UNIT 4, 4B, 5, & 5B
BEXAR COUNTY, TEXAS

JOB NO.	2990.57
DATE	JUN 2023
DESIGNED	CJM
CHECKED	CLM
SHEET ID	
SHEET #	Attach: B

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
PROJECT NARRATIVE

The proposed 97.79-acre site is located in Northwest Bexar County approximately 4 miles Northwest of the intersection of Scenic Loop and Boerne Stage Road, along Toutant Beauregard Road. The proposed subdivision will consist of approximately 7,646 L.F. of private road and 60 residential lots, with the average lot size of 1.3 acres and the minimum size of a residential lot is 1.00 acres. The proposed development will consist of 60 home sites, associated parking and driveways in addition to the private road and drainage structures. These homes will each be served by underground utilities and private septic systems. Upon completion, this phase will consist of approximately 19.91% impervious cover with each lot allowed a maximum impervious cover of 10,072 square feet. The impervious cover limitations will be laid out in the subdivision covenants, conditions, and restriction for the development. The site is currently undeveloped therefore no demolition will be required. The Property Owner's Association will be responsible for making sure each lot owner does not build more than the allowed impervious cover. Any future development beyond the Pecan Springs Unit 4, 4B, 5, & 5B boundary will be subject to TCEQ rules. A Contributing Zone Plan for future developments will be completed and submitted to TCEQ at the time of development.

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
FACTORS AFFECTING WATER QUALITY

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

- Soil erosion due to the clearing of the site
- Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle drippings
- Hydrocarbons from asphalt paving operations
- Miscellaneous trash and litter from construction operations and material wrappings

Potential sources of pollution that may reasonably be expected to affect the quality of stormwater discharges from the site after construction include:

- Fertilizers, herbicides, and pesticides from agricultural operations
- Oil, grease, fuel and hydraulic fluid contamination from vehicle drippings
- Dirt and dust that may fall off vehicles
- Miscellaneous trash and litter

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
VOLUME AND CHARACTER OF STORMWATER

The total project acreage of this site is 97.79 acres. The site is contained within one major watershed and is primarily undeveloped land. Upon completion, the site will have a maximum impervious cover of 19.91%.

The SCS method with a type III rainfall distribution was utilized. Time of concentration values were established using Technical Release-55 and curve numbers used for these calculations are from the City of Bulverde Drainage Criteria Manual. HEC-HMS 4.2.1 was used to calculate the storm water runoff for the 100-year storm event. Below is a summary of the pre-developed and post –developed runoff:

CP-1

Pre-Development Runoff:			
Q₁₀₀	CN	Area (acres)	Runoff (cfs)
	73.1	1360.12	9,584.2
Post-Development Runoff:			
Q₁₀₀	CN	Area (acres)	Runoff (cfs)
	73.9	1360.12	9,648.3

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
SUITABILITY LETTER FROM AUTHORIZED AGENT

See Attached Letter on next page



COUNTY OF BEXAR

PUBLIC WORKS DEPARTMENT

1948 Probandt St
San Antonio, Texas 78214
Main 210-335-6700 Fax 210-335-6713

August 29, 2023

Mr. Robert Sadlier
Texas Commission on Environmental Quality
14250 Judson Rd
San Antonio, TX 78233-4480

RE: PECAN SPRINGS

Dear Mr. Sadlier:

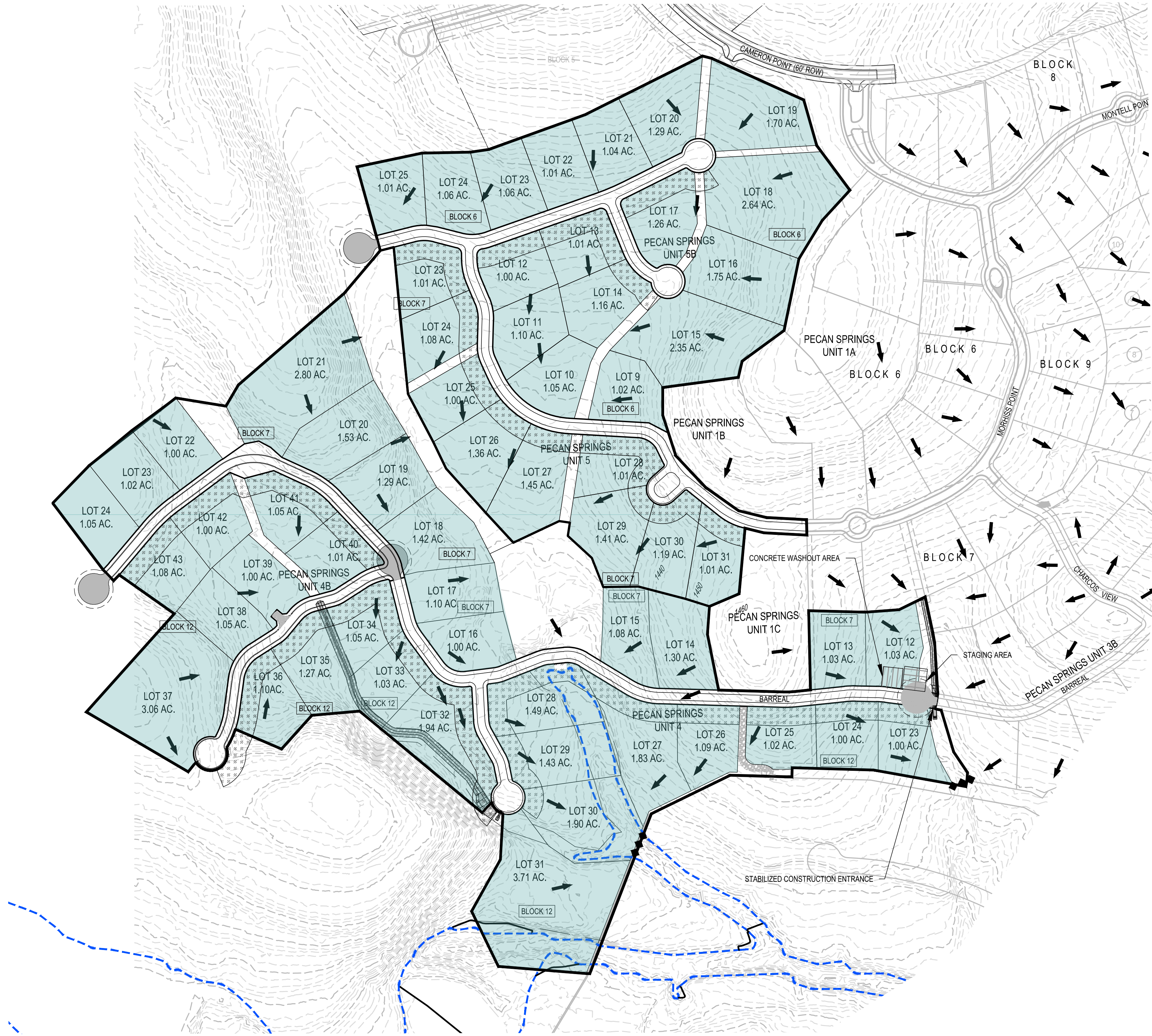
Based on the information submitted by MATKIN HOOVER, the above referenced subdivision has been reviewed by the Environmental Services Division and is found to meet the minimum requirements of the Regulations for On-Site Sewage Facilities, Bexar County, Texas (2006), for a proposed site not served by sanitary sewer.

Prior to installation, each individual lot owner will be required to obtain approval of a site specific design (which meets Bexar County construction requirements) for conditions unique to that lot. This letter does not guarantee approval of any and all lots within the proposed subdivision or the use of specific types of on-site systems.

Sincerely,

OS0030790

Erin M. Lowe
Bexar County Public Works
Civil Engineer



- TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES
- WRITTEN CONSTRUCTION NOTIFICATION SHOULD BE PROVIDED TO THE APPROPRIATE TCEQ REGIONAL OFFICE NO LATER THAN 48 HOURS PRIOR TO COMMENCEMENT OF THE REGULATED ACTIVITY. INFORMATION SHOULD INCLUDE THE DATE ON WHICH THE REGULATED ACTIVITY WILL COMMENCE, THE NAME OF THE APPROVED PLAN FOR THE REGULATED ACTIVITY, AND THE NAME OF THE PRIME CONTRACTOR WITH THE NAME AND TELEPHONE NUMBER OF THE CONTACT PERSON.
 - ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
 - NO TEMPORARY ABOVEGROUND HYDROCARBON AND HAZARDOUS SUBSTANCE STORAGE TANK SYSTEM MAY BE INSTALLED WITHIN 150 FEET IF A DOMESTIC, INDUSTRIAL, IRRIGATION, OR PUBLIC WATER SUPPLY WELL.
 - PRIOR TO COMMENCING CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES. CONTROLS SPECIFIED IN THE SWPPP SECTION OF THE APPROVED EDWARDS AQUIFER CONTRIBUTING ZONE PLAN ARE REQUIRED DURING CONSTRUCTION. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THE CONTROLS MUST REMAIN IN PLACE UNTIL DISTURBED AREAS ARE REVEGETATED AND THE AREAS HAVE BECOME PERMANENTLY STABILIZED.
 - 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).
 - SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS NOT LATER THAN WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%. A PERMANENT STAKE MUST BE PROVIDED THAT CAN INDICATE WHEN THE SEDIMENT OCCUPIES 50% OF THE BASIN VOLUME.
 - 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).
 - ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE AND STORED ON-SITE MUST HAVE PROPER E&S CONTROLS INSTALLED.
 - STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND CONSTRUCTION ACTIVITIES WILL NOT RESUME WITHIN 21 DAYS. WHEN THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY IS PRECLUDED BY WEATHER CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST, THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
 - THE HOLDER OF ANY APPROVED CONTRIBUTING ZONE PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
 - ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES.
 - ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
 - ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER AND HYDROLOGICALLY CONNECTED SURFACE WATER, OR
 - ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED IN A CONTRIBUTING ZONE PLAN AS UNDEVELOPED.
- AUSTIN REGIONAL OFFICE
2800 S. IH 35, SUITE 100
AUSTIN, TEXAS 78704-5712
PHONE (512) 339-2929
FAX (512) 339-3795

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329
- CONTRACTOR MUST HAVE A COPY OF THE CZP ON SITE AS REQUIRED BY TCEQ
- LOT CONSTRUCTION NOTE FOR SWPPP:
EACH LOT SHALL INSTALL EROSION CONTROL MEASURES AND OBTAIN INDIVIDUAL SWPPP AS REQUIRED BY TCEQ FOR LOT CONSTRUCTION. REFER TO 'SINGLE FAMILY LOT - EROSION & SEDIMENT CONTROL PLAN' DETAIL' ON EXHIBIT M1.

LEGEND

OVERALL SUBDIVISION BOUNDARY

PROPOSED LOT LINES

EXISTING 5' CONTOURS

EXISTING 25' CONTOURS

PROPOSED 5' CONTOURS

PROPOSED 25' CONTOURS

PROPOSED DRAINAGE EASEMENT

EXISTING 100-YEAR FLOODPLAIN

FLOW ARROW

ROCK BERM

STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION STAGING AREA

CONCRETE WASHOUT AREA

NATURAL VEGETATIVE FILTER STRIP

RESIDENTIAL AREA

LOT NUMBER

LOT XX

SEWER NOTE :

EACH INDIVIDUAL LOT WILL BE SERVICED BY AN ON-SITE SEWAGE FACILITY.

LOT FILL NOTE :

ALL LOTS WITH FILL SHALL BE COMPACTED IN ACCORDANCE WITH THE 796 PROCEDURE THAT MEETS THE REQUIREMENTS OF THE FHA DATA SHEET. DOCUMENTATION AND EVIDENCE OF COMPACTION SHALL BE FURNISHED TO THE ENGINEER & OWNER.

FEMA NOTE

NO PORTION OF THIS SUBDIVISION PHASE IS WITHIN A SPECIAL FLOOD HAZARD ZONE "A" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR BEXAR COUNTY, TEXAS ON PANEL NUMBER 48023C0090F, DATED EFFECTIVE SEPTEMBER 29, 2010 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

TEMPORARY OR PERMANENT VEGETATIVE SOIL STABILIZATION

- INTERM OR FINAL GRADING MUST BE COMPLETED PRIOR TO SEEDING, MINIMIZING ALL STEEP SLOPES.
- FERTILIZER SHOULD BE APPLIED AT THE RATE OF 40 POUNDS OF NITROGEN AND 40 ROUNDS OF PHOSPHORUS PER ACRE. COMPOST CAN BE USED INSTEAD OF FERTILIZER AND APPLIED AT THE SAME TIME AS THE SEED.
- ALL DISTURBED AREAS SHALL BE PERMANENTLY SEEDED OR OTHERWISE STABILIZED WITHIN 14 CALENDAR DAYS AFTER FINAL GRADING OR WHERE TEMPORARY CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 21 DAYS.

FINISHED FLOOR ELEVATIONS

THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORMWATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

- GENERAL NOTES:
- HOME BUILDER SHALL REFER TO THE APPROVED SUBDIVISION PLAT TO CONFIRM ALL BUILDING SETBACKS PRIOR TO ANY FOUNDATION WORK.
 - AS SOON AS PRACTICAL, HOME BUILDER SHALL ESTABLISH VEGETATION (HYDROMULCH, SEEDING, SODDING, ETC...) TO PREVENT EROSION FROM OCCURRING.
 - CONTRACTOR SHALL CONTACT ENGINEER REGARDING ANY QUESTIONS ON THE INTENT OF THIS PLAN.
 - POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS AND TOWARDS THE PROPER DRAINAGE EASEMENT OF STREET RIGHT OF WAY ACCORDING TO THE MASTER DRAINAGE PLAN FOR THE PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW PONDING OF WATER.
 - GRADING PLAN IS INTENDED FOR USE IN LOT GRADING ONLY. CONTRACTOR SHOULD REFER TO CONSTRUCTION DRAWINGS FOR ALL OTHER GRADES, INCLUDING, BUT NOT LIMITED TO, CHANNELS, ROADS, AND DETENTION PONDS.
 - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ALL SWALES.

CONTRIBUTING ZONE SITE PLAN

SWPPP MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

PECAN SPRINGS, UNIT 4, 4B, 5, & 5B - IMPERVIOUS COVER

IMPERVIOUS COVER OF PROPOSED PROJECT	(SQ FT)	(SQ FT / ACRE)	IMPERVIOUS COVER (AC)
STRUCTURES / ROOFTOP	604,320	/ 43,560 =	13.87
PARKING	N/A	/ 43,560 =	N/A
OTHER PAVED SURFACES	243,653	/ 43,560 =	5.59
TOTAL IMPERVIOUS COVER	847,973	/ 43,560 =	19.47

TOTAL IMPERVIOUS COVER (19.47 AC) / TOTAL ACREAGE (97.79 AC) = 19.91%
MAXIMUM IMPERVIOUS COVER ALLOWED PER LOT (SQ FT)= 10,072

IMPERVIOUS COVER	(SQ FT)
RIGHT OF WAY / ROAD	243,653
ON LOT (PER LOT)	10,072
ON LOT TOTAL (60 LOTS X 10,290)	604,320
TOTAL (ROW + ON LOT TOTAL)	847,973

N

SCALE: 1"=200'

SHEET SIZE: 24" x 36"

11/8/2022

STATE OF TEXAS

CODY LEE MORRIS

131472

REGISTERED PROFESSIONAL ENGINEER

REVISIONS:

CONTRIBUTING ZONE SITE PLAN

FOR

PECAN SPRINGS UNIT 4, 4B, 5, & 5B, P.U.D.

BEXAR COUNTY, TEXAS

PLAT # XXXXXXXX
MDP # XXXXXXXX

ATTACH. I

JOB NO. 2990.57

DESIGNED BY: CLM

DRAWN BY: CJM

CHECKED BY: CLM

SHEET # 01 OF 02

MATKINHOOVER

ENGINEERING & SURVEYING

3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
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TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10034000

8 SPENCER ROAD SUITE 100
BOJES, TEXAS 78006
OFFICE: 512.339.2929
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10034000

1.4.2 Temporary Construction Entrance/Exit

The purpose of a temporary gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of-way, street, alley, sidewalk or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking or flowing of sediment onto public rights-of-way. This practice should be used at all points of construction ingress and egress. Schematic diagram of a construction entrance/exit are shown in Figure 1-24 and Figure 1-25.

Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected where access is not necessary. A rock stabilized construction entrance should be used at all designated access points.

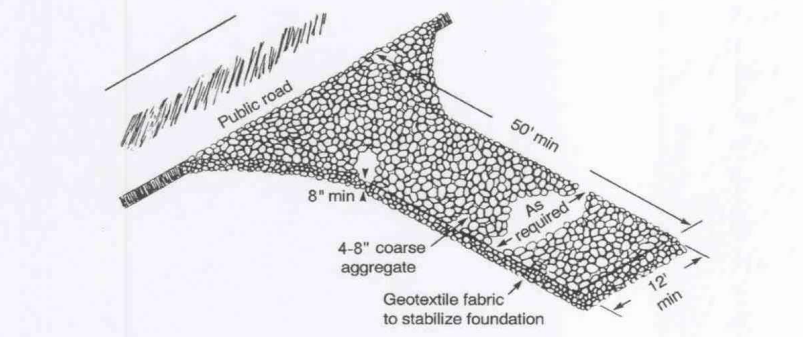


Figure 1-24 Schematic of Temporary Construction Entrance/Exit (after NC, 1993)

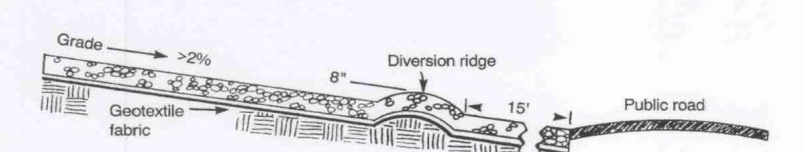


Figure 1-25 Cross-section of a Construction Entrance/Exit (NC, 1993)

1-63

Materials:

- (1) Silt fence material should be polypropylene, polyethylene or polyamide woven or nonwoven fabric. The fabric width should be 36 inches, with a minimum unit weight of 4.5 oz/yd, mullen burst strength exceeding 190 lb/ft², ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.
- (2) Fence posts should be made of hot rolled steel, at least 4 feet long with Tee or Y-bar cross section, surface painted or galvanized, minimum nominal weight 1.25 lb/ft², and Brinell hardness exceeding 140. Rebar (either #5 or #6) may also be used to anchor the berm.
- (3) Woven wire backing to support the fabric should be galvanized 2" x 4" welded wire, 12 gauge minimum.
- (4) The berm structure should be secured with a woven wire sheathing having maximum opening of 1 inch and a minimum wire diameter of 20 gauge galvanized and should be secured with short rings.
- (5) Clean, open graded 3- to 5-inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rocks may be used.

Installation:

- (1) Lay out the woven wire sheathing perpendicular to the flow line. The sheathing should be 20 gauge woven wire mesh with 1-inch openings.
- (2) Install the silt fence along the center of the proposed berm placement, as with a normal silt fence described in Section 2.4.3.
- (3) Place the rock along the sheathing on both sides of the silt fence as shown in the diagram (Figure 1-29), to a height not less than 24 inches. Clean, open graded 3- to 5-inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rock may be used.
- (4) Wrap the wire sheathing around the rock and secure with tie wire so that the ends of the sheathing overlap at least 2 inches, and the berm retains its shape when walked upon.
- (5) The high service rock berm should be removed when the site is revegetated or otherwise stabilized or it may remain in place as a permanent BMP if drainage is adequate.

1-76

1.4.5 Rock Berms

The purpose of a rock berm is to serve as a check dam in areas of concentrated flow, to intercept sediment-laden runoff, detain the sediment and release the water in sheet flow. The rock berm should be used when the contributing drainage area is less than 5 acres. Rock berms are used in areas where the volume of runoff is too great for a silt fence to contain. They are less effective for sediment removal than silt fences, particularly for fine particles, but are able to withstand higher flows than a silt fence. As such, rock berms are often used in areas of channel flows (ditches, gullies, etc.). Rock berms are most effective at reducing bed load in channels and should not be substituted for other erosion and sediment control measures further up the watershed.

Materials:

- (1) The berm structure should be secured with a woven wire sheathing having maximum opening of 1 inch and a minimum wire diameter of 20 gauge galvanized and should be secured with short rings.
- (2) Clean, open graded 3- to 5-inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rocks may be used.

Installation:

- (1) Lay out the woven wire sheathing perpendicular to the flow line. The sheathing should be 20 gauge woven wire mesh with 1 inch openings.
- (2) Berm should have a top width of 2 feet minimum with side slopes being 2:1 (HV) or flatter.
- (3) Place the rock along the sheathing as shown in the diagram (Figure 1-28), to a height not less than 18".
- (4) Wrap the wire sheathing around the rock and secure with tie wire so that the ends of the sheathing overlap at least 2 inches, and the berm retains its shape when walked upon.
- (5) Berm should be built along the contour at zero percent grade or as near as possible.
- (6) The ends of the berm should be tied into existing upslope grade and the berm should be buried in a trench approximately 3 to 4 inches deep to prevent failure of the control.

1-72

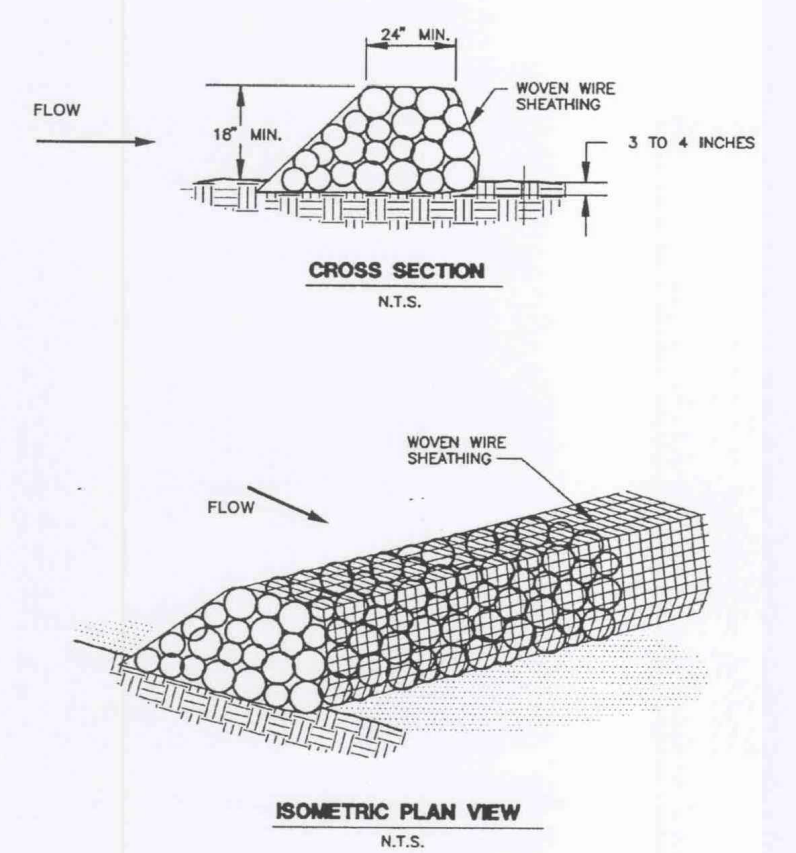


Figure 1-28 Schematic Diagram of a Rock Berm (NCTCOG, 1993)

1-73

- (6) Silt fence should be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.

Common Trouble Points:

- (1) Fence not installed along the contour causing water to concentrate and flow over the fence.
- (2) Fabric not seated securely to ground (runoff passing under fence)
- (3) Fence not installed perpendicular to flow line (runoff escaping around sides)
- (4) Fence treating too large an area, or excessive channel flow (runoff overtops or collapses fence)

Inspection and Maintenance Guidelines:

- (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 situation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

1-68

Common trouble points

- (1) Inadequate runoff control – sediment washes onto public road.
- (2) Stone too small or geotextile fabric absent, results in muddy condition as stone is pressed into soil.
- (3) Pad too short for heavy construction traffic – extend pad beyond the minimum 50 foot length as necessary.
- (4) Pad not flared sufficiently at road surface, results in mud being tracked on to road and possible damage to road edge.
- (5) Unstable foundation – use geotextile fabric under pad and/or improve foundation drainage.

Inspection and Maintenance Guidelines:

- (1) The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
- (2) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
- (3) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
- (4) When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
- (5) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

1-65

Common Trouble Points:

- (1) Insufficient berm height or length (runoff quickly escapes over the top or around the sides of berm)
- (2) Berm not installed perpendicular to flow line (runoff escaping around one side)

Inspection and Maintenance Guidelines:

- (1) Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
- (2) Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional situation.
- (3) Repair any loose wire sheathing.
- (4) The berm should be reshaped as needed during inspection.
- (5) The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
- (6) The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

1-74

1.4.18 Concrete Washout Areas

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.

For onsite washout:

- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

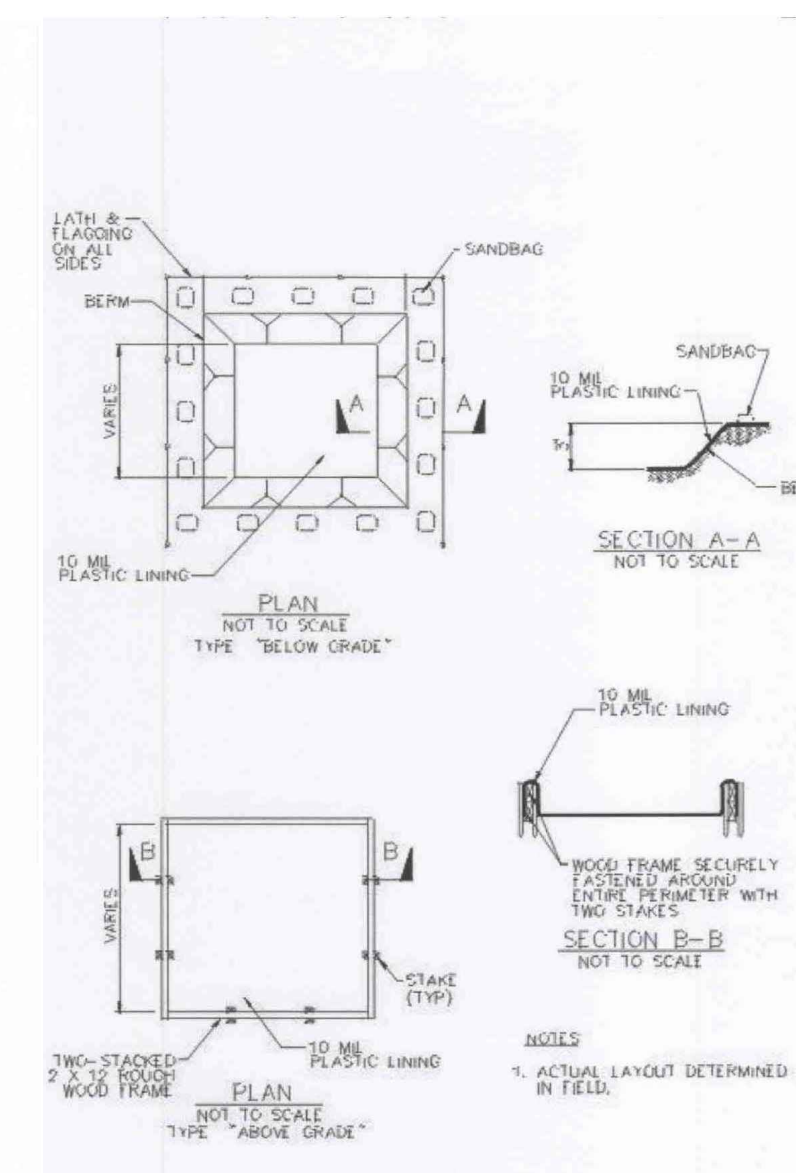


Figure 1-43 Schematics of Concrete Washout Areas

1-125

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

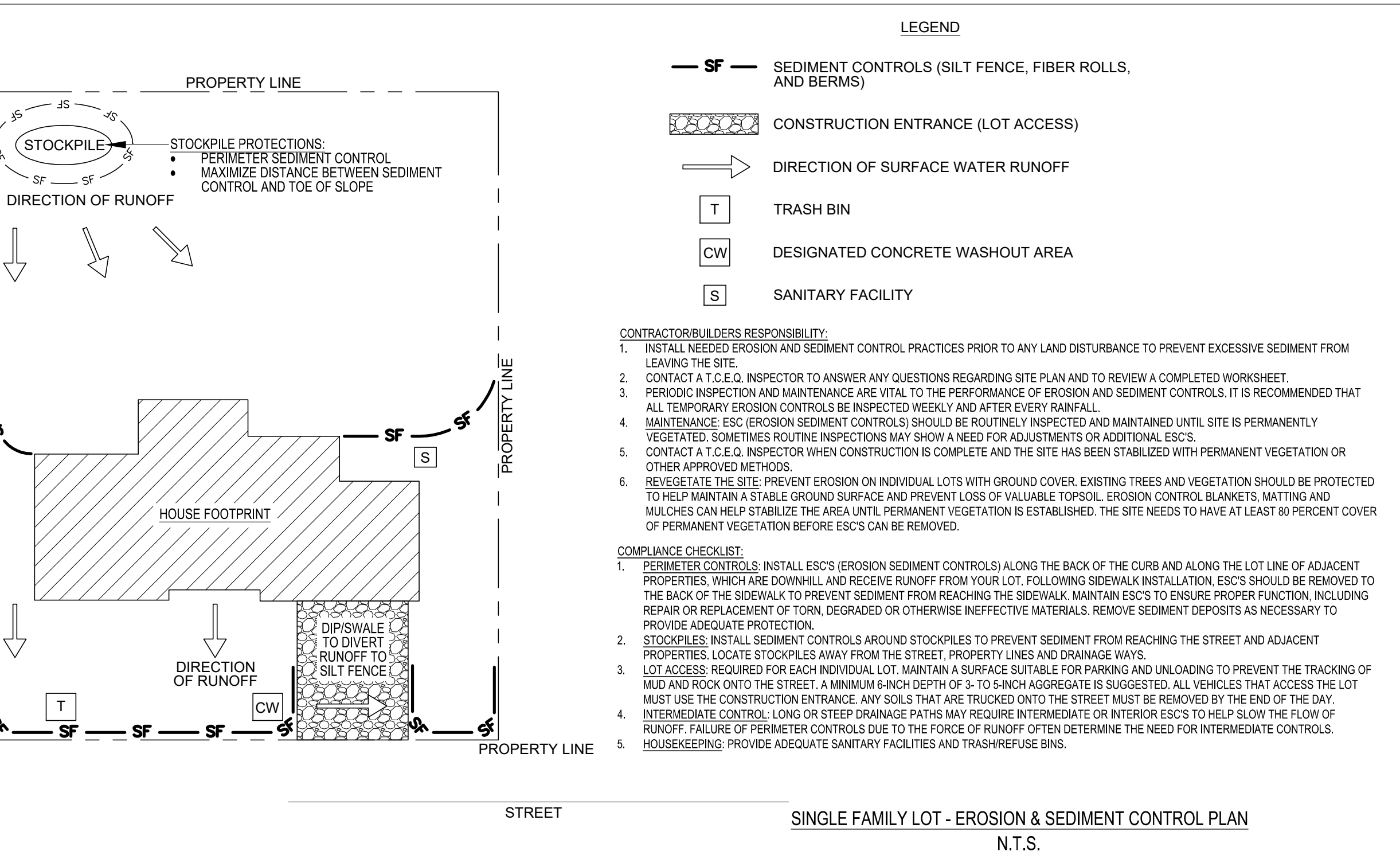
Materials:

- (1) Silt fence material should be polypropylene, polyethylene or polyamide woven or nonwoven fabric. The fabric width should be 36 inches, with a minimum unit weight of 4.5 oz/yd, mullen burst strength exceeding 190 lb/ft², ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.
- (2) Fence posts should be made of hot rolled steel, at least 4 feet long with Tee or Y-bar cross section, surface painted or galvanized, minimum nominal weight 1.25 lb/ft², and Brinell hardness exceeding 140.
- (3) Woven wire backing to support the fabric should be galvanized 2" x 4" welded wire, 12 gauge minimum.

Installation:

- (1) Steel posts, which support the silt fence, should be installed on a slight angle toward the anticipated runoff source. Post must be embedded a minimum of 1-foot deep and spaced not more than 8 feet on center. Where water concentrates, the maximum spacing should be 6 feet.
- (2) Lay out fencing down-slope of disturbed area, following the contour as closely as possible. The fence should be sited so that the maximum drainage area is 1/4 acre/100 feet of fence.
- (3) The toe of the silt fence should be trenched in with a spade or mechanical trencher, so that the down-slope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g., pavement or rock outcrop), weight fabric flap with 3 inches of pea gravel on uphill side to prevent flow from seeping under fence.
- (4) The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
- (5) Silt fence should be securely fastened to each steel support post or to woven wire, which is in turn attached to the steel fence post. There should be a 3-foot overlap, securely fastened where ends of fabric meet.

1-67



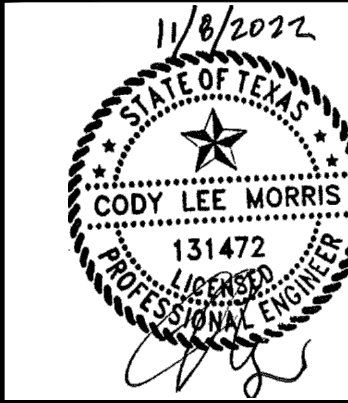
CONTRIBUTING ZONE SITE PLAN
EROSION & SEDIMENTATION CONTROL DETAILS
FOR
PECAN SPRINGS UNIT 4, 4B, 5, & 5B, P.U.D.
BEXAR COUNTY, TEXAS

PLAT # XXXXXXXX
MDP # XXXXXXXX

ATTACH. I

JOB NO. 2990.57
DESIGNED BY: CLM
DRAWN BY: CJM
CHECKED BY: CLM
SHEET # 02 OF 02

SHEET SIZE: 24" x 36"



REVISIONS:

MATKINHOOVER
ENGINEERING & SURVEYING
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
CONTACT @ MATKINHOOVER.COM
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TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1003400

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
BMPs FOR UPGRADIENT STORMWATER

There are approximately 1360.12 acres of watershed upgradient from the site. The upgradient area is composed of approximately 93% Brush: weed-grass, major element brush, Good and 7% Residential: 1 acre (20% Imp.). There is minimal offsite impervious cover to account for. Existing vegetation will be used to prevent pollution of surface water, ground water, or stormwater.

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
BMPs FOR ON-SITE STORMWATER

The proposed land use for this site is low-density residential and has less than 20% impervious cover. All areas with impervious cover within the project limits will be treated by the existing vegetation.

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
BMPs FOR SURFACE STREAMS

No permanent BMPs will be required for this development. This development is a low-density single family residential with less than 20% impervious cover and does not require permanent BMPs. The existing vegetation will provide water-quality protection by reducing the amount of sediment, organic matter, and pesticides, in the runoff and before the runoff enters the offsite surface water. The impact of the proposed construction is minimal to the site.

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
CONSTRUCTION PLANS

Not Applicable – The proposed land use for this project is for low-density residential development and has less than 20% impervious cover. Therefore, this site is exempt from permanent BMP's.

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

Not Applicable – The proposed land use for this project is for low-density residential development and has less than 20% impervious cover. Therefore, this site is exempt from permanent BMP's.

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

Contamination of surface streams will be kept at a minimum during construction by implementing temporary BMPs such as vegetative filter strips and rock berms. A NOI will be filed 48 hours prior to the start of any construction and temporary BMPs will be installed as shown on the Contributing Zone Site Plan within this submittal. After construction, the natural vegetation will be used to treat storm water runoff and minimize surface stream contamination.

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: Cody Morris, P.E.

Date: 1/18/2024

Signature of Customer/Agent:



Regulated Entity Name: Pecan Springs Unit 4, 4B, 5, & 5B

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: Leon Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
SPILL RESPONSE ACTIONS

General Response Actions

1. All leaks and spills should be cleaned immediately.
2. Rags, mops, and absorbent material may all be used to cleanup a spill.
3. If these materials are used to clean a hazardous material, then they must be disposed of as hazardous waste.
4. Never hose down or bury dry material spills.

Minor Spills

If a minor spill occurs (typically small quantities of oil, gasoline, etc.) the following actions should be taken.

1. Contain the spread of the spill
2. Recover spilled materials
3. Clean the contaminated area and properly dispose of contaminated materials

Semi-Significant Spills

If a semi-significant spill occurs the following actions should be taken.

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

Significant/Hazardous Spills

If a significant or hazardous spill occurs in reportable quantities the following actions should be taken.

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

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
POTENTIAL SOURCES OF CONTAMINATION

Potential sources of contamination that may occur are:

- Oil, grease, fuel, and hydraulic fluid from construction equipment and vehicle drippings
- Miscellaneous trash and litter from construction workers and material wrappings
- Construction debris
- Excess application of fertilizers, herbicides, and pesticides

Preventative measures that will be taken to reduce contamination are:

- Vehicle maintenance will be performed within the construction staging area
- Trash containers will be placed throughout the site to encourage proper trash disposal if necessary
- Construction debris will be monitored daily by the contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case by case basis
- Fertilizers, herbicides, and pesticides will be applied only when necessary and in accordance with manufacturer's directions

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
SEQUENCE OF MAJOR ACTIVITIES

Roads and Utility Construction Unit 4

1. Mobilization of the contractor's equipment. (0.5 acres disturbed area in Unit 4).
2. Installation of temporary best management practices as described in attachment "D" of this section (Vegetative Filter Strips, Construction Entrance, and Rock Berms), disturbed area included in road construction below.
3. Construction of roads (1.69 AC).
4. Trenching and installation of utilities (1.02 AC).
5. Establishment of permanent soil stabilization on disturbed areas.
6. Removal of Temporary BMP's.

Roads and Utility Construction Unit 4B

7. Mobilization of the contractor's equipment. (0.5 acres disturbed area in Unit 4B).
8. Installation of temporary best management practices as described in attachment "D" of this section (Vegetative Filter Strips, Construction Entrance, and Rock Berms), disturbed area included in road construction below.
9. Construction of roads (1.50 AC).
10. Trenching and installation of utilities (0.93 AC).
11. Establishment of permanent soil stabilization on disturbed areas.
12. Removal of Temporary BMP's.

Roads and Utility Construction Unit 5

1. Mobilization of the contractor's equipment. (0.5 acres disturbed area in Unit 5).
2. Installation of temporary best management practices as described in attachment "D" of this section (Vegetative Filter Strips, Construction Entrance, and Rock Berms), disturbed area included in road construction below.
3. Construction of roads (1.57 AC).
4. Trenching and installation of utilities (0.99 AC).
5. Establishment of permanent soil stabilization on disturbed areas.
6. Removal of Temporary BMP's.

Roads and Utility Construction Unit 5B

1. Mobilization of the contractor's equipment. (0.5 acres disturbed area in Unit 5B).
2. Installation of temporary best management practices as described in attachment "D" of this section (Vegetative Filter Strips, Construction Entrance, and Rock Berms), disturbed area included in road construction below.
3. Construction of roads (0.83 AC).
4. Trenching and installation of utilities (0.36 AC).
5. Establishment of permanent soil stabilization on disturbed areas.
6. Removal of Temporary BMP's.

PECAN SPRINGS UNIT 4, 4B, 5, & 5B

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

- a. All upgradient stormwater entering the site will be treated by the BMPs that will prevent pollution of surface water or groundwater that originates on-site or flows off site. See a list of these BMPs in section “b.”
- b. The BMPs that will prevent pollution of surface water or groundwater that originates on-site or flows off site are:
 - i. **Temporary Construction Entrance/Exit** – The installation of a stabilized construction entrance/exit will reduce the dispersion of sediment from the site. See CG 801 of the CZP Site Plan which contains a copy of Section 1.4.2 from the Edwards Aquifer Rules: Technical Guidance on Best Management Practices for materials, installation, common trouble points, inspection and maintenance.
 - ii. **Vegetative Filter Strips** – The erection of vegetative filter strips along the boundary of construction activities will provide erosion and sedimentation control. See CG 801 of the CZP Site Plan which contains a copy of Section 1.4.10 from the Edwards Aquifer Rules: Technical Guidance on Best Management Practices for materials, installation, common trouble points, inspection and maintenance.
 - iii. **Rock Berm** – The use of rock berms throughout the site will provide temporary erosion and sedimentation control. See CG 801 of the CZP Site Plan which contains a copy of Section 1.4.5 from the Edwards Aquifer Rules: Technical Guidance on Best Management Practices for materials, installation, common trouble points, inspection and maintenance.
 - iv. **Construction Staging Area** – The construction staging area will provide on-site pollution prevention.
 - v. **Concrete Truck Washout Pit** – A concrete truck washout pit aids in the final cleanup and prevents unnecessary discharge of concrete residue from contaminating the storm water runoff. See CG 801 of the CZP Site Plan which contains a copy of Section 1.4.18 from the Edwards Aquifer Rules: Technical Guidance on Best Management Practices for materials, installation, common trouble points, inspection and maintenance.
- c. Vegetative Filter Strips and rock berms (see section “b”) will be used to prevent sediment-laden runoff from entering sensitive features on this site and surface streams off the site.
- d. The flow to the natural sensitive features on this site, to a maximum practical extent, will not be disturbed. No clearing, excavation or grading will occur within the buffer zone of the sensitive feature. If another naturally-occurring sensitive feature is identified during construction all activity will be stopped and the contractor should notify TCEQ.

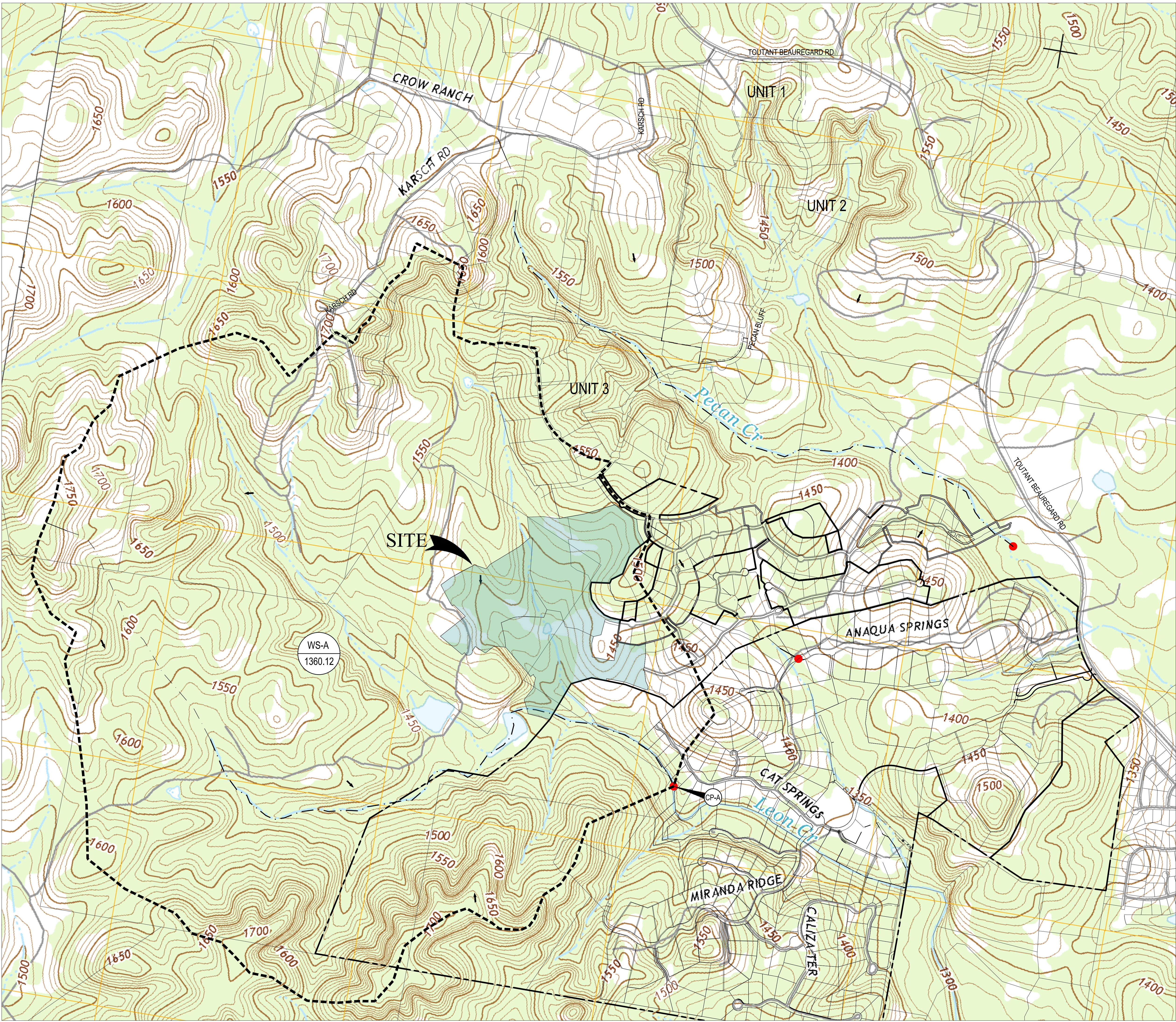
PECAN SPRINGS UNIT 4, 4B, 5, & 5B STRUCTURAL PRACTICES

Structural practices installed to prevent the runoff of pollutants from exposed areas of the site are:

- Vegetative Filter Strips
- Stabilized Construction Entrance/Exit
- Construction Staging Area
- Concrete Truck Washout Pit
- Rock Berm

For the majority of the disturbed soil within the limits of this project, vegetative filter strips will capture and hold sediment laden runoff.

Since part of this site is located within the floodplain, placement of these structure practices within the floodplain should be avoided.



LEGEND

PROPERTY BOUNDARY ————

ADJOINING PROPERTY BOUNDARIES - - - - -

EXISTING 5' CONTOUR - - - - -


EXISTING 25' CONTOUR - - - - -


TIME OF CONCENTRATION FLOW LINE - . - . - .

WATERSHED BOUNDARY ————

2000 FT DOWNSTREAM - - - - -

FLOW ARROW →

COMPUTATION POINT  CP-1

WATERSHED IDENTIFICATION  WS-A
1454.60

- NOTES:
- 1.) THE SCS METHOD WAS USED TO DETERMINE PEAK FLOW RATES FOR ALL DISCHARGE POINTS.
- 2.) WATERSHED BOUNDARIES WERE ESTABLISHED USING A COMBINATION OF LIDAR DATA RECEIVED FROM TNRIS, USGS MAP INFORMATION, AND FIELD INVESTIGATIONS.
- 3.) NO PORTION OF THIS SITE IS WITHIN A SPECIAL FLOOD HAZARD ZONE "A" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR BEXAR COUNTY, TEXAS ON PANEL NUMBER 48029C0080F, DATED EFFECTIVE SEPTEMBER 29, 2010 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- 4.) REFERENCE THE TR55 MANUAL AND THE CITY OF SAN ANTONIO SWDCM FOR ALL CN VALUES AND TIME OF CONCENTRATION CALCULATIONS.

N

SCALE: 1"=600'

0 300' 600' 900' 1200'

SHEET SIZE: 24" x 36"

11/8/2022

STATE OF TEXAS

CODY LEE MORRIS

131472

PROFESSIONAL ENGINEER

REVISIONS:

MATKIN-HOOVER

ENGINEERING & SURVEYING

3303 SHELL ROAD SUITE 3
SAN ANTONIO, TEXAS 78238
CONTACT@MATKIN-HOOVER.COM
OFFICE: 512.688.2234

TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DRAINAGE AREA MAP

FOR

PECAN SPRINGS UNIT 4, 4B, 5, & 5B, P.U.D.

BEXAR COUNTY, TEXAS

PLAT # XXXXXXXX
MDP # XXXXXXXX

ATTACH. G

JOB NO.	2990.57
DESIGNED BY:	CLM
DRAWN BY:	CJM
CHECKED BY:	CLM
SHEET #	Attach: G

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
INSPECTION AND MAINTENANCE FOR BMPs

Designated and qualified person(s) shall inspect Pollution Control Measures every seven days and within 24 hours after a storm event. An inspection report that summarized the scope of the inspection, names and qualifications of personnel conducting the inspection, date of inspection, major observations, and actions taken as a result of the inspection shall be recorded and maintained as part of the Storm Water T.P.D.E.S. Plan. A copy of the inspection report form is provided as page 3 of this attachment. Inspection and Maintenance Guidelines are as follows:

Construction Entrance:

- (1) The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
- (2) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
- (3) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
- (4) When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
- (5) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Vegetative Filter Strips:

- (1) Inspection and careful maintenance are important to ensure healthy vegetation.
- (2) The need for routine maintenance such as mowing, fertilizing, irrigating, and weed and pest control will depend on the species of plants and trees, soil types, location and climatic conditions.
- (3) County agricultural extension agencies are a good source of this type of information.

Temporary/Permanent Vegetation:

- (1) Permanent vegetation should be inspected weekly and after each rain event to locate and repair any erosion.
- (2) Erosion from storms or other damage should be repaired as soon as practical by regrading the area and applying new seed.
- (3) If the vegetated cover is less than 80%, the area should be reseeded.

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
INSPECTION AND MAINTENANCE FOR BMPs

Rock Berm:

- (1) Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
- (2) Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
- (3) Repair any loose wire sheathing.
- (4) The berm should be reshaped as needed during inspection.
- (5) The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
- (6) The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
INSPECTION AND MAINTENANCE FOR BMPs

INSPECTION REPORT

Approved Inspection intervals:

- i. Conducted once every 7 days AND within 24 hours
after rainfall event greater than 0.5 inch

PROJECT NAME _____
REPORT # _____ DATE _____
INSPECTOR _____ TITLE _____
REASON FOR INSPECTION (CHECK ONE) Weekly _____ Or ½" Rain _____
DATE OF LAST RAINFALL _____ AMOUNT _____

SITE CONDITIONS:

EROSION AND SEDIMENTATION	IN CONFORMANCE		EFFECTIVE	
CONTROLS				
Concrete Washout Area		Yes/No/Na		Yes/No
Construction Entrance		Yes/No/Na		Yes/No
Temporary Vegetation		Yes/No/Na		Yes/No
Vegetative Filter Strips		Yes/No/Na		Yes/No
Rock Berm		Yes/No/Na		Yes/No

RECOMMENDED REMEDIAL ACTIONS:

COMMENTS:

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

INSPECTOR: _____

DATE: _____

PECAN SPRINGS UNIT 4, 4B, 5, & 5B
SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Soil stabilization practices will be used to reduce the amount of erosion from the site. Only the areas essential for immediate construction should be cleared. This will keep a buffer zone around the area of construction as these areas will remain undisturbed until construction begins there.

Interim soil stabilization areas are determined in the field. Temporary vegetation will be used as an aid to control erosion on critical sites during establishment period of protective vegetation when construction is temporarily ceased.

Stabilization practices should be installed according to the following rules:

- Stabilization measures shall be initiated as soon as practical, in portions of the site where construction activities have temporarily ceased for more than 21 days, or within 14 days after final grading.

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

I Tom Dreiss,
Print Name
President,
Title - Owner/President/Other
of Toutant Ranch, Ltd.,
Corporation/Partnership/Entity Name
have authorized Taylor Dreiss,
Print Name of Agent/Engineer
of Pecan Springs Development, LLC,
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:


Applicant's Signature

6/25/19
Date

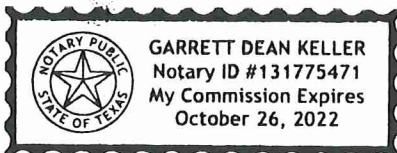
PRESIDENT, TOURANT RANCH, LTD

THE STATE OF TX §

County of Kendall §

BEFORE ME, the undersigned authority, on this day personally appeared Tom Dress 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 there in expressed.

GIVEN under my hand and seal of office on this 25 day of June, 2019.




NOTARY PUBLIC
Garrett Keller
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: Oct. 26, 2022

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

I Taylor Dreiss,
Print Name
President,
Title - Owner/President/Other
of Pecan Springs Development Company, LLC,
Corporation/Partnership/Entity Name
have authorized Matkin Hoover Engineering,
Print Name of Agent/Engineer
of Matkin Hoover Engineering,
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.

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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.
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SIGNATURE PAGE:


Applicant's Signature

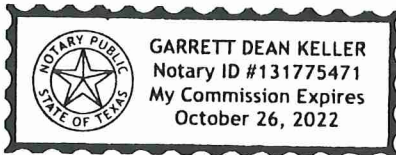
6/25/19
Date

THE STATE OF TX §

County of Kendall §

BEFORE ME, the undersigned authority, on this day personally appeared Taylor Dreiss 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 there in expressed.

GIVEN under my hand and seal of office on this 25 day of June, 2019.




NOTARY PUBLIC

Garrett Keller
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: Oct. 26, 2022

Owner Authorization Form

Texas Commission on Environmental Quality
for Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

Land Owner Authorization

I, TAMAR DERRIS of
Land Owner Signatory Name

Corral Bridge Ranch Ltd.
Land Owner Name (Legal Entity or Individual)

am the owner of the property located at

PORTION OF 10.687 ACRES, DOC# 20230174584 ; PORTION OF 170.38 AC.
Legal description of the property referenced in the application DOC# 20220121094

and am duly authorized in accordance with §213.4(c)(2) and §213.4(d)(1) or §213.23(c)(2) and §213.23(d) relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize TOUTANT RANCH, LTD
Applicant Name (Legal Entity or Individual)

to conduct ANY REGULATED CONSTRUCTION ACTIVITIES
Description of the proposed regulated activities

at THE PECAN SPRINGS DEVELOPMENT IN NORTH BEXAR COUNTY, TEXAS
Precise location of the authorized regulated activities

Land Owner Acknowledgement

I understand that Corral Bridge Ranch Ltd.
Land Owner Name (Legal Entity or Individual)

Is ultimately responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Land Owner Signature

[Signature]
Land Owner Signature

11/29/23
Date

THE STATE OF § Texas

County of § Bexar

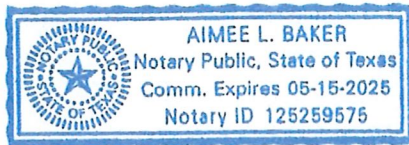
BEFORE ME, the undersigned authority, on this day personally appeared Taylor Dreiss
known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 29 day of November 2023

Aimee L Baker
NOTARY PUBLIC

Aimee L Baker
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5-15-2025



Attached: (Mark all that apply)

- ☐ Lease Agreement
- ☐ Signed Contract
- ☐ Deed Recorded Easement
- ☐ Other legally binding document

Applicant Acknowledgement

I, TAYLOR DREISS of TOUTANT RANCH, LTD
Applicant Signatory Name Applicant Name (Legal Entity or Individual)

acknowledge that Corral Bridge Ranch Ltd
Land Owner Name (Legal Entity or Individual)

has provided TOUTANT RANCH, LTD
Applicant Name (Legal Entity or Individual)

with the right to possess and control the property referenced in the Edwards Aquifer protection plan.

I understand that TOUTANT RANCH, LTD
Applicant Name (Legal Entity or Individual)

is contractually responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation. I further understand that failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Applicant Signature

[Signature]
Applicant Signature

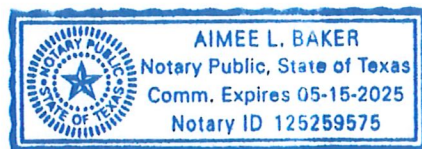
11-29-23
Date

THE STATE OF § Texas

County of § Bexar

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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 29 day of November 2023



Aimee L Baker
NOTARY PUBLIC
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5-15-2025

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Pecan Springs Unit 4, 4B, 5, & 5B

Regulated Entity Location: 4.1 miles North of Boerne Stage Rd. on Toutant Beauregard

Name of Customer: Toutant Ranch, LTD.

Contact Person: Tom Dreiss

Phone: 210-493-1444

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays

☐ Travis

☐ Williamson

San Antonio Regional Office (3362)

☒ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

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

☐ Austin Regional Office

☒ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

☐ Recharge Zone

☒ Contributing Zone

☐ Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	97.79 Acres	\$ 6,500
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	\$
Extension of Time	Each	\$

Signature: 

Date: 1/2/2024

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ 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.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)		<input type="checkbox"/> Other
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN 605673946		RN

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		8/19/2021	
<input type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information		<input type="checkbox"/> Change in Regulated Entity Ownership	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
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)				<i>If new Customer, enter previous Customer below:</i>	
Toutant Ranch, LTD.					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	
803316421		32070691251		841835434	
11. Type of Customer:		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
12. Number of Employees		<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		13. Independently Owned and Operated?	
				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator					
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> Voluntary Cleanup Applicant <input type="checkbox"/> Other:					
15. Mailing Address:					
325 Sonterra Blvd. E. Suite 210					
City San Antonio State TX ZIP 78258 ZIP + 4 4056					
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)	
(210) 493-1444				() -	

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)	
<input type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> 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.)	
Pecan Springs Ranch Unit 4, 4B, 5, & 5B	

23. Street Address of the Regulated Entity: (No PO Boxes)	The project is a proposed residential unit and does not have an address							
	City	Boerne	State	TX	ZIP	78006	ZIP + 4	8497
24. County	Bexar							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	The project is approximately 0.40 miles west of the intersection of Montell Point and Morhiss Point.							
26. Nearest City				State		Nearest ZIP Code		
Boerne				TX		78006		
27. Latitude (N) In Decimal:		29.683303		28. Longitude (W) In Decimal:		98.721308		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
29	40	59.89	98	43	16.71			
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				236115				
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
The construction of 60 single family residential lots								
34. Mailing Address:	325 Sonterra Blvd, Suite 210							
	tdreiss@dreicomgmt.com							
	City	San Antonio	State	TX	ZIP	78258	ZIP + 4	4056
35. E-Mail Address:		N/A						
36. Telephone Number			37. Extension or Code			38. Fax Number (if applicable)		
(210) 493-1444			N/A			(210) 492-5836		

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


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

SECTION IV: Preparer Information

40. Name:	Cody Morris	41. Title:	Project Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(830) 249-0600		(830) 249-0099	cmorris@matkinhoover.com

SECTION V: Authorized Signature

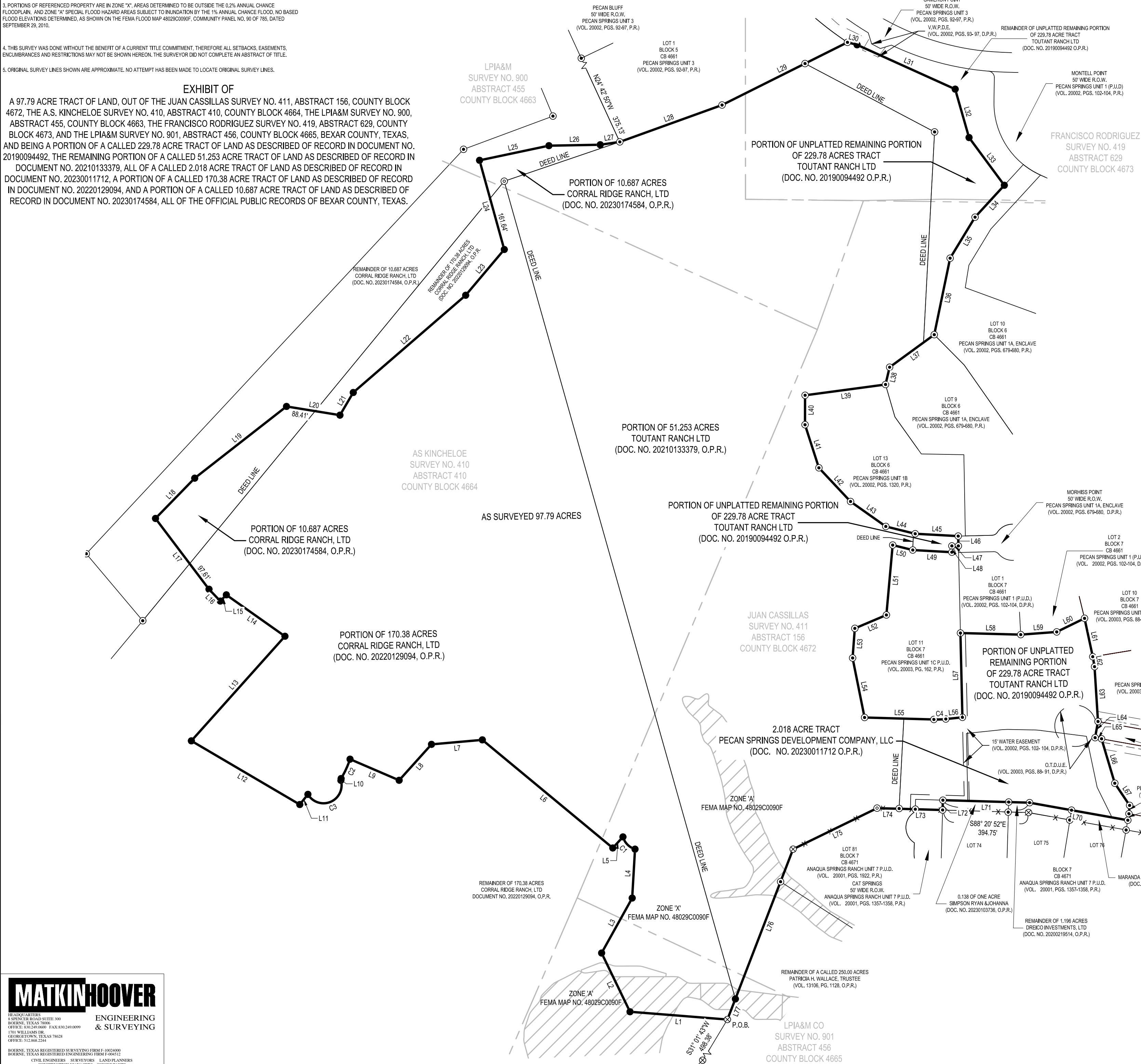
46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified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

Company:	Matkin Hoover Engineering & Surveying	Job Title:	Project Engineer
Name (In Print):	Cody Morris, P.E.	Phone:	(830) 249- 0600
Signature:		Date:	1/2/2024

5. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL SURVEY LINES

EXHIBIT OF

A 97.79 ACRE TRACT OF LAND, OUT OF THE JUAN CASILLAS SURVEY NO. 411, ABSTRACT 156, COUNTY BLOCK 4672, THE A.S. KINCHLOE SURVEY NO. 410, ABSTRACT 410, COUNTY BLOCK 4664, THE LPIA&M SURVEY NO. 900, ABSTRACT 455, COUNTY BLOCK 4663, THE FRANCISCO RODRIGUEZ SURVEY NO. 419, ABSTRACT 629, COUNTY BLOCK 4673, AND THE LPIA&M SURVEY NO. 901, ABSTRACT 456, COUNTY BLOCK 4665, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 229.78 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20190094982, THE REMAINING PORTION OF A CALLED 51.253 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20210133379, ALL OF A CALLED 2.018 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20230011712, A PORTION OF A CALLED 170.38 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20220129094, AND A PORTION OF A CALLED 10.687 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20230174584, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP



MORHISS POINT, BOERNE, TEXAS 78006

LEGEND

P.O.B.
P.R.
O.P.R.
D.P.R.
V.W.P.D.E.

O.T.D.U.E.

●

©

③

—X—

POINT OF BEGINNING
PLAT RECORDS
OFFICIAL PUBLIC RECORDS
DEED & PLAT RECORDS
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
OFF-LOT TURNAROUND, DRAINAGE AND UTILITY
EASEMENT TO EXPIRE UPON INCORPORATION
INTO PLATTED PRIVATE STREET(0.19 AC.)
FOUND 1/2 " IRON ROD
POINT
FOUND 1/2" IRON ROD WITH A RED
MARTIN-HOOVER ENG. & SURVEY" PLASTIC CAP
FOUND 1/2" IRON ROD WITH A YELLOW "BROWN"
PLASTIC CAP
WIRE FENCE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85° 26' 04" W	297.75
L2	N25° 49' 31" W	198.73
L3	N23° 06' 08" E	191.59
L4	N03° 18' 17" E	149.24
L5	S42° 32' 53" W	45.84
L6	N50° 21' 07" W	516.21
L7	S84° 51' 19" W	155.71
L8	S41° 59' 22" W	147.21
L9	N68° 44' 17" W	162.84
L10	S07° 31' 14" W	5.55
L11	S38° 45' 55" W	39.74
L12	N59° 34' 49" W	383.07
L13	N45° 10' 23" E	427.60
L14	N54° 45' 15" W	218.74
L15	S44° 02' 15" W	26.35
L16	N43° 38' 20" W	54.00
L17	N37° 05' 48" W	270.31
L18	N41° 14' 46" E	171.11
L19	N52° 00' 45" E	355.01
L20	S80° 46' 45" E	165.00

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N30° 27' 09"E	80.00'
L22	N49° 06' 45"E	452.87'
L23	N40° 11' 45"E	182.34'
L24	N15° 30' 45"E	282.99'
L25	N78° 04' 27"E	216.08'
L26	N88° 50' 14"E	156.37'
L27	N81° 40' 04"E	60.23'
L28	N70° 11' 33"E	331.21'
L29	N63° 25' 40"E	427.26'
L30	S7° 36' 34"E	30.42'
L31	S65° 40' 48"E	328.08'
L32	S15° 57' 12"E	153.29'
L33	S2° 36' 46"E	180.92'
L34	S42° 32' 32"W	131.88'
L35	S31° 20' 14"W	146.38'
L36	S11° 43' 14"W	237.39'
L37	S53° 54' 52"W	168.26'
L38	S12° 14' 41"W	54.09'
L39	S88° 22' 36"W	247.33'
L40	S00° 09' 05"W	89.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S17° 52' 10"E	138.01'
L42	S43° 13' 16"E	140.74'
L43	S54° 41' 42"E	131.68'
L44	S76° 09' 42"E	92.80'
L45	S86° 51' 28"E	131.26'
L46	S01° 19' 52"E	30.00'
L47	N90° 00' 00"W	20.00'
L48	S00° 00' 00"E	19.02'
L49	N86° 51' 28"W	119.38'
L50	N76° 09' 42"W	62.89'
L51	S05° 10' 24"W	213.83'
L52	S67° 01' 12"W	104.39'
L53	S04° 14' 14"W	90.37'
L54	S11° 19' 39"E	185.03'
L55	S86° 21' 52"E	211.34'
L56	N84° 03' 11"E	50.89'
L57	N01° 19' 52"W	256.86'
L58	S86° 29' 36"E	183.71'
L59	S88° 57' 04"E	110.03'
L60	N63° 52' 09"E	94.37'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	55.00'	54.61'	56°53'31"	N44° 32' 14"W	52.40'
C2	300.00'	65.03'	12°25'14"	S44° 45' 07"W	64.91'
C3	55.00'	158.71'	165°20'10"	S66° 56' 50"W	109.10'
C4	275.00'	36.39'	7°34'57"	N87° 50' 40"E	36.37'

LINE TABLE		
L61	B12	DISTANCE
L62	S10° 07' 18"E	118.69'
L62	S10° 07' 13"E	30.83'
L63	S03° 35' 28"E	167.35'
L64	S10° 07' 39"W	50.00'
L65	S79° 52' 21"E	19.96'
L66	S16° 34' 05"E	141.29'
L67	S33° 51' 12"E	81.22'
L68	S04° 29' 49"W	25.50'
L69	S10° 06' 51"W	20.00'
L70	N79° 53' 09"W	394.07'
L71	N88° 20' 52"W	264.31'
L72	S01° 39' 08"W	30.00'
L73	N88° 20' 52"W	132.64'
L74	N88° 27' 03"W	67.47'
L75	S63° 58' 01"W	284.45'
L76	S21° 04' 04"W	499.07'
L77	S21° 08' 55"W	67.21'

FIELD NOTES FOR A 97.79 ACRE TRACT OF LAND

A **97.79 acre** tract of land, out of the Juan Cassillas Survey No. 411, Abstract 156, County Block 4672, the A.S. Kincheloe Survey No. 410, Abstract 410, County Block 4664, the LPIA&M Survey No. 900, Abstract 455, County Block 4663, the Francisco Rodriguez Survey No. 419, Abstract 629, County Block 4673, and the LPIA&M Survey No. 901, Abstract 456, County Block 4665, Bexar County, Texas, and being a portion of a called 229.78 acre tract of land as described of record in Document No. 20190094492, the remaining portion of a called 51.253 acre tract of land as described of record in Document No. 20210133379, all of a called 2.018 acre tract of land as described of record in Document No. 20230011712, a portion of a called 170.38 acre tract of land as described of record in Document No. 20220129094, and a portion of a called 10.687 acre tract of land as described of record in Document No. 20230174584, all of the Official Public Records of Bexar County, Texas. Said **97.79 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at found $\frac{1}{2}$ " iron rod with a yellow plastic cap stamped "Brown Eng" in a northwest line of a called 250 acre tract of land as described of record in Volume 13106, Page 1128 of the Official Public Records of Bexar County, Texas, for an angle in the easterly line of said 170.38 acre tract and for the southeast corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod with a yellow plastic cap stamped "Brown Eng" for angle in the northwest line of said 250 acre tract and the easterly line of said 170.38 acre tract bears, S 31° 01' 43" W, a distance of 498.38 feet;

THENCE: Into said 170.38 acre tract, the following twenty (20) courses:

1. N 85° 26' 04" W, a distance of **297.75 feet** to a point for corner,
2. N 25° 49' 31" W, a distance of **198.73 feet** to a point for corner,
3. N 29° 06' 08" E, a distance of **191.59 feet** to a point for corner,
4. N 03° 18' 17" E, a distance of **149.24 feet** to a point of curvature,
5. With a non-tangent curve to the right having a radius of **55.00 feet**, an arc length of **54.61 feet**, a delta angle of **56° 53' 31"** and a chord bears, N 44° 32' 14" W, a distance of **52.40 feet** to a point of non-tangency,
6. S 42° 32' 53" W, a distance of **45.84 feet** to a point for corner,
7. N 50° 21' 07" W, a distance of **516.21 feet** to a point for corner,
8. S 84° 57' 19" W, a distance of **155.71 feet** to a point for corner,
9. S 41° 59' 22" W, a distance of **147.21 feet** to a point for corner,
10. N 66° 44' 17" W, a distance of **162.84 feet** to a point of curvature,
11. With a non-tangent curve to the right having a radius of **300.00 feet**, an arc length of **65.03 feet**, a delta angle of **12° 25' 14"** and a chord bears, S 24° 45' 07" W, a distance of **64.91 feet** to a point of non-tangency,
12. S 07° 37' 14" W, a distance of **5.55 feet** to a point of curvature,
13. With a non-tangent curve to the right having a radius of **55.00 feet**, an arc length of **158.71 feet**, a delta angle of **165° 20' 10"** and a chord bears, S 66° 56' 50" W, a distance of **109.10 feet** to a point of non-tangency,
14. S 38° 45' 55" W, a distance of **39.74 feet** to a point for corner,
15. N 59° 34' 49" W, a distance of **383.07 feet** to a point for corner,
16. N 41° 50' 23" E, a distance of **427.60 feet** to a point for corner,
17. N 54° 45' 15" W, a distance of **218.74 feet** to a point for corner,
18. S 44° 02' 15" W, a distance of **26.35 feet** to a point for corner,
19. N 43° 38' 20" W, a distance of **50.00 feet** to a point for corner, and
20. N 37° 05' 48" W, at 97.61 feet passing the common line between said 170.38 acre tract and said 10.687 acre tract, and continuing into said 10.687 acre tract, for a total distance of **270.31 feet** to a point for the most westerly corner of the tract described herein;

THENCE: Continuing into said 10.687 acre tract, the following three (3) courses:

1. **N 44° 14' 46" E**, a distance of **171.11 feet** to a point for corner,
2. **N 52° 00' 45" E**, a distance of **355.01 feet** to a point for corner, and
3. **S 80° 46' 49" E**, at 88.41 feet passing the common line between said 10.687 acre tract and said 170.38 acre tract, and continuing into said 170.38 acre tract, for a total distance of **165.00 feet** to a point for corner;

THENCE: Continuing into said 170.38 acre tract, the following four (4) courses;

1. **N 30° 27' 09" E**, a distance of **80.00 feet** to a point for corner,
2. **N 49° 08' 45" E**, a distance of **452.87 feet** to a point for corner,
3. **N 40° 10' 45" E**, a distance of **182.39 feet** to a point for corner, and
4. **N 15° 30' 00" W**, at 161.64 feet passing the common line between said 170.38 acre tract and said 10.687 acre tract, and continuing into said 10.687 acre tract, for a total distance of **282.04 feet** to a point for a northwesterly corner of the tract described herein;

THENCE: Continuing into said 10.687 acre tract, the following three (3) courses:

1. **N 78° 04' 27" E**, a distance of **216.08 feet** to a point for corner,
2. **N 88° 59' 14" E**, a distance of **156.37 feet** to a point for corner, and
3. **N 81° 40' 07" E**, a distance of **60.23 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" at the southwest corner of Lot 1, Block 5, C.B. 4661 of the Pecan Springs Unit 3 Subdivision of record in Volume 20002, Pages 92-97 of the Plat Records of Bexar County, Texas, at the most easterly corner of said 10.687 acre tract, in the north line of said 51.253 acre tract and for an angle of the tract described herein;

THENCE: With the common line between said Lot 1, Block 5 and said 51.253 acre tract, the following two (2) courses:

1. **N 70° 11' 33" E**, a distance of **331.21 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner, and
2. **N 63° 25' 40" E**, a distance of **427.42 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" at the southeast corner of said Lot 1, Block 5, and for the most northerly corner of the tract described herein;

THENCE: Into said 229.78 acre tract, the following four (4) courses:

1. **S 75° 36' 34" E**, a distance of **30.42 feet** to a point for corner,
2. **S 65° 40' 48" E**, a distance of **328.08 feet** to a point for corner,
3. **S 15° 57' 12" E**, a distance of **153.29 feet** to a point for corner, and
4. **S 36° 28' 46" E**, a distance of **180.92 feet** to a point in the northwest line of Lot 10, Block 6, C.B. 4661 of the Pecan Springs Unit 1A, Enclave Subdivision of record in Volume 20002, Pages 679-680 of the Plat Records of Bexar County, Texas, and for a northeasterly corner of the tract described herein;

THENCE: With the westerly line of said Pecan Springs Unit 1A, Enclave Subdivision, the following five (5) courses:

1. **S 42° 32' 32" W**, a distance of **131.88 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
2. **S 31° 20' 14" W**, a distance of **146.38 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,

3. **S 11° 43' 14" W**, a distance of **237.97 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner, and
4. **S 53° 54' 52" W**, a distance of **168.26 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner, and
5. **S 13° 14' 41" W**, a distance of **54.09 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" at a westerly corner of Lot 9, Block 6 of said Pecan Springs Unit 1A, Enclave Subdivision, at the northeast corner of Lot 13, Block 6, C.B. 4661 of the Pecan Springs Unit 1B Subdivision of record in Volume 20002, Page 1320 of the Plat Records of Bexar County, Texas and for an easterly corner of the tract described herein;

THENCE: With the north and westerly lines of said Lot 13, the following seven (7) courses:

1. **S 82° 22' 36" W**, a distance of **247.33 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
2. **S 00° 09' 05" W**, a distance of **89.75 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
3. **S 17° 52' 10" E**, a distance of **138.01 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
4. **S 43° 13' 16" E**, a distance of **140.74 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
5. **S 54° 41' 42" E**, a distance of **131.60 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
6. **S 76° 09' 20" E**, a distance of **92.28 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner, and
7. **S 86° 51' 28" E**, a distance of **131.28 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" at the northwest termination point of Morhiss Point, a 50' wide right-of-way, as shown on said Pecan Springs Unit 1A, Enclave Subdivision, for an angle in the south line of said Lot 13 and for an easterly corner of the tract described herein;

THENCE: **S 01° 19' 52" E**, with the westerly termination of Morhiss Point, a distance of **30.00 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for the northeast corner of Lot 11, Block 7, C.B. 4661 of the Pecan Springs Unit 1C, P.U.D. Subdivision of record in Volume 20003, Page 162 of the Plat Records of Bexar County, Texas, and for an easterly corner of the tract described herein;

THENCE: With the north, west, south and east lines of said Lot 11, the following twelve (12) courses:

1. **N 90° 00' 00" W**, a distance of **20.00 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
2. **S 00° 00' 00" E**, a distance of **19.02 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
3. **N 86° 51' 28" W**, a distance of **119.38 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
4. **N 76° 09' 20" W**, a distance of **62.89 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
5. **S 05° 10' 24" W**, a distance of **213.83 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
6. **S 67° 01' 12" W**, a distance of **104.49 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,

7. **S 04° 14' 44" W**, a distance of **90.37 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
8. **S 11° 19' 39" E**, a distance of **185.03 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
9. **S 88° 21' 52" E**, a distance of **211.34 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for a point of curvature,
10. With a tangent curve to the left having a radius of **275.00 feet**, an arc length of **36.39 feet**, a delta angle of **7° 34' 57"** and a chord bears, **N 87° 50' 40" E**, a distance of **36.37 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for a point of tangency,
11. **N 84° 03' 11" E**, a distance of **50.89 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner, and
12. **N 01° 19' 52" W**, a distance of **256.88 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" at the southwest corner of Lot 1, Block 7, C.B. 4661 of the Pecan Springs Unit 1, P.U.D. Subdivision of record in Volume 20002, Pages 102-104 of the Plat Records of Bexar County, Texas and for an easterly corner of the tract described herein;

THENCE: With the south lines of Lots 1 and 2, Block 7 of said the Pecan Springs Unit 1, P.U.D., the following three (3) courses:

1. **S 88° 29' 38" E**, a distance of **183.71 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
2. **N 85° 47' 04" E**, a distance of **110.03 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner, and
3. **N 63° 52' 39" E**, a distance of **94.37 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for the southeast corner of said Lot 2, Block 7, in the west line of Lot 10, Block 7, C.B. 4661 of the Pecan Springs Unit 3B, P.U.D. Subdivision of record in Volume 20003, Pages 88-91 of the Plat Records of Bexar County, Texas, and for an easterly corner of the tract described herein;

THENCE: With the west lines of said Pecan Springs Unit 3B, P.U.D. Subdivision, the following eight (8) courses:

1. **S 12° 07' 18" E**, a distance of **119.69 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
2. **S 10° 07' 13" E**, a distance of **30.83 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
3. **S 03° 35' 28" E**, a distance of **167.35 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
4. **S 10° 07' 39" W**, a distance of **50.00 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
5. **S 79° 52' 21" E**, a distance of **19.96 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
6. **S 16° 34' 05" E**, a distance of **141.29 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
7. **S 33° 51' 12" E**, a distance of **81.22 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner, and
8. **S 04° 29' 49" W**, a distance of **25.50 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" at the southwest corner of Lot 22, Block 12 of said Pecan Springs Unit 3B, P.U.D. Subdivision, in the north line of a called 1.196 acre tract of land as described of record in Document No. 20200219514 of the Official Public Records of Bexar County, Texas, and for a easterly corner of the tract described herein;

THENCE: S 10° 06' 51" W, with the north line of said 1.196 acre tract, a distance of **20.00 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" at the northeast corner of a called 0.12 of one acre tract of land as described of record in Document No. 20200249431 of the Official Public Records of Bexar County, Texas, and for the southeast corner of the tract described herein;

THENCE: Continuing with the north line of said 1.196 acre tract, the north line of said 0.12 of one acre tract, and the north line of a called 0.138 of one acre tract of land as described of record in Document No. 20230103736 of the Official Public Records of Bexar County, Texas, the following three (3) courses:

1. **N 79° 53' 09" W**, a distance of **304.07 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
2. **N 88° 20' 52" W**, a distance of **264.31 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner, and
3. **S 01° 39' 08" W**, a distance of **30.00 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" at the southwest corner of said 0.138 of one acre tract, the northwest corner of Lot 74, Block 7, C.B. 4671 of the Anaqua Springs Ranch Unit 7, P.U.D. Subdivision of record in Volume 20001, Pages 1357-1358 of the Plat Records of Bexar County, Texas, for the northeast corner of the termination of Cat Springs, a 50' wide right-of-way as shown on said Anaqua Springs Ranch Unit 7, P.U.D. Subdivision Plat, and for a southeasterly corner of the tract described herein;

THENCE: With the north lines of said Anaqua Springs Ranch Unit 7, P.U.D. Subdivision, the following four (4) courses:

1. **N 88° 27' 03" W**, a distance of **132.64 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
2. **N 88° 27' 03" W**, a distance of **67.47 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
3. **S 63° 58' 01" W**, a distance of **284.45 feet** to a found ½" iron rod with a yellow plastic cap stamped "Brown Eng" for corner, and
4. **S 21° 04' 44" W**, a distance of **489.07 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for the south corner of said 51.253 acre tract, an easterly corner of said 170.38 acre tract, in the northwest line of said 250 acre tract and for an angle in the southerly line of the tract described herein;

THENCE: S 21° 08' 55" W, with the common line between said 250 acre tract and said 170.38 acre tract, a distance of **67.21 feet** to the **POINT OF BEGINNING** and containing **97.79 acres** of land situated in Bexar County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed the week of April 22, 2019. Distances recited herein are grid distances.

Job # 18-4048 97.79 Acres

Date: December 13, 2023