

ngineering & Design

CONTRIBUTING ZONE PLAN

Oak Bend Subdivision

Location: North of the Intersection of Ralph Fair Rd. & Honeycomb Rock

Date Submitted: August 2024





Colliers Engineering & Design

3421 Paesanos Parkway San Antonio, Tx 78231 Main: 726– 223-4941 Colliersengineering.com

Project No. 758-07-03

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 <u>30 TAC 213</u>.

Administrative Review

1. <u>Edwards Aquifer applications</u> 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: <u>http://www.tceq.texas.gov/field/eapp</u>.

- 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: Oak Bend Subdivision				2. Regulated Entity No.: 105879209					
3. Customer Name: Oak Bend Forest L.C			4. Customer No.:						
5. Project Type: (Please circle/check one)	New ⊠		Modification		Extension		Exception		
6. Plan Type: (Please circle/check one)	WPAP	CZP ☑	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Resider ☑	ntial	Non-r	Non-residential		8. Site		e (acres):	149
9. Application Fee:	\$8,000)	10. Pe	10. Permanent B			s):	N/A	
11. SCS (Linear Ft.):	N/A		12. AST/UST (No			12. AST/UST (No. Tanks):		N/A	
13. County:	Comal 14. Watershed:				Cibolo Creek				

Application Distribution

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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.
Omar Espinosa, P.E.
Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

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

Date: 9 10 24 Signature of Gustomer/Agent:

Regulated Entity Name: Oak Bend Subdivision

Project Information

- 1. County: Comal
- 2. Stream Basin: Cibolo Creek
- 3. Groundwater Conservation District (if applicable): Edwards Aquifer Authority
- 4. Customer (Applicant):

Contact Person: James M. GronaEntity: Oak Bend Forest L.CMailing Address: 120 Oak Creek Court, Suite 100City, State: San Antonio, TxZip: 78232Telephone: 210-960-2750Fax: N/AEmail Address: omar.espinosa@collierseng.com

TCEQ-10257 (Rev. 02-11-15)

5. Agent/Representative (If any):

Contact Person: <u>Omar Espinosa, P.E.</u> Entity: <u>Colliers Engineering and Design</u> Mailing Address: <u>3421 Paesanos Pkwy</u> City, State: <u>San Antonio, Tx</u> Telephone: <u>(210) 979-8444</u> Email Address: <u>omar.espinosa@collierseng.com</u>

Zip: <u>78231</u> Fax: <u>(210) 979-8441</u>

- 6. Project Location:
 - The project site is located inside the city limits of <u>the City of Fair Oaks Ranch</u>.
 - The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
 - The project site is not located within any city's limits or ETJ.
- 7. The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

North of the Intersection of Ralph Fair Rd. & Honeycomb Rock

- 8. Attachment A Road Map. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.
- 9. Attachment B USGS Quadrangle Map. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:





- 10. Attachment C Project Narrative. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:
 - ☑ Area of the site
 ☑ Offsite areas
 ☑ Impervious cover
 - \boxtimes Permanent BMP(s)
 - Proposed site use
 - Site history
 - Previous development
 - \boxtimes Area(s) to be demolished
- 11. Existing project site conditions are noted below:
 - Existing commercial site Existing industrial site

 - ____ Existing residential site

Existing paved and/or unpaved roads

Undeveloped (Cleared)

Undeveloped (Undisturbed/Not cleared)

Other:

12. The type of project is:

Residential: # of Lots: <u>106</u>
 Residential: # of Living Unit Equivalents: _____
 Commercial
 Industrial
 Other:

13. Total project area (size of site): <u>149</u> Acres

Total disturbed area: 54.12 Acres

- 14. Estimated projected population: 318
- 15. The amount and type of impervious cover expected after construction is complete is shown below:

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	546,724	÷ 43,560 =	12.55
Parking	0	÷ 43,560 =	0
Other paved surfaces	601,384	÷ 43,560 =	13.81
Total Impervious Cover	1,148,108	÷ 43,560 =	26.36

Table 1 - Impervious Cover

Total Impervious Cover <u>26.36</u> ÷ Total Acreage <u>149</u> X **100** = <u>17.69</u>% Impervious Cover

16. Attachment D - Factors Affecting Surface Water Quality. A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

17. \boxtimes Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

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

🖂 N/A

18.	Туре	of	project:
-----	------	----	----------

TXDOT road project. County road or roads built to county specifications. City thoroughfare or roads to be dedicated to a municipality. Street or road providing access to private driveways. 19. Type of pavement or road surface to be used: Concrete Asphaltic concrete pavement Other: 20. Right of Way (R.O.W.): Length of R.O.W.: _____ feet. Width of R.O.W.: feet. $L \times W = Ft^2 \div 43,560 Ft^2/Acre = acres.$ 21. Pavement Area: Length of pavement area: _____ feet. Width of pavement area: feet. $L \times W = Ft^2 \div 43,560 Ft^2/Acre = acres.$ Pavement area acres ÷ R.O.W. area acres x 100 = % impervious cover. 22. A rest stop will be included in this project.

A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

N/A

26. Wastewater will be disposed of by:

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

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

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

Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the <u>Cibolo creek</u> (name) Treatment Plant. The treatment facility is:

Existing.	
Proposed	1.
□ N/A	

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	Size (Gallons)	Substance to be Stored	Tank Material
1			
2			
3			
4			
5			
	·	To	tal x 1 E = Gallons

Total x 1.5 = _____ Gallons

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

5 of 11

one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

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

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

Table 3 - Secondary Containment

Length (L)(Ft.)	Width(W)(Ft.)	Height (H)(Ft.)	L x W x H = (Ft3)	Gallons

Total: _____ Gallons

30. Piping:

All piping, hoses, and dispensers will be located inside the containment structure.

Some of the piping to dispensers or equipment will extend outside the containment structure.

The piping will be aboveground

The piping will be underground

- 31. The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of:
- 32. Attachment H AST Containment Structure Drawings. A scaled drawing of the containment structure is attached that shows the following:
 - Interior dimensions (length, width, depth and wall and floor thickness).
 - Internal drainage to a point convenient for the collection of any spillage.

Tanks clearly labeled

Piping clearly labeled

Dispenser clearly labeled

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

In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.

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

Site Plan Requirements

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

34. \square The Site Plan must have a minimum scale of 1" = 400'.

Site Plan Scale: 1" = <u>200</u>'.

35. 100-year floodplain boundaries:

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

 \boxtimes 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): <u>FEMA FIRM Panel 48029C0040F Effective date: 09/29/2010</u>.

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

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

- 37. \square A drainage plan showing all paths of drainage from the site to surface streams.
- 38. 🖂 The drainage patterns and approximate slopes anticipated after major grading activities.
- 39. \square Areas of soil disturbance and areas which will not be disturbed.
- 40. 🔀 Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
- 41. 🛛 Locations where soil stabilization practices are expected to occur.
- 42. Surface waters (including wetlands).

N/A

43. \boxtimes Locations where stormwater discharges to surface water.

There will be no discharges to surface water.

44. Temporary aboveground storage tank facilities.

Temporary aboveground storage tank facilities will not be located on this site.

45. Permanent aboveground storage tank facilities.

Permanent aboveground storage tank facilities will not be located on this site.

46. \square Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

47. Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

🖂 N/A

- 48. These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
 - The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.
 - A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.

🖂 N/A

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

🖂 N/A

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

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

- The site will be used for low density single-family residential development but has more than 20% impervious cover.
- The site will not be used for low density single-family residential development.

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

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

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

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

52. X Attachment J - BMPs for Upgradient Stormwater.

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

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

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

53. X Attachment K - BMPs for On-site Stormwater.

A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.

Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

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

🛛 N/A

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

attached and include: Design calculations, TCEQ Construction Notes, all proposed
structural plans and specifications, and appropriate details.

N/A

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

Prepared and certified by the engineer designing the permanent BMPs and measures

Signed by the owner or responsible party

Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.

Contains a discussion of record keeping procedures

- N/A
- 57. Attachment O Pilot-Scale Field Testing Plan. Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

N/A

58. Attachment P - Measures for Minimizing Surface Stream Contamination. A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.

N/A

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

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

or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

Administrative Information

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



Fair Oaks Ranch, Comal County, Texas

City Limits ETJ Counties

3421 Paesanos Pkwy 📃 💳				
San Antonio, TX		Date:	Project #:	Drawn By:
T: 877.627.3772 En	ngineering	Bater		2.4
www.colliersengineering.com	& Design	9/12/2023	758-07-03	klara

San Antonio Office Colliers



PROJECT DESCRIPTION

The Oak Bend Subdivision is located Just North of the Intersection of Ralph Fair Rd. & Honeycomb Rock. The Oak Bend Subdivision is a 149-acre subdivision that will have 106 single family residential lots. The project site is located within the Cibolo Creek watershed and Bergheim quadrangle. The property lies in the City of Fair Oaks Ranch. The Oak Bend Subdivision is located within the Edwards Aquifer Contributing Zone. No portion of the site contains the 100-YR floodplain per FEMA firm panel 48091C0190F Effective date: 09/02/2009. The site received its original Contributing Zone Plan approval on April 30, 2010, under Edwards Aquifer Protection Program ID No. 2917.00, Investigation No. 794601, and Regulated Entity No. TN105879209. The initial plan proposed 130 lots; however, the new plan reduces this number to 106 lots. This reduction is designed to create larger open spaces, which will enhance drainage detention and preserve existing vegetation and trees.

The existing topography contains grades ranging from 1% to 6%. The site consists of three primary watersheds. The first watershed directs its drainage towards the West of the site and ultimately discharges into Cibolo Tributary. The second watershed drains South of the site where it ultimately discharges into Cibolo tributary. Lastly, the third watershed directs the runoff East of the site and discharges into Cibolo Tributary 30. The site consists of medium dense grass and moderate tree canopy cover. Temporary BMPs for the construction activities will include: silt fence, rock berms, tree protection, stabilized construction entrance/exit, concrete washout area. All on-site temporary BMP's will be designed in accordance with the TCEQ Technical Guidance Manual.

There is a total of 26.36 acres out of the 149 acre site or 17.69% impervious cover proposed on the site which consists of structures, drains, private driveways, concrete header curbs, and asphalt pavement. See attached sheet for impervious cover calculations. The project site is less than 20% impervious cover therefore permanent BMPs are not proposed for the project.

Oak Bend Subdivision

IMPERVIOUS COVER CALCULATIONS - ATTACHMENT C

8/30/2024

OFF-SITE DRAINAGE AREAS	TOTAL AREA (AC.)	PAD AREA (SF)	DRIVEWAY (SF)	SIDEWALK AREA (4' WIDE TYP.) (SF)	CURB AREA (SF)	DRAINS AREA (SF)	PAVEMENT AREA (SF)	TOTAL IMPERVIOUS (SF)	TOTAL OFF-SITE IMPERVIOUS (AC.)
DA-1 (Offsite)	51.39	0	0	0	0	0	0	0	0.000
DA-2 (Offsite)	1.88	0	0	0	0	0	0	0	0.000
DA-3A (Offsite)	3.37	0	0	0	0	0	0	0	0.000
DA-4B (Offsite)	0.52	0	0	0	0	0	0	0	0.000
DA-4C (Offsite)	1.93	0	0	0	0	0	0	0	0.000
DA-5 (Offsite)	0.84	0	0	0	0	0	0	0	0.000
DA-7 (Offsite)	0.56	0	0	0	0	0	0	0	0.000
DA-9 (Offsite)	53.37	0	0	0	0	0	0	0	0.000
TOTALS:	53.27	0	0	0	0	0	0	0	0.000
ON-SITE DRAINAGE AREAS	TOTAL AREA (AC.)	PAD AREA (SF)	DRIVEWAY (SF)	SIDEWALK AREA (4' WIDE TYP.) (SF)	HEADER CURB AREA (SF)	DRAINS AREA (SF)	PAVEMENT AREA (SF)	TOTAL IMPERVIOUS (SF)	TOTAL ON-SITE IMPERVIOUS (AC.)
DA-1	0.67	0	0	0	0	0	0	0	0.000
DA-1A	3.35	9,876	1,756	0	73	0	1,484	13,188	0.303
DA-2	5.71	25,226	10,043	0	468	0	9,025	44,762	1.028
DA-3	12.55	44,073	16,692	0	1,405	0	22,889	85,059	1.953
DA-3A	7.65	37,054	15,129	0	1,114	0	21,156	74,453	1.709
DA-3B	6.52	38,081	16,534	0	1,198	0	21,981	77,795	1.786
DA-3C	5.34	23,149	7,533	0	1,022	0	16,693	48,397	1.111
DA-4	10.16	40,176	15,040	0	1,275	0	21,209	77,700	1.784
DA-4A	2.00	6,101	1,901	0	534	0	7,971	16,506	0.379
DA-4B	7.74	33,452	13,824	0	883	0	20,147	68,306	1.568
DA-4C	11.83	0	0	0	132	6,000	2,829	8,961	0.206
DA-5	4.15	15,937	5,644	0	734	795	20,784	43,894	1.008
DA-6	6.46	30,892	11,259	0	1,636	813	32,248	76,848	1.764
DA-7	8.30	0	0	0	571	2,624	17,348	20,543	0.472
DA-7A	9.52	41,165	15,248	0	1,732	436	35,878	94,459	2.168
DA-7B	6.56	35,884	12,462	0	1,171	595	21,493	71,605	1.644
DA-8	4.23	25,728	9,843	0	753	0	13,546	49,870	1.145
DA-9	16.76	60,947	23,462	0	1,447	3,300	24,758	113,914	2.615
DA-9A	7.08	31,359	13,028	0	1,461	802	28,458	75,109	1.724
DA-9B	9.42	39,099	13,937	0	986	176	16,223	70,421	1.617
DA-9C	3.00	8,526	2,246	0	299	131	5,114	16,316	0.375
TOTALS:	149.00	546724	205582	0	18894	15672	361236	1148108	26.357

** AVERAGE PAD SIZE IS 5,145 SQ. FT. (INCLUDES PATIOS, WALKWAYS, ETC.)

** AVERAGE DRIVEWAY IS 1,895 SQ. FT.

** AVERAGE LOT SIZE 1.0 AC.

 IMPERVIOUS COVER TOTALS;

 OVERALL ACRES IMPERVIOUS:
 26.357

 OVERALL % IMPERVIOUS:
 17.69%

SITE TOTALS:

TOTAL AREA (AC):

149.00

FACTORS AFFECTING WATER QUALITY

Materials that are anticipated to be use 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 Oak Bend Subdivision is located just North of the intersection of Ralph Fair Rd. & Honeycomb Rock. The Oak Bend Subdivision is a 149 acre subdivision that will have 106 single family residential lots. The project site is located within the Cibolo Creek watershed and the Bergheim USGS quadrangle. This project is located at the City of Fair Oaks Ranch. Oak Bend Subdivision is located within the Edwards Aquifer Contribution Zone. No portion of the site contains the 100-YR floodplain per FEMA firm panel 48029C0040F (Panel 40 of 785) Effective date: 09/29/2010

The existing topography contains grades ranging from 1% to 6%. The site consists of three primary watersheds. The first watershed directs its drainage towards the West of the site and ultimately discharges into Cibolo Tributary. The second watershed drains South of the site ultimately discharging, again, into Cibolo tributary. Lastly, the third watershed directs it's runoff East of the site and discharges into Cibolo 30 Tributary. The site is undeveloped and consists of medium dense grass and moderate tree canopy cover. Temporary BMPs for the construction activities will include: silt fence, rock berms, tree protection, stabilized construction entrance/exit and a concrete washout area. All on-site temporary BMPs will be designed in accordance with the TCEQ Technical Guidance Manual.

There is a total of 26.36 acres out of the 149.00 acre site or 17.69% impervious cover proposed on the site which consists of structures, drains, private driveways, concrete header curbs, and asphalt pavement. Reference Attachment C for impervious cover calculations. The project site is less than 20% cover overall, therefore no permanent BMPs are proposed.

SUITABILITY LETTER FROM AUTHORIZED AGENT

Each lot in this development is at least one acre 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. Please see below the Suitability letter from an authorized agent.

ATTACHMENT F



Comal County office of comal county engineer

February 24, 2010

Mr. John B. Luce, P.E. P.O. Box 405 Bulverde, TX 78163

Re: Oak Bend Estates Contributing Zone Plan within Comal County, Texas

Dear Mr. Luce:

In accordance with TAC §213.24(8)(B), Comal County has found that the entire referenced site is suitable for the use of private sewage facilities and will meet the requirements for on-site sewage facilities as specified in TAC §285 based on the following information submitted to our office on February 24, 2010:

• Contributing Zone Plan prepared by John B. Luce, P.E.

If you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

Robert Boyd, P.E. Comal County Assistant Engineer

cc: Jay Millikin, Comal County Commissioner, Precinct No. 2

ALTERNATIVE SECONDARY CONTAINMENT METHODS

AST CONTAINMENT STRUCTURE DRAWINGS

20% OR LESS IMPERVIOUS COVER WAIVER

BMP'S FOR UP-GRADIENT STORMWATER

Please refer to the Drainage Area Map provided with form TCEQ-0602, Attachment G. The adjacent sites consist of low density single family residential development. The offsite existing runoff will enter through the North property boundary and exit through the west property boundary following the natural low. The runoff will ultimately discharge into the Cibolo Tributary.

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 BMP's are not required.

BMPs for Surface Streams

There are no existing surface streams located within the site, therefore additional BMPs are not required.

CONSTRUCTION PLANS

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 permitee 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 permitee, 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

OAK BEND SUBDIVISION CZP

contain a certification that the facility or site is in compliance with the CZP. 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 of modifications will be implemented within seven days of inspection. The CZP will be modified within seven days to reflect any modifications to measures as a result of inspection.

The CZP 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 CZP.

The CZP must be amended when inspections or investigations by site operations, local, state or federal officials indicate that the CZP 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:			۲	
Owner (s)/Operator (s):	BLE	CE	ECTION	
Permit Numbers(s):	PLICA	PLIAN	CORRI	
Inspection Date:	NOT AP	IN COM	NEEDS	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:

DATE:

OWNER NAME/SIGNATURE:

DATE:

COLLIERS ENGINEERING & DESIGN

(Inspector must attach a brief summary of qualifications to this report.)

ATTACHMENT N Page 3 of 3

Pilot-Scale Field Testing Plan

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

During the construction phase temporary BMP's such as silt fencing, rock berms, and natural vegetative buffers will be used to prevent pollution from leaving the site. All disturbed areas will be re-vegetated as soon as practical.








TCEQ-0592A (Rev. 7/15/15) Texas Commission on Environmental Quality Contributing Zone Plan General Construction Notes

 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

- All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on-site.
- 3. No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
- 4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections 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.
- 5. 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.
- 6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.
- Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
- 8. All excavated material that will be stored on-site must have proper E&S controls.
- 9. If portions of the site will have a cease in construction activity lasting longer than 14 days, soil TCEQ-0592A (Rev. July 15, 2015) Page 2 of 2 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
- The following records should be maintained and made available to the TCEQ upon request:

 The dates when major grading activities occur;
 The dates when construction activities temporarily or permanently cease on a portion of the site; and
 The dates when stabilization measures are initiated.
- 11. The holder of any approved CZP 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 best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
- B. any change in the nature or character of the regulated activity from that which was originally approved
- C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or
- D. any development of land previously identified as undeveloped in the approved contributing zone plan Austin Regional Office San Antonio Regional Office

 12100 Park 35 Circle, Building A

 Austin, Texas

 78753-1808

 Phone (512)

 Fax

 (512)

 339-3795

San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone(210) 490-3096 Fax (210) 545-4329

			C	0	11 i	er	5			
		E	= ng	gir		eri	ng ng	Г)		
	wv	vw.(colli	iers	engi	inee	rin	g.co	m	
Copyri, and al whom be cop	ght © 2 I the info the serv pied, reu withou	024. Co ormatior rices wer used, di t the exp	lliers En n contain re contra sclosed, press wr	gineerir ned her acted or , distrib itten cor	ng & Des ein is au to whor uted or nsent of	ign All R thorized n it is ce relied u Colliers	ights Re for use rtified. upon fo Enginee	eserved. only by This dra r any o ring & D	This dra the par wing ma ther pu esign.	awing ty for iy not rpose
For	mer	ly Kı	างพ	'n as	5	ENG	NEERS +		IG	
	8		°	ALL EXCAV PRE SL	PRC STATES ATORS PARING JRFACE	DTEC 5 REQU 5, DESIC 5 TO E 6 ANYW	T YOU IRE NO SNERS DISTUR HERE	JRSE DTIFICA , OR AI B THE IN ANY	LF ATION NY PER EARTH (STATE	OF SON I'S
F	Call DR ST	ATE V	SPEC	IFIC WWV	DIRE(V.CAI	CT PH _L811	IONE .COI	i nun M	ИBER	s
CRIPTION										
WN BY DES										
ATE DRAV										
REV							•			
OMAR A. ESPINOSA DMAR A. ESPINOSA 125560 12										
OAK BEND SUBDIVISION FAIR OAKS RANCH COMAL COUNTY										
		SU FA	OA JB	AK 5D] OA [AL _TH	B] [V] KS CC	EN [S] RA DUI		N CH Y		
		FA. CO		AK 5D] OA IAL TH	B] [V] KS CC EXA	EN [S] RA DU] AS	ID [O] NT TON Pae arkw	N CH Y IIO (I sano ^(ay)	KFW) s	
	Col	FA. CO		AK 5D] OA IAL TH	B IV KS CC SAT Pr Sollier	EN [S] [S] RA DU] AS NANU 3421 Pu Antu NANU 3421 Pu Antu SENGI SENGI SENGI SENGI	ID O S N N TON Pae arkw onio, 210. N EERIN Firm#:	N CH Y IIO (I sano rx 7 979.8 IG & DE F-1490 101945	KFW, s 8231 3444 551GN, I 9 9 50	NC.
E SCALE AS S PROJE	Col mgir & D					EN [S] [S] RA DU] AS SENG SENG TEPE TEPES TEPES TEPES	ID IO IO IO IO Pae arkw onio, 210. NEERIN Firm#: 3Y:	N CH Y IIIO (I sano 7X 7 979.8 IG & DG 101945 CHE	KFW) s 8231 3444 siggn, 1 9 50 50	NC.
E SCALE AS S PROJE	Со ngir & D : ноwi ст NUI ст NUI	FA. CO Dieer eesig		OA AI TH 2024		RA DUI AS NAN 3421 P NAN 3421 P NAN 3421 P NAN 3421 P NAN 3421 P NAN 3421 P NAN 3421 P NAN 3421 P NAN	ID IO IO IO IO NT Firm#: Firm#: SE 1	N CH Y IIO (I sano (ay TX 7 979.8 IG & DE F-1490 779.7 IG & DE F-1490 IIO (I sano (ay TX 7 979.8 IIO (I Sano (a) TX 7 979.8	KFW; s 8231 3444 csign, i 9 50 -	NC.

EX-1.0



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: 9|0|24 Signature of Customer/Agent:

Regulated Entity Name: Oak Bend Subdivision

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: <u>Cibolo Creek</u>

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.	\boxtimes	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 used in combination with other erosion and sediment controls within each 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 at one time.

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. \square 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.
- 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).

COLLIERS ENGINEERING & DESIGN

ATTACHMENT A Page 1 of 3

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:

- 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.

COLLIERS ENGINEERING & DESIGN

OAK BEND SUBDIVISION CZP

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
- 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. 19.50 Acres
- 4. Rough subgrade preparation: earthwork, grading, street and drainage excavation and embankment
 - a. 38.9 Acres
- 5. Construction of Detention Ponds
 - a. 6.94 Acres
- 6. Trenching and installation of utilities
 - a. 2.93 Acres
- 7. Final street prep, curbing, and paving activities
 - a. 9.41 Acres
- 8. Home construction
 - a. 17.27 Acres
- 9. Topsoil, irrigation and landscaping
 - a. 51.16 Acres
- 10. Site cleanup and removal of temporary BMP's

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

A: The upgradient runoff will enter the site on the Northern boundary and exit the site on the Western Boundary following the natural low. The upgradient drainage area flowing onto the site is partially developed and vegetation is well established, Therefore additional sedimentation is not anticipated to originate from upstream.

B: Temporary 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. 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: 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**. The site plan can be found in this report in the Contributing Zone Plan Application section under Attachment M – Construction Plans.

DRAINAGE AREA MAP

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



vD/CZP/Oak Bend Phase 1 CZP ATT G Drainage Area Map.dwg/8.0 By: APENASILVA

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 permitee 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 permitee, 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

OAK BEND SUBDIVISION CZP

contain a certification that the facility or site is in compliance with the CZP. 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 of modifications will be implemented within seven days of inspection. The CZP will be modified within seven days to reflect any modifications to measures as a result of inspection.

The CZP 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 CZP.

The CZP must be amended when inspections or investigations by site operations, local, state or federal officials indicate that the CZP 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):	BLE	CE	ЕСТЮ	
Permit Numbers(s):	PLICA	PLIAN	CORRI	
Inspection Date:	VOT AP	N COM	VEEDS	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:

DATE:

OWNER NAME/SIGNATURE:

DATE:

COLLIERS ENGINEERING & DESIGN

(Inspector must attach a brief summary of qualifications to this report.)

ATTACHMENT I Page 3 of 3

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:

- 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 permitee 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 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			

COLLIERS ENGINEERING & DESIGN

ATTACHMENT J Page 2 of 2

TCEQ Office Use Only Permit No: CN: RN:

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

IMPORTANT INFORMATION

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

Use the NOI Checklist to ensure all required information is completed correctly. **Incomplete applications delay approval or result in automatic denial.**

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

ePERMITS

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

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

APPLICATION FEE AND PAYMENT

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

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

Provide your payment information for verification of payment:

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

RE	NEWAL (This portion of the NOI is not applicab	le aft	er June 3, 2	018)		
Ist	his NOI for a renewal of an existing authorizati	on?	□ Yes	🖂 No		
If Y	es, provide the authorization number here: TX	R15		enter text.		
NC	TE: If an authorization number is not provided,	a ne	w number w	vill be assigned.		
SE	CTION 1. OPERATOR (APPLICANT)					
a)	If the applicant is currently a customer with TC (CN) issued to this entity? CN	CEQ, v	what is the (Customer Number		
	(Refer to Section 1.a) of the Instructions)					
b)	b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)					
	Oak Bend Forest, L.C.					
c)	What is the contact information for the Opera	tor (I	Responsible	Authority)?		
	Prefix (Mr. Ms. Miss): <u>Mr.</u>					
	First and Last Name: <u>James M. Grona</u> Suffix:			text		
	Title: <u>Owner</u> Credentials:	xt.				
	Phone Number: <u>210-960-2750</u> Fax Number: <u>N/a</u>	<u>4</u>				
	E-mail: <u>omar.espinosa@collierseng.com</u>					
	Mailing Address: <u>120 Oak Creek Court, Suite 10</u>	<u>00</u>				
	City, State, and Zip Code: <u>San Antonio</u> , Texas, 7	78232	2			
	Mailing Information if outside USA:					
	Territory: the been to enter text					
	Country Code: Postal C	Code:	Click here t	<u>o enter text.</u>		
d)	Indicate the type of customer:					
	🗆 Individual	🗆 F	ederal Gove	rnment		
	Limited Partnership		ounty Gove	rnment		
	🗖 General Partnership	\Box S	tate Govern	ment		
	🗖 Trust		ity Governn	nent		
	Sole Proprietorship (D.B.A.)		ther Govern	nment		
	□ Corporation	\boxtimes (Other: <u>Limite</u>	ed Liability Company		
	🗆 Estate					

e) Is the applicant an independent operator? \square Yes \square No

TCEO-20022 (3/6/2018)	TCEO-20022	(3/6)	/2018)
-----------------------	------------	-------	--------

(If a governmental o	entity. a subsidiary	, or part of a larger	corporation. check No.)
(II a governmenta)	cifercy, a basolatary	, or part of a langer	corporation, encent itol,

- f) Number of Employees. Select the range applicable to your company.
 - ⊠ 0-20

□ 251-500

□ 21-100

□ 501 or higher

- □ 101-250
- g) Customer Business Tax and Filing Numbers: (Required for Corporations and Limited Partnerships. Not Required for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: 32021820876

Federal Tax ID:

Texas Secretary of State Charter (filing) Number: 0800727974

DUNS Number (if known):

SECTION 2. APPLICATION CONTACT

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

\boxtimes	Yes.	go	to	Section	3
	1 C 0,	80	ιu	occuon	0

\square No.	compl	ete t	his s	section

Prefix (Mr. Ms. Miss):	re to enter text.
First and Last Name:	re to enter text Suffix: Click here to enter text
Title: Click here to enter text.	Credential:
Organization Name:	re to enter text.
Phone Number:	Fax Number:
E-mail: Click here to enter tex	
Mailing Address:	o enter text.
Internal Routing (Mail Code, I	Etc.): Click here to enter text
City, State, and Zip Code:	ck here to enter text.
Mailing information if outsid	e USA:
Territory:	10.00
Country Code:	Postal Code:

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

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

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

- b) Name of project or site (the name known by the community where it's located): <u>Oak Bend Subdivision</u>
- c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): <u>Single Family</u> <u>Residential Development</u>
- d) County or Counties (if located in more than one): <u>Comal County</u>
- e) Latitude: 29.7620 Longitude: -98.6207
- f) Site Address/Location

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

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

Section A:

Street Number and Name: City, State, and Zip Code:

Section B:

Location Description: Approx. 500 L.F. North of the intersection of Meadow Creek Trail and Ralph Fair Rd.

City (or city nearest to) where the site is located: The City of Fair Oaks Ranch

Zip Code where the site is located: 78015

SECTION 4. GENERAL CHARACTERISTICS

a) Is the project or site located on Indian Country Lands?

Yes, do not submit this form. You must obtain authorization through EPA Region 6.

🖾 No

- b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?
 - Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

🛛 No

- c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? <u>1521</u>
- d) What is the Secondary SIC Code(s), if applicable? 5063
- e) What is the total number of acres to be disturbed? <u>125.15</u>

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

🗆 Yes

- No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.
- g) What is the estimated start date of the project? 10/01/2024
- h) What is the estimated end date of the project? <u>08/30/2025</u>
- i) Will concrete truck washout be performed at the site? \square Yes \square No
- j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? <u>Cibolo Creek & Cibolo Tributary 30</u>
- k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? <u>1908</u>
- 1) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

 \Box Yes \boxtimes No

If Yes, provide the name of the MS4 operator:

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

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

 \boxtimes Yes, complete the certification below.

□ No, go to Section 5

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

SECTION 5. NOI CERTIFICATION

- a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).
- b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.
- c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.
- d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000).

🖾 Yes

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

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name:

Operator Signatory Title:

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

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

Signature (use blue ink):	Date:	
Digitatal C (abc brac mit).	Dutter	

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

□ Check number and name on check is provided in this application.

If using ePay:

□ The voucher number is provided in this application and a copy of the voucher is attached.

RENEWAL

□ If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

Customer Number (CN) issued by TCEQ Central Registry

- Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)
- □ Name and title of responsible authority signing the application.
- Phone number and e-mail address
- □ Mailing address is complete & verifiable with USPS. <u>www.usps.com</u>
- □ Type of operator (entity type). Is applicant an independent operator?
- \square Number of employees.
- □ For corporations or limited partnerships Tax ID and SOS filing numbers.
- □ Application contact and address is complete & verifiable with USPS. <u>http://www.usps.com</u>

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

- Regulated Entity Number (RN) (if site is already regulated by TCEQ)
- Site/project name and construction activity description

 \boxtimes County

Latitude and longitude <u>http://www.tceq.texas.gov/gis/sqmaview.html</u>

Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

- ☑ Indian Country Lands –the facility is not on Indian Country Lands.
- Construction activity related to facility associated to oil, gas, or geothermal resources
- Primary SIC Code that best describes the construction activity being conducted at the site. <u>www.osha.gov/oshstats/sicser.html</u>
- Estimated starting and ending dates of the project.
- □ Confirmation of concrete truck washout.
- Acres disturbed is provided and qualifies for coverage through a NOI.
- □ Common plan of development or sale.
- \boxtimes Receiving water body or water bodies.
- \boxtimes Segment number or numbers.
- \boxtimes MS4 operator.
- \boxtimes Edwards Aquifer rule.

CERTIFICATION

- □ Certification statements have been checked indicating Yes.
- □ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

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

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail: TCEQ Stormwater Processing Center (MC228) P.O. Box 13087 Austin, Texas 78711-3087

By Overnight or Express Mail: TCEQ Stormwater Processing Center (MC228) 12100 Park 35 Circle Austin, TX

Application Fee:

The application fee of \$325 is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit. Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Mailed Payments:

Use the attached General Permit Payment Submittal Form. The application fee is submitted to a different address than the NOI. Read the General Permit Payment Submittal Form for further instructions, including the address to send the payment.

ePAY Electronic Payment: http://www.tceq.texas.gov/epay

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

TCEQ Contact List:

Application – status and form questions:	512-239-3700, swpermit@tceq.texas.gov	
Technical questions:	512-239-4671, swgp@tceq.texas.gov	
Environmental Law Division:	512-239-0600	
Records Management - obtain copies of forms:	512-239-0900	
Reports from databases (as available):	512-239-DATA (3282)	
Cashier's office:	512-239-0357 or 512-239-0187	

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

• Administrative Review: Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(es) on the form must be verified with the US Postal service as receiving regular mail delivery. Do not give an overnight/express mailing address.

- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- Acknowledgment of Coverage: An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

or

Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site <u>http://www.tceq.texas.gov</u>. Search using keyword TXR150000.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated project or site changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number, if one has not already been assigned to this customer or site.

For existing customers and sites, you can find the Customer Number and Regulated Entity Number by entering the following web address into your internet browser: http://www15.tceq.texas.gov/crpub/ or you can contact the TCEQ Stormwater Processing Center at 512-239-3700 for assistance. On the website, you can search by your permit number, the Regulated Entity (RN) number, or the Customer Number (CN). If you do not know these numbers, you can select "Advanced Search" to search by permittee name, site address, etc.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For this permit, a Notice of Change form must be submitted to the program area.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**.

If the applicant is an existing TCEQ customer, the Customer Number is available at the following website: <u>http://www15.tceq.texas.gov/crpub/</u>. If the applicant is not an existing TCEQ customer, leave the space for CN blank.

b) Legal Name of Applicant

Provide the current legal name of the applicant. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, as filed in the county. You may contact the SOS at 512-463-5555, for more information related to filing in Texas. If filed in the county, provide a copy of the legal documents showing the legal name.

c) Contact Information for the Applicant (Responsible Authority)

Provide information for the person signing the application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: <u>https://tools.usps.com/go/ZipLookupAction!input.action</u>.

The phone number should provide contact to the applicant.

The fax number and e-mail address are optional and should correspond to the applicant.

d) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for an authorization.

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). If the customer is a 'General Partnership' or 'Joint Venture' filed in the county (not filed with TX SOS), the legal name of each partner forming the 'General Partnership' or 'Joint Venture' must be provided. Each 'legal entity' must apply as a co-applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Sole Proprietorship (DBA)

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

- 1. be under the person's name
- 2. have its own name (doing business as or DBA)
- 3. have any number of employees.

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Corporation

A customer that meets all of these conditions:

- 1. is a legally incorporated entity under the laws of any state or country
- 2. is recognized as a corporation by the Texas Secretary of State
- 3. has proper operating authority to operate in Texas

The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)

The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization is not recognized as the 'legal name'.

<u>Other</u>

This may include a utility district, water district, tribal government, college district, council of governments, or river authority. Provide the specific type of government.

e) Independent Entity

Check No if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

g) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter the Tax ID number.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512-463-5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

Section 2. APPLICATION CONTACT

Provide the name and contact information for the person that TCEQ can contact for additional information regarding this application.

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

a) Regulated Entity Number (RN)

The RN is issued by TCEQ's Central Registry to sites where an activity is regulated by TCEQ. This is not a permit number, registration number, or license number. Search TCEQ's Central Registry to see if the site has an assigned RN at http://www15.tceq.texas.gov/crpub/. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, an RN may already be assigned for the larger site. Use the RN assigned for the larger site.

If the site is found, provide the assigned RN and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.
b) Name of the Project or Site

Provide the name of the site or project as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Provide the name of the county where the site or project is located. If the site or project is located in more than one county, provide the county names as secondary.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: <u>http://www.tceq.texas.gov/gis/sqmaview.html</u>.

f) Site Address/Location

If a site has an address that includes a street number and street name, enter the complete address for the site in *Section A*. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street number and street name, provide a complete written location description in *Section B.* For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and zip code of the site location.

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas (RRC) and may need to obtain authorization from EPA Region 6.

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a

carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the RRC's jurisdiction must be authorized by the EPA and the RRC, as applicable. Activities under RRC jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the RRC; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The RRC also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the RRC. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the RRC prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser:

http://texreg.sos.state.tx.us/public/readtac\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc= &p_tloc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30 or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:

- 1521 Construction of Single Family Homes
- 1522 Construction of Residential Buildings Other than Single Family Homes
- 1541 Construction of Industrial Buildings and Warehouses

- 1542 Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 Highway and Street Construction, except Highway Construction
- 1622 Bridge, Tunnel, and Elevated Highway Construction
- 1623 Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser: <u>http://www.osha.gov/pls/imis/sicsearch.html</u> or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser: <u>http://www.osha.gov/pls/imis/sicsearch.html</u> or you can contact the TCEQ Small Business and Environmental Assistance Section at 800-447-2827 for assistance.

e) Total Number of Acres Disturbed

Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at 512-239-4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development

Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on what a common plan of development is, refer to the definition of "Common Plan of Development" in the Definitions section of the general permit or enter the following link into your internet browser: www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage enter the following link into your internet browser: <u>www.tceq.texas.gov/goto/construction</u> and search for "Additional Guidance and Quick Links". If you have any further questions about the Common Plan of Development you can contact the TCEQ Stormwater Team at 512-239-4671 or the TCEQ Small Business and Environmental Assistance at 800-447-2827.

g) Estimated Start Date of the Project

This is the date that any construction activity or construction support activity is initiated at the site. If renewing the permit provide the original start date of when construction activity for this project began.

h) Estimated End Date of the Project

This is the date that any construction activity or construction support activity will end and final stabilization will be achieved at the site.

i) Will concrete truck washout be performed at the site?

Indicate if you expect that operators of concrete trucks will washout concrete trucks at the construction site.

j) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

k) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ

Water Quality Division at (512) 239-4671 for assistance.

You may also find the segment number in TCEQ publication GI-316 by entering the following link into your internet browser: <u>www.tceq.texas.gov/publications/gi/gi-316</u> or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at 512-239-4671 for further assistance.

l) Discharge into MS4 - Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan.

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser: <u>www.tceq.texas.gov/field/eapp/viewer.html</u> or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site-specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin.

For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512-339-2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233-4480, 210-490-3096.

Section 5. NOI CERTIFICATION

- Note: Failure to indicate Yes to all of the certification items may result in denial of coverage under the general permit.
- a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. Electronic applications submitted through ePermits have immediate provisional coverage. You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site by entering the following link into an internet browser: <u>www.tceq.texas.gov/goto/construction</u> or you may contact the TCEQ Stormwater processing Center at 512-239-3700 for assistance.

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512-463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Section 6. APPLICANT CERTIFICATION SIGNATURE

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

If you are a corporation:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

If you are a municipality or other government entity:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the TCEQ's Environmental Law Division at 512-239-0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decisionmaking functions for the

corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding \$25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

Instructions:

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- Do not mail this form with your NOI form.
- Do not mail this form to the same address as your NOI.

Mail this form and your check to either of the following:

By Regular U.S. Mail	By Overnight or Express Mail
Texas Commission on Environmental Quality	Texas Commission on Environmental Quality
Financial Administration Division	Financial Administration Division
Cashier's Office, MC-214	Cashier's Office, MC-214
P.O. Box 13088	12100 Park 35 Circle
Austin, TX 78711-3088	Austin, TX 78753

Fee Code: GPA General Permit: TXR150000

- 1. Check or Money Order No:
- 2. Amount of Check/Money Order:
- 3. Date of Check or Money Order:
- 4. Name on Check or Money Order:
- 5. NOI Information:

If the check is for more than one NOI, list each Project or Site (RE) Name and Physical Address exactly as provided on the NOI. **Do not submit a copy of the NOI with this form, as it could cause duplicate permit application entries!**

If there is not enough space on the form to list all of the projects or sites the authorization will cover, then attach a list of the additional sites.

Project/Site (RE) Name:

Project/Site (RE) Physical Address:

Staple the check or money order to this form in this space.

	Agent Authorization Form For Required Signature Edwards Aquifer Protection Program Relating to 30 TAC Chapter 213 Effective June 1, 1999	
I	James M. Grona	
	Print Name	
	Owner	
	Title - Owner/President/Other	
of	Oak Bend Forest LC	
	Corporation/Partnersnip/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:

ólicant's Signature

07-10-2024

Date

THE STATE OF <u>T</u> § County of \mathcal{D} 8

BEFORE ME, the undersigned authority, on this day personally appeared <u>James M Gandar</u> 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 Mt day of _____ aleren AVA ANITA DUENNEHBERG TARY PUBLIC NOTARY PUBLIC STATE OF TEXAS COMM. EXP. 02-20-25 10# 174862-0 A ANITO UPNINENBELO ed or Printed Name of Notary

MY COMMISSION EXPIRES: 2.20-2125

Application Fee Form

Texas Commission on Environmental Quality									
Name of Proposed Regulated Entity: Oak Bend Subdivision									
Regulated Entity Location: Approx. 100 LF N of the intersection of Honeycomb Rock and FM									
<u>3351.</u>									
Name of Customer: Oak Bend Fore	<u>st L.C.</u>								
Contact Person: James M. Grona	Phor	ne: <u>210-960-2750</u>							
Customer Reference Number (if iss	ued):CN								
Regulated Entity Reference Number (if issued):RN <u>105879209</u>									
Austin Regional Office (3373)									
Havs	Travis		/illiamson						
San Antonio Regional Office (3362)								
			valda						
			value						
	Kinney								
Application fees must be paid by ch	neck, certified check, o	or money order, payal	ole to the Texas						
Commission on Environmental Qu	ality. Your canceled of	check will serve as you	ir receipt. This						
form must be submitted with your	r fee payment . This p	bayment is being subm	itted to:						
Austin Regional Office	\boxtimes s	San Antonio Regional (Office						
Mailed to: TCEQ - Cashier		Overnight Delivery to: TCEQ - Cashier							
Revenues Section	1	2100 Park 35 Circle							
Mail Code 214	E	Building A, 3rd Floor							
P.O. Box 13088	A	ustin, TX 78753							
Austin, TX 78711-3088	(512)239-0357							
Site Location (Check All That Apply	():								
Recharge Zone	Contributing Zone		ition Zone						
Type of Plan		Size	Fee Due						
Water Pollution Abatement Plan, C	Contributing Zone	_							
Plan: One Single Family Residential	Dwelling	Acres	Ş						
Water Pollution Abatement Plan, C	Contributing Zone								
Plan: Multiple Single Family Reside	ntial and Parks	149 Acres	\$ 8000						
Water Pollution Abatement Plan, C	Contributing Zone								
Plan: Non-residential	Acres	\$							
Sewage Collection System	L.F.	\$							
Lift Stations without sewer lines	Acres	\$							
Underground or Aboveground Stor	Tanks	\$							
Piping System(s)(only)		Each	\$						
Exception		Each	\$						
Extension of Time		Each	\$						
	Signa	ature:							

Date: _____

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	Fee
Exception Request	\$500

Extension of Time Requests

Project	Fee

Project	Fee
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.)									
New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)									
Renewal (Core Data Form should be submitted with the	U Other								
	1								
2. Customer Reference Number (if issued)	Follow this link to search	3. Regulated Entity Reference Number (if issued)							
	for CN or PN numbers in								
CN 6031782 Central registry RN 105879209									

SECTION II: Customer Information

4. General Cu	4. General Customer Information 5. Effective Date for Customer Information Updates (mm/dd/yyyy)												
New Customer Update to Customer Information Change in Regulated Entity Ownership Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)													
The Custome	r Name sı	ıbmitted	d here may l	be updated	automaticall	ly base	ed on	what is c	urrent	and active	with th	ne Texas Secr	etary of State
(SOS) or Texa	s Comptro	oller of I	Public Accou	nts (CPA).									
6. Customer	Legal Nam	ie (If an i	individual, pri	nt last name f	first: eg: Doe, J	ohn)			<u>lf nev</u>	/ Customer,	enter pre	evious Custom	er below:
Oak Bend Fore	st L.C												
7. TX SOS/CP	A Filing N	umber		8. TX State	e Tax ID (11 di	igits)			9. Fe	deral Tax I	D	10. DUNS I	Number (if
080072	7974			3202 ⁻	1820876				(9 dig	its)		applicable)	
11. Type of C	ustomer:		Corporat	tion				🗌 Individ	ual		Partne	ership: 🗌 Gen	eral 🔀 Limited
Government:	City 🗌 🕻	County [] Federal 🗌	Local 🗌 Stat	te 🗌 Other			Sole Pr	roprieto	rship	🗌 Ot	her:	
12. Number o	of Employ	ees							13. lr	ndepender	ntly Ow	ned and Ope	erated?
⊠ 0-20 □ 2	21-100 [] 101-25	50 🗌 251-	500 🗌 50	1 and higher				🛛 Ye	s	No		
14. Customer	Role (Pro	posed or	Actual) – as i	t relates to th	e Regulated Er	ntity list	ed on	n this form. I	Please d	heck one of	the follo	owing	
Owner Occupationa	al Licensee	Ope	erator esponsible Pai	rty 🗌 O	wner & Opera] VCP/BSA App	tor licant				Other:			
15. Mailing	120 Oak	Creek Co	urt, Suite 100										
Address.	City San Antonio State Tx ZIP					ZIP	78232 ZIP + 4						
16. Country N	Mailing In	formatio	on (if outside	USA)	1		17. E-Mail Address (if applicable)						
							omar.espinosa@collierseng.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	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 Nam	ne (Enter name	of the site where the	regulated action	is taking pla	ce.)			
Oak Bend Subdivision								
23. Street Address of								
the Regulated Entity:								
<u>(No PO Boxes)</u>	City		State		ZIP		ZIP + 4	
24. County								

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

25. Description to Physical Location:									
26. Nearest City State Nearest ZIP Code								arest ZIP Code	
Fair Oaks Ranch	Fair Oaks Ranch Tx 78015								
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 Decim	al:	1529.759809		28. Longitude (W) In Decimal:			-98.619	-98.619726	
Degrees	Minutes		Seconds	Degree	rees Minut			Seconds	
29	29 45				-98		37 11		
29. Primary SIC Code (4 digits)	Code	31. Primary NAICS Code32 (5 or 6 digits)(5			32. Secondary NAICS Code 5 or 6 digits)				
1521				236115					
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)									
Single family residential									
34. Mailing									
Address:	City	San Antonio. T	x State		ZIP		ZIP + 4		
		,							
35. E-Mail Address:									
36. Telephone Number	36. Telephone Number37. Extension or Code38. Fax Number (<i>if applicable</i>)								
(210) 422-3004			()	-					

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

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

SECTION IV: Preparer Information

40. Name:	Omar Espinosa	ı, P.E.		41. Title:	Senior Project Manager	
42. Telephone Number		43. Ext./Code	44. Fax Number	45. E-Mail Address		
(210) 979-8444			() -	omar.espinos	sa@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:	Colliers Engineering & Design	Job Title:	Senior Project Manager		
Name (In Print):	Omar Espinosa			Phone:	(210) 979- 8444
Signature:				Date:	9/10/24



WARRANTY DEED

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

Date: May 8, 2008

Neljimann Partners, Ltd., whose address is P O Box 790645, San Antonio, TX 78279 Grantor:

Oak Bend Forest, L.C., whose address is P O Box 790645, San Antonio, TX 78279 Grantee:

Ten Dollars and other good and valuable consideration, the receipt of which is **Consideration:** hereby acknowledged by Grantor.

A parcel of land containing 149.00 acres, more or less, being the Western portion of a Property: 178.00 acre tract as described in a deed recorded January 12, 1998 under County Clerk File Number 9806000756, Official Records, Comal County, Texas, out of the M. De La Luz Guerra Survey No. 172, Abstract No. 173, Comal County, Texas, said 149.00 parcel of land being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference.

Reservations from and Exceptions to Conveyance and Warranty: Matters of record affecting the Property, to the extent and validity thereof; and ad valorem taxes not yet due and payable, which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor bind Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

Executed this 8th day of May, 2008.

Neljimann Partners, Ltd.

Taydin Krona

THE STATE OF TEXAS THE COUNTY OF BEXAR

This instrument was acknowledged before me on this the <u>8th</u> day of <u>May</u>, 2008 by General PARTML of NCISINA W DALTNERS, a Texas Limited HayDEN GRONA ID

Partnership.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

OAK BEND FOREST, L.C. P O Box 790645 San Antonio, TX 78279



STATE OF TEXAS # COUNTY OF KENDALL

EXHIBIT "A"

Field notes of a 149.000 acre, more or less, tract of land out of the M. De La Luz Guerra Survey No. 172, Abstract No. 173, Comal County, Texas, being the western portion of a 178.000 acre tract as described in deed recorded in Document No. 9806000756, Official Records of Comal County and being more fully described as follows:

Beginning at an existing iron pin in a fence for the northwest corner of this tract, said pin being S 01° 31' 58'' W 19.13 feet from the north corner of Lot 8, Fair Oaks Ranch, Comal County, Unit 1 as shown on a plat recorded in Volume 5, Page 55, Plat Records of Comal County, Texas, said pin also being the northwest corner of said 178.000 acre tract and this tract;

Thence, along a fence and with the north line of said 178.000 acre tract, S 86° 42' 28" E 1,451.97 feet to an existing PK nail for the northeast corner of this tract, said iron pin being the northwest corner of the Leo A. Kahanek and Doris A. Schimpf 29.000 acre tract described in deed recorded in Document No. 9806015680, Official Records of Comal County;

Thence, through the interior of said 178.000 acre tract and with the southwest line of said 29.000 acre tract, S 51° 56' 17'' E 2049.94 feet to an existing iron pin in a fence on a northwestern line of F.M. $3351:^{1}$

Thence, with said line of F.M. 3351 as follows:

S 43° 59′ 41″ W I,078.28 feet to an existing concrete

monument

S	46°	33'	15"	W	201.96 feet to an existing iron pin
S	51°	40'	50"	W	194.70 feet to an existing iron pin
S	56 [•]	40′	50"	W	194.70 feet to an existing iron pin
S	61°	40'	45 "	W	194.75 feet to an existing iron pin
S	67°	11'	19"	W	231.80 feet to an existing iron pin
S	70°	06′	1 6 "	W	793.46 feet to an existing concrete monument

and

S 68° 00' 14" W 67.05 feet to an existing iron pin, this pin being the east corner of Lot 2, Saur Subdivision as shown on a plat recorded in Volume 11, Page 4, Plat Records of Comal County, Texas;

Thence, with a south line of this tract and the north line of said Lot 2, N 83° 36′ 50″ W² 424.13 feet to an existing iron pin and S 85° 26′ 05″ W 320.79 feet to an existing iron pin for the southwest corner of this tract;

Thence, with fence on the west line of this tract and an east line of the

aforementioned Fair Oaks Ranch, Comal County Unit 1, N 01° 24′ 56" E 893.98 feet to an existing iron pin, N 01° 45′ 42" E 1,283.10 feet to an existing iron pin and N 01° 31′ 58" E 769.30 feet to the place of beginning and containing 149.000 acres of land, more or less.³

I, James E. Schwarz, a Registered Professional Land Surveyor, hereby certify that the above field notes are of a survey made on the ground under my supervision on January 4 - 5, 1996, November 5 - 6, 1997 and June 29, 1998 and recertified on March 8, 1999.

. 6.1

James E. Schwarz Registered Professional Land Surveyor #4760 Job No. 99-23

1.F.M.3351 established by deed recorded in Volume 657, Page 509, Deed Records of Comal County, Texas.

2. This bearing, used as the bearing basis of this survey, is from deed recorded in Volume 283, Pages 381-383, Deed Records of Comal County, Texas.

3. See plat of this tract dated January 4 - 5, 1996, November 5 - 6, 1997, June 29, 1998 and March 8, 1999 for more information.

Return to.... V Jim Grone Builders, Inc. POBox 790645 Sen Antonio, TX 78279-0645

> Doct 200306009884 # Pages 3 03/16/2005 12:19PM Difficial Records of COMAL COUNTY AV STREATHER COUNTY CLERK Fees 118.00

Joy Atteater

Filed and Recorded Official Public Records Joy Streater, County Clerk Comal County, Texas OS/13/2008 12:40:55 PM CASHTMO 200806019093



Jug atteater

Doc# 200506009884