Water Pollution Abatement Plan
For
Stones Crossing Apartments

PREPARED FOR:

PEDCOR Investments, A Limited Liability Company
One Pedcor Square
770 3rd Avenue, S.W.
Carmel, IN 46032

CDS Muery F-1733

May 2025

210-581-1111 | 100 NE Loop 410, Ste. 300 | San Antonio, TX 78216 | TBPE No. F-1733 | TBPLS No. 100495-00
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Water Pollution Abatement Plan Checklist

- **Edwards Aquifer Application Cover Page (TCEQ-20705)**
- **General Information Form (TCEQ-0587)**

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- **Geologic Assessment Form (TCEQ-0585)**

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- **Water Pollution Abatement Plan Application Form (TCEQ-0584)**

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- **Permanent Stormwater Section (TCEQ-0600)**

  Attachment A - 20% or Less Impervious Cover Waiver (if requested for multi-family, school, or small business site)
  Attachment B - BMPs for Upgradient Stormwater
  Attachment C - BMPs for On-site Stormwater
  Attachment D - BMPs for Surface Streams
  Attachment E - Request to Seal Features (if sealing a feature)
  Attachment F - Construction Plans
  Attachment G - Inspection, Maintenance, Repair and Retrofit Plan
  Attachment H - Pilot-Scale Field Testing Plan (if proposed)
  Attachment I -Measures for Minimizing Surface Stream Contamination

- **Agent Authorization Form (TCEQ-0599), if application submitted by agent**
- **Application Fee Form (TCEQ-0574)**
- **Check Payable to the "Texas Commission on Environmental Quality"**
- **Core Data Form (TCEQ-10400)**

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: Stones Crossing Apartments						**2. Regulated Entity No.:**			
3. Customer Name: Pedcor Investments, A Limited Liability Company						**4. Customer No.: CN605738301**			
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):**		19.12	
9. Application Fee:	$6,500.00		**10. Permanent BMP(s):**			Batch Detention Basin			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
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.)	_X_	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	_X_ 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.
Wilson Hernandez, P.E. Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent — Date: 5/2/2025

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.

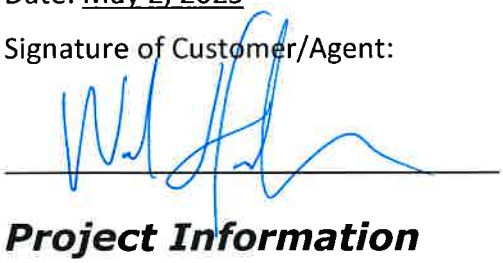
Signature

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: Wilson Hernandez

Date: May 2, 2025

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Stones Crossing Apartments
2. County: Bexar
3. Stream Basin: Salado Creek
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

   Contact Person: Craig H. Lintner
   Entity: Pedcor Investments, A Limited Liability Company
   Mailing Address: 770 3rd Avenue, S.W.
   City, State: Carmel, Indiana Zip: 46032
   Telephone: 317-208-3769 FAX: 317-587-0340
   Email Address: clintner@pedcor.net

8. Agent/Representative (If any):

   Contact Person: Wilson Hernandez
   Entity: CDS Muery
   Mailing Address: 100 NE Loop 410, Ste 300
   City, State: San Antonio, Texas Zip: 78216
   Telephone: 210-581-1111 FAX: _____
   Email Address: wilson.hernandez@cdsmuery.com

9. Project Location:

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

    Site located on the southbound side of US-281 N frontage road approximately 630' south of the intersection with Northwind Blvd.

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: Boundary and feature coordinates will be provided, when requested, by Avenza maps.

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:

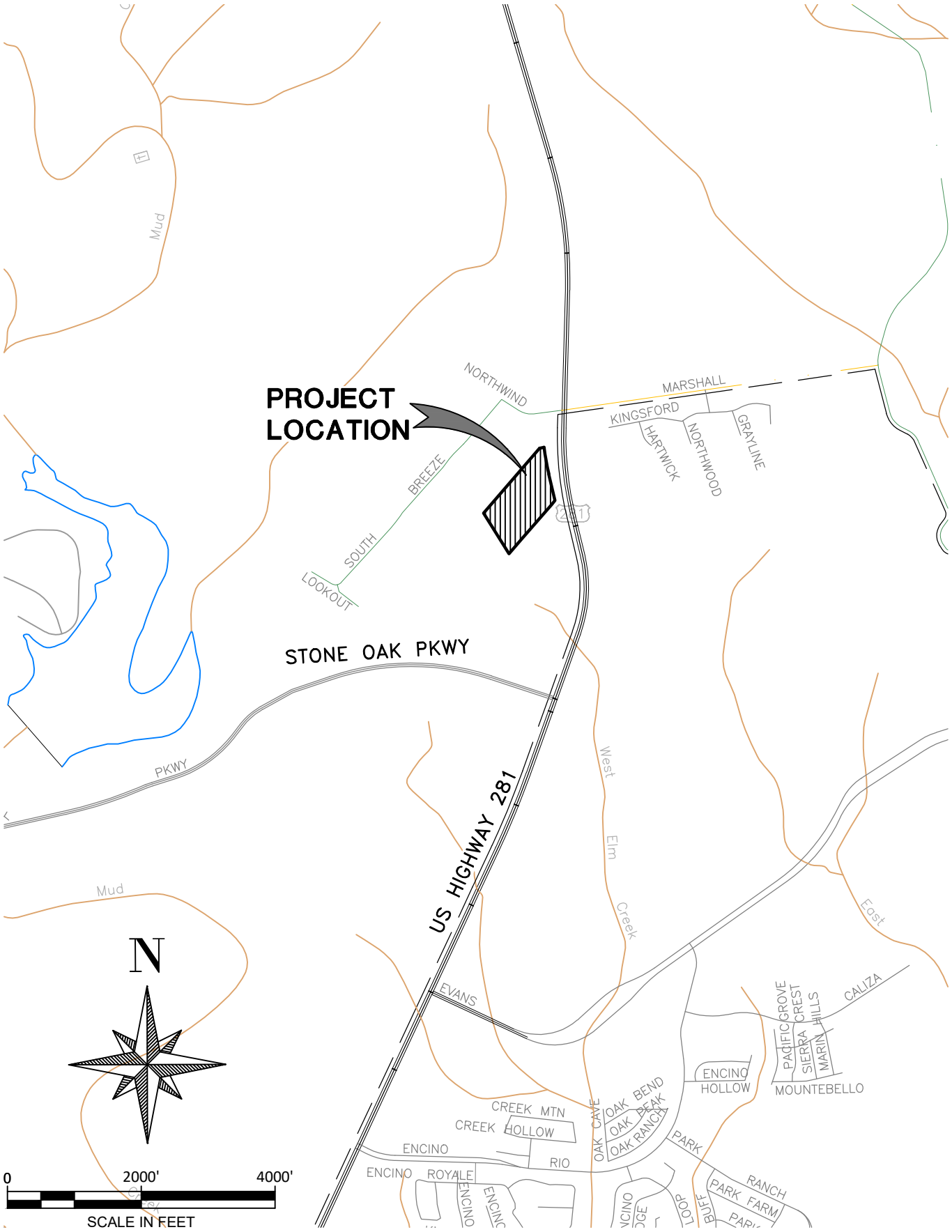
☐ TCEQ cashier
☐ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
☒ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

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.

ATTACHMENT A | Road Map

The following two maps show the project location.



CDS muery
ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216
(210) 581-1111 | TBPE NO. F-1733 | TBPLS NO. 100495-00

DRAWN BY:	DATE:
CDS	MARCH 2025
SCALE: 1" = 2000'	

EXHIBIT A – LOCATION MAP
STONES CROSSING APARTMENTS

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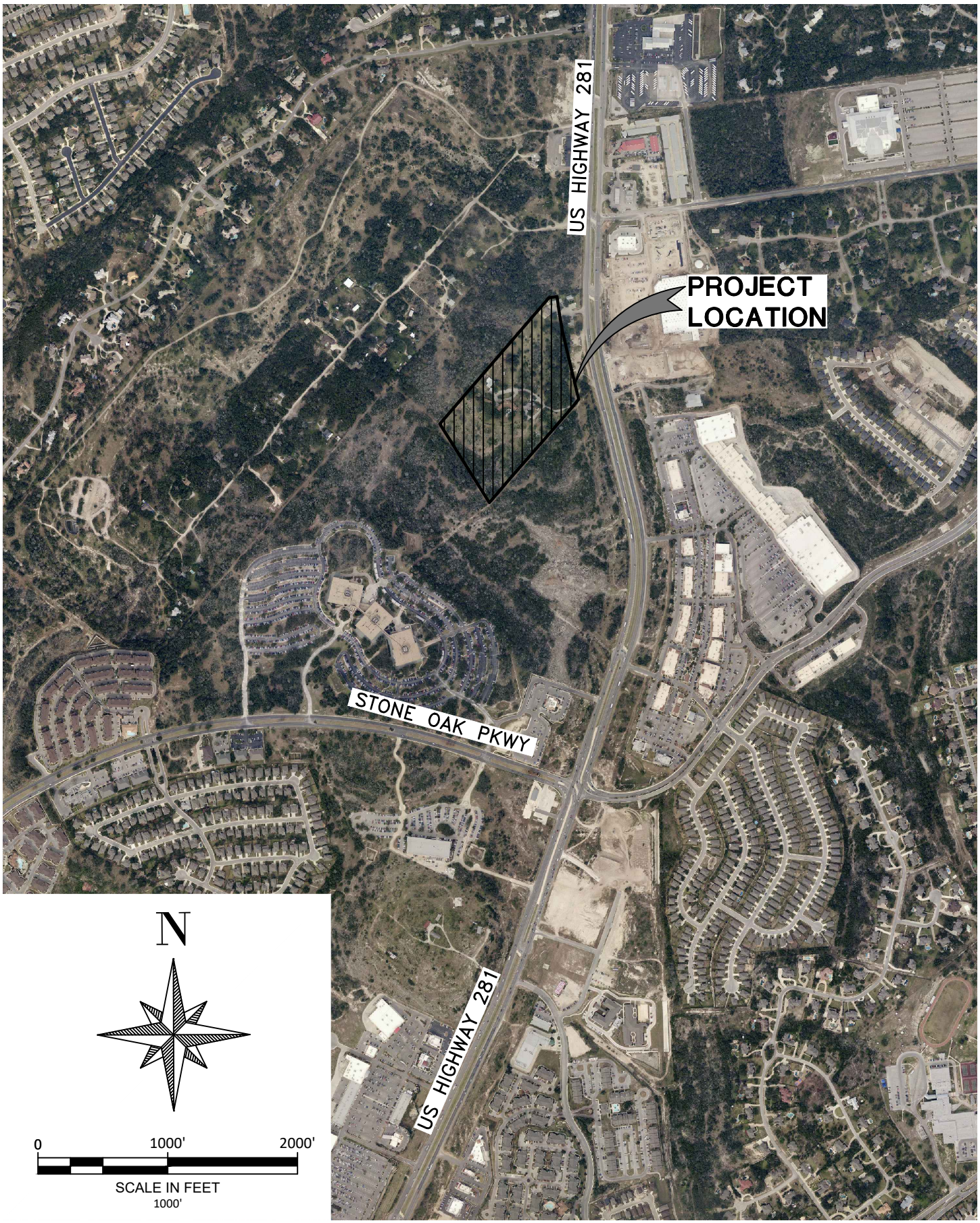


P:\JOBS\2024\124179 PEDCOR_STONES CROSSING APT. PROJECT\ENGINEERING\TCEQ\EXHIBITS\STONES CROSSING APARTMENTS_EXHIBIT-MAPS.DWG

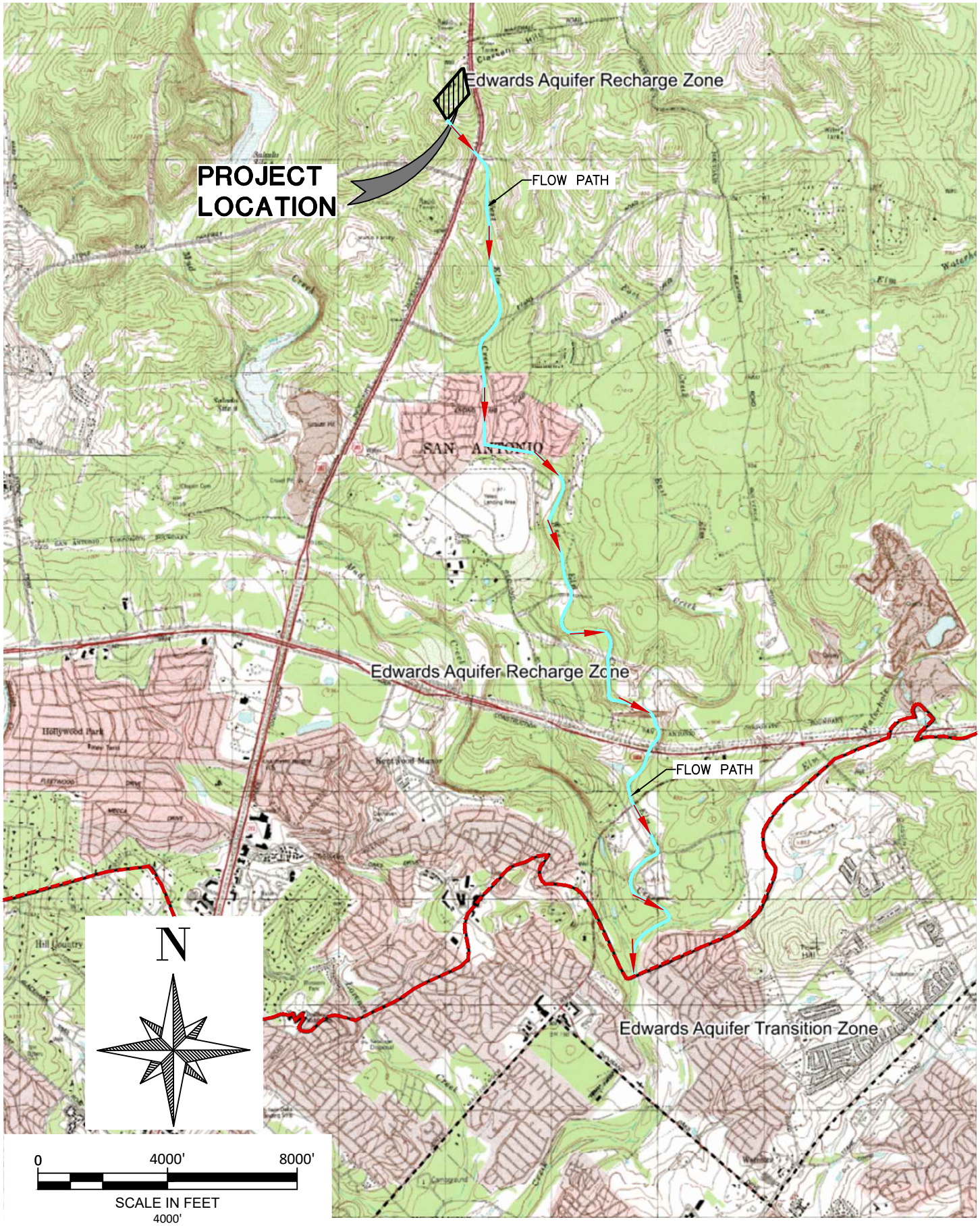
CDS muery
ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216
(210) 581-1111 | TBPE NO. F-1733 | TBPLS NO. 100495-00

DRAWN BY:	DATE:
CDS	MARCH 2025
SCALE:	
1" = 1000'	

EXHIBIT B – AERIAL MAP
STONES CROSSING APARTMENTS

ATTACHMENT B | USGS / Edwards Recharge Zone Map

The following map shows the project site boundaries, the USGS Quadrangle, boundaries of the Recharge and Transition Zones, and the drainage path from the project site to the boundary of the Recharge zone.



P:\JOBS\2024\124179 PEDCOR_STONES CROSSING APT. PROJECT\ENGINEERING\TCEQ\EXHIBITS\STONES CROSSING APARTMENTS_EXHIBIT-MAPS.DWG

CDS muery
ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216
(210) 581-1111 | TBPE NO. F-1733 | TBPLS NO. 100495-00

DRAWN BY:	DATE:
CDS	MARCH 2025
SCALE: 1" = 4000'	

EXHIBIT C – USGS MAP
STONES CROSSING APARTMENTS

ATTACHMENT C | Project Description

PROJECT DESCRIPTION
STONES CROSSING APARTMENTS

Stones Crossing Apartments is a proposed 336-unit apartment site development located on the west side of Highway 281 in north San Antonio. This property is in the Salado Creek watershed

The overall project area for TCEQ WPAP submittal is 19.13-acres. The project area within the legal boundary is 18.85-acres (hereafter called on-site) and 0.28 acre in the frontage road of 281 right-of-way outside the legal boundary (off-site). The area outside the project legal boundary is included because one driveway, one deceleration lane, a public sidewalk, and four outfall storm drain pipe structures are proposed off-site.
All the proposed impervious area does not drain to the proposed onsite stormwater system. Therefore, total area included in the WPAP analysis is 9.51 acres.

The site is located within the Edwards Aquifer Recharge Zone with the Edwards Aquifer Transition Zone located to the south.

The pre-development impervious cover within the project area consists of four houses with a few sheds. The remainder of the tract is a mixture of open field grass and scattered and clustered trees. Post-development impervious cover is 9.86 acres (9.73 acres on-site and 0.13 acres off-site).

A proposed batch detention basin, designed in accordance with RG-348 criteria, will remove pollutants from stormwater runoff prior to release downstream. The proposed batch detention basin will consist of a Water Quality Liner along with a Batch Detention Control Valve that has a 12-hour detention timer.

Current improvements along the boundary include an open area with steep grades and dense trees to the north, an apartment complex to the west, a mixture of undeveloped open area and a storage unit building to the south and Highway 281 to the east. Stormwater from Highway 281 and the west and south boundary do not contribute to

the Stones Crossing drainage. Drainage in Stones Crossing and the upstream contributing drainage areas flow offsite to an interceptor channel along the west boundary, two separate interceptor channels along the south boundary and a multiple box culvert (MBC) near the southeast corner of the site.

STONES CROSSING

Geologic Assessment

PAPE-DAWSON ENGINEERS

Transportation | Water Resources | Land Development | Surveying | Environmental

STONES CROSSING

Geologic Assessment

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, P.G.** Telephone: **210-375-9000**

Date: April 18, 2025 Fax: **210-375-9090**

Representing: **Pape-Dawson Engineers, Inc., TBPG registration number 50351**

Signature of Geologist:

Regulated Entity Name: **Stones Crossing**

Project Information

1. Date(s) Geologic Assessment was performed: **April 9, 2025**
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Eckrant very cobbly clay, 5-15% slopes (TaC)	D	1-2

** Soil Group Definitions (Abbreviated)*

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

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

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

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

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

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

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

   Applicant's Site Plan Scale: 1" = **100'**
   Site Geologic Map Scale: 1" = **100'**
   Site Soils Map Scale (if more than 1 soil type): **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 <u>three</u> (3) 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

GEOLOGIC ASSESSMENT TABLE			PROJECT NAME: Stones Crossing																
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)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	≥40	<1.6	≥1.6	
S-1	29.65741°	-98.45269°	MB	30	Kek	0.5	0.5						NX	20	50		50	X		Hillside
S-2	29.65724°	-98.45285°	MB	30	Kek	0.5	0.5	436					NX	20	50		50	X		Hillside
S-3	29.65721°	-98.45308°	MB	30	Kek	0.5	0.5						NX	20	50		50	X		Hillside
S-4	29.65685°	-98.45226°	MB	30	Kek	40	20	6					X	5	35	35		X		Hillside
S-5	29.65703°	-98.45271°	MB	30	Kek								FC	5	35	35		X		Hillside
S-6	29.65699°	-98.45207°	MB	30	Kek								FC	5	35	35		X		Hillside
S-7	29.65693°	-98.45165°	MB	30	Kek								FC	5	35	35		X		Hillside
S-8	29.65736°	-98.45185°	SC	20	Kek	2	3	1					F	10	30	30		X		Hillside
S-9	29.65797°	-98.45204°	SC	20	Kek	1	1	0.5					F	10	30	30		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 April 18, 2025

TCEQ-0585-Table (Rev. 10-01-04)

ATTACHMENT A

ATTACHMENT B
Stratigraphic Column

Attachment B – Stratigraphic Column

Period	Epoch	Group	Formation	Member	Thickness	Lithology	Hydro-logic Unit	Hydro-stratigraphic Unit	Hydrologic Function	Porosity	Cavern Development
Cretaceous	Early Cretaceous	Edwards	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	Edwards Aquifer	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	Cave development as shafts with minor horizontal extent
				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
					120–230 (thicker in northern Comal Co.)			Camp Bullis	Confining	BU, BP, FR, occasional CV	
					0–10			Upper evaporite	Aquifer	IP, MO, BU, BR	
					0–40			Fossil-iferous Upper	Aquifer	MO, BU, FR, CV	
					80–150			Fossil-iferous Lower	Confining	MO, BU, FR	
					8–10			Lower evaporite	Aquifer	IP, MO, BU, BR	
				Lower Glen Rose	30–40 (typ. 30)	Massive, fossiliferous limestone grading upward into thin beds of limestone, dolomite, marl, and shale; numerous caves and reefs occur in the lower portion of the member; *Orbitulina texana* , *Caprina* sp., *Toucasia* sp., *Trigonia* sp., *Turritella* sp., miliolids, and various corals common; contains trace fossil burrows, oysters, pectens, and shell fragments	Middle Trinity	Bulverde	Semi-confining	MO, BR BP, FR	--
					30–40 (typ. 30)			Little Blanco	Aquifer	MO, BU, BP, FR	
					10–66 (typ. 30)			Twin Sisters	Semi-confining, confining shale beds	IP	
					40–80 (typ. 40)			Doeppen-schmidt	Aquifer	IP, MO, BU, BP, FR, CV	
					40–70 (typ. 40)			Rust	Semi-confining	IP, FR, CV	
					45–60 (typ. 55)			Honey Creek	Aquifer	IP, MO, BU, BP, FR, CH, CV	

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 C
Site Geology

Attachment C – Site Geology

SUMMARY

The Stones Crossing site is located at 23211 US-281, San Antonio, 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 onsite. However, one naturally occurring sensitive feature was identified offsite, to the southeast. Surface flow to the feature was calculated using 1 foot contours in AutoCAD. Access was granted to the adjacent property to observe the feature and compare calculated flow with onsite conditions. Onsite conditions were consistent with calculated flow paths. Therefore, the buffer for feature S-31 was calculated as depicted on the attached exhibit. No springs or streams were identified on site. The overall potential for fluid migration to the Edwards Aquifer for the site is low.

SITE GEOLOGY

As observed through field evidence, the geologic units which outcrop at the surface within the subject site are the Kirschberg (Kekk) and grainstone (Kekg) members of the Kainer formation. These observations are consistent with published sources. These units are described below:

- The Kekk is a highly altered, crystalline limestone with chert. Karst development within the Kekk is characterized by extensive cave formation.
- The Kekg is characterized by a white, cross bedded, miliolid grainstone and mudstone. Karst development within the Kekg is uncommon.

The predominant trend of faults in the vicinity of the site is approximately N50°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, S-2, and S-3

Features S-1, S-2, and S-3 are existing water wells near an existing residential structure. The casings extend above the ground surface but are not capped. Therefore, the probability of rapid infiltration is intermediate.

Feature S-4

Feature S-4 is a man-made feature in bedrock. This feature is a swimming pool with standing water at the bottom of the pool. Due to the non-karst origin and standing water, the probability of rapid infiltration is low.

Features S-5, S-6, and S-7

Features S-5, S-6, and S-7 are septic tanks. Due to the non-karst origin and the likelihood that the septic system is confined to the soil horizon, the probability of rapid infiltration is low.

Features S-8 and S-9

Features S-8 and S-9 are small solution cavities, primarily within the soil profile, and with minimal catchment area. The features were further evaluated by hand excavation. Tightly packed clay was observed at the bottom of the features. Due to the shallow profile and fine soil infilling plugging the feature, the probability of rapid infiltration is low.

REFERENCES

Clark, A.K., Golab, J.A., Morris, R.R., and Pedraza, D.E., 2023, Geologic framework and hydrostratigraphy of the Edwards and Trinity aquifers within northern Bexar and Comal Counties, Texas: U.S. Geological Survey Scientific Investigations Map 3510, 1 sheet, scale 1:24,000, 24-p. pamphlet, https://doi.org/10.3133/sim3510

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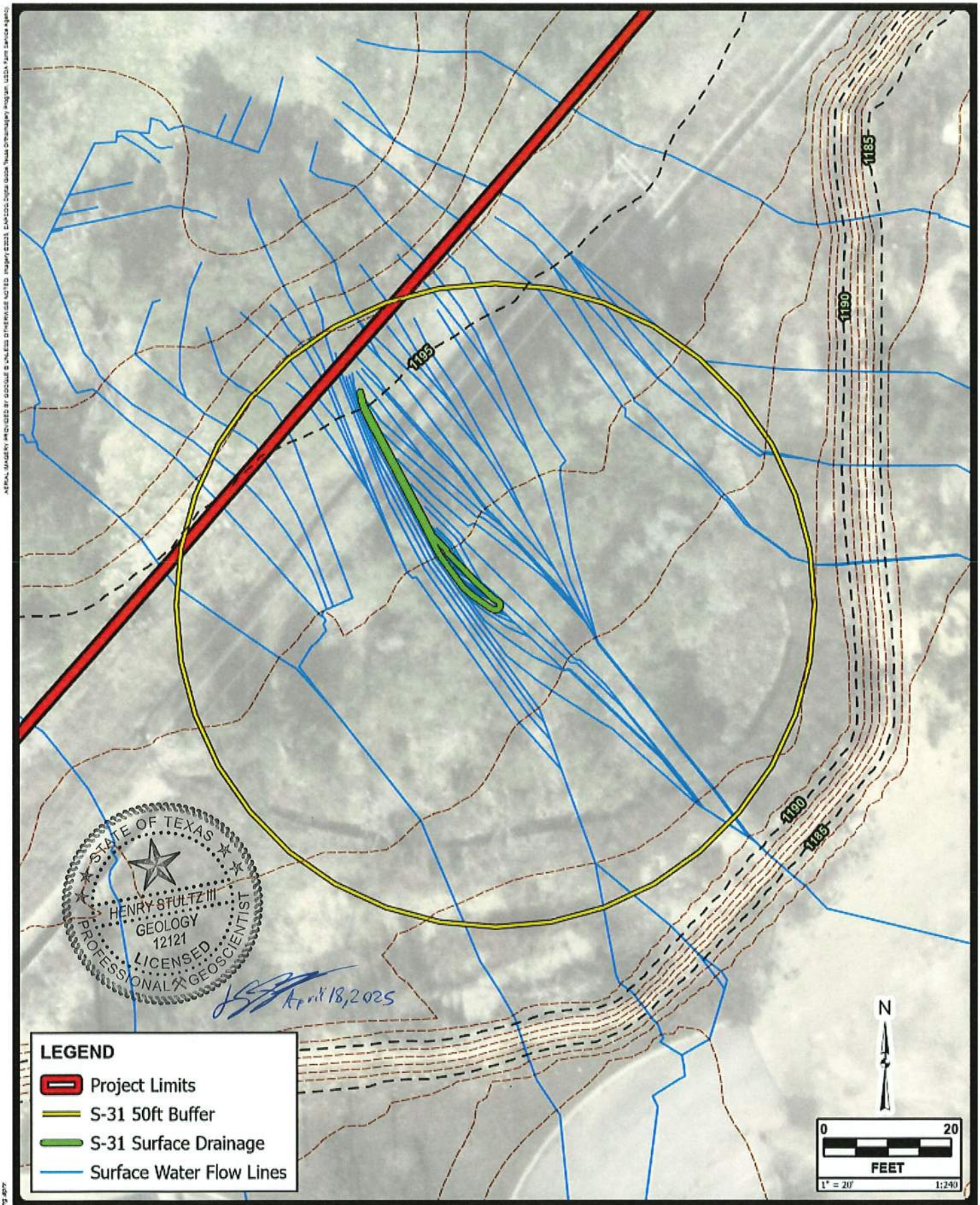
U.S. Geological Survey, National Water Information System: Mapper, https://maps.waterdata.usgs.gov/mapper/index.html, April 8, 2025.



JOB NO.	13127-02
DATE	Apr 2025
DESIGNER	HS
CHECKED	HDJ
SHEET	ATTACHMENT C

STONES CROSSING

SAN ANTONIO, TEXAS

S-31 BUFFER CALCULATION

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

new ✓

Texas Water Development Board
Well Schedule

State Well Number 68 21 808 Previous Well Number _____ County Bexar 29

River Basin San Antonio 19 Zone __ Latitude 293926 Longitude 098 2709 Coordinates Accuracy 2

Owner's well No. _____ Location: _____ 1/4, _____ 1/4, Section _____ Block _____ Survey _____

Owner Manuel Canta Driller Unknown

Address _____ Tenant/Oper. _____

Date Drilled ___ ___ _____ Depth 436 Source of Depth L Altitude 1216 Source of Alt. Data M

Aquifer _____ 21BGCRS Aquifer ID 28 ___ Well Type W User _____

Well Construction
Const Method _____ Casing Material _____
Completion Method _____ Screen Material _____

Lift Data
Pump Mfr. _____ Type of Lift _____ Pump Depth Setting (ft) _____ ft.
Motor Mfg _____ Power _____ H.P. _____

Yield
Flow Rate _____ Pump Rate _____ GPM Circle how rate was determined: Meas Rept Est Date of Test _____

Performance Test
Length of test _____ hr Production Rate _____ GPM Circle how rate was determined: Meas Rept Est Date of Test _____
Static Level _____ ft. Pumping Level _____ ft. Amount of Drawdown _____ ft. Specific Capacity _____ GPM/ft.

Water Use Primary _____ Secondary _____ Tertiary _____

Water Quality (Remarks: EUWD log - 2/24/89

Other Data Available Water Level N Water Quality N Logs BJ Other Data _____

Water
Date ___ ___ _____ Meas. _____ Remarks ___ M.P. + - ___
Date ___ ___ _____ Meas. _____ Remarks ___

Recorded by D. Coker Date Record Collected or Information Updated 07 23 2008 Reporting Agency ___

Casing or Blank Pipe (C)
Well Screen or Slotted Zone (S)
Open Hole (O)
Cemented from ___ to ___

	Diam. (in.)	Interval of C,S, or O. From	To
1	C08		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			

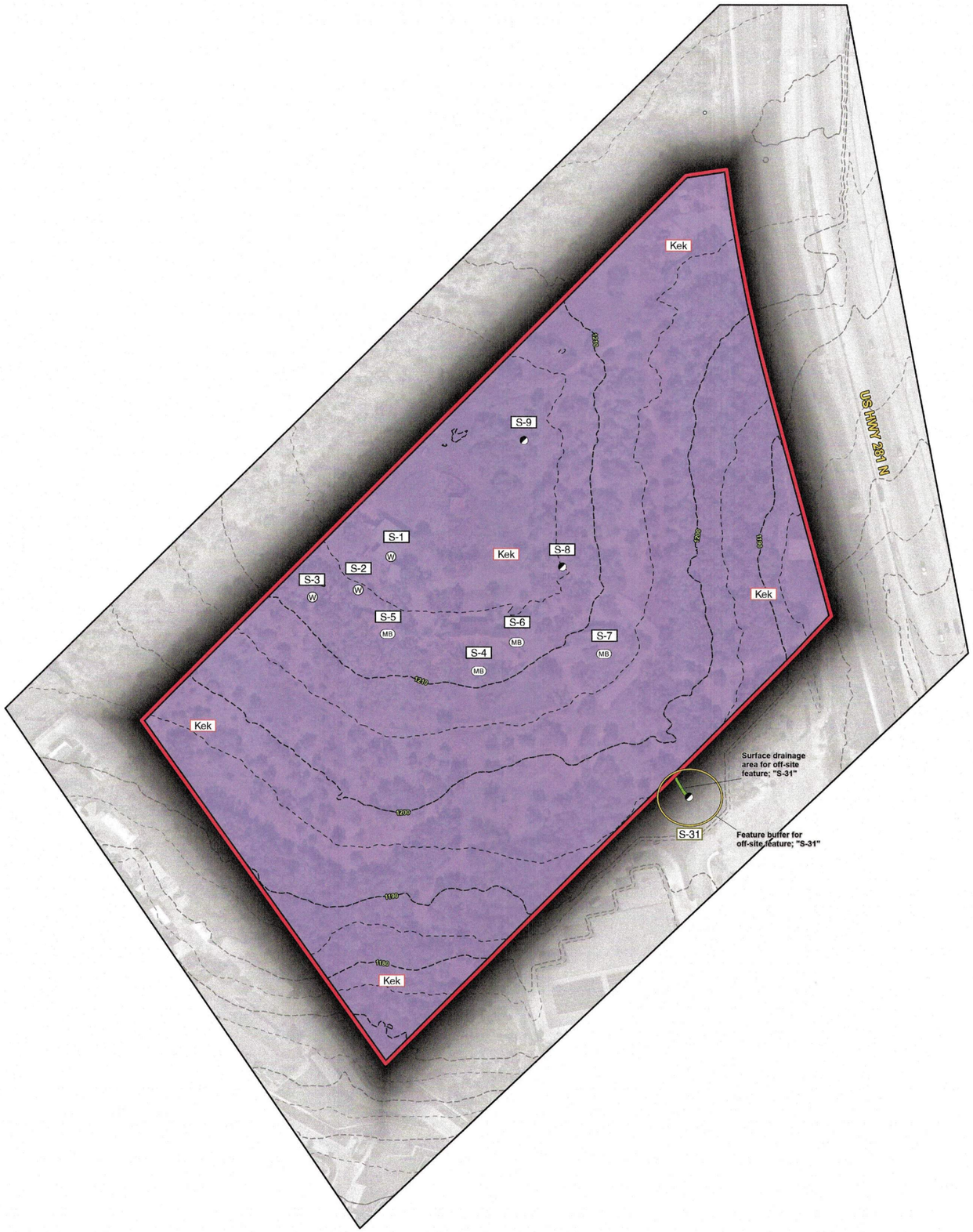
Remarks
1
2
3
4
5
6

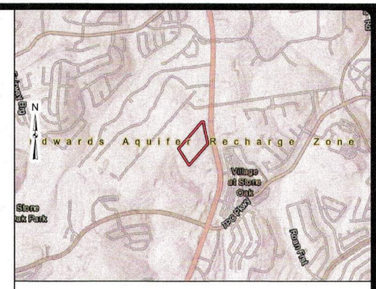
Aquifer

68-21-808

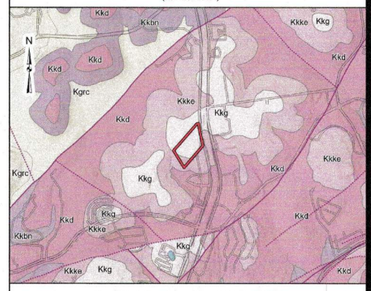
Well Number

ATTACHMENT D
Site Geologic Map(s)





Location Map
(not-to-scale)



Regional Geology Map (Clark 2023)
(not-to-scale)

N

0 100 200 300

FEET

LEGEND

PROJECT LIMITS

EXISTING CONTOUR LINE 760

100 YEAR FLOODPLAIN

STREAM

GEOLOGIC FORMATIONS

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

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
- 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
- STORM DRAIN LINE

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

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

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

NO.	REVISION	DATE

STATE OF TEXAS
HENRY STULTZ III
GEOLOGY
12121
LICENSED
PROFESSIONAL GEOSCIENTIST
Apr 18, 2025

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 | TBPLS FIRM REGISTRATION #10028800

STONES CROSSING
BEXAR COUNTY
SITE GEOLOGIC MAP
WATER POLLUTION ABATEMENT PLAN

PLAT NO. --
JOB NO. 13127-02
DATE Apr 2025
DESIGNER HS
CHECKED HDJ DRAWN HS
SHEET ATT D

Date: Apr 18, 2025 9:09 AM User: hstultz
File: P:\13127\02\ENVGA\GIS\Working.aprx

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: Wilson Hernandez

Date: May 2, 2025

Signature of Customer/Agent:

Regulated Entity Name: Stones Crossing Apartments

Regulated Entity Information

1. The type of project is:

   ☐ Residential: Number of Lots:_____
   ☐ Residential: Number of Living Unit Equivalents:_____
   ☒ Commercial
   ☐ Industrial
   ☐ Other:_____

2. Total site acreage (size of property):18.85

3. Estimated projected population:950

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	155,422.37	÷ 43,560 =	3.57
Parking	223,391.33	÷ 43,560 =	5.13
Other paved surfaces	53,465.63	÷ 43,560 =	1.22
Total Impervious Cover	432,279.33	÷ 43,560 =	9.92

Total Impervious Cover 9.92 **÷ Total Acreage** 18.85 **X 100 =** 52.62**% 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:

100% Domestic	_____Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day
TOTAL gallons/day 204,480	

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 Steve Clouse Wastewater (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 100'.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____

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

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

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

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

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

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

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

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

22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

23. ☒ Areas of soil disturbance and areas which will not be disturbed.

24. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

25. ☒ Locations where soil stabilization practices are expected to occur.

26. ☐ Surface waters (including wetlands).

    ☒ N/A

27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.

    ☒ There will be no discharges to surface water or sensitive features.

28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

30. ☒ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

ATTACHMENT A | Factors Affecting Surface Water Quality

There are several factors that can affect water quality as a result of the proposed apartment development. These may include, but are not limited to:

- Increased storm water runoff from the increase in impervious area.
- Increase contamination from vehicle traffic. This includes trash and debris from waste collection trucks as well as chemical contaminants (vehicle fluids) from personal vehicles.
- Contamination of soils from grading and site excavation activities during construction.
- Erosion and silt runoff from construction activities.

To address these potential factors, Temporary Best Management Practices (TBMPs) will be installed during construction and monitored/inspected periodically to prevent adverse impact to the water quality during construction. More detailed information can be found in the “Temporary Storm Water” Section of this WPAP Application. A batch detention pond is proposed as a Permanent BMP. The water quality pond will provide sufficient capture volume to treat the required TSS removal associated with the increase in impervious cover for the project area. Additional details are provided in the “Permanent Stormwater” section of this report.

ATTACHMENT B | Volume and Character of Stormwater

A batch detention Permanent BMP is proposed at the southwest corner of the project site. The batch detention basin provides both water quality treatment and attenuation of stormwater flowrates prior to downstream release. The water quality component of the basin, designed according to RG-348 criteria, removes required pollutants associated with project area impervious cover. Drainage improvements direct runoff from most on-site impervious cover to the batch detention basin. The basin removes excess pollutants to account for untreated runoff from uncaptured project area.

The stormwater detention component of the basin, designed according to the City of San Antonio's Storm Water Design Criteria Manual, reduces post-development 5-, 25, and 100-year peak flow rates to less than pre-development peak flow rates. The detention volume is stored above the water quality volume within the same basin.

TABLE 1: PRE-PROJECT CONDITIONS

Stones Crossing Apartments Project Area

DRAINAGE AREA	AREA (AC)	IMPERVIOUS COVER (AC)	C (RUNOFF COEFFICIENT)	STORM EVENT (YR)	TIME OF CONCENTRATION (MIN)	INTENSITY	FLOW (CFS)
A	11.79	0.74	0.51	5	40.1	3.19	19.1
A	11.79	0.74	0.51	25	40.1	4.43	26.5
A	11.79	0.74	0.51	100	40.1	5.52	33.1

The development results in an increase of 8.44-acres of impervious cover within the WPAP boundary.

TABLE 2: POST-PROJECT CONDITIONS (FLOWS DO NOT REFLECT THE IMPACT OF STORMWATER DETENTION)

Stones Crossing Apartments Project Area

DRAINAGE AREA	AREA (AC)	IMPERVIOUS COVER (AC)	C (RUNOFF COEFFICIENT)	STORM EVENT (YR)	TIME OF CONCENTRATION (MIN)	INTENSITY	FLOW (CFS)
A	18.39	15.39	0.76	5	18.2	4.83	67.2
A	18.39	15.39	0.76	25	18.2	6.71	93.4
A	18.39	15.39	0.76	100	18.2	8.38	116.6

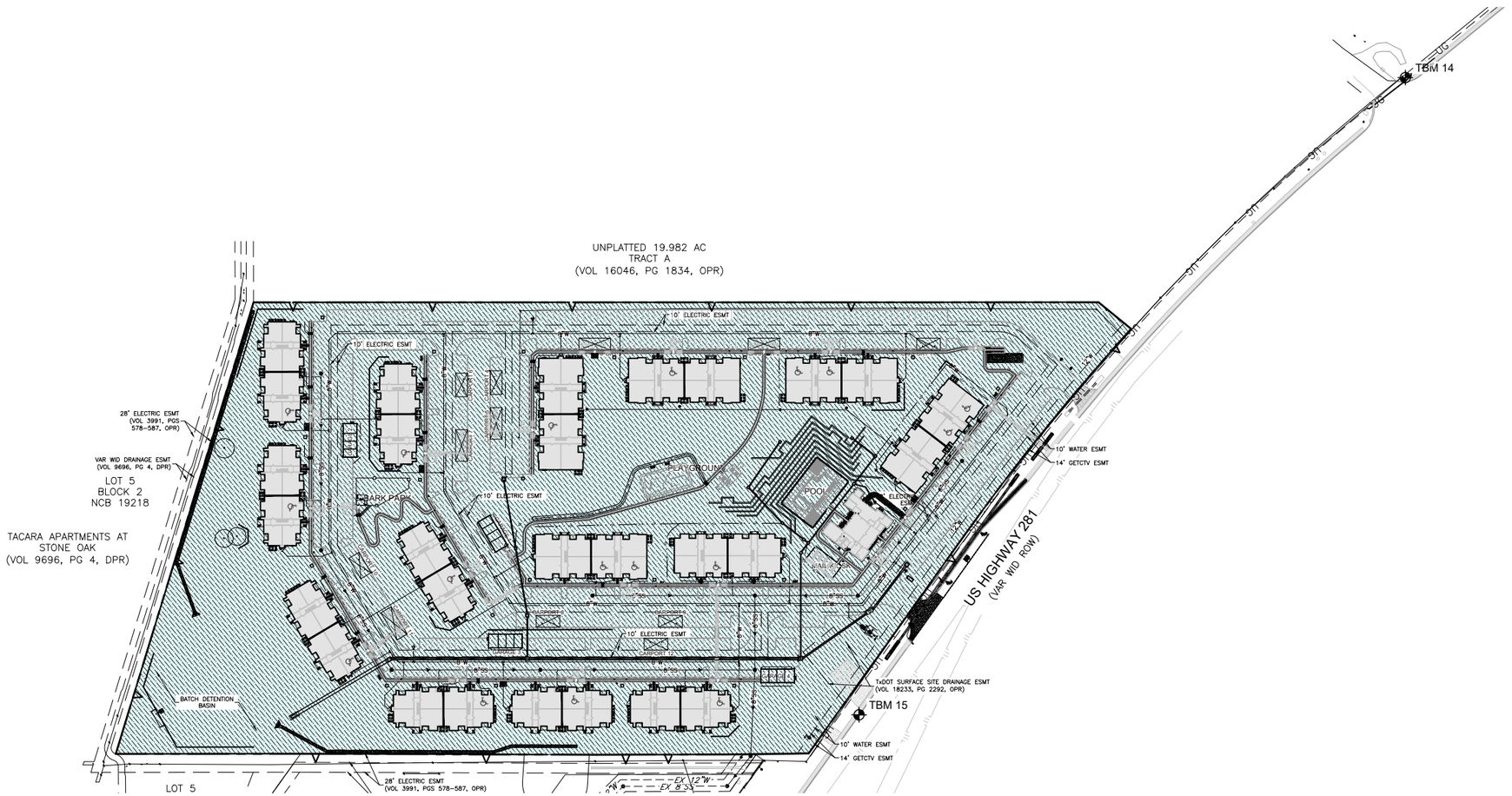
ATTACHMENT C | Suitability Letter from Authorized Agent

This section does not apply. An onsite sewage facility is not proposed for this project. A Sewage Collection System (SCS) Application is submitted concurrently for this project.

ATTACHMENT D | Exception to the Required Geologic Assessment

This section does not apply. A Geologic Assessment was performed for project and attached in section TCEQ-0585 of this application.

PLAT ID 24-11800347



100' 50' 0' 100'

SCALE: 1" = 100'

LEGEND

- LEGAL PROPERTY BOUNDARY
- WPAP BOUNDARY (20.84 ACRES ON-SITE + 0.96 ACRES OFF-SITE NORTH)
- SCS ONLY AREA (0.32 ACRES)
- 100-YR FLOODPLAIN
- FLOODPLAIN BUFFER ZONE
- EDWARDS RECHARGE TRANSITION ZONE LINE
- EDWARDS RECHARGE ZONE
- AREA WITHIN PROPERTY BOUNDARY OVER EDWARDS RECHARGE ZONE
- Kbu — BUDA LIMESTONE
- Kdr — DEL RIO CLAY
- Kg — GEORGETOWN FORMATION
- Kpcm — EDWARDS PERSON (CYCLIC AND MARINE MEMBER)
- S-1 — POTENTIAL RECHARGE FEATURE
- INFERRED FAULT
- SOIL DIVIDE (PER NRCS SOIL SURVEY)
- B-1 — SOIL BORE LOCATION
- 1255 — NATURAL GROUND CONTOUR
- 1260 — FINISHED GROUND CONTOUR
- DRAINAGE FLOW DIRECTION
- DRAINAGE SWALE
- PROPOSED IMPERVIOUS COVER
- S F — SILT FENCE
- GRAVEL FILTER BAGS
- ROCK FILTER DAM (TYPE 2)
- CONSTRUCTION EXIT/ENTRANCE
- CONCRETE WASHOUT PIT
- DRAINAGE AREA
- 1C / 17.85 — DRAINAGE AREA TO BMP / ACREAGE
- PROPOSED STORM DRAIN WITH INLETS
- PROPOSED STORM DRAIN WITH JUNCTION BOX

NO	DATE	REVISION	BY
	12/17/24	HUD REVIEW COMMENTS #1	

DESIGNED BY BAC
DRAWN BY REA
CHECKED BY
REVIEWED BY BAC
DATE 5/01/2025

CDS Muery F-1733
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER
5/1/25

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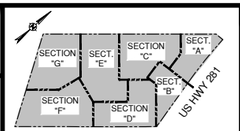
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

WATER POLLUTION ABATEMENT PLAN

STONES CROSSING APARTMENTS
(2025-02-17 CITY/SAHT SET)



SHEET NO. C8.2

FILE NO. 124179.00

Date: May 02, 2025, 11:57am User ID: wilson.hernandez
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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: Wilson Hernandez

Date: 5/2/2025

Signature of Customer/Agent:

Regulated Entity Name: Stones Crossing Apartments

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.

ATTACHMENT A | Spill Response Actions

Responsible Party

During construction, the responsible party for cleaning up spill can be any combination of the following individuals:

1. The owner or operator, including contractor (while during construction) of a **facility** from which a spill occurs.
2. The owner, operator, including contractor, operating a **vehicle** from which the spill occurs.
3. Other individual who **caused or allowed the** spill or discharge to occur.

Spill Classification

There are two main categories of spills that can be identified: Major Spills and Minor Spills. Spill response actions and notifications to municipal entities may differ depending on the type and degree of spill. Major Spills can be classified as any spills where:

1. Material is considered a health or physical hazard based on its chemical or physical make up, or if the quantity of the spill exceeds the Reportable Quantity (RQ) as defined under Title 30 of the Texas Administrative Code (TAC) Chapter 327.4.
2. The spilled material has entered into the storm water drainage system, catchment basin, or adjoining creek or if it appears that discharge into the storm system will occur in the immediate future.
3. The spilled material has the ability to travel offsite.
4. The spilled material adversely affects the environment.
5. The spilled material cannot be controlled or contained by the responsible party.
6. The chemical or physical properties of the spilled material cannot be identified or is unknown.

Minor Spills are those that do not meet the criteria above.

Notification and Reporting Agencies

The following entities shall be contact during discovery of a spill:

1. State of Texas 24-Hour Spill-Reporting Hotline and the State Emergency Response Commission at **1-800-832-8224**
2. Texas Commission on Environmental Quality (San Antonio Regional Office), Monday-Friday, 8:00 a.m.–5:00 p.m. at **14250 Judson Rd, San Antonio TX 78233-4480, Main Line: 210-490-3096.**
3. The City of San Antonio Transportation and Capital Improvements – Storm Water Division – **210-207-8052.**

Reporting Items for Major Spills

A spill log must be maintained on site by the contractor who will log all spills, major or minor, in the log. When reporting a spill, the following information may be required to help identify, log, and track the spill:

1. The date/time of the spill.
2. The identity/name of material released or spilled, and if the substance is considered hazardous.
3. The source of the release or spill.
4. The quantity of material released or spilled.
5. The time or duration of which the spill occurred.
6. The location/address of the spill.
7. The name of creek or waters involved or threatened and the extent of potential water pollution.
8. The contact information of the responsible party.
9. The steps being taken or proposed to contain and clean up the released or spilled material and any additional precautions.
10. Any injuries resulting from the spill, any known or anticipated health risks associated with the spill, or if additional medical precautions are required.
11. The identities of any municipal or private-sector representatives responding at the scene of the spill.

12. Possible hazards to the environment (air, soil, water, wildlife, etc.). This assessment may include references to accepted chemical databases, material safety data sheets, and health advisories. The TCEQ may request estimated or measured concentrations of the contaminant for the state's hazard assessment.

Reporting Items for Minor Spills

For minor spills that occur, the notification sequence described above is not required and can be treated directly onsite by the responsible parties involved by:

1. The first observer of the spill shall notify his/her supervisor and the onsite safety officer.
2. The supervisor must notify the owner, tenant, or their primary contact.
3. The immediate spill response plan/clean up actions shall be conveyed, documented and the owner/tenant shall be notified once cleanup is completed.

Equipment Needed for Minor Spills

Equipment and materials used to contain and/or restrict spreading of a spill can consist of spill pans and various forms of absorbent materials; which include granular material, socks, rock and gravel berms, pillows or pads, and sheets. Spill pans or pads can be placed under a continuing drip-type leak. Surrounding a minor spill with berms or socks can contain a small spill area until proper removal procedures can occur.

ATTACHMENT B | Potential Sources of Contamination

Potential sources of contamination for this project include:

- Drippings from vehicles, both construction and non-construction related.
- Grading and excavation activities: Stormwater runoff has the potential to be contaminated during the construction process with related excavation and site grading.
- Building materials: Materials include, but not limited to, concrete, wood, mortar, and paint among other materials.
- Trash and debris: These may include household trash items such as paper bags, cups, plastic ware, and food items.

No hazardous substances will be stored on site.

ATTACHMENT C | Sequence of Major Activities

The following is the general sequence of major soil disturbing activities for the project:

Soil Disturbing Activity	Area of Disturbance
1. Install initial temporary erosion control measures	19.12 acres
2. Install basin wall; excavate and shape batch pond	0.77 acre
3. Clear and rough east and south boundary, direct site drainage to batch pond	0.74 acres
4. Clear and rough grade remainder of construction limits	17.29 acres
5. Install on-site utilities: sanitary sewer, storm sewer, water, irrigation, and dry utilities	1.25 acres
6. Prepare subgrade for drives and sidewalks. Install curbs.	5.7 acres
7. Pave drives and sidewalks	5.7 acres
8. Construct deceleration lane and sidewalks in N 281 frontage road right-of-way	0.12 acres
9. Remove temporary pollution prevention measures	19.12 acres

ATTACHMENT D | Temporary Best Management Practices and Measures

The temporary best management practices associated with this project will involve the implementation and maintenance of the storm water pollution prevention (SWPPP) measures.

1. Upgradient Offsite Flows

   Stormwater runoff originating from two areas totaling 1.13 acres upgradient of the site will be allowed to discharge into the project area as it has historically.

   Runoff from 1A (0.96 acre) will cross onto the project site from the southwest. Gravel filter bags at the receiving storm drain inlet and rock filter dams within the detention basin will remove sediment prior to stormwater release.

   Runoff from 1B (0.17 acre) will cross onto the site from the southeast. Initially, the runoff will discharge to an existing storm drain inlet located at the middle of the property frontage. Sediment will be removed from the runoff by silt fence prior to release to the inlet. As drainage improvements are installed, 1B runoff will be directed to the batch detention permanent BMP; Gravel filter bags, installed at the proposed storm drain inlets, and rock filter dams, installed within the detention basin remove sediment from the runoff.

2. On-Site Flows or Flows Off-Site

   On-site drainage flow from the project will be collected and routed to the proposed storm water quality/detention pond at the northwest corner of the project site. Rock Filter Dams are proposed for temporary BMPs at the outlets of all storm drains into the ponds and at the pond outlets. Gravel filter bags will be provided around all inlets to minimize build up of sediment in the storm drain system. The pond is designed to capture 17.85 acres of the on-site drainage flows.

   Runoff from a 3.95 acre portion of the WPAP area will bypass the batch pond permanent bmp and discharge directly to SH Loop 1604 right-of-way and Elm Waterhole Creek. The uncaptured area includes 0.45 acres of proposed impervious cover. Silt fences and construction exits are provided as temporary BMP measures to treat runoff from the uncaptured area prior to release.

3. Preventing Pollutants entering surface streams, sensitive features, or the aquifer.

   All runoff from the site and upgradient of the site will be treated by a temporary BMP described in item 2 above prior to release to Elm Waterhole Creek.

4. Maintaining flow to natural sensitive features.

   No sensitive features have been identified on the site.

ATTACHMENT E | Request to Temporarily Seal a Feature

This section does not apply for this project. There will not be temporary sealing of naturally occurring sensitive features on the site.

ATTACHMENT F | Structural Practices

Temporary structural practices include:

- Silt Fencing: To be placed along the down gradient boundary of the limits of construction activities.

- Gravel Filter Bags: Shall be used at the entrance to curb openings, around inlets, etc. to minimize siltation of the storm drain system and/or water quality basin.

- Rock Filter Dam: To be placed in areas of concentrated flows, where indicated on construction plans, such as proposed channels and drainage swales and proposed pond outlets.

- Construction Entrance/Exit: Will be placed to limit migration of sediment from the jobsite as construction traffic enters and exits the construction site.

- Concrete Washout-Pits: To contain and control affected runoff from cement delivery trucks.

Please note that the temporary BMPs and main project site are situated higher than the adjacent floodplain and not exposed to potential flooding that may occur during heavy rainfall periods. Therefore, the adjacent flooding source (Elm Waterhole Creek) is not projected to adversely impact proposed TBMP structures.

The following sheets show the initial plan for implementation of the temporary structural practices. The contractor is responsible for installing additional BMPs and/or modifying planned BMPs as needed to prevent pollutant discharges in compliance with this Edwards Aquifer Protection Plan and the General Permit to Discharge Under the Texas Pollutant Discharges Elimination System.

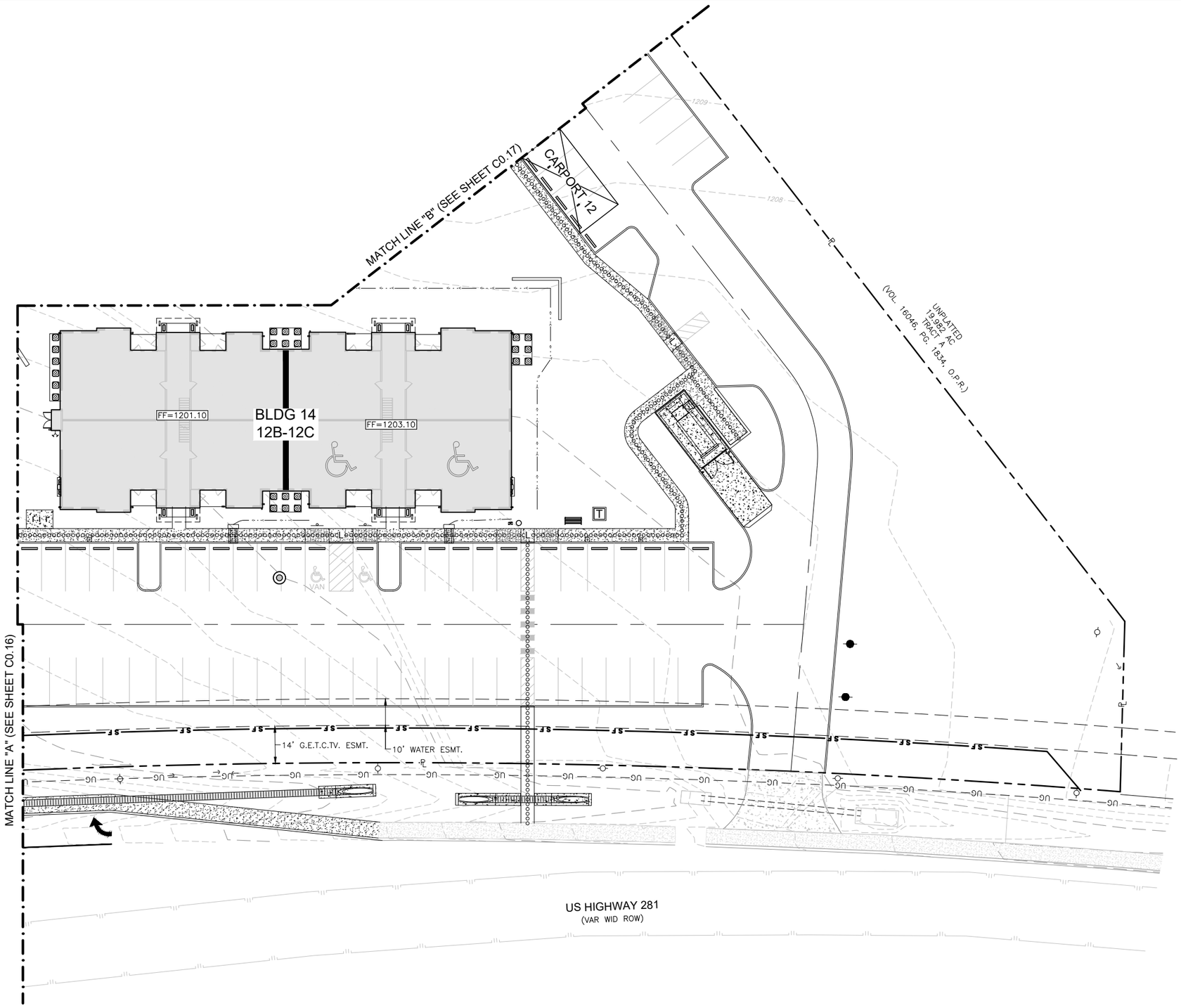
PLAT ID 24-11800347

STORM WATER POLLUTION PREVENTION PLAN NOTES

1. THE PURPOSE OF THE STORM WATER POLLUTION PREVENTION PLAN (SW3P) IS TO MINIMIZE SOIL EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION AND TO ENSURE ADEQUATE STABILIZATION MEASURES ARE IMPLEMENTED TO PROVIDE PERMANENT STABILIZATION OF THE SITE.
2. TEMPORARY BEST MANAGEMENT PRACTICES INCLUDE BUT ARE NOT LIMITED TO USE OF THE FOLLOWING:
   a. SILT FENCES
   b. ROCK FILTER DAMS
   c. GRAVEL FILTER BAGS
   d. SEEDING
3. PERMANENT STABILIZATION IS IDENTIFIED IN THE LANDSCAPE AND CIVIL DRAWINGS AND INCLUDES PAVEMENTS, LANDSCAPES, SOFTSCAPES, SODDING, SEEDING, ROCK RUBBLE RIPRAP, CONCRETE RIPRAP, ETC.
4. THESE SW3P DRAWINGS REPRESENT TEMPORARY MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION AND MAINTAINED UNTIL THE PLAN STABILIZATION GOALS ARE MET.
5. THE SW3P WILL REQUIRE SEQUENCING OF CONTROL MEASURES AND RELOCATING CONTROLS AS WORK PROGRESSES. THE SW3P IS A WORKING DOCUMENT AND MAY REQUIRE MODIFICATION DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE SW3P AND RECORD ALL MODIFICATIONS TO THE PLAN, AS APPLICABLE.
6. GRAVEL FILTER BAGS OR SILT FENCE SHALL BE USED TO PROTECT AGAINST SILTATION OF INLETS AND STORM SEWER SYSTEMS. CONTRACTOR SHALL ERECT NECESSARY CONTROLS, AS APPLICABLE, TO ENSURE ADEQUATE PROTECTION OF ALL INLETS, AREA DRAINS, LANDSCAPE DRAINS, CULVERTS, ETC. WHETHER IDENTIFIED ON THE PLANS OR NOT.
7. DISTURBED AREAS THAT ARE NOT SCHEDULED FOR LANDSCAPING SHALL BE SEEDED AND STABILIZED PRIOR TO FINAL PROJECT COMPLETION. THESE AREAS MAY INCLUDE STAGING AREAS, HAUL ROUTES, LAY DOWN YARDS, SITE ACCESS DRIVES, AND STOCKPILE AREAS. SEEDING SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

CRITICAL CONSTRUCTION PHASING FOR SWPPP

1. INSTALL TEMPORARY EROSION CONTROL MEASURES
2. INSTALL DETENTION POND WALLS. EXCAVATE AND SHAPE BATCH DETENTION POND.
3. CLEAR AND ROUGH GRADE NORTH DRIVE AISLE. DIRECT SITE DRAINAGE TO POND.



SCALE: 1" = 20'

LEGEND

- PROPERTY BOUNDARY
- EXISTING GROUND CONTOUR
- FINISHED GROUND CONTOUR
- DRAINAGE SWALE
- SILT FENCE
- GRAVEL FILTER BAGS
- ROCK FILTER DAM (TYPE 1)
- ROCK FILTER DAM (TYPE 2)
- CONSTRUCTION EXIT/ENTRANCE
- CONCRETE WASHOUT PIT
- CURB INLET
- GRATE INLET
- JUNCTION BOX
- SIDEWALK DRAIN
- STORM DRAIN
- CONCRETE LINED CHANNEL

NO	DATE	REVISION	BY
	12/17/24	HUD REVIEW COMMENTS #1	

DESIGNED BY BAC
DRAWN BY REA
CHECKED BY
REVIEWED BY BAC
DATE 5/01/2025

CDS Muery F-1733
STATE OF TEXAS · WILSON HERNANDEZ · 140636 · LICENSED PROFESSIONAL ENGINEER

CDS muery
ENGINEERS | SURVEYORS
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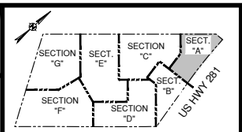
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

STORMWATER POLLUTION PREVENTION PLAN - SECTION "A"

STONES CROSSING APARTMENTS
(2025-02-17 CITY/SAHT SET)



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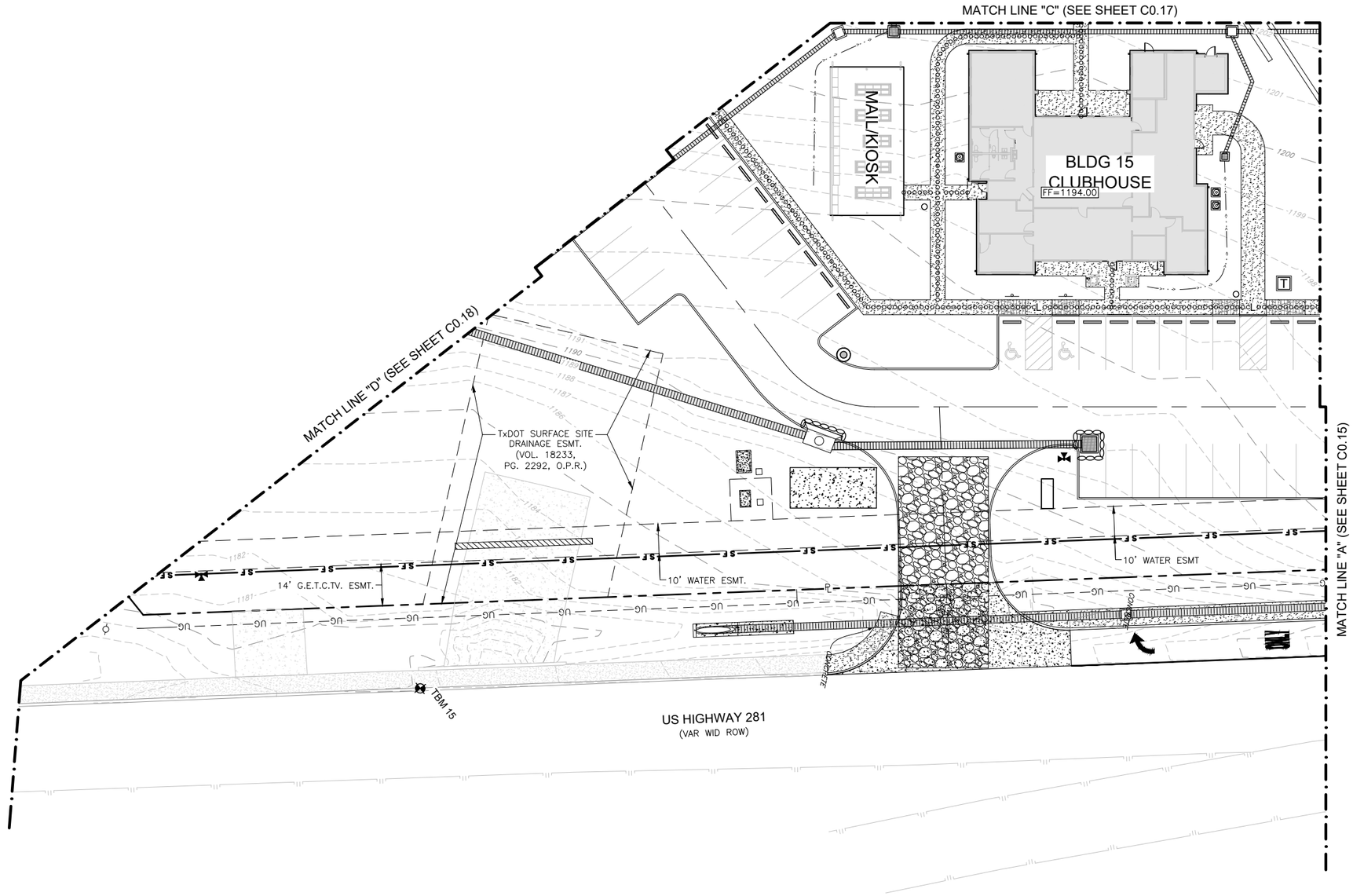
PLAT ID 24-11800347



20' 10' 0' 20'

SCALE: 1" = 20'

NO	DATE	REVISION	BY
	12/17/24	HUD REVIEW COMMENTS #1	

DESIGNED BY BAC
DRAWN BY REA
CHECKED BY
REVIEWED BY BAC
DATE 5/01/2025

CDS Muery F-1733

STATE OF TEXAS · WILSON HERNANDEZ · 140636 · LICENSED PROFESSIONAL ENGINEER

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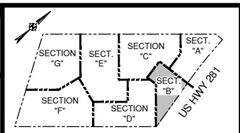
STORMWATER POLLUTION PREVENTION PLAN - SECTION "B"

STONES CROSSING APARTMENTS
(2025-02-17 CITY/SAHT SET)



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PLAT ID 24-11800347

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(VOL. 16046, PG. 1834, O.P.R.)

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BLDG 13
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FF=1215.00
FF=1213.00

PLAYGROUND

POOL

MATCH LINE "F" (SEE SHEET C0.19)

MATCH LINE "E" (SEE SHEET C0.18)

MATCH LINE "C" (SEE SHEET C0.16)

MATCH LINE "B" (SEE SHEET C0.15)

N

20' 10' 0' 20'

SCALE: 1" = 20'

NO	DATE	REVISION	BY
	12/17/24	HUD REVIEW COMMENTS #1	

DESIGNED BY BAC
DRAWN BY REA
CHECKED BY
REVIEWED BY BAC
DATE 5/01/2025

CDS Muery F-1733

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

CDS muery
ENGINEERS | SURVEYORS
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(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

STORMWATER POLLUTION PREVENTION PLAN - SECTION "C"

STONES CROSSING APARTMENTS
(2025-02-17 CITY/SAHT SET)

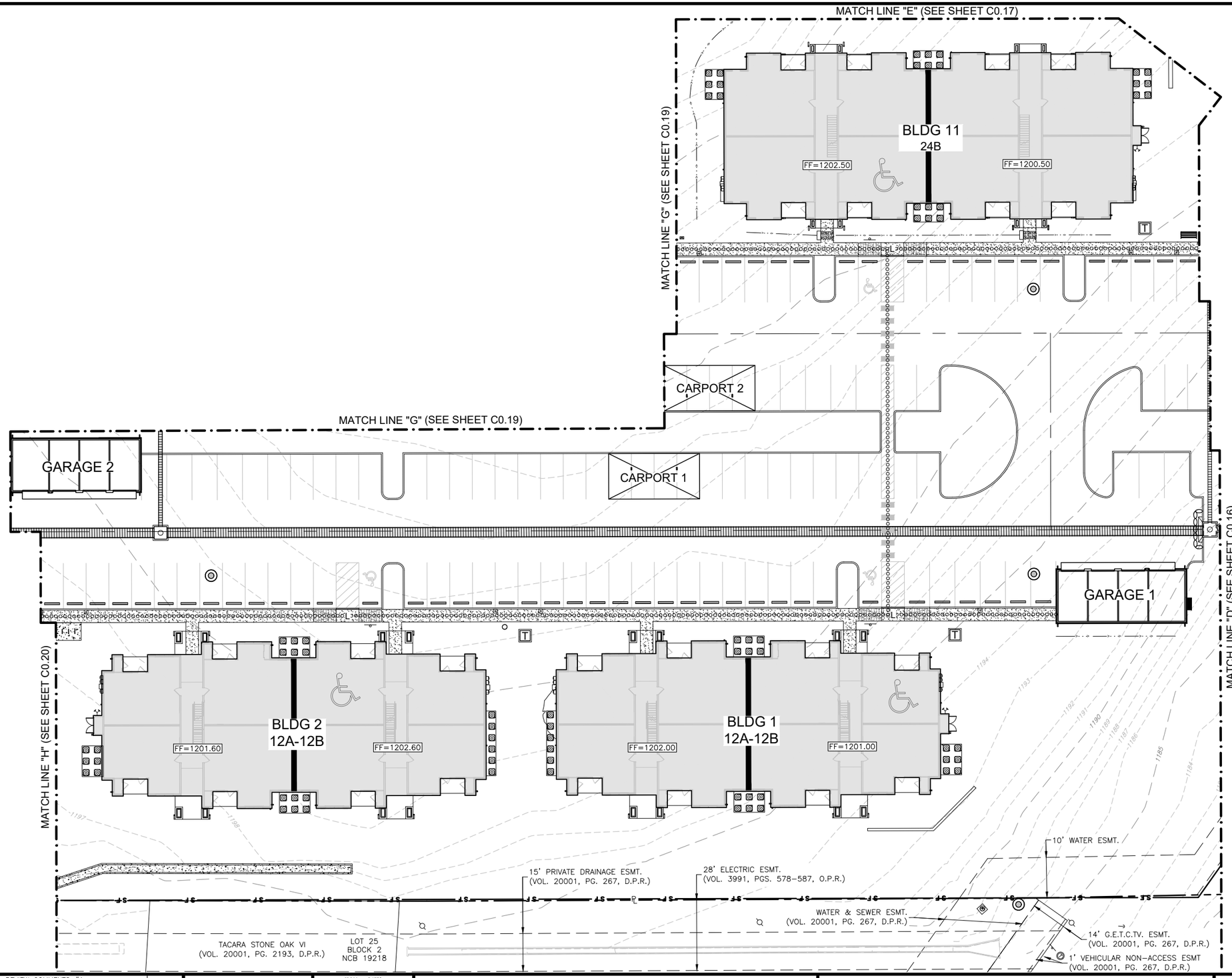
SECTION "A" | SECT. "A" | SECTION "B" | SECT. "B" | SECTION "C" | SECT. "E" | SECTION "D" | SECTION "F" | SECTION "G" | US HWY 281

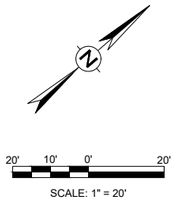
SHEET NO. C0.17

FILE NO. 124179.00

Date: May 01, 2025, 4:27pm User ID: wilson.hernandez
File: P:\JOBS\2024\124179 Pedcor_Stones Crossing Apt. Project\Civil 3D\Dwg\Engineer\SW3P-124179.dwg

PLAT ID 24-11800347





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File: P:\JOBS\2024\124179 Pedcor_Stones Crossing Apt. Project\Civil 3D\Dwg\Engineer\SW3P-124179.dwg

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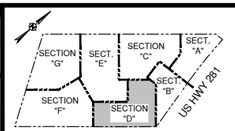
STORMWATER POLLUTION PREVENTION PLAN - SECTION "D"

STONES CROSSING APARTMENTS
(2025-02-17 CITY/SAHT SET)



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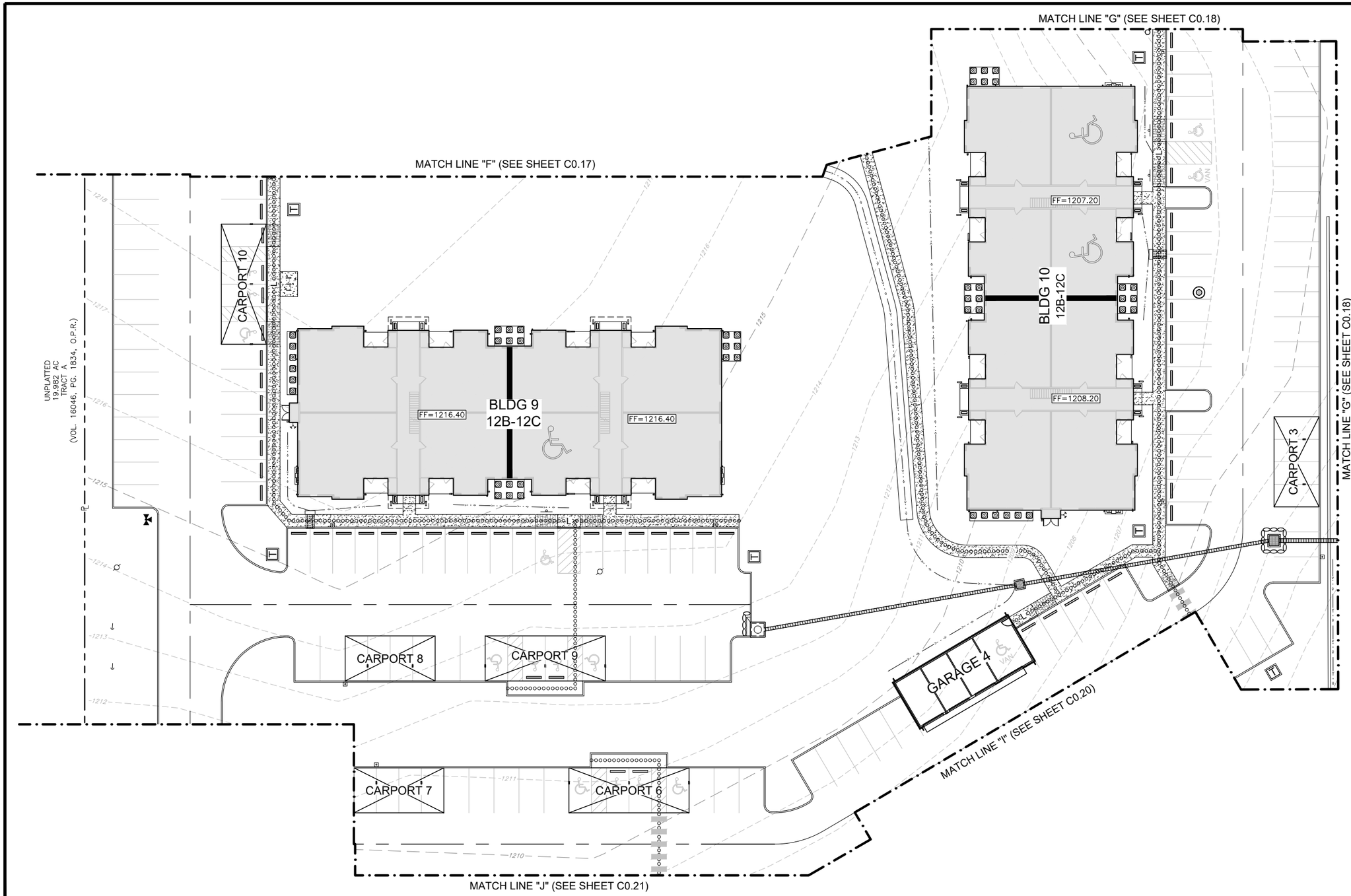

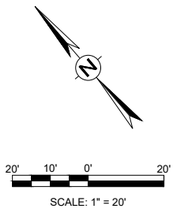

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	12/17/24	HUD REVIEW COMMENTS #1	

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CDS Muery F-1733
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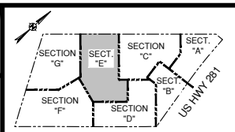
STORMWATER POLLUTION PREVENTION PLAN - SECTION "E"

STONES CROSSING APARTMENTS
(2025-02-17 CITY/SAHT SET)



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FILE NO. 124179.00

Date: May 01, 2025, 4:28pm User ID: wilson.hernandez
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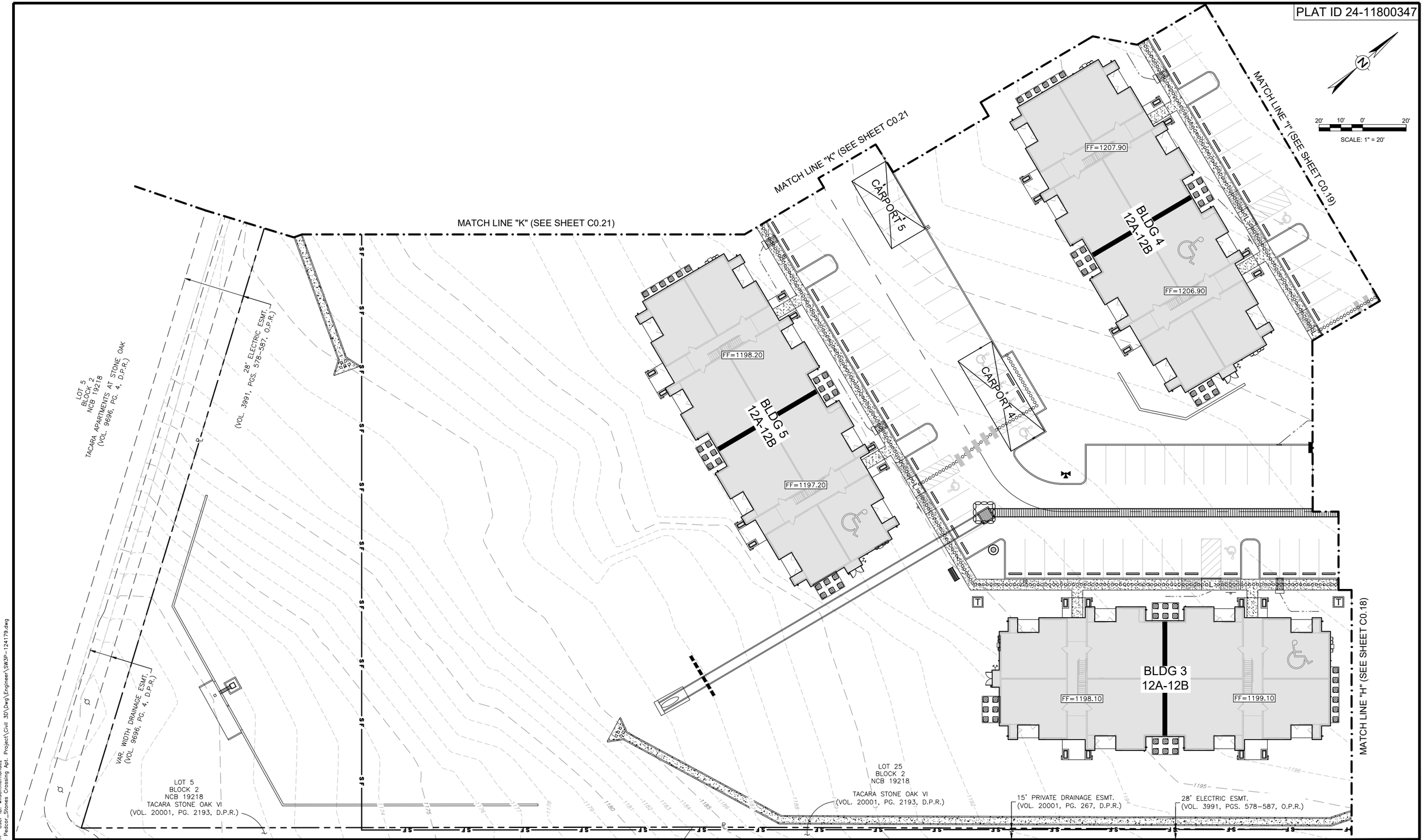
PLAT ID 24-11800347



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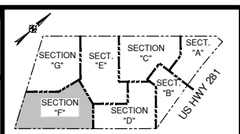
STORMWATER POLLUTION PREVENTION PLAN - SECTION "F"

STONES CROSSING APARTMENTS
(2025-02-17 CITY/SAHT SET)



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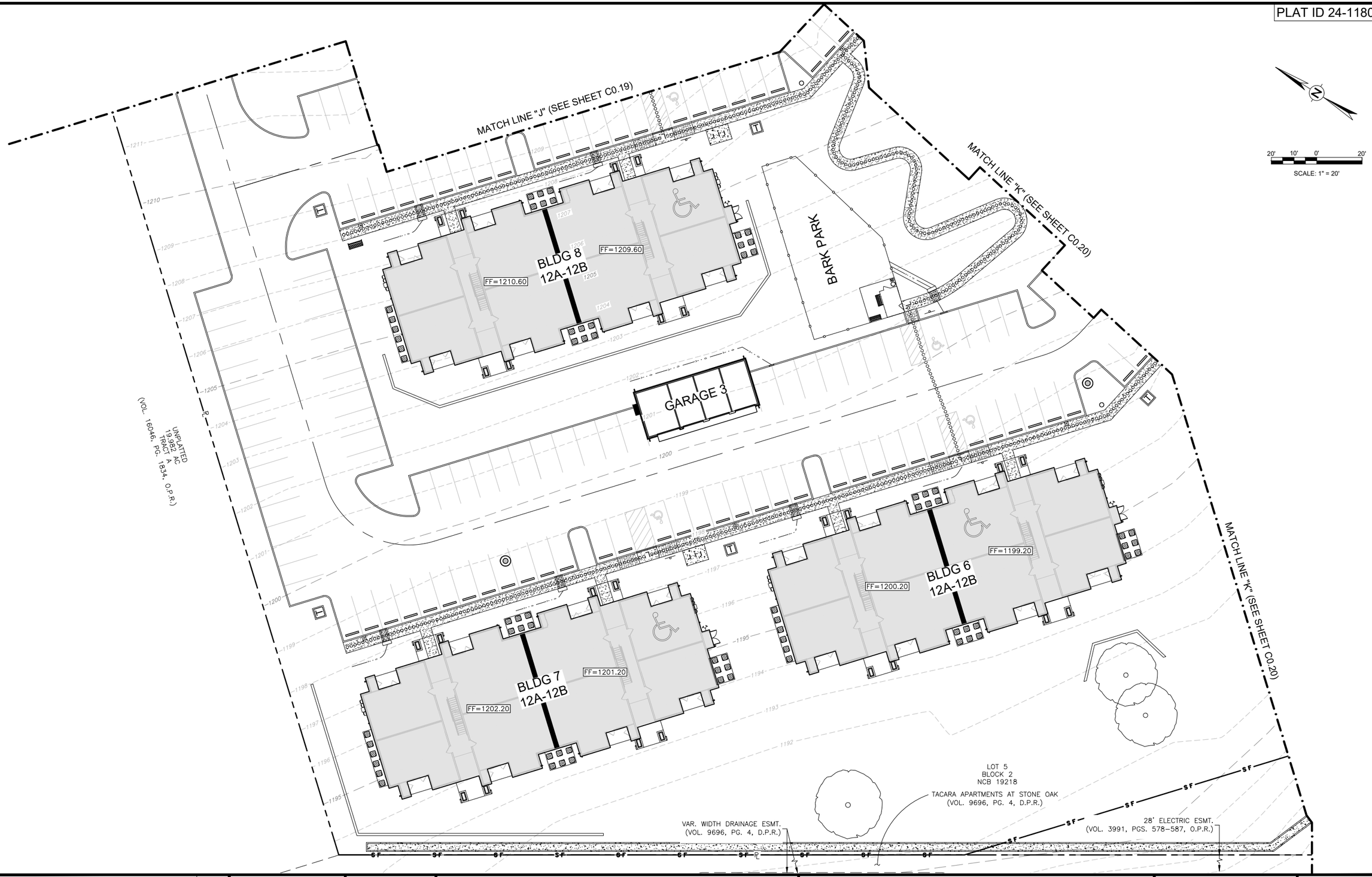

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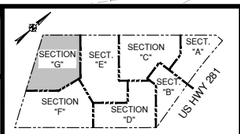
STORMWATER POLLUTION PREVENTION PLAN - SECTION "G"

STONES CROSSING APARTMENTS
(2025-02-17 CITY/SAHT SET)



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FILE NO. 124179.00

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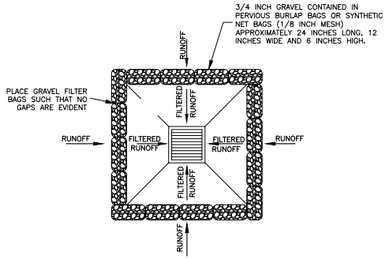
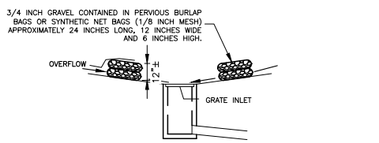


PLAN

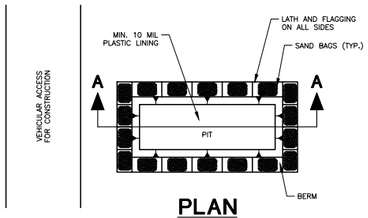


ELEVATION

NOTE:
STRADDLE GRAVEL FILTER BAGS WITH TYPE 1 BARRICADES MOUNTED WITH TYPE "A" FLASHING WARNING LIGHT. SEE BARRICADE CONSTRUCTION SIGN DETAILS. PLACE FLASHING LIGHTS AWAY FROM GUTTER. FLUSH WITH OUTSIDE EDGE OF BAG CONFIGURATION.

INLET GRAVEL FILTER BAGS

N.T.S.



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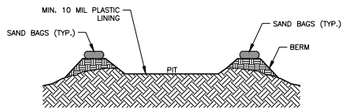


SECTION A-A

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.
5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

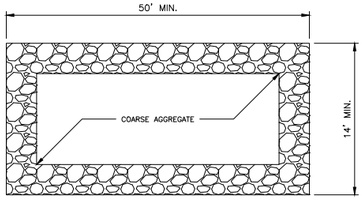
PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.
2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.
3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT

N.T.S.



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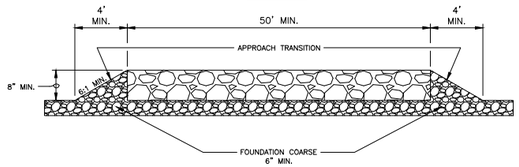


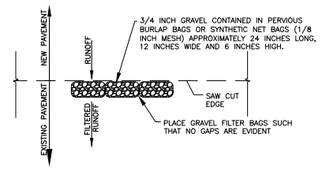
PROFILE

GENERAL NOTES

1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

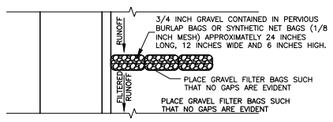
CONSTRUCTION EXIT (TYPE 1)

N.T.S.



GRAVEL FILTER BAGS

N.T.S.



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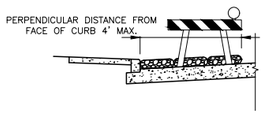
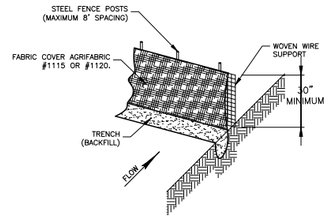


ELEVATION

NOTE:
STRADDLE GRAVEL FILTER BAGS WITH TYPE 1 BARRICADES MOUNTED WITH TYPE "A" FLASHING WARNING LIGHT. SEE BARRICADE CONSTRUCTION SIGN DETAILS. PLACE FLASHING LIGHTS AWAY FROM GUTTER. FLUSH WITH OUTSIDE EDGE OF BAG CONFIGURATION.

GRAVEL FILTER BAGS

N.T.S.

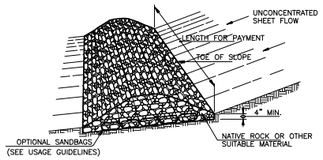


GENERAL NOTES

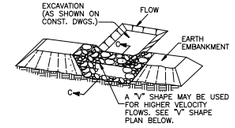
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 4-8 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 6 ABOVE.

SILT FENCE

N.T.S.

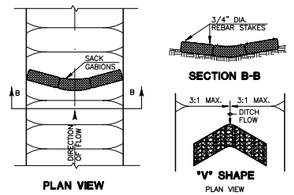


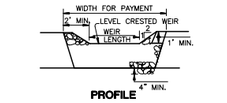
FILTER DAM AT TOE OF SLOPE



FILTER DAM AT SEDIMENT TRAP

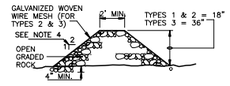
RFD1 TYPE 1 OR RFD2 TYPE 2

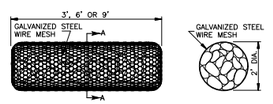




PLANS SHEET LEGEND

TYPE 1 ROCK FILTER DAM RFD1
TYPE 2 ROCK FILTER DAM RFD2
TYPE 3 ROCK FILTER DAM RFD3

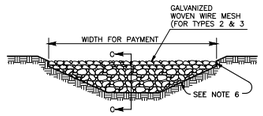




TYPE 4 (SACK GABIONS)

ROCK FILTER DAM

N.T.S.



FILTER DAM AT CHANNEL SECTIONS

RFD1 TYPE 1 OR RFD2 OR RFD3 TYPE 2

GENERAL NOTES

1. IF SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, FILTER DAMS SHOULD BE PLACED NEAR THE TOE OF SLOPES WHERE EROSION IS ANTICIPATED, UPSTREAM AND/OR DOWNSTREAM AT DRAINAGE STRUCTURES, AND IN ROADWAY DITCHES AND CHANNELS TO COLLECT SEDIMENT.
2. MATERIALS (AGGREGATE, WIRE MESH, SANDBAGS, ETC.) SHALL BE AS INDICATED BY THE SPECIFICATION FOR ROCK FILTER DAMS FOR EROSION AND SEDIMENTATION CONTROL.
3. THE ROCK FILTER DAM DIMENSIONS SHALL BE AS INDICATED ON THE SW3P PLANS.
4. SIDE SLOPES SHOULD BE 2:1 OR FLATTER. DAMS WITHIN THE SAFETY ZONE SHALL HAVE SIDESLOPES OF 6:1 OR FLATTER.
5. MAINTAIN A MINIMUM OF 1' BETWEEN TOP OF ROCK FILTER DAM WEIR AND TOP OF EMBANKMENT FOR FILTER DAMS AT SEDIMENT TRAPS.
6. FILTER DAMS SHOULD BE EMBEDDED A MINIMUM OF 4' INTO EXISTING GROUND.
7. THE SEDIMENT TRAP FOR PONDING OF SEDIMENT LADEN RUNOFF SHALL BE OF THE DIMENSIONS SHOWN ON THE PLANS.
8. ROCK FILTER DAM TYPES 2 & 3 SHALL BE SECURED WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1" DIAMETER HEXAGONAL OPENINGS. THE AGGREGATE SHALL BE PLACED ON THE MESH TO THE HEIGHT AND SLOPES SPECIFIED. THE MESH SHALL BE FOLDED AT THE UPSTREAM SIDE OVER THE AGGREGATE AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS. IN STREAM USE. THE MESH SHOULD BE SECURED OR STAKED TO THE STREAM BED PRIOR TO AGGREGATE PLACEMENT.
9. SACK GABIONS SHOULD BE STAKED DOWN WITH 3/4" DIA. REBAR STAKES.
10. FLOW OUTLET SHOULD BE ONTO A STABILIZED AREA (VEGETATION, ROCK,ETC.).
11. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

MATERIAL NOTES

1. ALL AGGREGATE USED FOR THE CONSTRUCTION OF THE ROCK FILTER DAMS SHALL BE HARD, DURABLE, CLEAN, OPEN-GRADED, AND SHALL NATURALLY RESIST CRUMBLING, FLAKING AND ROCKING. AGGREGATE GRADATION SHALL BE 3 TO 6 INCHES FOR ROCK FILTER DAMS TYPES 1, 2 AND 4 AND SHALL BE 4 TO 8 INCHES FOR TYPE 3.
2. THE GALVANIZED STEEL WIRE MESH AND TIE WIRES FOR TYPES 2 AND 3 SHALL BE A MINIMUM 20 GAUGE UNLESS SPECIFIED ON THE PLANS.
3. FOR TYPE 4: STEEL WIRE MESH SHALL UTILIZE A DOUBLE TWISTED HEXAGONAL WEAVE; MESH OPENING SHALL BE A NOMINAL 2.50 X 3.25 INCH, STEEL WIRE FOR NETTING SHALL BE 0.0866 INCH MINIMUM; STEEL WIRE FOR SELVEDGES AND CORNERS SHALL BE 0.1063 INCH (U.S. GAUGE NO. 11) MINIMUM; AND BINDING OR TIE WIRE SHALL BE 0.0866 INCH (U.S. GAUGE NO. 13) MINIMUM.
4. UNLESS OTHERWISE SPECIFIED, THE SANDBAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70 PERCENT. THE SANDBAG SIZE SHALL BE 24 TO 30 INCHES IN LENGTH, 16 TO 18 INCHES IN WIDTH, 6 TO 8 INCHES THICK AND WEIGH 90 TO 125 POUNDS. THE SAND SHALL BE COARSE GRADE.

ROCK FILTER DAM USAGE GUIDELINES

ROCK FILTER DAMS SHOULD BE CONSTRUCTED DOWNSTREAM FROM DISTURBED AREAS TO INTERCEPT SEDIMENT FROM OVERLOAD RUNOFF AND/OR CONCENTRATED FLOW. THE DAMS SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THROUGH RATE OF 60 GPM/FT OF CROSS SECTIONAL AREA, A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE.

TYPE 1 (18" HIGH WITH NO WIRE MESH): TYPE 1 MAY BE USED AT THE TOE OF SLOPES, AROUND INLETS, IN SMALL DITCHES, AND AT DIKE OR SWALE OUTLETS. THIS TYPE OF DAM IS RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA OF 5 ACRES OR LESS. TYPE 1 MAY NOT BE USED IN CONCENTRATED HIGH VELOCITY FLOWS (APPROX. 8 FT./SEC. OR MORE) IN WHICH AGGREGATE WASH OUT MAY OCCUR. SANDBAGS MAY BE USED AT THE EMBEDDED FOUNDATION (4" DEEP MIN.) FOR BETTER FILTERING EFFICIENCY OF LOW FLOWS IF CALLED FOR ON THE PLANS OR DIRECTED BY THE ENGINEER.

TYPE 2 (18" HIGH WITH WIRE MESH): TYPE 2 MAY BE USED IN DITCHES AND AT DIKE OR SWALE OUTLETS.

TYPE 3 (36" HIGH WITH WIRE MESH): TYPE 3 MAY BE USED IN STREAM FLOW AND SHOULD BE SECURED TO THE STREAM BED.

TYPE 4 (SACK GABIONS): TYPE 4 MAY BE USED IN DITCHES AND SMALLER CHANNELS TO FORM AN EROSION CONTROL DAM.

NO	DATE	REVISION	BY
	12/17/24	HUD REVIEW COMMENTS #1	

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CHECKED BY
REVIEWED BY BAC
DATE 5/01/2025

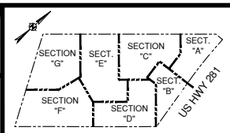
CDS Muery F-1733

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

STORMWATER POLLUTION PREVENTION PLAN DETAILS

STONES CROSSING APARTMENTS
(2025-02-17 CITY/SAHT SET)



SHEET NO. C0.22

FILE NO. 124179.00

Date: May 01, 2025, 4:29pm User ID: wilson.hernandez
File: P:\JOBS\2024\124179 Pedcor_Stones Crossing Apt. Project\Civil 3D\Dwg\Engineer\SW3P-DETL-124179.dwg

ATTACHMENT G | Drainage Area Maps

NO	DATE	REVISION	BY

DESIGNED BY
DRAWN BY CDS
CHECKED BY
REVIEWED BY
DATE APRIL 2025

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APPENDIX H
POST-DEVELOPMENT/ULTIMATE DRAINAGE AREAS

PEDCOR STONES CROSSING APARTMENTS

SHEET NO. 2
OF 2 SHEETS
FILE NO. 124179

ATTACHMENT H – Temporary Sediment Pond(s) Plans and Calculations

Temporary Sediment pond/basins will not be constructed during the course of this project.

ATTACHMENT I – Inspection and Maintenance for BMPs

All erosion and sediment controls shall be maintained in good working order. The contractor will inspect the condition of the temporary BMPs on a weekly basis and following every 0.25" or greater rain event. If a repair is necessary, it shall be performed by the close of the next business day following discovery. If any sediment escapes the site during construction activities, off-site accumulations must be removed to minimize offsite impacts to water quality.

Silt Fence

1. Remove sediment when buildup reaches 6 inches.
2. Replace any torn fabric or install a second line of fencing parallel to the torn section.
3. 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 a common vehicle access points.
4. 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.

Gravel Filter Bags

1. Remove sediment when buildup reaches 4 inches.
2. Replace any torn bags or install a second line of bags parallel to the torn section.
3. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation.

Rock Filter Dam

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

Temporary Construction Entrance/Exit

1. The entrance should be maintained in a condition, which will prevent transfer of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
2. When necessary, wheels should be cleaned and remove sediment prior to entrance onto public right-of-way.
3. 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.

All sediment should be prevented from entering any storm, drain, ditch or water course by using approved methods.

ATTACHMENT J | Schedule of Interim and Permanent Soil Stabilization Practices

Interim on-site stabilization measures will be on-going and consist with minimizing soil disturbances for the shortest duration of time “practical”. As soon as practical, all disturbed soil will be stabilized as per project specifications in accordance TCEQ’s Technical Guidance Manual (TGM) RG-348. Project stabilization practices will include, but not limited to, the use of sod, erosion control blankets and seeding.

Stabilization measures are to be completed as soon as practicable at locations where construction activities have temporarily or permanently ceased. Bare soils are to be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days

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: Wilson Hernandez

Date: 5/2/2025

Signature of Customer/Agent

Regulated Entity Name: Stones Crossing Apartments

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

ATTACHMENT A | 20% or Less Impervious Cover Waiver

This section does not apply for this project.

The site will not be used for multi-family residential development, schools, or small business with 20% or less impervious cover.

ATTACHMENT B | BMPs for Upgradient Stormwater

The storm water runoff from the adjacent upgradient property along the north-east boundary produces flow that enters the site as surface runoff. Refer to the Master Drainage Plan – Post-Project/Ultimate Conditions (Area 4) included in Attachment G, TCEQ 0602-Temporary Stormwater Section.

During construction, temporary BMP's consisting of silt fences, rock berms, bagged gravel inlet filters and a stabilized construction entrance/exit will be utilized to alleviate sediment from leaving the site. After construction, the upgradient runoff will not enter the site or the permanent BMP's being proposed.

ATTACHMENT C | BMPs for On-Site Stormwater

A batch detention Permanent BMP is proposed at the southwest corner of the project site. The batch detention basin provides both water quality treatment and attenuation of stormwater flowrates prior to downstream release. The water quality component of the basin, designed according to RG-348 criteria, removes required pollutants associated with project area impervious cover. Drainage improvements direct runoff from most on-site impervious cover to the batch detention basin. The basin removes excess pollutants to account for runoff from uncaptured project area.

STONES CROSSING APARTMENTS – PERMANENT BMP WATER QUALITY VOLUME AND TSS REMOVAL						
BMP	DRAINAGE AREA (AC.)	IMPERVIOUS COVER (AC)	REQUIRED WATER QUALITY VOLUME (FT^3)	WATER QUALITY VOLUME PROVIDED IN BASIN (FT^3)	REQUIRED TSS REMOVAL (LBS)	DESIGN TSS REMOVAL (LBS)
BATCH DETENTION BASIN	16.29	9.51	26,835	32,370	6,463	8,627
UNCAPTURED PROJECT AREA	2.83	0.41	N.A.	N.A.	82	N.A.
TOTAL AREA	19.12	9.92	26,835	32,370	6,545	8,627

The following pages are the TSS Load calculation sheets for the project.

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Crosswinds At Bulverde Apartments
TSS LOADING CALCULATION

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Stones Crossing Apartments**
Date Prepared: **3/18/2025**

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Bexar	
Total project area included in plan * =	19.12	acres
Predevelopment impervious area within the limits of the plan * =	1.41	acres
Total post-development impervious area within the limits of the plan * =	9.51	acres
Total post-development impervious cover fraction * =	0.50	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	6610	lbs.

* **The values entered in these fields should be for the total project area.**

Number of drainage basins / outfalls areas leaving the plan area = 2

CDS Muery F-1733

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	16.29	acres
Predevelopment impervious area within drainage basin/outfall area =	1.10	acres
Post-development impervious area within drainage basin/outfall area =	9.02	acres
Post-development impervious fraction within drainage basin/outfall area =	0.55	

BMP Contributring Drainage Area

Crosswinds At Bulverde Apartments
TSS LOADING CALCULATION

$L_{M\ THIS\ BASIN}$ = **6463** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention**
Removal efficiency = **91** percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C = **16.29** acres
A_I = **9.02** acres
A_P = **7.27** acres
L_R = **8627** lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = **6676** lbs.

F = **0.77**

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Crosswinds At Bulverde Apartments
TSS LOADING CALCULATION

Rainfall Depth =	**0.97**	inches
Post Development Runoff Coefficient =	**0.39**	
On-site Water Quality Volume =	**22363**	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	**0.00**	acres
Off-site Impervious cover draining to BMP =	**0.00**	acres
Impervious fraction of off-site area =	**0**	
Off-site Runoff Coefficient =	**0.00**	
Off-site Water Quality Volume =	**0**	cubic feet
Storage for Sediment =	**4473**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**26835**	cubic feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Stones Crossing Apartments
Date Prepared: 3/18/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
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1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Bexar	
Total project area included in plan * =	19.12	acres
Predevelopment impervious area within the limits of the plan * =	1.41	acres
Total post-development impervious area within the limits of the plan * =	9.51	acres
Total post-development impervious cover fraction * =	0.50	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	6610	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 2

CDS Muery F-1733

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = 2

Total drainage basin/outfall area =	2.83	acres	UNCAPTURED WPAP AREA
Predevelopment impervious area within drainage basin/outfall area =	0.31	acres	
Post-development impervious area within drainage basin/outfall area =	0.41	acres	
Post-development impervious fraction within drainage basin/outfall area =	0.14		
$L_{M\ THIS\ BASIN}$ =	82	lbs.	

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =
Removal efficiency = #N/A percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

Crosswinds At Bulverde Apartments
TSS LOADING CALCULATION

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	**0.00**	acres
A_I =	**0.00**	acres
A_P =	**0.00**	acres
L_R =	**#N/A**	lbs

ATTACHMENT D | BMPs for Surface Streams

Factors impacting surface water quality include: fertilizers, pesticides from landscaping, sediment from soil disturbance, leaf litter from tree removal, small amounts of oil grease from vehicular traffic, and suspended solids from the proposed impervious cover areas. These factors may cause suspended solids to enter into the storm water runoff and subsequently affect the surface water. However, temporary and permanent BMP's consisting of silt fences, rock berms, bagged gravel inlet filters, stabilized construction entrance/exit, and sand filtration ponds have been designed on the basis of the Technical Guidance Manual to treat the required amount of storm water runoff as to not adversely affect water quality entering any surface water or groundwater.

The Batch Detention Permanent BMP removes required pollutant loading from stormwater runoff prior to offsite release. All uncaptured disturbed area will be stabilized with vegetation or impervious cover prior to discharge to the project area boundary. The Permanent BMP overtreats the captured area to account for impervious cover within the uncaptured area.

ATTACHMENT E | Request to Seal Features

This section does not apply for this project. The site does not have naturally occurring sensitive features. Please reference the Geologic Assessment Section of this application package.

ATTACHMENT F | Construction Plans

Attached are construction plans for the proposed water quality batch detention pond and related details.

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 stormwater shall be prevented from being discharged offsite.

9. All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.

10. If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

11. The following records shall be maintained and made available to the TCEQ upon request:
    - the dates when major grading activities occur;
    - the dates when construction activities temporarily or permanently cease on a portion of the site; and
    - the dates when stabilization measures are initiated.

12. The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

    A. any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;

    B. any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;

    C. any development of land previously identified as undeveloped in the original water pollution abatement plan.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

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

NO	DATE	REVISION	BY
	12/17/24	HUD REVIEW COMMENTS #1	

DESIGNED BY BAC
DRAWN BY REA
CHECKED BY
REVIEWED BY BAC
DATE 5/01/2025

CDS Muery F-1733
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

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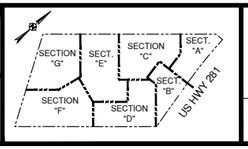
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

WATER POLLUTION ABATEMENT PLAN
TCEQ GENERAL CONSTRUCTION NOTES

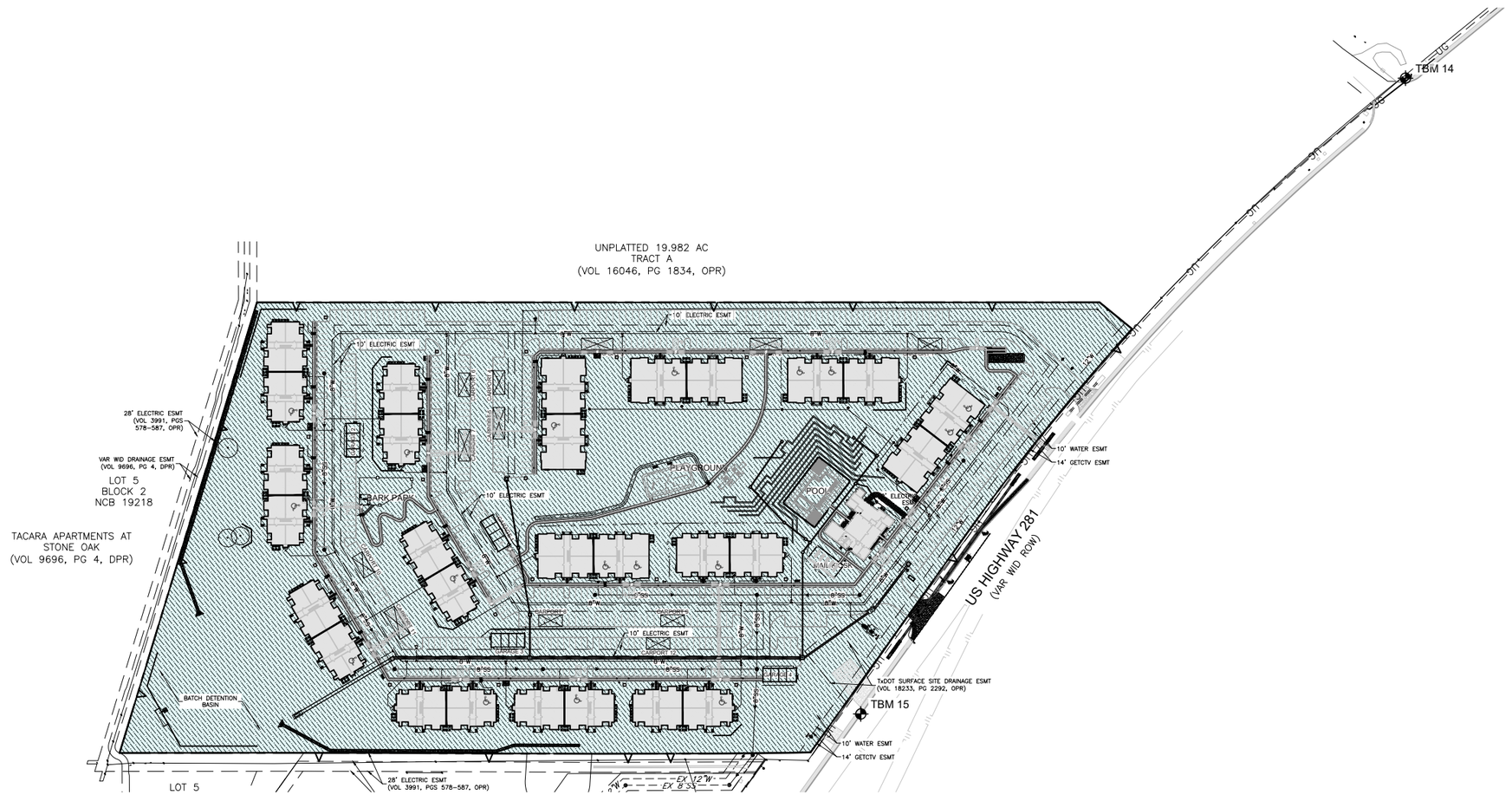
STONES CROSSING APARTMENTS
(2025-02-17 CITY/SAHT SET)



SHEET NO. C8.1

FILE NO. 124179.00

PLAT ID 24-11800347



100' 50' 0' 100'

SCALE: 1" = 100'

LEGEND

- LEGAL PROPERTY BOUNDARY
- WPAP BOUNDARY (20.84 ACRES ON-SITE + 0.96 ACRES OFF-SITE NORTH)
- SCS ONLY AREA (0.32 ACRES)
- 100-YR FLOODPLAIN
- FLOODPLAIN BUFFER ZONE
- EDWARDS RECHARGE TRANSITION ZONE LINE
- EDWARDS RECHARGE ZONE
- AREA WITHIN PROPERTY BOUNDARY OVER EDWARDS RECHARGE ZONE
- Kbu — BUDA LIMESTONE
- Kdr — DEL RIO CLAY
- Kg — GEORGETOWN FORMATION
- Kpcm — EDWARDS PERSON (CYCLIC AND MARINE MEMBER)
- S-1 — POTENTIAL RECHARGE FEATURE
- INFERRED FAULT
- SOIL DIVIDE (PER NRCS SOIL SURVEY)
- B-1 — SOIL BORE LOCATION
- 1255 — NATURAL GROUND CONTOUR
- 1260 — FINISHED GROUND CONTOUR
- DRAINAGE FLOW DIRECTION
- DRAINAGE SWALE
- PROPOSED IMPERVIOUS COVER
- S F — SILT FENCE
- GRAVEL FILTER BAGS
- ROCK FILTER DAM (TYPE 2)
- CONSTRUCTION EXIT/ENTRANCE
- CONCRETE WASHOUT PIT
- DRAINAGE AREA
- 1C / 17.85 — DRAINAGE AREA TO BMP / ACREAGE
- PROPOSED STORM DRAIN WITH INLETS
- PROPOSED STORM DRAIN WITH JUNCTION BOX

NO	DATE	REVISION	BY
	12/17/24	HUD REVIEW COMMENTS #1	

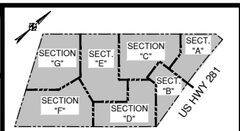
DESIGNED BY BAC
DRAWN BY REA
CHECKED BY
REVIEWED BY BAC
DATE 5/01/2025

CDS Muery F-1733
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

WATER POLLUTION ABATEMENT PLAN

STONES CROSSING APARTMENTS
(2025-02-17 CITY/SAHT SET)



SHEET NO. C8.2

FILE NO. 124179.00

Date: May 01, 2025, 9:10pm User ID: wilson.hernandez
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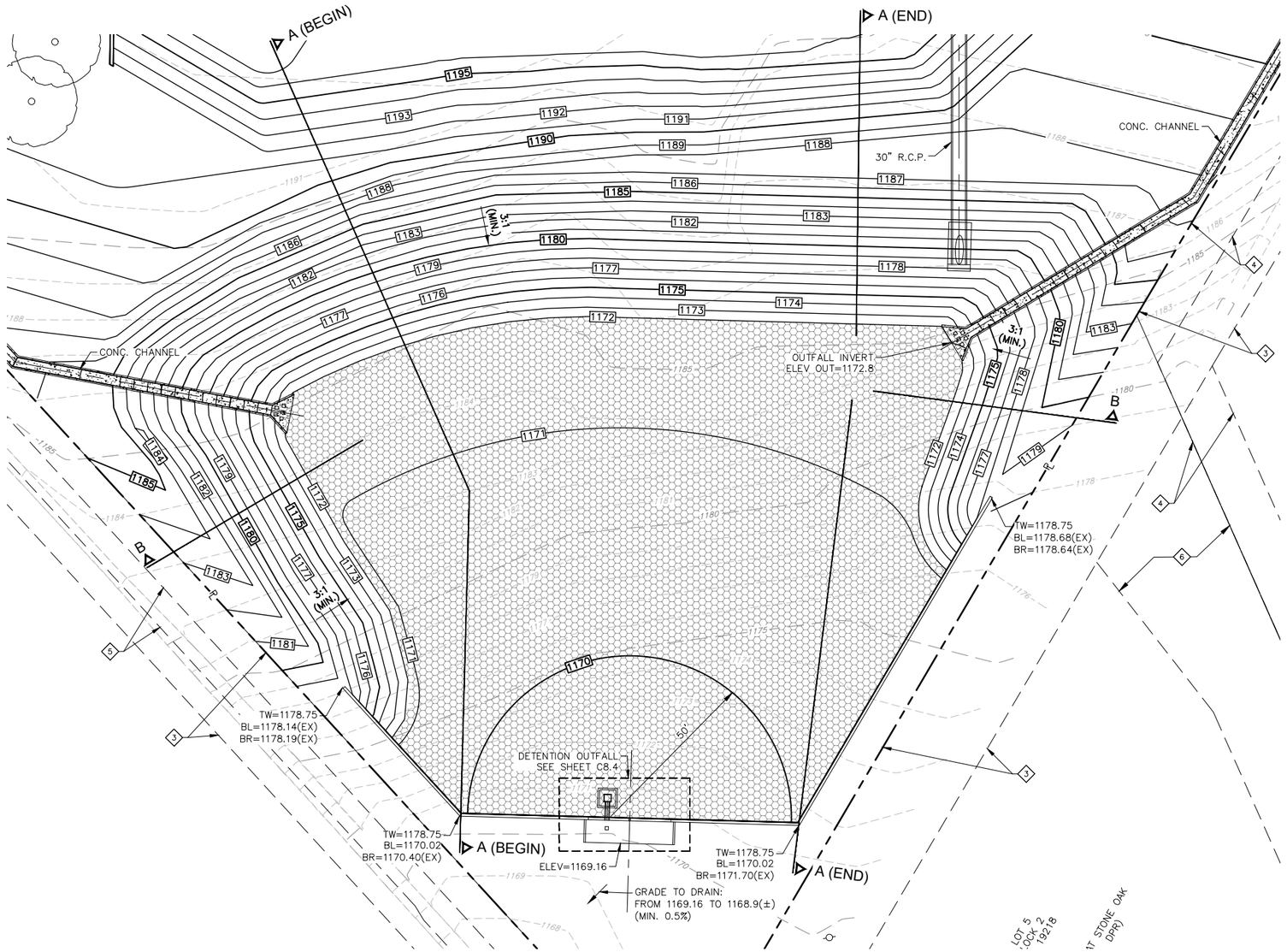
PLAT ID 24-11800347



EASEMENT KEYNOTES	
1 TxDOT SURFACE SITE DRAINAGE ESM'T. VOL. 18233, PG. 2292, O.P.R.B.C.	1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 26' WATER AND SEWER ESM'T. VOL. 2001, PG. 267, D.P.R.B.C.	2 10' WATER EASEMENT
3 28' ELEC. ESM'T. VOL. 3991, PG. 578 O.P.R.B.C.	3 16' WATER EASEMENT
4 15' PRIVATE DRAINAGE ESM'T. VOL. 2001, PG. 267, D.P.R.B.C.	4 14'x14' WATER EASEMENT (PRIVATE)
5 VARIABLE WIDTH DRAINAGE EASEMENT VOL. 9696, PG. 4, D.P.R.B.C.	
6 VARIABLE WIDTH ELEC. ESM'T. VOL. 2001, PG. 267, D.P.R.B.C.	
7 S-31 FEATURE SHOWN, REPRESENTS A NATURAL BUFFER SURROUNDING A GEOLOGICAL FEATURE THE BUFFER SHALL REMAIN FREE OF IMPROVEMENTS AND DISTURBANCE. (DOC. No. 20180413721)	
8 LOT 901, BLOCK2, N.C.B. 19218, A VAR. WIDTH IRREVOCABLE INGRESS/EGRESS, PEDESTRIAN, DRAINAGE, WATER, SEWER, ELECTRIC, GAS, TELE. & AND CA.T.V. ESM'T., VOL. 2001, PG. 267, D.P.R.B.C.	
9 1' VEHICULAR NON-ACCESS ESM'T. VOL. 2001, PG. 267, D.P.R.B.C.	
10 14' ELEC., GAS, TELE. & CA.T.V. ESM'T. VOL. 2001, PG. 267, D.P.R.B.C.	

N

20 10 0' 20

SCALE: 1" = 20'

LEGEND

℄	PROPERTY BOUNDARY
1178	EXISTING CONTOUR
1180	PROPOSED CONTOUR
× 1178.54	EXISTING SPOT ELEV
+ 1183.54	PROPOSED SPOT ELEV
TW	TOP OF WALL
BL	BOTTOM OF WALL LEFT (INSIDE)
BR	BOTTOM OF WALL RIGHT (OUTSIDE)
TB	TOP OF BERM
	LIMITS OF WATER QUALITY LINER TOP=1172.00

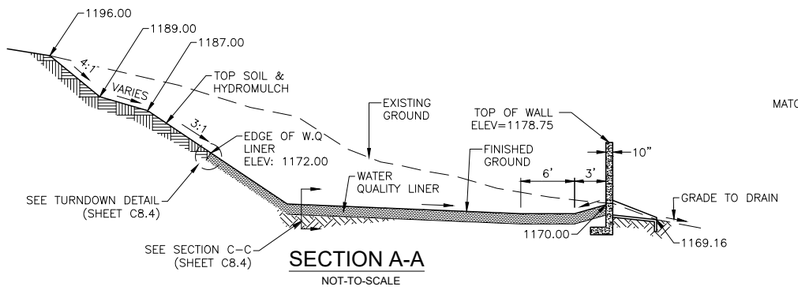
ELEVATION–FLOW–STORAGE VOLUME TABLE FOR DETENTION BASIN					
ELEVATION	OUTFLOW (CFS)	OVERALL POND STORAGE (CF)	OVERALL POND STORAGE (AC–FT)	DETENTION STORAGE (AC–FT)	COMMENT
1169.50	0.00	0	0.000	0.000	POND INVERT
1170.00	0.00	741	0.017	0.000	
1171.00	0.00	10,411	0.239	0.000	
1172.00	5.34	31,494	0.723	0.000	LIMITS OF WATER QUALITY BMP & WEIR FLOWLINE
1173.00	8.30	57,586	1.322	0.599	
1174.00	12.44	84,942	1.950	1.227	
1175.00	17.34	113,604	2.608	1.884	
1176.00	22.87	141,526	3,249	2.570	
1177.00	28.97	174,676	4,010	3.286	
1177.75	33.87	199,026	4,569	3.845	OVERFLOW INVERT
1178.00	46.13	207,302	4,759	4.035	
1178.75	125.99	232,436	5,336	4.611	TOP OF POND

NOTES:
UDC AMENDMENTS, CHAPTER 35, APPENDIX H, SUBAPPENDIX A, STORM WATER MANAGEMENT PLAN CHECKLIST:

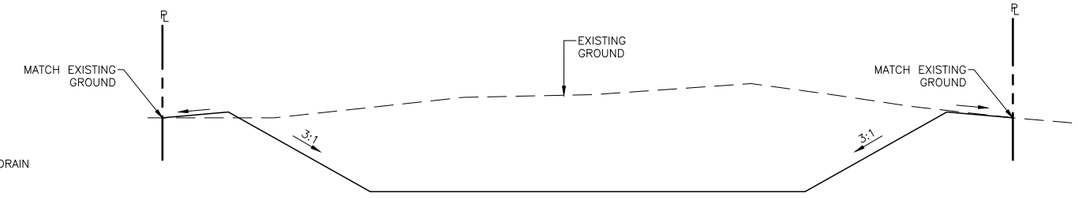
1. CONTRACTOR SHALL PHASE CONSTRUCTION AND/OR PROVIDE NECESSARY BMPs TO MITIGATE INTERIM CONDITIONS RUNOFF DURING CONSTRUCTION DUE TO CLEARING, GRADING, SUBGRADE PREPARATION, PAVING, BUILDINGS, ETC., AND TO PREVENT ADVERSE IMPACTS TO OTHER PROPERTY, STRUCTURES, AND INFRASTRUCTURE DURING CONSTRUCTION.
2. DETENTION POND EXCAVATION AND/OR EMBANKMENT NECESSARY FOR PROVIDING STORAGE MUST BE SUBSTANTIALLY COMPLETE PRIOR TO CONSTRUCTION OF FLEX BASE, PAVEMENT, POURING BUILDING SLABS, OR CONSTRUCTING OTHER IMPERVIOUS COVER WITHIN THE WATERSHED DRAINING TO THE DETENTION POND(s). CONTACT (PUBLIC WORKS) FOR A SITE INSPECTION.

NOTES:
1. CONTRACTOR TO PLACE TOP SOIL AND REVEGETATE DISTURBED AREAS IN ACCORDANCE WITH COSA STANDARD ITEM 515 (TOP SOIL) AND ITEM 520 (HYDROMULCHING).
2. THE SMARTBATCH SYSTEM AND ASSOCIATED LOGIC CONTROLLER SHOWN ON THESE PLANS SHALL FUNCTION ACCORDING TO THE TCEQ RG–348 DESIGN CRITERIA [SECTION 3.4.18 "ADDENDUM SHEET – COMPLYING WITH THE EDWARDS AQUIFER RULES TECHNICAL GUIDANCE ON BEST MANAGEMENT PRACTICES RG–348 (REVISED JULY 2005)" JANUARY 20, 2017]

TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



SECTION A-A
NOT-TO-SCALE



SECTION B-B
NOT-TO-SCALE

INTERIM CONDITIONS AND DETENTION POND NOTES

CONTRACTOR SHALL PHASE CONSTRUCTION AND/OR PROVIDE NECESSARY BMPs TO MITIGATE INTERIM CONDITIONS RUNOFF DURING CONSTRUCTION DUE TO CLEARING, GRADING, SUBGRADE PREPARATION, PAVING, BUILDINGS, ETC., AND TO PREVENT ADVERSE IMPACTS TO OTHER PROPERTY, STRUCTURES, AND INFRASTRUCTURE DURING CONSTRUCTION. DETENTION POND EXCAVATION AND/OR EMBANKMENT NECESSARY FOR PROVIDING STORAGE MUST BE SUBSTANTIALLY COMPLETE PRIOR TO CITY INSPECTION OF STREET SUBGRADE, CURB, FLEX BASE, AND PAVEMENT WITHIN THE WATERSHED DRAINING TO THE DETENTION POND. DETENTION POND EXCAVATION AND/OR EMBANKMENT NECESSARY FOR PROVIDING STORAGE MUST BE SUBSTANTIALLY COMPLETE PRIOR TO CONSTRUCTION OF FLEX BASE, PAVEMENT, POURING BUILDING SLABS, OR CONSTRUCTING OTHER IMPERVIOUS COVER WITHIN THE WATERSHED DRAINING TO THE DETENTION POND(S). CONTACT (PUBLIC WORKS) FOR A SITE INSPECTION.

NO	DATE	REVISION	BY
	12/17/24	HUD REVIEW COMMENTS #1	

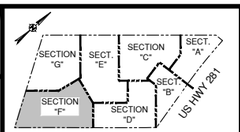
DESIGNED BY BAC
DRAWN BY REA
CHECKED BY
REVIEWED BY BAC
DATE 5/01/2025

CDS Muery F-1733
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER
5/1/25

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

DETENTION BASIN PLAN

STONES CROSSING APARTMENTS
(2025-02-17 CITY/SAHT SET)



SHEET NO. C8.3

FILE NO. 124179.00

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File: P:\JOBS\2024\124179 Pedcor_Stones Crossing Apt. Project\Civil 3D\Dwg\Engineer\BASN-124179.dwg

PLAT ID 24-11800347

ABBREVIATIONS:

TW= TOP OF WALL

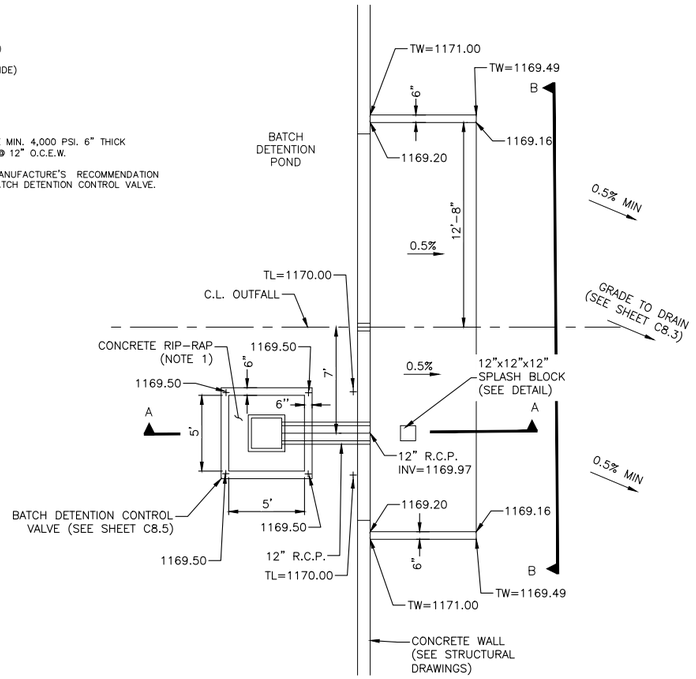
BL= BOTTOM OF WALL LEFT (INSIDE)

BR= BOTTOM OF WALL RIGHT (OUTSIDE)

NOTES:

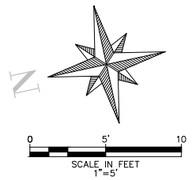
1. ALL CONCRETE RIP-RAP SHALL BE MIN. 4,000 PSI. 6" THICK CONCRETE REINFORCED WITH #4 BARS @ 12" O.C.E.W.

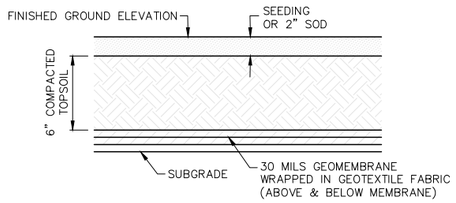
2. CONTRACTOR SHALL FOLLOW MANUFACTURE'S RECOMMENDATION FOR CONNECTION BETWEEN R.C.P. & BATCH DETENTION CONTROL VALVE.



OUTFALL PLAN VIEW

NOT-TO-SCALE



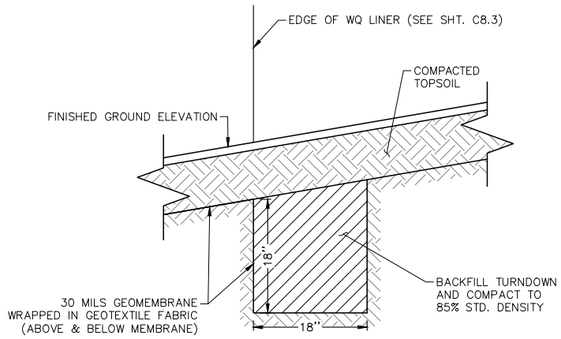


SECTION C-C

WATER QUALITY (WQ) LINER

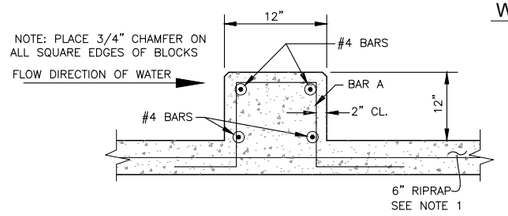
N.T.S.

GEOTEXTILE FABRIC SPECIFICATION			
PROPERTY	TEST METHOD	UNIT	SPECIFICATION (MINIMUM)
UNIT WEIGHT		oz/yd2	8
FILTRATION RATE		in/sec	0.08
PUNCTURE STRENGTH	ASTM D-751*	lb	125
MULLEN BURST STRENGTH	ASTM D-751	psi	400
TENSILE STRENGTH	ASTM D-1682	lb	200
EQUIVALENT OPENING SIZE	US STANDARD SIEVE	No.	80
* MODIFIED			



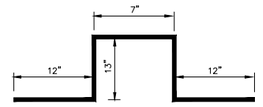
TURNDOWN DETAIL FOR WATER QUALITY (WQ) LINER

N.T.S.



SPLASH BLOCK DETAIL

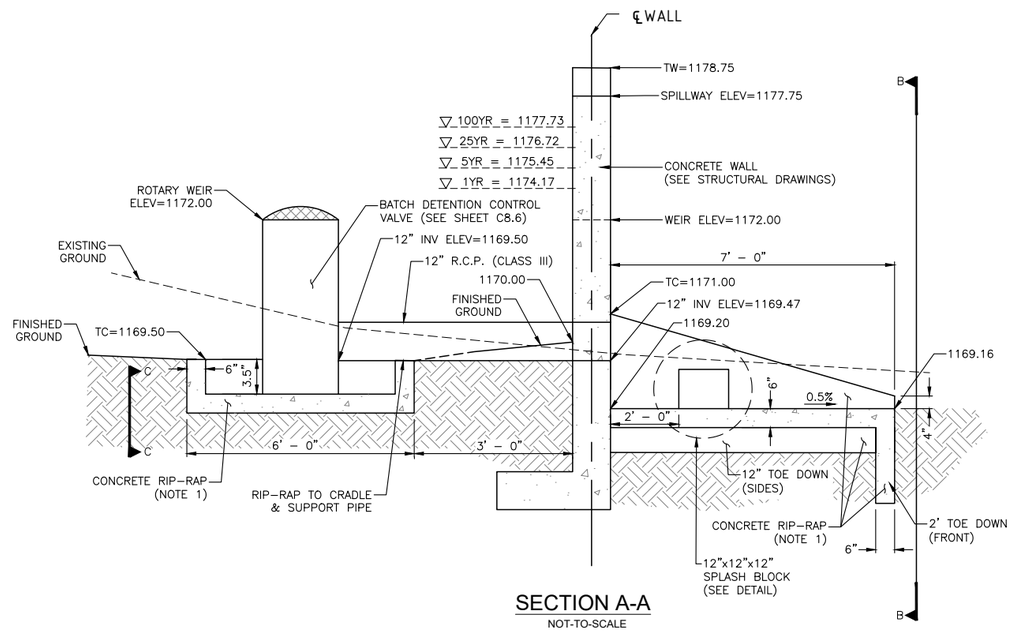
N.T.S.



BARS A

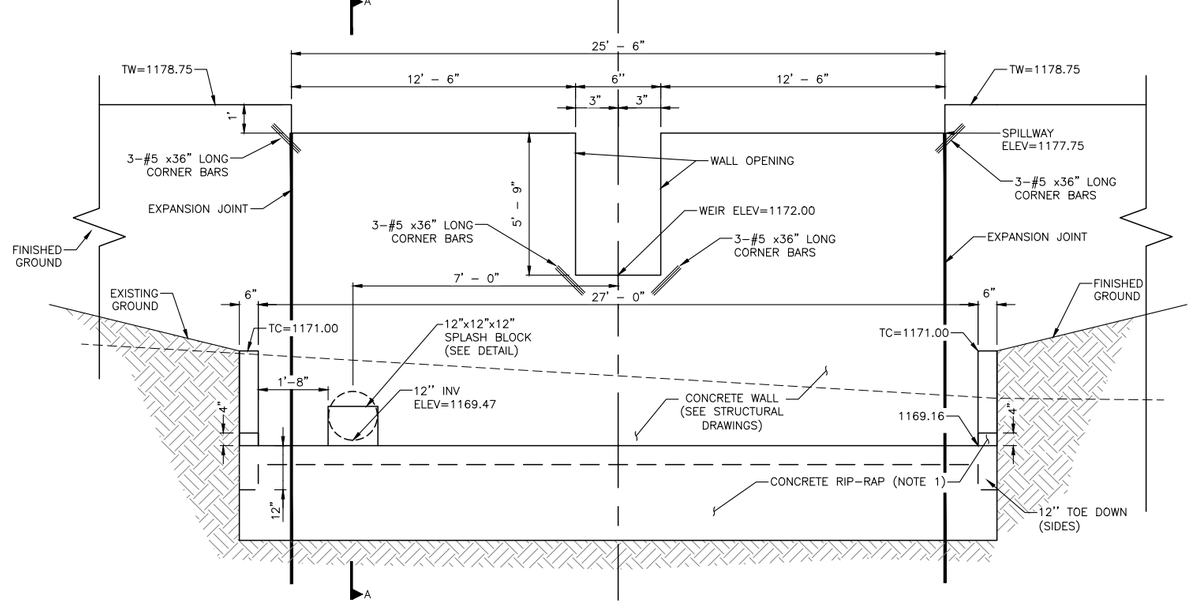
NOT TO SCALE

(2-#4 BARS @ 6" O.C.)



SECTION A-A

NOT-TO-SCALE



SECTION B-B

NOT-TO-SCALE

NO	DATE	REVISION	BY
	12/17/24	HUD REVIEW COMMENTS #1	

DESIGNED BY BAC

DRAWN BY REA

CHECKED BY

REVIEWED BY BAC

DATE 5/01/2025

CDS Muery F-1733

STATE OF TEXAS WILSON HERNANDEZ 140636 LICENSED PROFESSIONAL ENGINEER 5/1/25

CDS muery ENGINEERS | SURVEYORS

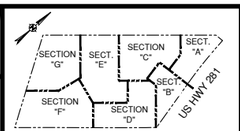
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216

(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

BATCH DETENTION POND DETAILS I

STONES CROSSING APARTMENTS

(2025-02-17 CITY/SAHT SET)



SHEET NO. C8.4

FILE NO. 124179.00

Date: May 01, 2025, 9:11pm User ID: wilson.hernandez
File: P:\JOBS\2024\124179 Pedcor_Stones Crossing Apt. Project\Civil 3D\Dwg\Engineer\BASIN-DET DTLS-124179.dwg

PLAT ID 24-11800347

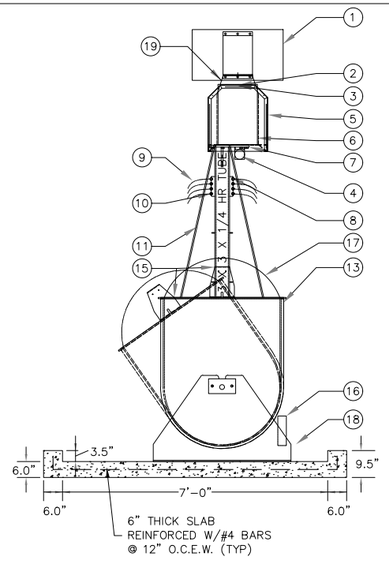
MANUAL OVERRIDE NOTES

1. MANUAL OVERIDE FOR HAZARDOUS MATERIAL THREAT (HMT) OR EMERGENCY SHUTOFF LOCATED IN ELECTRONICS BOX
2. IN EVENT OF HMT SPILL OR OTHER EMERGENCY CONDITION:
   - i. TURN OVERRIDE SWITCH FROM "AUTO" TO "MANUAL"
   - ii. IF DRAWDOWN HAS NOT INITTIATED (I.E. ROTARY WEIR IN UPRIGHT POSITION), THE WATER QUALITY VOLUME OF THE POND WILL NOT DRAIN WHILE IN "MANUAL". PROCEED TO STEP iii.

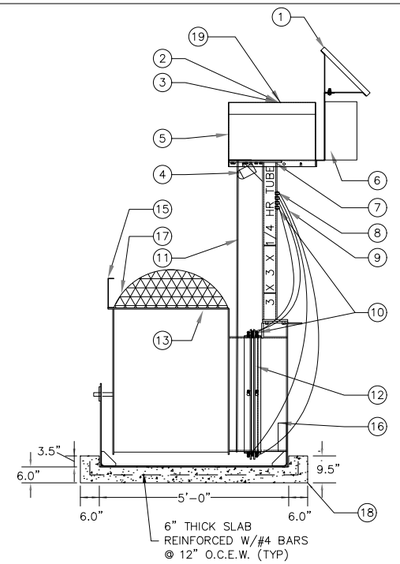
     -OR-

     IF DRAWDOWN HAS INITIATED (I.E. ROTARY WEIR NOT IN UPRIGHT POSITION), TOGGLE INTERMITTENT SWITCH TO BRING ROTARY WEIR TO UPRIGHT (CLOSED) POSITION ("MANUAL" MODE ACTIVATES TWO INTERMITTENT SWITCHES ALSO LOCATED IN ELECTRONICS BOX , ALLOWING MANUAL OPERATION OF ROTARY WEIR)
   - iii. CLEAN UP HMT AND DISPOSE OF PROPERLY, OR OTHERWISE RESOLVE EMERGENCY CONDITION.
   - iv. RETURN SWITCH TO "AUTO" (BATCH SETTING) TO RESUME NORMAL OPERATIONS.
   - v. DOCUMENT AS REQUIRED. REFER TO ATTACHMENT N (INSPECTION, MAINTENANCE, REPOAIR AND RETROFIT PLAN) OF CONTRIBUTING ZONE PLAN.

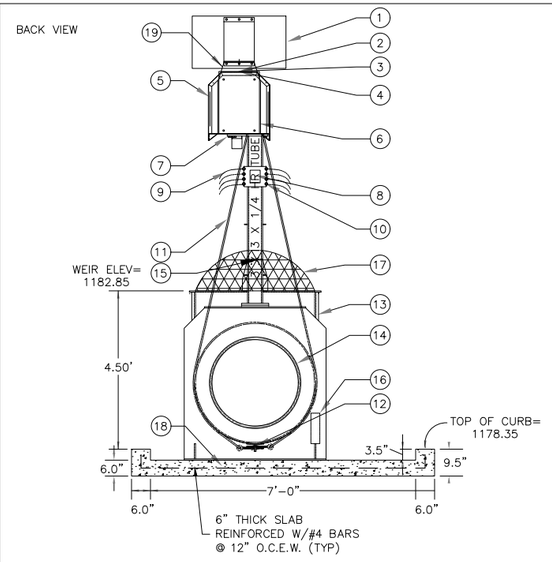
FRONT VIEW



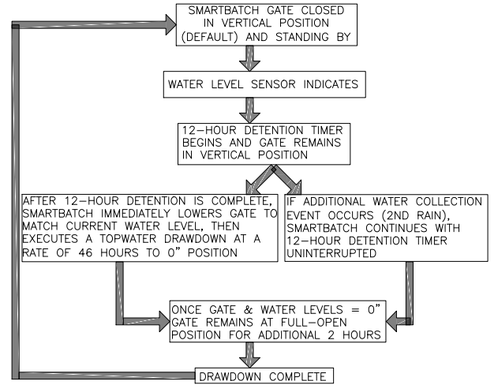
SIDE VIEW



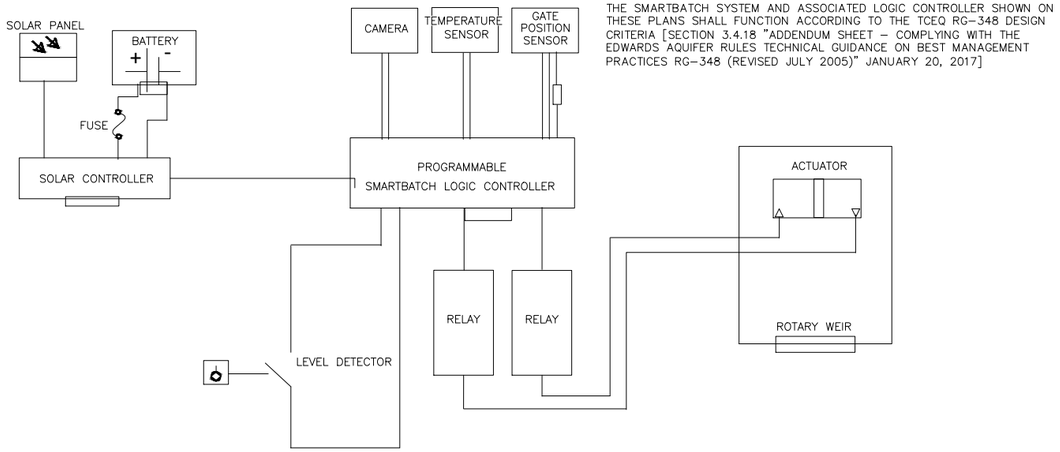
BACK VIEW



PROGRAMMABLE LOGIC FLOW CHART



BATCH DETENTION CONTROL VALVE DETAILS



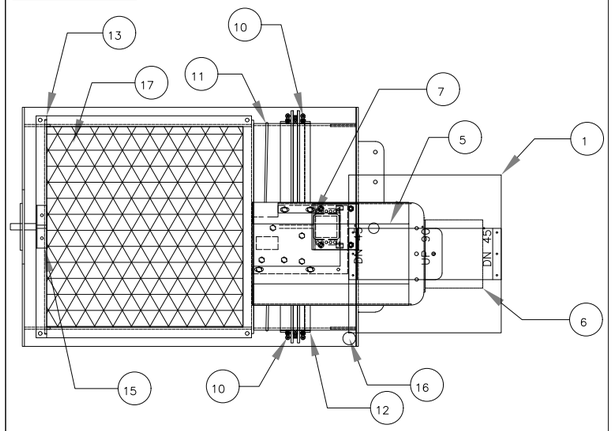
THE SMARTBATCH SYSTEM AND ASSOCIATED LOGIC CONTROLLER SHOWN ON THESE PLANS SHALL FUNCTION ACCORDING TO THE TCEQ RG–348 DESIGN CRITERIA [SECTION 3.4.18 "ADDENDUM SHEET – COMPLYING WITH THE EDWARDS AQUIFER RULES TECHNICAL GUIDANCE ON BEST MANAGEMENT PRACTICES RG–348 (REVISED JULY 2005)" JANUARY 20, 2017]

CIRCUIT BOARD CONFIGURATION

PARTS LIST	
ITEM	SMARTBATCH COMPONENTS
1	12 V SOLAR PANEL WITH 30 WATT CHARGING CAPACITY
2	ANTENNA (NOT DISPLAYED)
3	CELL DATA MODEM (NOT DISPLAYED)
4	CAMERA
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	REMOTE GREASE MANIFOLD
9	GREASE TUBES
10	GREASE FITTINGS
11	3/16" GALVANIZED CABLES
12	24" ROTARY VALVE
13	24" DRUM (30"–70" TALL)
✳ 14	8" PVC OUTLET PIPE (SCH 40 OR EQUAL APPROVED BY ENGINEER)
15	INCLINOMETER
16	LEVEL TRANSDUCER
17	BEEHIVE GRATE
✳ 18	CONCRETE PAD (BY OTHERS, SIZE VARIES)
19	MANUAL OVERRIDE (SEE NOTES)

✳ GENERAL CONTRACTOR TO INSTALL OUTLET PIPE AND CONCRETE PAD. ALL OTHER PARTS PROVIDED BY SMARTBATCH VENDOR. GENERAL CONTRACTOR TO COORDINATE FINAL LOCATION OF CONCRETE PAD WITH VENDOR.

TOP VIEW



NO	DATE	REVISION	BY
	12/17/24	HUD REVIEW COMMENTS #1	

DESIGNED BY BAC
DRAWN BY REA
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REVIEWED BY BAC
DATE 5/01/2025

CDS Muery F-1733
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
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BATCH DETENTION POND DETAILS II

STONES CROSSING APARTMENTS
(2025-02-17 CITY/SAHT SET)

SECTION "G" SECT "E" SECTION "C" SECT "A" SECT "B" SECTION "F" SECTION "D" US HWY 281

SHEET NO. C8.5

FILE NO. 124179.00

Date: May 01, 2025, 9:11pm User ID: wilson.hernandez
File: P:\JOBS\2024\124179 Pedcor_Stones Crossing Apt. Project\Civil 3D\Dwg\Engineer\BASIN–DET DTLS–124179.dwg

ATTACHMENT G | Inspection, Maintenance, Repair and Retrofit Plan

Below are the inspection and maintenance guidelines required for the batch detention water quality pond as regulated by this Water Pollution Abatement Plan. The owner/responsible party shall be responsible for the required inspection, maintenance, and repair of the pond as well as keep all records of such events. Records are to be retained, along with a copy of this approved plan, and should be made available upon request or inspection by the Texas Commission on Environmental Quality (TCEQ)

For a batch detention water quality pond, routine maintenance includes, but is not limited to the following:

Inspections.
Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that the manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in subsequent sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.

Mowing.
The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

Litter and Debris Removal.
Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.

Erosion Control.
The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

Nuisance Control.
Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

Structural Repairs and Replacement.
With each inspection, any damages to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet / outlet structures in a basin will eventually deteriorate and must be replaced.

Sediment Removal.
A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.

Logic Controller.
The Logic Controller should be inspected as part of the twice-yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open / close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

Transfer of Ownership/Responsibility:
The applicant (i.e. owner/operator) is the sole responsible party for maintaining the records for such inspections, maintenance, and repair once construction of the water quality pond is completed. Should the maintenance obligation supplant through either a change of ownership or control of the property (ie.an owner's association, new property owner, lessee, or a district/municipality) then maintenance of the water quality pond shall be transferred to the new responsible party. A copy of the transfer of responsibility must be filed with the executive director of the regional office of which the pond resides (San Antonio Regional Office) within 30 days of the transfer.

Responsible Party Acknowledgement:

Responsible Party: Pedcor Investments, A Limited Liability Company
By its Senior Vice President, Craig H. Lintner
770 3rd Avenue, S.W.
Carmel, Indiana 46032-2036

Signature of Responsible Party: _____ 3/14/2025
Craig H. Lintner Date

ATTACHMENT H | Pilot-Scale Field Testing Plan

This section does not apply for this project.

ATTACHMENT I | Measures for Minimizing Surface Stream Contamination

Both permanent and temporary BMP's, as shown on the WPAP Site Plan, shall be used to minimize contamination to surface streams, both during and after construction. During construction, temporary BMPs will consist of silt fence, bagged gravel inlet filters, and rock berms. After construction, the permanent BMP for the overall site will consist of a Batch Detention Pond.

The proposed BMP and other storm drainage systems are designed to avoid or minimize surface stream contamination and changes in the way in which water enters a stream. The proposed Batch Detention Pond is an extended detention basin that can achieve a total suspended solids (TSS) removal efficiency of 91% from on-site runoff.

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

I Craig Lintner, PE, (Print Name)

SVP - Development, (Title - Owner/President/Other)

of Pedcor Investments, A Limited Liability Company, (Corporation/Partnership/Entity Name)

have authorized WILSON HERNANDEZ (Print Name of Agent/Engineer)

of CDS MUERY (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

3/14/2025
Date

THE STATE OF Indiana §

County of Hamilton §

BEFORE ME, the undersigned authority, on this day personally appeared Craig Lintner 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 14th day of March, 2025.

NOTARY PUBLIC SEAL STATE OF INDIANA
CHERYL E BRUIN
My Commission Expires
July 20, 2025
Commission Number NP0702397
Hamilton County

Cheryl E. Bruin
NOTARY PUBLIC

Cheryl E. Bruin
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: July 20, 2025

Responsible Party Acknowledgement:

Responsible Party: Pedcor Investments, A Limited Liability Company
By its Senior Vice President, Craig H. Lintner
770 3rd Avenue, S.W.
Carmel, Indiana 46032-2036

Signature of Responsible Party: _____ 3/14/2025
Craig H. Lintner Date

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

SPECIAL WARRANTY DEED

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF BEXAR §

THE HERLINDA CANTU FAMILY LP, a Texas limited partnership, **HERLINDA G. CANTU**, as Trustee of the **HERLINDA G. CANTU GST TRUST ESTABLISHED U/W/O MANUEL M. CANTU**, **MANUEL V. CANTU**, as Trustee of the **MANUEL V. CANTU GST TRUST ESTABLISHED U/W/O MANUEL M. CANTU**, **DAVID G. CANTU**, as Trustee of the **DAVID G. CANTU GST TRUST GST TRUST ESTABLISHED U/W/O MANUEL M. CANTU**, **ELIZABETH G. NEWCOMB**, as Trustee of the **ELIZABETH G. NEWCOMB GST TRUST ESTABLISHED U/W/O MANUEL M. CANTU**, **ELIZABETH CANTU NEWCOMB**, an individual, and **RICHARD LEE NEWCOMB,** an individual (whether one or more, "***Grantor***"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration paid by **PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY**, a Wyoming limited liability company (whether one or more, "***Grantee***"), with an address of 770 3rd Avenue, S.W., Carmel, Indiana 46032, the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of that certain lot, tract or parcel of land situated in Bexar County, Texas, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference for all purposes.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "***Property***").

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Property.

This conveyance is made subject and subordinate to the encumbrances and exceptions ("***Permitted Exceptions***") described in Exhibit B attached hereto and incorporated herein by reference for all purposes.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

Except as specifically stated herein, Grantor hereby specifically disclaims any warranty, guaranty, or representation, oral or written, past, present or future, of, as, to, or concerning (i) the nature and condition of the Property, including but not by way of limitation, the water, soil, geology 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 of construction and condition and state of repair or lack of repair of any improvements located thereon; (iii) except for any warranties contained herein, the nature and extent of any easement, right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; and (iv) the compliance of the Property or the operation of the Property with any laws, rules, ordinances, or regulations of any government or other body. **GRANTEE UNDERSTANDS AND AGREES THAT GRANTOR IS NOT MAKING AND HAS NOT AT ANY TIME MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, ZONING, TAX CONSEQUENCES, LATENT OR PATENT PHYSICAL OR ENVIRONMENTAL CONDITION, UTILITIES, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, THE COMPLIANCE OF THE PROPERTY WITH APPLICABLE LAWS, THE ABSENCE OR PRESENCE OF HAZARDOUS MATERIALS OR OTHER TOXIC SUBSTANCES (INCLUDING WITHOUT LIMITATION MOLD OR ANY MOLD CONDITION), COMPLIANCE WITH ENVIRONMENTAL LAWS OR ACCESS LAWS, THE TRUTH, ACCURACY OR COMPLETENESS OF THE PROPERTY DOCUMENTS OR ANY OTHER INFORMATION PROVIDED BY OR ON BEHALF OF GRANTOR TO GRANTEE, OR ANY OTHER MATTER OR THING REGARDING THE PROPERTY. THE CONVEYANCE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS, WHERE IS, WITH ALL FAULTS" BASIS. GRANTEE HAS NOT RELIED AND WILL NOT RELY ON, AND GRANTOR IS NOT LIABLE FOR OR BOUND BY, ANY EXPRESSED OR IMPLIED WARRANTIES, GUARANTIES, STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY OR RELATING THERETO (INCLUDING SPECIFICALLY, WITHOUT LIMITATION, PROPERTY INFORMATION PACKAGES DISTRIBUTED WITH RESPECT TO THE PROPERTY) MADE OR FURNISHED BY GRANTOR, THE MANAGER OF THE PROPERTY, OR ANY REAL ESTATE BROKER OR AGENT REPRESENTING OR PURPORTING TO REPRESENT GRANTOR, TO WHOMEVER MADE OR GIVEN, DIRECTLY OR INDIRECTLY, ORALLY OR IN WRITING.**

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2024 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee.

[Remainder of Page Intentionally Left Blank; Signature Pages Follows]

EXECUTED as of the 16th day of October, 2024.

GRANTOR:

THE HERLINDA CANTU FAMILY LP,
a Texas limited partnership

By: The Herlinda Cantu Family Management LLC, a Texas limited liability company, its General Partner

By: Herlinda G. Cantu
Herlinda G. Cantu, Member

By: Manuel V. Cantu
Manuel V. Cantu, Member

By: David G. Cantu
David G. Cantu, Member

By: Elizabeth Cantu Newcomb
Elizabeth G. Newcomb, Member

Herlinda G. Cantu
Herlinda G. Cantu, Trustee of the Herlinda G. Cantu GST Trust Established U/W/O Manuel M. Cantu

Manuel V. Cantu
Manuel V. Cantu, Trustee of the Manuel V. Cantu GST Trust Established U/W/O Manuel M. Cantu

David G. Cantu
David G. Cantu, Trustee of the David G. Cantu GST Trust Established U/W/O Manuel M. Cantu

Elizabeth Cantu Newcomb

Elizabeth G. Newcomb, Trustee of the
Elizabeth G. Newcomb GST Trust
Established U/W/O Manuel M. Cantu

Elizabeth Cantu Newcomb

Elizabeth Cantu Newcomb, an individual

Richard Lee Newcomb

Richard Lee Newcomb, an individual

STATE OF FLORIDA §
§
COUNTY OF LEE §

BEFORE ME, the undersigned authority, on this 16th day of October 2024, personally appeared Herlinda G. Cantu, Member of The Herlinda Cantu Family Management LLC, the General Partner of The Herlinda Cantu Family LP, known to me to be the person whose name is subscribed to the foregoing instrument.

RIK S MCCOY
Notary Public - State of Florida
Commission # HH 156934
Expires on July 22, 2025

Rik S McCoy

Notary Public – State of Florida
My commission expires: 07/22/2025

Notarized remotely online using communication technology via Proof. ID's Produced: Driver's License

STATE OF Texas §
§
COUNTY OF Kerr §

BEFORE ME, the undersigned authority, on this 16th day of October 2024, personally appeared Manuel V. Cantu, Member of The Herlinda Cantu Family Management LLC, the General Partner of The Herlinda Cantu Family LP, known to me to be the person whose name is subscribed to the foregoing instrument.

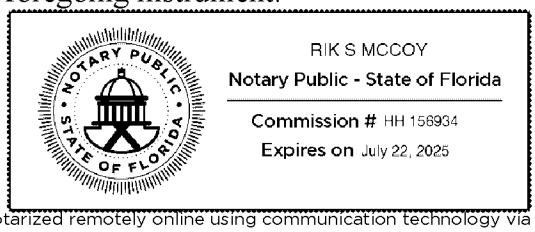
Heather Cook
ID NUMBER
12885300-7
COMMISSION EXPIRES
January 19, 2028

Notary Public – State of Texas
My commission expires: 01/19/2028

Electronically signed and notarized online using the Proof platform.

STATE OF FLORIDA §
§
COUNTY OF LEE §

BEFORE ME, the undersigned authority, on this 16th day of October 2024, personally appeared David G. Cantu, Member of The Herlinda Cantu Family Management LLC, the General Partner of The Herlinda Cantu Family LP, known to me to be the person whose name is subscribed to the foregoing instrument.



Rik S McCoy
Notary Public – State of Florida
My commission expires: 07/22/2025

Notarized remotely online using communication technology via Proof. ID's Produced: Driver's License

STATE OF Virginia §
§
COUNTY OF Chesapeake §

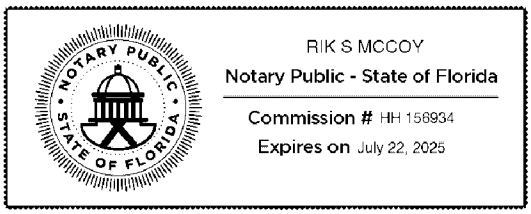
BEFORE ME, the undersigned authority, on this 16th day of October 2024, personally appeared Elizabeth G. Newcomb, Member of The Herlinda Cantu Family Management LLC, the General Partner of The Herlinda Cantu Family LP, known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public – State of Virginia
My commission expires: 10/31/2025

Notarized remotely online using communication technology via Proof.

STATE OF FLORIDA §
§
COUNTY OF LEE §

BEFORE ME, the undersigned authority, on this 16th day of October 2024, personally appeared Herlinda G. Cantu, Trustee of the Herlinda G. Cantu GST Trust Established U/W/O Manuel M. Cantu, known to me to be the person whose name is subscribed to the foregoing instrument.



Rik S McCoy
Notary Public – State of Florida
My commission expires: 07/22/2025

Notarized remotely online using communication technology via Proof. ID's Produced: Driver's License

STATE OF Texas §
§
COUNTY OF Kerr §

BEFORE ME, the undersigned authority, on this 16th day of October 2024, personally appeared Manuel V. Cantu, Trustee of the Manuel V. Cantu GST Trust Established U/W/O Manuel M. Cantu, known to me to be the person whose name is subscribed to the foregoing instrument.

Heather Cook
ID NUMBER
12885300-7
COMMISSION EXPIRES
January 19, 2028

Notary Public – State of Texas
My commission expires: 01/19/2028

Electronically signed and notarized online using the Proof platform.

STATE OF FLORIDA §
§
COUNTY OF LEE §

BEFORE ME, the undersigned authority, on this 16 day of October 2024, personally appeared David G. Cantu, Trustee of the David G. Cantu GST Trust Established U/W/O Manuel M. Cantu, known to me to be the person whose name is subscribed to the foregoing instrument.

RIK S MCCOY
Notary Public - State of Florida
Commission # HH 156934
Expires on July 22, 2025

Rik S McCoy

Notary Public – State of Florida
My commission expires: 07/22/2025

Notarized remotely online using communication technology via Proof. ID's Produced: Driver's License

STATE OF Virginia §
§
COUNTY OF Chesapeake §

BEFORE ME, the undersigned authority, on this 16th day of October 2024, personally appeared Elizabeth G. Newcomb, Trustee of the Elizabeth G. Newcomb GST Trust Established U/W/O Manuel M. Cantu, known to me to be the person whose name is subscribed to the foregoing instrument.

Brenda Turner
REGISTRATION NUMBER
7920382
COMMISSION EXPIRES
October 31, 2025

Notary Public – State of Virginia
My commission expires: 10/31/2025

Notarized remotely online using communication technology via Proof.

STATE OF Virginia §
§
COUNTY OF Chesapeake §

BEFORE ME, the undersigned authority, on this 16th day of October 2024, personally appeared Elizabeth Cantu Newcomb, known to me to be the person whose name is subscribed to the foregoing instrument.

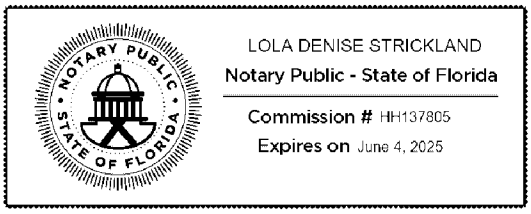
Notary Public – State of Virginia
My commission expires: 10/31/2025

Notarized remotely online using communication technology via Proof.

STATE OF Florida §
§
COUNTY OF Duval §

Sworn by

BEFORE ME, the undersigned authority, on this 16th day of October 2024, personally appeared Richard Lee Newcomb, known to me to be the person whose name is subscribed to the foregoing instrument.



Lola Denise Strickland

Notary Public – State of Florida
My commission expires: 06/04/2025

Provided TX DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

GRANTEE'S ADDRESS FOR TAX NOTICES:
Pedcor Investments, A Limited Liability Company
770 3rd Avenue, SW
Carmel, IN 46032

WHEN RECORDED, RETURN TO:
Pedcor Investments, A Limited Liability Company
770 3rd Avenue, SW
Carmel, IN 46032
Attn: Tim McKay, Esq.

EXHIBIT A

Legal Description of the Property

BEING an 17.042 acre tract or (742,339 square feet) of land lying within a portion of the William Brisbin Survey 89-1/2, Abstract 54, and a portion of the Eugene De La Roche Survey 95, Abstract 633, Bexar County, Texas, same being all of the remainder of a called 19.20 acre tract of land described in deed to the Herlinda Cantu Family LP, and recorded in volume 15875, page 81, Official Public Records, Bexar County, Texas, same also being described by a drawing (US 281_Stone Oak_ALTA.dwg dated November 9, 2023) attached to and made part hereof and more particularly described as follows:

BEGINNING at a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the southwest right-of-way line of US Highway 281 (variable width right-of-way) for an angle corner of said US Highway 281, an angle corner of the aforementioned 19.20 acre tract, and the east corner of the herein described 17.042 acre tract;

THENCE along the southwest right-of-way line of the aforementioned US Highway 281, S39°52'40"W (Record – S40°07'06"W) a distance of 81.58 feet to a 1/2" iron rod found for an angle corner of said US Highway 281, an angle corner of the aforementioned 19.20 acre tract, an angle corner of a tract of land described in deed to PS LPT Properties Investors, recorded in document number 2022000059, Official Public Records, Bexar County, Texas, described as Lot 25, Block 2, of the Tacara Stone Oak VI, recorded in volume 20001, page 2191, Deed and Plat Records, of Bexar County, Texas, and an angle corner of the herein described 17.042 acre tract;

THENCE leaving the southwest right-of-way line of the aforementioned US Highway 281, along a southeast line of the aforementioned 19.20 acre tract, same being a northwest line of the aforementioned PS LPT Properties Investors tract, S40°41'37"W (Record - S40°31'08"W) a distance of 240.83 feet to a 1/2" iron rod found for an angle corner of said 19.20 acre tract, an angle corner of said PS LPT Properties Investors tract, and an angle corner of the herein described 17.042 acre tract;

THENCE along a southeast line of the aforementioned 19.20 acre tract, S41°04'48"W (Record - S41°18'29"W) a distance of 449.34 feet to a 1/2" iron rod found with plastic cap stamped "MBC ENGINEERS" for an angle corner of said 19.20 acre tract, the northwest corner of the aforementioned PS LPT Properties Investors, an exterior angle corner of a called 25.27 acre tract of land described in deed to Hilltop Stone Oak Limited Partnership, a Texas limited partnership, recorded in document number 20210291020, Official Public Records, Bexar County, Texas, being the remaining portion of Lot 5, of the Tacara Apartments at Stone Oak, and an angle corner of the herein described 17.042 acre tract;

THENCE along a southeast line of the aforementioned 19.20 acre tract, same being a northeast line of the aforementioned 25.27 acre tract, S40°47'19"W (Record - S40°44'03"E) a distance of 280.81 feet to a 1/2" iron rod found with plastic cap stamped "MBC ENGINEERS" for the south corner of said 19.20 acre tract, an interior angle corner of said 25.27 acre tract, and the south corner of the herein described 17.042 acre tract;

THENCE along the southwest line of the aforementioned 19.20 acre tract, same being an east line of the aforementioned 25.27 acre tract, N32°09'47"W a distance of 717.36 feet (Record - N32°09'16"W a distance of 717.03 feet) to a 1/2" iron found, for the west corner of said 19.20 acre tract, an exterior angle corner of said 25.27 acre tract, the south corner of a called 19.982 acre tract of land described as "Tract A" in deed to C-5 Holdings, LLC, recorded in volume 16046, page 1834, Official Public Records, Bexar County, Texas, and the west corner of the herein described 17.042 acre tract;

THENCE along a north line of the aforementioned 19.20 acre tract, same being a south line of the aforementioned 19.982 acre tract, N40°52'17"E a distance of 1,283.49 feet (Record - N40°52'16"E a distance of 1,283.41 feet) to a 1/2" iron rod found for an angle corner of said 19.20 acre tract, an angle corner of said 19.982 acre tract, and an angle corner of the herein described 17.042 acre tract;

THENCE along a north line of the aforementioned 19.20 acre tract, same being a south line of the aforementioned 19.982 acre tract, N80°08'42"E (Record – N79°08'42"E) a distance of 63.97 feet to a 1/2" iron rod set with plastic cap stamped "CDS/Muery S.A. TX" in the southwest right-of-way line of the aforementioned US Highway 281, for an angle corner of said 19.20 acre tract, an angle corner of said 19.982 acre tract, and the north corner of the herein described 17.042 acre tract;

THENCE along the southwest right-of-way line of the aforementioned US Highway 281, along a curve to the left having a radius of 3,420.00, arc length of 404.41, delta 06°46'30", a chord which bears S10°12'35"E a distance of 404.17 feet a TxDOT right-of-way monument (type II) found for an angle corner of the aforementioned 19.20 acre tract, and an angle corner of the herein described 17.042 acre tract;

THENCE along the southwest right-of-way line of the aforementioned US Highway 281, S13°35'38"E a distance of 405.84 feet (Record - S13°35'33"E a distance of 405.83 feet) to the **PLACE OF BEGINNING** and containing 17.042 acres or (742,339 square feet) of land;

SAVE AND EXCEPT a 1.23 acre tract of land, being described in deed and recorded in volume 18932, page 391, Official Public Records, Bexar County, Texas.

SAVE AND EXCEPT a 0.575 of an acre tract of land, described in a deed and recorded in volume 5237, page 490, Official Public Records, Bexar County, Texas.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), Central Zone.

********** TRACT II **********

BEING a 1.230 acre tract of land lying within a portion of the William Brisbin Survey 89-1/2, Abstract 54, and a portion of the Eugene De La Roche Survey 95, Abstract 633, Bexar County, Texas, being all of a called 1.23 acre tract of land described in deed to Herlinda G. Cantu, as Independent Co-Executor of the estate of Herlinda G. Cantu; and as Co-Trustee of the Manuel M. Cantu Family Trust established u/w/o Manuel M. Cantu; Manuel V. Cantu, as Independent Co-Executor of the estate of Herlinda G. Cantu; and as Co-Trustee of the Manuel M. Cantu Family Trust established u/w/o Manuel M. Cantu; David G. Cantu, as Independent Co-Executor of the estate of Herlinda G. Cantu; and as Co-Trustee of the Manuel M. Cantu Family Trust established u/w/o Manuel M. Cantu; Elizabeth G. Cantu as Independent Co-Executor of the estate of Herlinda G. Cantu; and recorded in volume 18932, page 391, Official Public Records, Bexar County, Texas, same being a portion of the remainder of a called 19.20 acre tract of land described in deed to The Herlinda Cantu Family, LP, recorded in volume 15875, page 81, Official Public Records, Bexar County, Texas, same also being described by a drawing (US 281_Stone Oak_ALTA.dwg dated November 9, 2023) attached to and made part hereof and more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the west corner of the aforementioned 19.20 acre tract, an angle corner of a called 25.27 acre tract of land described in deed to Hilltop Stone Oak Limited Partnership, recorded in document 20210291020, Official Public Records, Bexar County, Texas, as Lot 5, Block 2, of

the Tacara Apartments at Stone Oak, recorded in volume 20001, page 267, Deed and Plat Records, Bexar County, Texas, the south corner of a called 19.982 acre tract of land described in deed to C-5 Holdings, LLC, recorded in volume 16046, page 1834, Official Public Records, Bexar County, Texas;

THENCE across the lands of the aforementioned 19.20 acre tract, N50º36'49"E a distance of 323.60 to a 1/2" iron rod found, for the **PLACE OF BEGINNING**, the eastern most corner of the aforementioned 1.23 acre tract, and eastern most corner of the herein described 1.230 acre tract;

THENCE along the west line of the aforementioned 1.23 acre tract, N41°18'29"E a distance of 115.54 feet (Record – N41°18'29"W a distance of 115.54 feet) to a 1/2" iron rod found for the north corner of said 1.23 acre tract, and the north corner of the herein described 1.230 acre tract, from which a 1/2" iron rod found for an angle corner of the aforementioned 19.20 acre tract, and an angle corner of the aforementioned 19.982 acre tract bears N37°07'19"E a distance of 850.84 feet;

THENCE along the northwest line of the aforementioned 1.23 acre tract, S48°41'31"E a distance of 151.78 feet (Record – S48°41'31"W a distance of 151.78 feet) to a 1/2" iron rod found for an interior angle corner of said 1.23 acre tract, and an interior angle corner of the herein described 1.230 acre tract;

THENCE along the northeast line of the aforementioned 1.23 acre tract, N78º33'27"E a distance of 162.10 feet (Record – N78º33'27"W a distance of 162.11 feet) to a 1/2" iron rod found in the west line of a called 0.5932 of an acre tract of land described in deed to Elizabeth Cantu Newcomb and Richard Lee Newcomb, recorded in volume 5237, page 490, Official Public Records, Bexar County, Texas, for the northeast corner of said 1.23 acre tract, and the northeast corner of the herein described 1.230 acre tract;

THENCE along the east line of the aforementioned 1.23 acre tract, same being the west line of the aforementioned 0.5932 of an acre tract, S11°26'48"E a distance of 169.28 feet (Record – S11°26'39"E a distance of 169.28 feet) to a 1/2" iron rod found for the southeast corner of said 1.23 acre tract, and the southeast corner of the herein described 1.230 acre tract;

THENCE leaving the west line of the aforementioned 0.5932 of an acre tract, along the southeast line of the aforementioned 1.23 acre tract, S78º33'27"W a distance of 178.54 feet (Record – S78º33'27"W a distance of 178.54 feet) to a 1/2" iron found, for the south corner of said 1.23 acre tract, and the south corner of the herein described 1.230 acre tract;

THENCE along the southwest line of the aforementioned 1.23 acre tract, N48º41'31"W a distance of 276.59 feet (Record N48°41'31"W a distance of 276.59 feet) to the **PLACE OF BEGINNING** and containing 1.230 acres of land.

********** TRACT III **********

BEING a 0.575 of an acre tract of land lying within a portion of the William Brisbin Survey 89-1/2, Abstract 54, and a portion of the Eugene De La Roche Survey 95, Abstract 633, Bexar County, Texas, being all of a called 0.5932 of an acre tract of land described in deed to Elizabeth Cantu Newcomb and Richard Lee Newcomb, recorded in volume 5237, page 490, Official Public Records, Bexar County, Texas, same being a portion of the remainder of a called 19.20 acre tract of land described in deed to The Herlinda Cantu Family, LP, recorded in volume 15875, page 81, Official Public Records, Bexar County, Texas, same also being described by a drawing (US 281_Stone Oak_ALTA.dwg dated November 9, 2023) attached to and made part hereof and more particularly described as follows:

COMMENCING at a 1/2" iron rod found with plastic cap stamped "MBC ENGINEERS" for the south corner of the aforementioned 19.20 acre tract, an angle corner of a called 25.27 acre tract of land described in deed to Hilltop Stone Oak Limited Partnership, recorded in document 20210291020, Official Public Records, Bexar County, Texas, as Lot 5, Block 2, of the Tacara Apartments at Stone Oak, recorded in volume 20001, page 267, Deed and Plat Records, Bexar County, Texas;

THENCE across the lands of the aforementioned 19.20 acre tract, N22º07'49"E a distance of 683.58 to a 1/2" iron rod found, for the **PLACE OF BEGINNING** the southern most corner of the aforementioned 0.5932 of an acre tract, and the southern most corner of the herein described 0.575 of an acre tract;

THENCE along the west line of the aforementioned 0.5932 of an acre tract, N11°26'48"W (Record – N11°08'37"W) at a distance of 32.88 feet passing a 1/2" iron rod found for the southeast corner of a called 1.23 acre tract of land described in deed to Herlinda G. Cantu Et Al of the Herlinda G. Cantu Family Trust, recorded in volume 18932, page 391, Official Public Records, Bexar County, Texas, continuing at a distance of 202.16 feet passing a 1/2" iron rod found for the northeast corner of said 1.23 acre tract, continuing for a total distance of 211.51 feet to a 1/2" iron rod found for the northwest corner of said 0.5932 of an acre tract, and the northwest corner of the herein described 0.575 of an acre tract;

THENCE along a northern line of the aforementioned 0.5932 of an acre tract, N59°47'36"E a distance of 24.16 feet (Record – N59°47'36"E a distance of 24.16 feet) to a 1/2" iron rod found for an angle corner of said 0.5932 of an acre tract, and an angle corner of the herein described 0.575 of an acre tract;

THENCE along a northern line of the aforementioned 0.5932 of an acre tract, N83º22'21"E a distance of 30.29 feet (Record – N83º40'32"E a distance of 30.29 feet) to a 1/2" iron rod found for an angle corner of said 0.5932 of an acre tract, and an angle corner of the herein described 0.5932 of an acre tract;

THENCE along a northern line of the aforementioned 0.5932 of an acre tract, S79°20'15"E a distance of 13.29 feet (Record – S79°02'04"E a distance of 13.29 feet) to a 1/2" iron rod found for an angle corner of said 0.5932 of an acre tract, and an angle corner of the herein described 0.575 of an acre tract;

THENCE along a northern line of the aforementioned 0.5932 of an acre tract, S68º28'26"E a distance of 34.60 feet (Record – S68º10'15"E a distance of 34.60 feet) to a 1/2" iron found, for an angle corner of said 0.5932 of an acre tract, and an angle corner of the herein described 0.575 of an acre tract;

THENCE along a northeastern line of the aforementioned 0.5932 of an acre tract, S52º52'26"E a distance of 58.10 feet (Record S52°34'15"E a distance of 58.10 feet) to a 1/2" iron rod found for an angle corner of said 0.5932 of an acre tract, and an angle corner of the herein described 0.575 of an acre tract;

THENCE along an eastern line of the aforementioned 0.5932 of an acre tract, S22º23'51"E a distance of 59.53 feet (Record S22°05'40"E a distance of 59.53 feet) to a 1/2" iron rod found for a point of curvature, an angle corner of said 0.5932 of an acre tract, and an angle corner of the herein described 0.575 of an acre tract;

THENCE along an eastern line of the aforementioned 0.5932 of an acre tract, along a curve to the right having a radius of 27.95', an arc length of 34.72 feet, delta 71º10'23", a chord bearing of S03º11'33"W a distance of 35.53 feet to a 1/2" iron rod found for an angle corner of said 0.5932 of an acre tract, and an angle corner of the herein described 0.575 of an acre tract;

THENCE along a southeastern line of the aforementioned 0.5932 of an acre tract, S38º46'58"W a distance of 55.64 feet (Record – S39º05'09"W a distance of 55.64 feet) to a 1/2" iron rod found for an angle corner of said 0.5932 of an acre tract, and an angle corner of the herein described 0.575 of an acre tract;

THENCE along a southeastern line of the aforementioned 0.5932 of an acre tract, S50º36'07"W a distance of 42.91 feet (Record – S50º54'18"W a distance 42.91 feet) to a 1/2" iron rod found for an angle corner of said 0.5932 of an acre tract, and an angle corner of the herein described 0.575 of an acre tract;

THENCE along a southern line of the aforementioned 0.5932 of an acre tract, S74º42'48"W (Record - 75º00'59"W) a distance of 55.38 feet to the **PLACE OF BEGINNING** and containing 0.575 of an acre of land.

EXHIBIT B

Permitted Exceptions

1. Standby fees, taxes and assessments by any taxing authority for the year 2024, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

2. Electric easement granted to the City of San Antonio, by instrument dated July 23, 1951, recorded in Volume 3095, Page 467 of the Deed Records of Bexar County, Texas. (ALL TRACTS)

3. Electric easement granted to the City of San Antonio, by instrument dated October 8, 1984, recorded in Volume 3382, Page 1327 of the Official Public Records of Bexar County, Texas. (ALL TRACTS)

4. Drainage easement granted to the State of Texas, by instrument dated November 4, 2016, recorded in Volume 18233, Page 2292 of the Official Public Records of Bexar County, Texas, as shown on survey dated August 27, 2024, prepared by Daryl L. Zercher, Registered Professional Land Surveyor No. 5609 ("the Survey"). (TRACT 1)

5. Terms, conditions and stipulations of that certain Development Agreement dated October 1, 2015, recorded in Volume 18269, Page 2424 of the Official Public Records of Bexar County, Texas. (TRACT 1)

6. Location of power poles and lines, as shown on the Survey. (TRACTS 1 AND 2)

7. Any and all leases, recorded or unrecorded, with rights of tenants in possession.

8. Terms, conditions and stipulations of that certain Utility Service Agreement dated June 6, 2024, recorded under Document No. 20240104487 of the Official Public Records of Bexar County, Texas.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Certificate of Acknowledgement

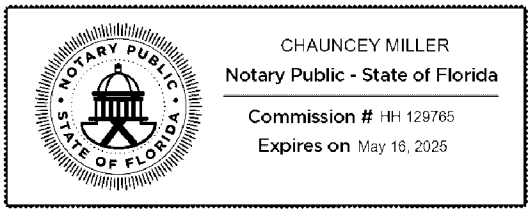
Document Date: 10/16/2024

Number of Pages (including notarial certificate): 14

State of Florida County of Hillsborough

This foregoing instrument was acknowledged before me by means of online notarization,

this 10/16/2024 by Manuel V. Cantu.



Chauncey Miller

Chauncey Miller

___ Personally Known OR ___✔roduced Identification

Type of Identification Produced ID Produced Driver License

Notarized remotely online using communication technology via Proof.

File Information

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

Document Number:	20240190669
Recorded Date:	October 17, 2024
Recorded Time:	9:03 AM
Total Pages:	15
Total Fees:	$77.75

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

**** Do Not Remove ****

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

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/17/2024 9:03 AM

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Stones Crossing Apartments
Regulated Entity Location: 23219 US HWY 281 N
Name of Customer: Pedcor Investments, A Limited Liability Company
Contact Person: Wilson Hernandez, P.E. Phone: 210-581-1111
Customer Reference Number (if issued):CN 605738301
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☒ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	19.12 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: 5/2/2025

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 605738301		**RN**

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:*

Pedcor Investments, A Limited Liability Company

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
801766457	32050690620	351772133	824885685

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

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:

770 3rd Avenue, S.W.

City	Carmel	**State**	IN	**ZIP**	46032	**ZIP + 4**	2036

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)*

(317) 208-3769		(317) 587-0340

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.)*

Stones Crossing Apartments

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	23219 U.S. HWY 281 N							
	City	San Antonio	**State**	TX	**ZIP**	78258	**ZIP + 4**	
24. County	Bexar							

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

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**

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:			**28. Longitude (W) In Decimal:**		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	39	26.4672	98	27	1.9008

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)
1623	1522	237110	236116

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

Apartment development

34. Mailing Address:	**770 3rd Avenue, S.W.**							
	City	**Carmel**	**State**	**IN**	**ZIP**	**46032**	**ZIP + 4**	**2036**
35. E-Mail Address:	**clintner@pedcor.net**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(317) 208-3769		**(317) 587-0340**

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:	Craig H. Lintner	41. Title:	Senior Vice President

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(317) 208-3769		(317) 587-0340	clintner@pedcor.net

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:	Pedcor Investments, A Limited Liability Company	Job Title:	Senior Vice President
Name *(In Print)*:	Craig H. Lintner	Phone:	(317) 208- **3769**
Signature:		Date:	5/2/2025