



Engineering
& Design

WATER POLLUTION ABATEMENT PLAN

KALLISON RANCH 215 PHASE 3 UNIT 14B

LOCATION: 1,300 LF NORTHWEST OF THE INTERSECTION OF KALLISON
BEND AND CAVVY TRAIL

PLAT NUMBER: 22-11800650

CED JOB NUMBER: 563-01-26

DATE: AUGUST 2023



PREPARED FOR:
PHSA-NW315, LLC
9000 GULF FREEWAY
HOUSTON, TEXAS 77017

PREPARED BY:
OMAR ESPINOSA, P.E

COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY., STE. 200
SAN ANTONIO TEXAS 78231
MAIN: (210) 979-8444
COLLIERSENGINEERING.COM

August 22, 2023

Ms. Lillian Butler
TCEQ Region 13
14250 Judson Rd.
San Antonio, TX 78233-4480

Re: Kallison Ranch 215 Phase 3, Unit 14B
Water Pollution Abatement Plan

Dear Ms. Butler,

This application has been prepared according to the guidelines set forth in 30 TAC Chapter 213 Subchapter B. Please review the application for completeness and compliance with the applicable regulations for development over the Recharge Zone of the Edwards Aquifer. Upon acceptance, we request that written approval be provided to our office.

Thank you for your time and consideration in this matter. Should you have any questions or need further information feel free to contact me.

Sincerely,
Colliers Engineering & Design,

Omar Espinosa, P.E.
Senior Project Manager

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: Kallison Ranch 215 Phase 3 Unit 14B					2. Regulated Entity No.: N/A					
3. Customer Name: PHSA-NW315, LLC					4. Customer No.: 605782606					
5. Project Type: (Please circle/check one)		New <input checked="" type="checkbox"/>		Modification			Extension		Exception	
6. Plan Type: (Please circle/check one)		WPAP <input checked="" type="checkbox"/>	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)		Residential <input checked="" type="checkbox"/>		Non-residential			8. Site (acres):		4.60	
9. Application Fee:		\$1,500		10. Permanent BMP(s):				N/A		
11. SCS (Linear Ft.):		N/A		12. AST/UST (No. Tanks):				N/A		
13. County:		Bexar		14. Watershed:				Culebra 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.)	<u>X</u>	—	—	—	—
Region (1 req.)	<u>X</u>	—	—	—	—
County(ies)	<u>X</u>	—	—	—	—
Groundwater Conservation District(s)	<input checked="" type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Trinity-Glen Rose	<input type="checkbox"/> Edwards Aquifer Authority	<input type="checkbox"/> Kinney	<input type="checkbox"/> EAA <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.

OMAR ESPINOSA, P.E.

Print Name of Customer/Authorized Agent

Signature of Customer/Authorized Agent

3/21/24

Date

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

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

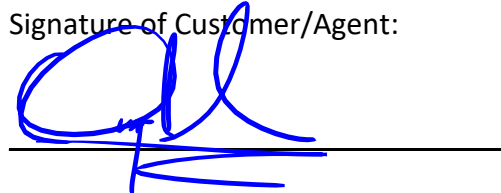
Signature

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

Print Name of Customer/Agent: Omar Espinosa, P.E.

Date: 3/21/24

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Kallison Ranch 215 Phase 3 Unit 14B
2. County: Bexar
3. Stream Basin: Culebra Creek
4. Groundwater Conservation District (If applicable): Edwards Aquifer Authority
5. Edwards Aquifer Zone:
 Recharge Zone
 Transition Zone
6. Plan Type:
 WPAP
 SCS
 Modification
 AST
 UST
 Exception Request

7. Customer (Applicant):

Contact Person: David Rittenhouse
Entity: PHSA-NW315, LLC.
Mailing Address: 9000 Gulf Freeway
City, State: Houston, TX Zip: 77017
Telephone: (210) 273-8373 FAX: _____
Email Address: david.rittenhouse@perryhomes.com

8. Agent/Representative (If any):

Contact Person: Omar Espinosa
Entity: Colliers Engineering & Design
Mailing Address: 3421 Paesanos Pkwy
City, State: San Antonio, TX Zip: 78231
Telephone: (210) 979-8444 FAX: (210) 979-8441
Email Address: omar.espinosa@collierseng.com

9. Project Location:

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

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

Approximately 1,300 LF Northwest of the intersection of Kallison Bend and Cavy Trail.

11. **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.
12. **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:
- Project site boundaries.
 - USGS Quadrangle Name(s).
 - Boundaries of the Recharge Zone (and Transition Zone, if applicable).
 - Drainage path from the project site to the boundary of the Recharge Zone.
13. **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.
- Survey staking will be completed by this date: _____

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

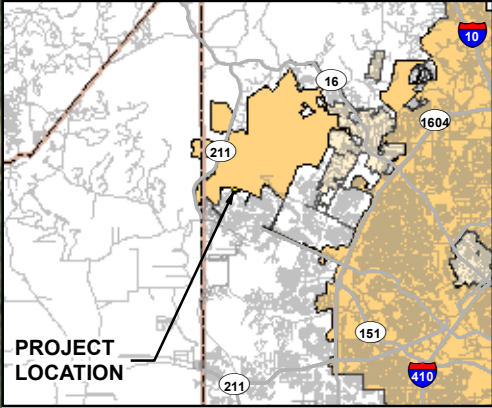
- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

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

Administrative Information

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

- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
 - A request for an exception to any substantive portion of the regulations related to the protection of water quality.
 - A request for an extension to a previously approved plan.
19. Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:
- TCEQ cashier
 - Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
 - San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)
20. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
21. No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.



LOCATION MAP
(N.T.S.)

PROJECT



ICKHAM MILL CT

DEVON WHEEL ST

GREEN FELD DR

SCALE: 1" = 400'



HEELER HAND TRL

CAW TRL

KALLISON BEND

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Date: Jul 24, 2023, 11:11:58 AM User ID: mcnzr
File: M:\635101\20\Design\Exhibits\SWPA\PE X230117\WP\Aerial_Location.mxd



ENGINEERS + SURVEYING
FIRM# 9513 FIRM# 10122300
3421 PAESANOS PKWY, SUITE 200 PHONE (210) 979-8444
SAN ANTONIO, TEXAS 78231 FAX (210) 979-8441

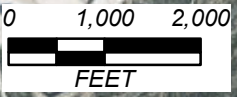
KALLISON RANCH 215 PHASE 3 UNIT 14B
WATER POLLUTION ABATEMENT PLAN
AERIAL & LOCATION MAP

REVISIONS:	ISSUE DATE:
JOB NO. 563-01-26	
DATE: July 2023	DESIGNER:
DRAWN: M.C.	CHECKED: A.P.S.
ATTACHMENT "A"	

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE : 1" = 2,000'



PROJECT

EDWARDS AQUIFER RECHARGE ZONE

EDWARDS AQUIFER TRANSITION ZONE

2,000' Downstream

J G GERONIMO

WINDGATE PKWY

RANCH WW

KALLISON LN

PVT RD AT 15464 FM 471 W
Upper Medio Creek

CULEBRARD

OLD FM 471 W

TALLEY RD

LEGEND

- Site
- 2,000' Downstream
- Creeks
- Edwards Aquifer
- Mandatory Detention Areas
- FEMA DFIRM
 - 1 PCT Annual Chance Flood Hazard
 - 0.2 PCT Annual Chance Flood Hazard
 - X, 1 PCT FUTURE CONDITIONS



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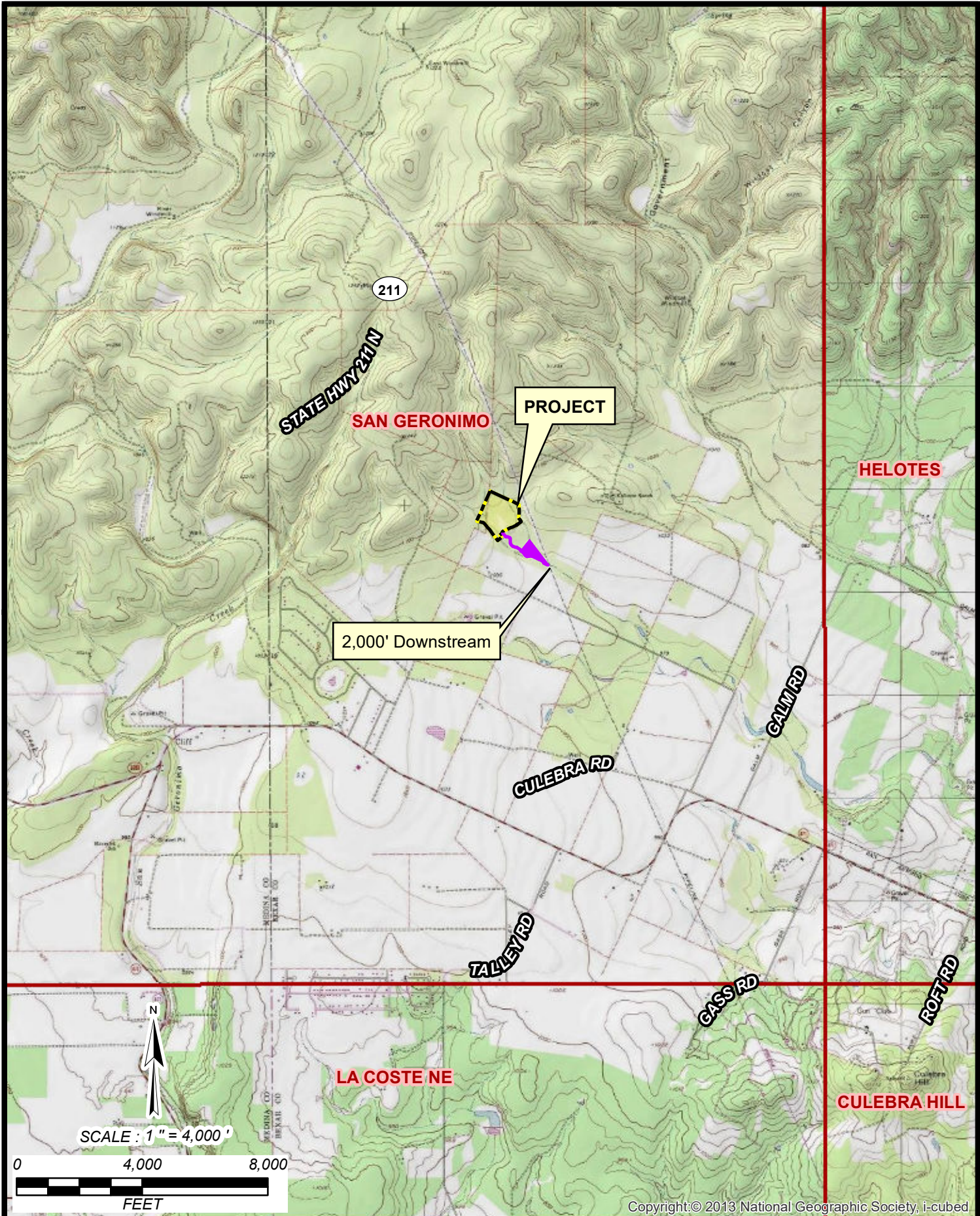
Date: Jul 24, 2023, 11:13:48 AM User ID: mmsz File: M:\63510120\Design\Enhance\IS\WPA\PE_X230117\WPA-Reach\agz\ra.mxd



3421 PAESANOS PKWY, SUITE 200 PHONE (210) 979-8444 SAN ANTONIO, TEXAS 78231 FAX (210) 979-8441

KALLISON RANCH 215 PHASE 3 UNIT 14B WATER POLLUTION ABATEMENT PLAN EDWARDS AQUIFER RECHARGE ZONE

REVISIONS:	ISSUE DATE:	
JOB NO. 563-01-26		
DATE: July 2023	DESIGNER:	
DRAWN: M.C.	CHECKED: A.P.S.	ATTACHMENT "B"



Date: Jul 24, 2023, 11:16:52 AM User ID: manz
 File: M:\6301020\Design\Exhibits\SWPA\PE X20117\WP\PLUGS.mxd

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KFW
ENGINEERS + SURVEYING
 FIRM# 9513 FIRM# 10122300
 3421 PAESANOS PKWY, SUITE 200 PHONE (210) 979-8444
 SAN ANTONIO, TEXAS 78231 FAX (210) 979-8441

KALLISON RANCH 215 PHASE 3 UNIT 14B
WATER POLLUTION ABATEMENT PLAN
USGS QUADRANGLE - SAN GERONIMO

REVISIONS:	ISSUE DATE:	
JOB NO. 563-01-26		
DATE: July 2023	DESIGNER:	
DRAWN: M.C.	CHECKED: A.P.S.	ATTACHMENT "B"

PROJECT DESCRIPTION

Kallison Ranch 215 Phase 3 Unit 14B is located approximately 1,300 LF Northwest of the intersection of Kallison Bend and Cavvy Trail. The portion of Kallison Ranch 215 Phase 3 Unit 14B situated within the Edwards Aquifer is 4.6 Acres and proposes single family residential lots. The project site is located within the Culebra Creek, and the San Geronimo USGS quadrangle. The property lies outside the San Antonio city limits but within the ETJ. Kallison Ranch 215 Phase 3 Unit 14B is located within the Edwards Aquifer Recharge Zone and the Transition zone. A portion of the site contains the 100-YR floodplain per FEMA firm panel # 48029C0195G.

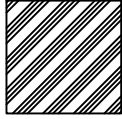
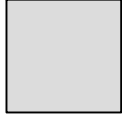
The existing topography contains a ridgeline that divides drainage into the northeast and southwest with grades ranging from 1% to 20%. The portion of the site draining northeast drains into Unnamed Tributary 4 in Culebra Creek. The portion of the site draining southwest drains into Culebra Creek. The site consists of medium dense grass and moderate tree canopy cover.

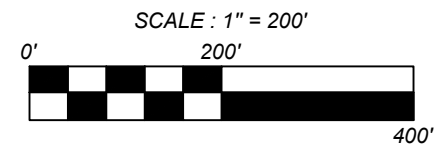
The site lies within the Austin Chalk (Kau) and the basal nodular member of the Kainer Formation (Kekbn) The Kau is characterized as tan argillaceous chalky limestone and fossiliferous. The Kekbn is characterized as shaly, nodular limestone to mudstone and miliolid grainstone, typically nodular and mottled. The pre-development runoff coefficient for the site is 0.47 per the City of San Antonio Storm Water Design Criteria Manual Section 5.5.3 Table 5.5.3A. Temporary BMP's for the construction activities will include: silt fence, rock berms, tree protection, stabilized construction entrance/exit, concrete washout area and existing vegetation. All on-site temporary BMP's will be designed in accordance with the TCEQ Technical Guidance Manual.

The project area within the Edwards recharge zone is 4.6 Acres. There is a total of 0.70 acres or 15.22% impervious cover proposed on the Edwards Recharge Zone. The impervious cover consists of structures, private driveways, concrete flush curbs, and asphalt pavement. See attached sheet for impervious cover calculations. The project site is less than 20% impervious cover therefore no permanent BMP's are proposed for the project. The post-development runoff coefficient for this site is 0.50 and 0.67 per the COSA Storm Water Design Criteria Manual – April 2019.

<u>IMPERVIOUS COVER</u>		
LOT PAD AND DRIVEWAY:	20,556	S.F.
STREET, CURB, AND SIDEWALK:	9,922	S.F.
DRAIN STRUCTURES:	0	S.F.
TOTAL:	30,478	S.F.

LEGEND

-  IMPERVIOUS COVER
-  SITE IN EDWARDS AQUIFER RECHARGE ZONE



Date: Jul 20, 2023, 1:53pm, User: J.D. Anderson
File: M:\563\01\20\Design\Exhibits\CAD\EX WPAP Impervious Cover Exhibit(2).dwg

KALLISON RANCH PHASE 3 UNIT 14B
BEXAR COUNTY, TEXAS
WPAP IMPERVIOUS COVER EXHIBIT

JOB NO.: -
DATE: -
DRAWN: - CHECKED: -
SHEET NUMBER:
EX - C



REVISIONS	ISSUE DATE

Kallison Ranch Phase 3 Unit 14B

IMPERVIOUS COVER CALCULATIONS - ATTACHMENT C

8/1/2023

ON-SITE DRAINAGE AREAS	TOTAL AREA (AC.)	PAD AREA (SF)	DRIVEWAY (SF)	SIDEWALK AREA (4' WIDE TYP.) (SF)	PAVEMENT AREA (SF)	TOTAL IMPERVIOUS (SF)	TOTAL IMPERVIOUS (AC.)
Edwards Aquifer Site	4.60	18,971	1,585	1,332	8,590	30,478	0.700
TOTALS:	4.60	18,971	1,585	1,332	8,590	30,478	0.700

SITE TOTALS:

TOTAL AREA (AC): 4.60

IMPERVIOUS COVER TOTALS:

OVERALL ACRES IMPERVIOUS: 0.700

OVERALL % IMPERVIOUS: 15.22%

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Geologist: Roman C. Pineda,
P.G.

Telephone: (210) 979-8444

Fax: (210) 979-8441

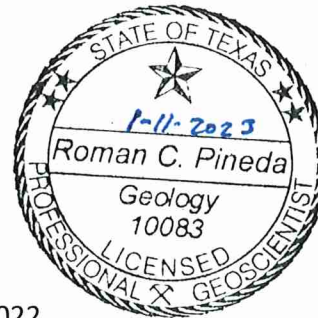
Date: 1/11/2023

Representing: KFW Engineers, TBPE Firm #9513 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: Kallison Ranch 215 Phase 3 Unit 14B



Project Information

1. Date(s) Geologic Assessment was performed: October 13, 2022

2. Type of Project:

WPAP
 SCS

AST
 UST

3. Location of Project:

Recharge Zone
 Transition Zone
 Contributing Zone within the Transition Zone

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Patrick soils, 1 to 3 percent slopes (PaB)	B	1-5
Lewisville silty clay, 1 to 3 percent slopes (LvB)	B	3-5
Eckrant-Rock outcrop association, 8 to 30 percent slopes (TaD)	D	4-10

Soil Name	Group*	Thickness(feet)

** Soil Group Definitions (Abbreviated)*

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

6. **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7. **Attachment C – Site Geology.** A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8. **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'
 Applicant's Site Plan Scale: 1" = 100'
 Site Geologic Map Scale: 1" = 100'
 Site Soils Map Scale (if more than 1 soil type): 1" = 400'

9. Method of collecting positional data:

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

Administrative Information

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

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: Kallison Ranch 215 Phase 3 Unit 14B

LOCATION			FEATURE CHARACTERISTICS										EVALUATION		PHYSICAL SETTING				
1A	1B*	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10	11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DIP (D)	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)	TOPOGRAPHY
						X	Y	Z								<40	>40		
S-1	29°32'31.04"N	98°47'2.44"W	F	20	Kek-Kau	544			N55°E	10			C,O,F	5	35	35		X	Hillside
S-2	29°32'33.93"N	98°47'0.45"W	CD	5	Kek	7	7	0.8	-	0			C,O,F	5	10	10		X	Hillside
S-3	29°32'31.04"N	98°47'2.44"W	CD	5	Kek-Kau	40	40	10	-	0			C,O,F	5	10	10		X	Drainage

* DATUM: NAD 83

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

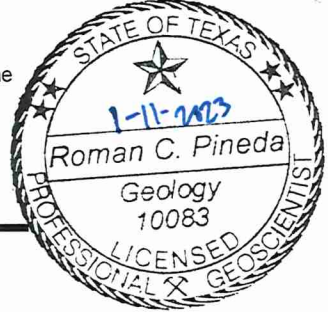
8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave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

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

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



Date 1/11/2023
 Sheet 1 of 1
Attachment A



Kallison Ranch 215 Phase 3 Unit 14B

Stratigraphic Column

(Hydrogeologic subdivisions modified from Maclay and Small (1976); groups, formations, and members modified from Rose (1972); lithology modified from Dunham (1962); and porosity type modified from

Hydrogeologic subdivision	Group, formation, or member	Hydrologic function	Thickness (feet)	Lithology	Field Identification	Cavern development	Porosity/permeability type				
Upper Cretaceous	Upper confining units	Navarro and Taylor Groups (Knt)	CU	300-600	Gray to Brown Clay and Marly Limestone	Thick, massive bedded	No cavern development	Very low porosity			
		Pecan Gap Chalk (Kpg)	CU	150-200	Chalk and Chalky Marl	Yellow brown and light gray; <i>Exogyra Ponderosa</i>	Essentially non-cavernous	Low porosity/low permeability			
		Austin Chalk (Kau)	CU	200-225	Limestone and argillaceous chalky limestone	Glauconitic; fossiliferous, <i>Gryphaea ancilla</i>	Caves related to structure	Some fracture plane and bedding plane			
		Eagle Ford Group (Kef)	CU	30-50	Brown, flaggy shale and argillaceous limestone	Thin flagstone; petroliferous	None	Primary porosity lost/low permeability			
		Buda Limestone (Kbu)	CU	40-50	Buff, light gray, dense mudstone	Porcelaneous limestone with calcite-filled veins	Minor surface karst	Low porosity/low permeability			
		Del Rio Clay (Kdr)	CU	40-50	Blue-green to yellow-brown clay	Fossiliferous; <i>Ilymatogyra arietina</i>	None	None/primary upper confining unit			
Lower Cretaceous	Edwards Aquifer	Edwards Group	Person Formation (Kep)	I	Georgetown Fonnation (Kgt)	Karst AQ; nokarst CU	2-20	Reddish-brown, gray to light tan marly limestone	Marker fossil; <i>Waconella wacoensis</i>	None	Low porosity/low permeability
				II	Cyclic and marine members, undivided	AQ	80-90	Mudstone to packstone; <i>miliolid</i> grainstone; chert	Thin graded cycles; massive beds to relatively thin beds; crossbeds	Many subsurface; might be associated with earlier karst development	Laterally extensive; both fabric and not fabric/water-yielding
				III	Leached and collapsed members, undivided	AQ	70-90	Crystalline limestone; mudstone to grainstone; chert; collapsed breccia	Bioturbated iron-stained beds separated by massive limestone beds; stromatolitic limestone	Extensive lateral development; large rooms	Majority not fabric/one of the most permeable
				IV	Regional dense member	CU	20-24	Dense, argillaceous mudstone	Wispy iron-oxide stains	Very few; only vertical fracture enlargement	Not fabric/low permeability; vertical barrier
				V	Grainstone member	AQ	50-60	<i>Miliolid</i> grainstone; mudstone to wackestone; chert	White crossbedded grainstone	Few	Not fabric/recrystallization reduces permeability
				VI	Kirschberg evaporite member	AQ	50-60	Highly altered crystalline limestone; chalky mudstone; chert	Boxwork voids, with neospar and travertine frame	Probably extensive cave development	Majority fabric/one of the most permeable
				VII	Dolomite member	AQ	110-130	Mudstone to grainstone; crystalline limestone; chert	Massively bedded light gray, <i>Toucasia</i> abundant	Caves related to structure or bedding planes	Mostly not fabric; some bedding plane fabric/water-yielding
				VIII	Basal nodular member	Karst AQ; not karst CU	50-60	Shaly, nodular limestone mudstone and <i>miliolid</i> grainstone	Massive, nodular and mottled, <i>Exogyra texana</i>	Large lateral caves at surface; a few caves near Cibolo Creek	Fabric; stratigraphically controlled/large conduit now at surface; no permeability in subsurface

(Modified from Small and Hanson, 1994)

Kallison Ranch 215 Phase 3 Unit 14B

Narrative Description of Site Geology

The overall potential for fluid movement to the Edwards Aquifer for the site is low. The site lies within the Austin Chalk (Kau) and the basal nodular member of the Kainer Formation (Kekbn). The dominant trend for the site is N45°E, based on an average of the trends of faults within the surrounding area and from published maps (Stein & Ozuna, 1995). No sensitive geologic features were identified onsite.

The Kau is characterized as tan argillaceous chalky limestone and fossiliferous *Gryphaea ancilla*. Karst development is typically caves related to geologic structure of the formation. The Kekbn is characterized as shaly, nodular limestone to mudstone and miliolid grainstone, typically nodular and mottled; *exogyra texana*. Karst development is typically large lateral caves at the surface. No caves or sinkholes were identified onsite.

Feature S-1

Feature is a fault identified by field evidence and from topographic and aerial maps. The fault juxtaposes the basal nodular member of the Kainer Formation to the northwest with the Austin Chalk on the southeast side of the fault. Although a change in lithology was identified in the field, the presence of fine infilling and lack of field evidence of enhanced permeability, the probability of rapid infiltration is low.

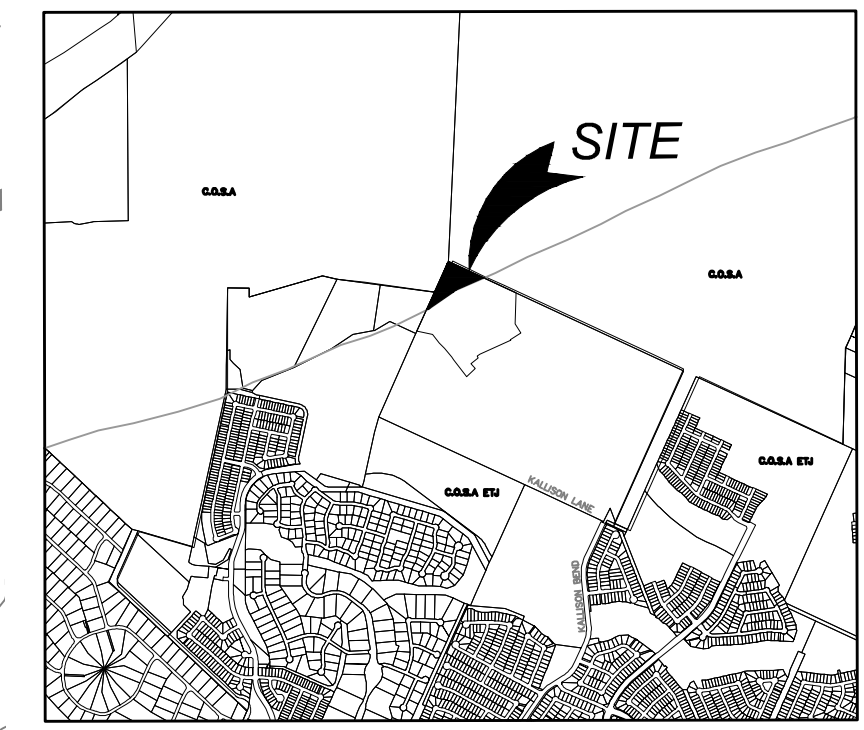
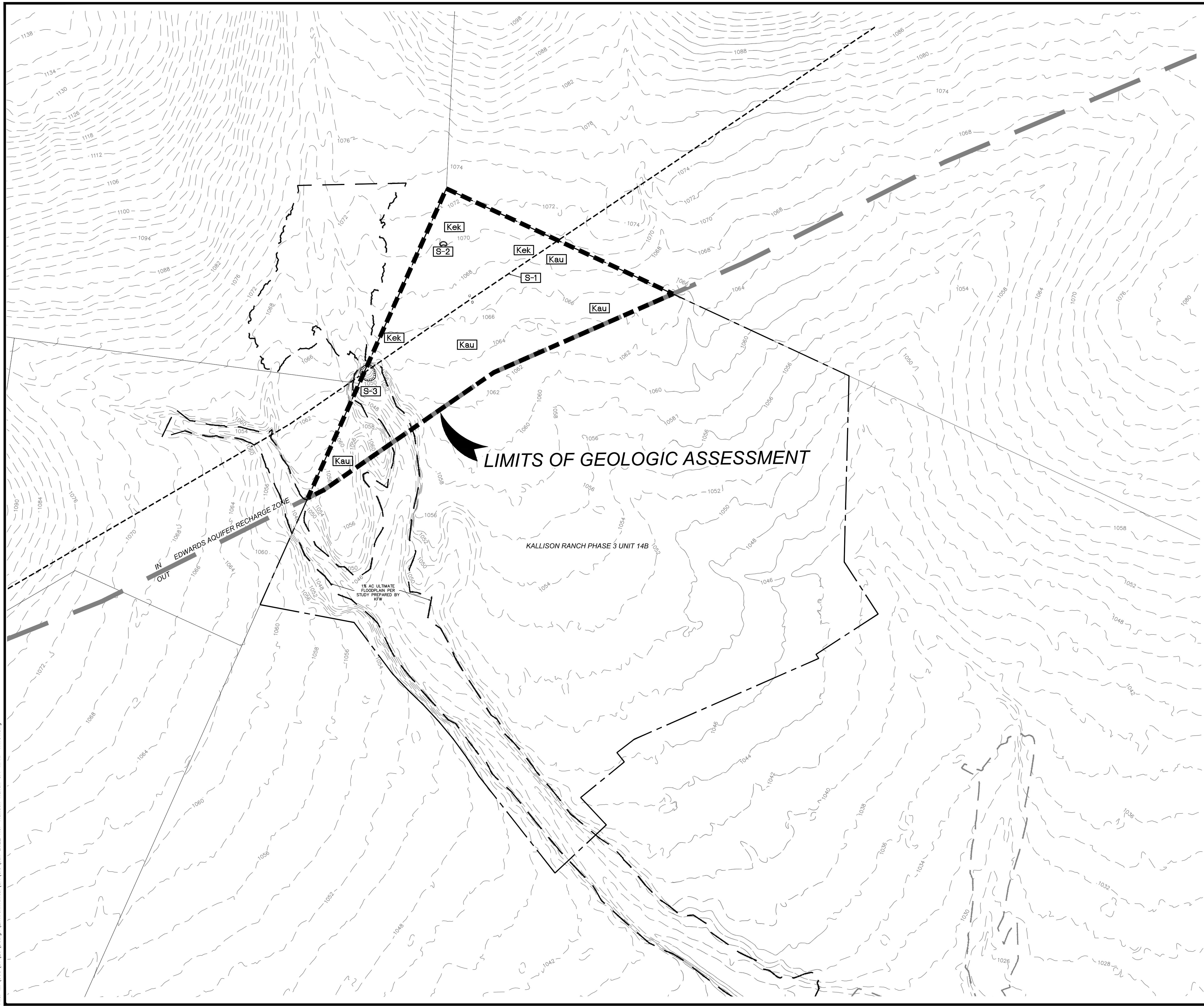
Feature S-2

Feature is a non-karst closed depression which appears to be a scour within surface soils. Due to lack of evidence of karst development and fine infilling observed at the time of the site visit, the probability for rapid infiltration is low.

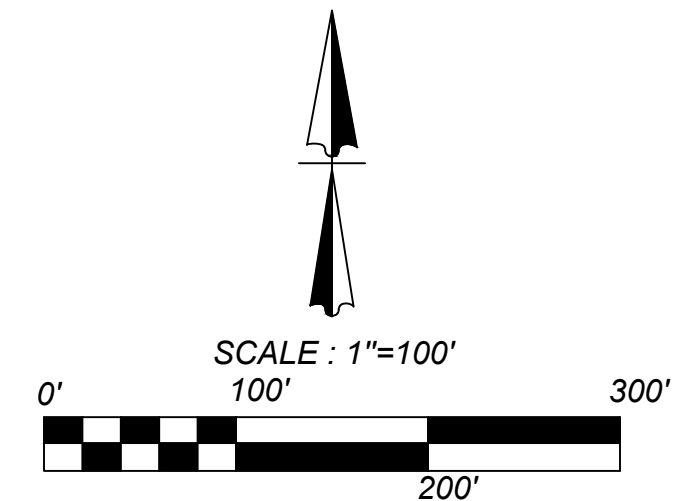
Feature S-3

Feature is a non-karst closed depression developed as a result of stream scour. The stream scour was developed within coarse loose cobbles to fines deposited by stream transport. Due to lack of evidence of karst development, the probability for rapid infiltration is low.

Date: Jan 11, 2023, 8:53am, User ID: rfrfede
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LOCATION MAP
N.T.S.



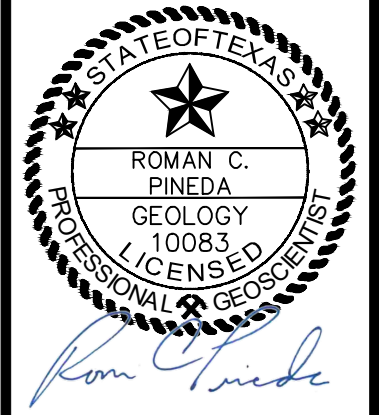
LEGEND

- Qal ALLUVIUM
- Kau AUSTIN CHALK
- Kbu BUDA LIMESTONE
- Kdr DEL RIO CLAY
- Kep PERSON FORMATION
- Kek KAINER FORMATION
- Kgru GLEN ROSE FORMATION
- S-1 POTENTIAL RECHARGE FEATURE
- DRAINAGE PATHWAY
- CONTACT, LOCATED APPROXIMATELY
- FAULT, LOCATED APPROXIMATELY (D, DOWNTHROWN SIDE; U, UPTHROWN SIDE)
- FAULT EXISTANCE UNCERTAIN
- POSSIBLE FAULT (AS LOCATED BY AERIAL PHOTOGRAPHS)
- STRIKE AND DIP OF BEDDING
- STRIKE AND DIP OF JOINTS
- STRIKE OF VERTICAL JOINTS
- CAVE
- NON-KARST CLOSED DEPRESSION
- SWALLOW HOLE
- SOLUTION CAVITY
- OTHER NATURAL BEDROCK FEATURES: VUGGY ROCK, REEF DEPOSITS
- ZONE
- MAN-MADE FEATURE IN BEDROCK
- WATER WELL
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- 50' SEWER ENVELOPE
- PROPOSED MANHOLE
- EXISTING MANHOLE

NOTE: THE GEOSCIENTIST SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR PURPOSES OF GEOLOGIC INFORMATION. ALL OTHER INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SIGNED AND SEALED CIVIL ENGINEERING DRAWINGS.



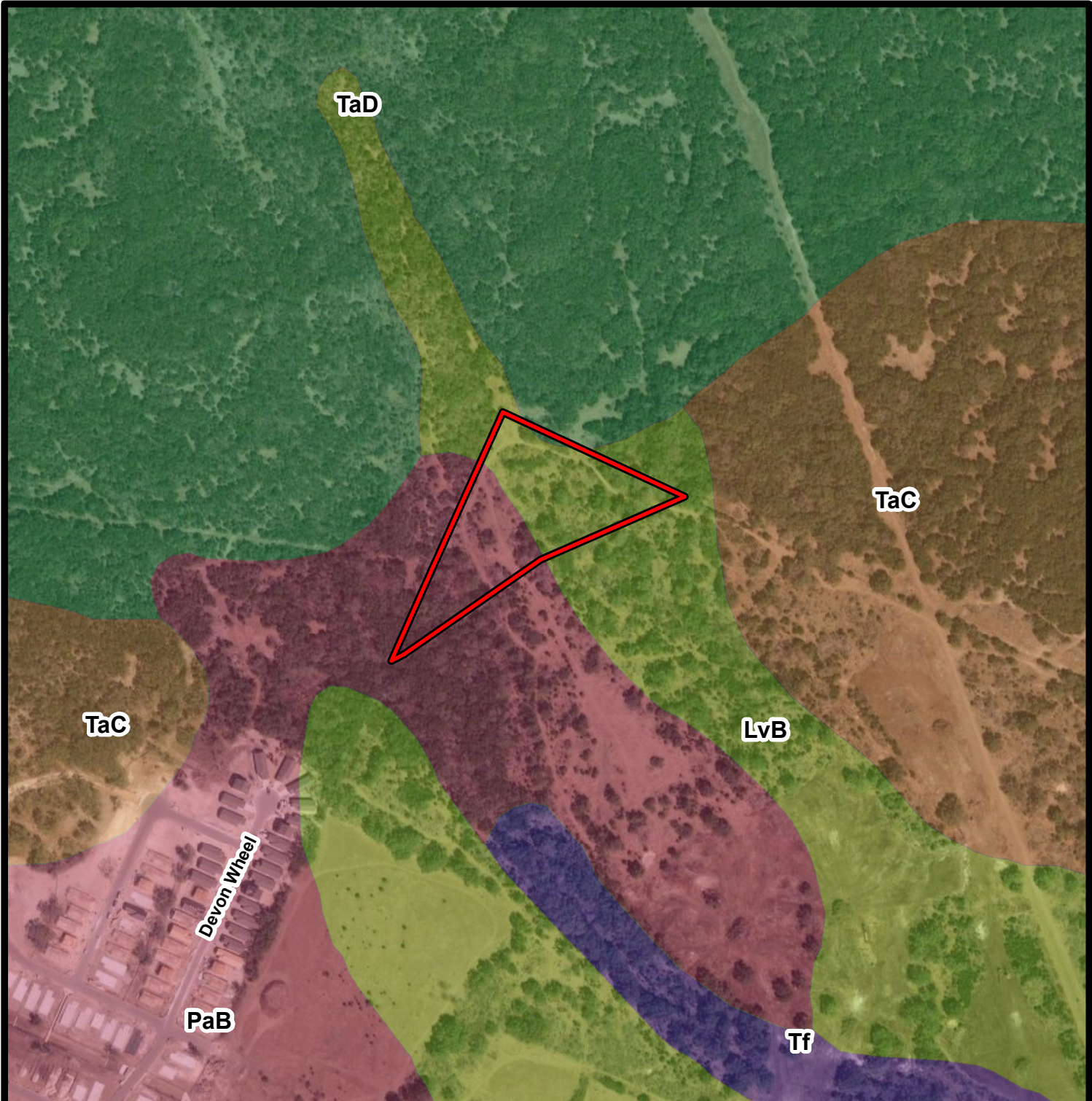
ISSUE DATE



KALLISON RANCH 215 PHASE 3 UNIT 14B
BEXAR COUNTY, TEXAS
SITE GEOLOGIC MAP

JOB NO: 963-01-26
 DATE: JAN 2023
 DRAWN: EU CHECKED: RCP

ATTACHMENT
D



LEGEND

Subject Property

Bexar County Soils

- Eckrant very cobbly clay, 5 to 15 percent slopes
- Eckrant-Rock outcrop association, 8 to 30 percent slopes
- Lewisville silty clay, 1 to 3 percent slopes
- Patrick soils, 1 to 3 percent slopes, rarely flooded
- Tinn and Frio soils, 0 to 1 percent slopes, frequently flooded

Source: Esri, Maxar, Earthstar Geographics, and the

Date: Nov 02, 2022, 6:36:18 PM User ID: e:\engineer File: M:\683101\2022\esign\Environment\GIS\Report\New Folder\Bexar\Bexar Soils_Survey.mxd



FIRM# 9513 FIRM# 10122300
 3421 PAESANOS PKWY STE. 200 PHONE (210) 979-8444
 SAN ANTONIO, TEXAS 78231 FAX (210) 979-8441

KALLISON RANCH 215 PHASE 3 UNIT 14B
 GEOLOGIC ASSESSMENT
 BEXAR COUNTY SOILS

REVISIONS: ISSUE DATE:

JOB NO. 563-01-26

DATE: November 2022 DESIGNER:

DRAWN: E.U. CHECKED: R.P.

ATTACHMENT E

KALLISON RANCH 215 PHASE 3 UNIT 14B

References

- Arnow, Ted, 1959, Groundwater Geology of Bexar County, Texas: Texas Board of Water Engineers, Bulletin 5911, 62pp., 18 figs.
- Ashworth, J.B., Jan 1983, Ground-Water Availability of the Lower Cretaceous Formations in the Hill Country of South-Central Texas, Texas Department of Water Resources, rept., 273, 12pp.
- Barnes, V.L., 1983, Geologic Atlas of Texas, San Antonio Sheet, Bureau of Economic Geology, The University of Texas at Austin, Texas.
- Collins, E.W., 1995, Geologic Map of the San Geronimo Quad, Texas: University of Texas at Austin, Bureau of Economic Geology, Open-File Map STATEMAP Study Area 5, scale 1:24,000.
- Federal Emergency Management Agency (FEMA), September 28, 2010, Bexar County, Texas and Incorporated areas, Flood Insurance Rate Map (FIRM), Panel 48029C0195G, FEMA, Washington, D.C.
- Maclay, R.W., and Small, T.A., 1976, Progress report on the geology of the Edwards Aquifer, San Antonio Area, Texas and Preliminary Interpretation of Borehole Geophysical and Laboratory Data on Carbonate Rocks: U.S. Geol. Survey open file rept., 76-627, 62 pp., 20 figs.
- Rose, P.R., 1972, Edwards Group, Surface and Subsurface, Central Texas: Bur. Econ. Geol., Rep of Invest. 74, 198 pp.
- Stein, W.G., and Ozuna, G.B., 1995, Geologic Framework and Hydrogeologic Characteristics of the Edwards Aquifer Recharge Zone, Bexar County, Texas: U.S. Geol. Survey, Water – Resources Investigations 95-4030, 8 pp., 2 figs.
- Texas Natural Resource Conservation Commission, 1999, Edwards Aquifer Recharge Zone Map, San Geronimo Quadrangle, TNRCC, San Antonio, Texas.
- United States Department of Agriculture, 1991, Soil Survey – Bexar County, Texas, USDA.
- United States Geologic Survey, 2988, (USGS), San Geronimo Quadrangle, USGS, Denver, Colorado.
- Veni, G., 1988, The Caves of Bexar County, Second Edition, The Texas Memorial Museum, University of Texas, Austin, Texas.
- Veni, George, and Associates, 1994, Geologic Controls in Cave Development and the Distribution of Cave Fauna in the San Antonio, Texas, Region: Report for the Texas Parks and Wildlife Department and U.S. Fish and Wildlife Service, 99 pp.

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

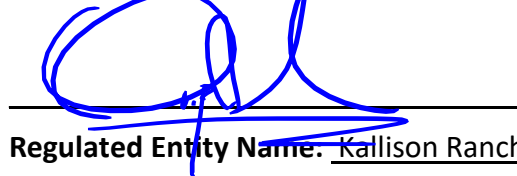
Signature

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

Print Name of Customer/Agent: Omar Espinosa, P.E.

Date: 3/21/24

Signature of Customer/Agent:



Regulated Entity Name: Kallison Ranch 215 Phase 3 Unit 14B

Regulated Entity Information

1. The type of project is:

- Residential: Number of Lots:5
- Residential: Number of Living Unit Equivalents:5
- Commercial
- Industrial
- Other: _____

2. Total site acreage (size of property):4.6 Acres

3. Estimated projected population:15 (= 5 x 3)

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	18971	÷ 43,560 =	0.44
Parking	1585	÷ 43,560 =	0.04
Other paved surfaces	9922	÷ 43,560 =	0.23
Total Impervious Cover	30478	÷ 43,560 =	0.7

Total Impervious Cover 0.7 ÷ Total Acreage 4.60 X 100 = 15.22% Impervious Cover

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

For Road Projects Only

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

7. Type of project:

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

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

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

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

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

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

<u> X </u> % Domestic	<u> 1,500 </u> Gallons/day
<u> </u> % Industrial	<u> </u> Gallons/day
<u> </u> % Commingled	<u> </u> Gallons/day
TOTAL gallons/day <u> 1,500 </u> (5 EDU X 300 gpd/EDU)	

15. Wastewater will be disposed of by:

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

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

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

Sewage Collection System (Sewer Lines):

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

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

The SCS was previously submitted on _____.

The SCS was submitted with this application.

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

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

Existing.

Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 100'.

18. 100-year floodplain boundaries:

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

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

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____

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

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

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

FACTORS AFFECTING WATER QUALITY

Materials that are anticipated to be used on site that could be a potential source of contamination include the following:

During Construction:

1. Concrete and Masonry Materials
2. Wood, plastic, and metal Materials
3. Tar and hydrocarbons from paving operations
4. Oil, Grease, fuel, and hydraulic fluid from construction equipment and vehicle drippings
5. Fertilizers, Herbicides, and Pesticides
6. Cleaning solutions and detergents
7. Miscellaneous construction trash and debris
8. Soil erosion and sedimentation due to construction activity

Ultimate Use:

1. Pollutants generated from vehicles utilizing the roadways
2. Fertilizers, Herbicides, and pesticides used to maintain landscaping and lawns
3. Miscellaneous trash and debris generated from the public
4. Dumping of Hazardous Materials into the storm drainage system by the general public

(This is not intended to be an all inclusive list)

All practical management practices will be used to reduce the risk of spills and other exposure of any contaminant to surface or groundwater.

VOLUME AND CHARACTER OF STORMWATER

The portion in the Edwards Aquifer proposed with Kallison Ranch 215 Phase 3 Unit 14B consists of 4.60 acres. The existing topography contains a ridgeline that divides drainage into the northeast and southwest with grades ranging from 1% to 20%. The portion of the site draining northeast drains into Unnamed tributary 4 in Culebra Creek. The portion of the site draining southwest drains into Culebra creek. The site consists of medium dense grass and moderate tree canopy cover. The existing soils on the site consist of Austin Chalk (Kau) and the basal nodular member of the kainer Formation (Kekbn). The pre-development runoff coefficient for the site is 0.47 per the City of San Antonio Storm Water Design Criteria Manual Section 5.5.3 Table 5.5.3A. The existing flow patterns drain naturally south of the site and into an existing earthen interceptor channel that directs the flow east and west of the property and into Culebra Creek. The pre-development runoff values for the 25-yr events for the site are shown in the drainage area map provided with form TCEQ-0602, Attachment G.

The proposed Kallison Ranch 215 Phase 3 Unit 14B site will have a total impervious cover of 0.70 acres or 15.22% and will consist of structures, concrete driveways, concrete flush curbs, and asphalt pavement. The post-development runoff composite coefficient for this site is 0.67 and 0.50 per the City of San Antonio Storm Water Design Criteria Manual Section 5.5.3 Table 5.5.3A. The site has been divided into two (2) on-site drainage areas which will maintain the existing flow patterns throughout the site. The post-development runoff values for the 25-yr storm events for the site are shown in the drainage area map provided with form TCEQ-0602, Attachment G. The rainfall intensities used to calculate storm water runoff produced by the site were obtained from the City of San Antonio Storm Water Design Criteria Manual Section 5.5.3 Table 5.5.3A.

Permanent BMP's are not required for this development since the overall impervious cover is less than 20%. All future site improvements will utilize existing drainage patters to ensure that proposed development will not produce a significant adverse impact to other properties, habitable structures, or drainage systems downstream.

SUITABILITY LETTER FROM AUTHORIZED AGENT

Not Applicable

EXCEPTION TO THE REQUIRED GEOLOGIC ASSESSMENT

Not applicable. Geologic Assessment is attached.

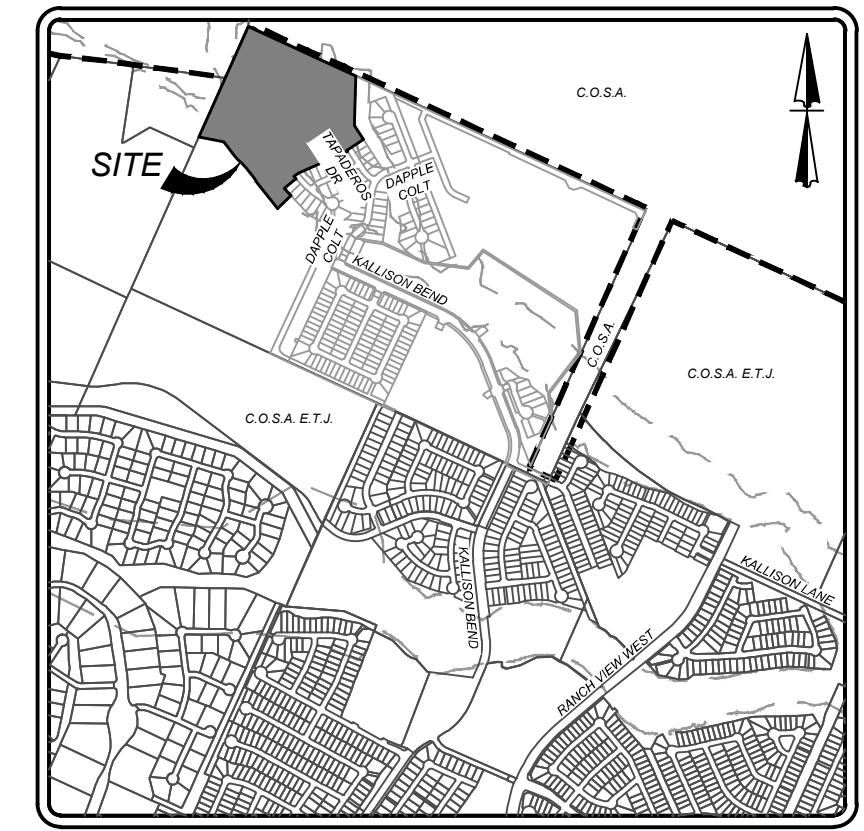
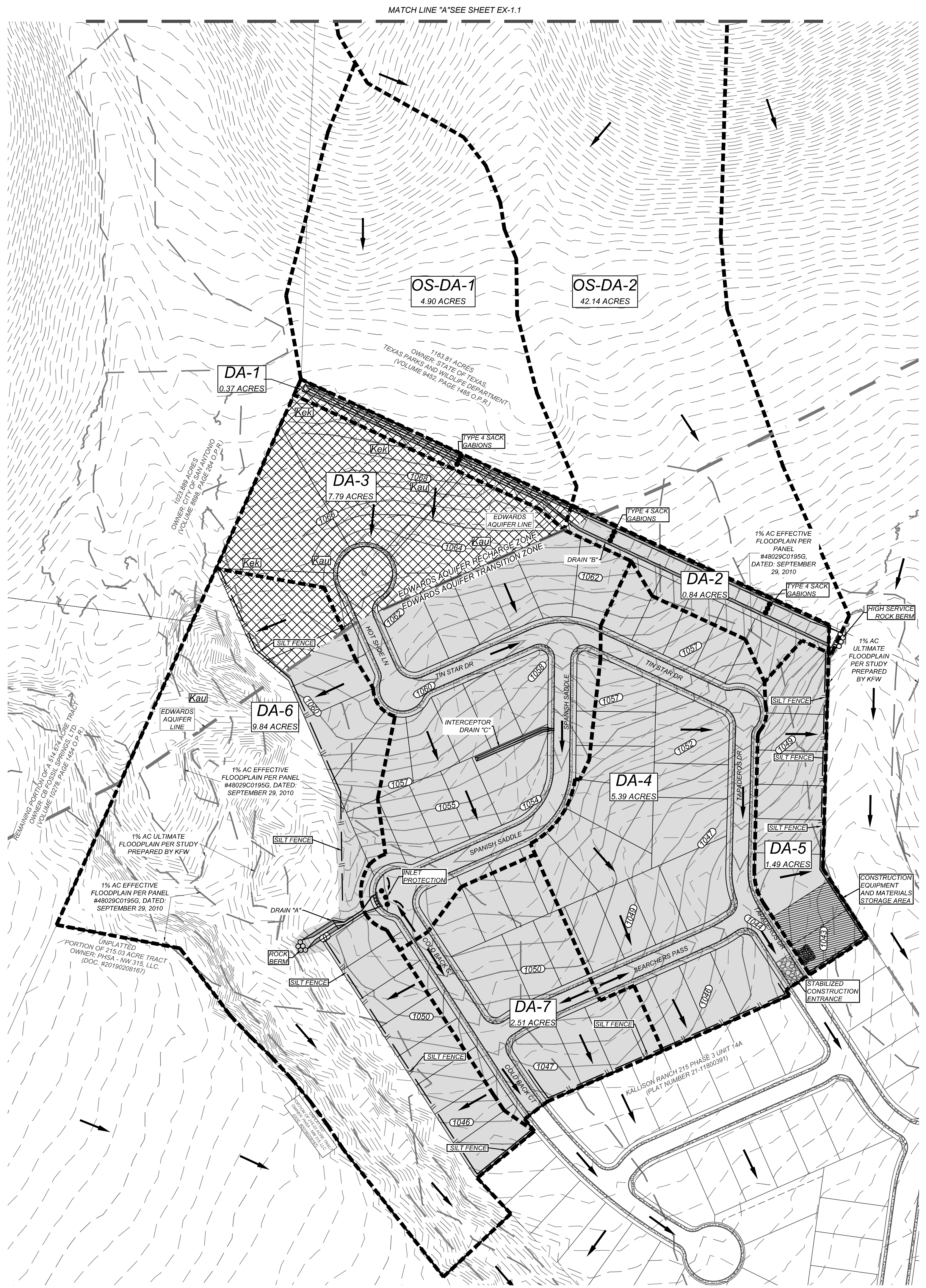
LEGEND

- DRAINAGE AREA
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FLOW ARROW
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA
- CONCRETE TRUCK WASHOUT PIT
- DISTURBED AREA IN EDWARDS AQUIFER TRANSITION ZONE
- DISTURBED AREA IN EDWARDS AQUIFER RECHARGE ZONE
- INLET PROTECTION
- SILT FENCE
- ROCK BERM
- RECHARGE ZONE BOUNDARY

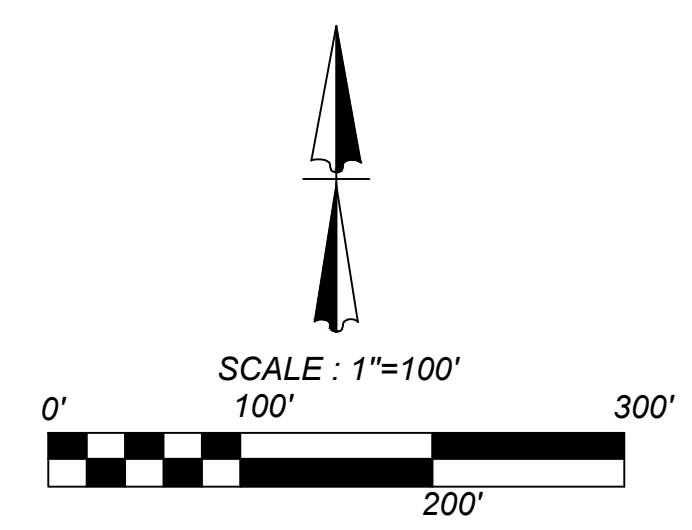
TCEQ-0592 (Rev. 7/15/15)
Texas Commission on Environmental Quality
Water Pollution Abatement Plan
General Construction Notes

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
 - The name of the approved project;
 - The activity start date; and
 - The contact information of the prime contractor
2. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.
3. If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.
4. No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of water supply source, distribution system, well or sensitive feature.
5. Prior beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications. If inspectors indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
6. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
7. Sediment must be removed from sediment traps or sedimentation basins not later than when it occupies 50% of the basin's design capacity.
8. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
9. All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.
10. If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
11. The following records shall 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.
12. The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
 - A. any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
 - B. any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
 - C. any development of land previously identified as undeveloped in the original water pollution abatement plan.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 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
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LOCATION MAP
N.T.S.



KFW
ENGINEERS + SURVEYING
has joined Coopers Engineering & Design
3421 Passmore Pkwy., Suite 200, San Antonio, TX 78231
TBB# Firm # 6613 • TBB# S. Firm # 1012300

ISSUE DATE: _____

REVISIONS: _____

3/21/24

**KALLISON RANCH 215 PHASE 3 UNIT 14B
BEXAR COUNTY, TEXAS
WATER POLLUTION ABATEMENT PLAN**

JOB NO.: 563-01-26
DATE: _____
DRAWN: _____ CHECKED: _____
SHEET NUMBER:

EX-1.0

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

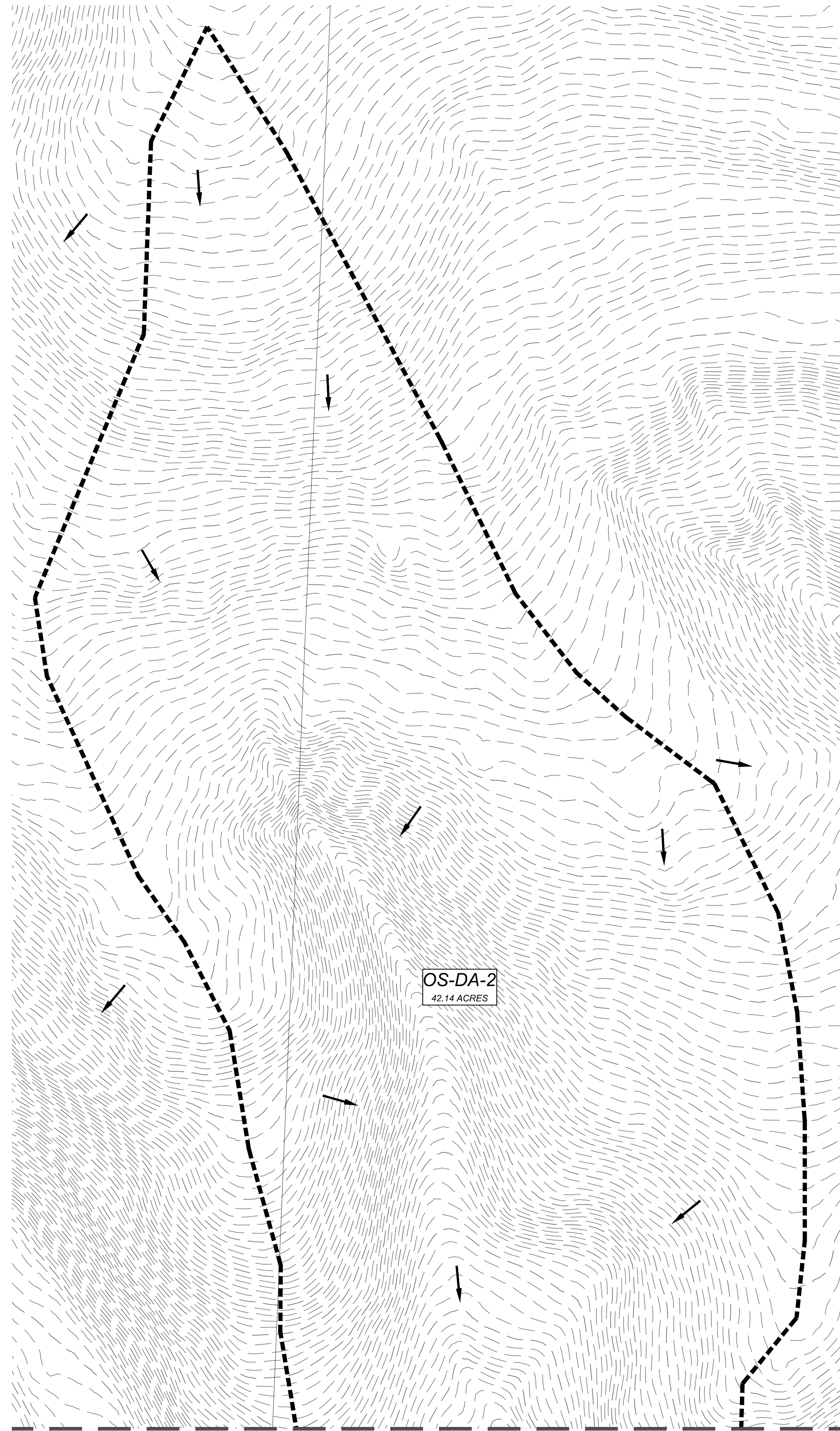
LEGEND

- DRAINAGE AREA
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FLOW ARROW
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
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- ROCK BERM
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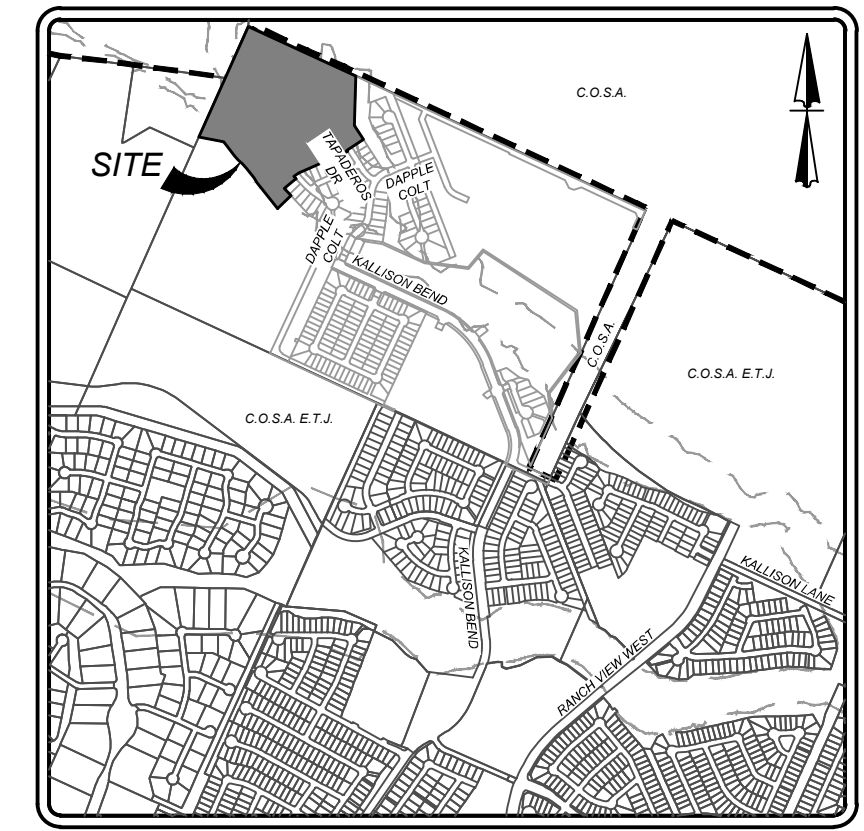
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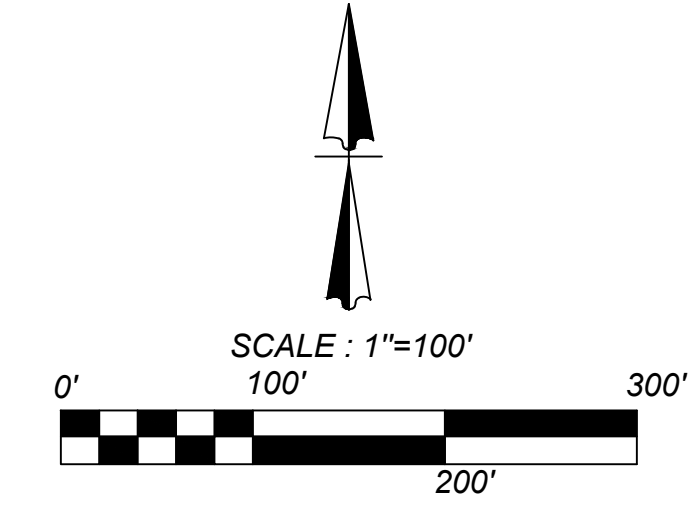
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MATCH LINE "A" SEE SHEET EX-1.0



LOCATION MAP
N.T.S.



KFW
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has joined Colliers Engineering & Design
3421 Passmore Pkwy., Suite 200, San Antonio, TX 78231
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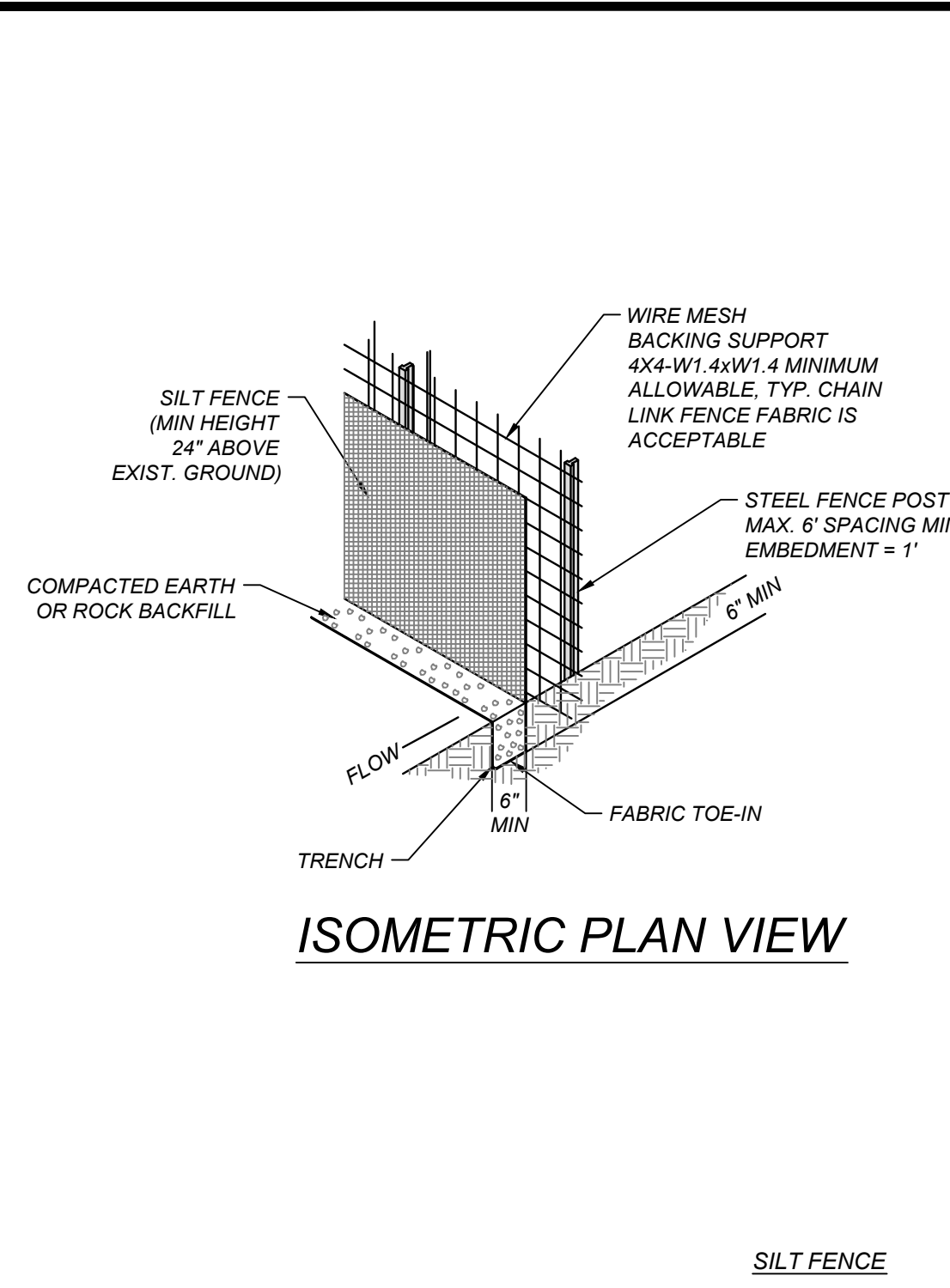
ISSUE DATE:
REVISIONS:



**KALLISON RANCH 215 PHASE 3 UNIT 14B
BEXAR COUNTY, TEXAS
WATER POLLUTION ABATEMENT PLAN**

PLAT NO.
JOB NO.: 563-01-26
DATE:
DRAWN: CHECKED:
SHEET NUMBER:
EX-1.1

Date: Aug 01, 2023, 8:37am User ID: dpmassimo File: M:\65101\65101.dwg Plot: C:\Users\dpmassimo\OneDrive\Documents\DWG\PlotArea\A3650126.dwg



Materials:

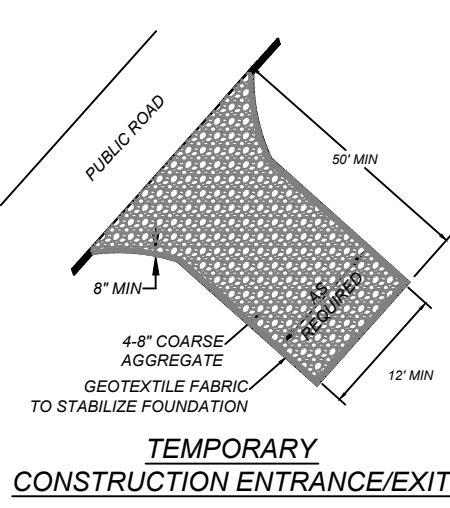
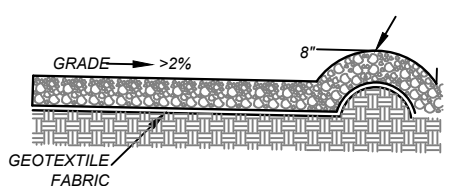
- (1) Silt fence material should be polypropylene, polyethylene or polyamide woven or nonwoven fabric. The fabric width should be 36 inches, with a minimum unit weight of 4.5 oz/yd, mullen burst strength exceeding 190 lb/in², ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.
- (2) Fence posts should be made of hot rolled steel, at least 4 feet long with Tee or Ybar 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.
- (6) Silt fence should be removed when the site is completely stabilized so as not to block or impede stone flow or drainage.

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



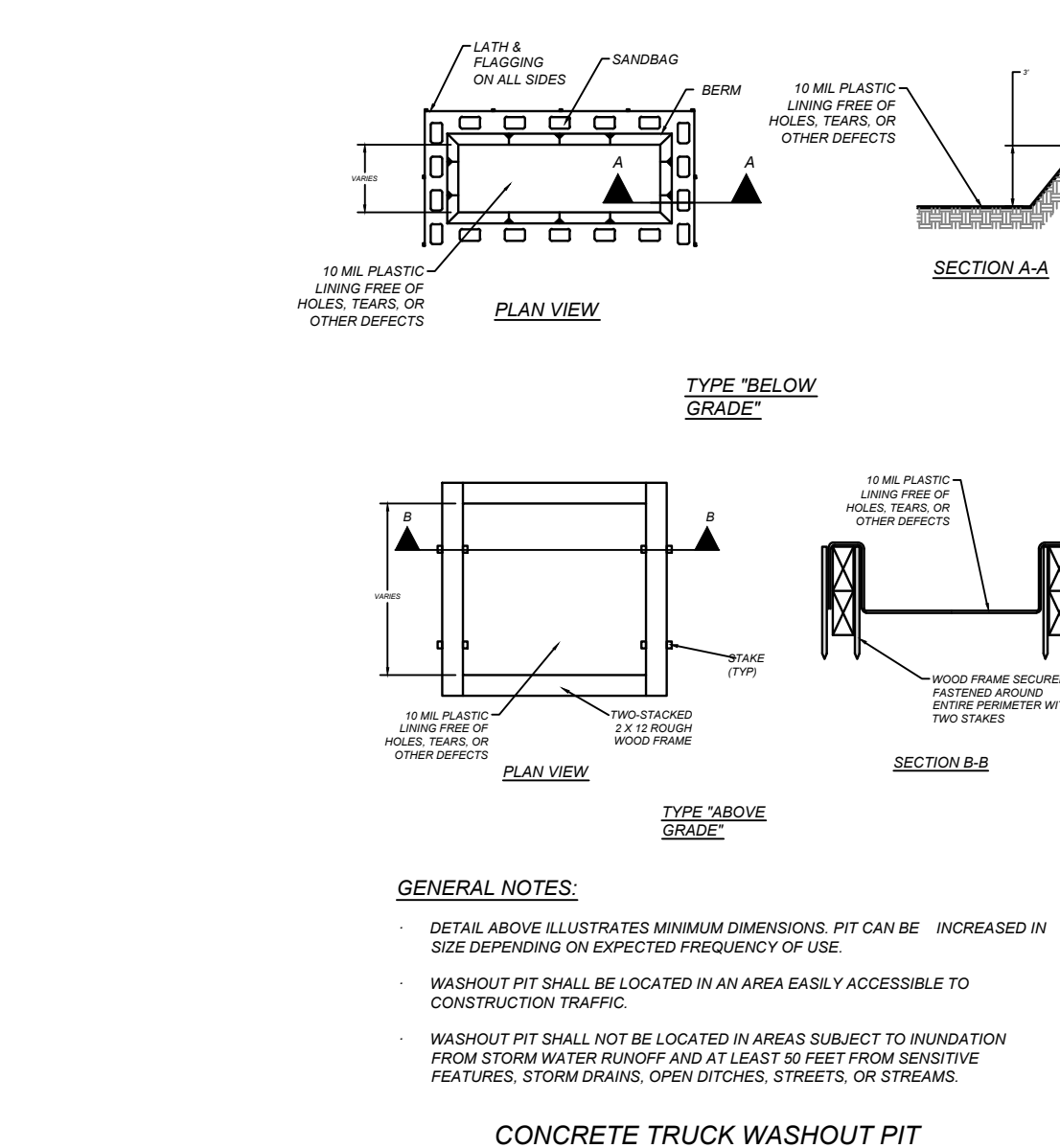
GENERAL NOTES:

- (1) The filter bag material shall be made of polypropylene, polyethylene or polyamide woven fabric, min unit weight of 4 ounces/yd, mullen burst strength exceeding 300 PSI and ultraviolet stability exceeding 70%.
- (2) The filter bag shall be filled with clean, medium to coarse gravel, (3/16 TO 3/8 INCH DIAMETER).

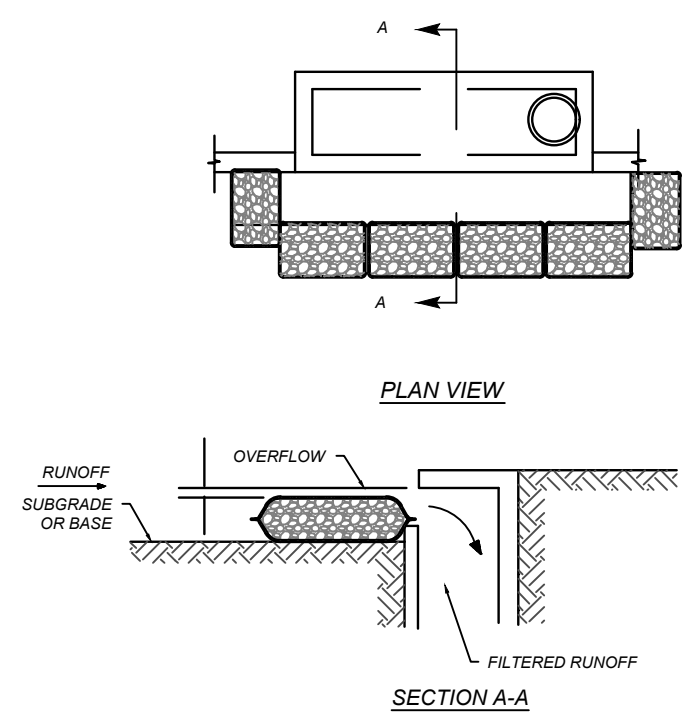
Inspection and Maintenance Guidelines:

- (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.

STABILIZED CONSTRUCTION ENTRANCE / EXIT



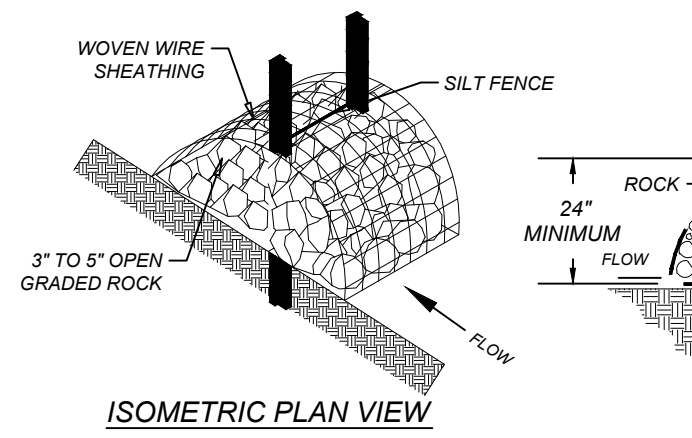
CONCRETE TRUCK WASHOUT PIT



GENERAL NOTES:

- ALL STORM DRAINAGE SYSTEMS INLETS SHOULD FILTER RUNOFF BEFORE THE WATER IS DISCHARGED INTO STREAMS OR ONTO ADJACENT PROPERTIES, UNLESS TREATMENT IS PROVIDED ELSEWHERE.
- IF NO ADDITIONAL DOWNSTREAM TREATMENT EXISTS, THE MAXIMUM DRAINAGE AREA TRIBUTARY TO AN AREA DRAIN INSTALLED WITH A GRAVEL FILTER SHOULD BE ONE ACRE.
- ALL CURB INLET GRAVEL FILTERS SHOULD BE INSPECTED AND REPAIRED AFTER EACH RUNOFF EVENT. SEDIMENT SHOULD BE REMOVED WHEN MATERIAL IS WITHIN THREE INCHES OF THE TOP OF THE CONCRETE BLOCKS. PERIODICALLY THE GRAVEL SHOULD BE RAKED TO INCREASE INFILTRATION AND FILTERING OF RUNOFF WATERS.

CURB INLET PROTECTION GRAVEL FILTER BAGS



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/IN², 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 YBAR 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 SHOAT 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 ROCK MAY BE USED.

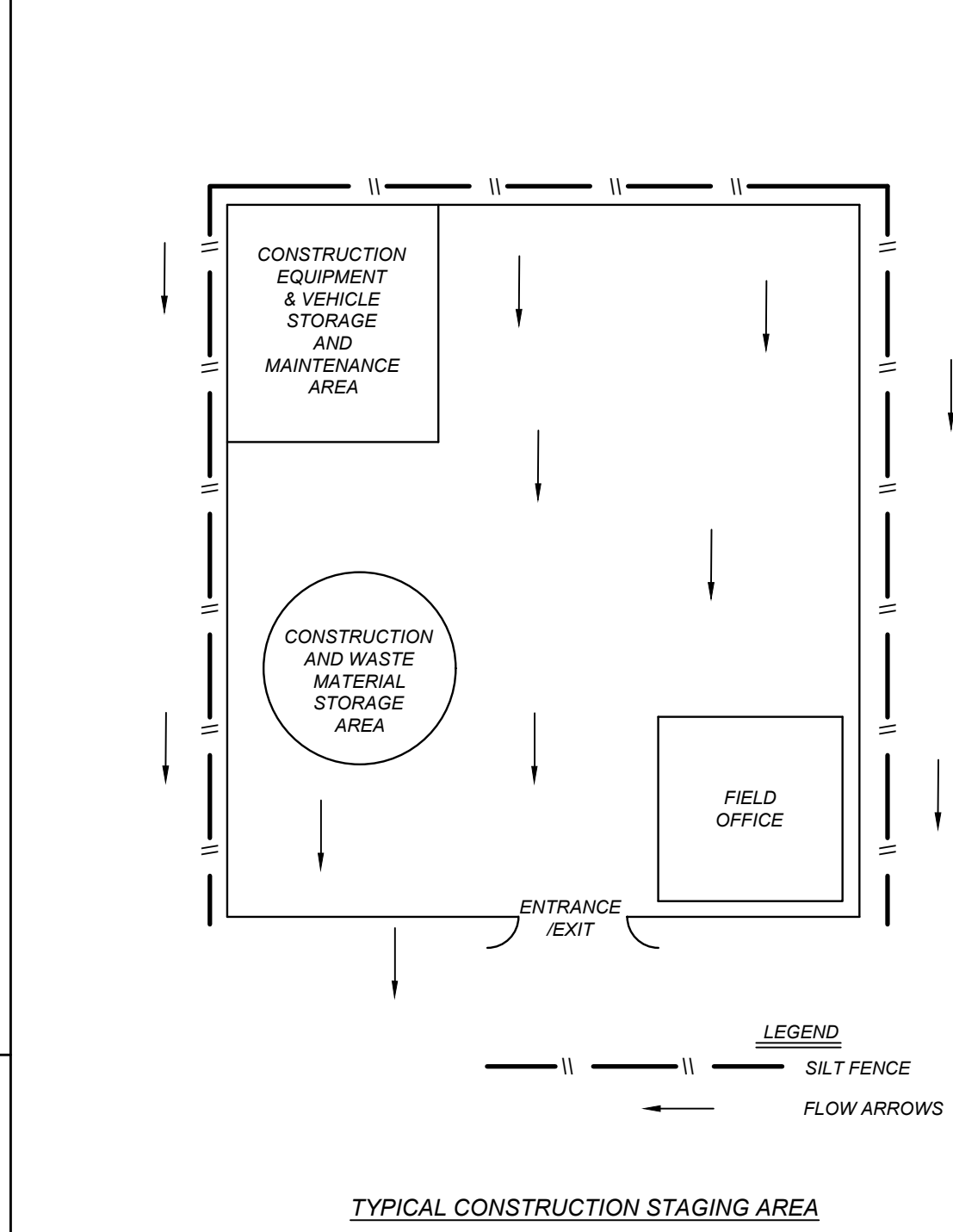
INSTALLATION:

- (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- 5' 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.

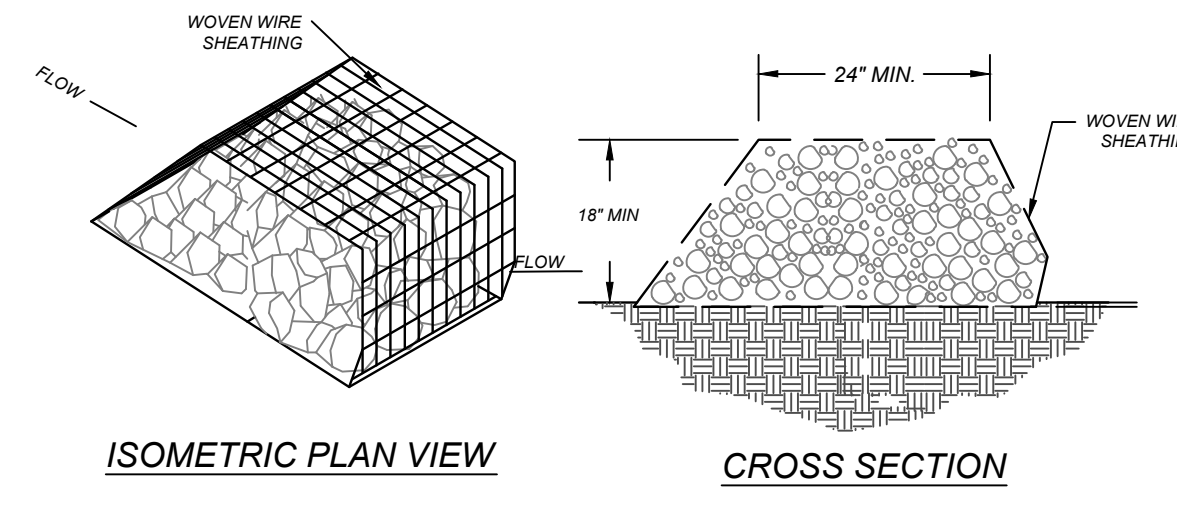
INSPECTION AND MAINTENANCE GUIDELINES:

- (1) INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE ON ROCK BERM.
- (2) REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT OF IN AN APPROVED MANNER.
- (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.

HIGH SERVICE ROCK BERM



TYPICAL CONSTRUCTION STAGING AREA



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 shoat 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.

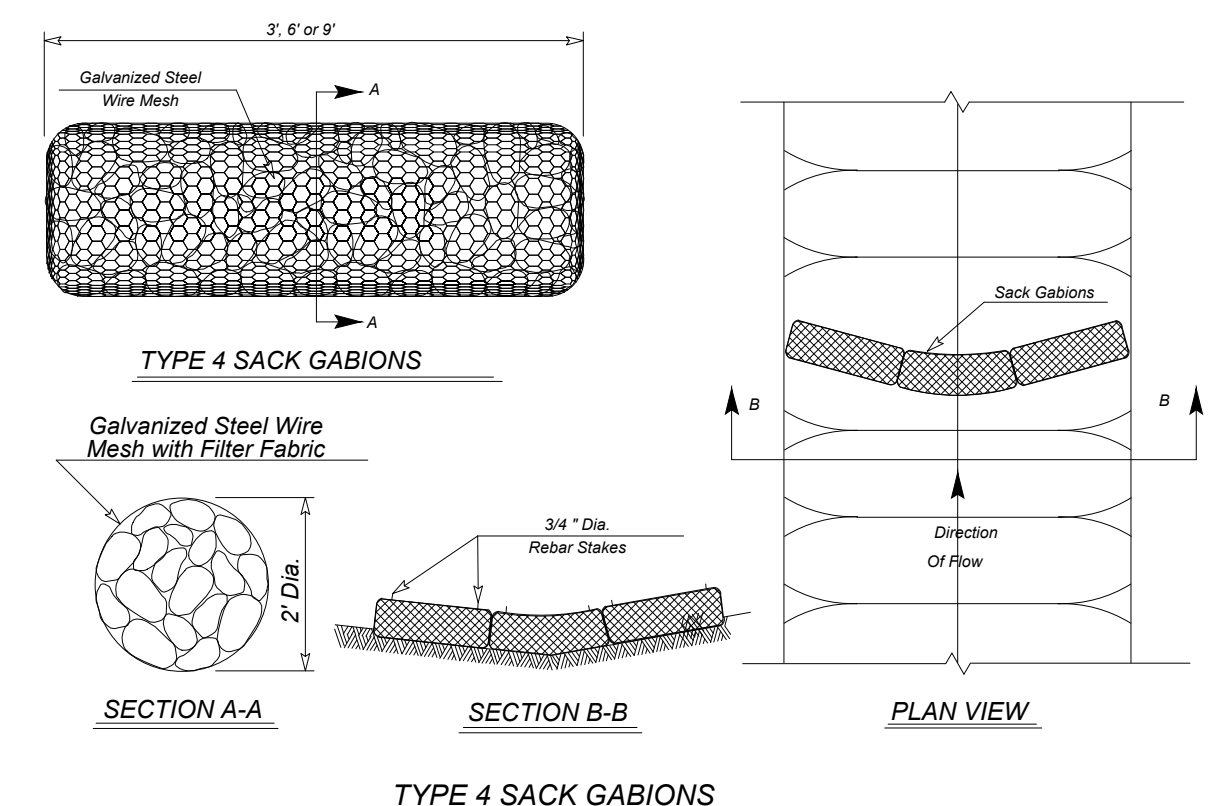
Installation:

- (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 (H:V) 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 to 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.

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 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.

ROCK BERM



TYPE 4 SACK GABIONS

GENERAL NOTES:

- THE TOP OF THE SACK GABIONS SHOULD BE LEVEL AND ORIENTED PERPENDICULAR TO THE DIRECTION OF FLOW.
- FILTER FABRIC MATERIAL SHALL BE FASTENED TO WOVEN WIRE SUPPORT.
- FILTER FABRIC MATERIAL SHOULD MEET THE FOLLOWING SPECIFICATIONS: RESISTANT TO ULTRAVIOLET LIGHT; FABRIC SHOULD BE NONWOVEN GEOTEXTILE WITH MINIMUM WEIGHT OF 3.5 OUNCES PER SQUARE YARD, MINIMUM MULLEN BURST STRENGTH OF 300 POUNDS PER SQUARE INCH AND A FLOW THRU RATE OF 120 GALLONS PER MINUTE PER SQUARE FOOT OF FRONTAL AREA.
- STONE SIZE: 1/4" OPEN GRADED CRUSHED LIMESTONE.
- INSPECT WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACE AS NEEDED.
- WHEN SILT REACHES A DEPTH OF 50% OR MORE ABOVE NATURAL GROUND, SILT SHALL BE REMOVED AND DISPOSED IN AN APPROVED MANNER THAT WILL NOT CONTRIBUTE TO RESILTIATION. CONTAMINATED SEDIMENT MUST BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.



KALLISON RANCH 215 PHASE 3 UNIT 14B
BEXAR COUNTY, TEXAS
WATER POLLUTION ABATEMENT PLAN DETAILS

JOB NO.: 563-01-26
DATE: _____
DRAWN: _____ CHECKED: _____

SHEET NUMBER:

EX-1.1

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: Omar Espinosa, P.E.

Date: 3/21/24

Signature of Customer/Agent:



Regulated Entity Name: Kallison Ranch 215 Phase 3 Unit 14B

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: Culebra 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.

SPILL RESPONSE ACTIONS

If there is an accidental spill on site, the contractor shall respond with appropriate action. The contractor will be required to contact the owner and in turn the owner will contact the TCEQ in the event of a spill on site. In addition to the following guidance, reference the latest version of TCEQ's Technical Guidance Manual (TGM) RG-348 Section 1.4.16.

General Measures

1. To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
2. Store hazardous materials and wastes in covered containers and protect from vandalism.
3. Place a stockpile of spill cleanup materials where it will be readily accessible.
4. Train employees in spill prevention and cleanup.
5. Designate responsible individuals to oversee and enforce control measures.
6. Spills should be covered and protected from stormwater runoff during rainfall to the extent that it doesn't compromise clean-up activities.
7. Do not bury or wash spills with water.
8. Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
9. Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
10. Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
11. Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
12. Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

1. Clean up leaks and spills immediately.
2. Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
3. Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. Specific spill response procedures are outlined below for each spill category (Minor – Hazardous).

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

For significant or hazardous spills that are in reportable quantities:

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 (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 not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

Vehicle and Equipment Maintenance

1. If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.
2. Regularly inspect onsite vehicles and equipment for leaks and repair immediately
3. Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5. Place drip pans or absorbent materials under paving equipment when not in use.
6. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
7. Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
8. Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
9. Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

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

POTENTIAL SOURCES OF CONTAMINATION

During Construction:

1. Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle dripping.
2. Hydrocarbons from paving operations.
3. Miscellaneous trash and litter from construction workers and material wrappings.
4. Construction debris.
5. Silt leaving the site.

Ultimate Use:

1. Pollutants from vehicles utilizing the roadways
2. Stormwater runoff contamination from fertilizers, herbicides, and pesticides used to maintain landscaping and lawns.
3. Dumping of hazardous materials into the storm drain system by the general public.

SEQUENCE OF MAJOR ACTIVITIES

Intended Schedule or Sequence of Major Activities:

1. Mobilization of the contractor's equipment.
2. Installation of temporary BMP's as described in attachment "D" of this section.
3. Site clearing and grubbing activities for streets, drains, detention ponds, and utilities.
 - a. 3.79 Acres
4. Rough subgrade preparation: earthwork, grading, street and drainage excavation and embankment
 - a. 3.79 Acres
5. Trenching and installation of utilities
 - a. 0.08 Acres
6. Final street prep, curbing, and paving activities
 - a. 0.25 Acres
7. Home construction
 - a. 0.47 Acres
8. Topsoil, irrigation and landscaping
 - a. 2.61 Acres
9. Site cleanup and removal of temporary BMP's

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

A: A majority of the upgradient runoff will be intercepted by earthen swales along the property lines and directed to the natural lows. The upgradient drainage area flowing onto the site is undeveloped and vegetation is well established so additional sedimentation is not anticipated to originate from upstream. The selection of the onsite BMP's has taken into account the additional runoff volume from the upgradient area.

B: Temporary BMPs will be installed prior to soil disturbing construction activity. Silt fencing and natural vegetated buffers will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. Rock berms will be placed in the drainage lows where runoff is concentrated. A temporary construction entrance will be placed at the site entry/exit point to reduce tracking onto adjoining streets. A construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage. A concrete truck washout pit will be placed on site to provide containment and easier clean up of waste from concrete operations.

Practices may also be implemented on site for interim and permanent stabilization. Stabilization practices may include but are not limited to: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of existing trees and vegetation, and other similar measures.

C: There are no existing surface streams or sensitive features within the site, therefore additional temporary BMP's are not required.

D: There are no sensitive features identified within this site, therefore additional temporary BMP's are not required. If a naturally-occurring sensitive feature is identified during construction all activity will be stopped and the contractor should notify TCEQ.

REQUEST TO TEMPORARILY SEAL A FEATURE

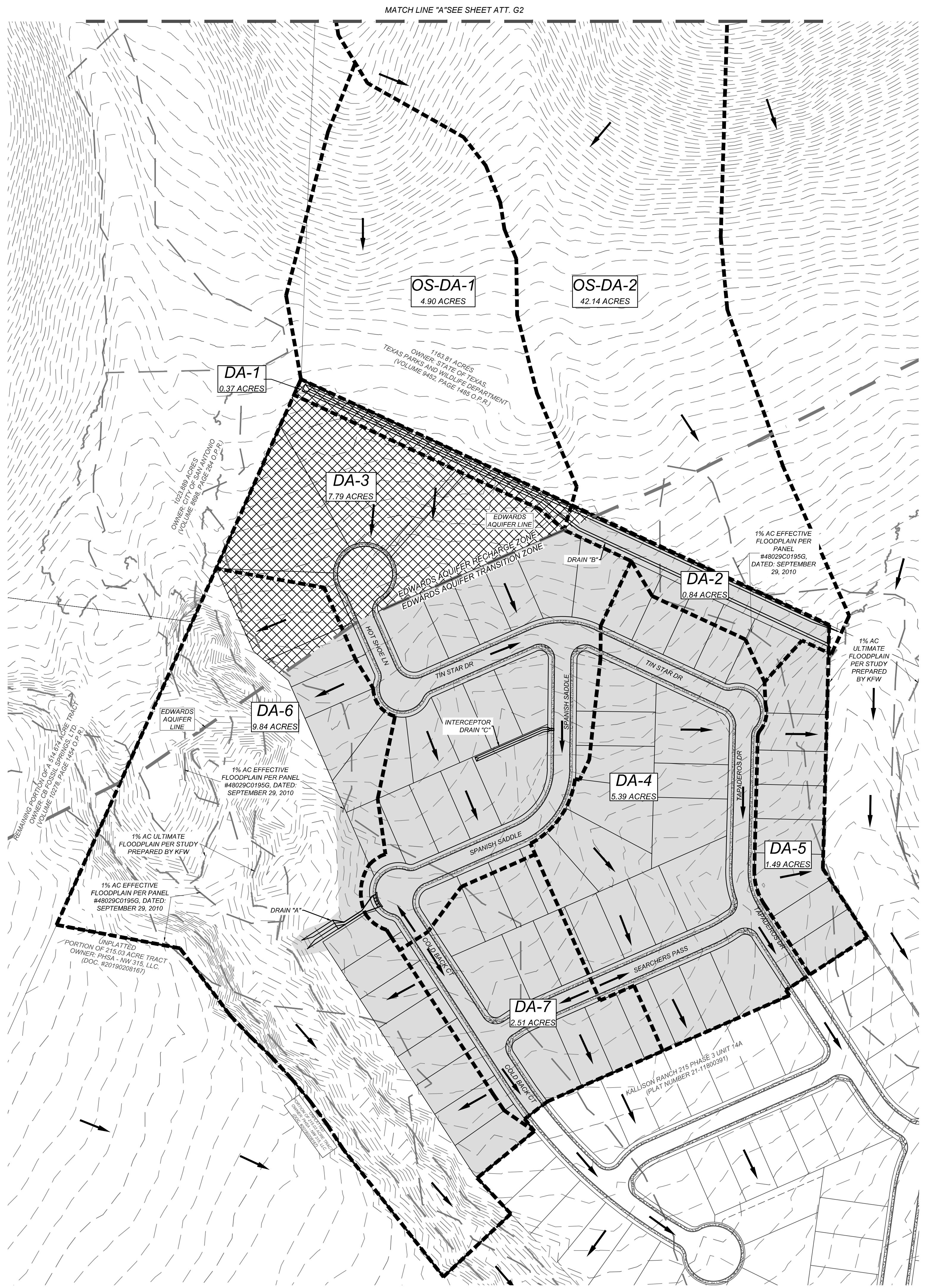
There will be no temporary sealing of any naturally occurring features on site.

STRUCTURAL PRACTICES

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed at the site entry/exit point to reduce tracking onto adjoining streets. A construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage. A concrete truck washout pit will be placed on site to provide containment and easier clean up of waste from concrete operations. The location of all structural temporary BMP's is shown on the Site Plan, **EX-1.0** and details and specifications are provided in **EX-1.1** which can be found at the end of this report under the appropriate tab.

DRAINAGE AREA MAP

A drainage area map is included with this report as **Attachment G**.



LEGEND

- DRAINAGE AREA
- EXISTING CONTOURS
- FLOW ARROW
- DISTURBED AREA IN EDWARDS AQUIFER TRANSITION ZONE
- DISTURBED AREA IN EDWARDS AQUIFER RECHARGE ZONE
- RECHARGE ZONE BOUNDARY

0' 100' 300'

SCALE: 1"=100'

200'

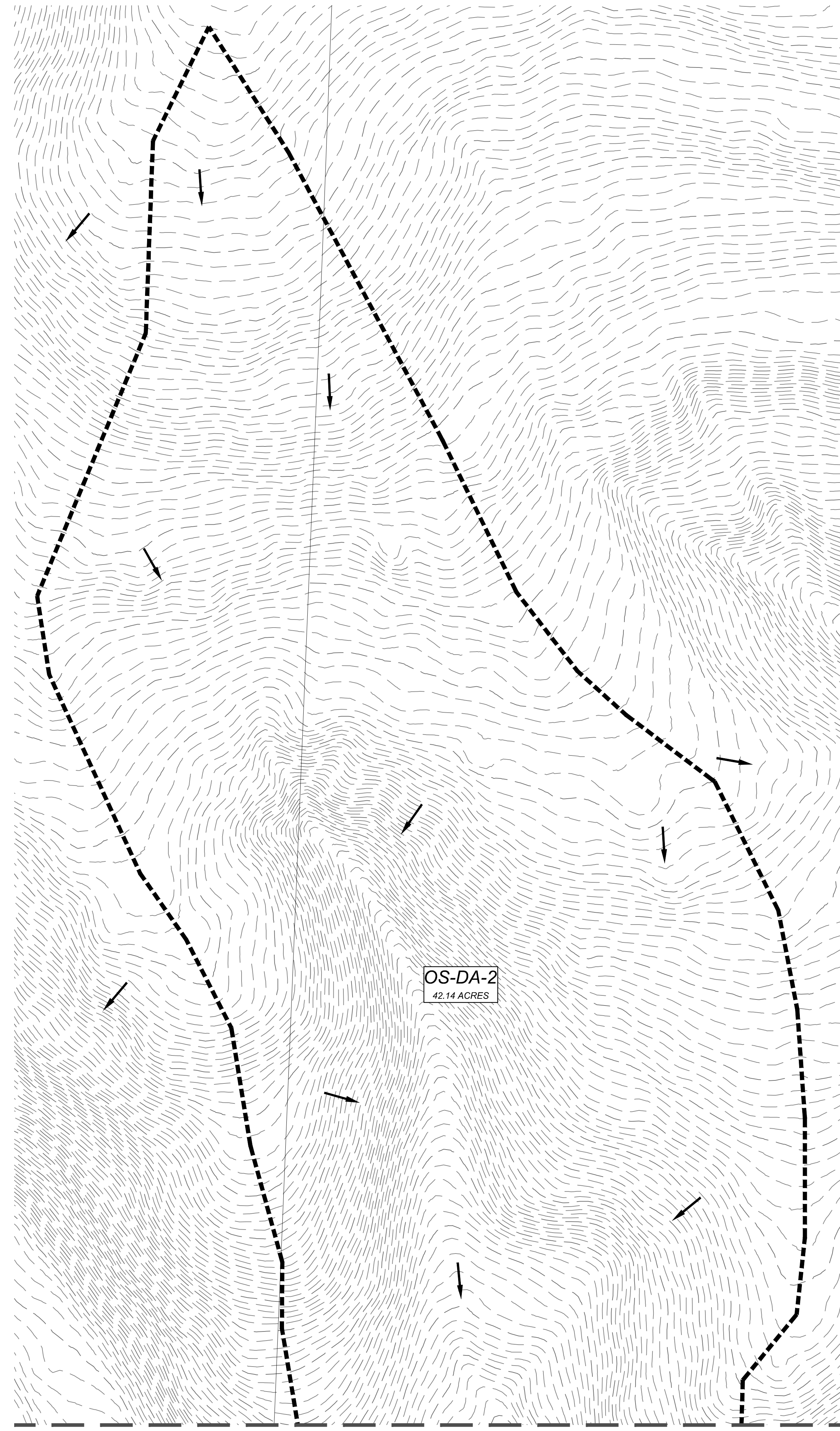
**KALLISON RANCH 215 PHASE 3 UNIT 14B
BEXAR COUNTY, TEXAS
DRAINAGE AREAS (1 OF 2)**

JOB NO.: 563-01-26
DATE:
DRAWN: CHECKED:
SHEET NUMBER:

ATT. G1


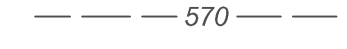




KFW
ENGINEERS + SURVEYING
has joined Coakley Engineering & Design
3421 Passmore Pkwy., Suite 200, San Antonio, TX 78231
(214) 349-1441
TBBE Firm # 5613 • TBBE S. Firm # 1012300

Date: Aug 01, 2023, 8:00am User ID: jperkins
File: K:\6317162\design\perkins\CAD\DWG\AP5630126.dwg



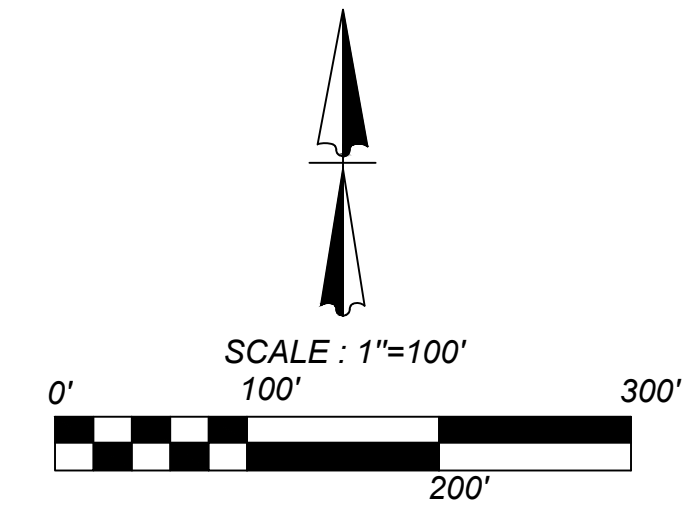
MATCH LINE "A" SEE SHEET ATT. G1

LEGEND

-  DRAINAGE AREA
-  570 EXISTING CONTOURS
-  FLOW ARROW
-  DISTURBED AREA IN EDWARDS AQUIFER TRANSITION ZONE
-  DISTURBED AREA IN EDWARDS AQUIFER RECHARGE ZONE
-  RECHARGE ZONE BOUNDARY

SCALE: 1"=100'

0' 100' 200' 300'



KALLISON RANCH 215 PHASE 3 UNIT 14B
BEXAR COUNTY, TEXAS
DRAINAGE AREAS (2 OF 2)

PLAT NO. _____
 JOB NO.: 563-01-26
 DATE: _____
 DRAWN: _____ CHECKED: _____
 SHEET NUMBER:
ATT. G2

KFW
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 has joined Coakley Engineering & Design
 3421 Passmore Pkwy., Suite 200, San Antonio, TX 78231
 Tel: 214-343-1441
 TBE# Perm # 5613 • TBE# S Perm # 1012300

ISSUE DATE: _____
 REVISIONS: _____

TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS

Temporary sediment basin and/or traps are not proposed; however other temporary BMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

INSPECTION AND MAINTENANCE FOR BMP'S

MAINTENANCE

All temporary and permanent erosion and sediment control BMPs will be maintained and repaired as needed to assure continued performance of their intended function. All maintenance and repair of BMPs will be conducted in accordance with manufacturers' specifications.

All temporary erosion and sediment control BMPs will be removed within 30 days after final site stabilization is achieved or after the temporary BMPs are no longer needed. Trapped sediment will be removed or stabilized on site. Disturbed soil areas resulting from removal of BMPs or vegetation will be permanently stabilized as soon as possible.

Erosion and sediment controls are designed to prevent soil erosion and sediment migration offsite, to the extent practicable, which may result from construction activity. This design considers local topography, soil type, and rainfall.

Control measures must be installed and maintained according to the manufacturer's specifications. If periodic inspections or other information indicates a control has been used inappropriately, or incorrectly, the permittee must replace or modify the control for site situations.

Sediment must be removed from sediment traps or sedimentation ponds when design capacity has been reduced by 50%.

If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize off-site impacts, and whenever feasible, prior to the next rain event.

The controls must be installed, maintained, and operated in a manner that will limit, to the extent practicable, offsite transport of litter, construction debris, and construction materials.

INSPECTIONS

An inspection will be performed by the qualified personnel, as designated by the permittee, on a weekly basis and after any rainfall event. An inspection and maintenance report shall be made per inspection. An inspection form has been included in this report. Based on the inspection results, the controls shall be corrected before the next scheduled inspection.

A log of inspection results will be maintained on-site and will include the name of the inspector, date, major observations, and necessary corrective measures. Reports of maintenance and inspection activities will be maintained on-site, in conformance with the TPDES permit conditions. Reports must identify any incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report must

contain a certification that the facility or site is in compliance with the WPAP. This report must be signed by the responsible party.

Major observations shall, at a minimum, include the following:

The locations of discharges of sediment or other pollutants from the site;

Locations of BMPs that need to be maintained;

Locations of BMPs that failed to operate as designed or proved inadequate for a particular location;

Location where additional BMP's are needed;

All needed repairs or modifications will be reported to the contractors to permit the timely implementation of required actions. Necessary repairs or modifications will be implemented within seven days of inspection. The WPAP will be modified within seven days to reflect any modifications to measures as a result of inspection.

The WPAP must be amended whenever there is a change in design, construction, operation or maintenance that has a significant effect on the discharge of pollutants to the waters of the United States that was not addressed in the WPAP.

The WPAP must be amended when inspections or investigations by site operations, local, state or federal officials indicate that the WPAP is proving ineffective in eliminating or significantly minimizing pollutants from the construction site or otherwise is not achieving the general objectives of controlling pollutants in storm water discharges associated with construction activity.

INSPECTION FORM

Project Name: Owner (s)/Operator (s): Permit Numbers(s): Inspection Date:	NOT APPLICABLE	IN COMPLIANCE	NEEDS CORRECTION	COMMENTS
RECORD KEEPING				
SWP3 Current				
NOI and Permit Posted				
BEST MANAGEMENT PRACTICES (BMPs)				
Vegetative Buffers				
Soil Covering(Including mulch and temporary vegetation)				
Outlet Protection				
Sediment Control Basins				
Silt Fence				
Stabilized Entrances/Exits				
Construction Staging Areas				
Inlet Protection				
Gravel Filter Bags				
Vegetated Filter Strip				
Concrete Truck Washout Pit				
Trash Receptacles				
General Site Cleanliness				
Other _____				
Other _____				
Other _____				

MAJOR OBSERVATIONS

CERTIFICATION

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

"I further certify I am an authorized signatory in accordance with the provisions of 30 TAC §305.128."

INSPECTOR NAME/SIGNATURE:
(Inspector must attach a brief summary of qualifications to this report.)

DATE:

OWNER NAME/SIGNATURE:

DATE:

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site. Existing vegetation shall be maintained and left in place until it is necessary to disturb for construction activity. For this project the following stabilization practices will be implemented:

1. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization. For areas that are not to be sodded as per the project landscaping plan, a minimum of 85% vegetative cover will be established to provide permanent stabilization.
2. Sodding and Wood Mulch: As per the project landscaping plan, Sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained by the permittee in the attached Project Timeline:

- a) The dates when major grading activities occur;
- b) The dates when construction activities temporarily or permanently cease on a portion of the site;
- c) The dates when stabilization measures are initiated.

Stabilization measures must be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, and except as provided in the following, must be initiated no more that fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased:

Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site. In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

PROJECT TIMELINE

DATES WHEN MAJOR GRADING ACTIVITIES OCCUR	
Date	Construction Activity

DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE	
Date	Construction Activity

DATES WHEN STABILIZATION MEASURES ARE INITIATED	
Date	Stabilization Activity

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

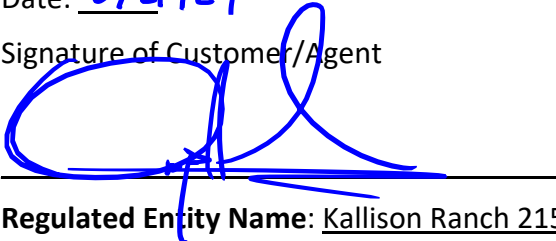
Signature

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

Print Name of Customer/Agent: Omar Espinosa, P.E.

Date: 3/21/24

Signature of Customer/Agent



Regulated Entity Name: Kallison Ranch 215 Phase 3 Unit 14B

Permanent Best Management Practices (BMPs)

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

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

A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____

N/A

3. Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.

N/A

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

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

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

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

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

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

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

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

6. **Attachment B - BMPs for Upgradient Stormwater.**

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

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

Responsibility for Maintenance of Permanent BMP(s)

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

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

20% OR LESS IMPERVIOUS COVER WAIVER

Not applicable.

BMP'S FOR UP-GRADIENT STORMWATER

Please refer to the Drainage Area Map provided with form TCEQ-0602, Attachment G. An interceptor drain will be constructed on the northern boundary of the property to channelize upgradient runoff to the natural low. The upgradient drainage area is undeveloped and does not contain impervious cover. These areas were not included in the impervious cover calculations for the site. At the time the upgradient areas are developed they will need to prepare a water pollution abatement plan and implement permanent BMP's to treat the stormwater runoff prior to entering this site.

BMP'S FOR ON-SITE STORMWATER

The site will be used for low density single-family residential development and has less than 20% impervious cover, therefore BMPs are not required.

BMP'S FOR SURFACE STREAMS

There is one surface stream located on-site on the west side of the property. The best management practice used to prevent pollution to culebra creek is silt fence on the down gradient of the proposed lots and rock berm for the proposed drain found southwest of the property.

REQUEST TO SEAL A FEATURE

No sensitive features will be requested to be sealed.

CONSTRUCTION PLANS

Not Applicable.

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

Not Applicable.

PILOT-SCALE FIELD TESTING PLAN

Not Applicable.

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

Contamination of surface streams will be kept at a minimum during construction by implementing temporary BMP's such as silt fencing, rock berms and type 4 sack gabions. All disturbed areas will be re-vegetated as soon as practical.

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

I David Rittenhouse
Print Name

Vice President Land
Title - Owner/President/Other

of PHSA-NW315, LLC
Corporation/Partnership/Entity Name

have authorized Omar Espinosa, P.E.
Print Name of Agent/Engineer

of Colliers Engineering & Design
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

[Handwritten Signature]
Applicant's Signature

3-1-24
Date

THE STATE OF TX §

County of Comal §

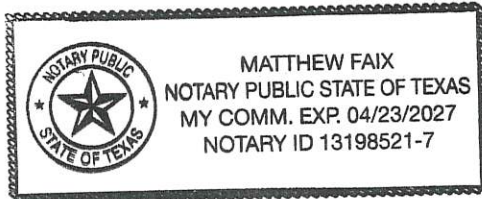
BEFORE ME, the undersigned authority, on this day personally appeared David Pittenhouse known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 1st day of March, 2024.

[Handwritten Signature]
NOTARY PUBLIC

Matthew Faix
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 4/23/2027



Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Kallison Ranch 215 Phase 3 Unit 14B

Regulated Entity Location: Approx. 1,300 LF N.W. of the int. of Kallison Bend and Cavy Trail

Name of Customer: PHSA-NW315, LLC

Contact Person: David Rittenhouse

Phone: (210) 273-8373

Customer Reference Number (if issued): CN 605782606

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

12100 Park 35 Circle

Mail Code 214

Building A, 3rd Floor

P.O. Box 13088

Austin, TX 78753

Austin, TX 78711-3088

(512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	4.6 Acres	\$ 1,500
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: 3/21/24

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (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 605782606		RN

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		
<input type="checkbox"/> New Customer <input checked="" type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)				
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>				
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)			<i>If new Customer, enter previous Customer below:</i>	
PHSA-NW 315 LLC				
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
0803383660	32071536356		842586335	
11. Type of Customer:	<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other			<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:
12. Number of Employees			13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – 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"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant				
15. Mailing Address:	9000 Gulf Freeway			
	City	Houston	State	TX
		ZIP	77017	ZIP + 4
				7018
16. Country Mailing Information (if outside USA)			17. E-Mail Address (if applicable)	
			david.rittenhouse@perryhomes.com	
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)

SECTION III: Regulated Entity Information**21. General Regulated Entity Information** (If 'New Regulated Entity' is selected, a new permit application is also required.)
 New Regulated Entity
 Update to Regulated Entity Name
 Update to Regulated Entity Information

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

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

Kallison Ranch 215 Phase 3 Unit 14B

23. Street Address of the Regulated Entity:(No PO Boxes)

City

State

ZIP

ZIP + 4

24. County

Bexar

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

25. Description to**Physical Location:****26. Nearest City**

State

Nearest ZIP Code

San Antonio

TX

78254

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:

29.54

28. Longitude (W) In Decimal:

-98.78

Degrees

Minutes

Seconds

Degrees

Minutes

Seconds

29

32

28

98

46

59

29. Primary SIC Code**30. Secondary SIC Code****31. Primary NAICS Code****32. Secondary NAICS Code**

(4 digits)

(4 digits)

(5 or 6 digits)

(5 or 6 digits)

1521

236115

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

Single Family Residential

34. Mailing

9000 Gulf Freeway

Address:

City

Houston

State

TX

ZIP

77017

ZIP + 4

7018

35. E-Mail Address:

david.rittenhouse@perryhomes.com

36. Telephone Number**37. Extension or Code****38. Fax Number** (if applicable)

(210) 273-8373

() -

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

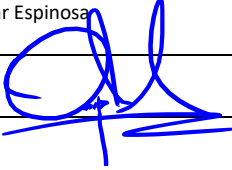
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source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

SECTION IV: Preparer Information

40. Name:	Omar Espinosa, P.E.	41. Title:	Senior Project Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(210) 979-8444		() -	omar.espinosa@collierseng.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:	KFW Engineers	Job Title:	Senior Project Manager
Name (In Print):	Omar Espinosa	Phone:	(210) 979- 8444
Signature:		Date:	3/21/24

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER AND/OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

CORRECTION
SPECIAL WARRANTY DEED

CHICAGO TITLE GF# 4300141901505-4KJ

ONE KR VENTURE, L.P., a Texas limited partnership ("*Grantor*"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor by PHSA – NW 315, LLC, a Texas limited liability company ("*Grantee*"), whose address is 9000 Gulf Freeway, Houston, Texas 77017 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL and CONVEY unto Grantee those certain tracts of land located in Bexar County, Texas, more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "*Land*"), together with together with all and singular rights and appurtenances pertaining to the Land including all of Grantor's right, title, and interest (but only to the extent such rights and property interests relate to the Land) in and to strips or gores, adjacent streets, roads, alleys, rights-of-way and any easements, licenses, reservations, privileges and rights of ingress and egress easements relating to any of the Land, and together with all, if any, buildings, structures and other improvements located thereon and all fixtures attached or affixed, actually or constructively, thereto or to any such buildings, structures or other improvements. All of the above described property, rights and interests are hereinafter collectively referred to as the "*Property*."

This conveyance is made and accepted subject to all matters set forth or described in Exhibit B attached hereto and incorporated herein by reference, to the extent they are valid and subsisting and affect the Property, and all liens securing the payment of taxes or assessments for 2019 and all subsequent years, which Grantee assumes and agrees to pay.

THIS CONVEYANCE IS MADE WITHOUT RECOURSE, COVENANT OR WARRANTY BY OR AGAINST GRANTOR, OF ANY KIND, EXPRESS, IMPLIED OR STATUTORY, AND THE PROPERTY SHALL BE CONVEYED AND TRANSFERRED TO GRANTEE "AS IS, WHERE IS AND WITH ALL FAULTS" EXCEPT AS OTHERWISE PROVIDED IN THE PURCHASE AND SALE CONTRACT DATED ON OR ABOUT JUNE 19, 2019 BETWEEN GRANTOR AND GRANTEE.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto unto, Grantee and Grantee's successors and assigns forever; and, subject to the matters herein set forth, Grantor does hereby bind itself and its successors and assigns to warrant and forever defend the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This Correction Special Warranty Deed is given to correct the legal description set forth in Exhibit "A" to in the original Special Warranty Deed which was recorded under Document Number 20190196401 of the Real Property Records of Bexar County Texas.

GRANTOR AND GRANTEE DESIRE TO MAKE AND EXECUTE THIS CORRECTION SPECIAL WARRANTY DEED IN ORDER TO CORRECT THE LEGAL DESCRIPTION AS REFERENCED IN THE ORIGINAL SPECIAL WARRANTY DEED. THIS CORRECTION SPECIAL WARRANTY DEED SUPERSEDES AND REPLACES THE ORIGINAL SPECIAL WARRANTY DEED IN ITS ENTIRETY. THE EFFECTIVE DATE OF THIS CORRECTION DEED RELATES BACK TO THE EFFECTIVE DATE OF THE ORIGINAL SPECIAL WARRANTY DEED.

EXECUTED to be effective on the 27th day of September 2019.

GRANTOR:

ONE KR VENTURE, L.P.,
a Texas limited partnership

By: HLL II Development, L.L.C.,
a Texas limited liability company,
its General Partner

By: United Development Funding, II, Inc.,
a Delaware corporation,
its Manager

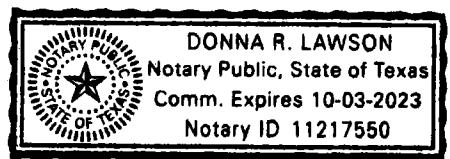
By: [Signature]
Name: Todd Etter
Title: Executive Vice President

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Todd Etter, the EVP of United Development Funding II, Inc., a Delaware corporation, which is the Manager of HLL II Development, L.L.C., a Texas limited liability company, which is the General Partner of One KR Venture, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of October 2019.

[SEAL]



[Signature]
Notary Public, State of Texas

GRANTEE:

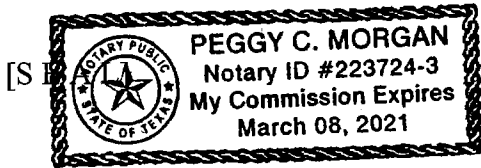
PHSA – NW 315, LLC,
a Texas limited liability company

By: *Michael C. Brisch*
Name: **MICHAEL C. BRISCH**
Title: **CHIEF LEGAL AND
ADMINISTRATIVE OFFICER**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me this 15th day of October^{pm}, 2019, by Michael C. Brisch, the Chief Legal and Administrative Officer of PHSA – NW 315, LLC, a Texas limited liability company, on behalf of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of October^{pm}, 2019.



Peggy C. Morgan
Notary Public, State of Texas

EXHIBIT A

LEGAL DESCRIPTION OF LAND



**FIELD NOTES
FOR
A 100.3 ACRE TRACT**

A 100.3 acre tract of land out of the J.J. Sanchez Survey No. 83, Abstract No. 666, County Block 4451 of Bexar County, Texas and a portion of the remainder of a 741.0 acre tract of land, called Tract 2 both conveyed to One KR Venture, L.P. both being of record in Volume 11566 Page 1545, of the Official Public Records of Real Property of Bexar County, Texas (OPRBCT) and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" at the southwest termination point of Kallison Lane in the north line of a 741.0 acre tract, for a southeast corner of the 215.03 acre tract of land conveyed to MMNG Investments, LP of record in Volume 18008 Page 1546 of the OPRBCT and the tract described herein, from which a found 1/2" iron rod stamped "Brown" for the northeast corner of the 215.03 acre tract of land and an interior corner of a 1163.81 acre tract of land conveyed to the State of Texas, Texas Parks and Wildlife Department of record in Volume 9542, Page 1485 of the OPRBCT bears N 24°17'06" E, a distance of 2485.29 feet;

THENCE: S 64°56'49" E along and with the south right-of-way line of Kallison Lane and the north line of the 741.0 acre tract, a distance of 198.45 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northwest corner of a 39.67 acre tract of land conveyed Perry Homes, LLC of record in Document No. 20180083773 of the OPRBCT, being a proposed plat of Kallison Ranch Unit 9, the northeast corner of the remaining portion of the 741.0 acre tract and the tract described herein;

THENCE: into and across the 741.0 acre tract, along and with the southwest lines of the proposed Kallison Ranch Unit 9, the following eight (8) courses:

1. S 24°19'59" W, a distance of 55.59 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
2. S 21°11'52" E, a distance of 805.44 feet, to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
3. S 21°26'52" E, a distance of 472.41 feet, to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
4. S 64°30'17" E, a distance of 55.99 feet, a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
5. S 42°35'34" E, a distance of 70.44 feet, to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
6. S 70°08'02" E, a distance of 46.07 feet, to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,

7. **S 44°44'18" E**, a distance of **162.81 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein, and
8. **S 35°34'20" E**, a distance of **80.39 feet**, to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" in the northwest right of way line of Ranch View West, an 86' right-of-way, of record in Volume 9724 Pages 103-104 of Deed and Plat Records of Bexar County Texas (DPRBCT), for the southeast corner of proposed Kallison Ranch Phase1, Unit 9 and a northeast corner of the tract described herein;

THENCE: S 50°40'44" W, along and with the southeast line of the remaining portion of the 741.0 acre tract and the northwest right-of-way line of Ranch View West, a distance of **397.23 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northeast corner of a 17.23 acre tract of land conveyed to Perry Homes, LLC of record in Document No. 20170218899 of the OPRBCT, being a proposed plat of Kallison Ranch Phase 1 Unit 6, a southeast corner of the remaining portion of the 741.0 acre tract and the tract described herein;

THENCE: into and across the 741.0 acre tract, along and with the proposed Kallison Ranch Phase 1 Unit 6, the following nineteen (19) courses:

1. **N 53°01'55" W**, a distance of **335.88 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
2. **N 63°47'52" W**, a distance of **87.83 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
3. **N 56°12'11" W**, a distance of **58.12 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
4. **S 88°06'37" W**, a distance of **130.79 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
5. **S 64°01'51" W**, a distance of **164.47 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
6. **S 75°30'10" W**, a distance of **123.79 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
7. **N 64°58'01" W**, a distance of **40.21 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
8. **N 01°54'08" E**, a distance of **40.41 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
9. **N 88°05'52" W**, a distance of **40.10 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,



10. **S 81°30'48" W**, a distance of **89.87 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northwest corner of Kallison Ranch, Phase 1, Unit 6, an interior corner and point of curvature to the right of the tract described herein,
11. with a non-tangent curve to the **right** having an arc of **59.80 feet**, a radius of **535.00 feet**, a delta of **06°24'15"** and a chord bears **S 19°41'31"W**, a distance of **59.77 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
12. **S 22°53'39" W**, a distance of **314.01 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for point of curvature to the right of the tract described herein,
13. with a curve to the **right** having an arc of **332.16 feet**, a radius of **535.00 feet**, a delta of **35°34'23"** and a chord bears **S 40°40'50"W**, a distance of **326.85 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
14. **S 58°28'02" W**, a distance of **54.19 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a westerly corner of Kallison Ranch, Phase 1, Unit 6 and point of curvature to the left of the tract described herein,
15. with a curve to the **left** having an arc of **39.27 feet**, a radius of **25.00 feet**, a delta of **90°00'00"** and a chord bears **S 13°28'02"W**, a distance of **35.36 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the southeast corner of Kallison Ranch, Phase 1, Unit 6 and a point of tangency of the tract described herein,
16. **S 31°31'58" E**, a distance of **21.89 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for point of curvature to the left of the tract described herein,
17. with a curve to the **left** having an arc of **76.16 feet**, a radius of **125.00 feet**, a delta of **34°54'40"** and a chord bears **S 48°59'18"E**, a distance of **74.99 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
18. **S 66°26'38" E**, a distance of **585.74 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein, and
19. **N 75°18'02" E**, a distance of **85.27 feet**, to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying" in the northwest right of way line of Ranch View West, an 86' right-of-way, of record in Volume 9724 Pages 96-98 of DPRBCT, for the southeast corner of Kallison Ranch, Phase 1, Unit 6 and a northeast corner of the tract described herein;

THENCE: along and with the southeast line of the remaining portion of the 741.0 acre tract and the west right-of-way line of Ranch View West, with a non-tangent curve to the **left** having an arc of **112.85 feet**, a radius of **1193.00 feet**, a delta of **05°25'11"** and a chord bears **S 22°45'54"W**, a distance of **112.81 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northeast corner Kallison Ranch Phase 1, Unit 2C, a plat of record in Volume 20001 Page 796 of



the DPRBCT, a southeast corner of the remaining portion of the 741.0 acre tract and the tract described herein;

THENCE: along and with the northeast line of Kallison Ranch Phase 1, Unit 2C, the northeast and northwest lines of Kallison Ranch Phase 1, Unit 2B-1, a plat of record in Volume 9718 Page 18 of the DPRBCT and the south lines of the 741.0 acre tract, the following six (6) courses:

1. **N 66°26'38" W**, at a distance of **287.19 feet** passing a set **½"** iron rod with a Blue Plastic Cap Stamped "KFW Surveying" and continuing for a total distance of **658.79 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for point of curvature to the right of the tract described herein,
2. with a curve to the **right** having an arc of **102.77 feet**, a radius of **185.00 feet**, a delta of **31°49'43"** and a chord bears **N 50°31'46"W**, a distance of **101.45 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
3. **N 34°36'55" W**, a distance of **29.18 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for point of curvature to the left of the tract described herein,
4. with a curve to the **left** having an arc of **38.25 feet**, a radius of **25.00 feet**, a delta of **87°39'13"** and a chord bears **N 77°42'39"W**, a distance of **34.62 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
5. **S 58°28'02" W**, a distance of **63.60 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for point of curvature to the left of the tract described herein, and
6. with a curve to the **left** having an arc of **102.93 feet**, a radius of **365.00 feet**, a delta of **16°09'28"** and a chord bears **S 50°23'18"W**, a distance of **102.59 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northeast corner of Kallison Bend, a 70' right-of-way, of the Kallison Ranch Phase 1, Road C, a plat of record in Volume 9728 Page 27 of the DPRBCT and a southerly corner of the remaining portion of the 741.0 acre tract and the tract described herein;

THENCE: along and with the common lines of Kallison Ranch Phase 1, Road C and the 741.0 acre tract, the following two (2) courses:

1. **N 47°41'26" W**, a distance of **70.00 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an interior corner and point of curvature to the left of the tract described herein, and
2. with a non-tangent curve to the **left** having an arc of **3.97 feet**, a radius of **435.00 feet**, a delta of **00°31'22"** and a chord bears **S 42°02'53"W**, a distance of **3.97 feet** to a set **1/2"** iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a southeast corner of the tract described herein;



THENCE: into and across the 741.0 acre tract, along and with a proposed plat of Kallison Ranch Phase 1, Unit 5B, a 10.03 acre tract, the following ten (10) courses:

1. **N 68°52'55" W**, a distance of **61.61 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a southerly southwest corner of the tract described herein,
2. **N 34°59'16" E**, a distance of **3.34 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature to the left of the tract described herein,
3. with a curve to the left having an arc of **28.49 feet**, a radius of **117.73 feet**, a delta of **13°52'03"** and a chord bears **N 28°03'14"E**, a distance of **28.42 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
4. **N 21°07'13" E**, a distance of **652.80 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
5. **N 82°42'53" W**, a distance of **24.98 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
6. **N 40°50'20" W**, a distance of **144.93 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
7. **N 71°13'18" W**, a distance of **52.30 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
8. **N 54°09'09" W**, a distance of **50.00 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
9. **N 44°01'50" W**, a distance of **160.99 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein, and
10. **N 63°54'02" W**, a distance of **181.08 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northeast corner of Kallison Ranch Phase 1, Unit 5A, a plat of record in Volume 9728 Pages 83-85 of the DPRBCT, the northwest corner of the proposed Kallison Ranch Phase 1, Unit 5B and an angle point of the tract described herein;

THENCE: along and with the common line of Kallison Ranch Phase 1, Unit 5A and the 741.0 acre tract, the following eight (8) courses:

1. **N 61°28'24" W**, a distance of **139.91 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
2. **N 78°16'59" W**, a distance of **259.20 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,

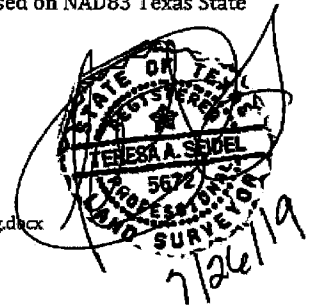


- 3. **S 89°48'44" W**, a distance of **73.78 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
- 4. **S 80°29'27" W**, a distance of **50.67 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
- 5. **S 89°48'44" W**, a distance of **100.00 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
- 6. **N 72°59'10" W**, a distance of **88.12 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
- 7. **N 56°18'33" W**, a distance of **61.02 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein, and
- 8. **N 90°00'00" W**, a distance of **42.64 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" in the east line of a 1.916 acre tract of land, called Tract F as conveyed to One KR Venture, L.P. of record in Volume 12558 Page 408 both of the Official Public Records of Bexar County, Texas, for the westerly southwest corner of the tract described herein;

THENCE: N 24° 07' 38" E along and with the northwest line of the 741.0 acre tract, a distance of **1965.78 feet** to a found 1/2" iron rod in a southwest line of the 215.03 acre tract of land, for the northwest corner of the 741.0 acre tract and the tract described herein, from which a found 1/2" iron rod for the southwest corner of the 215.03 acre tract and an interior corner of a remaining portion of the 514.674 acre tract conveyed to CB Fossil Springs, LTD of record in Volume 10278, Page 1454 of the OPRBCT bears **N 64°53'48" W**, a distance of **2343.44 feet**;

THENCE: S 64° 59' 49" E along and with a southwest line of the 215.03 acre tract and a northeast line of the 741.0 acre tract, a distance of **1427.23 feet** to the **POINT OF BEGINNING** and containing **100.3 acres** or 4,066,866 square feet more or less, in Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 12-099
 Prepared by: KFW Surveying
 Date: June 18, 2019
 File: S:\Draw 2012\12-099 Kallison Ranch\DOCS\FN 100.3AC remaining.dwg





**FIELD NOTES
FOR
A 215.03 ACRES**

A 215.03 acre tract of land, being all of a 215.03 acre tract of land, conveyed to MMNG Investements, LP of record in Volume 18008 Page 1546 of the Official Public Records of Bexar County, Texas and out of the J.J. Sanchez Survey No. 83, Abstract No. 666, County Block 4451 of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" at the southwest termination point of Kallison Lane and in the north line of a 741.0 acre tract of land, called Tract 2 and conveyed to One KR Venture, L.P. of record in Volume 11566 Page 1545 of the Official Public Records of Bexar County, Texas and for a southeast corner of the 215.03 acre tract of land and the tract described herein;

THENCE: N 64°59'49" W along and with a southwest line of the 215.03 acre tract and a northeast line of the 741.0 acre tract, a distance of 1427.23 feet to a found 1/2" iron rod with a cap stamped "BROWN", for the common corner of the 741.0 acre tract and the remaining portion of a 514.674 acre tract conveyed to CB Fossil Springs, LTD of record in Volume 10278 Page 1454 of the Official Public Records of Bexar County, Texas and an angle point of the tract described herein;

THENCE: N 64°53'48" W along and with the common line of the 514.674 acre tract and the 215.03 acre tract, a distance of 2343.44 feet to a found 1/2" iron rod, for an interior corner of the 514.674 acre tract and the southwest corner of the 215.03 acre tract and the tract described herein;

THENCE: N 24°07'31" E continuing along and with the common line of the 514.674 acre tract, a 9.542 acre tract as conveyed to Texas Parks and Wildlife Department of record in Volume 18475, Page 792 of the Official Public Records of Bexar County, Texas, and the 215.03 acre tract, at a distance of 2011.94 feet passing a found 1/2" iron rod, for the northeast corner of the 9.542 acre tract and a southeast corner of a 1023.889 acre tract, Tract 7, conveyed to the Texas Parks and Wildlife Department of record in Volume 16866 Page 1542 of the Official Public Records of Bexar County, Texas and continuing for a total distance of 2477.32 feet to a metal disc monument stamped "NW83" for a common corner of the 1023.889 acre tract and a 1163.81 acre tract conveyed to the State of Texas, Texas Parks and Wildlife Department of record in Volume 9452 Page 1485 of the Official Public Records of Bexar County, Texas and the 215.03 acre tract, for the northwest corner of the tract described herein;

THENCE: Along and with the common line of the 1163.81 acre tract and the 215.03 acre tract the following (2) calls and distances:

1. **S 65°03'25" E**, a distance of **3777.47** feet to a found 1/2" iron rod with a cap stamped "BROWN", for an interior corner of the 1163.81 acre tract and the northeast corner of the 215.03 acre tract and the tract described herein, and
2. **S 24°17'06" W**, a distance of **2485.29** feet to the **POINT OF BEGINNING** and containing **215.03** acres, in Bexar County, Texas and being described in accordance with a survey prepared by KFW Surveying.

Job No.: 14-091
Prepared by: KFW Surveying
Date: September 5, 2014
Revised: July 24, 2019
File: S:\Draw 2014\14-091 214 Acre Kallison ALTA\DOCS\FN 215.03 AC.doc

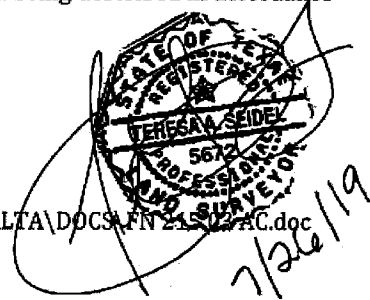


EXHIBIT B

PERMITTED EXCEPTIONS

1. Volume 11113, Page 2324, Volume 12330, Page 758, Volume 17374, Page 1942, Volume 18009, Page 197, Real Property Records, Bexar County, Texas. (Tract 1); Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
2. Easement(s) as provided therein, recorded in Volume 7615, Page 93, Deed Records, Bexar County, Texas, and as assigned in Volume 3978, Page 773, Real Property Records, Bexar County, Texas. (Tract 1)
3. Easement(s) as provided therein, (Blanket), recorded in Volume 2493, Page 325, Deed Records, Bexar County, Texas.(Tract 1)
4. Easements, as provided therein, granted to Perry Homes, LLC, recorded in Document No. 20180083739, Official Public Records, Bexar County, Texas.
5. Easements, as provided therein, granted to Perry Homes, LLC, recorded in Document No. 20180083740, Official Public Records, Bexar County, Texas
6. Terms and provisions of Post closing Agreement recorded in Volume 11113, Page 2281, Real Property Records, Bexar County, Texas.
7. Terms and provisions of Utility Service Agreement, recorded in Volume 12043, Page 133, Real Property Records, Bexar County, Texas.
8. Easement(s), as provided therein, granted to Lo-Vaca Gathering Company, recorded in Volume 6059, Page 233 and Volume 6141, Page 744, Deed Records, Bexar County, Texas. Further affected by amendment of easement recorded in Volume 6483, Page 722 and Volume 6779, Page 101, Real Property Records, Bexar County, Texas. (Tract 2)
9. Open space variable width drainage easement, Lot 901, Block 163, C.B.4451, shown on plat recorded in Volume 9724, Page 103, Deed and Plat Records, Bexar County, Texas (Tract 1)
10. Variable width drainage easement, shown on plat recorded in Volume 9724, Page 103-104, Deed and Plat Records, Bexar County, Texas (Tract 1)
11. Landscaping and fill easement, 15 feet wide, shown on plat recorded in Volume 9724, Pages 96-98, Deed and Plat Records, Bexar County, Texas (Tract 1)
12. Variable width drainage easement, shown on plat recorded in Volume 9659, Pages 9-11, Deed and Plat Records, Bexar County, Texas. (Tract 1)
13. Permanent sanitary sewer easement, 16 feet wide, recorded in Volume 11663, Page 1350, Real Property Records, Bexar County, Texas. (Tract 1)
14. Variable width drainage easement, to expire upon incorporation into public street right-of-way, shown on plat recorded in Volume 9724, Pages 103-104, Deed and Plat Records, Bexar County, Texas (Tract 1)
15. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Job No.: 14-091
Dated: September 26, 2019
Prepared by: Teresa A. Seidel
Matters shown: Overhead utility line with guy and power pole and electric meter, in the southwest portion of the property. (Tract 2)

16. Covenants, conditions and restrictions set forth and contained in the Amended and Restated Development Area Declaration recorded in Volume 17374, Page 1942 and Volume 18009, Page 197, Real Property Records, Bexar County, Texas. Affected by the Kallison Ranch I Notice of Addition of Land to Property recorded 9/30/, 2019 in Document No. 20190196149, Official Public Records, Bexar County, Texas.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20190208167
Recorded Date: October 16, 2019
Recorded Time: 10:50 AM
Total Pages: 15
Total Fees: \$78.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/16/2019 10:50 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk