WATER POLLUTION ABATEMENT PLAN MODIFICATION

FOR

MESA VERDE

November 18, 2024

MBC Job. No. 33762-1378

PREPARED BY:

11-18-24

STATE OF TEXAS
JOSEPH M. FRIESENHAHN
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Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with 30 TAC 213.

Administrative Review

1. Edwards Aquifer applications must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

   To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: http://www.tceq.texas.gov/field/eapp.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

   An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied the application fee will be forfeited.
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a "Mid-Review Modification". Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ's San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: *Mesa Verde*						2. Regulated Entity No.: *106162563*			
3. Customer Name: *Canyon Golf JV Developers, LTD*						4. Customer No.:			
5. Project Type: (Please circle/check one)	New		Modification			Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential			8. Site (acres):			11.50
9. Application Fee:	$6,500		10. Permanent BMP(s):			None			
11. SCS (Linear Ft.):	Zero (0)		12. AST/UST (No. Tanks):			None			
13. County:	Bexar		14. Watershed:			Salado Creek			

Application Distribution

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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	__	__	__
Region (1 req.)	__	__	__
County(ies)	__	__	__
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence __Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	_√_	__	__	__	__
Region (1 req.)	_√_	__	__	__	__
County(ies)	_√_	__	__	__	__
Groundwater Conservation District(s)	_√_ Edwards Aquifer Authority _√_Trinity-Glen Rose	__Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch __Helotes __Hill Country Village __Hollywood Park _√_San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.
Joe Friesenhahn/Macina, Bose, Copeland & Asscociates
Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent — Date: 11-18-24

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Joe Friesenahn/Macina, Bose, Copeland & Associates

Date: 11-18-24

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Mesa Verde
2. County: Bexar
3. Stream Basin: Salado Creek
4. Groundwater Conservation District (If applicable): Edwards Aquifer Authoity, Trinity-Glen Rose
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☒ WPAP
   ☐ SCS
   ☒ Modification
   ☐ AST

☐ UST ☐ Exception Request

7. Customer (Applicant):

Contact Person: Sean Nooner
Entity: Nooner Holdings, Ltd.
Mailing Address: 4827 Quarry Run
City, State: San Antonio, TX Zip: 78249
Telephone: (210) 660-6700 FAX: _____
Email Address: sean@noonerholdings.com

8. Agent/Representative (If any):

Contact Person: Joe Friesenhahn
Entity: Macina, Bose, Copeland & Associates
Mailing Address: 1035 Central Parkway North
City, State: San Antonio, TX Zip: 78232
Telephone: 210-545-1122 FAX: _____
Email Address: jfriesenhahn@mbcengineers.com

9. Project Location:

☒ The project site is located inside the city limits of San Antonino.
☐ 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.

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

West side of Canyon Golf Rd, 1,000 feet north of Stone Oak Pkwy.

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

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

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

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

☒ Survey staking will be completed by this date: when advised of TCEQ site visit

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

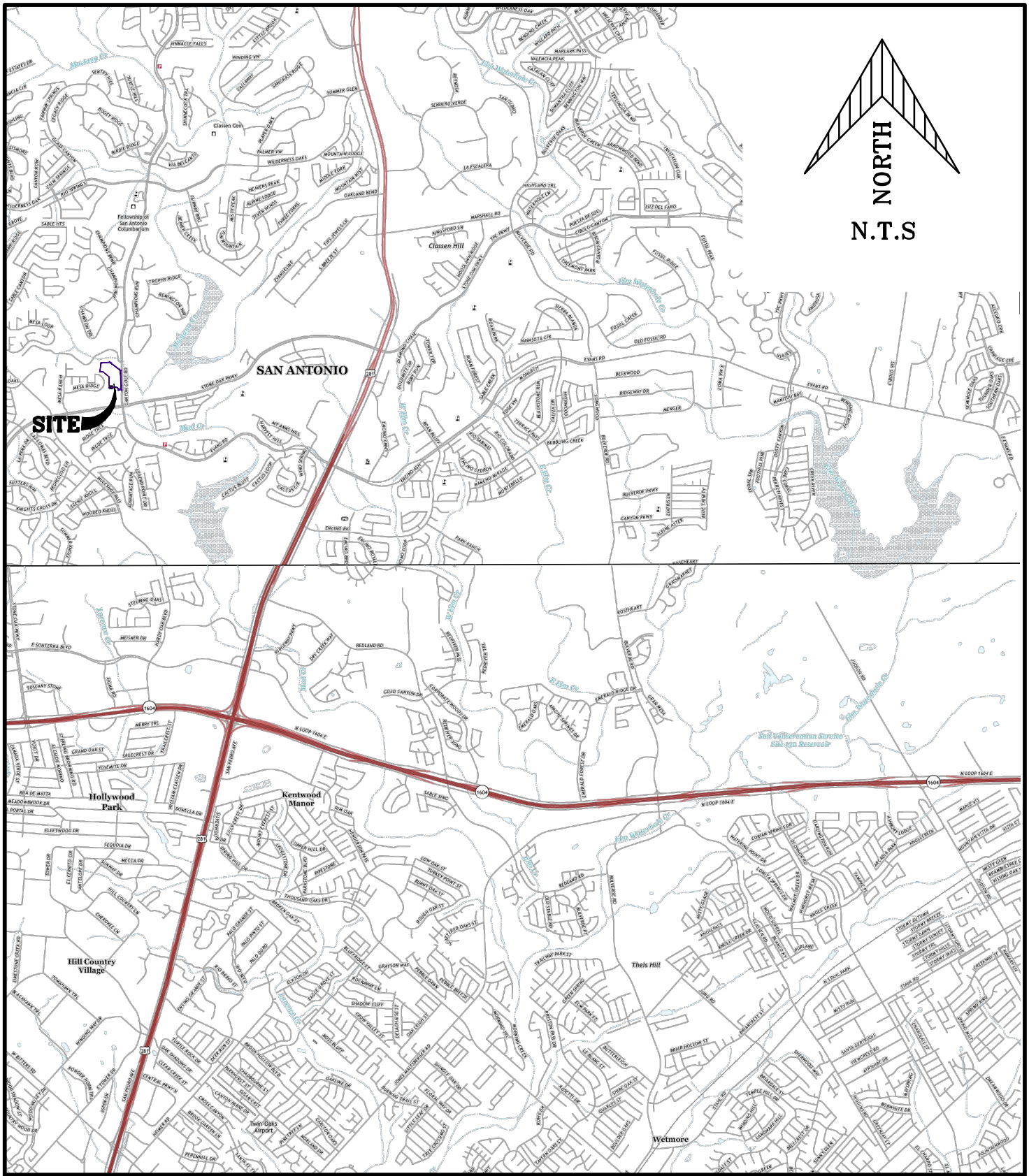
☒ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
☐ For a UST Facility Plan or Modification or an AST Facility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

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

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

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

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



mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
TEXAS REGISTERED ENGINEERING FIRM F-784

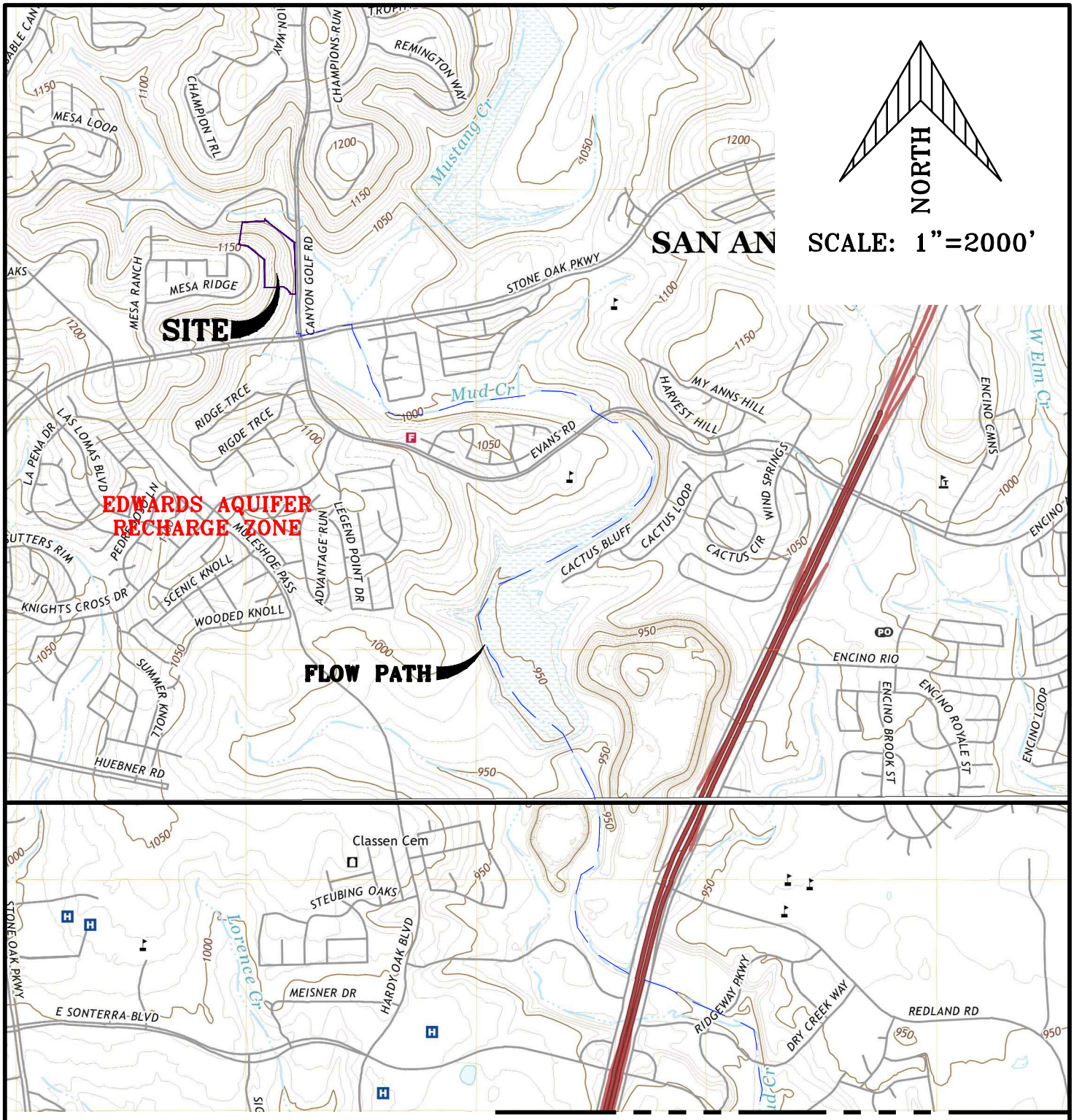
MESA VERDE

SAN ANTONIO, TX

LOCATION MAP

DESIGN	JF
DRAWN	JF
CHECKED	JF
DATE	11-18-2024
JOB NO.	33762-1378

Date: Nov 18, 2024, 12:22pm User ID: jfriesenhahn Layout: Layout1
File: P:\1378\33762-Mesa Verde WPAP\Design\Exhibit\ex01- Location Map-33762.dwg Layout name: Layout1



USGS QUAD: BULVERDE

mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
TEXAS REGISTERED ENGINEERING FIRM F-784

MESA VERDE

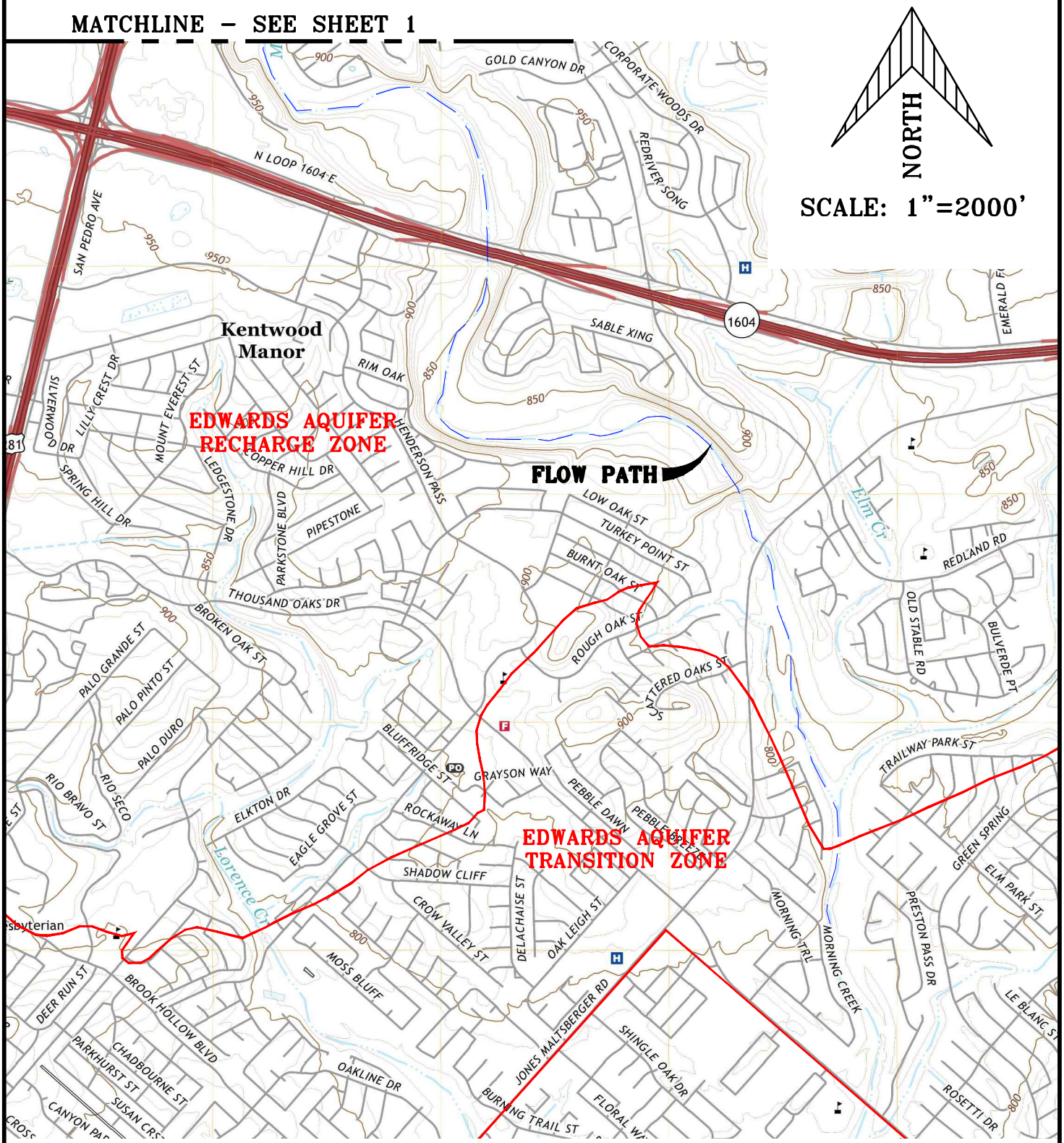
SAN ANTONIO, TX

USGS EXHIBIT 1

DESIGN	JF
DRAWN	JF
CHECKED	JF
DATE	11-18-2024
JOB NO.	33762-1378

Date: Nov 18, 2024, 12:26pm User ID: jfriesenhahn Layout: Layout1
File: P:\1378\33762-Mesa Verde WPAP\Design\Exhibit\ex02 USGS Map-33762.dwg Layout name: Layout1

MATCHLINE – SEE SHEET 1



USGS QUAD: LONGHORN

mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
TEXAS REGISTERED ENGINEERING FIRM F-784

MESA VERDE

SAN ANTONIO, TX

USGS EXHIBIT 2

DESIGN	JF
DRAWN	JF
CHECKED	JF
DATE	11-18-2024
JOB NO.	33762-1378

Date: Nov 18, 2024, 12:26pm User ID: jfriesenhahn Layout: Layout1 (2)
File: P:\1378\33762-Mesa Verde WPAP\Design\Exhibit\ex02 USGS Map-33762.dwg Layout name: Layout1 (2)

GENERAL INFORMATION FORM (TCEQ-0587)
ATTACHMENT C – PROJECT DESCRIPTION
MESA VERDE

The proposed development is located on the west side of Canyon Golf Road, approximately 1,000 feet north of Stone Oak Pkwy, within the City Limits of San Antonio, Bexar County. The site is undeveloped, with no impervious cover and contains areas of trees and underbrush. The property has steep topography with average slopes of greater than 20%, generally sloping from the west to the east. The site is located in the Edwards Aquifer Recharge Zone.

The previously approved Water Pollution Abatement Plan Modification for this property (Mesa Verde Water Pollution Abatement Plan Modification I, approved September 3, 2020, with latest extension approved March 8, 2024, EAPP ID: 13001182, RN106162563) allowed for clearing and mass grading (no impervious cover) on approximately 21.16 acres. This WPAP Modification expired in September 3, 2024. This WPAP modification is being submitted for re-approval of clearing and grading activities on 11.5 acres of the 21.16 acres with no increases in impervious cover. No permanent BMP's are proposed with this WPAP Modification. A WPAP Modification for the remaining acreage (located south of the subject property) of the original 21.16 acres was approved July 19, 2024 (Stone Oak Mercantile) and approved for clearing, grading, impervious cover and one permanent BMP

The site receives up-gradient runoff from approximately 2.79-acres of residential development west of the site. The impervious cover associated with the off-site area is accounted for in the design of the existing water quality basin constructed with the residential subdivision to the west.

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

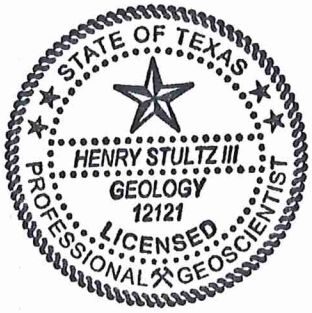
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Henry E. Stultz III — Telephone: 210-375-9000

Date: June 3, 2020 — Fax: 210-375-9090

Representing: Pape-Dawson Engineers, Inc., Texas Board of Professional Geoscientists No. 50351
(Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: MESA VERDE

Section 1.01 Project Information

1. Date(s) Geologic Assessment was performed: May 6 and 10, 2011; May 21, 2020
2. Type of Project:

   ☒ WPAP ☐ AST
   ☐ SCS ☐ UST
3. Location of Project:

   ☒ Recharge Zone
   ☐ Transition Zone
   ☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Eckrant-Rock outcrop association, 8-30 % slopes	D	0-1

** Soil Group Definitions (Abbreviated)*

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

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

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

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

   Applicant's Site Plan Scale: 1" = 60'
   Site Geologic Map Scale: 1" = 60'
   Site Soils Map Scale (if more than 1 soil type): N/A

9. Method of collecting positional data:

   ☒ Global Positioning System (GPS) technology.
   ☐ Other method(s). Please describe method of data collection:

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

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

12. ☒ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

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

13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.

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

    ☐ There are (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
    - ☐ The wells are not in use and have been properly abandoned.
    - ☐ The wells are not in use and will be properly abandoned.
    - ☐ The wells are in use and comply with 16 TAC Chapter 76.

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

Administrative Information

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

ATTACHMENT A

GEOLOGIC ASSESSMENT TABLE | PROJECT NAME: **MESA VERDE**

LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11	12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILLING	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)	TOPOGRAPHY
						X	Y	Z		10						<40	≥40	<1.6	≥1.6	
S-1	29.643164°	-98.482569°	MB	30	Kek/Kgr								FC	20	50		50	X		Hillside
S-2	29.646301°	-98.482698°	MB	30	Kek/Kgr								FC	20	50		50	X		Hillside
FS-1	29.644539°	-98.481879°	SC	20	Kgr	0.8	0.8	2					F	7	27	27		X		Hillside
FS-2	29.644551°	-98.481735°	SC	20	Kgr	1	2	2					F	9	29	29		X		Hillside
FS-3	29.644330°	-98.481617°	SC	20	Kgr	0.8	3	2.5					FC	3	23	23		X		Hillside
FS-4	29.644569°	-98.481451°	SC	20	Kgr	0.8	2	0.5					FC	3	23	23		X		Hillside
FS-5	29.644267°	-98.481655°	O	5	Kgr	15	20						F	3	8	8		X		Hillside
FS-6	29.643319°	-98.482334°	CD	5	Kgr	4	5	2					FO	3	8	8		X		Hillside
FS-7	29.643638°	-98.481816°	CD	5	Kgr	2	3	1					FO	3	8	8		X		Hillside
FS-8	29.643419°	-98.481552°	CD	5	Kgr	4	4	1					FO	3	8	8		X		Hillside
FS-11	29.643398°	-98.481449°	F	20	Kek/Kgr				N48°E	10			F	5	35	35		X		Hillside
F2S-3	29.646749°	-98.483150°	CD	5	Kek	3	3	1.5					FC	15	20	20		X		Hillside
F2S-7	29.646055°	-98.481683°	CD	5	Kgr	1	2	1					FO	7	12	7		X		Drainage
F2S-8	29.645009°	-98.482494°	SC	20	Kek	0.3	0.4	1					O	9	29	9		X		Hillside

** DATUM: NAD 83

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

8A INFILLING

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

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

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

Date June 3, 2020

ATTACHMENT B

MESA VERDE
Stratigraphic Column

Period	Epoch	Group	Formation	Member	Thickness	Lithology	Hydro-logic Unit	Hydrostratigraphic Unit	Hydrologic Function	Porosity	Cavern Development
Cretaceous	Late Cretaceous	Washita	George-town	--	20–30	Reddish-brown, gray to light tan, shaley mudstone and wackestone; commonly contains black dendrites, iron nodules, and iron staining; often fossiliferous with *Plesioturrilites brazoensis* , *Waconella wacoensis* common	Edwards Aquifer	I	Confining	MO	None
	Early Cretaceous	Edwards	Person	Cyclic and marine, undivided	80–90	Pelletal limestone; ranges from chalk to mudstone and miliolid grainstone; thin to massive beds; some crossbedding evident; a packstone containing large caprinids is present near contact with the overlying Georgetown Formations; chert is common as beds and large nodules		II	Aquifer	MO, BU, VUG, BP, FR, CV	Many subsurface; might be associated with earlier karst development
				Leached and collapsed,undivided	70–90	Hard, dense, recrystallized limestone;mudstone, wackestone, packstone, and grainstone; contains chert as beds and large nodules; heavily bioturbated with iron-stained beds; often stromatolitic; *Toucasia* sp. Often found above contact with the underlying regional dense member; *Montastrea roemeriana* and oysters rare		III	Aquifer	BU, VUG, FR, BP, BR, CV	Extensive lateral development; large rooms
				Regional dense	20–24	Dense, shaly limestone; oyster shell mudstone and iron wackestone; wispy iron staining; chert nodules rarer than in the rest of the chert-bearing Edwards Group		IV	Confining	FR, CV	Very few; only vertical fracture enlargement
			Kainer	Grainstone	40–50	Hard, dense limestone that consists mostly of a tightly cemented miliolid skeletal fragment grainstone; contains interspersed chalky mudstone and wackestone; chert as beds and nodules; crossbedding and ripple marks are common primarily at the contact with the overlying regional dense bed		V	Aquifer	IP, IG, BU, FR, BP, CV	Few
				Kirsch-berg Evaporite	40–50	Highly altered crystalline limestone and chalky mudstone with occasional grainstone associated with tidal channels; chert as beds and nodules, boxwork molds are common, matrix recrystallized to a coarse grain spar; intervals of collapse breccia and travertine deposits		VI	Aquifer	IG, MO, VUG, FR, BR, CV	Probably extensive cave development
				Dolomitic	90–120	Hard, dense to granular, dolomitic limestone; chert as beds and nodules (absent in lower 20 ft); *Toucasia* sp. abundant; lower three-fourths composed of sucrosic dolomites and grainstones with hard, dense limestones interspersed; upper one-fourth composed mostly of hard, dense mudstone, wackestone, packstone, grainstone, and recrystallized dolomites with bioturbated beds		VII	Aquifer	IP, IC, IG, MO, BU, VUG, FR, BP, CV	Caves related to structure or bedding planes
				Basal nodular	40–50	Moderately hard, shaly, nodular, burrowed mudstone to miliolid grainstone that also contains dolomite; contains dark, spherical textural features known as black rotund bodies; *Ceratostreon texana* , *Caprina* sp., miliolids, and gastropods		VIII	Aquifer, confining unit in areas without caves	IP, MO, BU, BP, FR, CV	Large lateral caves at surface
		Trinity	Glen Rose Limestone	Upper Glen Rose	0–120 (absent in northern Comal Co.)	Alternating resistant and nonresistant beds of blue shale, nodular marl, and impure, fossiliferous limestone; gray to yellowish gray; stair-step topography; contains two distinct evaporite zones; distinct *Corbula* sp. bed marks the contact with the underlying lower member of the Glen Rose Limestone; *Orbitulina texana*	Upper Trinity Lower confining unit to the Edwards aquifer	Cavernous	Aquifer	MO, BR, BP, FR, CV	Some surface cave development

Source: Clark, Golab, and Morris (2016); Cavern development modified from Stein and Ozuna (1995). Porosity types - Fabric selective: IP, interparticle porosity; IG, intergranular porosity; IC, intercrystalline porosity; SH, shelter porosity; MO, moldic porosity; BU, burrowed porosity; FE, fenestral; BP, bedding plane porosity. Not fabric selective: FR, fracture porosity; CH, channel porosity; BR, breccia; VUG, vug porosity; CV, cave porosity.

ATTACHMENT B

ATTACHMENT C

SUMMARY

The Mesa Verde site is located at the northwest corner of Stone Oak Parkway and Canyon Golf Road in Bexar County, Texas.

Based on the results of the field survey conducted in accordance with *Instructions for Geologists for Geologic Assessments in the Edwards Aquifer Recharge/Transition Zones (TCEQ-0585 Instructions),* no naturally occurring sensitive features were identified on site. The overall potential for fluid migration to the Edwards Aquifer for the site is low.

Previous Geologic Assessments have been conducted on the site. No naturally occurring sensitive features were identified on site in those assessments. The features that were identified in the previous assessments are described in further detail in the Features Descriptions section.

SITE GEOLOGY

As observed through field evidence, the geologic formations which outcrop at the surface within the subject site are the basal nodular (Kekbn) members of the Kainer formation; and the Glen Rose Limestone (Kgr). These formations are described in further detail below:

- The Kekbn is characterized as massive, shaly, mudstone to grainstone, nodular limestone. Karst development in the Kekbn is characterized by vertical shafts as well as large lateral caves.

- The Kgr is characterized as yellowish-tan thinly bedded limestone and marl. Karst development in the Kgr is generally characterized by few, small sinkholes and lateral cave development, as phreatic passages and springs.

The predominant trend of faults in the vicinity of the site is approximately N43°E, based on faults identified during the previous mapping of the area.

FEATURE DESCRIPTIONS:

A description of the features observed onsite is provided below:

Features S-1 and S-2

Features S-1 and S-2 are existing sewer lines that are not located beneath pavement. The sewer lines have been trenched through bedrock and backfilled with a mix of fine and course fill material that may be more permeable than surrounding undisturbed areas. Therefore, the probability of rapid infiltration is intermediate.

Features FS-1, FS-2, FS-3, FS-4, and F2S-8

Features FS-1, FS-2, FS-3, FS-4, and F2S-8 are solution cavities that were initially described in the Frost assessments. Features FS-1, FS-4 and F2S-8 were not identified in the field during this geologic assessment. The descriptions from the Frost assessment narrative are summarized below:

- [FS-1 through FS-4] are solution cavities. [FS-1 and FS-2] are vertical features while [FS-3 and FS-4] are horizontal features. Only [FS-2] was identifiable in the field at the time of the on-site inspection. All of these features are located within the Upper Glen Rose Formation and as such are highly unlikely to provide recharge to the Edwards Aquifer.

- [F2S-8] is solution cavity. [F2S-8] is vertical feature approximately 4 to 5 inches in diameter and 1 foot deep. The bottom of the feature is filled with hard packed clay.

Although some features were not observed during this assessment, Pape-Dawson agrees with the ranking of these features as having a low infiltration rate due to type of karst origin, lack of direct or inferential evidence of rapid infiltration, and small catchment area.

Feature FS-5

Feature FS-5 is an area of vuggy rock, and classified as "other". It was initially described in the Frost assessments. The descriptions from the Frost assessment narrative is summarized below:

- [FS-5] consists of an area of vuggy rock identified in the original report. Due to the removal of trees and numerous areas of spread mulch this feature was not identified in the field at the time of the on-site inspection. This feature is located within the Upper Glen Rose Formation and as such is highly unlikely to provide recharge to the Edwards Aquifer.

Pape-Dawson agrees with the ranking of these features as having a low infiltration rate due to type of karst origin, lack of direct or inferential evidence of rapid infiltration, and small catchment area.

Features FS-6, FS-7, FS-8, F2S-3, and F2S-7

Features FS-6, FS-7, FS-8, F2S-3, and F2S-7 are non karst closed depressions that were initially described in the Frost assessments. None of these features were identified in the field during this geologic assessment. The descriptions from the Frost assessment narrative are summarized below:

- [FS-6 through FS-8] consists of several small non karst closed depressions identified in the original report. Due to the removal of trees and numerous areas of spread mulch these features were not identified in the field at the time of the on-site inspection. These features are located within the Upper Glen Rose Formation and as such are highly unlikely to provide recharge to the Edwards Aquifer.

- [F2S-3] is a non karst closed depression. This feature was evidenced as back fill along a sewer line that appears to have settled.

- [F2S-7] is a non karst closed depression. This feature is an animal burrow that has been dug in between rocks and under tree roots. This feature was evidenced as an animal burrow from the debris that has been dug out and removed from the depressed area and piled up near the openings.

Although these features were not observed during this assessment, Pape-Dawson agrees with the ranking of these features as having a low infiltration rate due to type of karst origin, lack of direct or inferential evidence of rapid infiltration, and small catchment area.

Feature FS-11

Feature FS-11 is an interformational fault that juxtaposes the Kgr northwest of the fault and the Kekbn southeast of the fault. The fault was identified using aerial photographs and is noted in both the published maps and in the Frost assessment. No areas of enhanced permeability along the fault within the site were observed. A lack of field evidence suggests a low probability for rapid infiltration.

REFERENCES

Clark, A.K., Golab, J.A., and Morris, R.R., 2016, Geologic Framework and Hydrostratigraphy of the Edwards and Trinity Aquifers Within Northern Bexar and Comal Counties, Texas: U.S. Geological Survey Scientific Investigations Map 3366, scale 1:24,000, 20 p. pamphlet.

Nationwide Environmental Title Research, LLC. Historical Aerials. historicalaerials.com. Web. May 20, 2020.

Texas Water Development Board, Wells in TWDB Groundwater Database Viewer, http://www2.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer, May 20, 2020.

ATTACHMENT D

LEGEND

PROJECT LIMITS

100 YEAR FLOODPLAIN

STREAM

SYMBOLS AND LINES

- S-1 — POTENTIAL RECHARGE FEATURE
- CONTACT, LOCATED APPROXIMATELY
- CONTACT, INFERRED
- FAULT, LOCATED APPROXIMATELY (D: DOWNTHROWN SIDE; U: UPTHROWN SIDE)
- FAULT, EXTRAPOLATED
- FAULT, INFERRED
- STRIKE AND DIP OF BEDDING
- STRIKE AND DIP OF JOINTS
- STRIKE OF VERTICAL JOINTS
- CAVE
- SOLUTION CAVITY

GEOLOGIC FORMATIONS

Qal	ALLUVIUM	Kgt	GEORGETOWN
Kef	EAGLE FORD	Kep	PERSON
Kbu	BUDA	Kek	KAINER
Kdr	DEL RIO	Kgr	GLEN ROSE

- SOLUTION ENLARGED FRACTURE
- SWALLOW HOLE
- SINKHOLE
- NON-KARST CLOSED DEPRESSION
- ZONE
- OTHER NATURAL BEDROCK FEATURES
- SPRING/SEEP
- MB — MAN-MADE FEATURE IN BEDROCK
- W — WATER WELL
- SANITARY SEWER LINE

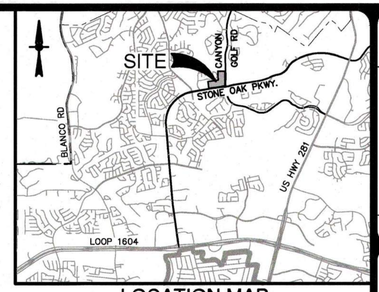
NOTE: THE GEOSCIENTIST SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR PURPOSES OF GEOLOGIC INFORMATION. ALL OTHER INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SIGNED AND SEALED CIVIL ENGINEERING DRAWINGS.

NOTE: ONLY THOSE GEOLOGIC FEATURES WITHIN THE AREA OF THIS ASSESSMENT ARE INCLUDED. THEREFORE, THE FEATURES MAY NOT BE NUMBERED SEQUENTIALLY.

NOTE: THE RECHARGE ZONE BOUNDARY IS NOT WITHIN THE AREA SHOWN ON THIS SHEET. THE SITE IS LOCATED ENTIRELY WITHIN THE RECHARGE ZONE.

SCALE: 1"= 60'

0' 60' 120' 180'



LOCATION MAP
NOT-TO-SCALE

MESA LANE

MESA RIDGE

STONE OAK PKWY

CANYON GOLF RD.

Kek

Kgr

S-1

S-2

F2S-3

F2S-7

F2S-8

FS-1

FS-2

FS-3

FS-4

FS-5

FS-6

FS-7

FS-8

FS-11

NO.	REVISION	DATE

STATE OF TEXAS
HENRY STULTZ III
GEOLOGY
12121
LICENSED
PROFESSIONAL GEOSCIENTIST
June 3, 2020

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPG FIRM REGISTRATION #50351

MESA VERDE
SAN ANTONIO, TEXAS

SITE GEOLOGIC MAP
WATER POLLUTION ABATEMENT PLAN

JOB NO. 12123-01
DATE JUNE 2020
DESIGNER HS
CHECKED HDJ DRAWN HS

ATTACHMENT D

Date: Jun 03, 2020, 3:21pm User ID: hstultz
File: P:\121\23\01\ENV\GA\Attachments\GA121230 1.dwg

Modification of a Previously Approved Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), 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 request for a **Modification of a Previously Approved Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Joe Friesenahn/Macina, Bose, Copeland & Associates

Date: 11-18-24

Signature of Customer/Agent:

Project Information

1. Current Regulated Entity Name: Mesa Verde
   Original Regulated Entity Name: Mesa Verde Commercial Unit 2
   Regulated Entity Number(s) (RN): 106162563
   Edwards Aquifer Protection Program ID Number(s): 13001182
   ☒ The applicant has not changed and the Customer Number (CN) is: 604669267
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

2. ☒ **Attachment A: Original Approval Letter and Approved Modification Letters.** A copy of the original approval letter and copies of any modification approval letters are attached.

3. A modification of a previously approved plan is requested for (check all that apply):
   - ☐ Physical or operational modification of any water pollution abatement structure(s) including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
   - ☐ Change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
   - ☐ Development of land previously identified as undeveloped in the original water pollution abatement plan;
   - ☐ Physical modification of the approved organized sewage collection system;
   - ☐ Physical modification of the approved underground storage tank system;
   - ☐ Physical modification of the approved aboveground storage tank system.

4. ☒ Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

WPAP Modification Summary	*Approved Project*	*Proposed Modification*
Acres	21.16	11.50
Type of Development	N/A	N/A
Number of Residential Lots	N/A	N/A
Impervious Cover (acres)	0	0
Impervious Cover (%	0	0
Permanent BMPs	N/A	N/A
Other	_____	_____

SCS Modification Summary	*Approved Project*	*Proposed Modification*
Linear Feet	_____	_____
Pipe Diameter	_____	_____
Other	_____	_____

AST Modification Summary	*Approved Project*	*Proposed Modification*
Number of ASTs	_____	_____
Volume of ASTs	_____	_____
Other	_____	_____

UST Modification Summary	*Approved Project*	*Proposed Modification*
Number of USTs	_____	_____
Volume of USTs	_____	_____
Other	_____	_____

5. ☒ Attachment B: Narrative of Proposed Modification. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved, including any previous modifications, and how this proposed modification will change the approved plan.

6. ☒ Attachment C: Current Site Plan of the Approved Project. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
   - ☒ The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was not constructed as approved.
   - ☐ The approved construction has commenced and has not been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
   - ☐ The approved construction has commenced and has not been completed. Attachment C illustrates that, thus far, the site was not constructed as approved.

7. ☐ The acreage of the approved plan has increased. A Geologic Assessment has been provided for the new acreage.
   ☒ Acreage has not been added to or removed from the approved plan.

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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 31, 2011

Mr. Rick Sheldon
RKS Texas Investments, Ltd.
601 Sonterra Road
San Antonio, Texas 75258

Re: Edwards Aquifer, Bexar County

Name of Project: Mesa Verde Commercial Unit 2; Located near the northwest intersection of Canyon Golf Rd and Stone Oak Parkway; San Antonio, Texas

Type of Plan: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Edwards Aquifer Protection Program San Antonio File No. 2991.00; Investigation No. 934216; Regulated Entity No. RN106162563

Dear Mr. Sheldon:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP Application for the above-referenced project submitted to the San Antonio Regional Office by Cude Engineers, LLC on behalf of RKS Texas Investments, Ltd. on June 16, 2011. Final review of the WPAP was completed after additional material was received on August 19, 2011. As presented to the TCEQ, the Temporary Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

Project Description

The proposed commercial project will have an area of approximately 15.586 acres. It will include the clearing and mass grading of the referenced site in preparation for future development. There will be no impervious cover generated as a result of this project. No wastewater is generated by this project.

Permanent Pollution Abatement Measures

Impervious cover will not be installed during this project, therefore, no permanent best management practices (BMP) are proposed for this project. In lieu of permanent BMPs, temporary BMPs in conjunction with interim and permanent site stabilization practices will be provided.

Geology

According to the geologic assessment included with the application, the majority of the site is located within the Basal Nodular Member of the Edwards Kainer Formation and the Upper Glen Rose Formation, moving from west to east respectively, with a small portion of the site being located on the Quaternary Alluvium on northeast boundary. Six man-made features (sanitary sewer man-holes and a closed depression) and two geologic features (one close depression and a solution cavity) were noted and assesses as not sensitive. The San Antonio Regional Office did not conduct a site assessment.

Standard Conditions

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.

3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

5. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.

6. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.

7. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.

8. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

9. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

10. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.

11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.

12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the San Antonio Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

13. No wells exist on site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.

14. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

15. Intentional discharges of sediment laden storm water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.

16. The following records shall be maintained and made available to the executive director 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.

17. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

18. 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 San Antonio Regional Office within 30 days of site completion.

19. The applicant shall be 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. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

20. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

21. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

22. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact Mr. Javier Anguiano of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 490-3096.

Sincerely,

for

Mark R. Vickery, P.G., Executive Director
Texas Commission on Environmental Quality

MRV/JA/eg

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625

cc: Mr. Joseph Tober, P.E. Cude Engineers, Inc.
Mr. Scott Halty, San Antonio Water System
Ms. Renee Green, P.E., Bexar County Public Works
Mr. Karl J. Dreher, Edwards Aquifer Authority
Mr. George Wissmann, Trinity Glen Rose Groundwater Conservation District
TCEQ Central Records, Building F, MC 212

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 3, 2020

Mr. Sean Nooner
Nooner Holdings LTD
4827 Quarry Run
San Antonio, Texas 78249

Re: Edwards Aquifer, Bexar County

NAME OF PROJECT: Mesa Verde Commercial, Unit 2; Located on Canyon Golf Road 600 feet north of Stone Oak Parkway; San Antonio, Texas

TYPE OF PLAN: Request for the Extension of Time to Commence Regulated Activities Authorized by a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Regulated Entity No. RN106162563; Additional ID No. 13-11061601

Dear Mr. Nooner:

On January 17, 2020, the Texas Commission on Environmental Quality (TCEQ) received your request for an extension of time to commence regulated activities related to the above referenced WPAP approval. The request has been reviewed for compliance with 30 TAC §213.4(h) and §213.13 which set forth the procedures for requesting an extension of time to commence regulated activities authorized by the approval and was found to be in general agreement with these procedures. Therefore, the request for an extension to the term of approval for the referenced project is granted. A summary of the dates of approval and expiration are shown below.

The request and fee were received in compliance with 30 TAC §213.4(h) and §213.13. As indicated in the rules, an extension may not be granted if the proposed regulated activities or approved plan for the regulated activities have changed. As understood, there will be no changes or modifications to the originally approved plan. This request for extension expires on August 31, 2020. Should construction not commence before the end of the six (6) month period, another request for extension would be required to keep the Edwards aquifer Protection Plan validated.

Date of Original Approval:	August 31, 2011
Date of Expiration:	August 31, 2013
Date Extension Request Received	Date of Extension Expiration
July 11, 2013	February 28, 2014
January 17, 2014	August 31, 2014
July 11, 2014	February 28, 2015
February 13, 2015	August 31, 2015
July 24, 2015	February 28, 2016
December 28, 2015	August 31, 2016
July 15, 2016	February 28, 2017
December 29, 2016	August 31, 2017
July 13, 2017	February 28, 2018
January 11, 2018	August 31, 2018
July 13, 2018	February 28, 2019
January 22, 2019	August 31, 2019
July 8, 2019	February 28, 2020
January 17, 2020	August 31, 2020

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Don Vandertulip, PE, BCEE of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4057.

Sincerely,

Robert Sadlier, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/dv

cc: Ms. Shauna L. Weaver, PE, Pape-Dawson Engineers, Inc.
Ms. Renee Green, PE, Bexar County Public Works
Mr. Roland Ruiz, Edwards Aquifer Authority
Mr. Scott Halty, San Antonio Water System
Mr. George Wissman, Trinity Glen Rose Groundwater Conservation District

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 3, 2020

Mr. Sean Nooner
Nooner Holdings, Ltd.
4827 Quarry Run
San Antonio, Texas 78249 - 4499

Re: Edwards Aquifer, Bexar County

NAME OF PROJECT: Mesa Verde; Located approximately 0.18 miles northwest of Stone Oak and Evans road intersection; San Antonio, Texas

TYPE OF PLAN: Request for Modification of an Approved Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Regulated Entity No. RN106162563; Additional ID No. 13001182

Dear Mr. Nooner:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP Modification for the above-referenced project submitted to the San Antonio Regional Office by Pape- Dawson Engineers, Inc. on behalf of Nooner Holdings, Ltd. on July 21, 2020. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

The original WPAP titled Mesa Verde Commercial Unit 2 (13-11061601) was approved by letter dated August 31, 2011. The project had an area of 15.586 acres for clearing and mass grading. No impervious cover was proposed at the time.

PROJECT DESCRIPTION

The modification proposes to expand the project area to 21.16 acres. The modification includes clearing and mass grading the entire project limits in preparation for future development. No impervious cover is proposed. No wastewater is generated by this project.

PERMANENT POLLUTION ABATEMENT MEASURES

Impervious cover is not proposed during this project, therefore, no permanent best management practices (BMP) are required for this project. In lieu of permanent BMPs, temporary BMPs in conjunction with interim and permanent site stabilization practices will be provided.

GEOLOGY

According to the geologic assessment included with the application, the site is located within the Basal Nodular member of the Kainer Formation and the Upper Glen Rose Formation. The geologic assessment indicates that two (2) sensitive manmade feature (existing sewer lines), five (5) non-sensitive non-karst features and seven (7) non-sensitive geologic features were identified on the site. The site assessment conducted on August 21, 2020 revealed that the site was generally as described in the application.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.
5. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.

6. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
7. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
8. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
9. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

<u>During Construction:</u>

10. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the San Antonio Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
13. No wells exist on site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.

14. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
15. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
16. The following records shall be maintained and made available to the executive director 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.
17. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

<u>After Completion of Construction:</u>

18. 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 San Antonio Regional Office within 30 days of site completion.
19. The applicant shall be 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. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
20. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
21. An Edwards Aquifer protection plan approval or extension will expire, and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

22. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Nima Ghahremani of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4034.

Sincerely,

Robert Sadlier, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/ng

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625

cc: Mr. Shauna L. Weaver, P.E., Pape-Dawson Engineers, Inc.
Mr. Scott Halty, San Antonio Water Systems
Ms. Renee Green, P.E., Bexar County Public Works
Mr. Roland Ruiz, Edwards Aquifer Authority
Mr. George Wissmann, Trinity Glen Rose Groundwater Conservation District

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 8, 2024

Mr. Sean Nooner
Nooner Holdings, Ltd.
4827 Quarry Run
San Antonio, Texas, 78249

Re: Approval for Extension of Time to Commence Regulated Activities Authorized by a Water Pollution and Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213
NAME OF PROJECT: Mesa Verde; Located approximately 0.18 miles NW of Stone Oak and Evans Rd intersection; Hondo, Texas
Edwards Aquifer Protection Program ID: 13001182, Regulated Entity No. RN106162563

Dear Mr. Nooner:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the request for an extension of time for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Pape-Dawson Engineers, Inc. on behalf of the applicant, Nooner Holdings, Ltd. on February 6, 2024.

As presented to the TCEQ, the extension request was prepared in general compliance with the requirements of 30 Texas Administrative Code (TAC) Chapter §213 and there have been no modifications to the previously approved plan. The extension request is hereby **approved** subject to applicable state rules and the conditions of the approval letter dated September 3, 2020.

This extension expires on **September 3, 2024.**

If construction has not commenced by this date, another request for an extension must be received before the extension expires. The extension will expire and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of the original approval letter.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Ms. Neri B. Valdez of the Edwards Aquifer Protection Program at 210-403-4087 or the regional office at 512-339-2929.

Sincerely,

Lillian Butler

Lillian I. Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

LIB/nbv

cc: Mr. Thomas M. Carter, P.E., Pape-Dawson Engineers, Inc.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 19, 2024

Mr. Benjamin Dreszer
Canyon Golf JV Developers, LTD.
10003 NW Military Highway, Suite 2205
San Antonio, Texas, 78231

Re: Modification of an approved Water Pollution Abatement Plan (WPAP) and Approval of an Organized Sewage Collection System (SCS) Plan
Stone Oak Mercantile; Located at the northwest corner of Stone Oak and Canyon Golf Road; San Antonio, Bexar County
Texas
Edwards Aquifer Protection Program ID: 13001939 and 13001940, Regulated Entity No. RN106162563

Dear Mr. Dreszer:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the applications for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Macina, Bose, Copeland (MBC) & Associates on behalf of the applicant, Canyon Golf JV Developers, LTD. on May 23, 2024. Final review of the applications was completed after additional material was received on July 12, 2024.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213 and Chapter §217. The permanent best management practices (BMPs), engineering design report, technical specifications and final design plans were prepared by a Texas licensed professional engineer (PE). All construction plans and design information were sealed, signed, and dated by a Texas licensed PE. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are hereby **approved,** subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

BACKGROUND

The original WPAP titled Mesa Verde Commercial Unit 2 (13-11061601) was approved by letter dated August 31, 2011, and modified by letter dated September 3, 2020, titled Mesa Verde (13001182). The 21.16-acre site was approved for clearing and mass grading with no impervious cover proposed.

PROJECT DESCRIPTION

WPAP DESCRIPTION

The proposed commercial project will consist of an area of approximately 11.42-acres of the total 21.16-acre site. The project will include the development of four (4) commercial buildings with associated drive lanes, sidewalks, utilities, and drainage infrastructure. The impervious cover will be 6.77-acres (59.28 percent).

SCS DESCRIPTION

The proposed sewage collection system will provide disposal service for commercial development.

The proposed SCS will consist of 126 linear feet of eight inch, PVC SDR 26, ASTM D-2241 piping.

TREATMENT FACILITY

The system will be connected to the existing City of San Antonio wastewater line for conveyance to the Steven M. Clouse Water Recycling Center for treatment and disposal. **The proposed system shall be connected for conveyance prior to use of the development.** The project will conform to all applicable codes, ordinances, and requirements of the City of San Antonio.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one (1) batch detention basin, designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 5,524 pounds of TSS generated from the 6.77-acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The permanent BMPS shall be operational prior to occupancy or use of the proposed project. Inspection, maintenance, repair, and retrofit of the permanent BMPs shall be in accordance with the approved application.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, the surficial units of the site are the dolomitic member of the Kainer Formation. No sensitive geologic features were identified in the GA. The site assessment conducted on July 3, 2024, by TCEQ staff determined the site to be generally as described by the GA.

SPECIAL CONDITIONS

I. This modification is subject to all the special and standard conditions listed in the approval letter(s) dated August 31, 2011, and September 3, 2020.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and technical specifications contained in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control, Water Quality) as required based on the specifics of the plan.

2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the plan holder must submit to the EAPP proof of recordation of notice in the county deed records, with the volume and page number(s) of the county record. A description of the property boundaries shall be included in the deed recordation in the county deed records. TCEQ form, Deed Recordation Affidavit (TCEQ-0625), may be used.

4. The plan holder of any approved Edwards Aquifer protection plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.

5. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.

6. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring or gravel. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation.

During Construction:

8. This approval does not authorize the installation of temporary or permanent aboveground storage tanks on this project that will have a total storage capacity of 500 gallons or more of static hydrocarbons or hazardous substances without prior approval of an Aboveground Storage Tank facility application.

9. If any sensitive feature is encountered during construction, replacement, or rehabilitation on this project, all regulated activities must be **immediately** suspended near it and notification must be made to TCEQ EAPP staff. Temporary BMPs must be installed and maintained to protect the feature from pollution and contamination. Regulated activities near the feature may not proceed until the executive director has reviewed and approved

the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality.

10. All water wells, including injection, dewatering, and monitoring wells shall be identified in the geologic assessment and must be in compliance with the requirements of the Texas Department of Licensing and Regulation 16 TAC Chapter §76 and all other locally applicable rules, as appropriate.

11. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

12. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.

13. The following records shall be maintained and made available to the executive director 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.

14. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

<u>After Completion of Construction:</u>

15. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE **must certify** in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.

16. The applicant shall be 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 or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer. TCEQ form, Change in Responsibility for Maintenance on Permanent BMPs and Measures (TCEQ-10263), may be used.

17. No part of the organized sewage collection system may be used as a sewage holding tank, as defined in 30 TAC §213.3 (excluding lift stations), over the Edwards Aquifer recharge zone.

18. A Texas licensed PE **must certify** in writing that the new sewage collection system (including force mains) has passed all required testing. The certification shall be submitted to the EAPP within 30 days of test completion and prior to the new sewage collection system being put into service.

19. A Texas licensed PE **must certify** subsequent testing required every five years of the existing sewage collection system after being put into use to determine types and locations of structural damage and defects such as offsets, open joints, or cracked or crushed lines

that would allow exfiltration to occur. The test results must be retained by the plan holder for five years and made available to the executive director upon request.

The holder of the approved Edwards Aquifer protection plan is responsible for compliance with Chapter §213 and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 and is subject to administrative rule or orders and penalties as provided under §213.10 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved Edwards Aquifer protection plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Hunter Patterson of the Edwards Aquifer Protection Program at (210) 403-4026 or the regional office at 512-339-2929.

Sincerely,

Monica Reyes

Monica Reyes, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

MR/hhp

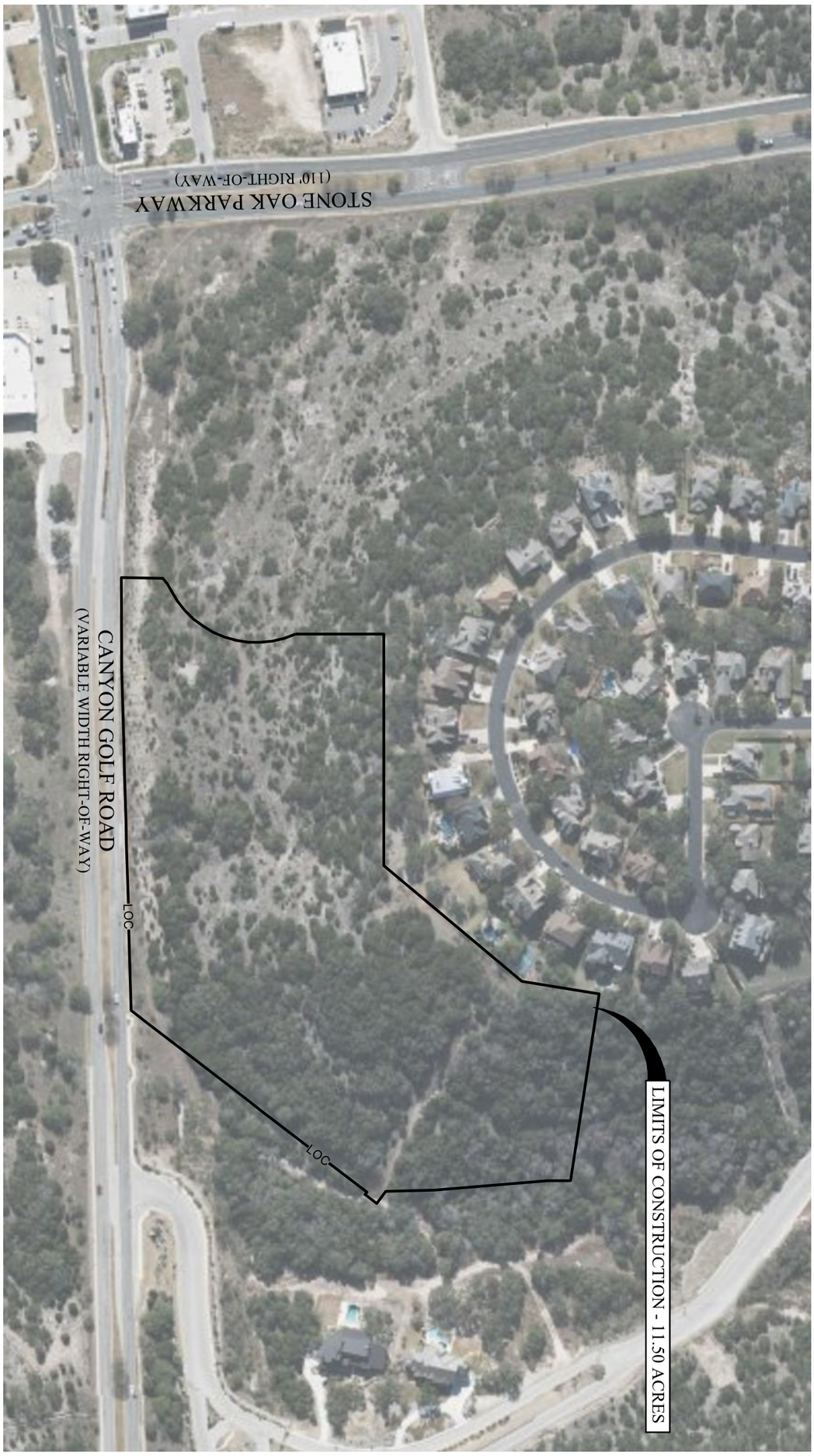
cc: Mr. Joe Friesenhahn, P.E., Macina, Bose, Copeland (MBC) & Associates

MODIFICATION OF A PREVIOUSLY APPROVED PLAN (TCEQ-0590)
ATTACHMENT B – NARRATIVE OF PROPOSED MODIFICATION
Mesa Verde

The proposed development is located on the west side of Canyon Golf Road, approximately 1,000 feet north of Stone Oak Pkwy, within the City Limits of San Antonio, Bexar County. The site is undeveloped, with no impervious cover and contains areas of trees and underbrush. The property has steep topography with average slopes of greater than 20%, generally sloping from the west to the east. The site is located in the Edwards Aquifer Recharge Zone.

The previously approved Water Pollution Abatement Plan Modification for this property (Mesa Verde Water Pollution Abatement Plan Modification I, approved September 3, 2020, with latest extension approved March 8, 2024, EAPP ID: 13001182, RN106162563) allowed for clearing and mass grading (no impervious cover) on approximately 21.16 acres. This WPAP Modification expired in September 3, 2024. This WPAP modification is being submitted for re-approval of clearing and grading activities on 11.5 acres of the 21.16 acres with no increases in impervious cover. No permanent BMP's are proposed with this WPAP Modification. A WPAP Modification for the remaining acreage (located south of the subject property) of the original 21.16 acres was approved July 19, 2024 (Stone Oak Mercantile) and approved for clearing, grading, impervious cover and one permanent BMP

The site receives up-gradient runoff from approximately 2.79-acres of residential development west of the site. The impervious cover associated with the off-site area is accounted for in the design of the existing water quality basin constructed with the residential subdivision to the west.



0
100
200
400
SCALE: 1" = 200'

NORTH

mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
TEXAS REGISTERED ENGINEERING FIRM F-784

MESA VERDE

SAN ANTONIO, TEXAS

EXISTING CONDITIONS EXHIBIT

DESIGN	JMF
DRAWN	JMF
CHECKED	JMF
DATE	2024-11-18
JOB NO.	33762-1378
SHT.	1 OF 1

Date: Nov 18, 2024, 8:29am User ID: jfriesenhahn Layout: PERMANENT POLLUTION ABATEMENT PLAN
File: P:\1378\33762-Mesa Verde WPAP\Design\Design Civil\sh-existing conditions exhibit-33762.dwg Layout name: PERMANENT POLLUTION ABATEMENT PLAN

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Joe Friesenahn/Macina, Bose, Copeland & Associates

Date: 11-18-24

Signature of Customer/Agent:

Regulated Entity Name: Mesa Verde

Regulated Entity Information

1. The type of project is:

   ☐ Residential: Number of Lots:_____
   ☐ Residential: Number of Living Unit Equivalents:_____
   ☐ Commercial
   ☐ Industrial
   ☒ Other:Excavation and Mass Grading

2. Total site acreage (size of property):11.50

3. Estimated projected population:N/A

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

Table 1 - Impervious Cover Table

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

Total Impervious Cover 0 ÷ Total Acreage 11.50 X 100 = 0% Impervious Cover

5. ☒ Attachment A - Factors Affecting Surface Water Quality. A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.

6. ☒ Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

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

7. Type of project:

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

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

☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

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

Width of R.O.W.: _____ feet.
L x W = _____ Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.
L x W = _____ Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.
Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

_____% Domestic	_____Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day

TOTAL gallons/day N/A

15. Wastewater will be disposed of by:

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

- ☐ Attachment C - Suitability Letter from Authorized Agent. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.
- ☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☐ Sewage Collection System (Sewer Lines):

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

- ☐ The SCS was previously submitted on_____.
- ☐ The SCS was submitted with this application.
- ☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

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

☐ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 60'.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Map Panel No. 48029C0140G, dated September 29, 2010

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

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

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

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

☐ The wells are not in use and have been properly abandoned.
☐ The wells are not in use and will be properly abandoned.
☐ The wells are in use and comply with 16 TAC §76.

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

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

☒ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
☐ No sensitive geologic or manmade features were identified in the Geologic Assessment.
☐ Attachment D - Exception to the Required Geologic Assessment. A request and justification for an exception to a portion of the Geologic Assessment is attached.

22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
23. ☒ Areas of soil disturbance and areas which will not be disturbed.
24. ☐ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
25. ☒ Locations where soil stabilization practices are expected to occur.
26. ☐ Surface waters (including wetlands).

    ☒ N/A
27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.

    ☒ There will be no discharges to surface water or sensitive features.
28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

WATER POLLUTION APATEMENT PLAN APPLICATION (TCEQ-0584)
ATTACHMENTS A-D
Mesa Verde

ATTACHMENT "A" – FACTORS AFFECTING SURFACE WATER QUALITY

The major factors which may affect the water quality is oil and grease from construction vehicles and equipment, soil erosion from clearing and grading activities, and trash and litter from construction workers.

ATTACHMENT "B" – VOLUME AND CHARACTER OF STORMWATER

The volume of storm water runoff is a function of rainfall rate, runoff rate, and the duration of time measurement. Runoff coefficients and storm water runoff generated from the site is summarized below.

Existing Conditions Runoff Coefficient: 0.52 *(Per City of San Antonio Unified Development Code)*
Proposed Conditions Runoff Coefficient: 0.55 *(Per City of San Antonio Unified Development Code)*

Drainage Area	**Area *(acres)***	**Q_{25} *(cfs)***
A+B	2.13	14.21
C+D	4.54	30.05
E+F	5.39	34.18
G+H	2.23	14.40

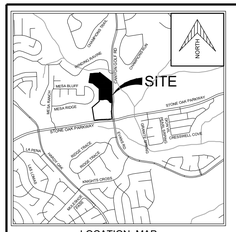
ATTACHMENT "C" – SUSTAINABILITY LETTER FROM AUTHORIZED AGENT

Not applicable.

ATTACHMENT "D" – EXCEPTION TO THE REQUIRED GEOLOGIC ASSESSMENT

Not applicable.

WATER POLLUTION APATEMENT PLAN APPLICATION (TCEQ-0584)
SITE PLAN



LOCATION MAP
NOT TO SCALE

SUMMARY OF PERMANENT POLLUTION ABATEMENT MEASURES:

1.) TEMPORARY BMP'S WILL BE MAINTAINED UNTIL THE RESPECTIVE WATERSHED HAS BEEN STABILIZED.

2.) ALL AREAS OF DISTURBED SOIL WHICH WILL NOT OTHERWISE BE STABILIZED SHALL BE REVEGETATED TO STABILIZE SOIL USING SOLID BLOCK SOD IN A STAGGERED PATTERN. FOR AREAS OUTSIDE THE BASINS, THE CONTRACTOR MAY SUBSTITUTE SEED-IMPREGNATED EROSION CONTROL MATS OR HYDRAULIC MULCHING AND WATERING UNTIL VEGETATION IS ESTABLISHED. SEED MIXTURE AND/OR GRASS TYPE TO BE DETERMINED BY OWNER.

3.) THERE ARE NO PERMANENT BMP'S FOR THIS SITE.

4.) ENERGY DISSIPATERS (TO HELP REDUCE EROSION) WILL BE PROVIDED AT POINTS OF CONCENTRATED DISCHARGE WHERE EXCESSIVE VELOCITIES MAY BE ENCOUNTERED.

IMPERVIOUS COVER SUMMARY

Drainage Area	Area (acres)	Impervious Area Acres	Impervious Area %	Pervious Area Acres	Pervious Area %	Location	BMP
A	1.52	0.00	0	1.52	100	Onsite	N/A
B	0.61	0.23	38	0.38	62	Offsite	N/A
C	3.36	0.00	0	3.36	100	Onsite	N/A
D	1.18	0.45	38	0.73	62	Offsite	N/A
E	4.78	0.00	0	4.78	100	Onsite	N/A
F	0.61	0.23	38	0.38	62	Offsite	N/A
G	1.84	0.00	0	1.84	100	Onsite	N/A
H	0.39	0.15	38	0.24	62	Offsite	N/A
Totals							
Onsite	11.50	0.00	0	11.50	100		
Offsite	2.79	1.06	38	1.73	62		

WATERSHED SUMMARY

Drainage Area	Area (acres)	Impervious Area Acres	Impervious Area %	Pervious Area Acres	Pervious Area %	Existing Impervious Area (acres)	Qzs (cfs)
A+B	2.13	0.23	10.88	1.90	89.12	0.23	14.21
C+D	4.54	0.45	9.88	4.09	90.12	0.45	30.05
E+F	5.39	0.23	4.30	5.16	95.70	0.23	34.18
G+H	2.23	0.15	6.65	2.08	93.35	0.15	14.40

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER POLLUTION ABATEMENT PLAN
GENERAL CONSTRUCTION NOTES

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

THE FOLLOWING/LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING/LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE EDTS APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING/LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
5. 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 APPROVED PLANS AND 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.
6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
7. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER POLLUTION ABATEMENT PLAN
GENERAL CONSTRUCTION NOTES (CONT.)

9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
10. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
11. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
    - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
    - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
12. THE HOLDER OF ANY APPROVED EDWARD AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
    A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
    C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

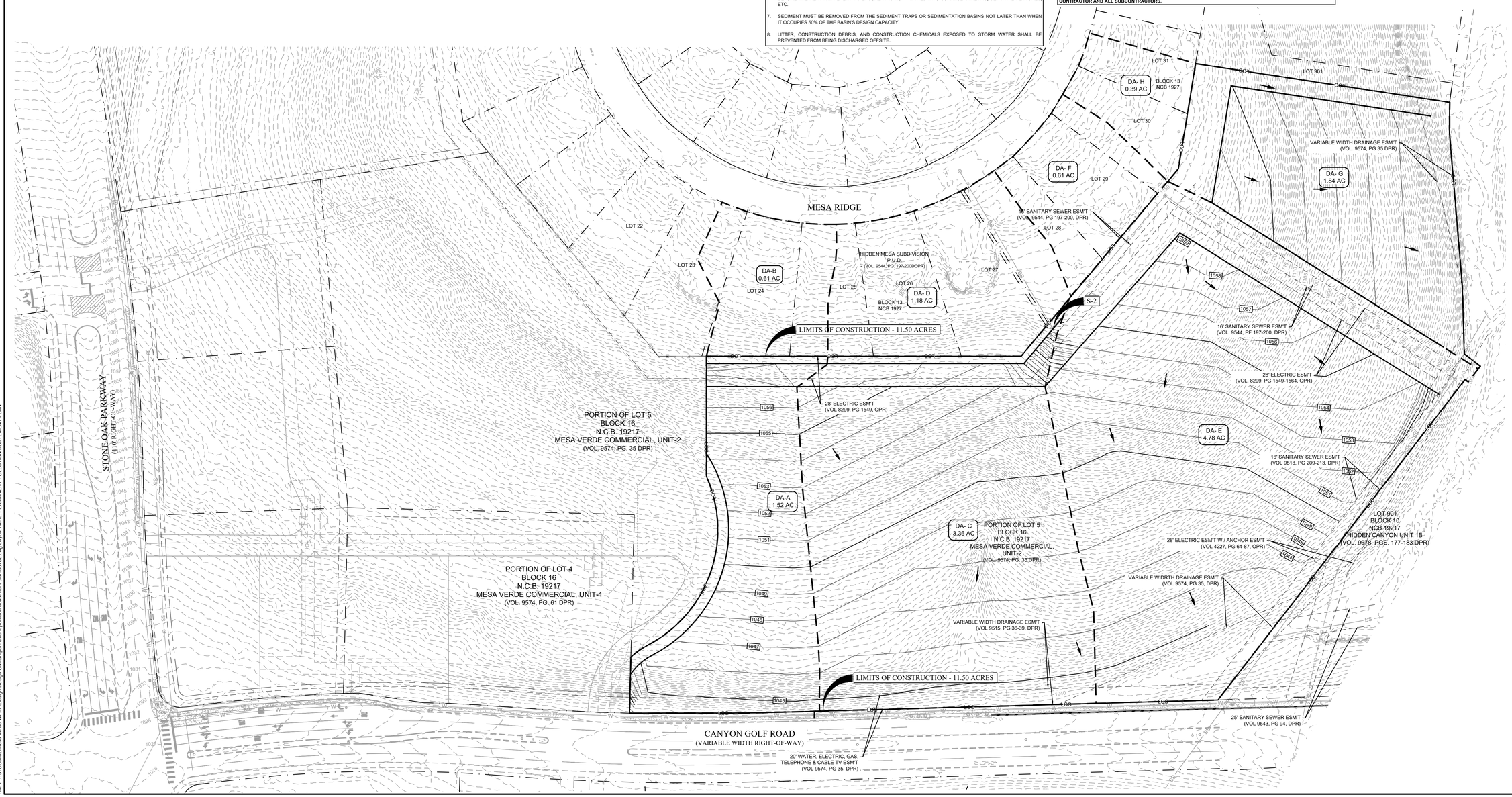
AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN, TEXAS 78753-1808
PHONE (512) 339-2929
FAX (512) 339-3795

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

NORTH
SCALE: 1" = 60'
0 30 60 120

LEGEND
- 780 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- DRAINAGE FLOW
- DRAINAGE AREA
- DA ACRES — DRAINAGE AREA
- LOC — LIMITS OF CONSTRUCTION



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

11/18/24
STATE OF TEXAS
JOSEPH M. FRIESENHAHN
132150
LICENSED
PROFESSIONAL ENGINEER

PRIMARY CONTACT:
JOE FRIESENHAHN, P.E.

MESA VERDE
SAN ANTONIO. TEXAS 78258

811 Know what's below. Call before you dig.

REVISIONS:

No.	DESCRIPTION	BY
DATE:		

PLAT ID#:
23-11800474

JOB NO.
33762-1378

ISSUED FOR:
TCEQ
DATE:
11-18-2024

PERMANENT POLLUTION ABATEMENT PLAN

WPAP

Date: Nov 18, 2024, 8:16am User ID: jfriesenhahn Layout: PERMANENT POLLUTION ABATEMENT PLAN
File: P:\13783\33762-Mesa Verde WPAP\Design\Design Civil\sh-permanent pollution abatement plan-33762.dwg Layout name: PERMANENT POLLUTION ABATEMENT PLAN

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: Joe Friesenahn/Macina, Bose, Copeland & Associates

Date: 11-18-24

Signature of Customer/Agent:

Regulated Entity Name: Mesa Verde

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: Salado Creek

Temporary Best Management Practices (TBMPs)

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

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

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

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

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☐ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

   ☐ Attachment E - Request to Temporarily Seal a Feature. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

   ☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ Attachment F - Structural Practices. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ Attachment G - Drainage Area Map. A drainage area map supporting the following requirements is attached:

    ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

    ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

    ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

    ☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☐ Attachment H - Temporary Sediment Pond(s) Plans and Calculations. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☒ N/A

12. ☒ Attachment I - Inspection and Maintenance for BMPs. A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☐ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

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

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

FORM 0602 ATTACHMENTS

ATTACHMENT "A" - SPILL RESPONSE

In the event of a spill involving hydrocarbons or other hazardous substances, the contractor will immediately notify TCEQ (at 210-490-3096) and the engineer (210 545-1122) explaining the type and nature of the spill. The contractor shall be required to maintain a sufficient stockpile of sand material in the staging area. This sand material shall be used to immediately isolate and provide containment of the spill by constructing dikes. Furthermore, this sand material shall act as an absorbent material that can be disposed of offsite and out of the Recharge Zone during cleanup operations. All contaminated soils resulting from an accidental release will be required to be removed and disposed of in accordance with all local, state, and federal regulations.

The objective of this attachment is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees. The following steps will help reduce the storm water impacts of leaks and spills:

Education

(1) Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information is available in 30 TAC 327.4 and 40 CFR 302.4.

(2) Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.

(3) Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).

(4) Establish a continuing education program to indoctrinate new employees.

(5) Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

(1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, and 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 storm-water runoff during rainfall to the extent that it doesn't compromise clean-up activities.

(7) Do not bury or wash spills with water.

(8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.

(9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.

(10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.

(11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.

(12) Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

(1) Clean up leaks and spills immediately.

(2) Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.

(3) Never hose down or bury dry material spills. Clean up as much of the material as

possible and dispose of properly. See the waste management BMPs in this section for specific information.

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:

(5) Contain the spread of the spill.

(6) Recover spilled materials.

(7) Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

(1) Contain spread of the spill.

(2) Notify the project foreman immediately.

(3) If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.

(4) If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.

(5) If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

(1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM.
After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
(2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.

(3) Notification should first be made by telephone and followed up with a written report.

(4) The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

(5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.
More information on spill rules and appropriate responses is available on the TCEQ website at: http://www.tnrcc.state.tx.us/enforcement/emergency_response.html

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 run-on of storm-water and the runoff of spills.

(2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately

(3) Check incoming vehicles and equipment (including delivery trucks, 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 storm-water. 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 run-on of storm-water 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.

ATTACHMENT "B" – POTENTIAL SOURCES OF CONTAMINATION

Other potential sources are:

1. Oil and gasoline leaks from construction equipment.
2. Vehicles tracking in and out of the project.
3. Asphaltic paving and associated materials.
4. Minor leakage or spillage of paints, lacquers, solvents, etc, used in conjunctions with building construction which may occur simultaneously with infrastructure construction.
5. Leakage from self contained portable toilet facilities.

ATTACHMENT "C" – SEQUENCE OF MAJOR ACTIVITIES

1. Install all Temporary BMP's (rock berms and silt fencing), construction entrance, and tree protection for on-site construction. (11.50 acres)
2. Clear site & prepare area for construction (11.50 acres)
3. Excavate and fill site as dictated by the grading plan (11.50 acres)
4. Clean site (11.50 acres)
5. Remove temporary BMPs (11.50 acres)

ATTACHMENT "D" - TEMPORARY BEST MANAGEMENT PRACTICES

A) The erosion control barriers will be placed down gradient of the proposed disturbed area as shown on the site plan. These barriers will in turn filter the up gradient water preventing pollution.

B) All contractors, subcontractors, and builders shall endeavor to avoid the pollution of runoff water by using "best management practices" and reasonable foresight to avoid contact between runoff water and polluting materials.

Some best management practices to which all parties are expected to conform are as follows:

1. Prior to the beginning of the work listed in "Attachment C", the contractor will install the sediment control barriers as specified on the separate "Temporary Pollution Abatement Plan" which is attached at the end of this section. These barriers (silt fences, etc.) will be maintained during the entire time construction is in progress. Thus erodible material and pollution that might be generated during construction will be intercepted by these same barriers.

2. The silt fences specified on the "Temporary Pollution Abatement Plan" were positioned to be down-gradient of all construction zones. Thus, with proper installation and maintenance these barriers shall be effective in preventing potentially contaminated runoff from leaving the site.

3. The general contractor shall develop a written plan to control the generation of dust during construction phase and submit it to the developer.

4. Builders and their contractors shall clean equipment only onto areas protected by their silt fences or dikes. Set forth in the TBMP's plan is a location where a "Concrete Truck Washout Pit" will be constructed. The builder shall inform his concrete supplier that this Washout Pit is the only point in the project where washout and waste concrete mix may be discharged.

5. Stockpiles of erodible material (topsoil, sand, etc.) shall be placed in areas only protected by silt fences or other erosion barriers.

6. All contractors shall provide self-contained toilet facilities for their employees.

7. Chemicals, solvents, paints, and other potentially toxic materials must be stored in such a manner that they are protected from rainfall and surface runoff water.

8. All contractors shall provide waste receptacles at locations convenient to their construction area; to protect from leaching by rainfall; and provide regular collection.

C) Once site grading has commenced, swales will be constructed (shaped and sloped as depicted by the grading plan) to direct storm-water run-off to the various inlets located

throughout the project. These swales will be used on a temporary and permanent basis. The location of theses swales once constructed will be permanent.

D) The proposed silt fences and rock berms should be adequate measures to maintain flow to any naturally occurring sensitive features downstream.

ATTACHMENT "E" – REQUEST TO TEMPORARILY SEAL A FEATURE

Not Applicable

ATTACHMENT "F" – STRUCTURAL PRACTICES

The proposed silt fences and construction entrance/exit(s) should be adequate structural practices for this project.

ATTACHMENT "G" – DRAINAGE AREA MAP

No more than ten (10) acres will be disturbed within a common drainage area at one time. All TBMP's utilized are adequate for the drainage areas served. Reference Permanent Pollution Abatement Plan for Drainage Area Map.

ATTACHMENT "H"- TEMPORARY SEDIMENT POND PLANS AND CALCULATIONS

Not Applicable

ATTACHMENT "I" – INSPECTION AND MAINTENANCE

All TBMP'S shall be inspected by the contractor on a weekly basis and after all substantial rain events. The contractor shall keep records of all inspections that were made. Also the contractor shall repair or replace any damaged or dysfunctional TBMP's. The contactor shall insure that all TBMP's are maintained and inspected according to TCEQ's Technical Guidance Manual.

Inspection and Maintenance shall include but is not limited to:

For the Construction Entrance:

- The contractor shall maintain the entrance in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
- The contractor shall immediately remove any and all sediment spilled, dropped, washed or tracked onto public rights-of-way.
- When necessary, the contractor shall clean wheels to remove sediment prior to entrance onto public rights-of-way.
- When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
- The contractor shall prevent all sediment from entering any storm drain, ditch, or water course by using approved methods.
- Records will be kept with the construction site Superintendent of all inspection and maintenance actions. See maintenance record chart.

For Silt Fencing:

- The contractor shall inspect all silt fencing weekly and after any rainfall for sediment accumulation, torn fabric and crushed or collapsed sections throughout the duration of construction.
- Sediment shall be removed when sediment buildup reaches 6 inches, or a second line of fencing shall be installed parallel to the original fence.
- Torn fabric shall be replaced by the contractor; a second line of fencing shall be erected parallel to the torn section if replacement is not feasible.
- Contractor shall replace or repair any fence sections crushed or collapsed during the course of construction. Silt fence may be relocated by the contractor to a location where it will provide equal protection should the original/planned installation obstruct vehicular access to the site.
- When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be re-vegetated. The fence itself should be disposed of in an approved landfill.

- Records will be kept with the construction site Superintendent of all inspection and maintenance actions. See maintenance record chart.

For Rock Berms:

- The contractor shall inspect all rock berms weekly and after any rainfall for sediment accumulation, debris building up, or damage throughout the duration of construction.
- Sediment and other debris shall be removed when sediment buildup reaches 6 inches. The accumulated silt and debris shall be disposed in an approved manner that will not cause any additional siltation.
- The contractor to repair any loose wire sheathing.
- The contractor shall reshape the berm as needed during inspection throughout the duration of construction.
- The contractor shall replace the berm when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
- The rock berm shall remain in place until all upstream areas are stabilized and accumulated silt removed.
- Records will be kept with the construction site Superintendent of all inspection and maintenance actions. See maintenance record chart next.

For Grate and Curb Inlet Protection:

- The contractor shall inspect all inlet protection weekly and after any rainfall for sediment accumulation, debris building up, or damage throughout the duration of construction. Repair or replacement should be made promptly as needed by the contractor.
- Sediment and other debris shall be removed when sediment buildup reaches 3 inches. The removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
- The contractor shall check placement of inlet protection measures to prevent gaps between these measures and the curb.
- The contractor shall inspect the filter fabric and patch or replace if torn or missing.
- Records will be kept with the construction site Superintendent of all inspection and maintenance actions. See maintenance record chart next on the next page.

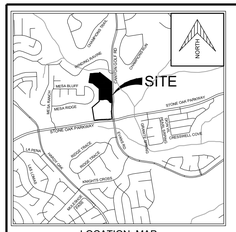
TEMPORARY STORMWATER SECTION ATTACHMENT "I" CONTINUED

ITEM #	DATE	DESCRIPTION OF ACTION(S) TAKEN	INITIALS

ATTACHMENT "J" – INTERIM AND PERMANENT SOIL STABILIZATION

All disturbed permeable areas shall be stabilized. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 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 temporary or permanently cease is prevented by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of a site is temporarily ceased, and the earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of the site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after the construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

Examples of acceptable temporary and permanent soil stabilization measures are establishment of temporary vegetation, establishment of permanent vegetation, mulching, geo-textiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation. The soil stabilization method used in this project **SHALL** be an approved method within the TCEQ Technical Guidance Manuel and **MUST** be approved by MBC Engineers before it is implemented in the project. The method of soil stabilization approved for this project will be a combination of sod stabilization around the buildings and parking areas, tree protection, and hydro-mulching those areas disturbed away from the buildings which will not be landscaped.



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER POLLUTION ABATEMENT PLAN
GENERAL CONSTRUCTION NOTES

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

THE FOLLOWING LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION; FAILURE TO COMPLY WITH ANY CONDITION OF THE EDS APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
5. 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 APPROVED PLANS AND 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.
6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS. SENSITIVE FEATURES, ETC.
7. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER POLLUTION ABATEMENT PLAN
GENERAL CONSTRUCTION NOTES (CONT.)

9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
10. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
11. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
    - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
    - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
12. THE HOLDER OF ANY APPROVED EDWARD AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
    A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
    C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN, TEXAS 78753-1808
PHONE (512) 339-2929
FAX (512) 339-3795

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

LEGEND

SF	SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE TRUCK WASHOUT PIT
	GRATE & CURB INLET PROTECTION
	FIBER ROLL BERM
	ROCK BERM
780	EXISTING CONTOUR
100	PROPOSED CONTOUR (REPRESENT FINISHED TOP OF PAVEMENT OR TOPSOIL)
	DEFINED SWALE
	PROPOSED RETAINING WALL
	PROPOSED SAWTOOTH CURB
	PROPOSED RIDGE
FF=000.00	PROPOSED FIN. FLOOR ELEVATION
LOC	LIMITS OF CONSTRUCTION
	DRAINAGE FLOW
	GRATE

NORTH

SCALE: 1" = 60'
0 30 60 120

THIS SHEET TO BE USED FOR EROSION CONTROL PURPOSES ONLY. REFER TO SHEET C04.01 FOR DETAILS.

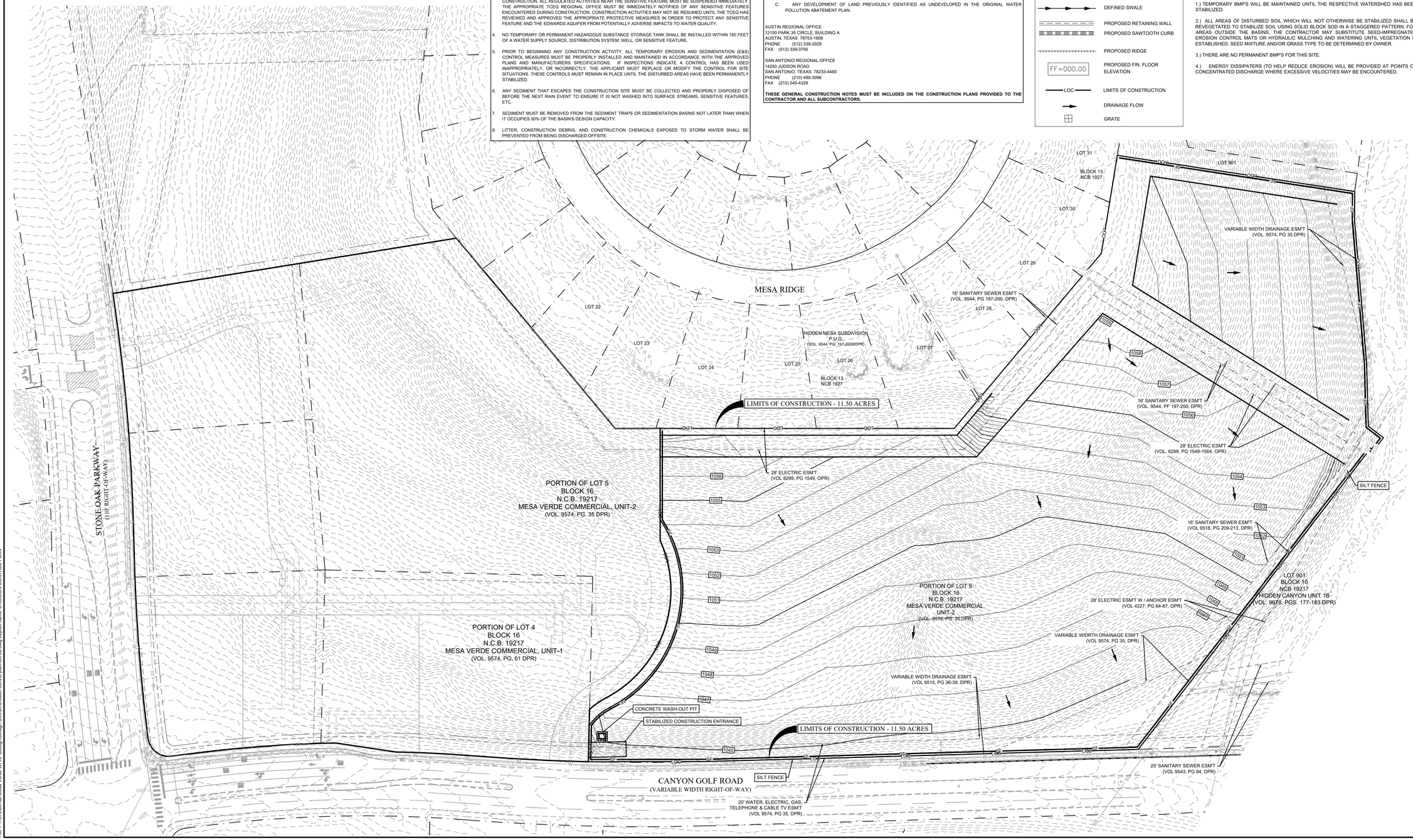
SUMMARY OF PERMANENT POLLUTION ABATEMENT MEASURES:

1.) TEMPORARY BMP'S WILL BE MAINTAINED UNTIL THE RESPECTIVE WATERSHED HAS BEEN STABILIZED.

2.) ALL AREAS OF DISTURBED SOIL WHICH WILL NOT OTHERWISE BE STABILIZED SHALL BE REVEGETATED TO STABILIZE SOIL USING SOLID BLOCK SOD IN A STAGGERED PATTERN. FOR AREAS OUTSIDE THE BASINS, THE CONTRACTOR MAY SUBSTITUTE SEED-IMPREGNATED EROSION CONTROL MATS OR HYDRAULIC MULCHING AND WATERING UNTIL VEGETATION IS ESTABLISHED. SEED MIXTURE AND/OR GRASS TYPE TO BE DETERMINED BY OWNER.

3.) THERE ARE NO PERMANENT BMP'S FOR THIS SITE.

4.) ENERGY DISSIPATERS (TO HELP REDUCE EROSION) WILL BE PROVIDED AT POINTS OF CONCENTRATED DISCHARGE WHERE EXCESSIVE VELOCITIES MAY BE ENCOUNTERED.



11/18/24
STATE OF TEXAS
JOSEPH M. FRIESENHAHN
132150
LICENSED
PROFESSIONAL ENGINEER

PRIMARY CONTACT:
JOE FRIESENHAHN, P.E.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

MESA VERDE
SAN ANTONIO. TEXAS 78258
PERMANENT POLLUTION ABATEMENT PLAN

811 Know what's below. Call before you dig.

REVISIONS:	No.	DESCRIPTION	BY
DATE:			

PLAT ID#: 23-11800474
JOB NO.: 33762-1378
ISSUED FOR: TCEQ
DATE: 11-18-2024

EROSION CONTROL PLAN

C04.00

Date: Nov 18, 2024, 8:17am User ID: jfriesenhahn Layout: EROSION CONTROL PLAN
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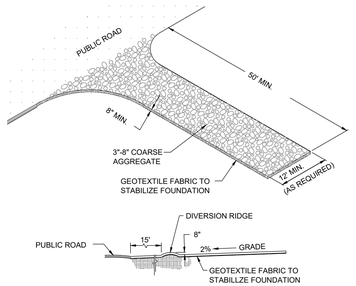


STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

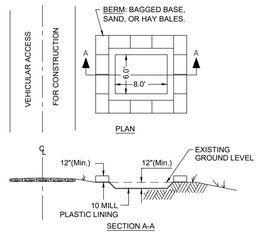
STABILIZED CONSTRUCTION ENTRANCE (S. C. E.)
INSTALLATION of CONSTRUCTION ENTRANCE:

1. CLEAR THE AREA OF DEBRIS, ROCKS, OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.

2. GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE S.C.E. ONTO A PUBLIC STREET WILL NOT BE ACCEPTED.

3. PLACE ROCK AS REQUIRED. (3"-5" OPEN GRADED CLEAN CRUSHED STONE)

4. SIDE CONTAINMENT, AT THE CONTRACTOR'S DISCRETION, IS SUGGESTED. THE SPECIFIED 8" THICKNESS OF CRUSHED STONE MUST BE MAINTAINED.



CONCRETE TRUCK WASHOUT PIT

NOT TO SCALE

WASHOUT PIT GENERAL NOTES:

DETAILS ILLUSTRATE MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

IF HAY BALES ARE USED FOR BERM, THEY SHALL BE ANCHORED IN PLACE WITH 2 REBARS PER BALE, DRIVEN INTO GROUND ENOUGH TO PROVIDE REASONABLE STABILITY.

WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

WASHOUT PIT SHALL NOT BE LOCATED IN AREA SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

PIT SHALL NOT BE LOCATED OVER OR IN THE IMMEDIATE VICINITY OF A FEATURE OF GROUNDWATER RECHARGE.

TYPICAL SILT FENCE DETAIL

NOT TO SCALE

SILT FENCE NOTES:

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP.

2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 130 ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

8. REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION 6.

9. REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

10. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN A APPROVED LANDFILL.

11. DESIGNATED SILT FENCE CONSIST OF THE FOLLOWING: GEOTECHNICAL FILTER FABRIC, STRETCHED AND SECURED TO THREE FOOT HIGH WIRE FENCING AND SUPPORTED BY STEEL POSTS AT A MAXIMUM SPACING OF 6 FEET. THE BOTTOM 6 INCHES OF FABRIC SHALL BE BURRIED.

12. MAINTENANCE AND INSPECTIONS SHALL BE AS DESIGNATED IN THE STORM WATER POLLUTION PREVENTION PLAN.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER POLLUTION ABATEMENT PLAN
GENERAL CONSTRUCTION NOTES

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

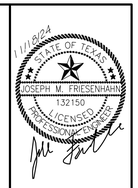
THE FOLLOWING/LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING/LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING/LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
5. 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 APPROVED PLANS AND 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.
6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
7. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
10. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
11. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
    - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
    - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
12. THE HOLDER OF ANY APPROVED EDWARD AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
    A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
    C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN, TEXAS 78753-1808
PHONE (512) 339-2929
FAX (512) 339-3795

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.



PRIMARY CONTACT:
JOE FRIESENHAHN, P.E.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

MESA VERDE
SAN ANTONIO. TEXAS 78258
PERMANENT POLLUTION ABATEMENT PLAN

811 Know what's below. Call before you dig.

REVISIONS:
DATE | No. | DESCRIPTION | BY

PLAT ID#:
23-11800474

JOB NO.
33762-1378

ISSUED FOR:
TCEQ

DATE:
11-18-2024

EROSION CONTROL DETAILS

C04.01

Date: Nov 18, 2024, 8:17am User ID: jfriesenhahn Layout: EROSION CONTROL DETAILS
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Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Joe Friesenahn/Macina, Bose, Copeland & Associates

Date: 11-18-24

Signature of Customer/Agent

Regulated Entity Name: Mesa Verde

Permanent Best Management Practices (BMPs)

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

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

   ☒ N/A

2. ☐ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.

   ☐ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

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

☒ N/A

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

   ☒ N/A

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

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

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

   ☐ Attachment A - 20% or Less Impervious Cover Waiver. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
   ☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
   ☒ The site will not be used for multi-family residential developments, schools, or small business sites.

6. ☒ Attachment B - BMPs for Upgradient Stormwater.

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

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

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

7. ☒ Attachment C - BMPs for On-site Stormwater.

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

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

8. ☐ Attachment D - BMPs for Surface Streams. A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.

☒ N/A

9. ☒ The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.

☒ The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.

☐ Attachment E - Request to Seal Features. A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.

10. ☒ Attachment F - Construction Plans. All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:

☐ Design calculations (TSS removal calculations)
☐ TCEQ construction notes
☐ All geologic features
☐ All proposed structural BMP(s) plans and specifications

☒ N/A

11. ☐ Attachment G - Inspection, Maintenance, Repair and Retrofit Plan. A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:

    ☐ Prepared and certified by the engineer designing the permanent BMPs and measures
    ☐ Signed by the owner or responsible party
    ☐ Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
    ☐ A discussion of record keeping procedures

    ☒ N/A

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

    ☒ N/A

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

    ☒ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

14. ☐ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

    ☒ N/A

15. ☐ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

    ☒ N/A

PERMANENT STORMWATER SECTION (TCEQ-0600)
ATTACHMENTS A-I
Mesa Verde

ATTACHMENT "A" – 20% OR LESS IMPERVIOUS COVER WAIVER

Not applicable.

ATTACHMENT "B" – BMP FOR UPGRADIENT STORM WATER

Up gradient storm water will cross the project limits from the west for which treatment has been accounted for in a previously approved separate plan.
No impervious cover is proposed with this plan; therefore, permanent BMPS's are not required.

ATTACHMENT "C" – BMP FOR ON-SITE STORM WATER
No impervious cover is proposed with this plan; therefore, permanent BMPS's are not required.

ATTACHMENT "D" – BMP FOR SURFACE STREAMS
Not applicable.

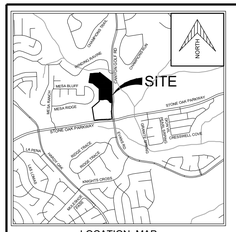
ATTACHMENT "E" – REQUEST TO SEAL FEATURES
Not applicable.

ATTACHMENT "F" – TSS REMOVAL CALCULATIONS & CONSTRUCTION PLANS
Not applicable.

ATTACHMENT "G" –INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN
Not applicable.

ATTACHMENT "H" – PILOT-SCALE FIELD TESTING PLAN
Not applicable.

ATTACHMENT "I" – MEASURE FOR MINIMIZING SURFACE STREAM CONTAMINATION
Not applicable.



LOCATION MAP
NOT TO SCALE

SUMMARY OF PERMANENT POLLUTION ABATEMENT MEASURES:

1.) TEMPORARY BMP'S WILL BE MAINTAINED UNTIL THE RESPECTIVE WATERSHED HAS BEEN STABILIZED.

2.) ALL AREAS OF DISTURBED SOIL WHICH WILL NOT OTHERWISE BE STABILIZED SHALL BE REVEGETATED TO STABILIZE SOIL USING SOLID BLOCK SOD IN A STAGGERED PATTERN. FOR AREAS OUTSIDE THE BASINS, THE CONTRACTOR MAY SUBSTITUTE SEED-IMPREGNATED EROSION CONTROL MATS OR HYDRAULIC MULCHING AND WATERING UNTIL VEGETATION IS ESTABLISHED. SEED MIXTURE AND/OR GRASS TYPE TO BE DETERMINED BY OWNER.

3.) THERE ARE NO PERMANENT BMP'S FOR THIS SITE.

4.) ENERGY DISSIPATERS (TO HELP REDUCE EROSION) WILL BE PROVIDED AT POINTS OF CONCENTRATED DISCHARGE WHERE EXCESSIVE VELOCITIES MAY BE ENCOUNTERED.

IMPERVIOUS COVER SUMMARY

Drainage Area	Area (acres)	Impervious Area Acres	Impervious Area %	Pervious Area Acres	Pervious Area %	Location	BMP
A	1.52	0.00	0	1.52	100	Onsite	N/A
B	0.61	0.23	38	0.38	62	Offsite	N/A
C	3.36	0.00	0	3.36	100	Onsite	N/A
D	1.18	0.45	38	0.73	62	Offsite	N/A
E	4.78	0.00	0	4.78	100	Onsite	N/A
F	0.61	0.23	38	0.38	62	Offsite	N/A
G	1.84	0.00	0	1.84	100	Onsite	N/A
H	0.39	0.15	38	0.24	62	Offsite	N/A
Totals							
Onsite	11.50	0.00	0	11.50	100		
Offsite	2.79	1.06	38	1.73	62		

WATERSHED SUMMARY

Drainage Area	Area (acres)	Impervious Area Acres	Impervious Area %	Pervious Area Acres	Pervious Area %	Existing Impervious Area (acres)	Qzs (cfs)
A+B	2.13	0.23	10.88	1.90	89.12	0.23	14.21
C+D	4.54	0.45	9.88	4.09	90.12	0.45	30.05
E+F	5.39	0.23	4.30	5.16	95.70	0.23	34.18
G+H	2.23	0.15	6.65	2.08	93.35	0.15	14.40

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER POLLUTION ABATEMENT PLAN
GENERAL CONSTRUCTION NOTES

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

THE FOLLOWING/LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING/LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE EDTS APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING/LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
5. 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 APPROVED PLANS AND 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.
6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
7. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER POLLUTION ABATEMENT PLAN
GENERAL CONSTRUCTION NOTES (CONT.)

9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
10. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
11. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
    - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
    - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
12. THE HOLDER OF ANY APPROVED EDWARD AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
    A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
    C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

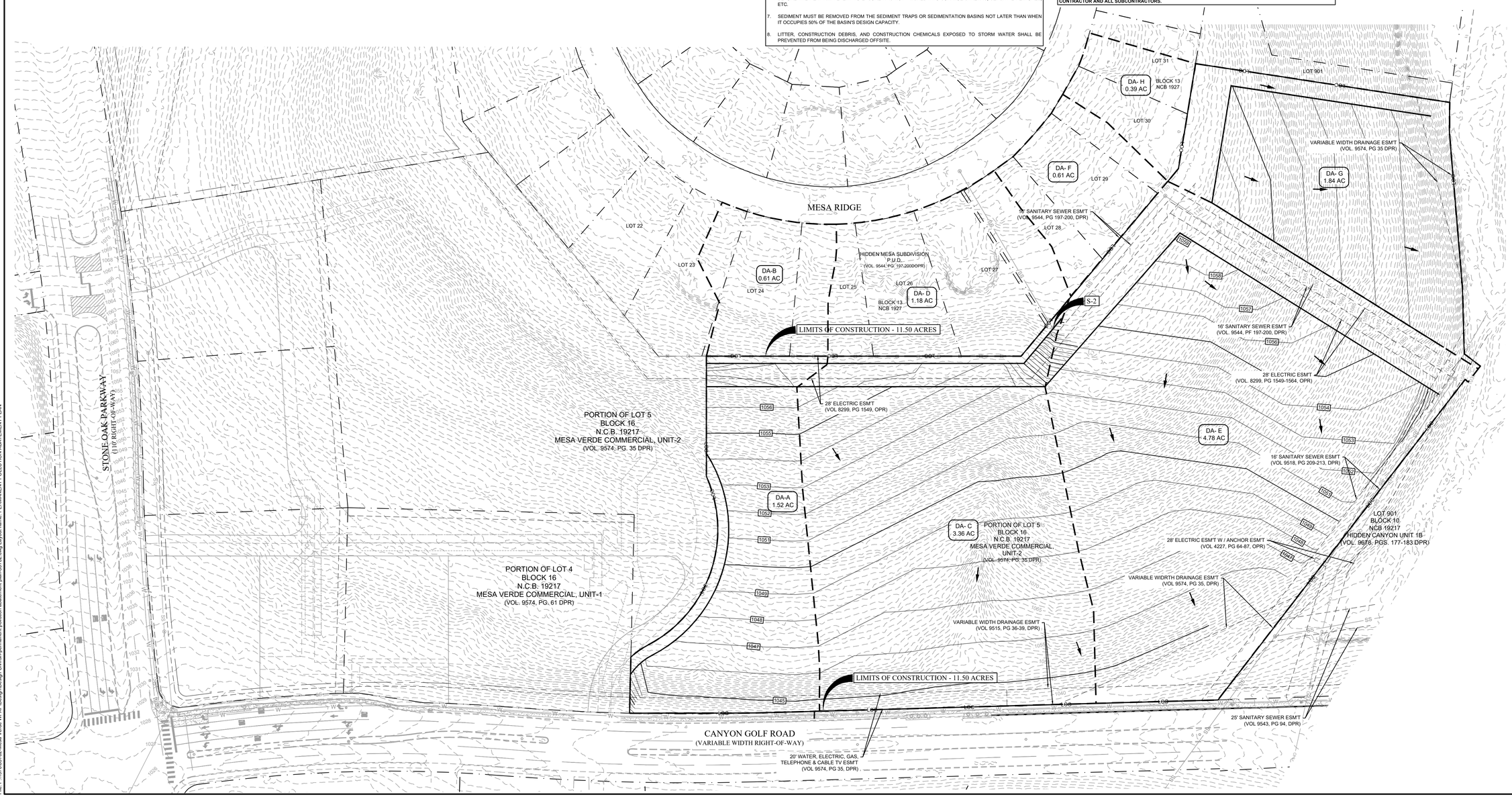
AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN, TEXAS 78753-1808
PHONE (512) 339-2929
FAX (512) 339-3795

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

NORTH
SCALE: 1" = 60'
0 30 60 120

LEGEND
- 780 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- DRAINAGE FLOW
- DRAINAGE AREA
- DA ACRES — DRAINAGE AREA
- LOC — LIMITS OF CONSTRUCTION



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

11/18/24
STATE OF TEXAS
JOSEPH M. FRIESENHAHN
132150
LICENSED
PROFESSIONAL ENGINEER

PRIMARY CONTACT:
JOE FRIESENHAHN, P.E.

MESA VERDE
SAN ANTONIO. TEXAS 78258

811 Know what's below. Call before you dig.

REVISIONS:

No.	DESCRIPTION	BY
DATE:		

PLAT ID#:
23-11800474

JOB NO.
33762-1378

ISSUED FOR:
TCEQ
DATE:
11-18-2024

PERMANENT POLLUTION ABATEMENT PLAN

WPAP

Date: Nov 18, 2024, 8:16am User ID: jfriesenhahn Layout: PERMANENT POLLUTION ABATEMENT PLAN
File: P:\13783\33762-Mesa Verde WPAP\Design\Design Civil\sh-permanent pollution abatement plan-33762.dwg Layout name: PERMANENT POLLUTION ABATEMENT PLAN

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

I SEAN NOONER,
Print Name

PRESIDENT,
Title - Owner/President/Other

of NOONER HOLDINGS, LTD.,
Corporation/Partnership/Entity Name

have authorized MACINA, BOSE, COPELAND & ASSOCIATES
Print Name of Agent/Engineer

of MACINA, BOSE, COPELAND & ASSOCIATES
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

3-25-2024
Date

THE STATE OF TEXAS §

County of BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared SEAN NOONER 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 25 day of March, 2024

ABBIE STEVENS
My Notary ID # 12337063
Expires September 30, 2027

NOTARY PUBLIC

Abbie Stevens
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 09/30/2027

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Mesa Verde
Regulated Entity Location: West side of Canyon Golf Rd, 1,000 feet north of Stone Oak Pkwy.
Name of Customer: Nooner Holdings, Ltd.
Contact Person: Sean Nooner Phone: (210) 660-6700
Customer Reference Number (if issued):CN 604669267
Regulated Entity Reference Number (if issued):RN 106162563

Austin Regional Office (3373)

☐ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☒ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	11.50 Acres	$ 6,500
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 11-18-24

TCEQ-0574 (Rev. 02-24-15)

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal (*Core Data Form should be submitted with the renewal form*) ☐ Other

2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN 604466926		RN 106162563

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

☐ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

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

6. Customer Legal Name (*If an individual, print last name first: eg: Doe, John*) *If new Customer, enter previous Customer below:*

NOONER HOLDINGS,, LTD.

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
0801951843	32042696974		

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☒ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

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

13. Independently Owned and Operated?
☒ Yes ☐ No

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

☐ Owner ☐ Operator ☒ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:	4827 Quarry Run						
	City	San Antonio	State	TX	ZIP	78249	ZIP + 4

16. Country Mailing Information (if outside USA)	17. E-Mail Address (if applicable)

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)

(210) 660-6700		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

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

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

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

Mesa Verde

23. Street Address of the Regulated Entity: *(No PO Boxes)*								
	City		**State**		**ZIP**		**ZIP + 4**	
24. County								

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

25. Description to Physical Location:	West side of Canyon Golf Rd, 1,000 feet north of Stone Oak Pkwy.				
26. Nearest City			**State**		**Nearest ZIP Code**
San Antonio			TX		78258

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

27. Latitude (N) In Decimal:	29.6456605		**28. Longitude (W) In Decimal:**	98.4817822	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	38	44.38	98	28	54.42

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
1794		238910	

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

Excavation and mass grading of the site

34. Mailing Address:	**4827 Quarry Run**							
	City	**San Antonio**	**State**	**TX**	**ZIP**	**78249**	**ZIP + 4**	

35. E-Mail Address:	**sean@noonerholdings.com**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(210) 660-6700		( ) -

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

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

SECTION IV: Preparer Information

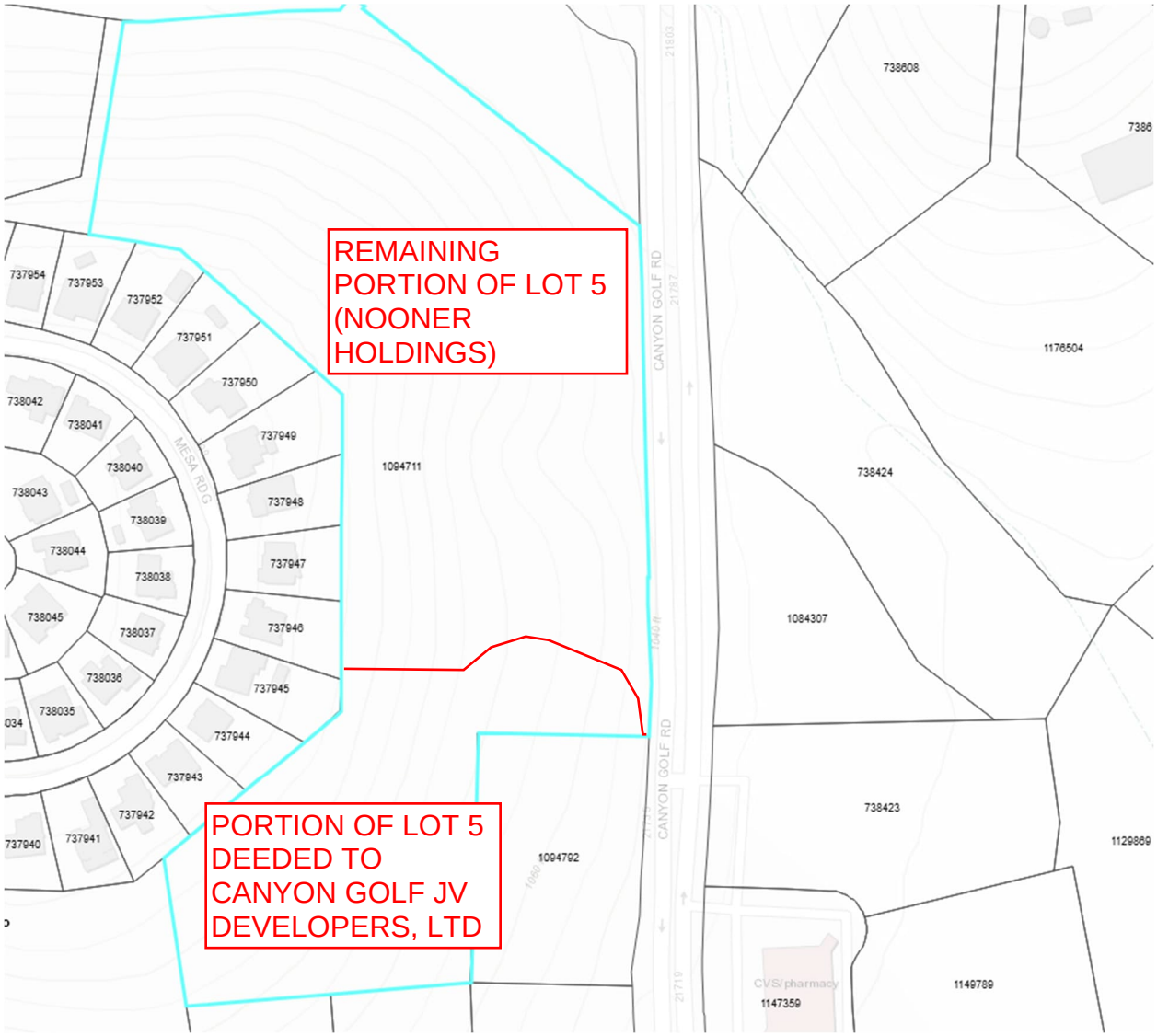
40. Name:	Joe Friesenhahn	41. Title:	Civil Engineer

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(210) 545-1122		(210) 545-9302	jfriesenhahn@mbcengineers.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:	Macina, Bose, Copeland & Associates	Job Title:	Civil Engineer
Name *(In Print)*:	Joe Friesenhahn	Phone:	(210) 545- 1122
Signature:	Joe Friesenhahn	Date:	11-18-24


REMAINING PORTION OF LOT 5 (NOONER HOLDINGS)
PORTION OF LOT 5 DEEDED TO CANYON GOLF JV DEVELOPERS, LTD
CANYON GOLF RD
MESA RDG
1094711
1094792
738608
1176504
738424
1084307
738423
1129869
1149789
1147359
CVS/pharmacy
737954
737953
737952
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738045

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BEXAR §

CHICAGO TITLE GF# 4300123073400(08)

Effective Date: December 1, 2023

Grantor: NOONER HOLDINGS, LTD.,
a Texas limited partnership

Grantor's Mailing Address: 4827 Quarry Run
San Antonio, Texas 78249

Grantee: CANYON GOLF JV DEVELOPERS, LTD.,
a Texas limited partnership

Grantee's Mailing Address: 10003 NW Military Highway, Suite 2205
San Antonio, Texas 78231

Consideration: Good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): See Exhibit A attached hereto and incorporated herein for all purposes, save and except the Supplemental Property which is otherwise conveyed herein.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject only to those certain matters set forth on Exhibit B attached hereto and made a part hereof for all purposes.

This conveyance is further made and accepted subject to the following agreement on proration of taxes and assessments: taxes having been prorated at closing, all real property taxes and assessments as to the Property for the current year and subsequent years are the responsibility of Grantee and are assumed by Grantee.

Grantor, for the Consideration and subject only to the Reservations from and Exceptions to Conveyance and Warranty, hereby grants, sells, and conveys unto Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds

Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from and Exceptions to Conveyance and Warranty.

As a material part of the consideration for this deed, AND EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES OF GRANTOR EXPRESSLY CONTAINED IN THE CONTRIBUTION AGREEMENT DATED EFFECTIVE MARCH 1, 2023 AND THE SPECIAL WARRANTY OF TITLE SET FORTH HEREIN, IT IS UNDERSTOOD AND AGREED THAT GRANTOR HAS NOT MADE AND IS NOT MAKING AND HEREBY SPECIFICALLY DISCLAIMS, AND GRANTEE HEREBY SPECIFICALLY WAIVES, ANY WARRANTIES, REPRESENTATIONS OR GUARANTEES OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED (OR ARISING BY OPERATION OF LAW), ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, WITH RESPECT TO OR IN ANY WAY RELATED TO OR CONCERNING THE PROPERTY OR ITS SUITABILITY FOR ANY PARTICULAR PURPOSE OR USE, INCLUDING BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE, ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS OR UTILITIES, INGRESS OR EGRESS, DRAINAGE, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE FOLLOWING: (I) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING BUT NOT BY WAY OF LIMITATION, THE WATER, SOIL, GEOLOGY, AND ENVIRONMENTAL CONDITION OF THE PROPERTY, AND THE SUITABILITY THEREOF, AND OF THE PROPERTY, FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON OR ANY IMPROVEMENTS GRANTEE MAY ELECT TO CONSTRUCT THEREON, INCOME TO BE DERIVED THEREFROM OR EXPENSES TO BE INCURRED WITH RESPECT THERETO, OR ANY OBLIGATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE SAME; (II) THE MANNER OR QUALITY OF CONSTRUCTION (OR OF ANY MATERIALS INCORPORATED INTO) AND CONDITION AND STATE OF REPAIR OR LACK OF REPAIR OF ANY IMPROVEMENTS LOCATED THEREON; (III) THE NATURE AND EXTENT OF ANY EASEMENT, RIGHT-OF-WAY, LEASE, POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHERWISE; (IV) THE COMPLIANCE OF THE PROPERTY OR THE OPERATION OF THE PROPERTY WITH ANY LAWS, RULES, CODES, ORDINANCES OR REGULATIONS OF ANY GOVERNMENT OR OTHER BODY; (V) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY, HABITABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY; AND/OR (VI) THE MANNER OR QUALITY OF THE PROPERTY; AND GRANTEE HEREBY RELEASES GRANTOR FROM ANY LIABILITY WITH RESPECT TO SUCH MATTERS. GRANTEE ACKNOWLEDGES THAT (A) IT IS GENERALLY FAMILIAR WITH THE PROPERTY AND IS A SOPHISTICATED PURCHASER OF REAL ESTATE; (B) IT IS RELYING AND SHALL RELY UPON ITS OWN EXPERTISE AND THAT OF ITS CONSULTANTS IN ASSESSING THE PROPERTY

AND THAT IT HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS AS IT DEEMED AND DEEMS NECESSARY INCLUDING, BUT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF AND SHALL RELY UPON THE SAME; AND (C) IT SHALL LOOK SOLELY TO THE EXPERTS AND PROFESSIONALS SELECTED OR APPROVED BY GRANTEE TO ADVISE GRANTEE WITH RESPECT TO THE CONDITION OF THE PROPERTY AND, WITHOUT LIMITATION OF THE FOREGOING, WILL NOT HOLD GRANTOR RESPONSIBLE FOR ANY ENVIRONMENTAL CONDITIONS OR ANY REMEDIATION ACTIVITIES IN CONNECTION THEREWITH, AND HEREBY RELEASES GRANTOR FROM ANY SUCH LIABILITY. THE PROPERTY IS BEING CONVEYED TO GRANTEE ON AN "AS IS, WHERE IS, AND WITH ALL FAULTS" BASIS, WITH ANY AND ALL LATENT AND PATENT DEFECTS, WITHOUT REPRESENTATION OR WARRANTY (ALL OF WHICH GRANTOR DISCLAIMS), AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY IS FIT FOR A PARTICULAR PURPOSE. GRANTEE TAKES THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THAT THERE ARE NO WARRANTIES. GRANTEE ACKNOWLEDGES THAT IT IS NOT RELYING UPON ANY REPRESENTATION, STATEMENT OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION, ORAL, WRITTEN OR OTHERWISE, BUT IS RELYING UPON ITS OWN EXAMINATION OF THE PROPERTY. EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES OF GRANTOR EXPRESSLY CONTAINED IN THE CONTRIBUTION AGREEMENT DATED EFFECTIVE MARCH 1, 2023 AND THE SPECIAL WARRANTY OF TITLE SET FORTH HEREIN, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, THIS DEED IS MADE AND ACCEPTED WITHOUT RECOURSE ON GRANTOR, AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND (WHETHER EXPRESS, IMPLIED, OR STATUTORY) BY GRANTOR.

Further, Grantor (subject to the Reservations from and Exceptions to Conveyance and Warranty), hereby BARGAINS, SELLS, AND CONVEYS unto the Grantee all of Grantor's right, title and interest in and to: (a) any and all rights and appurtenances belonging or pertaining to the Property, (b) all rights, title and interests of Grantor in and to all strips and gores, and any easements, licenses, right-of-way, rights of ingress or egress or other interests in, on or to any land, highway, street, road or avenue, open or proposed, in, on, in front of, abutting, adjoining or benefiting the Property, (c) all assignable licenses, permits, appurtenances, and development rights appurtenant to the Property, and (d) all rights, title and interests of Grantor in and to all utilities, sewer treatment capacity and water capacity, if any, to serve or which will serve the Property (collectively, the "Supplemental Property"), TO HAVE AND TO HOLD it unto Grantee, and Grantee's heirs, successors, and assigns forever, together with all and singular, the rights and appurtenances thereto in anywise belonging, without express or implied warranty. All warranties that might arise by common law as well as the warranties in Section 5.023 of the Texas Property Code (or its successor) are excluded from the conveyance of the Supplemental Property.

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

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the Effective Date.

GRANTOR:

NOONER HOLDINGS, LTD.,
a Texas limited partnership

By: Trollistigen, Inc.,
a Texas corporation,
its General Partner

By: _____
Sean Nooner, President

STATE OF TEXAS §
§
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Sean Nooner, President of Trollistigen, Inc., a Texas corporation, general partner of NOONER HOLDINGS, LTD., a Texas limited partnership, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein expressed.

Given under my hand and seal of office, this 30th day of November, 2023.

LIZETH BORREGO
Notary Public, State of Texas
Comm. Expires 07-14-2025
Notary ID 133212646

Lizeth Borrego
Notary Public, in and for the State of Texas

After recording, please return to:
_____
_____
_____
_____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A 9.644 ACRE TRACT OF LAND BEING ALL OF LOT 1, LOT 2 AND THE REMAINING PORTION OF LOT 3 AND LOT 4, BLOCK 16, NEW CITY BLOCK 19217, MESA VERDE COMMERCIAL, UNIT 1, ACCORDING TO PLAT RECORDED IN VOLUME 9574, PAGE 61, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; AND A PORTION OF LOT 5, BLOCK 16, NEW CITY BLOCK 19217, MESA VERDE COMMERCIAL, UNIT 2, ACCORDING TO PLAT RECORDED IN VOLUME 9574, PAGE 35, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-Inch Iron Rod Found in the Northerly right of way line of Stone Oak Parkway, a 110 foot public right of way, marking the Southeasterly corner of Lot 6, Block 16, New City Block 19217, Stone Oak Parkway Office Park, according to plat recorded in Volume 9610, Page 77, Deed and Plat records, Bexar County, Texas, and being the Southeasterly corner of said Lot 1;

THENCE N 09° 09' 06" W a distance of 465.01 feet, along the common boundary line of said Lot 6, and said Lot 1, to a 1/2-Inch Iron Rod with cap stamped "M.W. Cude" Found on the Southeasterly boundary line of Lot 20, Block 13, New City Block 19217, Hidden Mesa Subdivision P.U.D., according to plat recorded in Volume 9544, Pages 197-200, Deed and Plat Records, Bexar County, Texas;

THENCE N 50° 04' 05" E a distance of 53.94 feet, along the Southeasterly boundary line of said Lot 20 to a 1/2-Inch Iron Rod with cap stamped "M.W. Cude" Found, marking the most Easterly corner of said Lot 20, and marking the most Southerly corner of Lot 21, Block 13, New City Block 19217, created by said Hidden Mesa Subdivision, P.U.D. plat;

THENCE N 50° 10' 55" E a distance of 277.62 feet, along the Easterly boundary line of said Hidden Mesa, Subdivision, P.U.D., to a 1/2-Inch Iron Rod Found, marking the Easterly corner of Lot 23, Block 13, New City Block 19217, created by said Hidden Mesa Subdivision, P.U.D. plat;

THENCE N 00° 00' 46" W a distance of 60.00 feet, continuing along the Easterly boundary line of said Hidden Mesa Subdivision, P.U.D., to a 1/2-Inch Iron Rod with cap stamped "MBC Engineers" Set on the Easterly boundary line of Lot 24, Block 13, New City Block 19217, created by said Hidden Mesa Subdivision, P.U.D. plat, and bearing S 00° 00' 46" E a distance of 339.19 feet from a 1/2-Inch Iron Rod Found marking the Northeasterly corner of Lot 27, Block 13, New City Block 19217, created by said Hidden Mesa Subdivision, P.U.D. plat;

THENCE departing the Easterly boundary line of said Lot 23, across said Lot 5, the following calls:

N 89° 59' 14" E a distance of 150.00 feet to 1/2-Inch Iron Rod with cap stamped "MBC Engineers" Set at a Point of curve to the right;

Along said curve to the right having the following Parameters: Radius = 162.50 feet, Arc Length = 246.78 feet, Delta = 87° 00' 37", Chord Bearing = S 70° 43' 33" E and a Chord Distance = 223.74 feet to a 1/2-Inch Iron Rod with cap stamped "MBC Engineers" Set at a Point of curve to the left;

Along said curve to the left having the following Parameters: Radius = 87.50 feet, Arc Length = 25.16 feet, Delta = 16° 28' 30", Chord Bearing = S 35° 27' 30" E and a Chord Distance = 25.07 feet to a 1/2-Inch Iron Rod with cap stamped "MBC Engineers" Set on the Northerly boundary line of said Lot 4 and the Southerly boundary line of said Lot 5, bearing S 88° 39' 06" E a distance of 178.07 feet, from a 1/2-Inch Iron Rod Found marking the Northwesterly corner of said Lot 4;

THENCE S 88° 39' 06" E a distance of 70.10 feet, along the common boundary line of said Lot 4 and said Lot 5, to a 1/2-Inch Iron Rod Found on the Westerly right of way line of Golf Canyon Road, a variable width public right of way, marking the Southwesterly corner of said Lot 5, and the Northwesterly corner of said Lot 4, and being at a point of curve to the right;

THENCE along the Westerly right of way line of said Golf Canyon Road, the following calls:

Along said curve to the right having the following Parameters: Radius = 2951.98 feet, Arc Length = 157.92 feet, Delta = 03° 03' 55", Chord Bearing = S 02° 57' 43" W and a Chord Distance = 157.90 feet to a 1/2-Inch Iron Rod Found at a point of curve to the left;

Along said curve to the left having the following Parameters: Radius = 1816.41 feet, Arc Length = 100.30 feet, Delta = 03° 09' 50", Chord Bearing = S 02° 53' 52" W and a Chord Distance = 100.29 feet to a 1/2-Inch Iron Rod Found;

S 08° 25' 45" W a distance of 81.32 feet to a 1/2-Inch Iron Rod Found;

S 01° 02' 30" E a distance of 19.25 feet to a 1/2-Inch Iron Rod with cap stamped "M.W. Cude" Found at a Point of curve to the left;

Along said curve to the left having the following Parameters: Radius = 1841.38 feet, Arc Length = 200.51 feet, Delta = 06° 14' 21", Chord Bearing = S 04° 58' 40" E and a Chord Distance = 200.42 feet to a 1/2-Inch Iron Rod Found at a point of curve to the right;

THENCE along said curve to the right having the following Parameters: Radius = 28.00 feet, Arc Length = 44.29 feet, Delta = 90° 37' 33", Chord Bearing = S 37° 23' 48" W and a Chord Distance = 39.81 feet to a Mag Nail with washer marked "PD" Found on the Northerly right of way line of said Stone Oak Pkwy and being a point of curve to the right;

THENCE along the Northerly right of way line of said Stone Oak Pkwy, and along said curve to the right having the following Parameters: Radius = 2445.00 feet, Arc Length = 262.39 feet, Delta = 06° 08' 56", Chord Bearing = S 85° 53' 21" W and a Chord Distance = 262.26 feet to a 1/2-Inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE continuing along said curve to the left having the following Parameters: Radius = 2555.00 feet, Arc Length = 334.68 feet, Delta = 07° 30' 19", Chord Bearing = S 85° 12' 16" W and a Chord Distance = 334.44 feet to the POINT OF BEGINNING and containing 9.644 Acres more or less as surveyed by Macina, Bose, Copeland and Associates.

EXHIBIT B

PERMITTED EXCEPTIONS

1. The following restrictive covenants of record itemized below:

   Volume 8554, Page 211, Volume 11591, Page 374, Volume 11789, Page 769, Volume 11831, Page 2355, Volume 12121, Page 1707, Volume 12251, Page 1414,Volume 12307, Page 1993, Volume 13310, Page 1084, Volume 13310, Page 1092, Volume 13602, Page 1099, Volume 13834, Page 1277, Volume 13921, Page 1574, Volume 14533, Page 1058, Volume 14729, Page 1630, Volume 15220, Page 854, Volume 15336, Page 2333, Volume 15428, Page 2241, Volume 15720, Page 538, Volume 16351, Page 275, Volume 16388, Page 1094, Volume 16466, Page 1275, Volume 16874, Page 2431, Volume 17025, Page 2302, Volume 17194, Page 1308, Volume 17645, Page 1367, Volume 17693, Page 1723, Volume 18131, Page 199, Volume 18070, Page 2491, Volume 18316, Page 750, Real Property Records, Bexar County, Texas.

   Document Number 20210024475, Document Number 20210055079, Document Number 20210245362, Document Number 20190050931, Document Number 20220017150, Document Number 20220144564, Document Number 20220270087, Document Number 20220281960, Document Number 20230027183, Official Public Records, Bexar County, Texas. (Stone Oak)

   Volume 18432, Page 1268, Real Property Records, Bexar County, Texas.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:

Purpose:	10' Drainage Easement 20' Sanitary Sewer, Water, and Electric, Gas, Telephone and Cable TV Easement 20' Drainage Sanitary Sewer, Water and Electric, Gas, Telephone and Cable TV Easement 1' Non Access Easement 5' Water Easement
Affects:	As depicted thereon.
Recording No:	Volume 9574, Page 61, Deed and Plat Records, Bexar County, Texas.

3. 25' Building Setback Line as depicted on plat recorded in Volume 9574, Page 61, Deed and Plat Records, Bexar County, Texas.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:

   Purpose: Variable Width Drainage Easement

	20' Water and Electric, Gas, Telephone and Cable TV Easement 16' Sanitary Sewer Easement 16' Sewer Easement
Affects:	As depicted thereon.
Recording No:	Volume 9574, Page 35, Deed and Plat Records, Bexar County, Texas.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of San Antonio
Purpose:	Electric Easement
Recording Date:	January 29, 1988
Recording No:	Volume 4227, Page 64, Real Property Records, Bexar County, Texas.
Affects:	As described therein.

Depicted as 28' Electric w/Anchor Easement on plat recorded in Volume 9574, Page 35, Deed and Plat Records, Bexar County, Texas.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Oak Stone (San Antonio) PIP III, L.P., Limited Liability Limited Partnership
Purpose:	Electric Easement
Recording Date:	February 4, 2000
Recording No:	Volume 8299, Page 1549, Real Property Records, Bexar County, Texas.
Affects:	As described therein.

Depicted as 28' Electric Easement on plat recorded in Volume 9574, Page 35, Deed and Plat Records, Bexar County, Texas.

7. Declaration Regarding Median Cuts for the purposes described in instrument filed November 19, 2008 and recorded in Volume 13761, Page 823, Real Property Records, Bexar County, Texas.

8. Site Approval and Development Agreement for the purposes described therein, filed March 31, 2017, and recorded in Volume 18432, Page 1268, Real Property Records, Bexar County, Texas. Partial Assignment and Assumption Agreement by and between RKS Texas Investments, LP, a Texas limited partnership, as Assignor, and Nooner Holdings, Ltd., a Texas limited partnership, as Assignee, filed October 7, 2019 and recorded in Document Number 20190153613, Official Public Records, Bexar County, Texas.

9. Assignment of Impervious Cover Credits by and between FC Properties One, Ltd., a Texas limited partnership, as Assignor, and Nooner Holdings, Ltd., a Texas limited partnership, as Assignee, filed August 7, 2019 and recorded in Document Number 20190153614, Official Public Records, Bexar County, Texas.

10. Edwards Aquifer Protection Plan filed September 23, 2020 and recorded in Document Number 20200223841, Official Public Records, Bexar County, Texas.

11. Utility Service Agreement by and between the San Antonio Water System Board of Trustees and Nooner Holdings for the purposed provided in instrument filed October 29, 2022 and recorded in Document Number 20220256943, Official Public Records, Bexar County, Texas.

12. Assessments, charges and liens as set forth in the document

Entitled:	Second Amended and Restated Master Plan of Stone Oak
Recording Date:	August 19, 2005
Recording No:	Volume 11591, Page 374, Real Property Records, Bexar County, Texas.

File Information

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

Document Number:	20230221386
Recorded Date:	December 06, 2023
Recorded Time:	9:33 AM
Total Pages:	10
Total Fees:	$58.00

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

**** Do Not Remove ****

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

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/6/2023 9:33 AM

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk