Veramendi Neighborhood Commercial

A distinguished project by:

Veramendi PE - Brisbane, LLC

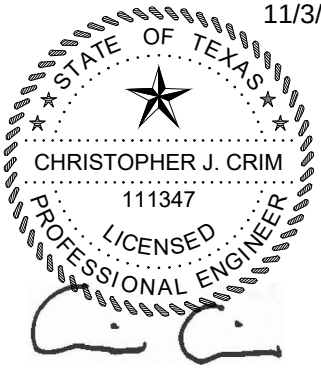
Job No. 437.001

WPAP Modification Application

New Braunfels, Texas

November 2025

11/3/2025



Prepared by:

HMT
ENGINEERING & SURVEYING

290 S. Castell Avenue, Ste 100,
New Braunfels, TX 78130
(830) 625-8555
TBPELS FIRM F-10961
TBPELS FIRM 10153600

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: Veramendi Neighborhood Commercial						**2. Regulated Entity No.:** 109238337			
3. Customer Name: Veramendi PE - Brisbane LLC						**4. Customer No.:** 605367002			
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):**		9.7	
9. Application Fee:	$5,000		**10. Permanent BMP(s):**			Batch Detention Basin			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
13. County:	Comal		**14. Watershed:**			Comal River			

Application Distribution

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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.
Christopher Crim, PE Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent 11/03/2015 Date

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/(Agent): Christopher Crim, PE

Date: 11/03/2015

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Veramendi Neighborhood Commercial
2. County: Comal
3. Stream Basin: Blieders Creek
4. Groundwater Conservation District (If applicable): Comal Trinity
5. Edwards Aquifer Zone:
   - ☑ Recharge Zone
   - ☐ Transition Zone
6. Plan Type:
   - ☑ WPAP
   - ☐ SCS
   - ☑ Modification
   - ☐ AST
   - ☐ UST
   - ☐ Exception Request

7. Customer (Applicant):

Contact Person: Garrett Mechler
Entity: Veramendi PE - Brisbane, LLC
Mailing Address: PO Box 310699
City, State: New Braunfels, TX Zip: 78131
Telephone: 830-660-4755 FAX: _____
Email Address: garrett.mechler@asaproperties.us.com

8. Agent/Representative (If any):

Contact Person: Christopher Crim, PE
Entity: HMT Engineering & Surveying
Mailing Address: 290 S. Castell Ave, Ste. 100
City, State: New Braunfels, TX Zip: 78130
Telephone: 830-625-8555 FAX: _____
Email Address: chrisc@hmtnb.com

9. Project Location:

☐ The project site is located inside the city limits of _____.
☑ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of New Braunfels
☐ 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.

Directly northeast at intersection of Oak Run Pkwy & Geneva St

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: N/A

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:

- [x] 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. [x] 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)
- [x] San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

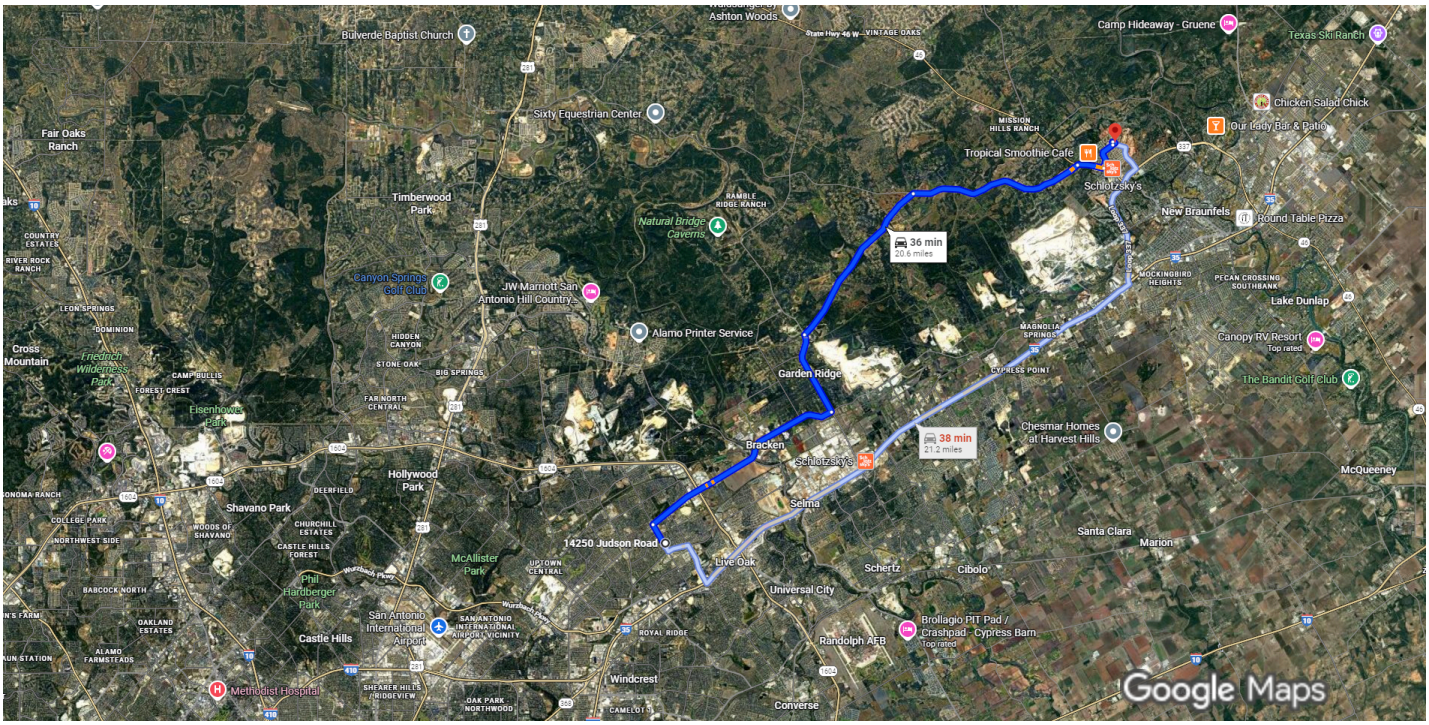
20. [x] Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies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

21. [x] 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.

Google Maps

14250 Judson Rd, San Antonio, TX 78233 to 2180 Oak Run Pkwy, New Braunfels, TX 78132

Drive 20.6 miles, 36 min



Imagery ©2025 , Map data ©2025 Google 2 mi

14250 Judson Rd
San Antonio, TX 78233

Continue to Judson Rd

16 sec (203 ft)

1. Head southeast toward Judson Rd

118 ft

2. Turn right toward Judson Rd

85 ft

Take Nacogdoches Rd, Schoenthal Rd N and FM1863 E to Oak Run Pkwy in New Braunfels

30 min (19.6 mi)

3. Turn right onto Judson Rd
   Pass by AutoZone Auto Parts (on the right in 0.6 mi)

0.6 mi

4. Turn right onto Nacogdoches Rd
   Pass by Wendy's (on the left in 1.5 mi)

6.0 mi

5. Turn left onto FM3009 N

2.4 mi

6. Turn right onto Schoenthal Rd N

7. Turn right onto FM1863 E — 5.0 mi

4.9 mi

8. Turn right onto State Hwy 46 W

0.7 mi

Continue on Oak Run Pkwy to your destination

4 min (1.0 mi)

9. Turn left onto Oak Run Pkwy

0.8 mi

10. Turn left onto Geneva St

394 ft

11. Turn right

95 ft

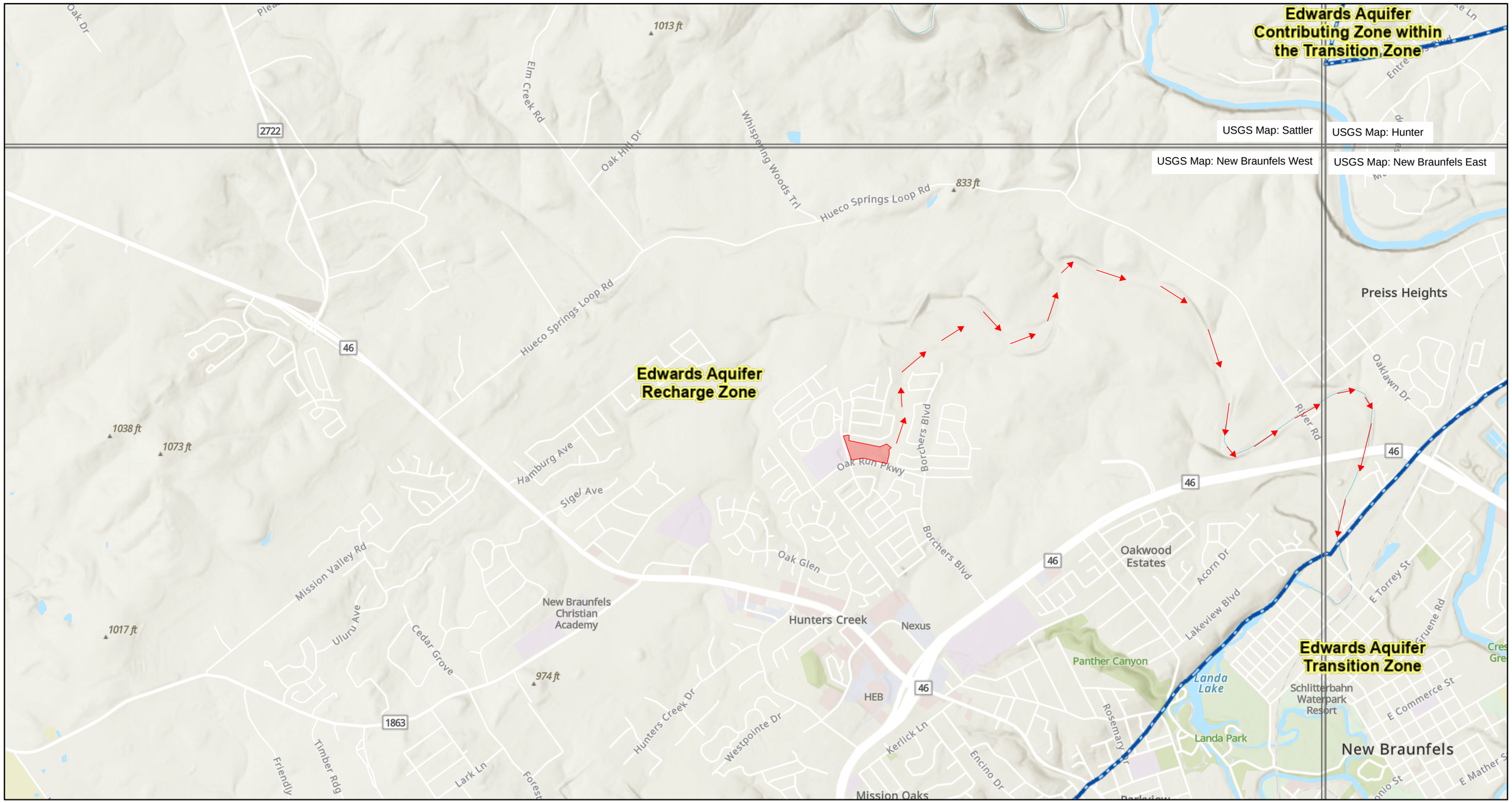
12. Turn right

Destination will be on the right

456 ft

2180 Oak Run Pkwy
New Braunfels, TX 78132

Edwards Aquifer Viewer Custom Print



6/16/2025, 1:14:05 PM

1:32,349

- TCEQ_EDWARDS_OFFICIAL_MAPS
- 7.5 Minute Quad Grid
- TX Counties
- Edwards Aquifer Boundary central line
- Project Limits
- Flow Direction
- Edwards Aquifer Boundary
- Edwards Aquifer Label
- World_Hillshade

0 0.35 0.7 1.4 mi

0 0.5 1 2 km

GENERAL INFORMATION

ATTACHMENT C

Project Description

The Veramendi Neighborhood Commercial project is located directly northeast from the intersection of Oak Run Parkway and Geneva Street, New Braunfels, Texas. The development is located within Comal County, in the ETJ of the City of New Braunfels. The entire property is located within the Recharge Zone of the Edwards Aquifer. No portion of the site is located within the 100-year floodplain, according to FEMA Flood Insurance Rate Map No. 48091C0435G, effective date 5/08/2024. The entire site drains to Blieders Creek, and subsequently the Comal River. No naturally occurring sensitive features were identified within the project limits per the Geologic Assessment.

Existing site conditions include a batch detention basin that was constructed following the approval of a WPAP granted on July 13, 2017 (EAPP ID NO. 13000418).

The proposed 9.7-acre commercial development consists of 9 lots, of which eight are developable for commercial use and one for the existing water quality basin. Additional regulated activities include clearing/grubbing, excavation, sanitary sewer lateral installation, domestic water line extension, electric utilities, storm drain, commercial pad site preparation/grading, driveways, hardscape, landscape. The proposed impervious cover is 8.6-acres. The total impervious cover percentage at the completion of the project is 88.6%.

One (1) existing batch detention basin will be utilized to provide the necessary total suspended solids (TSS) removal generated by the increase in impervious cover. The existing batch detention basin is located on the northwest corner of the site, constructed with the Veramendi Phase 1A-1plans. The BMP was permitted and constructed under EAPP ID No. 13000418. A succeeding WPAP modification plan was approved under EAPP ID No. 13000511 to permit the construction of Veramendi Precinct 13 North development, which added impervious cover to the existing basin drainage area. The design TSS removal as calculated in this application does not propose to modify the existing batch detention basin, but is utilized to capture runoff and TSS generated by a portion of this development. The permanent BMP was designed in accordance with TCEQ Technical Guidance Manual RG-348 to remove 80% of the increase in TSS from the site.

Geologic Site Assessment (WPAP)

for Regulated Activities / Development
on the Edwards Aquifer Recharge / Transition Zone

The Veramendi Subdivision
+/- 2,400 Acres
New Braunfels, Texas

FROST GEOSCIENCES CONTROL # FGS-E10139

May 9, 2017

Prepared exclusively for

ASA Properties, LLC
2021 SH 46, Suite 101
New Braunfels, Texas 78132

Frost GeoSciences

Geotechnical ▪ Construction Materials
Forensics ▪ Environmental

13402 Western Oak • Helotes, Texas 78023 • Phone: (210) 372-1315 • Fax: (210) 372-1318

Frost GeoSciences
Geotechnical • Construction Materials
Forensics • Environmental

13402 Western Oak
Helotes, Texas 78023
Phone (210) 372-1315
Fax (210) 372-1318
www.frostgeosciences.com
TBPE Firm Registration # F-9227
TBPG Firm Registration # 50040

May 9, 2017

ASA Properties, LLC
2021 SH 46, Suite 101
New Braunfels, Texas 78132

Attn: Mr. Max Hartford

Re: Geologic Site Assessment (WPAP)
for Regulated Activities / Development on the
Edwards Aquifer Recharge / Transition Zone
The Veramendi Subdivision
+/- 2,400 Acres
New Braunfels, Texas

Frost GeoSciences, Inc. Control # FGS-E10139

Dear Sir:

Attached is a copy of the Geologic Assessment Report completed for the above referenced project site as it relates to 30 TAC §213.5(b)(3), effective June 1, 1999. Our investigation was conducted and this report was prepared in general accordance with the "Instructions to Geologists", TCEQ-0585-Instructions (Rev. 10-1-04). The results of our investigation, along with any recommendations for Best Management Practices (BMP's), are provided in the following report.

If you have any questions regarding this report, or if Frost GeoSciences, Inc. may be of additional assistance to you on this project, please feel free to call our office. It has been a pleasure to work with you and we wish to thank you for the opportunity to be of service to you on this project. We look forward to being of continued service.

Sincerely,
Frost GeoSciences, Inc.

Steve Frost, C.P.G., P.G.
President, Senior Geologist

Distribution: (1) ASA Properties, LLC
(5) Pape Dawson Engineers

Table of Contents

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

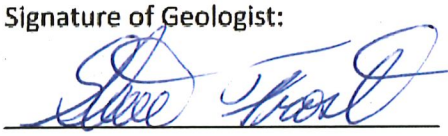
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

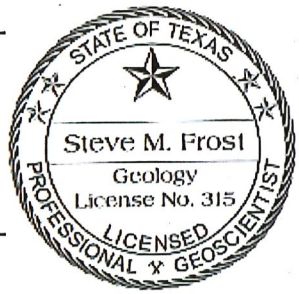
Print Name of Geologist: Steve Frost, C.P.G., P.G. Telephone: (210) 372-1315

Date: May 9, 2017 Fax: (210) 372-1318

Representing: Frost GeoSciences, Inc.

Signature of Geologist:





Regulated Entity Name: The Veramendi Subdivision

Project Information

1. Date(s) Geologic Assessment was performed: June 16 through November 23, 2010
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)
Rumple-Comfort Association Undulating (RUD)	C/D	1 to 2
Comfort Rock Outcrop Complex Undulating (CrD)	D/D	0 to 2
Brackett-Rock Outctop-Comfort Complex Undulating (BtD)	C/D/D	0 to 2
Lewisville Silty Clay, 1 to 3 Percent Slopes (LeB)	B	2+
Medlin-Eckrant Assoc. (MED/MEC)	D	1-2
Orif Soils Frequently Flooded (Or)	A	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" = 400 '
   Site Geologic Map Scale: 1" = 400 '
   Site Soils Map Scale (if more than 1 soil type): 1" = 2000 '

9. Method of collecting positional data:

   ☑ Global Positioning System (GPS) technology.
   ☑ Other method(s). Please describe method of data collection: 2010 Aerial Photograph

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 9 (#) 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.
    - ☑ 7 The wells are not in use and will be properly abandoned.
    - ☑ 2 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.

Stratigraphic Column

[Hydrogeologic subdivisions modified from Maclay and Small (1976); groups, formations, and members modified from Rose (1972); lithology modified from Dunham (1962); and porosity type modified from Choquette and Pray (1970). CU, confining unit; AQ, aquifer]

Hydrogeologic subdivision			Group, formation, or member			Hydrologic function	Thickness (feet)	Lithology	Field identification	Cavern development	Porosity/ permeability type
Upper Cretaceous	Upper confining units		Eagle Ford Group			CU	30 – 50	Brown, flaggy shale and argillaceous limestone	Thin flagstones; petroliferous	None	Primary porosity lost/ low permeability
			Buda Limestone			CU	40 – 50	Buff, light gray, dense mudstone	Porcelaneous limestone with calcite-filled veins	Minor surface karst	Low porosity/low permeability
			Del Rio Clay			CU	40 – 50	Blue-green to yellow-brown clay	Fossiliferous; *Ilymatogyra arietina*	None	None/primary upper confining unit
Lower Cretaceous	I	Edwards aquifer	Georgetown Formation			Karst AQ; not karst CU	2 – 20	Reddish-brown, gray to light tan marly limestone	Marker fossil; *Waconella wacoensis*	None	Low porosity/low permeability
	II		Edwards Group	Person Formation	Cyclic and marine members, undivided	AQ	80 – 90	Mudstone to packstone; *miliolid* grainstone; chert	Thin graded cycles; massive beds to relatively thin beds; crossbeds	Many subsurface; might be associated with earlier karst development	Laterally extensive; both fabric and not fabric/water-yielding
	III				Leached and collapsed members, undivided	AQ	70 – 90	Crystalline limestone; mudstone to grainstone; chert; collapsed breccia	Bioturbated iron-stained beds separated by massive limestone beds; stromatolitic limestone	Extensive lateral development; large rooms	Majority not fabric/one of the most permeable
	IV				Regional dense member	CU	20 – 24	Dense, argillaceous mudstone	Wispy iron-oxide stains	Very few; only vertical fracture enlargement	Not fabric/low permeability; vertical barrier
	V			Kainer Formation	Grainstone member	AQ	50 – 60	*Miliolid* grainstone; mudstone to wackestone; chert	White crossbedded grainstone	Few	Not fabric/ recrystallization reduces permeability
	VI				Kirschberg evaporite member	AQ	50 – 60	Highly altered crystalline limestone; chalky mudstone; chert	Boxwork voids, with ncospar and travertine frame	Probably extensive cave development	Majority fabric/one of the most permeable
	VII				Dolomitic member	AQ	110 – 130	Mudstone to grainstone; crystalline limestone; chert	Massively bedded light gray, *Toucasia* abundant	Caves related to structure or bedding planes	Mostly not fabric; some bedding plane-fabric/water-yielding
	VIII				Basal nodular member	Karst AQ; not karst CU	50 – 60	Shaly, nodular limestone; mudstone and *miliolid* grainstone	Massive, nodular and mottled, *Exogyra texana*	Large lateral caves at surface; a few caves near Cibolo Creek	Fabric; stratigraphically controlled/large conduit flow at surface; no permeability in subsurface
	Lower confining unit		Upper member of the Glen Rose Limestone			CU; evaporite beds AQ	350 – 500	Yellowish tan, thinly bedded limestone and marl	Stair-step topography; alternating limestone and marl	Some surface cave development	Some water production at evaporite beds/relatively impermeable

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: The Veramendi Subdivision — FGS-E10139

LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING		
1	2*	3*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11	12
FEATURE	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT³)	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° 43.144'	98° 09.282'	CD	5	Kep	25	60	1.5		-	-	-	F	10	15	15		X		Hillside
S-2	29° 43.193'	98° 09.291'	CD	5	Kep	20	20	1		-	-	-	F	10	15	15		X		Hillside
S-3	29° 43.218'	98° 09.362'	SC	20	Kep	2	3	2		-	-	-	F	12	32	32		X		Hillside
S-4	29° 43.253'	98° 09.412'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-5	29° 43.635'	98° 08.837'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37			X	Drainage
S-6	29° 43.650'	98° 08.902'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37			X	Drainage
S-7	29° 43.660'	98° 08.978'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37			X	Drainage
S-8	29° 43.600'	98° 09.153'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-9	29° 43.497'	98° 08.917'	CD	5	Kep	65	200	6+		-	-	-	F	10	15	15			X	Hillside
S-10	29° 43.610'	98° 08.893'	CD	5	Kep	4	4	2		-	-	-	F	10	15	15		X		Hillside
S-11	29° 43.545'	98° 09.052'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-12	29° 43.298'	98° 09.381'	SC	20	Kep	2	2.5	1.5		-	-	-	O/F	12	32	32		X		Hillside
S-13	29° 43.539'	98° 09.168'	SC	20	Kep	0.25	1	1.5		-	-	-	O/F	10	30	30		X		Hillside
S-14	29° 43.500'	98° 09.079'	CD	5	Kep	4	4	2		-	-	-	X	10	15	15		X		Hillside
S-15	29° 43.497'	98° 09.096'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-16	29° 43.464'	98° 09.138'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-17	29° 43.449'	98° 09.174'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-18	29° 43.424'	98° 09.245'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-19	29° 43.371'	98° 09.270'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-20	29° 43.339'	98° 09.324'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-21	29° 43.298'	98° 09.381'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-22	29° 43.708'	98° 09.881'	CD	5	Kep	40	50	1.5		-	-	-	C/F	10	15	15		X		Hillside
S-23	29° 43.750'	98° 09.884'	SC	20	Kep	1.5	2	2		-	-	-	O/F	12	32	32		X		Hillside
S-24	29° 44.199'	98° 09.510'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37			X	Floodplain
S-25	29° 44.247'	98° 09.560'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37			X	Floodplain

* DATUM 1927 North American Datum (NAD27) Date May 9, 2017 Sheet 1 of 7

GEOLOGIC ASSESSMENT TABLE — PROJECT NAME: The Veramendi Subdivision — FGS-E10139

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1	2*	3*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT³)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						< 40	≥ 40	<1.6	≥1.6	
S-26	29° 44.148'	98° 09.382'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37			X	Floodplain
S-27	29° 43.909'	98° 09.970'	SC	20	Kep	0.5	1	3		-	-	-	O/F	12	32	32		X		Hillside
S-28	29° 44.178'	98° 09.317'	MB	30	Kep	03	3	?		-	-	-	X	7	37	37			X	Floodplain
S-29	29° 44.163'	98° 09.493'	MB	30	Kep	0.75	0.75	?		-	-	-	N	35	65		65	X		Hillside
S-30	29° 44.160'	98° 09.483'	CD	5	Kep	55	55	4		-	-	-	O/F	10	15	15			X	Hillside
S-31	29° 43.939'	98° 10.082'	SC	20	Kep	2	3	3.5		-	-	-	O/F	12	32	32		X		Hillside
S-32	29° 44.000'	98° 10.049'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-33	29° 44.056'	98° 09.963'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-34	29° 44.107'	98° 09.888'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-35	29° 44.147'	98° 09.825'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-36	29° 44.184'	98° 09.671'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37			X	Floodplain
S-37	29° 44.118'	98° 09.782'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37			X	Floodplain
S-38	29° 44.222'	98° 09.450'	SCZ	30	Kep	500	800	-		-	-	-	N/C	20	50		50		X	Floodplain
S-39	29° 44.121'	98° 09.285'	MB	30	Kep	150	225	-		-	-	-	N	4	34	34		X		Hillside
S-40	29° 43.882'	98° 09.046'	MB	30	Kep	0.75	0.75	?		-	-	-	N	35	65		65	X		Hilltop
S-41	29° 43.857'	98° 08.925'	MB	30	Kep	0.75	0.75	?		-	-	-	N	35	65		65	X		Hillside
S-42	29° 43.845'	98° 08.907'	CD	5	Kep	100	140	5		-	-	-	F	10	15	15		X		Hillside
S-43	29° 43.657'	98° 08.735'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-44	29° 43.656'	98° 08.736'	SC	20	Kep	1	1	2		-	-	-	O/F	12	32	32		X		Hillside
S-45	29° 43.680'	98° 08.719'	MB	30	Kep	30	75	-		-	-	-	C	7	37	37		X		Hillside
S-46	29° 43.693'	98° 08.7138'	MB	30	Kep	20	20	-		-	-	-	F	7	37	37		X		Hillside
S-47	29° 43.692'	98° 08.737'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37		X		Hillside
S-48	29° 43.718'	98° 08.743'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37			X	Drainage
S-49	29° 43.766'	98° 08.678'	O^{FR}	5	Kep	10	20	-	N 40°	10	1 / 2	0.08	C/F	20	35	35			X	Drainage
S-50	29° 43.770'	98° 08.672'	MB	30	Kep	3	3	?		-	-	-	X	7	37	37			X	Drainage

* DATUM 1927 North American Datum (NAD27) Date May 9, 2017 Sheet 2 of 7

GEOLOGIC ASSESSMENT TABLE — PROJECT NAME: The Veramendi Subdivision — FGS-E10139

LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING		
1	2*	3*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT²)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						< 40	≥ 40	<1.6	≥1.6	
S-51	29° 43.771'	98° 08.654'	MB	30	Kep	3	20	3		-	-	-	C	25	55		55		X	Drainage
S-52	29° 43.773'	98° 08.625'	OFR	5	Kep	10	15	-	N 115°	-	1 / 1.5	0.08	C/F	25	30	30			X	Drainage
S-53	29° 43.775'	98° 08.617'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Drainage
S-54	29° 43.818'	98° 08.588'	SCZ	30	Kep	10	100	-	-	-	-	-	O/F	7	37	37		X		Hillside
S-55	29° 43.883'	98° 08.597'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Drainage
S-56	29° 43.937'	98° 08.605'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Drainage
S-57	29° 43.925'	98° 08.452'	CD	5	Kep	10	15	1.5	-	-	-	-	F	10	15	15		X		Hillside
S-58	29° 43.939'	98° 08.372'	CD	5	Kep	30	40	2	-	-	-	-	F	10	15	15		X		Hillside
S-59	29° 43.975'	98° 08.580'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Drainage
S-60	29° 44.029'	98° 08.493'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-61	29° 44.044'	98° 08.428'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-62	29° 44.005'	98° 08.297'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-63	29° 44.012'	98° 08.195'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Floodplain
S-64	29° 43.956'	98° 08.983'	C	30	Kep	2	3	5+	-	-	-	-	N	30	60		60	X		Hillside
S-65	29° 43.958'	98° 08.095'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Floodplain
S-66	29° 43.897'	98° 08.002'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Floodplain
S-67	29° 43.882'	98° 07.978'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-68	29° 43.818'	98° 07.985'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-69	29° 43.768'	98° 07.996'	SC	20	Kep	10+	20	0.75	-	-	-	-	N	9	29	29			X	Floodplain
S-70	29° 43.775'	98° 07.961'	OVR	5	Kep	3	15	2	-	-	3 / 1	0.06	N	9	14	14			X	Floodplain
S-71	29° 43.758'	98° 07.937'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-72	29° 43.782'	98° 07.870'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-73	29° 43.755'	98° 07.905'	SC	20	Kep	1	1.5	6+	-	-	-	-	N	9	29	29		X		Cliff
S-74	29° 43.782'	98° 07.855'	SCZ	30	Kep	30	600	-	-	-	-	-	N/O/F	9	39	39			X	Floodplain
S-75	29° 43.830'	98° 07.785'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed

* DATUM 1927 North American Datum (NAD27) Date May 9, 2017 Sheet 3 of 7

GEOLOGIC ASSESSMENT TABLE | PROJECT NAME: The Veramendi Subdivision | FGS-E10139

LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING		
1	2*	3*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11	12
FEATURE	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT³)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)	TOPOGRAPHY
						X	Y	Z		10						< 40	≥ 40	<1.6	≥1.6	
S-76	29° 43.882'	98° 07.978'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-77	29° 43.748'	98° 08.053'	CZ/SHZ	30	Kep	100	100	-	-	-	-	-	O/F	35	65		65	X		Hilltop
S-78	29° 43.876'	98° 08.041'	MB	30	Kep	0.75	0.75	?	-	-	-	-	N	35	65		65	X		Hillside
S-79	29° 43.868'	98° 08.030'	CD	5	Kep	100	100	4	-	-	-	-	F	10	15	15			X	Hillside
S-80	29° 44.001'	98° 07.965'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Floodplain
S-81	29° 44.079'	98° 07.992'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Floodplain
S-82	29° 44.158'	98° 08.022'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Floodplain
S-83	29° 44.232'	98° 08.069'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Floodplain
S-84	29° 44.305'	98° 08.113'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Floodplain
S-85	29° 44.385'	98° 08.165'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-86	29° 44.434'	98° 08.303'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Floodplain
S-87	29° 43.614'	98° 08.322'	CD	5	Kep	5	8	1	-	-	-	-	F	10	15	15		X		Hillside
S-88	29° 43.943'	98° 08.271'	SC	20	Kep	2	2.5	1	-	-	-	-	F	12	32	32		X		Hillside
S-89	29° 43.984'	98° 08.235'	SCZ	20	Kep	30	120	-	-	-	-	-	N/O	10	30	30		X		Hillside
S-90	29° 44.169'	98° 08.185'	CD	5	Kep	4	6	1	-	-	-	-	F	10	15	15		X		Hillside
S-91	29° 44.009'	98° 08.301'	O^{FR}	5	Kep	12	150	-	N 140°	-	1 / 2	0.08	C/F	25	30	30			X	Floodplain
S-92	29° 44.060'	98° 08.378'	SH	20	Kep	30	60	3	-	-	-	-	F	19	39	39		X		Hillside
S-93	29° 44.217'	98° 07.989'	CD	5	Kep	2	2.5	0.5	-	-	-	-	F	10	15	15		X		Hillside
S-94	29° 44.051'	98° 07.985'	CD	5	Kep	50	150	5	-	-	-	-	N/F	10	15	15			X	Floodplain
S-95	29° 44.456'	98° 08.434'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Floodplain
S-96	29° 44.476'	98° 08.563'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Floodplain
S-97	29° 44.538'	98° 08.649'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-98	29° 44.540'	98° 08.710'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-99	29° 44.506'	98° 08.731'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-100	29° 44.416'	98° 08.732'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed

* DATUM 1927 North American Datum (NAD27) Date May 9, 2017 Sheet 4 of 7

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FEATURE	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT³)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						< 40	≥ 40	<1.6	≥1.6	
S-101	29° 44.416'	98° 08.732'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-102	29° 44.230'	98° 08.773'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-103	29° 44.188'	98° 08.802'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-104	29° 44.167'	98° 08.857'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-105	29° 44.162'	98° 08.946'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-106	29° 44.156'	98° 09.033'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-107	29° 44.152'	98° 09.118'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-108	29° 44.185'	98° 09.217'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37			X	Streambed
S-109	29° 44.449'	98° 09.285'	SH	20	Kep	5	10	1	-	-	-	-	F	12	32	32		X		Hillside
S-110	29° 44.393'	98° 09.229'	O^{FR}	5	Kep	20	40	-	N 45°	10	1 / 1	0.08	N/C	25	40		40		X	Streambed
S-111	29° 44.391'	98° 09.183'	O^{FR}	5	Kep	20	150	-	N 40°	10	1 / 1	0.08	N/C	25	40		40		X	Streambed
S-112	29° 44.388'	98° 09.129'	O^{VR}	5	Kep	4	300	-	-	-	3 / 1	0.06	N/C	20	25	25			X	Floodplain
S-113	29° 44.425'	98° 09.202'	SC	20	Kep	0.75	1	2.5	-	-	-	-	O/F	15	35	35		X		Hillside
S-114	29° 44.409'	98° 08.986'	SH	20	Kep	10	12	1	-	-	-	-	F	12	32	32		X		Hillside
S-115	29° 44.570'	98° 09.098'	MB	30	Kep	0.75	0.75	?	-	-	-	-	N	35	65		65	X		Hillside
S-116	29° 44.270'	98° 09.232'	SC^{H}	20	Kep	1	1	3	-	-	-	-	F	12	32	32		X		Hillside
S-117	29° 44.351'	98° 09.339'	MB	30	Kep	30	50	6	-	-	-	-	N	15	45		45		X	Streambed
S-118	29° 44.265'	98° 09.030'	CDZ	5	Kep	300	1000	-	-	-	-	-	F	10	15	15			X	Floodplain
S-119	29° 44.168'	98° 09.619'	MB	30	Kep	3	75	3	-	-	-	-	C	15	45		45		X	Streambed
S-120	29° 44.242'	98° 08.913'	O^{FR}	5	Kep	40	350	-	N 50°	10	1 / 2	0.08	C	25	40		40		X	Streambed
S-121	29° 44.629'	98° 09.090'	SC	20	Kep	2	2	1.5	-	-	-	-	F	12	32	32		X		Hillside
S-122	29° 44.743'	98° 08.887'	CD	5	Kep	30	70	4	-	-	-	-	F	10	15	15			X	Drainage
S-123	29° 44.660'	98° 08.712'	O^{FR}	5	Kep	50	150	-	N 70°	-	1 / 2	0.08	F	20	25	25			X	Streambed
S-124	29° 44.675'	98° 08.695'	CD	5	Kep	80	170	8	-	-	-	-	F	10	15	15			X	Hillside
S-125	29° 44.127'	98° 09.046'	SC	20	Kep	2	3	1	-	-	-	-	F	12	32	32			X	Floodplain

* DATUM 1927 North American Datum (NAD27) Date May 9, 2017 Sheet 5 of 7

GEOLOGIC ASSESSMENT TABLE — PROJECT NAME: The Veramendi Subdivision — FGS-E10139

LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING		
1	2*	3*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT²)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						< 40	> 40	<1.6	>1.6	
S-126	29° 44.557'	98° 08.645'	SCZ	20	Kep	30	600	-	-	-	-	-	C/N	15	35	35			X	Floodplain
S-127	29° 44.821'	98° 08.588'	MB	30	Kep	0.75	0.75	?	-	-	-	-	N	35	65		65	X	X	Hilltop
S-128	29° 44.670'	98° 08.013'	CD	5	Kep	60	65	4	-	-	-	-	F	10	15	15			X	Hillside
S-129	29° 44.659'	98° 07.996'	MB	30	Kep	0.75	0.75	?	-	-	-	-	N	35	65		65	X		Hilltop
S-130	29° 44.656'	98° 07.991'	MB	30	Kep	0.75	0.75	?	-	-	-	-	N	35	65		65	X		Hilltop
S-131	29° 44.338'	98° 07.805'	CD	5	Kep	70	90	3	-	-	-	-	F	10	15	15			X	Hillside
S-132	29° 44.382'	98° 07.502'	CD	5	Kep	20	70	3	-	-	-	-	F	10	15	15			X	Hillside
S-133	29° 45.186'	98° 08.255'	OFR	5	Kep	40	100	-	N 65°	-	1 / 2	0.08	N	20	25	25			X	Drainage
S-134	29° 44.881'	98° 07.761'	OFR	5	Kep	30	100	-	N 40°	10	1 / 2	0.08	N	20	35	35			X	Drainage
S-135	29° 44.916'	98° 07.704'	OFR	5	Kep	40	60	-	N 140°	-	1 / 2	0.08	N	20	25	25			X	Drainage
S-136	29° 44.580'	98° 07.125'	OFR	5	Kep	15	20	-	N 7°	-	1 / 2	0.08	N	20	25	25			X	Drainage
S-137	29° 44.336'	98° 07.793'	MB	30	Kep	0.75	0.75	?	-	-	-	-	N	35	65		65	X		Hillside

* DATUM 1927 North American Datum (NAD27)

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 213.

STATE OF TEXAS — Steve M. Frost — Geology License No. 315 — LICENSED PROFESSIONAL GEOSCIENTIST

Signature Steve Frost Date May 9, 2017 Sheet 6 of 7

GEOLOGIC ASSESSMENT TABLE — PROJECT NAME: The Veramendi Subdivision — FGS-E10139

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1	2*	3*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT²)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						< 40	> 40	<1.6	>1.6	
S-138	29° 44.382'	98° 07.687'	SH	20	Kep	30	40	2		-	-	-	F	15	35	35		X		Hillside
S-139	29° 44.661'	98° 07.779'	O[FR]	5	Kep	8	10	-	N 70°	-	1 / 2	0.08	C/F	15	20	20		X		Hillside
S-140	29° 45.001'	98° 08.094'	SC	20	Kep	2	4	2	-	-	-	-	O/F	12	32	32		X		Hillside
S-141	29° 45.176'	98° 08.164'	SC	20	Kep	0.25	2.5	2	-	-	-	-	O/F	12	32	32		X		Hillside
S-142	29° 43.319'	98° 09.171'	SH	20	Kep	100	150	4	-	-	-	-	F	15	35	35			X	Hillside
S-143	29° 44.622'	98° 07.369'	SCZ	20	Kep	30	2,800	-	-	-	-	-	N/O	12	32	32			X	Cliff
S-144	29° 45.163'	98° 08.014'	SCZ	20	Kep	30	3,600	-	-	-	-	-	N/O	12	32	32			X	Cliff
S-145	29° 44.287'	98° 09.495'	CDZ	30	Kep	600	1,000	-	-	-	-	-	O/F	30	60		60		X	Streambed
S-146	29° 44.969'	98° 08.534'	F	20	Kep	-	-	-	N 55°	-	-	-	-	15	35	35			X	Hillside
S-147	29° 45.017'	98° 08.031'	F	20	Kep	-	-	-	N 45°	-	-	-	-	15	35	35			X	Hillside
S-148	29° 43.175'	98° 09.430'	MB	30	Kep	3	3	?	-	-	-	-	X	7	37	37		X		Hillside

* DATUM 1927 North American Datum (NAD27)

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 213.

STATE OF TEXAS — Steve M. Frost — Geology — License No. 315 — LICENSED PROFESSIONAL GEOSCIENTIST

Signature _____ Date May 9, 2017 Sheet 7 of 7

LOCATION

The project site consists of approximately 2,400 acres of land located along and north of Loop 337 and east and west of River Road in New Braunfels, Texas. An overall view of the area is shown on copies of the site plan, a street map, the USGS Topographic Map, the Edwards Aquifer Recharge Zone Map, the Flood Insurance Rate Map (FIRM), a 1973 aerial photograph from the USDA at a scale of 1"=2000', a geologic map, a 2010 aerial photograph at a scale of 1"=2000', and a 2010 aerial photograph at a scale of 1"=500M, Plates 1 through 9 in Appendix A.

METHODOLOGY

The Geologic Assessment was performed by Mr. Steve Frost, C.P.G., President and Senior Geologist with Frost GeoSciences, Inc and several employees of Frost GeoSciences, Inc. including Ms. TG Bey, Biologist, Mr. Reza Eshmaly, Geologist, James Akers, and Spencer Templen. Mr. Frost is a Licensed Professional Geoscientist in the State of Texas (License # 315) and is a Certified Professional Geologist with the American Institute of Professional Geologist (Certification # 10176).

Frost GeoSciences, Inc. researched the geology of the area in the immediate vicinity of the project site. The research included, but was not limited to, the Geologic Atlas of Texas, San Antonio Sheet, FIRM maps, Edwards Aquifer Recharge Zone Maps, USGS 7.5 Minute Quadrangle Maps, the Geologic Map of the New Braunfels, Texas 30 X 60 Minute Quadrangle, the USGS Water-Resources Investigations Report 94-4117, and the USDA Soil Survey of Comal & Hays County, Texas.

After reviewing the available information, a field investigation was performed to identify any geologic or man-made potential recharge features. A transect spacing of approximately 50 feet or less, depending on vegetation thickness, was used to inspect the project site. A 2010 aerial photograph, in conjunction with a hand held Garmin eTrex Summit Global Positioning System with an Estimated Potential Error ranging from 7 to 12 feet, was used to navigate around the property and identify the locations of potential recharge features, as recommended in the "Instructions to Geologists", TCEQ-0585-Instructions (Rev. 10-1-04). The locations of any potential

recharge features noted in the field were identified on the Site Geologic Map in Appendix C of this report. A copy of a 2010 aerial photograph at an approximate scale of 1"=500M, indicating the locations of the potential recharge features, is included on Plate 9 in Appendix A. The Geologic Assessment Form (Rev. 2-11-15), Stratigraphic Column, and the Geologic Assessment Table have been filled with the appropriate information for this project site and are included on pages 1-11 of this report.

RESEARCH & OBSERVATIONS

7.5 Minute Quadrangle Map Review

According to the USGS 7.5 Minute Quadrangle Maps, New Braunfels West, Texas Sheet (1988), New Braunfels East, Texas Sheet (1994), Sattler, Texas Sheet (1994), and Hunter, Texas Sheet (1994), the elevation of the project site ranges from 630 feet at the eastern corner of the project site within the River Pasture along the Guadalupe River to 845 feet along the western property lines of Pastures 1 and 3. These elevations are calculated above mean sea level (AMSL). A landing strip and a stock pond are noted within Pasture 1. A residential structure and several associated barns and sheds are visible near the northern limits of Pasture 1. Two stock ponds were noted within Pasture 2. One stock pond and a spillway for a flood control dam was noted within Pasture 3. The surface runoff from the project site flows into unnamed tributaries of Blieders Creek, Blieders Creek, unnamed tributaries of the Guadalupe River, and the Guadalupe River. State Highway 46 (Loop 337) is located immediately south of the project site. River Road separates Pastures 2 and 4 to the west from the River Pasture to the east. A copy of the above referenced USGS 7.5 Minute Quadrangle Map , indicating the location of the project site, is included in this report on Plate 3 in Appendix A.

Recharge / Transition Zone

According to Official Edwards Aquifer Recharge Zone Map, New Braunfels West, Texas Sheet, New Braunfels East, Texas Sheet, Sattler, Texas Sheet, and Hunter, Texas Sheet, (1996),

the project site is located within the Recharge Zone of the Edwards Aquifer. A copy of the Official Edwards Aquifer Recharge Zone Map, indicating the location of the project site, is included on Plate 4 in Appendix A.

100-Year Floodplain

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Comal County, Texas, Community Panel Numbers 48091C0270F, 48091C0290F, 48091C0435F, & 48029C0455F (Revised 9/02/09) were reviewed to determine if the project site is located in areas prone to flooding. A review of the above-mentioned panels indicate that portions of the project site is located within the 100 year floodplain. The project site is located within Zone AE, Zone A, Zone X Shaded, and Zone X.

According to the panel legend, Zone AE represents areas within the 100 year floodplain where base flood elevations have been determined. The areas of the property within Zone AE are generally located along Blieders Creek and the Guadalupe River.

Zone A represents areas within the 100 year flooplain where base flood elevations have not been determined. The areas of the property within Zone A are generally areas along tributaries immediately upgradient of areas determined to be within Zone AE.

Zone X shaded represents areas of 0.2% annual chance of flooding, areas of 1% annual chance of flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance of flooding. The areas of the property with Zone X Shaded are generally narrow bands located immediately adjacent to areas determined to be within Zone AE.

Zone X represents areas determined to be outside the 0.2% annual chance floodplain. A copy of the Comal County, Texas, FIRM maps, indicating the location of the project site, is included in this report on Plate 5 in Appendix A.

Soils

According to the United States Department of Agriculture, Soil Conservation Service, Soil Survey of Comal & Hays County, Texas (1982), the project site is located on the Rumple-Comfort Association (RUD), the Comfort - Rock Outcrop Complex, Undulating (CrD), the Brackett - Rock Outcrop - Comfort Complex, Undulating (BtD), the Lewisville Silty Clay, 1 to 3 percent slopes (LeB), the Medlin-Eckrant Association (MEC/MED), and the Orif Soils, Frequently Flooded (Or). A copy of the 1973 aerial photograph (approximate scale: 1"=2000') from the USDA Soil Survey of Comal & Hays County, Texas (1982) indicating the location of the project site and the soil types is included on Plate 6 in Appendix A.

The Rumple-Comfort Association (RuD) consists of shallow and moderately deep soils on uplands in the Edwards Plateau Land Resource Area. The surface layer of the Rumple Soil is dark reddish brown very cherty clay loam about 10 inches thick. Rounded chert and limestone cobbles and gravel cover about 20 percent of the surface. The subsoil to a depth of 14 inches is dark reddish-brown very cherty clay, and to a depth of 28 inches it is dark reddish-brown extremely stony clay. The underlying material is indurated fractured limestone. The Comfort Soil is dark brown, neutral, extremely stony clay about 7 inches thick. The subsoil to a depth of 12 inches is dark reddish-brown, mildly alkaline, extremely stony clay. The underlying material is indurated fractured limestone. The soil is noncalcareous throughout. The soils in this association are well drained. Surface runoff is medium, but varies due to the occurrence of caves, fracture zones, and sinks. Permeability is moderately slow. Water erosion is a moderate hazard.

The Comfort-Rock Outcrop Complex consists of shallow, clayey soils and Rock Outcrop on side slopes and on hilltops and ridgetops on uplands in the Edwards Plateau Land Resource Area. The Comfort Extremely Stony Clay makes up 49 to more than 95 percent of the complex, but on the average it makes up 70 percent. Rock Outcrop and areas of soil less than 4 inches deep make up 5 to 36 percent, but the average is 15 percent. Typically, the surface layer of the Comfort soil is dark brown extremely stony clay about 6 inches thick. Cobbles and stones as much as 4 feet across cover about 45 percent of the surface. The subsoil extends to a depth of 13

inches. It is dark reddish brown extremely stony clay. The underlying material is indurated fractured limestone. The soil is mildly alkaline and noncalcareous throughout. The Comfort Soil is well drained. Surface runoff is slow to medium. Permeability is slow, and the available water capacity is very low. Water erosion is a slight hazard. This soil has a USDA Texture Classification of extremely stony clay, stony clay, very stony clay, and weathered bedrock. The Unified Classification is CH, GC, CL, or SC. The AASHO Classification is A-2-7, and A-7-6. This soil has an average permeability from 0.6 to 0.2 inches/hour.

The Brackett-Rock Outcrop-Comfort Complex consists of shallow, loamy and clayey soils and rock outcrops on uplands in the Edwards Plateau Land Resource Area. The Brackett Soil makes up 30 to 60 percent of the complex, but on the average it makes up 50 percent. Rock Outcrops make up 10 to 40 percent of the complex, but the average is 20 percent. The Comfort Soil makes up 10 to 20 percent, but the average is 15 percent. Typically, the surface layer of the Brackett Soil is grayish brown gravelly clay loam about 6 inches thick. The subsoil extends to a depth of 17 inches. It is very pale brown and pale yellow gravelly clay loam. The underlying material is weakly cemented limestone interbedded with thin layers of indurated limestone. The soil is moderately alkaline and calcareous throughout. Typically, the areas of Rock Outcrop consist of exposures of limestone bedrock. There is some soil material in the narrow fractures in the rock. In some areas, however, the rock is flat and is covered by soil material as much as 3 inches thick. Typically, the surface layer of the Comfort Soil is dark brown extremely stony clay about 4 inches thick. The subsoil extends to a depth of 11 inches. It is dark reddish brown extremely stony clay. The underlying material is indurated fractured limestone. The soil is moderately alkaline and noncalcareous throughout. The soils in this complex are well drained. Surface runoff is medium to rapid. Permeability is moderately slow in the Brackett Soil and slow in the Comfort Soil. The available water capacity is very low. Water erosion is a severe hazard.

The Lewisville Silty Clay consists of deep, gently sloping soil on stream terraces. Typically, the surface layer is dark grayish brown silty clay about 15 inches thick. The subsoil to a depth of 33 inches

is light brown silty clay, and to a depth of 63 inches is reddish yellow silty clay. The soil is moderately alkaline and calcareous throughout. This soil is well drained, surface runoff is medium, and permeability is moderate.

The Medlin-Eckrant Association consists of very shallow to shallow and deep soils on uplands in the Edwards Plateau Land Resource Area. There are narrow limestone ledges at the top of some slopes. The Medlin and Eckrant soils each make up 20 to 80 of a mapped area. Together, on the average, they make up about 95 percent of the mapped area. A typical area is 50 percent Medlin soil and 45 percent Eckrant soil. Typically, the Medlin soil has a grayish brown surface layer about 11 inches thick that is stony clay in the upper part and clay in the lower part. The subsoil, from 11 to 50 inches, is light yellowish brown clay that has yellowish brown and olive yellow mottles. The underlying material to a depth of 80 inches is light gray shaly clay that has yellow and olive yellow mottles. The soil is moderately alkaline and calcareous throughout. The Medlin soils is well drained. Surface runoff is rapid. Permeability is very slow. Water enters rapidly when the soil is dry and cracked and very slow when it is wet. Water erosion is a severe hazard. Typically, the surface layer of the Eckrant soil is very dark gray extremely stony clay about 16 inches thick. The underlying material is fractured limestone bedrock. The soil is moderately alkaline and noncalcareous throughout. The Eckrant soil is well drained. Surface runoff is rapid. Permeability is moderately slow. Water erosion is a severe hazard.

The Orif Soils, Frequently Flooded consist of deep nearly level soils on flood plains of large creeks and rivers. These soils are adjacent to the stream channels. Typically, the surface layer is grayish brown moderately alkaline gravelly loamy sand about 20 inches thick. The underlying layer to a depth of 60 inches is very gravelly loamy sand stratified with very gravelly sand, very gravelly sandy loam, and loam. These soils are well drained. Flooding occurs several times in most years and is of very brief duration. Floodwaters are swift and destructive. Surface runoff is slow, permeability is rapid.

Narrative Description of the Site Geology

The project site consists of approximately 2,400 acres of land located along and north of Loop 337 and east and west of River Road in New Braunfels, Texas. An overall view of the area is shown on Plates 1 through 9 in Appendix A. The project site exists as ranch land used to graze cattle and is the main ranching operation for the Word-Borchers Ranch. The project site has a very well developed soil layer on the property giving way to relatively few rock outcrops and dense stands of native grasses. Frost GeoSciences, Inc. after finding large piles of bulldozed rubble within 40 year old stands of trees, researched historic aerial photography and made note that the property appears to have undergone numerous episodes of land clearing dating back at least 40 to 50 years. These historic land clearing operations appear to have culled much of the rock rubble from the surface. The majority (80+%) of the 2,400 acre ranch appears to have been bulldozed at some point with many areas having been cleared repeatedly. This clearing process has produced many small non karst closed depressions resulting from pulling trees out and plucking boulders. There are so many of these across the property that it is not practical to itemize them within this report. The areas that have not been cleared historically appear to be along steep slopes and cliffs, and within major drainage areas. The majority of the site appears to support a thick soil cover and as a result very few potential recharge features were encountered when compared to the size of the property.

The variations in the vegetative cover across the project site are visible in the 2010 aerial photographs on Plates 8 and 9 in Appendix A and in the site visit photographs included in Appendix B. One hundred and forty eight Potential Recharge Features (PRF's) were identified during our site inspection. Nineteen of these are considered sensitive by Frost GeoSciences, Inc. The sensitive features are highlighted on the Geologic Assessment Tables on pages 4 through 10.

Non-Karst Closed Depressions (CD)

Potential Recharge Features S-1, S-2, S-10, S-14, S-22, S-57, S-58, S-87, S-90, S-93, and S-118, consist of notable non-karst closed depressions created by historic bulldozing on the property, These

features are typical of the thousands of similar features and appear to have been created by either the removal of trees or the plucking of boulders. Typically these feature are relatively small (less than 10 feet in any dimension and usually only a foot or two deep. Potential Recharge Features S-9, S-30, S-42, S-79, S-122, S-124, S-128, S-131, and S-132 are non-karst closed depressions consisting of excavated stock ponds used to water livestock, These features vary greatly in both size and shape, however, all of these features show evidence of ponding water for prolonged periods of time. PRF's S-9 and S-124 were holding water at the time of our site inspections. Potential Recharge Feature S-94 is a non-karst closed depression consisting of a stream scour adjacent to Blieders Creek. The bottoms of all of these features are lined with clay and show evidence of holding water. These 22 features are not considered sensitive by FGS. These features score a 15 on the Geologic Assessment Table.

Potential Recharge Feature S-145 consists of large non-karst closed depression created behind the Flood Control Dam within Pasture 3. This non-karst closed depression showed evidence of rapid infiltration into the subsurface after several heavy rainfall events during June and September. Due to the overall size of this feature and the rate that the feature drains into the subsurface, additional points were added for a ZONE rating. This feature is considered sensitive by FGS. This feature scores a 60 on the Geologic Assessment Table.

Manmade Features in Bedrock (MB)

Potential Recharge Features S-4 through S-8, S-11, S-15 through S-21, S-24 through S-26, S-28, S-32 through S-37, S-43, S47, S-48, S-50, S-53, S-55, S-56, S-59 through S-63, S-65 through S-68, S-71, S-72, S-75, S-76, S-80 through S-86, S-95 through S-108, and S-148 are manmade features in bedrock consisting of sanitary sewer manholes along two sewer outfall lines. The two sewer outfall lines combine within Blieders Creek at Potential Recharge Feature S-67. These 64 features are not considered sensitive by FGS. These features score a 37 on the Geologic Assessment Table.

Potential Recharge Features S-29, S-40, S-41, S-78, S-115, S-127, S-129, S-130, and S-137

consist of existing or recently drilled water wells. PRF's S-40 and S-127 are operational and in use at this time. PRF's S-29, S-78, and S-129 are wells associated with old windmills and do not appear to be operational at this time. The remaining PRF's are recently drilled wells consisting of open holes with no casing. These appear to be associated with either testing the groundwater availability or are planned as future water supply wells for livestock. These 9 features are considered sensitive by FGS. These features score a 65 on the Geologic Assessment Table.

Potential Recharge Feature S-39 consists of an area that had been excavated down to bedrock and used as quarry materials for roads on the ranch. This feature is not considered sensitive by FGS. This feature scores a 34 on the Geologic Assessment Table.

Potential Recharge Feature S-45 consists of an area of limestone cobbles and boulders. It is believed that the cobbles and boulders were the left over spoils from the excavation of a nearby sanitary sewer lift station. This feature is not considered sensitive by FGS. This feature scores a 37 on the Geologic Assessment Table.

Potential Recharge Feature S-46 consists of an old abandoned sanitary sewer lift station. The lift station was abandoned after the remaining sewer outfall line was constructed. This feature is not considered sensitive by FGS. This feature scores a 37 on the Geologic Assessment Table.

Potential Recharge Features S-51 and S-119 consist of areas along existing sewer lines that occur within stream channels where the scour of the stream has eroded compacted material out of the sewer trench. The scour at PRF S-51 also occurs in conjunction with an area of highly weathered and altered limestone increasing the probability of rapid infiltration into the subsurface. These 2 features are considered sensitive by FGS. These features score a 45 and 55 respectively on the Geologic Assessment Table.

Potential Recharge Feature S-117 consists of a large erosion scour located at the discharge pipe for the flood control dam along Blieders Creek. This feature was inspected after heavy rains in September and did not show evidence of standing water. This feature is considered sensitive by FGS. This feature scores a 45 on the Geologic Assessment Table.

Cave (C)

Potential Recharge Feature S-64 consists of a relatively small cave located near a hilltop in Pasture 2. The cave opening is approximately 2 feet wide and 3 feet long and has an initial drop of approximately 5 feet. An area of stressed vegetation around the cave opening indicated that the air inside the cave may not be suitable for long term or even short term occupation so no attempt was made to investigate the interior of the cave beyond what could be seen from the surface. A deflated area approximately 30 feet wide, 50 feet long and 3 feet deep was noted around the cave entrance. This is likely the result of soil erosion into the cave. This feature is considered sensitive by FGS. This feature scores a 60 on the Geologic Assessment Table.

Solution Cavity (SC)

Potential Recharge Features S-3, S-12, S-13, S-23, S-27, S-31, S-44, S-69, S-73, S-74, S-88, S-113, S-116, S-121, S-125, S-140, and S-141 consist of solution cavities of various dimensions. A machete was used to probe the depth of the features and determine the nature of the infilling. These cavities all contained a hard clay plug preventing rapid infiltration of water into the subsurface. This was somewhat expected given the extensive soil development across the property. These 17 features are not considered sensitive by FGS. These features score a 29 to 35 on the Geologic Assessment Table.

Potential Recharge Feature S-38 consists of an area of dissolved and scoured limestone outcrop associated with the spillway for the flood control dam. Some of the scours and dissolved limestone extended 3 to 4 feet down and none were noted holding water, even after periods of heavy rains, indicating rapid infiltration into the subsurface. This feature is considered sensitive by FGS. This feature scores a 50 on the Geologic Assessment Table.

Potential Recharge Features S-54, S-126, S-143, and S-144 consists of zones of solution cavities within cliff faces. These represent horizontal features that trend upgradient as they extend into the bedrock cliff. FGS is of the opinion that these features represent discharge features associated with the outlets of subsurface bedding plain features. These 4 features are not considered sensitive by FGS. These features score between a 32 and 37 on the Geologic Assessment Table.

Sinkhole (SH)

Potential Recharge Features S-77 consists of three small closed depressions (sinkholes) likely resulting from soil deflation within a 100 X 100 foot area and two caves approximately 100 feet apart within the same area. The depressions were infilled with loose soil and leaves, rock rubble and some hard packed clay in areas. Evidence of rapid infiltration into the subsurface was noted in some areas. These features are considered sensitive by FGS. These features score a 65 on the Geologic Assessment Table.

Potential Recharge Features S-92, S-109, S-114, S-138, and S-142 consists of areas believed to be the result of soil deflation into the subsurface creating karst formed closed depressions or sinkholes. For these purposes, it is not believed by FGS that these are sinkholes in the classic sense that a collapse has occurred creating a depression. Rather, FGS believes these features are purely the result of erosion of surface soils into subsurface features. These features all contained small areas in the bottoms with no grasses indicating that water ponds for prolonged periods of time. As a result, it did not appear that these features provide rapid infiltration into the subsurface. These 5 features are not considered sensitive by FGS. These features score a 32 to 39 on the Geologic Assessment Table.

Fault (F)

Potential Recharge Features S-146 and S-147 consist of faults noted on the Bureau of Economic Geology, Geologic Map of the New Braunfels, Texas 30 X 60 Minute Quadrangle (2000). Evidence of PRF S-146 was somewhat confirmed in the field with fractures noted at PRF S-133, however, the bearings of the fractures were not the same as the strike of the proposed fault. No fractures or other field evidence associated with PRF S-147 were noted in the field at the time of the on-site inspection. These 2 features are not considered sensitive by FGS. These features score a 35 on the Geologic Assessment Table.

Other Natural Bedrock Feature (O)

Potential Recharge Features S-49, S-52, S-70, S-91, S-112, S-123, S-133, S-134, S-135, S-136, and S-139 consist of natural rock outcrops with either vuggy limestone (O^{VR}) or fractured bedrock (O^{FR}). The

sizes of these outcrops and the strike of the fractures varied greatly. These 11 features are not considered sensitive by FGS. These features score a 14 to 35 on the Geologic Assessment Table.

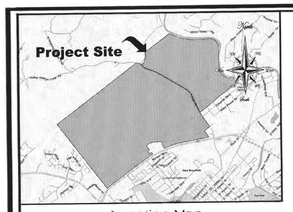
Potential Recharge Features S-110, S-111, and S-120 consist of natural rock outcrops with fractured bedrock (O^{FR}). The sizes of these outcrops and the strike of the fractures varied greatly. These 3 features are considered sensitive by FGS. These features score a 40 on the Geologic Assessment Table.

According to the USGS 7.5 Minute Quadrangle Maps, New Braunfels West, Texas Sheet (1988), New Braunfels East, Texas Sheet (1994), Sattler, Texas Sheet (1994), and Hunter, Texas Sheet (1994), the elevation of the project site ranges from 630 feet at the eastern corner of the project site within the River Pasture along the Guadalupe River to 845 feet along the western property lines of Pastures 1 and 3. These elevations are calculated above mean sea level (AMSL). According to topographic data obtained from Pape Dawson Engineers, the elevations on the project site range from 625 feet at the eastern corner of the project site to 845 feet along the western property lines of Pastures 1 and 3. A copy of the site plan, indicating the boundary of the project site and the elevations, is included on Plate 1 in Appendix A and on the Site Geologic Map in Appendix C of this report.

According to the Bureau of Economic Geology, Geologic Map of the New Braunfels, Texas 30 X 60 Minute Quadrangle (2000), the project site is covered by the Cretaceous Edwards Person Limestone.

The Cyclic and Marine Member of the Cretaceous Edwards Person Limestone consists of mudstone to packstone and miliolid grainstone with chert. The member is characterized by massive beds of limestone to relatively thin beds of limestone with some crossbedding. The Cyclic and Marine Member forms a few caves some that are laterally extensive. Overall thickness ranges from 80 to 90 feet thick.

The Leached and Collapsed Member of the Edwards Person Limestone consists of crystalline limestone, mudstone to grainstone with chert, and collapsed breccia. This member



Location Map

HUECO SPRINGS LOOP RD.

RIVER

WHITE WATER RD.

GUADALUPE RIVER

EDWARDS BLVD

LOOP 337

HWY 46

HIGH WATER MARK - 665.92'

Zone AE

Zone X

Zone A

Kep

S-1 S-2 S-3 S-4 S-5 S-6 S-7 S-8 S-9 S-10 S-11 S-12 S-13 S-14 S-15 S-16 S-17 S-18 S-19 S-20 S-21 S-22 S-23 S-24 S-25 S-26 S-27 S-28 S-29 S-30 S-31 S-32 S-33 S-34 S-35 S-36 S-37 S-38 S-39 S-40 S-41 S-42 S-43 S-44 S-45 S-46 S-47 S-48 S-49 S-50 S-51 S-52 S-53 S-54 S-55 S-56 S-57 S-58 S-59 S-60 S-61 S-62 S-63 S-64 S-65 S-66 S-67 S-68 S-69 S-70 S-71 S-72 S-73 S-74 S-75 S-76 S-77 S-78 S-79 S-80 S-81 S-82 S-83 S-84 S-85 S-86 S-87 S-88 S-89 S-90 S-91 S-92 S-93 S-94 S-95 S-96 S-97 S-98 S-99 S-100 S-101 S-102 S-103 S-104 S-105 S-106 S-107 S-108 S-109 S-110 S-111 S-112 S-113 S-114 S-115 S-116 S-117 S-118 S-119 S-120 S-121 S-122 S-123 S-124 S-125 S-126 S-127 S-128 S-129 S-130 S-131 S-132 S-133 S-134 S-135 S-136 S-137 S-138 S-139 S-140 S-141 S-142 S-143 S-144 S-145 S-146 S-147

Frost GeoSciences

Construction Materials ▪ Forensics
Environmental ▪ Geotechnical

Site Geologic Map

Geologic Site Assessment (WPAP)
for Regulated Activities / Development on the
Edwards Aquifer Recharge / Transition Zone
for the
The Veramendi Subdivision
+/- 2,400 Acres
New Braunfels, Texas

Frost GeoSciences, Inc. Control # FGS-E10139

Legend

- Fill - Fill Material
- Qal - Alluvium
- Kau - Austin Chalk
- Kef - Eagle Ford Shale
- Kbu - Buda Limestone
- Kdr - Del Rio Clay
- Kgt - Georgetown Limestone
- Kep - Edwards Person Limestone
- Kek - Edwards Kainer Limestone
- Kgr - Glen Rose Formation

- S-# - Potential Recharge Feature (PRF)
- Formation Contact
- 100-Year Floodplain - Zone A
- 100-Year Floodplain - Zone AE
- Other Flood Hazard Area - Zone X (shaded)

Floodplain Information Obtained From
FIRM: Flood Insurance Rate Map
Comal County, Texas: Panel # 48091C0270F, Revised 9/02/09
Comal County, Texas: Panel # 48091C0290F, Revised 9/02/09
Comal County, Texas: Panel # 48091C0435F, Revised 9/02/09
Comal County, Texas: Panel # 48091C0455F, Revised 9/02/09

Fault Information Obtained From:
Bureau of Economic Geology, Geologic Atlas of Texas, San Antonio Sheet (1983)
U.S. Geological Survey, Water Resources Investigations Report 94-4117 (1994)
Geologic Map of the New Braunfels, Texas 30 X 60 Minute Quadrangle (2000)

North
NW NE West East SW SE South

Graphic Scale
400 0 200 400 800
(In Feet)

1 inch = 400 feet
Representative Fraction 1:4800

Contour Interval - 5 feet

STATE OF TEXAS
Steve M. Frost
Geology
License No. 315
LICENSED PROFESSIONAL GEOSCIENTIST
5-7-17

Signature of Texas Licensed Geoscientist
Steve Frost, TPG# 315, AIPG # 10176

Modification of a Previously Approved Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/(Agent:) Christopher Crim, PE

Date: 11/03/2025

Signature of Customer/Agent:

Project Information

1. Current Regulated Entity Name: Veramendi Neighborhood Commercial
   Original Regulated Entity Name: Veramendi Phase 1A-1; Veramendi Precinct 13 North
   Regulated Entity Number(s) (RN): 109238337
   Edwards Aquifer Protection Program ID Number(s): 13000418; 13000511
   ☑ The applicant has not changed and the Customer Number (CN) is: 605367002
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

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

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

WPAP Modification Summary	***Approved Project***		***Proposed Modification***
	EAPP ID: 13000418	EAPP ID: 13000511	
Acres	34.87	98.87	9.7
Type of Development	Residential	Residential	Commercial
Number of Residential Lots		262	0
Impervious Cover (acres)	9.23	36.73-ac proposed and 45.95-ac total	8.60
Impervious Cover (%	26.5	37.7 proposed; 46.5% total	88.6
Permanent BMPs	2 VFS, 2 WQ Basins	2 VFS, 3 WQ Basins	Utilize existing Batch Detention Basin #2
Other			

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

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

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

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

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

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

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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 13, 2017

Mr. Peter James
Veramendi PE - Brisbane, LLC
PO Box 310699
New Braunfels, TX 78131

Re: Edwards Aquifer, Comal County

NAME OF PROJECT: Veramendi Phase 1A-1; Located northeast of the Oak Run Parkway and Geneva Street Intersection; ETJ of New Braunfels, Texas

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

Regulated Entity No. RN109238337; Additional ID No. 13000418

Dear Mr. James:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP application for the above-referenced project submitted to the San Antonio Regional Office by Pape-Dawson Engineers, Inc. on behalf of Veramendi PE - Brisbane, LLC on May 12, 2017. Final review of the application was completed after additional materials were received on July 7, 2017. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed project will have an area of approximately 34.87 acres. It will include clearing, grading, and the construction of 5,710 linear feet of roadway, sidewalks, drainage improvements, and stormwater

treatment controls. The impervious cover will be 9.23 acres (26.5 percent). No wastewater is generated by this project.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one partial sedimentation/filtration basin, one batch detention basin, and two engineered vegetative filter strips (VFS), designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 8,285 pounds of TSS generated from the 9.23 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The partial sedimentation/filtration basin will have a minimum 12 inch clay liner on the basin side walls and a concrete liner in the lower portion of the basin and on the basin floor. The basin will be designed with a 4 inch perforated PVC underdrain system that will be covered with a minimum 6 inch gravel layer. Geotextile fabric will be placed over the gravel layer and topped with 18 inches of sand (ASTM C-33 compliant). The basin will be designed with a water quality volume of 34,752 cubic feet (18,891 cubic feet required), and a sand filter area of 3,200 square feet (1,574 square feet required). The basin is designed to remove 3,860 pounds of TSS annually.

The batch detention basin will have a minimum 12 inch clay liner and will have a designed water quality volume of 88,835 cubic feet (23,616 cubic feet required). The logic controller for the system will be a Teco 12VDC, Model SG2 Series. The controller will be programmed to retain stormwater for 12 hours before releasing it. The stormwater release valve shall be equipped with a manual override. The system will be connected to a 120 volt power supply with a battery backup unit. The basin is designed to remove 4,264 pounds of TSS annually.

The vegetative filter strips will be at least 15 feet wide (in the direction of flow), and will extend along the entire length of the contributing area with no gullies, rills or obstructions that will concentrate flow. The vegetative filter strips will have a uniform slope of less than 20 percent, and will maintain a vegetated cover of at least 80 percent. The VFSs are designed to remove 162 pounds of TSS annually.

GEOLOGY

The site is located entirely over the Edwards Aquifer Recharge Zone. The geologic assessment includes the entire 2,400 acre site but the proposed project is limited to 34.87 acres of the larger site. According to the geologic assessment included with the application, the site is located over the Edwards Person Formation. The project geologist identified 148 man-made and geologic features within the 2,400 acre site boundaries. Nineteen of these features were identified as sensitive. One manmade feature, S-19 (sanitary sewer manhole) was identified within the proposed project boundaries. The San Antonio Regional Office site assessment conducted on May 30, 2017 revealed the site was generally as described in the geologic assessment.

SPECIAL CONDITION

The permanent pollution abatement measures shall be operational prior to use of any roadway or sidewalk located within the measure's respective drainage area.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

4. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.
5. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
6. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
7. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
8. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
9. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

10. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain

responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.

11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the San Antonio Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
13. No wells exist on site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
14. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
15. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
16. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
17. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

18. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the San Antonio Regional Office within 30 days of site completion.
19. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
20. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new

regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

21. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
22. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Alex Grant of the Edwards Aquifer Protection Program of the San Antonio Regional Office at 210-403-4035

Sincerely,

Lynn Bumguardner, Water Section Manager
San Antonio Region
Texas Commission on Environmental Quality

LB/AG/eg

Enclosures: Deed Recordation Affidavit, Form TCEQ-0625
Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Denis Rion, P.E., Pape-Dawson Engineers, Inc.
Mr. Robert Camareno, City of New Braunfels
Mr. Tom Hornseth, P.E., Comal County
Mr. H. L. Saur, Comal Trinity Groundwater Conservation District
Mr. Roland Ruiz, Edwards Aquifer Authority

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

December 5, 2017

Mr. Peter James
Veramendi PE-Brisbane, LLC
PO Box 310699
New Braunfels, Texas 78131

Re: Edwards Aquifer, Comal County

NAME OF PROJECT: Veramendi Precinct 13 North: located northeast and southeast of the Oak Run Parkway and Geneva Street intersection, New Braunfels, Texas

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

Regulated Entity No. RN109238337; Additional ID No. 13000511

Dear Mr. James:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP modification application for the above-referenced project submitted to the San Antonio Regional Office by Pape-Dawson Engineers, Inc. on behalf of Veramendi PE- Brisbane, LLC on September 15, 2017. Final review of the WPAP modification was completed after additional material was received on November 16, 2017, and November 20, 2017. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

The original Veramendi Phase 1A-1 WPAP was approved on July 13, 2017. This project included clearing, grading, and the construction of 5,710 linear feet of roadway, sidewalks, drainage improvements, one sedimentation/filtration basin, one batch detention basin, and two engineered vegetative filters strips on a 34.87-acre site. The approved impervious cover was 9.23 acres (26.5 percent). No wastewater was to be generated by this project.

PROJECT DESCRIPTION

The proposed residential project will have an area of approximately 98.87 acres. It will include clearing, grading, excavation, installation of utilities, drainage improvements, construction of 262 single family residential lots with streets, and sidewalks. The impervious cover will be 36.73 acres (37.1 percent) for this proposed project and will bring the total site impervious cover to 45.95 acres (46.5 percent). Project wastewater will be disposed of by conveyance to the existing North Kuehler Water Recycling Center owned by New Braunfels Utilities.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one proposed batch detention basin (#1), one existing batch detention basin (#2), two existing engineered vegetative filter strips, and one existing partial sedimentation filtration basin, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be maintained and constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 32,969 pounds of TSS generated from the 36.73 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project. The individual treatment measures will consist of the following permanent BMPs.

Table I below summarizes the BMP sizing for the project.

Table I

BMP	Watershed Area (ac)	Imp. Cover (ac)	Captured Volume Required (ft^3)	Captured Volume Provided (ft^3)	Filtration Area Required (sf.)	Filtration Area Provided (sf.)	TSS Removal Required (lbs. /yr.)	TSS Removal Provided (lbs. /yr.)
Batch Detention Basin #2	27.45	11.01	46,868	88,835	-	-	9,883	10,071
Batch Detention Basin #1	59.83	30.35	127,528	133,571		-	27,242	27,242
Sand Filter Basin #8	7.24	4.30	18,891	34,752	1,574	3,200	3,860	3,860
Watershed F VFS	0.15	0.15	-	-	-	-	135	135
Watershed G VFS	0.14	0.14	-	-	-	-	126	126
Pervious Area	4.06	-	-	-	-	-	-	-
Total site	98.87	45.95	-	-	-	-	41,245	41,245

* The 32,969 pounds of TSS generated from this proposed 36.73 ac of impervious cover will be treated by Batch Detention #1 and Batch Detention #2.

GEOLOGY

According to the geologic assessment included with the application, the site is located on the cyclic and marine members, leached and collapsed members, and regional dense member of the Person Formation. No sensitive geologic features were noted in the assessment by the project geologist. The San Antonio Regional Office site assessment conducted on November 1, 2017 revealed that the site was generally as described in the application.

SPECIAL CONDITIONS

I. This modification is subject to all Special and Standard Conditions listed in the WPAP approval letter dated July 13, 2017.

II. All permanent pollution abatement measures shall be operational prior to occupancy of the any facility within its drainage area.

III. All sediment and/or media removed from the permanent pollution abatement measure during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

4. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.
5. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
6. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
7. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
8. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

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

During Construction:

10. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the San Antonio Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
13. No wells exists on site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
14. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
15. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
16. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
17. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

18. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the San Antonio Regional Office within 30 days of site completion.
19. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
20. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
21. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
22. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Monica Reyes of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4012.

Sincerely,

Lynn Bumguardner, Water Section Manager
San Antonio Region
Texas Commission on Environmental Quality

LB/MR/eg

Enclosures: Deed Recordation Affidavit, Form TCEQ-0625
Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Dennis Rion, P.E., Pape-Dawson Engineers, Inc.
Mr. Roland Ruiz, Edwards Aquifer Authority
Mr. Thomas Hornseth, P.E., Comal County
Mr. Robert Camareno, City of New Braunfels
Mr. H.L. Saur, Comal Trinity Groundwater Conservation District

MODIFICATION OF A PREVIOUSLY APPROVED PLAN

ATTACHMENT B

Narrative of Proposed Modification

Veramendi Neighborhood Commercial is a modification of the Veramendi Phase 1A-1 previously approved by TCEQ on July 13, 2017 (EAPP ID No. 13000418) and the Veramendi Precinct 13 North WPAP Modification plan approved by TCEQ on December 5, 2017 (EAPP ID No. 13000511).

The approved WPAP under EAPP ID No. 13000418 included a batch detention pond identified as Basin 2 serving as one of the permanent BMP for the development of Veramendi Phase 1A-1. The BMP was constructed "offsite" from the platted boundary of Phase 1A-1 site. A later WPAP Modification approved under EAPP ID No. 13000511 proposed to remove additional TSS generated by the proposed development upgradient. The previous WPAP modification did not modify the capture volume.

This WPAP modification application identifies the proposed impervious cover within the commercial area illustrated as Watershed B within the previously approved WPAP and WPAP modification. No physical modification is required for the existing batch detention pond due to demonstration through calculations that the existing capture volume provided is greater than the required for the full build-out of the commercial lots encompassed by the BMP watershed.

This application proposes to add 8.6-acres of impervious cover over the watershed "B" that previously had no account of impervious cover.

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

1. WRITTEN CONSTRUCTION NOTIFICATION MUST BE GIVEN TO THE APPROPRIATE TCEQ REGIONAL OFFICE NO LATER THAN 48 HOURS PRIOR TO COMMENCEMENT OF THE REGULATED ACTIVITY. INFORMATION MUST INCLUDE THE DATE ON WHICH THE REGULATED ACTIVITY WILL COMMENCE, THE NAME OF THE APPROVED PLAN FOR THE REGULATED ACTIVITY, AND THE NAME OF THE PRIME CONTRACTOR AND THE NAME AND TELEPHONE NUMBER OF THE CONTACT PERSON.

2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN 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 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. THE REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MAY NOT PROCEED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE METHODS PROPOSED TO PROTECT THE SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM ANY POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.

4. NO TEMPORARY ABOVEGROUND HYDROCARBON AND HAZARDOUS SUBSTANCE STORAGE TANK SYSTEM MAY BE INSTALLED WITHIN 150 FEET OF A DOMESTIC, INDUSTRIAL, IRRIGATION, OR PUBLIC WATER SUPPLY WELL, OR OTHER SENSITIVE FEATURE.

5. PRIOR TO COMMENCEMENT OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND GOOD ENGINEERING PRACTICES. CONTROLS SPECIFIED IN THE TEMPORARY STORM WATER SECTION OF THE APPROVED EDWARDS AQUIFER PROTECTION PLAN ARE REQUIRED DURING CONSTRUCTION. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THE CONTROLS MUST REMAIN IN PLACE UNTIL DISTURBED AREAS ARE REVEGETATED AND THE AREAS HAVE BECOME PERMANENTLY STABILIZED.

6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS TO WATER QUALITY (E.G., FUGITIVE SEDIMENT IN STREET BEING WASHED INTO SURFACE STREAMS OR SENSITIVE FEATURES BY THE NEXT RAIN).

7. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS NOT LATER THAN WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%. A PERMANENT STAKE MUST BE PROVIDED THAT CAN INDICATE WHEN THE SEDIMENT OCCUPIES 50% OF THE BASIN VOLUME.

8. 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).

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. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARY OR PERMANENTLY CEASE IS PRECLUDED BY WEATHER CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE. IN AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

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 EDWARDS 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.

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

PERMANENT POLLUTION ABATEMENT MEASURES:

1. SILT FENCING AND BERMS, WHERE APPROPRIATE, WILL BE MAINTAINED UNTIL THE SITE IMPROVEMENTS ARE COMPLETED AND SUFFICIENT VEGETATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH APPLICABLE PROJECT SPECIFICATIONS.

2. STORMWATER RUNOFF FROM WITHIN THIS DEVELOPMENT WILL BE DISCHARGED TO A PROPOSED STORMFILTER SYSTEM FOR TREATMENT. THIS SYSTEM HAS BEEN DESIGNED TO REMOVE AT LEAST 80% OF THE INCREASED TOTAL SUSPENDED SOLIDS (TSS) FOR THE PROPOSED IMPROVEMENTS IN ACCORDANCE WITH THE TCEQ'S TECHNICAL GUIDANCE MANUAL (TGM) RG-348 (2005).

3. DURING CONSTRUCTION, TO THE EXTENT PRACTICAL, CONTRACTOR SHALL MINIMIZE THE AREA OF SOIL DISTURBANCE. AREAS OF DISTURBED SOLID SHALL BE REVEGETATED TO STABILIZE SOIL USING SOLID SOD IN A STAGGERED PATTERN. REFER TO SECTION 1.3.11 IN TCEQ'S TECHNICAL GUIDANCE MANUAL RG-348 (2005). SOD SHOULD BE USED IN CHANNELS AND ON SLOPES >15%. THE CONTRACTOR MAY SUBSTITUTE THE USE OF SOD WITH THE PLACEMENT OF TOP SOIL AND A FRIABLE SEED BED WITH A PROTECTIVE MATTING OR HYDRAULIC MULCH ALONG WITH WATERING UNTIL VEGETATION IS ESTABLISHED. APPLICATIONS AND PRODUCTS SHALL BE THOSE APPROVED BY TXDOT AS OF FEBRUARY 2001 AND IN COMPLIANCE WITH THE TGM RG-348 (2005). SEED MIXTURE AND/OR GRASS TYPE TO BE DETERMINED BY OWNER AND SHOULD BE IN COMPLIANCE WITH TGM RG-348 (2005) GUIDELINES. IRRIGATION MAY BE REQUIRED IN ORDER TO ESTABLISH SUFFICIENT VEGETATION.

4. FOR DISTURBED AREAS WHERE INSUFFICIENT SOIL EXISTS TO ESTABLISH VEGETATION, CONTRACTOR SHALL PLACE A MINIMUM OF 6" TOPSOIL PRIOR TO REVEGETATION.

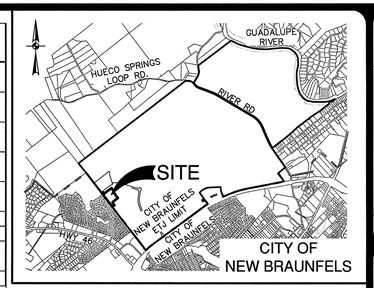
5. SLOPES ON SITE VARY FROM APPROXIMATELY 1.0% TO 33%.

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

7. CONTRACTOR SHALL INSTALL AND ESTABLISH VEGETATION FOR SOIL STABILIZATION PRIOR TO SITE CLOSEOUT.

Watershed	Total Watershed Area (ac.)	Watershed Use	Proposed Impervious Cover (ac.)	Veramendi 1A-1 Approval	PBMP	Required TSS Removal Annually From Proposed (lbs)	Required TSS Removal Annually (lbs)	TSS Removed Annually (lbs)
A	8.62	RESIDENTIAL	5.17		Water Quality Basin "2"	4,641	4,641	4,641
B	9.03	COMMERCIAL			Water Quality Basin "2"	0	0	0
C	3.66	RESIDENTIAL	1.09		Water Quality Basin "2"	978	978	978
D	6.14	ROAD		4.75	Water Quality Basin "2"	0	4,264	4,264
E	7.24	ROAD		4.30	Water Quality Basin "8"	0	3,860	3,860
F*	0.15	ROAD	0.12	0.03	15' Engineered VFS	108	135	135
G*	0.14	ROAD		0.14	15' Engineered VFS	0	126	126
H	59.83	RESIDENTIAL	30.35		Water Quality Basin "1"	27,242	27,242	27,242
TOTAL	**94.81**		**36.73**	**9.22**	---	**32,969**	**41,245**	**41,245**

*due to required improvements within the TxDOT access turn lane in watershed F and G, impervious cover ammendments are included within this WPAP MOD



LOCATION MAP
NOT-TO-SCALE

Site has been partially developed within Watershed B.

SCALE: 1"= 200'
0' 200' 400' 600'

LEGEND
- PROPERTY LINE
- PROJECT LIMITS
- 800 EXISTING CONTOUR
- 800 PROPOSED CONTOUR
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- WATERSHED BOUNDARY
- B-13N WATERSHED DESIGNATION
- Kep PERSON FORMATION

PROJECT LIMITS
98.87 ACRES

EXISTING RESIDENTIAL OFFSITE (27.43 ACRES)

A 8.62 AC.
B 9.03 AC.
C 3.66 AC.
D 6.14 AC.
E 7.24 AC.
F
G
H 59.83 AC.

VERAMENDI 1-1
LOT 1
BLOCK 1
(16.064 AC.)

NBISD VERAMENDI ELEMENTARY SCHOOL (FILE NO. 130000072)

APPROVED 15' VEGETATIVE FILTER STRIPS (EAPP ID NO. 13000418)

APPROVED WPAP BASIN #8 (EAPP ID NO. 13000418)

PROPOSED WPAP BASIN #1 (REFER TO BASIN PLAN DETAILS)

APPROVED WPAP BASIN #2 (EAPP ID NO. 13000418)

FUTURE DEVELOPMENT (SEPARATE WPAP)

FUTURE DEVELOPMENT (SEPARATE WPAP)

BLIEDERS CREEK TRIBUTARY 1

BLIEDERS CREEK TRIBUTARY 3

FEMA 100-YEAR FLOODPLAIN LIMITS

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 3

FOR PERMIT

DATE
NO. REVISION

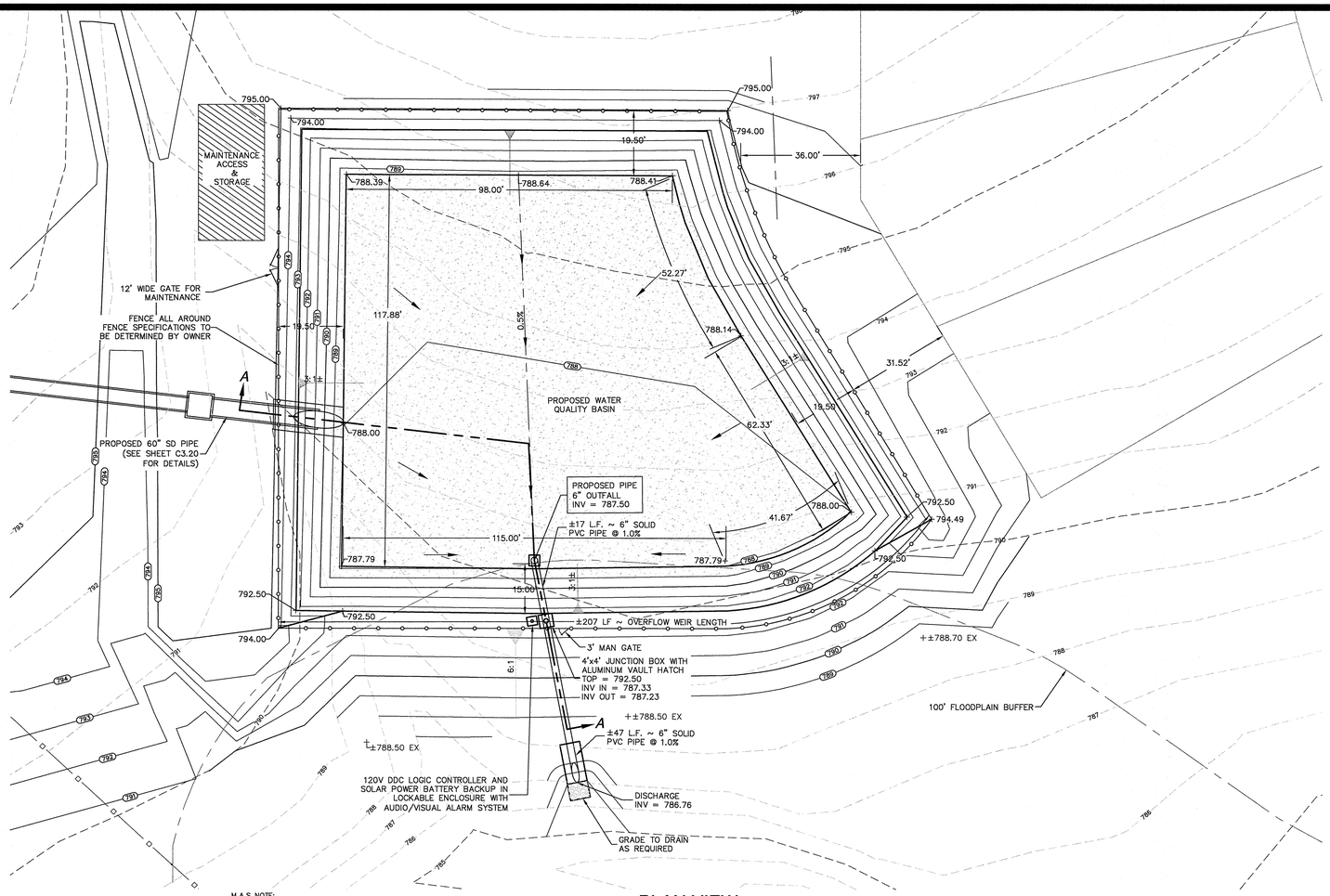
9.15.17
STATE OF TEXAS
DENNIS R. RION
67109
LICENSED PROFESSIONAL ENGINEER

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

VERAMENDI PRECINCT 13 NORTH
NEW BRAUNFELS, TEXAS
PERMANENT POLLUTION ABATEMENT PLAN

PLAT NO.
JOB NO. 7620-39
DATE SEPTEMBER 2017
DESIGNER ZJ
CHECKED DRAWN ML
SHEET 1 OF 1

Date: Sep 14, 2017, 3:32pm User ID: ROlivarez
File: P:\76\20\39\Design\Environmental\WPAP\Precinct 13\WPAP7620039PM.dwg

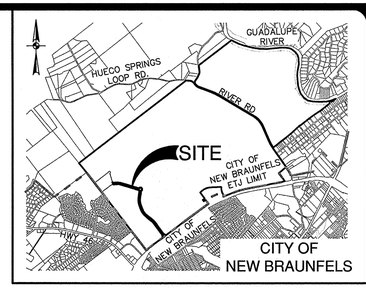


M.A.S NOTE:
STAGING AREA REQUIREMENT (800 SQ.FT.) IS SATISFIED BY UTILIZING THE PRIVATE AREA ADJACENT TO THE BASIN AS DESIGNATED IN THE PLAN VIEW ABOVE.

PLAN VIEW
SCALE: 1"=20'

SCALE: 1"= 20'

0' 20' 40' 60'



LOCATION MAP
NOT-TO-SCALE

NOTES
1. CONTRACTOR SHALL ENGAGE A TEXAS LICENSED STRUCTURAL ENGINEER TO PROVIDE A SIGNED AND SEALED SET OF STRUCTURAL PLANS, DETAILS AND SPECIFICATION FOR THE STRUCTURAL COMPONENTS OF THE POLLUTION ABATEMENT BASIN INCLUDING INLET DISCHARGE AND BYPASS COMPONENTS. CONTRACTOR SHALL ALSO PROVIDE FOR STRUCTURAL ENGINEER'S INSPECTION DURING BASIN CONSTRUCTION AND STRUCTURAL ENGINEER'S CONSTRUCTION CERTIFICATION UPON COMPLETION OF BASIN.

2. UPON COMPLETION OF CONSTRUCTION, AND IN ACCORDANCE WITH TCEQ REGULATIONS, ALL PERMANENT BMP'S MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.

3. ALL AREAS DISTURBED AS PART OF CONSTRUCTION OF BASIN SHALL BE REVEGETATED PRIOR TO COMPLETION.

4. BASIN HAS BEEN DESIGNED USING TSS REMOVAL AND BMP SIZING CALCULATIONS AS PER THE TCEQ TGM RG-348 (2005).

5. BASIN PLAN DEPICTS MINIMUM INTERIOR DIMENSIONS (LENGTH, WIDTH & HEIGHT FOR TCEQ REVIEW & APPROVAL. ACTUAL STRUCTURAL PLANS FOR CONSTRUCTION TO BE DESIGNED BY STRUCTURAL ENGINEER AT A LATER DATE.

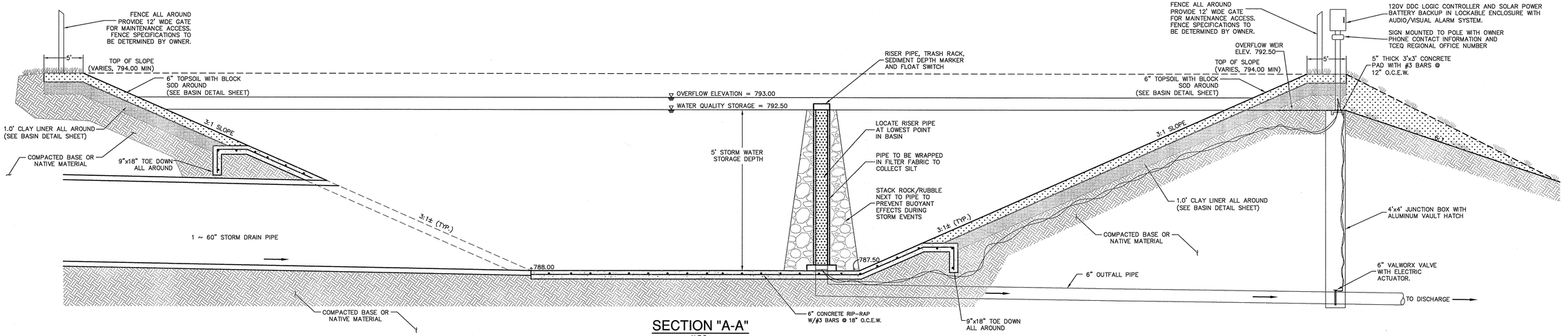
6. BASIN DRAWDOWN IS CONTROLLED BY THE PIPE. BASIN DRAWDOWN WILL OCCUR IN APPROXIMATELY 24 HOURS.

OVERFLOW WEIR CALCULATIONS

Q_{25}	=	$(Cw)(L)(h)^{3/2}$
Q_{25}	=	156.1 cfs
C	=	2.60
L	=	207 ft
156.1	=	$(2.60)(207)(h)^{3/2}$
h	=	0.44 ft

BASIN DESIGN DATA

BASIN WATERSHED AREA	=	1,197,900 SF (27.5 AC.)
RUN OFF DEPTH	=	1.08 INCH
REQUIRED CAPTURE VOLUME	=	23,616 CF
REQUIRED SAND AREA	=	N/A
BASIN STORM WATER DEPTH	=	5.0 FT
BASIN CAPTURE VOLUME	=	88,835 CF
BASIN SAND AREA	=	N/A



SECTION "A-A"
N.T.S.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 4

FOR PERMIT

NO.	REVISION	DATE

5.10.17

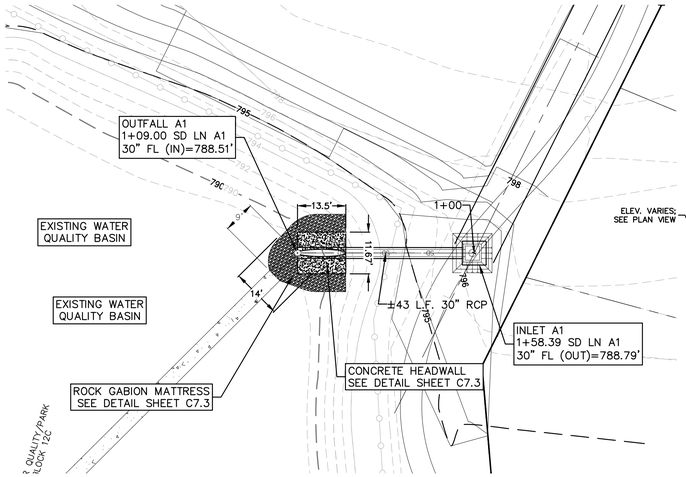
STATE OF TEXAS
DENNIS R. RION
67109
LICENSED
PROFESSIONAL ENGINEER

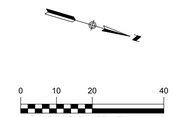
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

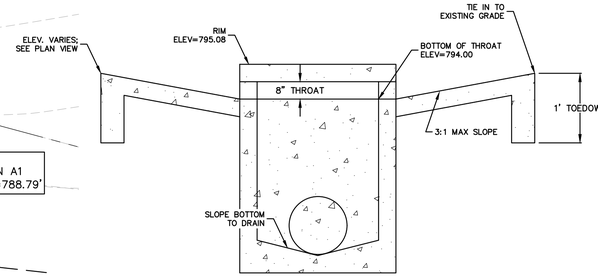
VERAMENDI 1A-1
NEW BRAUNFELS, TEXAS
BASIN "2" PLAN

PLAT NO.
JOB NO. 7620-37
DATE APRIL 2017
DESIGNER BES
CHECKED DRAWN AW/DD
SHEET C6.00

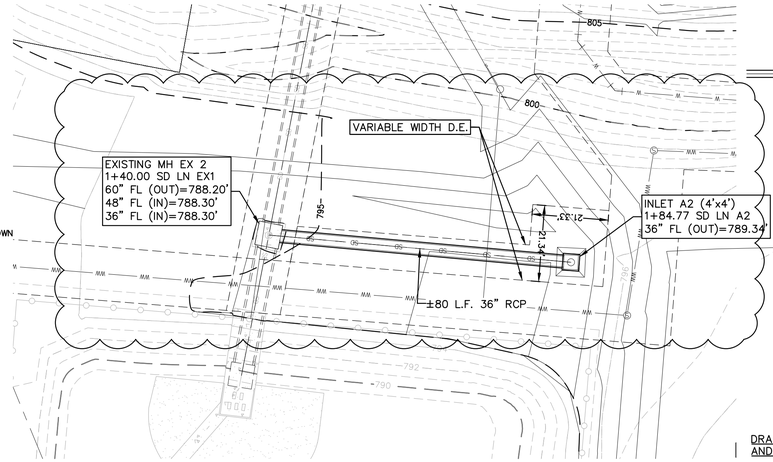
Date: May 02, 2017, 11:13am User ID: ROlivarez
File: P:\76\20\37\Design\Environmental WPAP\EA-2_762037.dwg

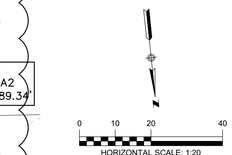






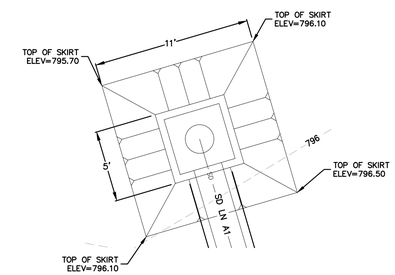
1 INLET A1 DETAIL
N.T.S.

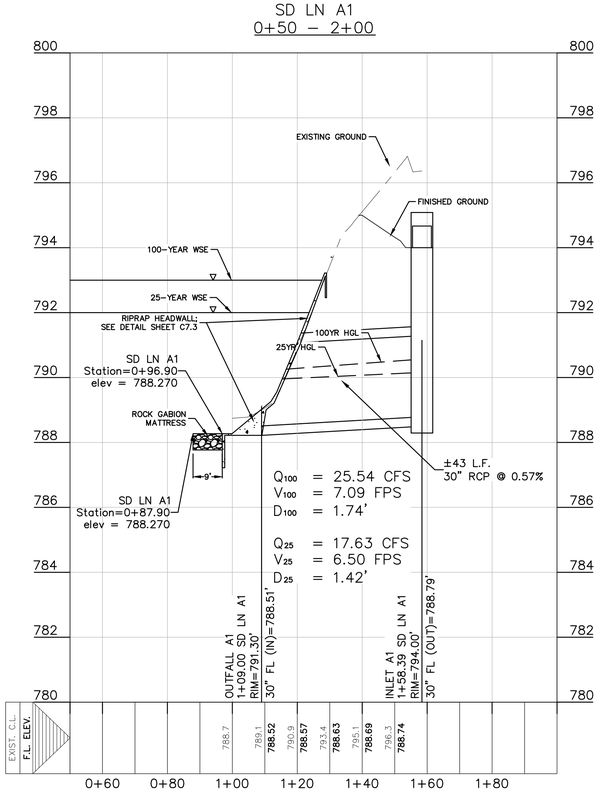


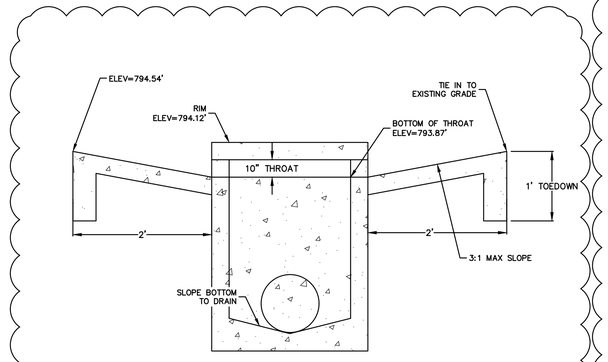


LEGEND

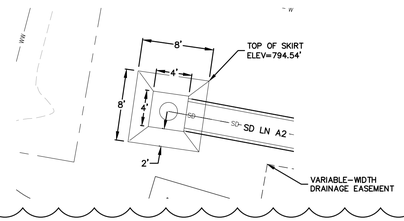
700	EXISTING CONTOURS
700	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.B.C.	SINGLE BOX CULVERT
	PROPOSED STORM DRAIN LINE
	UTILITY CROSSING







2 INLET A2 DETAIL
N.T.S.



DRAINAGE FEATURES, DETENTION BASIN MAINTENANCE AND EQUIPMENT ACCESS REQUIREMENTS:

A. TO LIMIT EROSION, NO UNVEGETATED AREA SHALL EXCEED 10 SQ. FT. IN EXTENT.

B. ACCUMULATED PAPER, TRASH, AND DEBRIS SHALL BE REMOVED FROM DRAINAGE BASINS EVERY 6 MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.

C. ACCUMULATED PAPER, TRASH, AND DEBRIS SHALL BE REMOVED FROM STORM INLETS AND CHANNELS EVERY 12 MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.

D. STORM SEWER LINES SHALL BE INSPECTED EVERY 24 MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.

E. BASINS SHALL BE MOWED ANNUALLY BETWEEN THE MONTHS OF JUNE AND SEPTEMBER.

F. CORRECTIVE MAINTENANCE IS REQUIRED ANY TIME A BASIN DOES NOT DRAIN COMPLETELY WITHIN 60 HOURS OR CESSATION OF INFLOW (IE: NO STANDING WATER IS ALLOWED).

G. STRUCTURAL INTEGRITY OF BASINS AND CHANNELS SHALL BE MAINTAINED AT ALL TIMES.

H. MAINTENANCE VEHICLE FOR POND AND CHANNEL ACCESS SHOULD BE A BOBCAT S175 SKID STEER LOADER OR VEHICLE OF EQUAL TO LESSER SIZE.

I. SILT SHALL BE REMOVED AND THE BASIN RETURNED TO ORIGINAL LINES AND GRADES WHEN STANDING WATER CONDITIONS OCCUR OR THE BASIN STORAGE VOLUME IS REDUCED BY MORE THAN 10%.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

290 S. CASTELL AVE. STE. 100
NEW BRAUNFELS, TX. 78130
TPBE-FIRM F-10961
TBPLS FIRM 1053600

HMT
ENGINEERING & SURVEYING

STATE OF TEXAS
CHRISTOPHER P. VAN HEERDE
93047
LICENSED
PROFESSIONAL ENGINEER

03/05/2020

SD LN A1 & A2 PLAN & PROFILE

VERAMENDI NEIGHBORHOOD
RETAIL DEVELOPMENT

NO.	REVISION DESCRIPTION	REVISION DATE
1	UPDATED SD LN A2 ALIGNMENT, INLET A2 DIMENSIONS	01/09/2020

DATE: FEBRUARY 2020
DRAWN BY: JAD
DESIGNED BY: JMM
REVIEWED BY: CVH
HMT PROJECT NO.: 216.020

SHEET
C7.1

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.

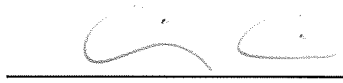
Signature

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:) Christopher Crim, PE

Date: 11/03/2025

Signature of Customer/Agent:



Regulated Entity Name: Veramendi Neighborhood Commercial

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): 9.7

3. Estimated projected population: 0

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	72,248	÷ 43,560 =	1.66
Parking	229,149	÷ 43,560 =	5.26
Other paved surfaces	73,219	÷ 43,560 =	1.68
Total Impervious Cover	374,616	÷ 43,560 =	8.60

Total Impervious Cover 8.60 **÷ Total Acreage** 9.7 **X 100 =** 88.6 **% 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	7,630 Gallons/day
_____ % Industrial	_____ Gallons/day
_____ % Commingled	_____ Gallons/day
TOTAL gallons/day 7,630	

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 SCS approved 8/06/2019, EAPP ID: 13000942.
- ☐ 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 Gruene WWTP (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" = 400 '.

18. 100-year floodplain boundaries:

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

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

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Flood Insurance Rate Map No. 48091C0435G, effective date 5/08/2024

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

WATER POLLUTION ABATEMENT PLAN

ATTACHMENT A

Factors Affecting Water Quality

The project includes the construction of retail/office buildings, amenity/recreation center, and pools and associated sidewalks/parking.

Factors affecting water quality during construction include:

- Sediment transport within runoff.
- Oil, grease, fuel and hydraulic fluid contamination from equipment/vehicles.
- Asphaltic paving and presents of hydrocarbons.
- Litter/trash debris
- Porta-toilet spills

Factors affecting water quality post development:

- Sediment transport within runoff.
- Oil, grease, fuel and hydraulic fluid contamination from vehicles.
- Litter/trash debris

ATTACHMENT B

Volume and Character of Stormwater

The development will result in a marginal increase of stormwater where it will subsequently be detained by an existing dam, constructed to mitigate the increase of stormwater for the entire Veramendi development. Three will be no adverse impact to downstream infrastructure.

ATTACHMENT C

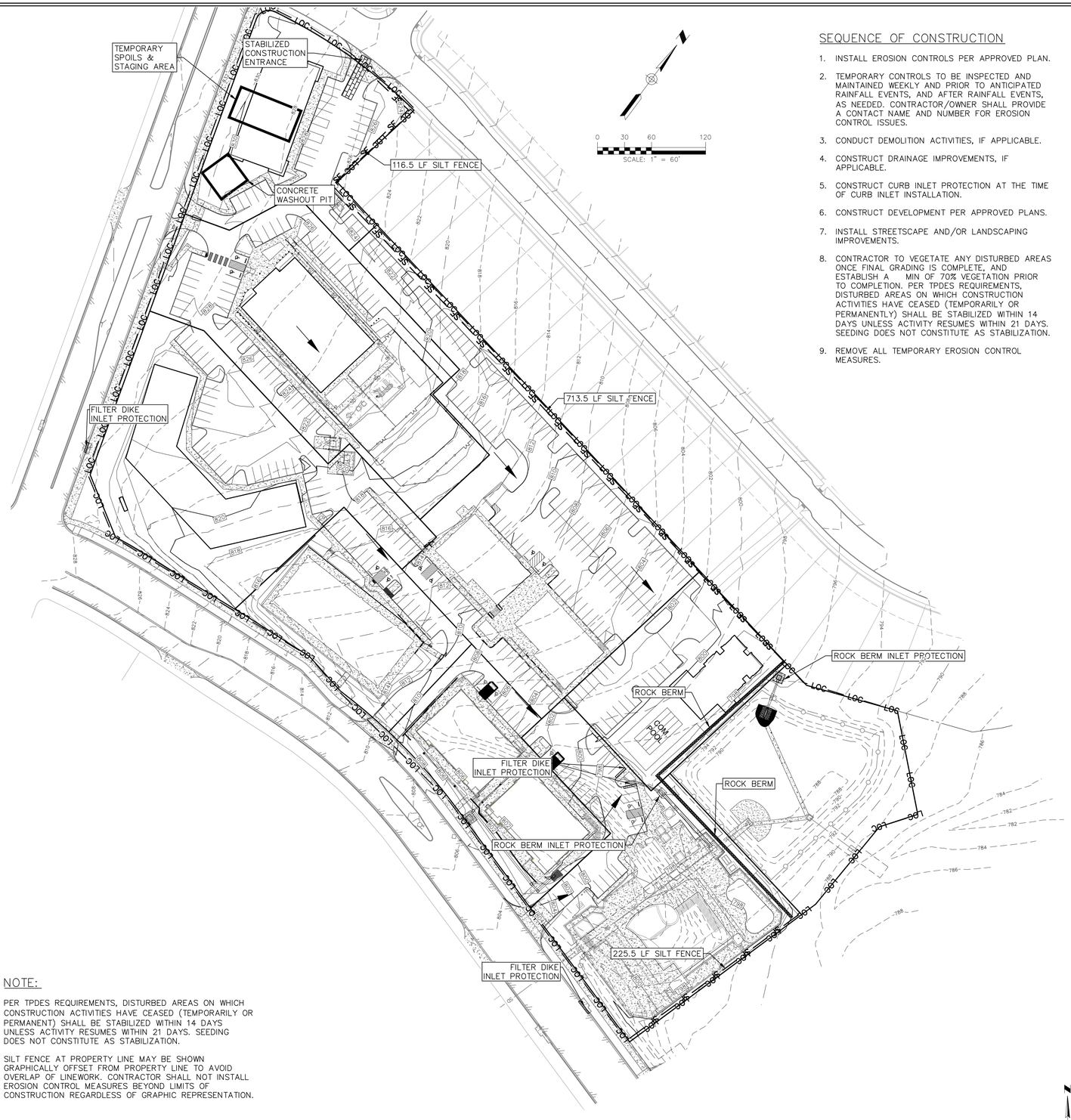
Suitability Letter from Authorized Agent

N/A - No on-site sewage facilities are proposed with this development.

ATTACHMENT D

Exception to the Required Geologic Assessment

N/A – No exception is being requested for the Geologic Assessment.



SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROLS PER APPROVED PLAN.
2. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS, AND AFTER RAINFALL EVENTS, AS NEEDED. CONTRACTOR/OWNER SHALL PROVIDE A CONTACT NAME AND NUMBER FOR EROSION CONTROL ISSUES.
3. CONDUCT DEMOLITION ACTIVITIES, IF APPLICABLE.
4. CONSTRUCT DRAINAGE IMPROVEMENTS, IF APPLICABLE.
5. CONSTRUCT CURB INLET PROTECTION AT THE TIME OF CURB INLET INSTALLATION.
6. CONSTRUCT DEVELOPMENT PER APPROVED PLANS.
7. INSTALL STREETSCAPE AND/OR LANDSCAPING IMPROVEMENTS.
8. CONTRACTOR TO VEGETATE ANY DISTURBED AREAS ONCE FINAL GRADING IS COMPLETE, AND ESTABLISH A MIN OF 70% VEGETATION PRIOR TO COMPLETION. PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.
9. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

NOTE:

PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENT) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.

SILT FENCE AT PROPERTY LINE MAY BE SHOWN GRAPHICALLY OFFSET FROM PROPERTY LINE TO AVOID OVERLAP OF LINEWORK. CONTRACTOR SHALL NOT INSTALL EROSION CONTROL MEASURES BEYOND LIMITS OF CONSTRUCTION REGARDLESS OF GRAPHIC REPRESENTATION.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL CONSTRUCTION PLANS. THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

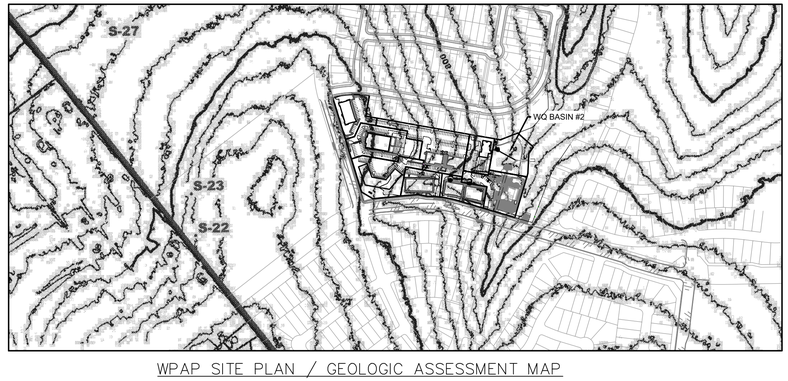
LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- DRAINAGE FLOW DIRECTION
- SF SF SILT FENCE
- LOC LOC LIMIT OF CONSTRUCTION
- STABILIZED CONSTRUCTION ENTRANCE
- FILTER DIKE CURB INLET PROTECTION
- ROCK BERM

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

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF 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.

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



WPAP SITE PLAN / GEOLOGIC ASSESSMENT MAP

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 10153600
HMT ENGINEERING & SURVEYING

STATE OF TEXAS
CHRISTOPHER J. CRIM
111347
LICENSED
PROFESSIONAL ENGINEER

11/3/2025

EROSION CONTROL PLAN

VERAMENDI, NEIGHBORHOOD COMMERCIAL
NEW BRAUNFELS, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	NOVEMBER 2025
DRAWN BY:	CCF
DESIGNED BY:	CCF
REVIEWED BY:	CJC
HMT PROJECT NO.:	437.001

SHEET
1 OF 2

CONCRETE WASHOUT AREAS

THE PURPOSE OF CONCRETE WASHOUT AREAS IS TO PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFFSITE, PERFORMING ONSITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

THE FOLLOWING STEPS WILL HELP REDUCE STORMWATER POLLUTION FROM CONCRETE WASTES:

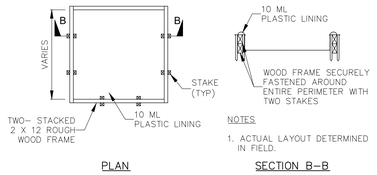
- INCORPORATE REQUIREMENTS FOR CONCRETE WASTE MANAGEMENT INTO MATERIAL SUPPLIER AND SUBCONTRACTOR AGREEMENTS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE.
- PERFORM WASHOUT OF CONCRETE TRUCKS IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ONSITE, EXCEPT IN DESIGNATED AREAS.

FOR ONSITE WASHOUT:

- LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.
- WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED PROPERLY.

BELOW GRADE CONCRETE WASHOUT FACILITIES ARE TYPICAL. THESE CONSIST OF A LINED EXCAVATION SUFFICIENTLY LARGE TO HOLD EXPECTED VOLUME OF WASHOUT MATERIAL. ABOVE GRADE FACILITIES ARE USED IF EXCAVATION IS NOT PRACTICAL. TEMPORARY CONCRETE WASHOUT FACILITY (TYPE ABOVE GRADE) SHOULD BE CONSTRUCTED AS SHOWN ON THE DETAILS AT THE END OF THIS SECTION, WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

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



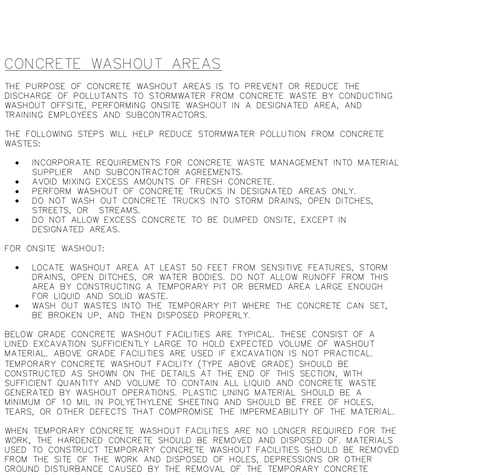
PLAN

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.

SECTION B–B

CONCRETE WASHOUT PIT DETAIL
TYPE "ABOVE GRADE"
NOT TO SCALE

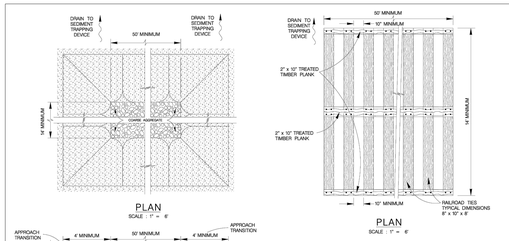


NOTES:

1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVER-TOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

NBU NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING

DRAWN BY: H Shadrock
APPROVED BY:
STANDARD DRAWING: **FILTER DIKE CURB INLET PROTECTION**
UPDATED: 4-29-03 | SCALE: N.T.S. | SHEET: 1 OF 1 | DRAWING NO. 505



GENERAL NOTES

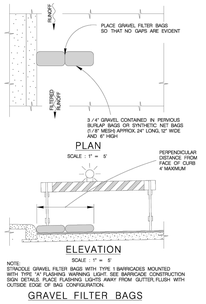
1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS BUT NOT LESS THAN 50'
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6 : 1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT 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

GENERAL NOTES

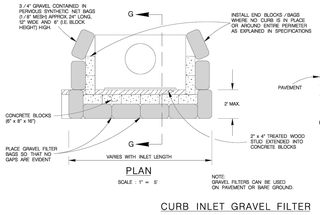
1. THE LENGTH OF THE TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS BUT NOT LESS THAN 50'
2. THE TREATED TIMBER PLANKS SHALL BE ATTACHED TO THE RAILROAD TIES WITH 1-1/2" x 8" MIN LAG BOLTS OTHER FASTENERS MAY BE USED AS APPROVED BY THE ENGINEER.
3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN, AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6 : 1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL, AS APPROVED BY THE ENGINEER.
6. THE CONSTRUCTION EXIT SHOULD BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION EXIT – TYPE 2

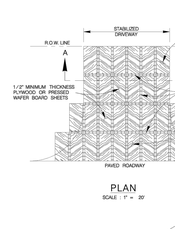


NOTE:
STANDALE GRAVEL FILTER BAGS WITH TYPE II BARRICADES MOUNTED WITH TYPE "A" FLASHING WARNING LIGHT. SEE BARRICADE CONSTRUCTION SIGN DETAILS. PLACE FLASHING LIGHTS AWAY FROM GUTTER FLUSH WITH OUTSIDE EDGE OF SAG CONFIGURATION.

GRAVEL FILTER BAGS



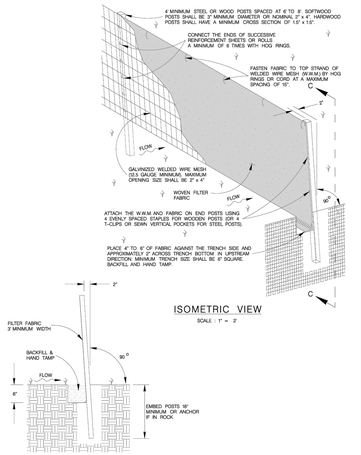
CURB INLET GRAVEL FILTER



GENERAL NOTES

1. THE LENGTH OF THE TYPE 3 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, OR AS DIRECTED BY THE ENGINEER.
2. THE TYPE 3 CONSTRUCTION EXIT MAY BE CONSTRUCTED FROM OPEN GRADED CRUSHED STONE WITH A SIZE OF 2 TO 4 INCHES SPREAD A MINIMUM OF 4 INCHES THICK TO THE LIMITS SHOWN ON THE PLANS.
3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN, AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION EXIT – TYPE 3



SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUN-OFF AT A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 100 GPM / FT SQUARED. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.

GENERAL NOTES

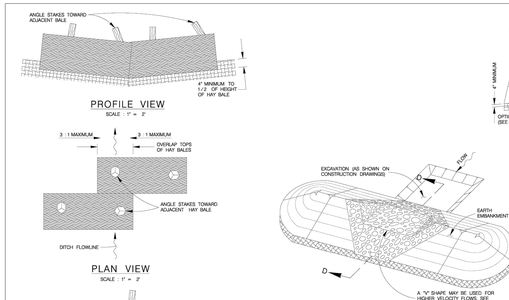
1. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

TEMPORARY SEDIMENT CONTROL FENCE

JANUARY 2005
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TEMPORARY EROSION, SEDIMENT & WATER POLLUTION CONTROL MEASURES STANDARDS 1

% SUBMITTAL | PROJECT NO. | DATE
DRAWN BY: V. VASQUEZ | DSGN. BY: | CHKD. BY: | SHEET NO. | OF



BALED HAY USAGE GUIDELINES

A BALED HAY INSTALLATION MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A TWO YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED. BALED HAY SHOULD BE USED ON SLOPES WITH A MAXIMUM FLOW THRU RATE OF 3 GPM / FT SQUARED OF CROSS SECTIONAL AREA. BALED HAY MAY BE USED AT THE FOLLOWING LOCATIONS:

1. WHERE THE RUNOFF APPROACHING THE BALED HAY FLOWS OVER DISTURBED SOIL FOR LESS THAN 100' IF THE SLOPE OF THE DISTURBED SOIL EXCEEDS 16 % THE LENGTH OF SLOPE UPSTREAM OF THE BALED HAY SHOULD BE LESS THAN 50'.
2. WHERE THE INSTALLATION WILL BE REQUIRED FOR LESS THAN 3 MONTHS.
3. WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 / 2 ACRE.

FOR BALED HAY INSTALLATIONS IN SMALL DITCHES, THE FOLLOWING ADDITIONAL CONDITIONAL CONSIDERATIONS APPLY:

1. THE DITCH SIDESLOPES SHOULD BE GRADED AS FLAT AS POSSIBLE TO MAXIMIZE THE DRAINAGE FLOW RATE THRU THE HAY.
2. THE DITCH SHOULD BE GRADED LARGE ENOUGH TO CONTAIN THE OVERLAPPING DRAINAGE WHEN SEDIMENT HAS FILLED TO THE TOP OF THE BALED HAY.

BALES SHOULD BE REPLACED USUALLY EVERY 2 MONTHS OR MORE OFTEN DURING WET WEATHER WHEN LOSS OF STRUCTURAL INTEGRITY IS ACCELERATED.

GENERAL NOTES

1. HAY BALES SHALL BE A MINIMUM OF 30" IN LENGTH AND WEIGH A MINIMUM OF 50 LBS.
2. HAY BALES SHALL BE BOUND BY EITHER WIRE OR NYLON OR POLYPROPYLENE STRING. THE BALES SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
3. HAY BALES SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND, WHERE POSSIBLE, ONE-HALF THE HEIGHT OF THE BALE.
4. HAY BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. THE BALES SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
5. HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH 2 # 3" DIA REBAR OR 2" x 2" WOOD STAKES DRIVEN THROUGH THE BALES. THE FIRST STAKE SHALL BE ANGLED TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

BALED HAY FOR EROSION CONTROL

ROCK FILTER DAMS

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 THRU RATE OF 60 GPM / FT SQUARED 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 1 ACRE OR LESS. THIS TYPE OF DAM IS NOT RECOMMENDED IN TRATED HIGH VELOCITY FLOWS APPROXIMATELY 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 AS 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.

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 STORM WATER POLLUTION PREVENTION PLANS.
4. SIDE SLOPES SHOULD BE 2 : 1 OR FLATTER. DAMS WITHIN THE SAFETY ZONE SHALL HAVE SIDE SLOPES 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 THE 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 A MAXIMUM OPENING SIZE OF 1" x 2". 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.

JANUARY 2005
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TEMPORARY EROSION, SEDIMENT & WATER POLLUTION CONTROL MEASURES STANDARDS 2

% SUBMITTAL | PROJECT NO. | DATE
DRAWN BY: V. VASQUEZ | DSGN. BY: | CHKD. BY: | SHEET NO. | OF

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL CONSTRUCTION PLANS. THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 10153600

STATE OF TEXAS
CHRISTOPHER J. CRIM
111347
LICENSED PROFESSIONAL ENGINEER

11/3/2025

EROSION DETAILS

VERAMENDI, NEIGHBORHOOD COMMERCIAL
NEW BRAUNFELS, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: NOVEMBER 2025
DRAWN BY: CCF
DESIGNED BY: CCF
REVIEWED BY: CJC
HMT PROJECT NO.: 437.001

SHEET
2 OF 2

Drawing Name: N:_Projects\437 – RVK Architects\437.001 – Veramendi Neighborhood Commercial Building 4A\CDs\Reports\WP\AP\CAD\437.001_WPAP E905.dwg User: chad-f Nov 03, 2025 – 2:58pm

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): Christopher Crim, PE

Date: 11/23/2015

Signature of Customer/Agent:

Regulated Entity Name: Veramendi Neighborhood Commercial

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: Comal River

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

Contractor to notify all appropriate authorities if more than 25 gallons of hydrocarbons are spilled. The construction plans include the required notes regarding appropriate spill response actions as directed by TCEQ. There will be no temporary storage vessels of fuel or hydrocarbons to be stored on site.

If spills of any hydrocarbons occur, construction must contain spills by immediate action. Earthen materials must be kept readily available to provide a Dike. Sand should be used to help soak fuels. Proper disposal of any materials will be required.

Contractor must promote job site awareness to all employees involved. All employees must be made aware of provisions in this report.

Spill Prevention and Control

The objective of this section is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

The following steps will help reduce the stormwater impacts of leaks and spills:

Education

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

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

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

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

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

General Measures

1. To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110, 117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.

2. Store hazardous materials and wastes in covered containers and protect from vandalism.

3. Place a stockpile of spill cleanup materials where it will be readily accessible.

4. Train employees in spill prevention and cleanup.

5. Designate responsible individuals to oversee and enforce control measures.

6. Spills should be covered and protected from stormwater runoff during rainfall to the extent that it doesn't compromise cleanup activities.

7. Do not bury or wash spills with water.

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

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

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

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

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

Clean up

1. Clean up leaks and spills immediately.

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

3. Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

1. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.

2. Use absorbent materials on small spills rather than hosing down or burying the spill.

3. Absorbent materials should be promptly removed and disposed of properly.

4. Follow the practice below for a minor spill:

    a. Contain the spread of the spill.

    b. Recover spilled materials

    c. Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

Spills should be cleaned up immediately:

1. Contain spread of the spill.

2. Notify the project foreman immediately.

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

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

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at (512) 339-2929 (Austin) or (210) 490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at (800) 832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.

2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor should notify the National Response Center at (800) 424-8802.

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

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

5. Other agencies which may need to be consulted include, but are not limited to, the City of Police Department, County Sheriff Office, Fire Departments, etc.

Vehicle and Equipment Maintenance

1. If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runoff of spills.

2. Regularly inspect onsite vehicles and equipment for leaks and repair immediately.

3. Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.

4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.

5. Place drip pans or absorbent materials under paving equipment when not in use.

6. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.

7. Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.

8. Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.

9. Store cracked batteries in non-leaking secondary container. Do this with all cracked batteries even if you think the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

1. If fueling must occur onsite, use designated areas, located away from drainage courses, to prevent runoff of stormwater and the runoff of spills.

2. Discourage "topping off" fuel tanks.

3. Always use secondary containment, such as a drain pan, when fueling to catch spill/leaks.

ATTACHMENT B

Potential Sources of Contamination

Other potential sources of contamination during construction include:

- Improperly disposed of trash and litter from construction workers (i.e. materials wrapping, construction debris)

Preventative action: Trash bins shall be placed in common areas around the site to allow proper trash disposal.

- Asphaltic materials applied prior to rain event.

Preventative action: The contractor shall not apply asphalt products onsite within 48 hours of a forecasted rain event. The contractor shall maintain personnel and equipment on standby for the duration of the asphalt curing time. Their responsibility will be to contain any asphalt wash-off should an unexpected rain occur.

- Spills/Overflow of waste from portable toilets

Preventative action: Inspect portable toilets frequently to maintain sanitary conditions. Placement of the portable toilet shall be on level ground, away from vehicular traffic and storm drain inlets.

Additional potential sources of contamination and preventative measures include items mentioned in Temporary Stormwater Section Attachment A.

ATTACHMENT C

Sequence of Major Activities

Construction sequencing – the construction will be performed in one phase.

1. Call New Braunfels Utilities and TCEQ 48-hours prior to beginning any work. Call the Dig Tess for utilities locations.
2. Install temporary erosion controls prior to any clearing and grubbing.
3. Begin site clearing. (8.6 acres disturbed)
4. Inspect erosion controls at weekly intervals, before and after significant rainfall events to insure they are functioning properly.
5. Road cuts to subgrade elevation. (6.94-acres disturbed)
6. Sewer mains already installed onsite. Install laterals. (0.25-acres disturbed)
7. Water main already installed onsite. Install service lines. (0.25-acres disturbed)
8. Construct drainage improvements. (2.0-acres disturbed)
9. Complete fill and compaction on site to match subgrade elevations. (6.94 acres disturbed)
10. Construct curb inlet protection at the time of curb and inlet installation.
11. Complete all construction per approved plans and stabilize all disturbed areas.
12. Install streetscape and/or landscaping improvements.
13. Contact project engineer to inspect site. Final city inspection to be scheduled.
14. Complete any necessary final dress up areas disturbed.
15. Removed and dispose of temporary erosion controls after site revegetation has occurred.

ATTACHMENT D

Temporary Best Management Practices and Measures

Temporary erosion controls are proposed for this project to include silt fence, filter dike, concrete wash out area, temporary spoils area, and a stabilized construction entrances and exits.

The silt fence will be placed down gradient of all proposed construction to contain pollutants generated from onsite runoff. Disturbed areas will be seeded to replace destroyed vegetation. There is no known surface streams of ground water that originates on this site.

From the TCEQ RG 348 dated July 2005, silt fences provide temporary protection. In addition, the contractor has been directed to minimize disturbance to reasonable working space.

There is one manmade sensitive recharge feature within the project limits identified in the Geologic Assessment.

ATTACHMENT E

Request to Temporarily Seal a Feature (if requested)

No request to temporarily seal a feature is requested for this application.

ATTACHMENT F

Structural Practices

During construction, silt fences will be used until construction is complete and vegetation and paving has been established. Rough cutting of the proposed parking lot will divert flows from entering the trench area. Additionally, the contractor will pile the spoils from trench excavation on the uphill side of the trench, with a minimum of one foot between the trench and the pile, to prevent storm water from entering the trench.

In addition, the contractor will be directed to minimize site disturbance and avoid having equipment in areas that are not necessary for the construction. Natural vegetation shall be left undisturbed and will help remove sediment if any bypass at silt fences or other structural measures occurs.

ATTACHMENT G

Drainage Area Map

See the Drainage Area Map at the end of this section.

ATTACHMENT H

Temporary Sediment Pond(s) Plans & Calculations

There will not be more than 10-acres of disturbed soil in one common drainage area that will occur at one time. Silt fence will be used for small drainage areas. No sediment ponds will be constructed.

ATTACHMENT I

Inspection and Maintenance of BMPs

The contractor will be directed to inspect and maintain all temporary BMPs. The design engineer will also make regular visits to the project during construction to provide visual inspections as well. Any deficiency noted must be corrected immediately by the contractor.

Maintenance:

1. Inspect all silt fence, rock berms, concrete wash out areas, filter dams, and stabilized concrete entrances and exits weekly and after any rainfall event. Inspect the filter curb inlet protection daily.
2. Remove sediment when buildup reaches 6 inches of depth on silt fence or rock berms or install a second line of silt fence parallel to the original installation. Remove sediment when buildup reaches 2 inches depth in filter curb inlet protection.
3. Replace any torn fabric in the silt fence, filter dams, or filter curb inlet protection.
4. Replace or repair any section that is crushed or collapsed during construction.

5. See stormwater pollution plan detail as shown in the construction plans for proper size and installation.
6. Contractor to maintain a daily log and note any deficiencies to temporary BMPs and corrective action taken. Rainfall events shall also be noted.

ATTACHMENT J

Schedule of Interim and Permanent Soil Stabilization Practices

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

If after 21 days, and construction activity will not resume, hydromulch shall be applied to all disturbed areas except in drainage channels or where slopes exceed 3:1. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

All erosion control measures must remain in place until such stabilization has successfully occurred.

Materials:

Hydraulic Mulches: Wood fiber mulch can be applied alone or as a component of hydraulic matrices. Wood fiber applied alone is typically applied at the rate of 2,000 to 4,000 lb/acre. Wood fiber mulch is manufactured from wood or wood waste from lumber mills or from urban sources.

Hydraulic Matrices: Hydraulic matrices include a mixture of wood fiber and acrylic polymer or other tackifier as binder. Apply as a liquid slurry using a hydraulic application machine (i.e., hydro seeder) at the following minimum rates, or as specified by the manufacturer to achieve complete coverage of the target area: 2,000 to 4,000 lb/acre wood fiber mulch, and 5 to 10% (by weight) of tackifier (acrylic copolymer, guar, psyllium, etc.)

Bonded Fiber Matrix: Bonded fiber matrix (BFM) is a hydraulically applied system of fibers and adhesives that upon drying forms an erosion resistant blanket that promotes vegetation, and prevents soil erosion. BFMs are typically applied at rates from 3,000 lb/acre to 4,000 lb/acre based on the manufacturer's recommendation. A biodegradable BFM is composed of materials that are 100% biodegradable. The binder in the BFM should also be biodegradable and should not dissolve or disperse upon re-wetting. Typically, biodegradable BFMs should not be applied immediately before, during or immediately after rainfall if the soil is saturated. Depending on the product, BFMs typically require 12 to 24 hours to dry and become effective.

TEMPORARY STORMWATER SECTION

Seed Mixtures:

Dates	Climate	Species	(lb/ac.)
Sept. 1 to Nov. 30	Temporary Cool Season	Tall Fescue	4.0
		Oats	21.0
		Wheats	30.0
		Total	**55.0**
Sept. 1 to Nov. 30	Cool Season Legume	Hairy Vetch	8.0
May 1 to Aug. 31	Temporary Warm Season	Foxtail Millet	30.0

Installation:

1. Prior to pe roller or by track walking. Track walking shall only be used where other methods are impractical.

2. To be effective, hydraulic matrices require 24 hours to dry before rainfall occurs.

3. Avoid mulch over spray onto roads, sidewalks, drainage channels, existing vegetation, etc.

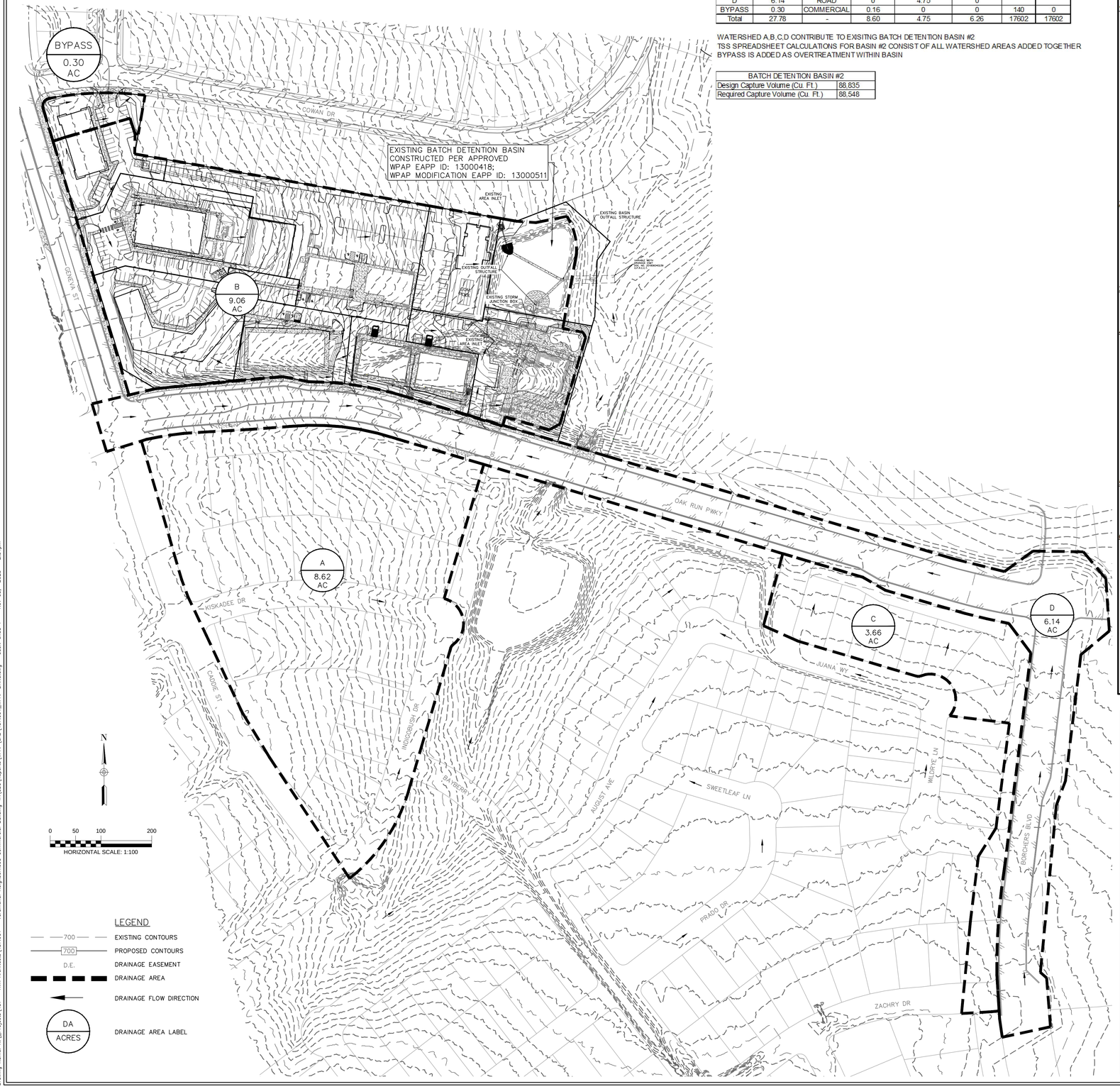
Owner shall consult with design engineer to determine all necessary measures to stabilize the site if construction does not resume.

TCEQ RG 348 dated July 2005 shall be used as a guide in determining these areas that may require stabilization.

Watershed	Total Watershed Area (Ac.)	Watershed Use	Proposed Impervious Cover (Ac.)	Veramedni 1A-1 Approval	Veramendi Precinct 13 North Approval	Required TSS Removal	Design TSS Removal
A	8.62	RESIDENTIAL	0	0	5.17	17462	17602
B	9.06	COMMERCIAL	8.44	0	0		
C	3.66	RESIDENTIAL	0	0	1.09		
D	6.14	ROAD	0	4.75	0		
BYPASS	0.30	COMMERCIAL	0.16	0	0	140	0
Total	27.78	-	8.60	4.75	6.26	17602	17602

WATERSHED A,B,C,D CONTRIBUTE TO EXISITNG BATCH DETENTION BASIN #2
TSS SPREADSHEET CALCULATIONS FOR BASIN #2 CONSIST OF ALL WATERSHED AREAS ADDED TOGETHER
BYPASS IS ADDED AS OVERTREATMENT WITHIN BASIN

BATCH DETENTION BASIN #2	
Design Capture Volume (Cu. Ft.)	88,835
Required Capture Volume (Cu. Ft.)	88,548



Texas Commission on Environmental Quality
TSS Removal Calculations 04-20-2009

VERAMENDI NEIGHBORHOOD
Project Name: COMMERCIAL
Date Prepared: 10/29/2025

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 =	Comal	
Total project area included in plan * =	27.78	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	19.61	acres
Total post-development impervious cover fraction * =	0.71	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	17602	lbs.
Number of drainage basins / outfalls areas leaving the plan area =	2	

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

Drainage Basin/Outfall Area No. =	1	
Total drainage basin/outfall area =	27.48	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	19.45	acres
Post-development impervious fraction within drainage basin/outfall area =	0.71	
$L_{M\ THIS\ BASIN}$ =	17462	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

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 =	27.48	acres
A_I =	19.45	acres
A_P =	8.03	acres
L_R =	20344	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 17602 lbs.
F = 0.87

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

Rainfall Depth =	1.44	inches
Post Development Runoff Coefficient =	0.51	
On-site Water Quality Volume =	73790	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 =	14758	
Total Capture Volume (required water quality volume(s) x 1.20) =	88548	cubic feet

Texas Commission on Environmental Quality
TSS Removal Calculations 04-20-2009

VERAMENDI NEIGHBORHOOD
Project Name: COMMERCIAL
Date Prepared: 10/29/2025

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 =	Comal	
Total project area included in plan * =	27.78	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	19.61	acres
Total post-development impervious cover fraction * =	0.71	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	17602	lbs.
Number of drainage basins / outfalls areas leaving the plan area =	2	

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

Drainage Basin/Outfall Area No. =	2	
Total drainage basin/outfall area =	0.30	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.16	acres
Post-development impervious fraction within drainage basin/outfall area =	0.52	
$L_{M\ THIS\ BASIN}$ =	140	lbs.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 10153600
HMT ENGINEERING & SURVEYING

STATE OF TEXAS
CHRISTOPHER J. CRIM
111347
LICENSED
PROFESSIONAL ENGINEER

11/3/2025

WPAP TREATMENT AREA MAP

VERAMENDI, NEIGHBORHOOD COMMERCIAL
NEW BRAUNFELS, TEXAS

NO.	REVISION NOTES	REVISION DESCRIPTION	DATE	REVISION DATE

DATE:	NOVEMBER 2025
DRAWN BY:	CCF
DESIGNED BY:	CCF
REVIEWED BY:	CJC
HMT PROJECT NO.:	437.001

SHEET
1 OF 1

Drawing Name: N:_Projects\437 - RK Architects\437.001 - Veramendi Neighborhood Commercial Building 4A\Cds\Reports\WPAP\CAD\437.001_WPAP DRKS.dwg User: chad-f Nov 03, 2025 - 2:54pm

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): Christopher Crim, PE

Date: 11/03/2025

Signature of Customer/Agent

Regulated Entity Name: Veramendi Neighborhood Commercial

Permanent Best Management Practices (BMPs)

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

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

   ☐ N/A

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

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

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

☐ N/A

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

   ☐ N/A

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

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

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

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

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

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

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

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

7. ☑ **Attachment C - BMPs for On-site Stormwater**.

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

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

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

☑ N/A

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

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

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

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

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

☐ N/A

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

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

    ☐ N/A

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

    ☑ N/A

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

    ☐ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    ☐ N/A

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

    ☐ N/A

PERMANENT STORMWATER SECTION

ATTACHMENT A

20% or Less Impervious Cover Waiver

The site will not be used for multi-family residential developments, schools, or small business sites. There is no request for the waiver.

ATTACHMENT B

BMPs for Upgradient Stormwater

One (1) existing batch detention basin approved with EAPP ID No. 13000418 is onsite that was sized to receive upgradient stormwater from a residential development and street.

ATTACHMENT C

BMPs for On-Site Stormwater

One (1) existing batch detention/water quality basin will serve as the Permanent Best Management Practices (PBMPs) for the removal of the TSS increase due to the impervious cover associated with this project. All PBMPs have been designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (Revised July 2005) to remove 80% of the increase in TSS from the site.

ATTACHMENT D

BMPs for Surface Streams

There are no surface streams on or immediately adjacent to the site. Therefore, no additional BMPs are required.

ATTACHMENT E

Request to Seal Feature

There is no request to permanently seal any naturally occurring sensitive features.

ATTACHMENT F

Construction Plans

No construction plans are provided for this modification application. Existing batch detention basin does not require physical modification.

Attachment G

Previously Approved Inspection, Maintenance, Repair, and Retrofit Plan

PERMANENT POLLUTION ABATEMENT MEASURES
MAINTENANCE SCHEDULE AND MAINTENANCE PROCEDURES

This document has been prepared to provide a description and schedule for the performance of maintenance on permanent pollution abatement measures. Maintenance measures to be performed will be dependent on what permanent pollution abatement measures are incorporated into the project. The project specific water pollution abatement plan should be reviewed to determine what permanent pollution abatement measures are incorporated in to a project.

It should also be noted that the timing and procedures presented herein are general guidelines, adjustment to the timing and procedures may have to be made depending on project specific characteristics as well as weather related conditions but may not be altered without TCEQ approval.

Where a project is occupied by the owner, the owner may provide for maintenance with his own skilled forces or contract for recommended maintenance of Permanent Best Management Practices. Where a project is occupied or leased by a tenant, the owner shall require tenants to contract for such maintenance services either through a lease agreement, property owners association covenants, or other binding document.

I understand that I am responsible for maintenance of the Permanent Pollution Abatement Measures included in this project until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or ownership is transferred.

I, the owner, have read and understand the requirements of the attached Maintenance Plan and Schedule.

Peter James, Manager
Veramendi PE – Brisbane, LLC,
a Texas limited liability company

9/5/17
Date

INSPECTION AND MAINTENANCE SCHEDULE – BATCH DETENTION BASIN FOR PERMANENT POLLUTION ABATEMENT MEASURES

Recommended Frequency	Task to be Performed												
	1	2	3	4	5	6	7	8	9	10	11	12	13
After Rainfall	√							√			√		√
Biannually*	√	√	√	√	√	√	√	√	√	√	√	√	√

At least one biannual inspection must occur during or immediately after a rainfall event.
√Indicates maintenance procedure that applies to this specific site.

See description of maintenance task to be performed on the following pages. Frequency of maintenance tasks may vary depending on amount of rainfall and other weather related conditions but may not be altered without TCEQ approval.

A *written record should be kept of inspection results and maintenance performed.*

Task No. & Description	***Included in this project***	
1. Mowing	**Yes**	~~No~~
2. Litter and Debris Removal	**Yes**	~~No~~
3. Erosion Control	**Yes**	~~No~~
4. Level Sensor	**Yes**	~~No~~
5. Nuisance Control	**Yes**	~~No~~
6. Structural Repairs and Replacement	**Yes**	~~No~~
7. Discharge Pipe	**Yes**	~~No~~
8. Detention and Drawdown Time	**Yes**	~~No~~
9. Sediment Removal	**Yes**	~~No~~
10. Logic Controller	**Yes**	~~No~~
11. Vegetated Filter Strips	~~Yes~~	**No**
12. Visually Inspect Security Fencing for Damage or Breach	**Yes**	~~No~~
13. Recordkeeping for Inspections, Maintenance, and Repairs	**Yes**	~~No~~

MAINTENANCE PROCEDURES FOR PERMANENT POLLUTION ABATEMENT MEASURES

Note: Additional guidance can be obtained from TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) Section 3.5.

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 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 previous 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. *A written record should be kept of inspection results and corrective measures taken*

1. 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.

2. 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.

3. 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.

4. Level Sensor. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. 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.

5. 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.).

6. Structural Repairs and Replacement. With each inspection, any damage 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. *A written record should be kept of inspection results and corrective measures taken*

7. Discharge Pipe. The basin discharge pipe shall be checked for accumulation of silt, debris or other obstructions which could block flow. Soil accumulations, vegetative overgrowth and other blockages should be cleared from the pipe discharge point. Erosion at the point of discharge shall be monitored. If erosion occurs, the addition of rock rubble to disperse the flow should be accomplished. *A written record should be kept of inspection results and corrective measures taken*

8. Detention and Drawdown Time. 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. This characteristic can be a sign of the need for maintenance. The minimum drawdown time is 24 hours. If drawdown time is less than 24 hours, the actuator valve shall be checked and partially closed to limit the drawdown time. Extensive drawdown time greater than 48 hours may indicated blockage of the discharge pipe. Corrective actions should be performed and completed within 15 working days. *A written record of the inspection findings and corrective actions performed should be made.*

9. 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.

10. 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.

11. Vegetated Filter Strips. Vegetation height for native grasses shall be limited to no more than 18-inches. When vegetation exceeds that height, the filter strip shall be cut to a height of approximately 4 inches. Turf grass shall be limited to a height of 4-inches with regular maintenance that utilizes a mulching mower. Trash and debris shall be removed from filter strip prior to cutting. Check filter strip for signs of concentrated flow and erosion. Areas of filter strip showing signs of erosion shall be repaired by scarifying the eroded area, reshaping, regrading and placement of solid block sod over the affected area. *A written record of the inspection findings and corrective actions performed should be made*

12. Visually Inspect Security Fencing for Damage or Breach. Check maintenance access gates for proper operation. Damage to fencing or gates shall be repaired within 5 working days. *A written record should be kept of inspection results and maintenance performed.*

13. Recordkeeping Procedures for Inspections, Maintenance, Repairs, and Retrofits.
    - Written records shall be kept by the party responsible for maintenance or a designated representative.
    - Written records shall be retained for a minimum of five years.

ATTACHMENT H
Pilot-Scale Field Testing Plan

Not Applicable

ATTACHMENT I
Measures for Minimizing Surface Stream Contamination

The onsite BMPs includes one existing batch detention basins. The BMP will ensure stormwater is treated prior to leaving the site. This will provide TSS mitigation for stormwater that will subsequently discharge into surface streams.

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

I Garrett Mechler,
Print Name

Co-CEO,
Title - Owner/President/Other

of Veramendi PE - Brisbane LLC,
Corporation/Partnership/Entity Name

have authorized Christopher Crim, PE
Print Name of Agent/Engineer

of HMT Engineering & Surveying
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

11/3/2025
Date

THE STATE OF Texas §

County of Comal §

ALEX HARDEMAN
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 130670969

BEFORE ME, the undersigned authority, on this day personally appeared Garrett Mechler 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 3 day of November, 2025.

Alex Hardeman
NOTARY PUBLIC

Alex Hardeman
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5/20/2028

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Veramendi Neighborhood Commercial
Regulated Entity Location: Northeast of Oak Run Pkwy and Geneva St intersection
Name of Customer: Veramendi PE - Brisbane LLC
Contact Person: Garrett Mechler Phone: 830-643-4755
Customer Reference Number (if issued):CN 605367002
Regulated Entity Reference Number (if issued):RN 109238337

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 TCEQ ePay
☐ 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	9.7 Acres	$ 5,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 11/03/2015

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

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**3. Regulated Entity Reference Number** *(if issued)*
CN 605367002		**RN** 109238337

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:*

Veramendi PE - Brisbane, LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0602537134	32061496413	352572554	

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

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

13. Independently Owned and Operated?
☑ **Yes** ☐ **No**

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

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

15. Mailing Address:	P.O. Box 310699						
	City	New Braunfels	**State**	TX	**ZIP**	78131	**ZIP + 4**	0699

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	garrett.mechler@asaproperties.us.com

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

(830)660-4755		( ) -

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.)*

Veramendi Neighborhood Commercial

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

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

25. Description to Physical Location:	Directly Northeast of the Oak Run Parkway and Geneva Street intersection				
26. Nearest City			**State**	**Nearest ZIP Code**	
New Braunfels			TX	78132	

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

27. Latitude (N) In Decimal:	29.729854		**28. Longitude (W) In Decimal:**	-98.160779	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	43	47.4744	-98	9	38.8044

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)
6552	6519	236220	237210

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

New construction land developer

34. Mailing Address:	P.O. Box 310699							
	City	New Braunfels	**State**	TX	**ZIP**	78131	**ZIP + 4**	0699
35. E-Mail Address:	garrett.mechler@asaproperties.us.com							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(830)660-4755		( ) -

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
		13000418; 13000511		
☐ 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:	Chad Friesenhahn, EIT	41. Title:	Engineer III

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(830)625-8555		( ) -	chadf@hmtnb.com

SECTION V: Authorized Signature

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

Company:	HMT Engineering & Surveying	Job Title:	Vice President	
Name *(In Print)*:	Christopher Crim, PE		Phone:	(830)625-8555
Signature:			Date:	11/03/2025

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		**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:*

VERAMENDI PROPERTY FUND ONE, LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0803817632	32076520918		

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:

2168 OAK RUN PKWY STE 101

City	**State**	**ZIP**	**ZIP + 4**
NEW BRAUNFELS	TX	78132	0246

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)*

(830)660-4755		( ) -

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.)*

VERAMENDI NEIGHBORHOOD COMMERCIAL

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

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

25. Description to Physical Location:	DIRECTLY NORTHEAST OF THE OAK RUN PARKWAY AND GENEVA STREET INTERSECTION				
26. Nearest City			**State**	**Nearest ZIP Code**	
NEW BRAUNFELS			TX	78132	

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

27. Latitude (N) In Decimal:	29.729854		**28. Longitude (W) In Decimal:**	-98.160779	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	43	47.4744	-98	9	38.8044

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)
6552	6519	236220	237210

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

NEW CONSTRUCTION LAND DEVELOPER

34. Mailing Address:	2168 OAK RUN PKWY STE 101							
	City	NEW BRAUNFELS	**State**	TX	**ZIP**	78132	**ZIP + 4**	0246
35. E-Mail Address:	garrett.mechler@asaproperties.us.com							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(830)660-4755		( ) -

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
		13000418; 13000511		
☐ 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:	Chad Friesenhahn, EIT	41. Title:	Engineer III

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(830)625-8555		( ) -	chadf@hmtnb.com

SECTION V: Authorized Signature

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

Company:	HMT Engineering & Surveying	Job Title:	Vice President	
Name *(In Print)*:	Christopher Crim, PE		Phone:	(830)625-8555
Signature:			Date:	11/03/2025

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		**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:*

VERAMENDI PROPERTY FUND TWO SERIES LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0804549822	32084361867		

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:

2168 OAK RUN PKWY STE 101

City	NEW BRAUNFELS	**State**	TX	**ZIP**	78132	**ZIP + 4**	0246

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)*

(830)660-4755		( ) -

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.)*

VERAMENDI NEIGHBORHOOD COMMERCIAL

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

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

25. Description to Physical Location:	DIRECTLY NORTHEAST OF THE OAK RUN PARKWAY AND GENEVA STREET INTERSECTION				
26. Nearest City			**State**	**Nearest ZIP Code**	
NEW BRAUNFELS			TX	78132	

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

27. Latitude (N) In Decimal:	29.729854		**28. Longitude (W) In Decimal:**	-98.160779	
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6552	6519	236220	237210

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

NEW CONSTRUCTION LAND DEVELOPER

34. Mailing Address:	2168 OAK RUN PKWY STE 101							
	City	NEW BRAUNFELS	**State**	TX	**ZIP**	78132	**ZIP + 4**	0246
35. E-Mail Address:	garrett.mechler@asaproperties.us.com							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(830)660-4755		( ) -

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
		13000418; 13000511		
☐ 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:	Chad Friesenhahn, EIT	41. Title:	Engineer III

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(830)625-8555		( ) -	chadf@hmtnb.com

SECTION V: Authorized Signature

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

Company:	HMT Engineering & Surveying	Job Title:	Vice President	
Name *(In Print)*:	Christopher Crim, PE		Phone:	(830)625-8555
Signature:			Date:	11/03/2025

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.*)

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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)*
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SECTION II: Customer Information

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☑ 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:*

VERAMENDI RESIDENTIAL MASTER COMMUNITY, INC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0802713357	32063638616		

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

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

13. Independently Owned and Operated?
☑ **Yes** ☐ **No**

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

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

15. Mailing Address:	PO BOX 203310						
	City	AUSTIN	**State**	TX	**ZIP**	78720	**ZIP + 4**	3310

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)*

(830)660-4755		( ) -

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

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VERAMENDI NEIGHBORHOOD COMMERCIAL

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

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26. Nearest City			**State**	**Nearest ZIP Code**	
NEW BRAUNFELS			TX	78132	

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).

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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)
6552	6519	236220	237210

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

NEW CONSTRUCTION LAND DEVELOPER

34. Mailing Address:	PO BOX 203310							
	City	AUSTIN	**State**	TX	**ZIP**	78720	**ZIP + 4**	3310
35. E-Mail Address:	garrett.mechler@asaproperties.us.com							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(830)660-4755		( ) -

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
		13000418; 13000511		
☐ 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:	Chad Friesenhahn, EIT	41. Title:	Engineer III

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(830)625-8555		( ) -	chadf@hmtnb.com

SECTION V: Authorized Signature

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

Company:	HMT Engineering & Surveying	Job Title:	Vice President	
Name *(In Print)*:	Christopher Crim, PE		Phone:	(830)625-8555
Signature:			Date:	11/03/2025

Owner Authorization Form

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

Land Owner Authorization

I, Garrett Mechler of VERAMENDI PROPERTY FUND ONE LLC
Land Owner Signatory Name — Land Owner Name (Legal Entity or Individual)

am the owner of the property located at
VERAMENDI PRECINCT 15A NEIGHBORHOOD CENTER, BLOCK 12C, LOT 2
Legal description of the property referenced in the application

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

I do hereby authorize VERAMENDI PE - BRISBANE LLC
Applicant Name (Legal Entity or Individual)

to conduct WPAP MODIFICATION
Description of the proposed regulated activities

at VERAMENDI PRECINCT 15A NEIGHBORHOOD CENTER, BLOCK 12C, LOT 2 .
Precise location of the authorized regulated activities

Land Owner Acknowledgement

I understand that VERAMENDI PROPERTY FUND ONE LLC
Land Owner Name (Legal Entity or Individual)

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

Land Owner Signature

Land Owner Signature

11/3/2025
Date

THE STATE OF § Texas

County of § Comal

BEFORE ME, the undersigned authority, on this day personally appeared Garrett Mechler 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 3 day of November 2025

ALEX HARDEMAN
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 130670969

Alex Hardeman
NOTARY PUBLIC

Alex Hardeman
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5/20/2028

Attached: (Mark all that apply)

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

Applicant Acknowledgement

I, Garrett Mechler of VERAMENDI PE - BRISBANE LLC
Applicant Signatory Name / Applicant Name (Legal Entity or Individual)

acknowledge that VERAMENDI PROPERTY FUND ONE LLC
Land Owner Name (Legal Entity or Individual)

has provided VERAMENDI PE - BRISBANE LLC
Applicant Name (Legal Entity or Individual)

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

I understand that VERAMENDI PE - BRISBANE LLC
Applicant Name (Legal Entity or Individual)

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

Applicant Signature

Applicant Signature

11/3/2025
Date

THE STATE OF § Texas

County of § Comal

BEFORE ME, the undersigned authority, on this day personally appeared Garrett Mechler 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 3 day of November 2025

Alex Hardeman
NOTARY PUBLIC

ALEX HARDEMAN
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 130670969

Alex Hardeman
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5/20/2028

Owner Authorization Form

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

Land Owner Authorization

I, Jarrett Mechler of VERAMENDI PROPERTY FUND TWO SERIES LLC

Land Owner Signatory Name — Land Owner Name (Legal Entity or Individual)

am the owner of the property located at

VERAMENDI PRECINCT 15A NEIGHBORHOOD CENTER, BLOCK 12C, LOT 1, LOT 3, LOT 4R-1, LOT 4R-2, LOT 4R-3, LOT 7

Legal description of the property referenced in the application

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

I do hereby authorize VERAMENDI PE - BRISBANE LLC

Applicant Name (Legal Entity or Individual)

to conduct WPAP MODIFICATION

Description of the proposed regulated activities

at VERAMENDI PRECINCT 15A NEIGHBORHOOD CENTER, BLOCK 12C, LOT 1, LOT 3, LOT 4R-1, LOT 4R-2, LOT 4R-3, LOT 7.

Precise location of the authorized regulated activities

Land Owner Acknowledgement

I understand that VERAMENDI PROPERTY FUND TWO SERIES LLC

Land Owner Name (Legal Entity or Individual)

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

Land Owner Signature

Land Owner Signature

11/3/2025
Date

THE STATE OF § Texas

County of § Comal

BEFORE ME, the undersigned authority, on this day personally appeared Garrett Mechler 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 3 day of November 2025

ALEX HARDEMAN
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 130670969

Alex Hardeman
NOTARY PUBLIC

Alex Hardeman
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5/20/2028

Attached: (Mark all that apply)

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

Applicant Acknowledgement

I, Garrett Mechler of VERAMENDI PE - BRISBANE LLC
Applicant Signatory Name / Applicant Name (Legal Entity or Individual)

acknowledge that VERAMENDI PROPERTY FUND TWO SERIES LLC
Land Owner Name (Legal Entity or Individual)

has provided VERAMENDI PE - BRISBANE LLC
Applicant Name (Legal Entity or Individual)

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

I understand that VERAMENDI PE - BRISBANE LLC
Applicant Name (Legal Entity or Individual)

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

Applicant Signature

Applicant Signature

11/3/2025
Date

THE STATE OF § Texas

County of § Comal

BEFORE ME, the undersigned authority, on this day personally appeared Garrett Mechler 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 3 day of November 2025

ALEX HARDEMAN
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 130670969

Alex Hardeman
NOTARY PUBLIC

Alex Hardeman
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5/20/2028

Owner Authorization Form

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

Land Owner Authorization

I, Garrett Mueller of VERAMENDI RESIDNETIAL MASTER COMMUNITY INC
Land Owner Signatory Name — Land Owner Name (Legal Entity or Individual)

am the owner of the property located at
VERAMENDI PRECINCT 15A NEIGHBORHOOD CENTER, BLOCK 12C, LOT 5
Legal description of the property referenced in the application

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

I do hereby authorize VERAMENDI PE - BRISBANE LLC
Applicant Name (Legal Entity or Individual)

to conduct WPAP MODIFICATION
Description of the proposed regulated activities

at VERAMENDI PRECINCT 15A NEIGHBORHOOD CENTER, BLOCK 12C, LOT 5.
Precise location of the authorized regulated activities

Land Owner Acknowledgement

I understand that VERAMENDI RESIDNETIAL MASTER COMMUNITY INC
Land Owner Name (Legal Entity or Individual)

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

Land Owner Signature

Land Owner Signature

11/3/2025
Date

THE STATE OF § Texas

County of § Comal

BEFORE ME, the undersigned authority, on this day personally appeared Garrett Mechler 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 3 day of November 2025

ALEX HARDEMAN
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 130670969

Alex Hardeman
NOTARY PUBLIC

Alex Hardeman
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5/20/2028

Attached: (Mark all that apply)

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

Applicant Acknowledgement

I, Garrett Mechler of VERAMENDI PE - BRISBANE LLC
Applicant Signatory Name — Applicant Name (Legal Entity or Individual)

acknowledge that VERAMENDI RESIDNETIAL MASTER COMMUNITY INC
Land Owner Name (Legal Entity or Individual)

has provided VERAMENDI PE - BRISBANE LLC
Applicant Name (Legal Entity or Individual)

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

I understand that VERAMENDI PE - BRISBANE LLC
Applicant Name (Legal Entity or Individual)

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

Applicant Signature

Applicant Signature — Date: 11/3/2025

THE STATE OF § Texas

County of § Comal

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GIVEN under my hand and seal of office on this 3 day of November 2025

ALEX HARDEMAN
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 130670969

Alex Hardeman
NOTARY PUBLIC

Alex Hardeman
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5/20/2028