Guadalupe Readymix, LLC

Aboveground Storage Tank (AST) Plan Modification Application

471 Pit

7795 FM 471 N

San Antonio, Texas 78253

Medina County

Submitted to: TCEQ Region 13, San Antonio

Prepared By:

WESTWARD
Environmental. Engineering. Natural Resources.

Boerne, Texas
830-249-8284

Date: October 2025
Project No. 11491-013
-AK-

Signature: _____
Andrea Kidd, P.E. - License No. 132541
TX PE Firm No. 4524
Date: _____

STATE OF TEXAS
ANDREA KIDD
132541
11/6/2025
LICENSED
PROFESSIONAL ENGINEER

Modification of a Previously Approved Plan Checklist

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

  Attachment A - Road Map
  Attachment B - USGS / Edwards Recharge Zone Map
  Attachment C - Project Description

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

  Attachment A - Geologic Assessment Table (TCEQ-0585-Table)
  Attachment B - Stratigraphic Column
  Attachment C - Site Geology
  Attachment D - Site Geologic Map(s)

- **Modification of a Previously Approved Plan (TCEQ-0590)**

  Attachment A - Original Approval Letter and Approved Modification Letters
  Attachment B - Narrative of Proposed Modification
  Attachment C - Current Site Plan of the Approved Project

- **Application Form (include any applicable to the proposed modification):**

  Aboveground Storage Tank Facility Plan (TCEQ-0575)
  Organized Sewage Collection System Application (TCEQ-0582)
  Underground Storage Tank Facility Plan (TCEQ-0583)
  Water Pollution Abatement Plan Application (TCEQ-0584)
  Lift Station / Force Main System Application (TCEQ-0624)

- **Temporary Stormwater Section (TCEQ-0602)**

  Attachment A - Spill Response Actions
  Attachment B - Potential Sources of Contamination
  Attachment C - Sequence of Major Activities
  Attachment D - Temporary Best Management Practices and Measures
  Attachment E - Request to Temporarily Seal a Feature (if requested)
  Attachment F - Structural Practices
  Attachment G - Drainage Area Map
  Attachment H - Temporary Sediment Pond(s) Plans and Calculations
  Attachment I - Inspection and Maintenance for BMPs
  Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

- **Permanent Stormwater Section (TCEQ-0600), if necessary**

  Attachment A - 20% or Less Impervious Cover Declaration (if requested for multi-family, school, or small business site)
  Attachment B - BMPs for Upgradient Stormwater

Attachment C - BMPs for On-site Stormwater
Attachment D - BMPs for Surface Streams
Attachment E - Request to Seal Features, if sealing a feature
Attachment F - Construction Plans
Attachment G - Inspection, Maintenance, Repair and Retrofit Plan
Attachment H - Pilot-Scale Field Testing Plan (if requested)
Attachment I -Measures for Minimizing Surface Stream Contamination

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

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: 471 Pit						**2. Regulated Entity No.: RN 106150907**			
3. Customer Name: Guadalupe Readymix, LLC						**4. Customer No.: CN 605932839**			
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):**		8.241	
9. Application Fee:	$4,550		**10. Permanent BMP(s):**			N/A			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			7 proposed tanks (and 1 existing tank)			
13. County:	Medina		**14. Watershed:**			Middle Medina 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.)	___	___	___	_x_	___
Region (1 req.)	___	___	___	_x_	___
County(ies)	___	___	___	_x_	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	_x_EAA _x_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	_x_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.

Andrea Kidd. P.E.

TX License No. 132541 | Firm No. 4524

Print Name of Customer/Authorized Agent		
Andrea Kidd	11/6/2025	
Signature of Customer/Authorized Agent	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

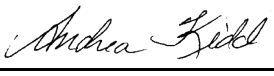
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **General Information Form** is hereby submitted for TCEQ review. The application was prepared by:

Print Name of Engineer/Agent: Andrea Kidd

TX License No. 132541 | TX Firm No. 4524

Date: 11/6/2025

Signature of Engineer/Agent:



Project Information

1. Regulated Entity Name: 471 Pit
2. County: Medina
3. Stream Basin: San Antonio River Basin
4. Groundwater Conservation District (If applicable): EAA, Medina County GCD
5. Edwards Aquifer Zone:

   ☐ Recharge Zone
   ☒ Transition Zone

6. Plan Type:

   ☐ WPAP
   ☐ SCS
   ☒ Modification
   ☒ AST

☐ UST ☐ Exception Request

7. Customer (Applicant):

Contact Person: Jeff Shea
Entity: Guadalupe Readymix, LLC
Mailing Address: 20901 FM 2252

City, State: San Antonio, TX Zip: 78266

Telephone: (210) 664-5300 FAX: N/A

Email Address: Jeff.Shea@guadrm.com

8. Agent/Representative (If any):

Contact Person: Andrea Kidd, P.E.
Entity: Westward Environmental, Inc.
Mailing Address: P.O. Box 2205

City, State: Boerne, Texas Zip: 78006

Telephone: (830) 249-8284 FAX: (830) 249-0221

Email Address: akidd@westwardenv.com

9. Project Location:

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

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

Address is 7795 FM 471 N. From the intersection of FM 471 and FM 1283, travel south on FM 471 approx 2 miles; site will be on the west side of FM 471.

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.
N/A – drainage does not move toward 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: Site is staked.

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

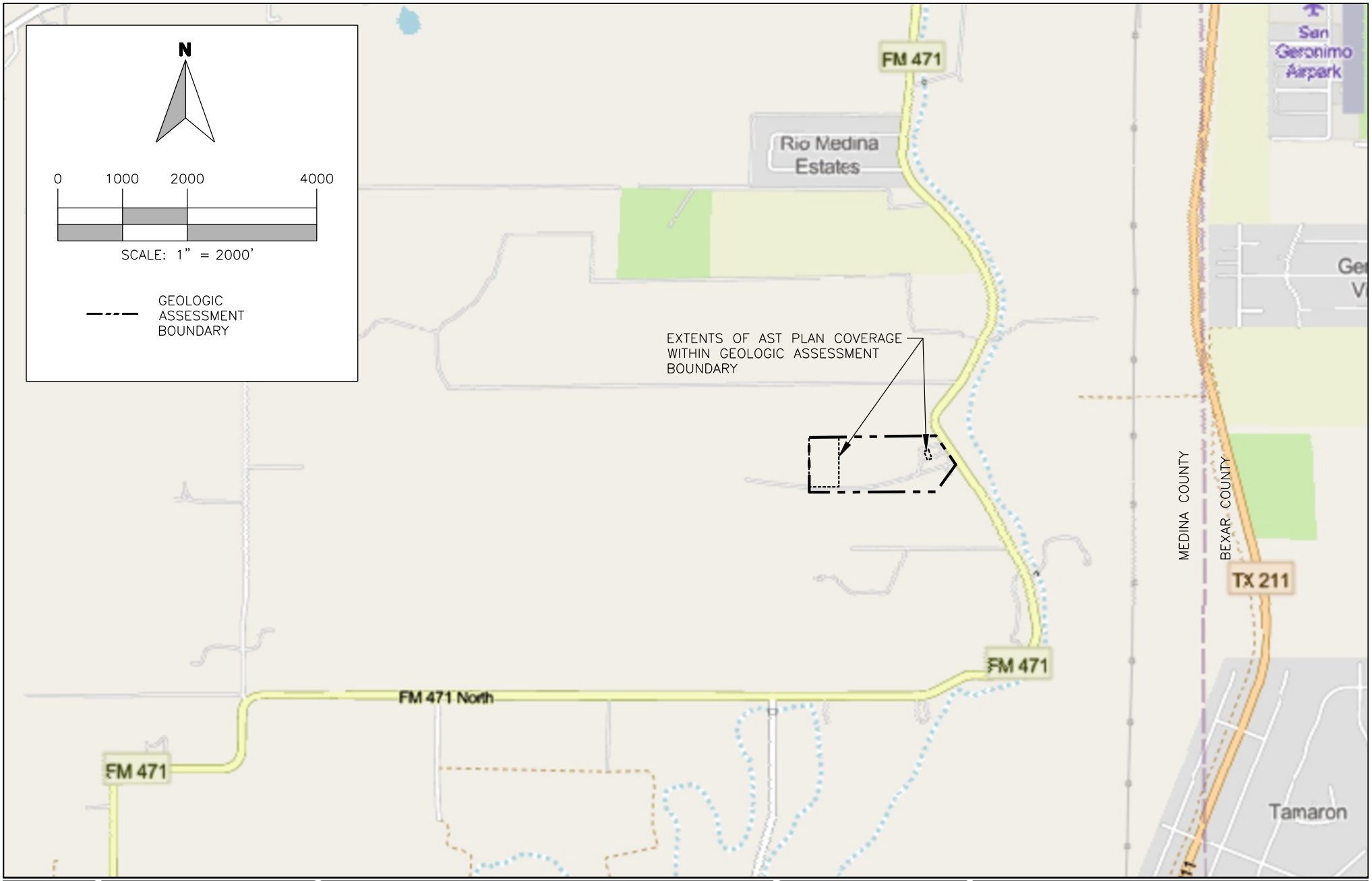
☐ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
☒ For a UST Facility Plan or Modification or an AST Facility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

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

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

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

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



SHEET NO.: 1 OF 1

IMAGE:	ESRI OPEN STREET MAPS
ISSUE DATE:	09/23/2025
DRAWN BY:	AK
CHECKED BY:	CJF
SCALE: 1" =	2000'
JOB NO.:	11491-013

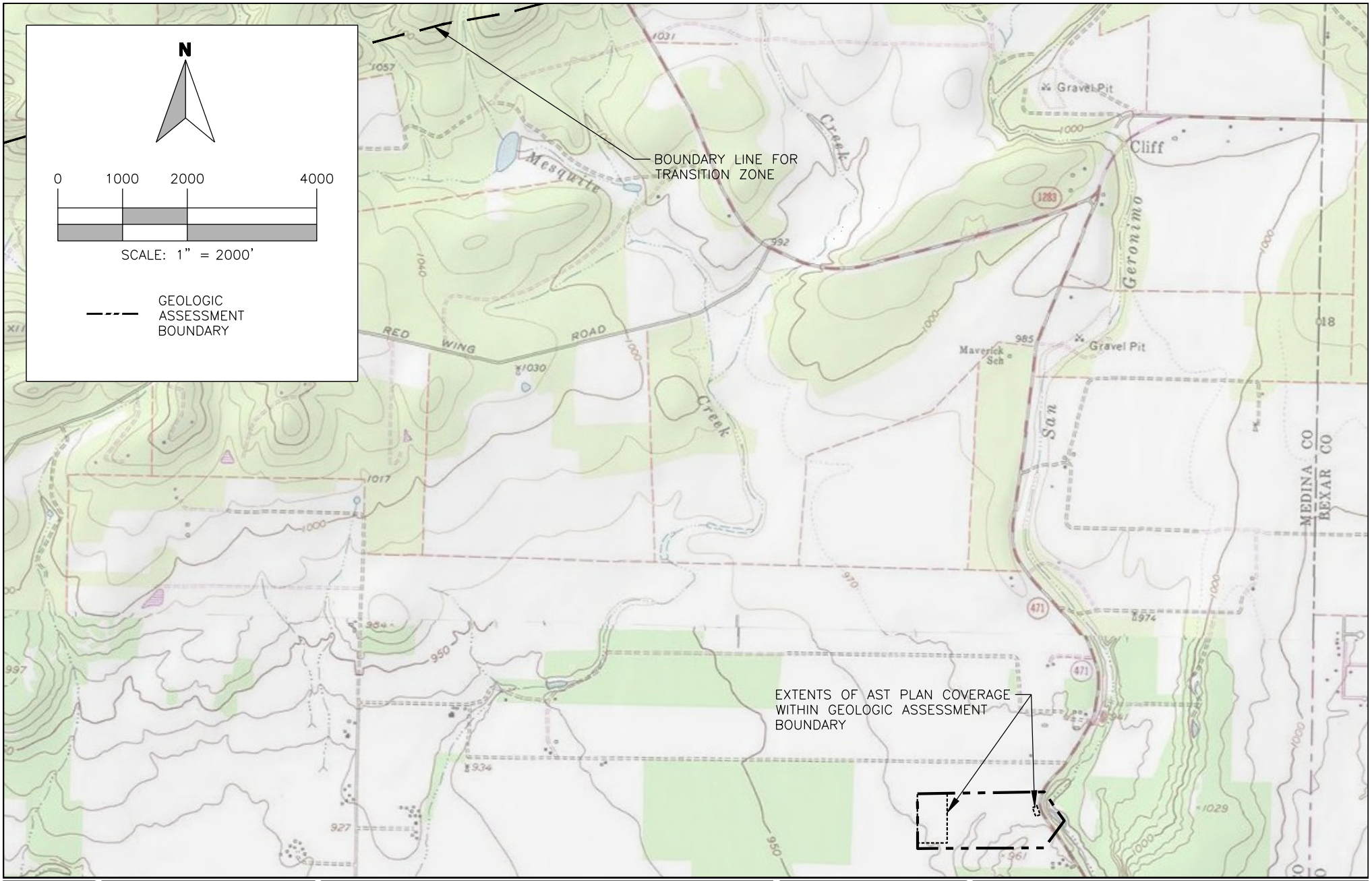
ROAD MAP

AST PLAN MODIFICATION
GUADALUPE READYMIX, LLC
FM 471 – SAN ANTONIO, MEDINA COUNTY, TEXAS

REV.	DESCRIPTION	BY	DATE

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.

EST. 1996
WESTWARD
Environmental • Geology • Engineering
P.O. Box 2205 Boerne, Texas 78006
(830) 249-8284 Fax: (830) 249-0221
TBPE REG. NO.: F-4524
TBPG REG. NO.: 50112



SHEET NO.: 1 OF 1

IMAGE:	
ISSUE DATE:	09/24/2025
DRAWN BY:	AK
CHECKED BY:	CJF
SCALE: 1" =	2000'
JOB NO.:	11491-013

USGS MAP

AST PLAN MODIFICATION
GUADALUPE READYMIX, LLC
FM 471 – SAN ANTONIO, MEDINA COUNTY, TEXAS

REV.	DESCRIPTION	BY	DATE

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TBPE REG. NO.: F-4524
TBPG REG. NO.: 50112

Guadalupe Readymic, LLC
471 Pit

General Information Form (TCEQ-0587)
Attachment C

Project Description

This application for Modification to an Aboveground Storage Tank (AST) Plan has been prepared on behalf of Guadalupe Readymix, LLC for the existing site located at 7795 FM 471 N, San Antonio, Medina County, Texas. The areas to be covered in this AST Plan Modification include the already represented eight acres for concrete batch plant operations and now adds the inclusion of a 0.241 acre portion of leased property for a shop area to service the vehicles in support of the plant operations; both areas are leased from the same parent tract of land. The shop building was previously constructed by the landowner; Guadalupe Readymix, LLC leases one large bay and some area adjacent to the bay, covering 0.241 acres, as shown on the AST site map.

The site is located on the Transition Zone and there is an existing approved AST Plan for this site, dated March 4, 2022 (EAPP Program ID No. 13001466). Because the site is in the Transition Zone, a Water Pollution Abatement Plan is not required. The existing AST Plan approved one 10,000-gallon double-walled steel diesel tank and is being modified to add seven additional storage tanks to this AST Plan and to relocate the existing tank; a total of eight regulated tanks will be authorized after the acceptance of this AST Modification. The existing conditions map reflects the current location of the approved AST #1. The proposed conditions map includes the location of the seven tanks being added to this AST Plan and a planned relocation for the existing authorized AST #1. Grading activities for this project have already occurred; a concrete pad has already been constructed for plant operations expansion, and this pad also encompasses the location for placement of ASTs #1-3. ASTs #4-8 will be within the leased area of an already constructed shop building. Guadalupe Readymix, LLC has been authorized to operate at this site since 2022 as concrete batch plant and supporting operations. Most of the natural areas have already been disturbed/paved.

No grading activities are proposed for this site as a result of this AST Plan Modification, the drainage patterns of the site will not change, no areas proposed to be demolished or disturbed, and no soil stabilization measures are necessary; the small amount of construction to occur will be on existing poured concrete pads. Several of the attachments relating to stormwater BMPs (Temporary Stormwater Section Attachments D, E, F, G, H, I, and J) are not applicable to this project. The sequence of activities remaining to occur are to move existing Tank #1 to the existing concrete pad, install AST #2 and #3 on the existing concrete pad, and construct concrete curbing around these three tanks providing secondary containment for piping, hoses, and dispensers. AST #4 will be installed on a concrete pad outside the shop and ASTs #5-8 will be installed centrally within the shop building.

Two geologic assessments (GA) are included in this report and together they cover ~41.5 acres. The project limits of this AST Plan Modification are a subset of 8.241 acres within the combined GA area, as noted on the AST Site map. The initial GA for 8.0 acres, dated December 16, 2021, was used for the initial AST Plan. It identified one geologic feature not defined as sensitive and no wells or test holes of any kind. A second GA, with a field investigation date of August 14, 2025 is also included. The area covered by this recent GA identified two geologic features not defined as sensitive and they are noted on the GA map. There are no wells or test holes of any kind known to exist within the recent GA boundary.

Medina Valley Surveys, Inc.
P.O. Box 1189 Castroville Texas 78009
830.538.6427 MedinaValleySurveys.com
TBPLS Firm 1000200

METES AND BOUNDS DESCRIPTION OF

8.00 Acres of Land out of the Beriana Sandoval Survey 40, Abstract 840, Medina County Texas and out of a 124.67 acre tract described in Document 2020000897 of the Official Public Records of Medina County, Texas, being more particularly described as follows:

BEGINNING at a set #4 rebar, the northeast corner of this tract on the north line of the 124.67 acre tract and the south line of a 114.23 acre tract described in Document number 2020007740 of the Official Public Records, bearing S89°06'14"W 1504.61 feet from a set #4 rebar, the northeast corner of the 124.67 acre tract on the west right of way line of Texas Farm to Market 471;

THENCE S00°20'19"E 766.98 feet through open pasture to a set #4 rebar, the southeast corner of this tract;

THENCE S89°54'56"W 456.09 feet through open pasture to a set #4 rebar, the southwest corner of this tract;

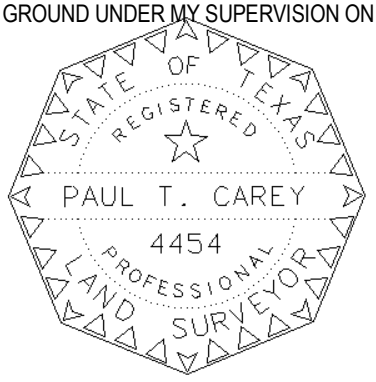
THENCE N00°22'03"W 760.51 feet through open pasture to a set #4 rebar on the north line of the 124.67 acre tract, the northwest corner of this tract bearing N89°06'14"E 4234.80 feet from a found #5 rebar, the northwest corner of the 124.67 acre tract;

THENCE N89°06'14"E 456.49 feet with the north line of the 124.67 acre tract, generally following a wire fence, to the POINT OF BEGINNING, containing 8.00 acres of land.

Bearings and Distances are based on Grid North according to the Texas Coordinate System, South Central Zone, NAD 1983.
A survey plat accompanies this description.

STATE OF TEXAS
COUNTY OF MEDINA

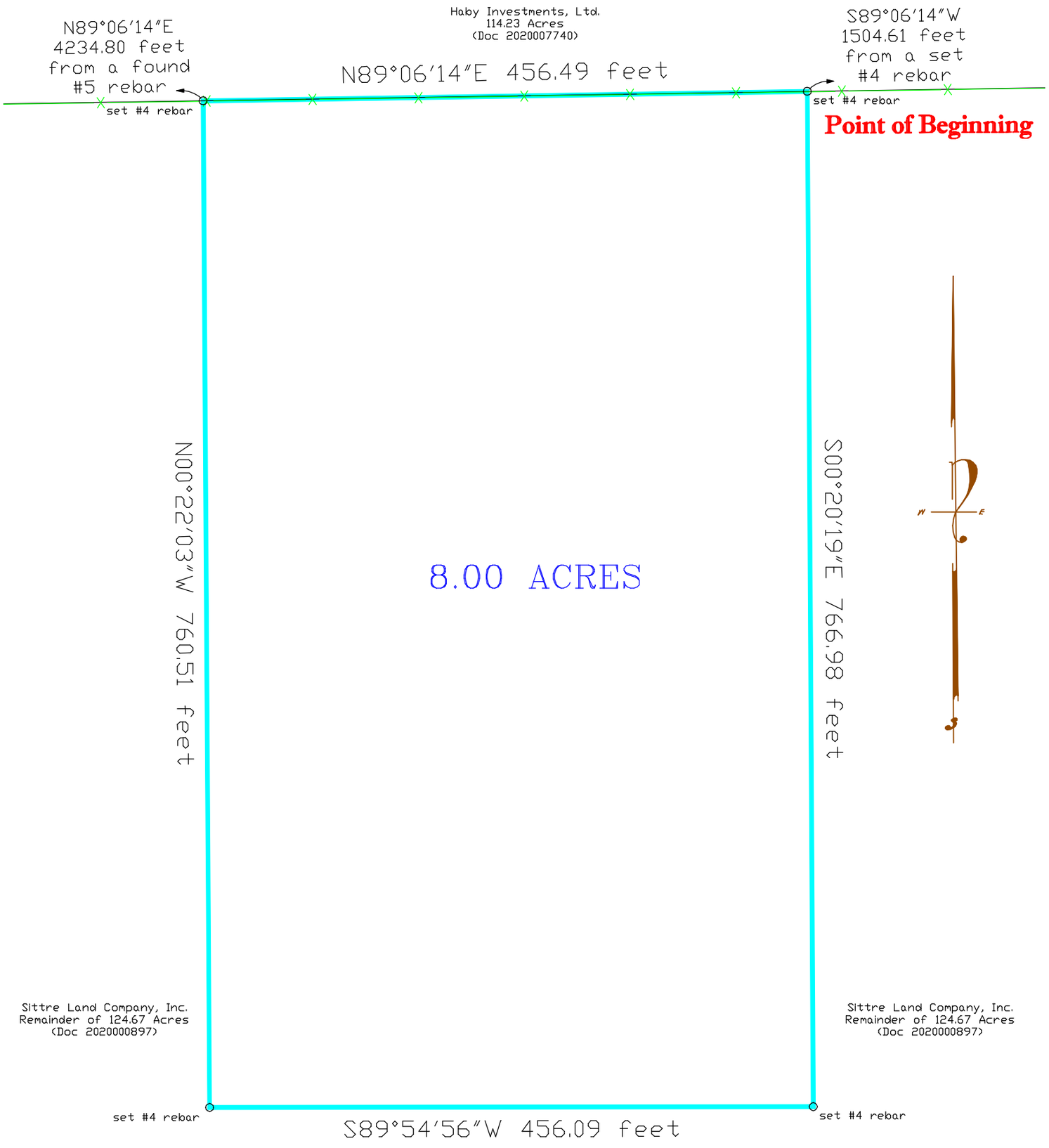
I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JULY 21,2021.



PAUL T. CAREY, RPLS 4454
Released: August 7, 2021
Job Number 10458L

MEDINA VALLEY SURVEYS
Surveying Texas Since 1985

Surveyed for: Sittre Land Company, Inc. Property Address: -- Texas Farm to Market 471



Land Boundary Survey of

8.00 Acres of Land out of the Beriana Sandoval Survey 40, Abstract 840, Medina County Texas and out of a 124.67 acre tract described in Document 2020000897 of the Official Public Records of Medina County, Texas.

Legend
- concrete
- wood fence
- chain link fence
- wire fence
- steel fence
- overhead electric

0 — 200'
1 " = 100' (U. S. Survey Feet)

Texas Society of Professional Surveyors
PAST-PRESIDENT

A Metes and Bounds description accompanies this Survey.
All 'SET' corners are marked with a red plastic cap stamped 'CAREY 4454.'
Bearings are based on Grid North according to the Texas Coordinate System, South Central Zone, North American Datum, 1983.

Professional and Ethical Standards governed by Texas Board of Professional Engineers and Land Surveyors, 1917 S. Interstate 35 Austin, Texas 78741, Ph. 512.440.7723

Surveyed:	July 21, 2021
Released:	August 7, 2021
Requested by:	Larry Sittre
Company:	Owner
Deliver to:	Larry Sittre
Reference #:	no TC provided
Revised:	
Updated:	
File Number:	10458L

MEDINA VALI SURVEYS
Surveying Texas Since
P. O. Box 1189, Castroville, Texa
830.538.6427 MedinaValleySurv
TBPLS firm# 10000200

STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS ORIGINAL PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

STATE OF TEXAS REGISTERED 4454 PROFESSIONAL LAND SURVEYOR

Paul T. Carey, Registered Professional Land Surveyor
Licensed State Land Surveyor, Texas Registration Number 4454

DILLO DEV
engineering | surveying | planning

GEOLOGIC ASSESSMENT PLAN BOUNDARY
METES AND BOUNDS DESCRIPTION

BEING a **41.542** acre tract or parcel of land situated in the Beriana Sandoval Survey Number 40, Abstract Number 840, Medina County, Texas, and said tract being part of a called 124.67 acre tract of land described in a General Warranty Deed to Sittre Land Company, Inc. as recorded in Document Number 2020000897, Official Public Records, Medina County, and said tract being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said 124.67 acre tract and the southeast corner of a called 144.23 acre tract described in a General Warranty Deed to Haby Investments, Ltd. as recorded in Document Number 2020007740, Official Public Records, Medina County, Texas, said point being in the southwest right-of-way line of Farm to Market Road 471 (a variable width Right-of-Way);

THENCE (South 34°30'44" East) (parenthesis denotes record bearings and distances from Document Number 2020000897 hereafter) following the common line of said 124.67 acre tract and said southwest right-of-way line of said Farm to Market Road 471 for a distance of **542.71 feet** to a point for corner;

THENCE South 36°26'24" West departing the common line of said 124.67 acre tract and the right-of-way line of said Farm to Market Road 471, over and across said 124.67 acre tract for a distance of **520.01 feet** to a point for corner in the south line of said 124.67 acre tract and the north line of a called 32.459 acre tract described in a Warranty Deed with Vendor's Lien to Kevin Neumann and Susan Neumann as recorded in Document Number 2018003230, Official Public, Medina County, Texas;

THENCE (**South 89°44'47" West)** following the south line of said 124.67 acre tract and the north line of said 32.459 acre tract, the north line of a called 8.00 acre tract described in an Independent Administrator's Distribution Deed to Patricia Ann Love Rainey as recorded in Document Number 2022001885, Official Public Records, Medina County, Texas, and the north line of a called 16.25 acre tract described in a Warranty Deed with Vendor's Lien to Sittre Land Company, Inc. as recorded in Document Number 2021008931, Official Public Records, Medina County, Texas, for a distance of **1,955.38 feet** to a point for corner;

THENCE North 00°16'52" West departing the common line of said 124.67 acre tract and said 16.25 acre tract, over and across said 124.67 acre tract for a distance of **846.49 feet** to a point for corner in the north line of said 124.67 acre tract and the south line of said 144.23 acre tract;

THENCE (**North 89°11'25" East)** following the common line of said 124.67 acre tract and said 144.23 acre tract for a distance of **1,961.10 feet** to the **POINT OF BEGINNING** and containing an area of **41.542** acres of land more or less.

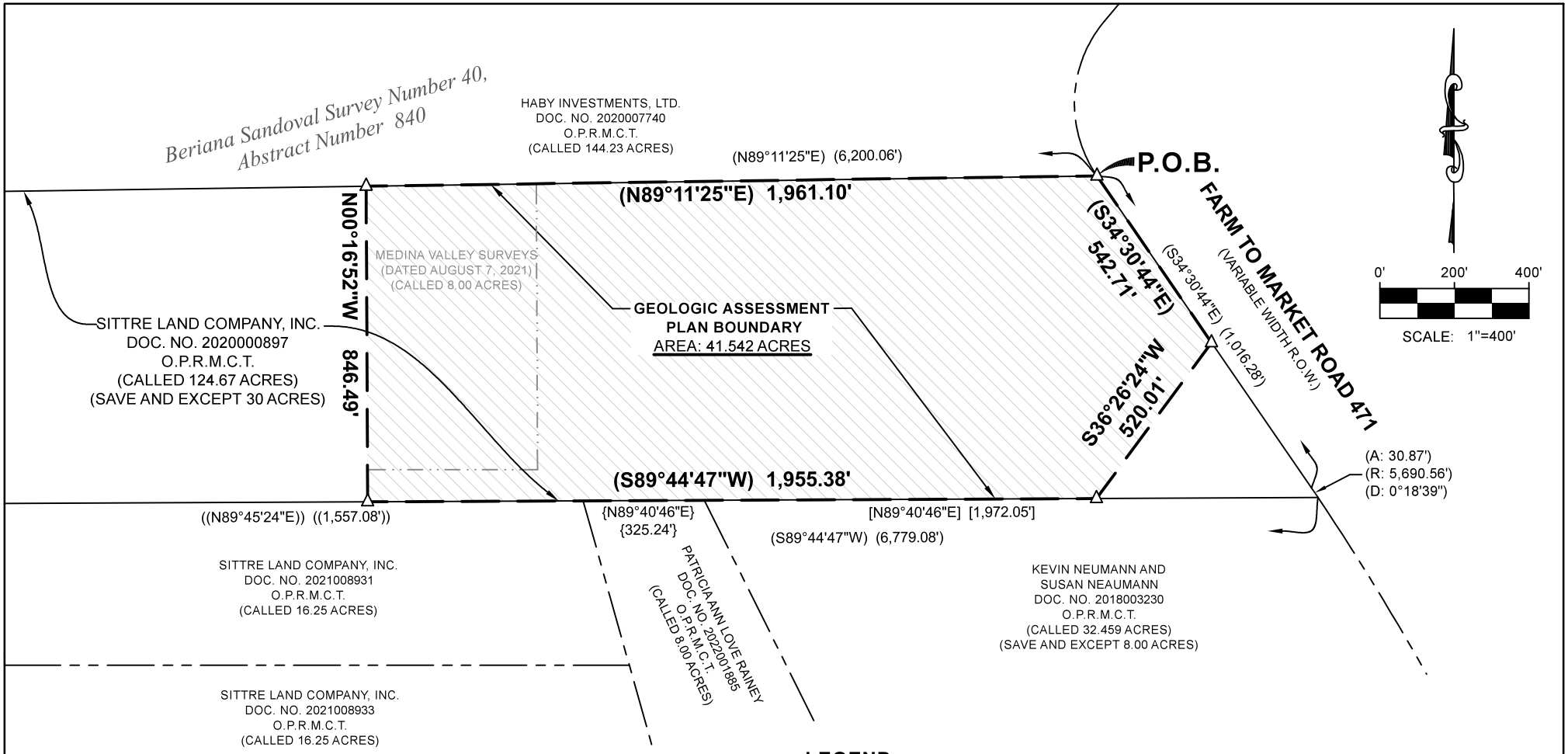
Note: This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

All bearings are based on the record calls from the deed recorded in Document Number 2020000897, Official Public Records, Medina County, Texas. This description to accompany a map or plat of like date.

September 19, 2025

Seth Reichenau, RPLS No. 6735
DD Job No. 25116

Dillo Development Services, LLC
info@dillodev.com
TBPELS Firm No. F-22833 and 10194711
(830) 282-0333



LEGEND

O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
( )	DOC. NO. 2020000897
[ ]	DOC. NO. 2018003230
{ }	DOC. NO. 2022001885
(( ))	DOC. NO. 2021008931
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING

SURVEYOR'S CERTIFICATION

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

SETH REICHENAU SEPTEMBER 19, 2025
RPLS NO. 6735

STATE OF TEXAS
REGISTERED
SETH P. REICHENAU
6735
PROFESSIONAL
LAND SURVEYOR

GEOLOGIC ASSESSMENT
BOUNDARY EXHIBIT
41.542 ACRES

SITUATED IN THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT NUMBER 840, MEDINA COUNTY, TEXAS

SURVEYOR
DILLO DEV
engineering | surveying | planning
Contact: Seth Reichenau, RPLS
Tel: (830) 282-0333 Email: Info@DilloDev.com
Address: 967 Broadway, New Braunfels, TX 78130
TX Engineering Firm No. F-22833
TX Surveying Firm No. 10194711

JOB NO. 25116
SHEET 2 OF 2

DILLO DEV
engineering | surveying | planning

AST BOUNDARY
METES AND BOUNDS DESCRIPTION

BEING a **0.241** acre tract or parcel of land situated in the Beriana Sandoval Survey Number 40, Abstract Number 840, Medina County, Texas, and said tract being part of a called 124.67 acre tract of land described in a General Warranty Deed to Sittre Land Company, Inc. as recorded in Document Number 2020000897, Official Public Records, Medina County, Texas and said tract being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said 124.67 acre tract and the southeast corner of a called 144.23 acre tract described in a General Warranty Deed to Haby Investments, Ltd. as recorded in Document Number 2020007740, Official Public Records, Medina County, Texas, said point being in the southwest right-of-way line of Farm to Market Road 471 (a variable width Right-of-Way);

THENCE (South 34°30'44" East) (parenthesis denotes record bearings and distances from Document Number 2020000897 hereafter) following the common line of said 124.67 acre tract and the southwest right-of-way line of said Farm to Market Road 471 for a distance of **115.73 feet** to a point for corner, from said point an east corner of said 124.67-acre tract bears (South 34°30'44" East), (900.55 feet);

THENCE South 55°29'16" West departing the common line of said 124.67 acre tract and the right-of-way line of said Farm to Market Road 471, over and across said 124.67 acre tract for a distance of **218.05 feet** to the **POINT OF BEGINNING**;

THENCE continuing over and across said 124.67 acre tract the following four (4) courses and distances:

1) **South 21°09'42" East** for a distance of **141.61 feet** to a point for corner;
2) **South 70°45'37" West** for a distance of **74.24 feet** to a point for corner;
3) **North 21°09'42" West** for a distance of **141.61 feet** to a point for corner;
4) **North 70°45'37" East** for a distance of **74.24 feet** to the **POINT OF BEGINNING** and containing an area of **0.241** acres of land more or less.

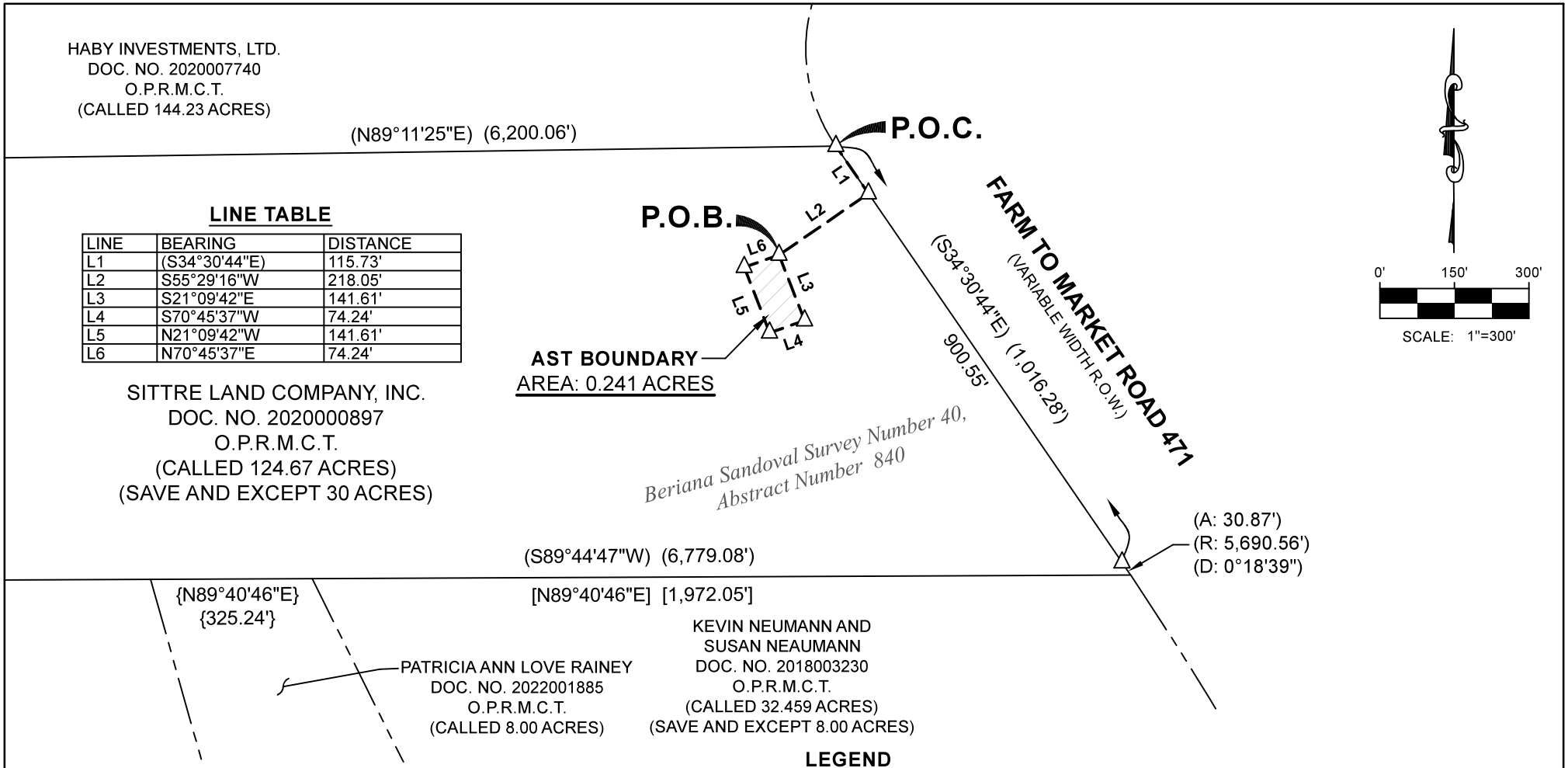
Note: This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

All bearings are based on the record calls from the deed recorded in Document Number 2020000897, Official Public Records, Medina County, Texas. This description to accompany a map or plat of like date.

September 19, 2025

Seth Reichenau, RPLS No. 6735
DD Job No. 25116

Dillo Development Services, LLC
info@dillodev.com
TBPELS Firm No. F-22833 and 10194711
(830) 282-0333



LINE TABLE

LINE	BEARING	DISTANCE
L1	(S34°30'44"E)	115.73'
L2	S55°29'16"W	218.05'
L3	S21°09'42"E	141.61'
L4	S70°45'37"W	74.24'
L5	N21°09'42"W	141.61'
L6	N70°45'37"E	74.24'

LEGEND

O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
( )	DOC. NO. 2020000897
[ ]	DOC. NO. 2018003230
{ }	DOC. NO. 2022001885
(( ))	DOC. NO. 2021008931
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING

SURVEYOR'S CERTIFICATION

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

SETH REICHENAU SEPTEMBER 19, 2025
RPLS NO. 6735

STATE OF TEXAS
REGISTERED
SETH P. REICHENAU
6735
PROFESSIONAL
LAND SURVEYOR

ABOVE-GROUND STORAGE TANK
BOUNDARY EXHIBIT
0.241 ACRES

SITUATED IN THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT NUMBER 840, MEDINA COUNTY, TEXAS

SURVEYOR

DILLO DEV
engineering | surveying | planning
Contact: Seth Reichenau, RPLS
Tel: (830) 282-0333 Email: Info@DilloDev.com
Address: 967 Broadway, New Braunfels, TX 78130
TX Engineering Firm No. F-22833
TX Surveying Firm No. 10194711

JOB NO. 25116
SHEET 2 OF 2

Guadalupe Readymix, LLC

GEOLOGIC ASSESSMENT

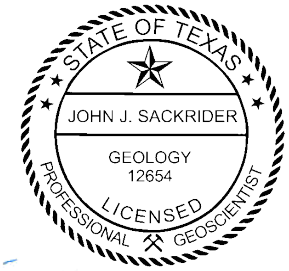
FM 471 Site: 8-Acre Tract
7795 FM 471 N
San Antonio, Texas 78253
Medina County

Submitted to: TCEQ Region 13, San Antonio

Prepared By:

WESTWARD
Environmental. Engineering. Natural Resources.
Boerne, Texas
830-249-8284

Date: December 2021
Project No. 10783-008
-JJS-



Signature: _____
John J. Sackrider, P.G. - License No. 12654
TX PG Firm No. 50112
Date: 12/16/2021

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

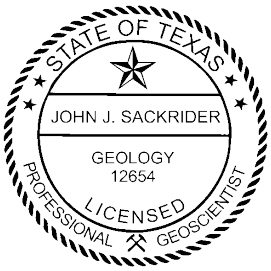
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: John J. Sackrider, P.G. Telephone: 830-249-8284

Date: 12/16/2021 Fax: 830-249-0221

Representing: Westward Environmental, Inc. (TX P.G. Firm No.: 50112)

Signature of Geologist:



Regulated Entity Name: FM 471 Site

Project Information

1. Date(s) Geologic Assessment was performed: 10/19/2021
2. Type of Project:

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

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

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

5. [X] 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)
AtB	B	0 - 78
CsA	B	0 - 80

** 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. [X] **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. [X] **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. [X] **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" = 200 '
   Site Geologic Map Scale: 1" = 200 '
   Site Soils Map Scale (if more than 1 soil type): 1" = 200 '

9. Method of collecting positional data:

   [X] Global Positioning System (GPS) technology.
   [ ] Other method(s). Please describe method of data collection: _____

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

11. [X] Surface geologic units are shown and labeled on the Site Geologic Map.

12. [X] 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. [X] The Recharge Zone boundary is shown and labeled, if appropriate.

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

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

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

Administrative Information

15. [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.

Attachment A

Geologic Assessment Table (Form TCEQ-0585)

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME:

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DIP	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
S-1	29.490526	-98.822888	CD	5	Qle	200	400	25						5	10	X			X	Hillside
															0					
															0					
															0					
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* DATUM: NAD 83

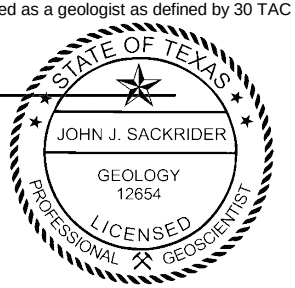
2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

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

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

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.

My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.



Date 12/16/2021

Attachment B

Stratigraphic Column

Generalized Stratigraphic Column – Medina County, Texas

System	Series	Group	Formation	Approximate thickness (feet)	Lithologic character	Water-bearing properties
	Recent		Alluvium	0-30	Silt, sand, clay, and gravel. Confined to stream valleys.	Not known to yield large supplies of water.
Quaternary	Pleistocene		Leona formation	0-65	Silt, sand, and fine gravel, occurring beneath terraces along larger streams.	Yields moderate to large supplies of potable water.
Tertiary	Pliocene(?)		Uvalde gravel	0-30	Coarse flint gravel and caliche on hilltops and divides.	Not known to yield water in Medina County.
	Eocene	Claiborne	Mount Selman formation	0-100	Sandstone and shale with limonite and calcite concretions.	Furnishes large supplies of good water in Frio County. Only the lowest portion crops out in Medina County.
			Carrizo sand	240-300	Coarse- to medium-grained nonmicaceous reddish sandstone. Locally crossbedded.	Yields moderate to large supplies of potable water.
		Wilcox	Indio formation	440-710	Thin-bedded sandstone, siltstone, and shale. Contains lignite and calcareous nodules.	Yields moderate supplies of moderately mineralized water.
	Paleocene	Midway	Kincaid formation	80-155	Marine limestone, sandstone, and shale. Lower part contains glauconite.	Not a fresh-water aquifer in Medina County.
Cretaceous	Gulf	Navarro	Escondido formation	550-740	Shale, sandstone, and some limestone. Increasingly arenaceous to west.	Yields moderate supplies of moderately mineralized water.

Surface Unit Mapped Onsite

Adapted from Geology and Ground-Water Resources of Medina County, Texas (TBWE, 1956)

Attachment C

Site Geology (Geologic Narrative)

Geologic Narrative for FM 471 Site in Medina County, Texas.

1.0 PURPOSE

Westward Environmental, Inc. (WESTWARD) was retained by Guadalupe Readymix, LLC (Client) to prepare a Geologic Assessment (GA) of an 8-acre parcel at their FM 471 Site (Site) in Medina County, Texas. A survey of the Site is included as Attachment B. This GA was prepared as a required attachment to an Aboveground Storage Tank (AST) Plan application for the Site as required by the Texas Commission on Environmental Quality (TCEQ).

2.0 REGULATORY GUIDANCE

Chapter 30 of the Texas Administrative Code

This report was prepared in accordance with *Instructions for Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones (TCEQ-0585 (Rev. 10-01-04))* and will be reviewed pursuant to Title 30, Chapter 213 of the Texas Administrative Code.

3.0 PROJECT LOCATION

The Site is located on FM 471 approximately 2.1 miles south of the intersection with FM 1283, West of San Antonio, in Medina County Texas. Is located over the Edwards Aquifer Transition Zone (EATZ).

4.0 METHODOLOGY

As part of the GA, WESTWARD performed a desktop review of selected published information, and conducted a field investigation in accordance with *(TCEQ-0585 (Rev. 10-01-04))*.

4.1 Desktop Review

WESTWARD geologists conducted a review of aerial imagery, the University of Texas Bureau of Economic Geology (BEG) Geologic Atlas of Texas (GAT) San Antonio Sheet, applicable U.S. Geological Survey (USGS) Topographic quadrangle(s), the Texas Water Development Board's (TWDB) Water Data Interactive Groundwater Data Viewer (Well Viewer), the Railroad Commission of Texas (RRC), and the U.S. Department of Agriculture (USDA) National Resource Conservation Service (NRCS) Web Soil Survey prior to the field investigation.

4.2 Field Investigation

A field investigation was performed at the Site by John J. Sackrider, P.G. (TBPG Lic. No.: 12654) on October 19, 2021. Field transects of the Site were completed in accordance with TCEQ-0585 (rev. 10-01-04).

5.0 DESKTOP REVIEW

The desktop review was utilized for preliminary planning of the field investigation. The accuracy of the desktop review was limited by the accessibility, scale, and age of the data available.

5.1 Published Surface Geology

A review of published geologic maps resulted in only the Leona Formation (Qle) mapped at the Site. (GAT, 1983).

5.2 Published Structure

Published structure was not encountered during the Desktop Review. A dominant trend range of 45° - 75° is assumed based on published faults north of the site.

5.3 Karst Features

Mapped karst features were not encountered during the Desktop Review.

5.4 Non-Karst & Manmade Features

Based on Google Earth aerial imagery, the site is situated in what appears to be a historic borrow pit.

5.5 Soils

Two (2) soil units were identified on the Site through the NRCS Web Soil Survey. They are detailed below as well as included on the Geologic Assessment Form (TCEQ-0585 (Rev. 02-11-15)).

Published Soil Unit Descriptions

Soil Name	*Group*	*Thickness (Inches)*	*Description*
Atco Loam, 1 to 3 percent slopes (AtB)	B	0 – 78	Well drained with moderately high to high (0.57 in/hr to 1.98 in/hr) Ksat values
Castrobille Clay Loam, 0 to 1 percent slopes (CsA)	B	0 – 80+	Well drained with moderately high to high (0.57 in/hr to 1.98 in/hr) Ksat values

6.0 FIELD INVESTIGATION

The field investigation was performed on October 19, 2021 to verify the presence or absence of potential recharge features identified in the desktop review and to identify other potential recharge features not encountered during the desktop review. Field reconnaissance was performed in accordance with the *(TCEQ-0585-Instructions (Rev. 10-1-04)).*

6.1 Surface Geology

Observed site surface characteristics primarily consisted of compacted fill material. Bedrock outcrops were not observed to verify surface deposits. A Site Geologic Map is included in Attachment D, showing published surface geology.

6.2 Structure

Structural features were not observed during the field investigation.

6.3 Karst Features

Karst features were not observed during the field investigation.

6.4 Non-Karst & Manmade Features

One non-karst closed depression (S-1) was observed during the field investigation.

6.5 Feature Descriptions

S-1 (CD) **Not Sensitive**

Feature S-1 is a non-karst closed depression formed as a result of backfilling the historic borrow pit onsite. The feature extends offsite to the east and is approximately 200 ft. x 400 ft. x 25 ft. The feature was holding water and the interpreted probability of rapid infiltration is low. This feature is rated not sensitive.

7.0 REFERENCES

(GAT, 1983) The University of Texas at Austin, Bureau of Economic Geology, 1983. Geologic Atlas of Texas San Antonio Sheet.

(NRCS, 2021) National Resources Conservation Service, Web soil Survey
Accessed: October 18, 2021
https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

(RRC, 2021) Railroad Commission of Texas. Public GIS Viewer.
Accessed: October 18, 2021
https://gis.rrc.texas.gov/GISViewer/

(TBWE, 1956) Texas Board of Water Engineers, 1956. Bulletin 5601: Geology and Ground-Water Resources of Medina County, Texas
https://www.twdb.texas.gov/publications/reports/bulletins/doc/B5601/B5601.pdf

(TWDB, 2021) Texas Water Development Board. Water Data Interactive Groundwater Data Viewer
Accessed: October 18, 2021
https://www3.twdb.texas.gov/apps/WaterDataInteractive/GroundwaterDataViewer/?map=sdr

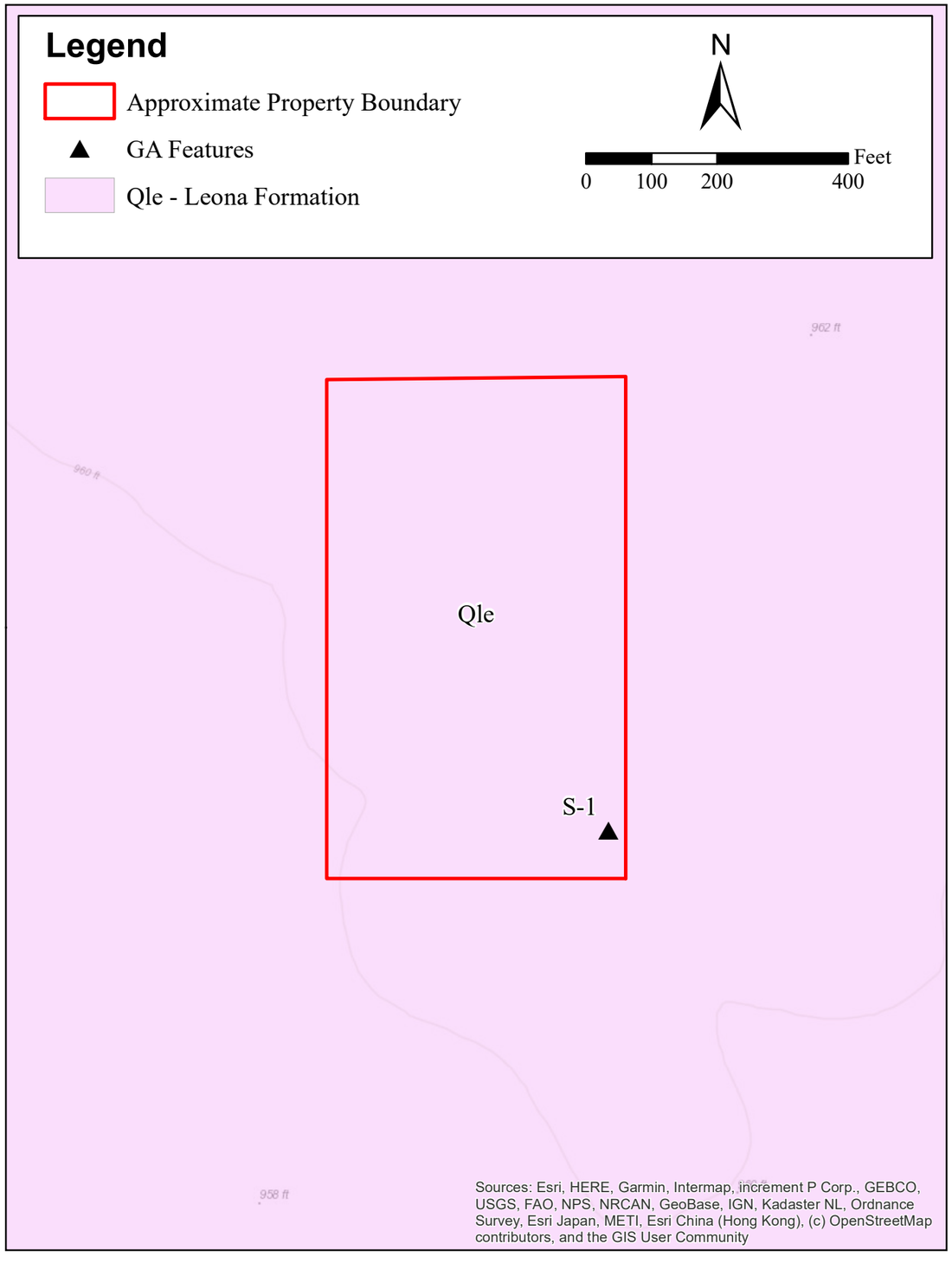
SELECT PHOTOGRAPHS

Feature S-1: View to the northeast.

Feature S-1: View to the southeast.

Attachment D

Site Geologic Map
Site Soils Map



SITE GEOLOGIC MAP

SCALE: 1" = 200'

SITE SOILS MAP

SCALE: 1" = 200'

WESTWARD
Environmental. Engineering. Natural Resources.
P.O. Box 2205, Boerne, Texas 78006
(830) 249-8284 Fax: (830) 249-0221
TBPE REG. NO.: F-4524
TBPG REG. NO.: 50112

STATE OF TEXAS
JOHN J. SACKRIDER
GEOLOGY
12654
LICENSED
PROFESSIONAL GEOSCIENTIST

12/16/2021

SITE GEOLOGIC & SOILS MAPS

FM 471 SITE
GUADALUPE READYMIX, LLC
SAN ANTONIO, MEDINA COUNTY, TEXAS

REV.	DESCRIPTION	BY	DATE

IMAGE:	ESRI BASE MAP
ISSUE DATE:	12/16/2021
DRAWN BY:	JJS
CHECKED BY:	ML
SCALE: 1" =	200'
JOB NO.:	10783-008

SHEET NO.:

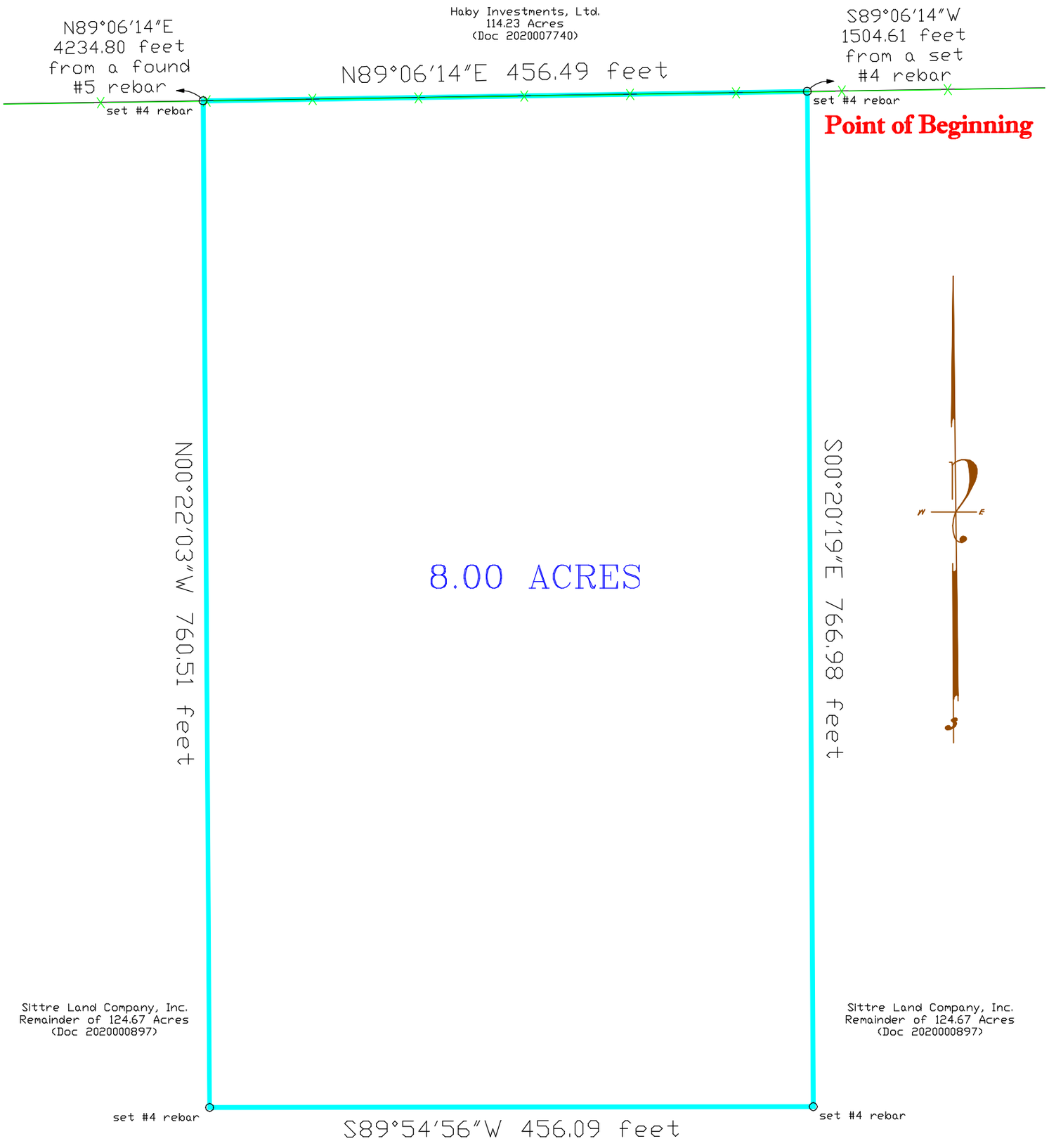
01

OF 01

Attachment E

Site Survey
Medina Valley Surveys, Inc.

Surveyed for: Sittre Land Company, Inc. Property Address: -- Texas Farm to Market 471



Land Boundary Survey of

8.00 Acres of Land out of the Beriana Sandoval Survey 40, Abstract 840, Medina County Texas and out of a 124.67 acre tract described in Document 2020000897 of the Official Public Records of Medina County, Texas.

Legend
- concrete
- wood fence
- chain link fence
- wire fence
- steel fence
- overhead electric

0 — 200'
1 " = 100' (U. S. Survey Feet)

Texas Society of Professional Surveyors
PAST-PRESIDENT

A Metes and Bounds description accompanies this Survey.
All 'SET' corners are marked with a red plastic cap stamped 'CAREY 4454.'
Bearings are based on Grid North according to the Texas Coordinate System, South Central Zone, North American Datum, 1983.

Professional and Ethical Standards governed by Texas Board of Professional Engineers and Land Surveyors, 1917 S. Interstate 35 Austin, Texas 78741, Ph. 512.440.7723

Surveyed:	July 21, 2021
Released:	August 7, 2021
Requested by:	Larry Sittre
Company:	Owner
Deliver to:	Larry Sittre
Reference #:	no TC provided
Revised:	
Updated:	
File Number:	10458L

MEDINA VALI SURVEYS
Surveying Texas Since
P. O. Box 1189, Castroville, Texa
830.538.6427 MedinaValleySurv
TBPLS firm# 10000200

STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS ORIGINAL PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

STATE OF TEXAS REGISTERED 4454 PROFESSIONAL LAND SURVEYOR

Paul T. Carey, Registered Professional Land Surveyor
Licensed State Land Surveyor, Texas Registration Number 4454

GUADALUPE READYMIX, LLC

GEOLOGIC ASSESSMENT

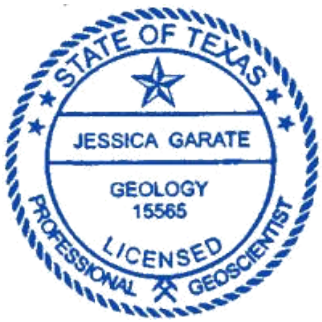
FM 471 SITE
7795 FM 471 N
SAN ANTONIO, TEXAS 78253
MEDINA COUNTY

Submitted to: TCEQ Region 13, San Antonio

Prepared By:

WESTWARD
Environmental. Engineering. Natural Resources.
Boerne, Texas
830-249-8284

Date: October 2025
Project No. 11491-013
-JG-



Signature: Jessica Garate
Jessica Garate, P.G. - License No. 15565
TX PG Firm No. 50112
Date: 10/29/2025

Article I. 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.

Section 1.01 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: Telephone: 830-249-8284

Jessica Garate, P.G. #15565 Fax: 830-249-0221

Date: 10/29/2025

Representing: Westward Environmental, Inc., TBPG Registered Geoscience Firm 50012
(Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Jessica Garate

Regulated Entity Name: FM 471 Site

Section 1.02 Project Information

1. Date(s) Geologic Assessment was performed: August 14, 2025
2. Type of Project:

   ☐ WPAP ☒ AST
   ☐ SCS ☐ UST

3. Location of Project:

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

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

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

Article II. Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
AtB	B	< 6
CsA	B	> 6

** 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" = 300'
   Site Geologic Map Scale: 1" = 300'
   Site Soils Map Scale (if more than 1 soil type): 1" = 300'

9. Method of collecting positional data:

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

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

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

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

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

13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate. (Not Applicable)

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

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

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

Section 2.01 Administrative Information

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

Attachment A

Geologic Assessment Table (Form TCEQ-0585-Table)

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: FM 471 SITE

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10					10	<40	>40	<1.6	>1.6	
S-1	29.490220	-98.820995	CD	5	Qle	8	5	0.5	N/A				F, V	5	10	X		X		Floodplain
S-2	29.490795	-98.821800	CD	5	Qle	270	415	6	N/A				X	5	10	X			X	Floodplain

* DATUM: NAD 83

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

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

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

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

Jessica Garate

Date 10/29/2025

STATE OF TEXAS
JESSICA GARATE
GEOLOGY
15565
LICENSED
PROFESSIONAL GEOSCIENTIST

Attachment B

Stratigraphic Column

Generalized Stratigraphic Column

[Hydrogeologic subdivisions modified from Maclay and Small (1976); groups, formations, and members modified from Holt (1956), Stricklin and others (1971), Rose (1972), and Ashworth (1983); lithology modified from Dunham (1962); and porosity type modified from Choquette and Pray (1970). CU, confining unit; *, not exposed in the study area; AQ, aquifer]

Hydrogeologic subdivision			Group, formation, or member	Hydrologic function	Thickness (feet)	Lithology	Field identification	Cavern development	Porosity/ permeability type
Quaternary			Alluvium	AQ	0–30	Siltstone to sandstone	Sandstone and silt	None	High porosity/high permeability
			Leona Formation	AQ	0–65	Sand, gravel, silt, and clay	Chert and limestone	Rare to none	Low to high porosity/ low permeability
Upper Cretaceous	Upper confining unit		Escondido Formation	AQ	300	Shale, sandstone, and limestone	Gray sandstone and shale	Rare to none	Low to high porosity/ low permeability
			Anacacho Limestone	CU	240–400	Fossiliferous limestone and marl	Red-brown to light-gray limestone; marl	Rare	Low to high porosity/ low permeability
			Austin Group	CU	225–350	Buff to white chalk; limestone and marl	White, light-gray limestone	Rare	Low porosity/low permeability
			Eagle Ford Group	CU	30–50	Brown, flaggy shale and argillaceous limestone	Dark-brown shale; petroliferous odor	None	Low porosity/low permeability
			Buda Limestone	CU	40–50	Buff, light-gray, dense mudstone	White, dense limestone	None	Low porosity/low permeability
			Del Rio Clay	CU	40–50	Blue-green to yellow-brown clay	Blue-green to medium-brown shale; *Ilymatogyra arietina*	None	Low porosity/low permeability
Lower Cretaceous	I	Edwards aquifer	Georgetown Formation	Karst AQ; not karst CU	0–20	Reddish-brown, gray to light-tan, marly limestone	Red-brown to gray marly limestone; *Waconella wacoensis*	None	Low porosity/low permeability
	II		Devils River Formation / Edwards Group / Segovia Formation / Person Formation — Cyclic and marine members, undivided	AQ	0–10	Mudstone to packstone; *miliolid* grainstone; chert	*	Many subsurface; might be associated with earlier karst development	Laterally extensive; both fabric and not fabric/water-yielding
	III		Devils River Formation / Edwards Group / Segovia Formation / Person Formation — 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 porous and permeable
	IV		Devils River Formation / Edwards Group / Segovia Formation / Person Formation — Regional dense member	CU	16–20	Dense, argillaceous mudstone	Wispy iron-oxide stains	Very few; only vertical fracture enlargement	Not fabric/low permeability; vertical barrier
	V		Devils River Formation / Edwards Group / Fort Terrett Formation / Kainer Formation — Grainstone member	AQ	50–60	*Miliolid* grainstone; mudstone to wackestone; chert	White crossbedded grainstone	Few	Not fabric/ recrystallization reduces permeability
	VI		Devils River Formation / Edwards Group / Fort Terrett Formation / Kainer Formation — Kirschberg evaporite member	AQ	50–60	Highly altered crystalline limestone; chalky mudstone; chert	Boxwork voids, with neospar and travertine frame	Probably extensive cave development	Majority fabric/one of the most porous and permeable
	VII		Devils River Formation / Edwards Group / Fort Terrett Formation / Kainer Formation — Dolomitic member	AQ	110–140	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		Devils River Formation / Edwards Group / Fort Terrett Formation / Kainer Formation — Basal nodular member	Karst AQ; not karst CU	50–60	Shaly, nodular limestone; mudstone and *miliolid* grainstone	Massive, nodular and mottled; abundant gastropods and *Exogyra texana*	Large lateral caves at surface; a few caves near Koenig Creek (see plate 1)	Fabric; stratigraphically controlled/large conduit flow at surface; no permeability in subsurface
	Trinity aquifer		Lower confining unit / Upper member of Glen Rose Limestone	CU; evaporite beds AQ	350–500	Yellowish tan, thinly bedded limestone and marl	Stair-step topography; alternating limestone and marl; *Orbitolina minuta*	Some surface cave development	Some water production at evaporite beds/relatively impermeable

Geologic Framework and Hydrogeologic Characteristics of the Edwards Aquifer Outcrop, Medina County, Texas

Indicates surface unit mapped onsite. Note: CU = confining unit; AQ = Aquifer

Attachment C

Site Geology (Geologic Narrative)

Geologic Narrative

1.0 PURPOSE

Westward Environmental, Inc. (WESTWARD) was retained by Guadalupe Readymix, LLC (Client) to prepare a Geologic Assessment (GA) on a ~33.5-acre tract that is part of their FM 471 Site located in Medina County, Texas (Site). This GA was prepared as an attachment to an Aboveground Storage Tank (AST) Modification Plan for the Site as required by the Texas Commission of Environmental Quality (TCEQ).

A previous GA was prepared for Client on the 8-acre tract adjacent to the west of the Site and submitted in December 2021. The attached map shows the cumulative GA boundary which encompasses both the original 8-acre GA and the current 33.5-acre GA for the Site. The cumulative GA area measures ~41.5 acres.

2.0 REGULATORY GUIDANCE

Title 30, Chapter 213 of the Texas Administrative Code

This report was prepared in accordance with *Instructions for Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones (TCEQ-0585 (Rev. 10-01-04))* to be reviewed pursuant to Title 30, Chapter 213 of the Texas Administrative Code.

3.0 PROJECT LOCATION

The Site address is listed as 7795 FM 471 N in San Antonio, Medina County Texas. It is located over the Edwards Aquifer Transition Zone (EATZ).

4.0 METHODOLOGY

As part of the GA, WESTWARD performed a desktop review of selected published information. WESTWARD also conducted a field investigation in accordance with *TCEQ-0585 (Rev. 10-01-04)*.

4.1 Desktop Review

WESTWARD conducted a review of aerial imagery, the University of Texas Bureau of Economic Geology (BEG) Geologic Atlas of Texas (GAT) San Antonio Sheet, applicable U.S. Geological Survey (USGS) Topographic quadrangle(s) and geospatial dataset(s), the Texas Natural Resources Information System (TNRIS), the Texas Water Development Board's Water Data Interactive Groundwater Data Viewer (TWDB Viewer), the Railroad Commission of Texas (RRC), and the U.S. Department of Agriculture (USDA) National Resource Conservation Service (NRCS) Web Soil Survey prior to the field investigation.

4.2 Field Investigation

A field investigation was performed at the Site by WESTWARD geologist Jessica Garate, P.G. (TBPG Lic. No. 15565) on August 14, 2025. Field transects of the Site were walked in accordance with TCEQ-0585 (rev. 10-01-04).

5.0 DESKTOP REVIEW

The desktop review was utilized for preliminary planning of the field investigation. The accuracy of the desktop review was limited by the accessibility, scale, and age of the data available.

5.1 Published Surface Geology

A review of published geologic maps revealed the Quaternary-aged Leona Formation mapped at the Site. It consists of calcareous silt that grades down into gravel. As it is the only geologic formation mapped across the entire Site, there is no separate Site Geologic Map attached here.

5.2 Published Structure

The Site is located within the Balcones Fault Zone (BFZ). There are no faults mapped at the Site as it is located between fault lines. The desktop review revealed the closest mapped fault is approximately 1.4 miles to the northwest. This fault has a southwest to northeast trend at approximately 60°. This trend was used to determine the dominant fault trend range at this Site, which for the purpose of this assessment, is approximated to be between 45° and 75°.

5.3 Karst Features

The desktop review did not reveal karst features within the Site.

5.4 Non-karst & Manmade Features

The desktop review of aerial imagery revealed a pond on the central part of the Site that appears to receive stormwater flow from the plant. Historical aerial imagery shows that the Site had been a quarry sometime within the last 30 years. A review of the TWDB Viewer did not reveal any onsite groundwater wells at the Site.

5.5 Soils

Two (2) soil units were identified on the Site through the NRCS Web Soil Survey. They are detailed below as well as included on the Geologic Assessment Form TCEQ-0585 (Rev. 02-11-15). A Site Soils Map is included in Attachment D.

Published Soil Unit Descriptions

Soil Name	*Group*	*Thickness (Feet)*	*Description*
Atco loam, 1 to 3 percent slopes (AtB)	B	< 6	29 to 71 inches to densic bedrock, well drained with moderately high to high (0.57 in/hr to 1.98 in/hr) Ksat values
Castroville clay loam, 0 to 1 percent slopes (CsA)	B	> 6	More than 80 inches to restrictive feature, well drained with moderately high to high (0.57 in/hr to 1.98 in/hr) Ksat values

6.0 FIELD INVESTIGATION

The field investigation was performed on August 14, 2025 by Jessica Garate, P.G. to verify the presence or absence of recharge features identified in the desktop review and to identify recharge features not found during the desktop review. Field reconnaissance was performed in accordance with the *TCEQ-0585-Instructions (Rev. 10-1-04)*.

6.1 Surface Geology

The entire Site has been disturbed as it was historically mined. Most of the ground consists of fill, and the remainder is covered with dense vegetation. The Qle was not positively identified in the field, but publicly available geologic data from the USGS and BEG show the Qle mapped across the entire Site.

6.2 Structure

No evidence of structural features was observed at the Site.

6.3 Karst Features

There were no karst features identified and recorded during the field investigation.

6.4 Non-karst & Manmade Features

Two (2) non-karst closed depression were identified and recorded during the field investigation. None of these features are rated sensitive.

6.5 Feature Descriptions

S-1 (CD) **Not Sensitive**

Feature S-1 is a small non-karst closed depression located at the base of an abandoned gate between the internal main road and the fence near the southern Site boundary. It is located within the 100-year floodplain designated by FEMA. The feature measures approximately 8 ft. x 5 ft. x 0.5 ft. and has a vegetated floor. The catchment area of the feature is less than 1.6 acres, and the interpreted probability of rapid infiltration is low. This feature is rated not sensitive.

S-2 (CD) **Not Sensitive**

Feature S-2 was identified in the Desktop Review as a stormwater pond located on the central part of the Site and is classified as a non-karst closed depression. The feature appears to receive stormwater runoff from the facility on the west part of the Site. It is located within the 100-year floodplain designated by FEMA. The feature measures approximately 270 ft. x 415 ft. x 6 ft. and was holding water at the time of the field investigation. The catchment area of the feature is greater than 1.6 acres. Due to the fact that it is holding water, the interpreted probability of rapid infiltration is low. This feature is rated not sensitive.

SELECT PHOTOGRAPHS

S-2: Pond classified as a non-karst closed depression that receives water diverted from the Site.

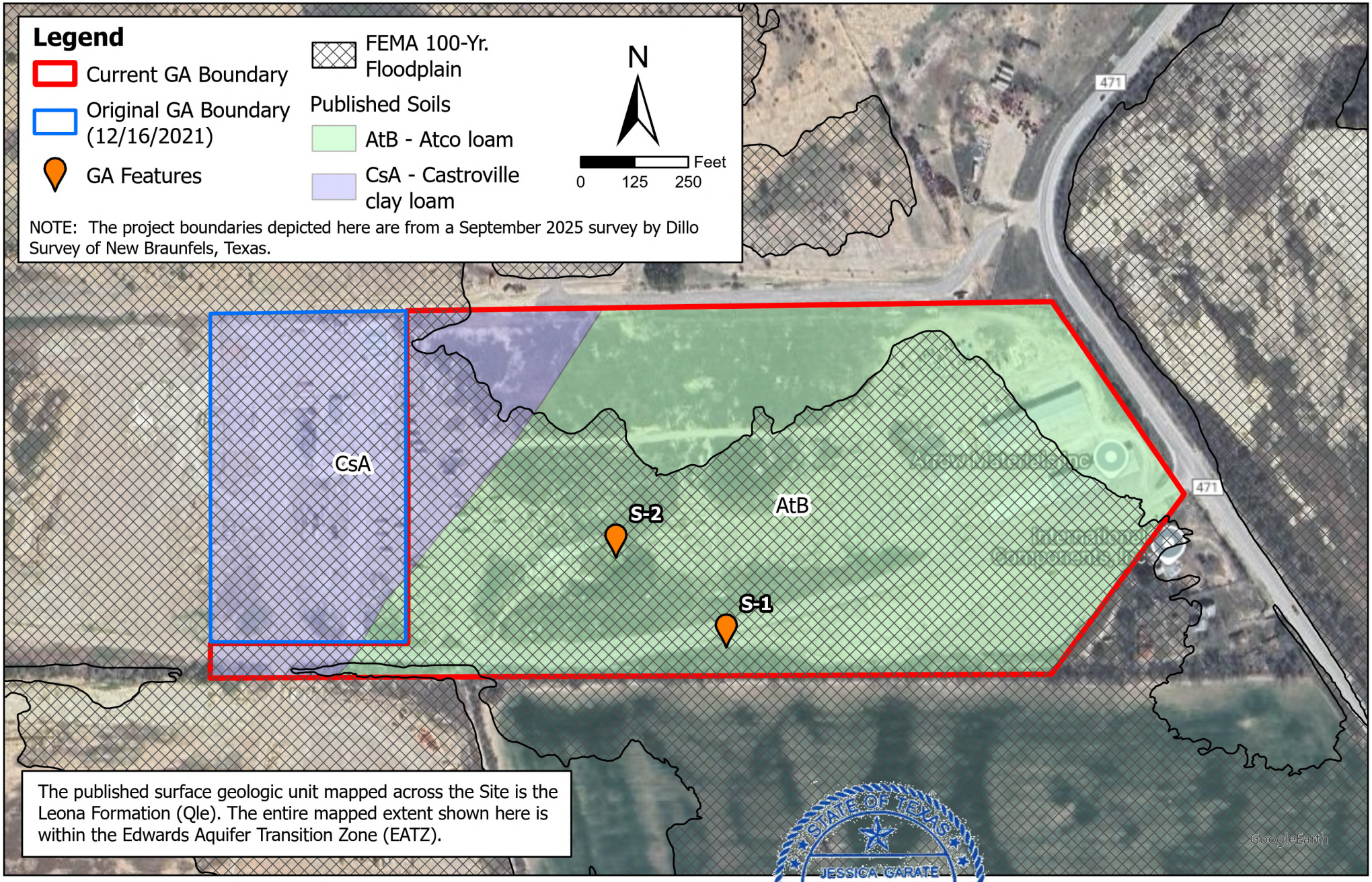
View to the west of S-2.

Ground conditions across the central part of the Site.

Ground conditions on the western part of the Site.

Attachment D

Site Soils Map



SITE SOILS MAP

GEOLOGIC ASSESSMENT - FM 471 SITE
GUADALUPE READYMIX, LLC
SAN ANTONIO, MEDINA COUNTY, TEXAS

REV.	DESCRIPTION	BY	DATE

IMAGE:	GOOGLE SATELLITE HYBRID
ISSUE DATE:	10/20/2025
DRAWN BY:	JG
CHECKED BY:	JJS
SCALE: 1" =	300'
JOB NO.:	11491-013

SHEET NO.: 001
OF 001

STATE OF TEXAS
JESSICA GARATE
GEOLOGY
15565
LICENSED
PROFESSIONAL GEOSCIENTIST

Jessica Garate
10/29/2025

WESTWARD
Environmental. Engineering. Natural Resources.
P.O. Box 2205, Boerne, Texas 78006
(830) 249-8284 Fax: (830) 249-0221
TBPE REG. NO.: F-4524
TBPG REG. NO.: 50112

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

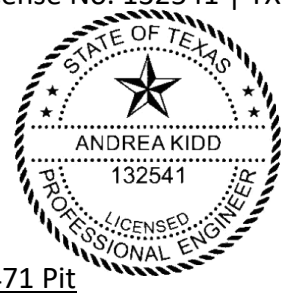
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This request for a **Modification of a Previously Approved Plan** is hereby submitted for TCEQ review and executive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

Print Name of Engineer/Agent: Andrea Kidd, P.E.

TX License No. 132541 | TX Firm No. 4524

Date: 11/6/2025

Signature of Engineer/Agent:



Project Information

1. Current Regulated Entity Name: 471 Pit
   Original Regulated Entity Name: 471 Pit
   Regulated Entity Number(s) (RN): 106150907
   Edwards Aquifer Protection Program ID Number(s): 13001466
   ☒ The applicant has not changed and the Customer Number (CN) is: 605932839
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

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

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

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

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

AST Modification Summary	***Approved Project EAPP ID 13001466***	***After Proposed Modification***
Number of ASTs	1	8
Volume of ASTs	10,000	25,600
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.

Guadalupe Readymic, LLC
471 Pit

Modification of a Previously Approved Plan (TCEQ-0590)

Attachment A

Previous AST Plan Approval Letter

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 4, 2022

Mr. Jeff Shea
Guadalupe Readymix, LLC
P.O. Box 129
Comfort, Texas 78013

Re: Edwards Aquifer, Medina County

NAME OF PROJECT: FM 471 Site; Located at 7795 FM 471 N; ETJ of San Antonio, Texas

TYPE OF PLAN: Request for Approval of an Aboveground Storage Tank (AST) Facility; 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Regulated Entity No. RN106150907; Additional ID No. 13001466

Dear Mr. Shea:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the AST Application for the above-referenced project submitted to the San Antonio Regional Office by Westward Environmental, Inc. on behalf of Guadalupe Readymix, LLC on January 10, 2022. As presented to the TCEQ, the AST Facility Plan proposed in the application was prepared to be in general compliance with the requirements of 30 TAC §213.5(e). Therefore, based on the applicant'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 approval 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 project site is located on the Edwards Aquifer Transition Zone. The proposed AST Facility Plan includes one (1) 10,000-gallon double-wall steel tank (UL 142) for the storage of diesel fuel. The tank consists of a primary tank within a sealed secondary tank. The outer tank dimensions will be 7.6 feet in diameter and 30 feet in length. The interstitial area between the two tanks will contain any product leaks from the primary tank. Piping will be aboveground and will be double-wall piping. Spill and overfill controls include personal in charge of loading/unloading tanks will be trained to utilize proper techniques and preventative measures to avoid spills; tanks levels will be checked prior to loading/unloading; the operator will be present at all times during tank loading/unloading; the fill port will be contained in a spill box; and drain pans will be used to control drips during dispensing.

The planned spill response that will take place at the facility is provided in Attachment "E" (enclosed) of the AST Facility Plan Application (Response Actions to Spills). In the event of a release or an accumulation of contaminated stormwater, the contained stormwater will be disposed of in accordance with TCEQ requirements.

GEOLOGY

According to the geologic assessment included with the application, the site is located on the Leona Formation. One non-sensitive geologic feature was identified by the project geologist. The site assessment conducted on March 4, 2022, revealed the site was generally as described in the geologic assessment.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC, PST) 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 AST Facility Plan 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 AST Facility Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
6. Prior to commencing construction, the applicant shall submit any modifications to this approved AST Facility Plan required by some other regulating authority or desired by the applicant.
7. Modification to the activities described in the referenced AST Facility Plan, including Attachment "E" of the AST Facility Plan application (Response Actions to Spills), following the date of approval may require the submittal of an Edwards Aquifer Protection Plan application to modify this approval. The payment of appropriate fees and all information necessary must be provided for its review and approval prior to initiating construction of the modifications.
8. 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.

9. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved AST Facility Plan, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
10. All borings with depths greater than or equal to 20 feet must be plugged with a non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

<u>During Construction:</u>

11. 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.
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 Austin 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. Attachment "E" of the AST Facility Plan application (Response Actions to Spills) shall be located on-site (copy enclosed).
19. In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly. The applicant must comply with 30 TAC Chapter 334, Subchapter D, pertaining to Release Reporting and Corrective Action.
20. During the life of the AST facility, the owner shall comply with all applicable provisions of 30 TAC §213.5(e). Additionally, the owner, Guadalupe Readymix, LLC shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity, upon which that person or entity shall assume all responsibility for provisions and specific conditions of this approval.
21. An "as-built" site plan for the facility shall be drawn to scale and in sufficient detail to depict the specific locations and dimensions of all major components of the storage system. A copy of such "as-built" site plan and construction drawings, as well as operating instructions for all major system components shall be maintained in a secure location at the site of the proposed facility. This information shall be available for examination by TCEQ personnel upon request.

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. Joshua Vacek of the Edwards Aquifer Protection Program of the San Antonio Regional Office at 210-403-4028.

Sincerely,

Lillian Butler

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

LIB/jv

Enclosures: Deed Recordation Affidavit, Form TCEQ-0625
Attachment "E" of AST Facility Plan application (Response Actions to Spills)

cc: Ms. Andrea Kidd, P.E., Westward Environmental, Inc.

Guadalupe Readymix, LLC
FM 471 Site

AST Plan Application (TCEQ-0575)
Attachment E

Spill Response Actions

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.

(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 run on during rainfall to the extent that it doesn't compromise cleaned up activities.

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

(8) Store and dispose of used cleanup 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 Safety Data Sheets (SDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.

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

Cleanup

(1) Clean up leaks and spills immediately.

(2) Any spills from an AST facility must be removed from the controlled drainage area for disposal within 24 hours of the spill.

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

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

Minor Spills

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

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

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

(4) Follow the practice below for a minor spill:

(5) Contain the spread of the spill.

(6) Recover spilled materials.

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

Semi-Significant Spills

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers, 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 as soon as possible.

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

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

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

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

(2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at 1-800-424-8802.

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

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

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

In the event of a reportable spill, the following Emergency Response Agencies can be contacted for assistance. Always inform your supervisor of a reportable spill as soon as possible. Follow company policy when responding to an emergency.

State Emergency Response Commission	(512) 463-7727
National Response Center	(800) 424-8802
US EPA Region 6, Dallas, 24-hr Number	(866) 372-7745
National Weather Service	(281) 337-5074
TCEQ 24-hr	(800) 832-8224
TCEQ Region 11 Austin Office	(512) 339-2929

Vehicle and Equipment Fueling

(1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the run-on of stormwater and the runoff of spills.

(2) Discourage "topping off" of fuel tanks.

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

Guadalupe Readymic, LLC
471 Pit

Modification of a Previously Approved Plan (TCEQ-0590)
Attachment B

Narrative of Proposed Modification

The previously approved AST Plan dated March 4, 2022 (EAPP ID No. 13001466) was approved for one 10,000-gallon double-walled steel tank (AST #1) for the storage of diesel fuel. The modification request is being submitted to add to this AST Plan two double-walled steel diesel storage tanks (AST # 2-3), to be located on a curbed concrete pad; AST #1 is proposed to be relocated from its current location to the same concrete pad, adjacent to proposed location for ASTs #2 and #3. ASTs #1-3 will be located within the original 8.0 acres represented in the previously approved AST Plan. These three tanks will have a concrete curb added to the existing pad to provide secondary containment for piping, hoses, and dispensers.

Additionally, the extents of the AST Plan are to be modified to include an additional 0.241-acres of the same property. The landowner constructed two buildings on the eastern portion of the parcel and has leased one large bay of one building to Guadalupe Readymix, LLC to use as a shop area to service the vehicles in support of the plant operations. Within this shop area, there will be a 500-gallon double-walled waste oil tank (AST #4) on a concrete pad outside the shop bay door, and four double-walled 275-gallon maintenance oil tanks (AST #5-8) stored on the flat concrete surface within the shop building. The AST project area is 8.241 acres, which includes the originally represented 8.0 acres and the added 0.241 acre shop area, is in Medina County, is located over the Edwards Transition Zone.

Fuel Storage – near Concrete Batch Plant Operations Area			
AST No.	Contents	Capacity (gallons)	Tank Type
1 (existing)	Diesel	10,000	Double-walled Steel
2	Diesel	10,000	Double-walled Steel
3	Diesel	4,000	Double-walled Steel
Other Hydrocarbon Storage – near or inside Shop Building			
4	Waste Oil	500	Double-walled Steel
5	Maintenance Oils	275	Double-walled Steel
6	Maintenance Oils	275	Double-walled Steel
7	Maintenance Oils	275	Double-walled Steel
8	Maintenance Oils	275	Double-walled Steel

Proposed total onsite volume = 25,600 gallons

Aboveground Storage Tank Facility Plan Application

Texas Commission on Environmental Quality

For Permanent Storage on The Edwards Aquifer Recharge and Transition Zones And Relating to 30 TAC §213.5(e), 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 **Aboveground Storage Tank Facility Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Engineer/Agent: Andrea Kidd, P.E.

TX License No. 132541 | TX Firm No. 4524

Date: 11/6/2025

Signature of Engineer/Agent :

Regulated Entity Name: 471 Pit

Aboveground Storage Tank (AST) Facility Information

1. Tanks and substance stored:

Article I. Table 1 - Tank and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1 (existing)	10,000	Diesel	Double-walled steel
2	10,000	Diesel	Double-walled steel
3	4,000	Dyed diesel	Double-walled steel
4	500	Used oil	Double-walled steel

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
5	275	Maintenance oil	Double-walled poly within steel UL2258
6	275	Maintenance oil	Double-walled poly within steel UL2258
7	275	Maintenance oil	Double-walled poly within steel UL2258
8	275	Maintenance oil	Double-walled poly within steel UL2258

Total x 1.5 = 38,400 **Gallons**

2. ☐ The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems. **Tanks are double-walled.**

   ☒ **Attachment A - Alternative Methods of Secondary Containment**. Alternative methods for providing secondary containment are proposed. Specifications that show equivalent protection for the Edwards Aquifer are attached. **Discussion provided for piping, hoses, dispensers, and hose reels.**

3. Inside dimensions and capacity of containment structure(s): **Curbed containment proposed**

Article II. Table 2 - Secondary Containment – curbed area for Tanks #1-3

Length (L) (Ft.)	*Width (W) (Ft.)*	*Height (H) (Ft.)*	*L x W x H = (Ft3)*	*Gallons*
45	50	0.25	562.5	4,207

Total: 4,207 **Gallons**

4. ☒ All piping, hoses, and dispensers will be located inside the containment structure. **Curbed area around AST Tanks 1-3 will provide secondary containment for piping, hoses, and dispensers. Concrete shop floor provides secondary containment for hoses reels for AST Tanks 5-8.**

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

☐ The piping will be aboveground

☐ The piping will be underground

5. ☒ The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of tanks are double-walled and concrete curbs and concrete shop floor provide containment for piping, dispensers, and hoses.

6. ☒ **Attachment B - Scaled Drawing(s) of Containment Structure**. A scaled drawing of the containment structure that shows the following is attached: **curbed containment and shop area drawings are attached.**

- ☐ Interior dimensions (length, width, depth and wall and floor thickness).
- ☐ Internal drainage to a point convenient for the collection of any spillage.
- ☒ Tanks clearly labeled.
- ☒ Piping clearly labeled.
- ☒ Dispenser clearly labeled.

Site Plan Requirements

Items 7 - 18 must be included on the Site Plan.

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

   Site Plan Scale: 1" = 300'.

8. 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): FIRM 48325C0400D eff. 5/15/2020

9. ☐ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Show lots, recreation centers, buildings, roads, etc.

   ☒ The layout of the development is shown with existing contours. Finished topographic contours will not differ from the existing topographic configuration and are not shown.

10. 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.

11. 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 C - Exception to the Geologic Assessment**. A request and justification for an exception to a portion of the Geologic Assessment is attached.

12. ☐ The drainage patterns and approximate slopes anticipated after major grading activities. **N/A – no major grading activities.**

13. ☐ Areas of soil disturbance and areas which will not be disturbed. **N/A - none**

14. ☐ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices. **N/A - none**

15. ☐ Locations where soil stabilization practices are expected to occur. **N/A - none**

16. ☐ Surface waters (including wetlands).

☒ N/A

17. ☐ Locations where stormwater discharges to surface water or sensitive features.

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

18. ☒ Legal boundaries of the site are shown.

Best Management Practices

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

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

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

20. ☐ All stormwater accumulating inside the containment structure will be disposed of through an authorized waste disposal contractor. **N/A**

☐ Containment area will be covered by a roof.

☐ Containment area will not be covered by a roof.

☐ A description of the alternate method of stormwater disposal is submitted for the executive director's review and approval and is attached.

21. ☒ **Attachment D - Spill and Overfill Control**. A site-specific description of the methods to be used at the facility for spill and overfill control is attached.

22. ☒ **Attachment E - Response Actions to Spills**. A site-specific description of the planned response actions to spills that will take place at the facility is attached.

Administrative Information

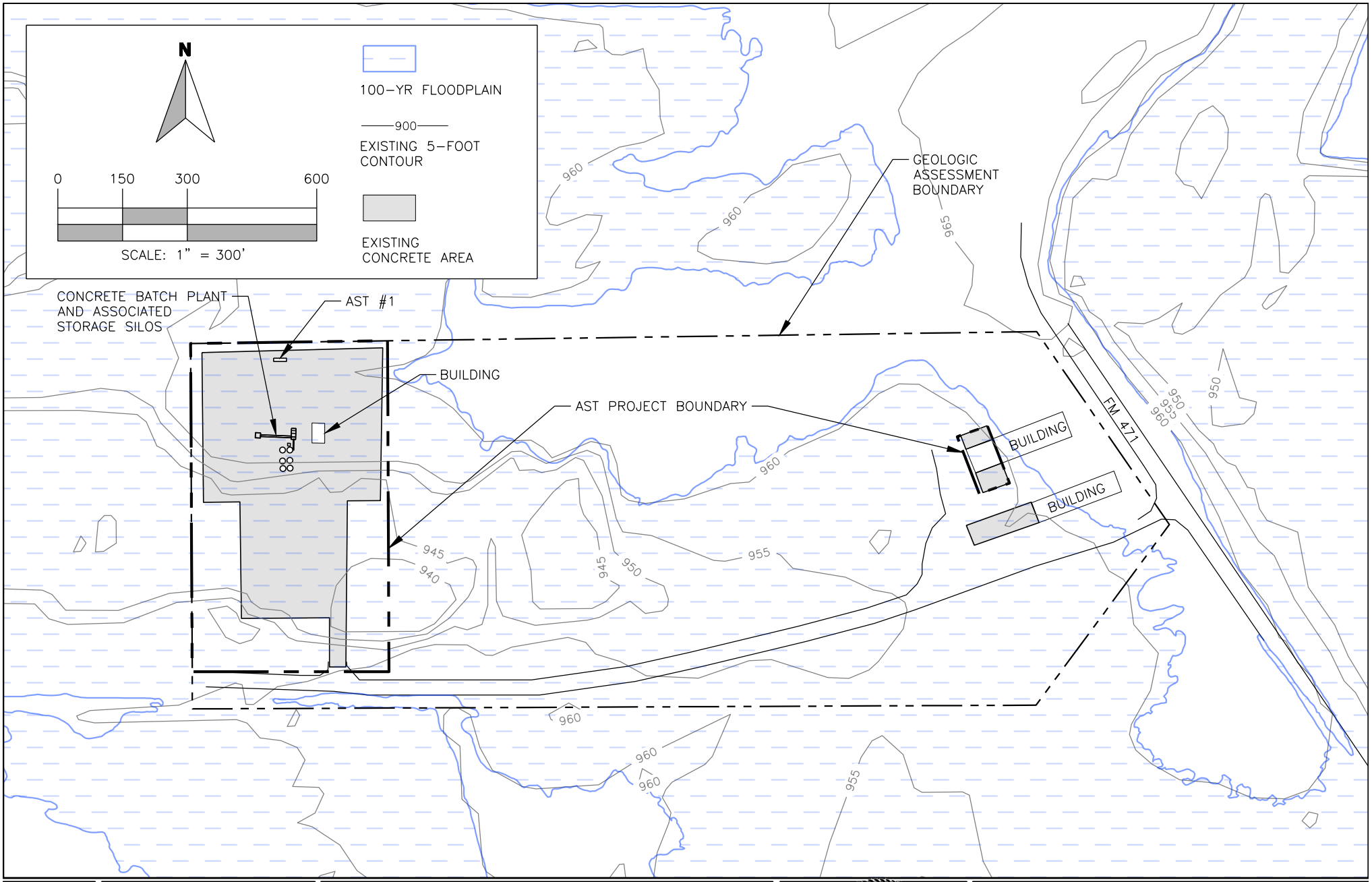
23. A Water Pollution Abatement Plan (WPAP) is required for construction of any associated commercial, industrial or residential project located on the Recharge Zone.

- ☐ The WPAP application for this project was approved by letter dated _____. A copy of the approval letter is attached at the end of this application.
- ☐ The WPAP application for this project was submitted to the TCEQ on _____, but has not been approved.
- ☐ A WPAP application is required for an associated project, but it has not been submitted.
- ☐ There will be no building or structure associated with this project. In the event a building or structure is needed in the future, the required WPAP will be submitted to the TCEQ.
- ☒ The proposed AST is located on the Transition Zone and a WPAP is not required. Information requested in 30 TAC 213.5 subsection (b) (4)(B) and (C) and (5) is provided with this application. (Forms TCEQ-0600 Permanent Stormwater Section and TCEQ-0602 Temporary Stormwater Section or Stormwater Pollution Prevention Plan/SW3P).

24. ☒ This facility is subject to the requirements for the reporting and cleanup of surface spills and overfills pursuant to 30 TAC 334 Subchapter D relating to Release Reporting and Corrective Action.

25. ☒ 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.

26. ☒ Any modification of this AST Facility Plan application will require executive director approval, prior to construction, and may require submission of a revised application, with appropriate fees.



SHEET NO.: 1 OF 2

IMAGE: N/A	
ISSUE DATE:	11/06/2025
DRAWN BY:	AK
CHECKED BY:	CJF
SCALE: 1" =	300'
JOB NO.:	11491-013

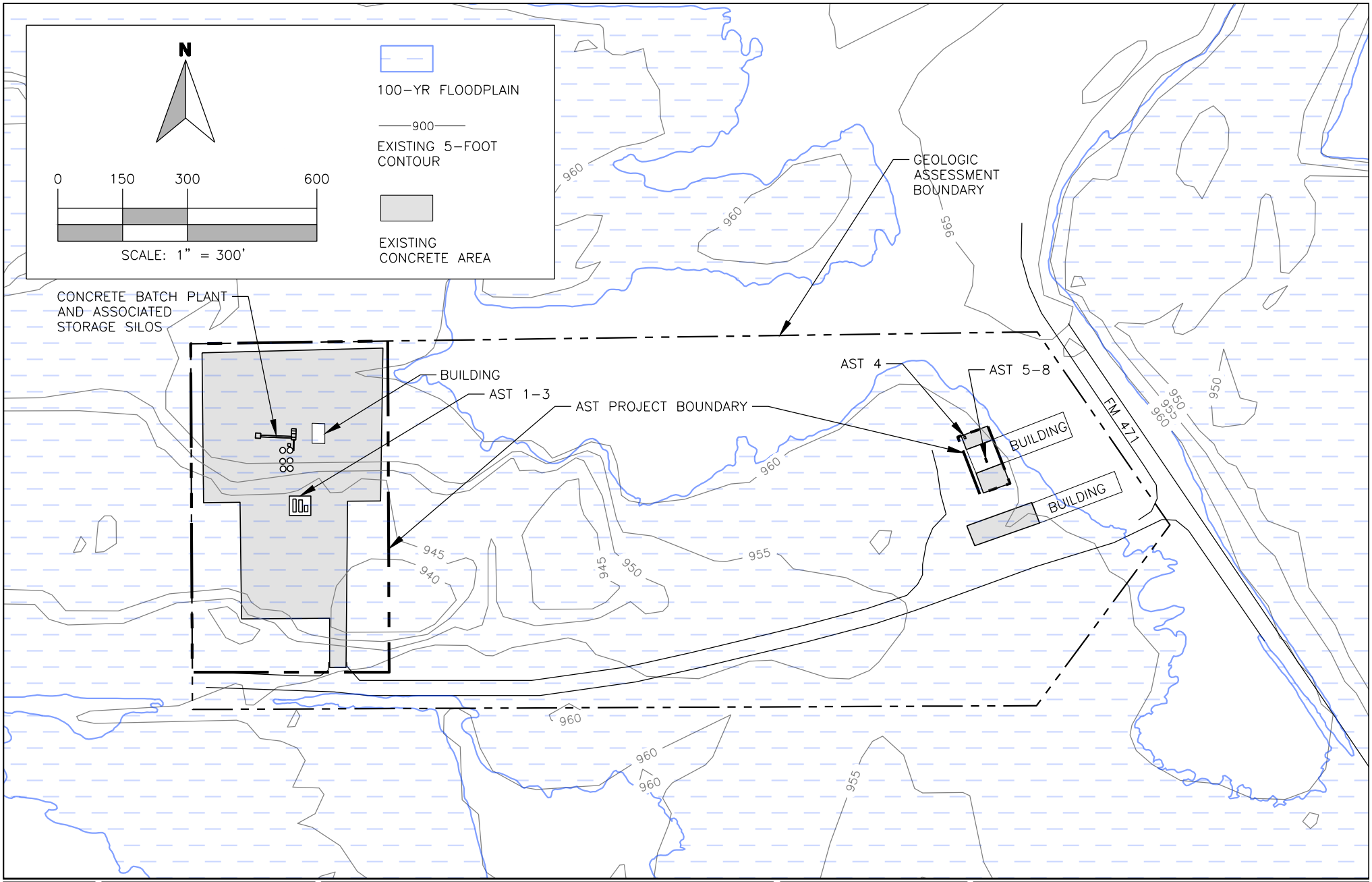
AST SITE - EXISTING CONDITIONS

AST PLAN MODIFICATION
GUADALUPE READYMIX, LLC
FM 471 – SAN ANTONIO, MEDINA COUNTY, TEXAS

REV.	DESCRIPTION	BY	DATE

STATE OF TEXAS
ANDREA KIDD
132541
LICENSED PROFESSIONAL ENGINEER
11/6/2025

EST. 1996
WESTWARD
Environmental • Geology • Engineering
P.O. Box 2205 Boerne, Texas 78006
(830) 249-8284 Fax: (830) 249-0221
TBPE REG. NO.: F-4524
TBPG REG. NO.: 50112



SHEET NO.: 2 OF 2

IMAGE:	N/A
ISSUE DATE:	11/06/2025
DRAWN BY:	AK
CHECKED BY:	CJF
SCALE: 1" =	300'
JOB NO.:	11491-013

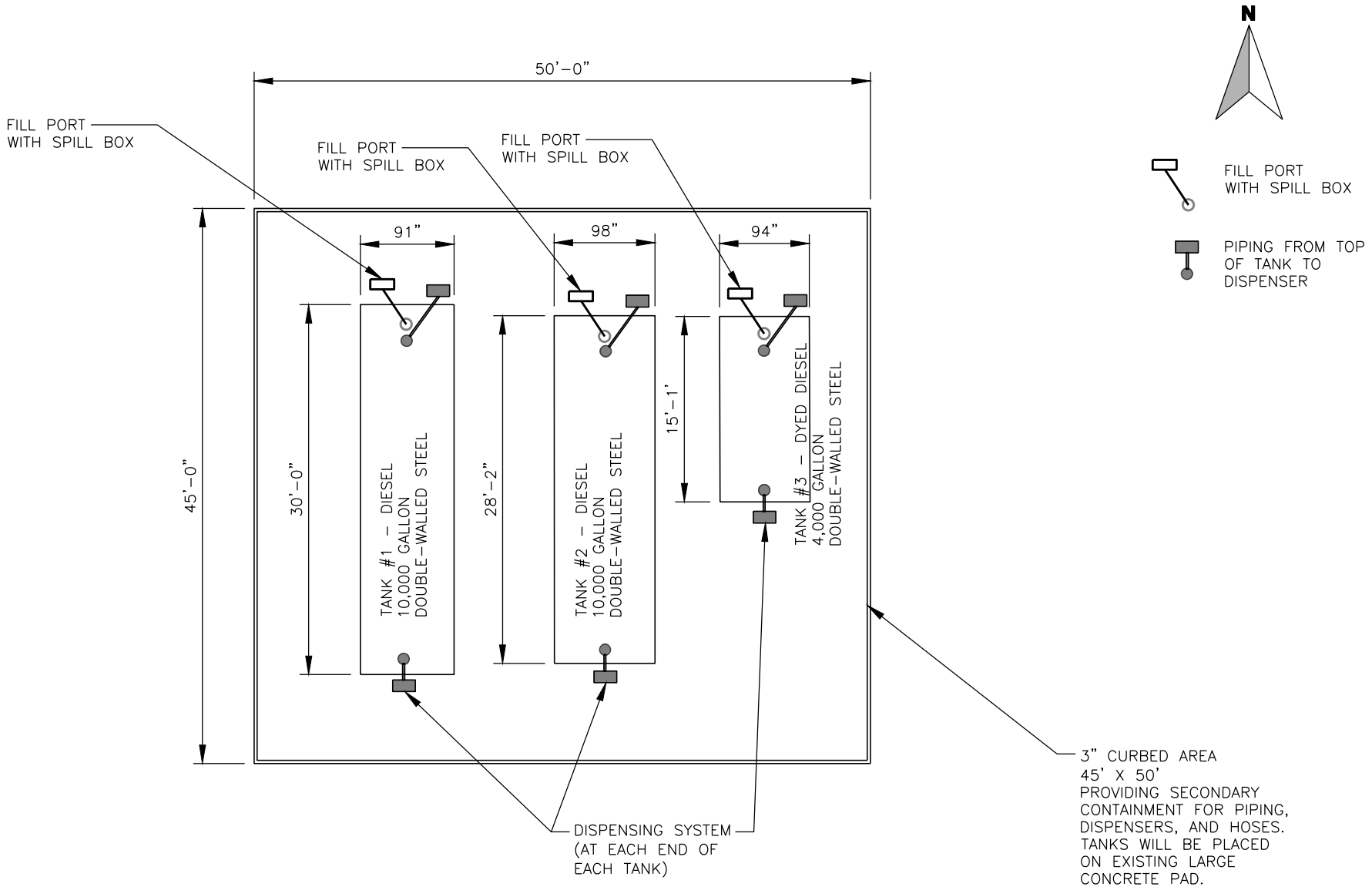
AST SITE - PROPOSED CONDITIONS

AST PLAN MODIFICATION
GUADALUPE READYMIX, LLC
FM 471 – SAN ANTONIO, MEDINA COUNTY, TEXAS

REV.	DESCRIPTION	BY	DATE

STATE OF TEXAS
ANDREA KIDD
132541
11/6/2025
LICENSED PROFESSIONAL ENGINEER

EST. 1996
WESTWARD
Environmental • Geology • Engineering
P.O. Box 2205 Boerne, Texas 78006
(830) 249-8284 Fax: (830) 249-0221
TBPE REG. NO.: F-4524
TBPG REG. NO.: 50112



SHEET NO.: 1 OF 2

IMAGE: N/A	
ISSUE DATE:	11/06/2025
DRAWN BY:	AK
CHECKED BY:	CJF
SCALE: 1" =	1'-0"
JOB NO.:	11491-013

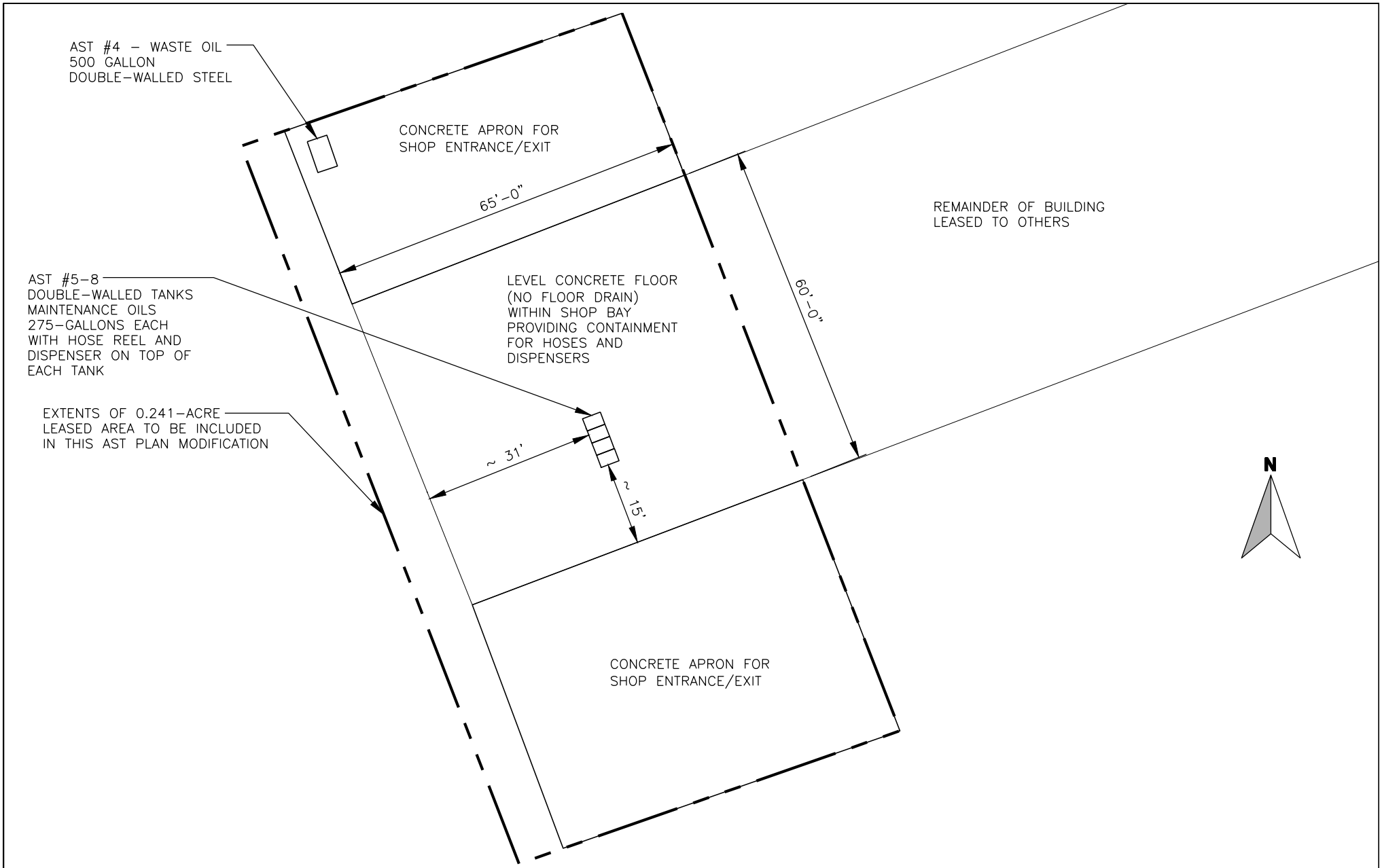
DETAIL - AST #1-3

AST PLAN MODIFICATION
GUADALUPE READYMIX, LLC
FM 471 - SAN ANTONIO, MEDINA COUNTY, TEXAS

REV.	DESCRIPTION	BY	DATE

STATE OF TEXAS
ANDREA KIDD
132541
LICENSED
PROFESSIONAL ENGINEER
11/6/2025

EST. 1996
WESTWARD
Environmental • Geology • Engineering
P.O. Box 2205 Boerne, Texas 78006
(830) 249-8284 Fax: (830) 249-0221
TBPE REG. NO.: F-4524
TBPG REG. NO.: 50112



SHEET NO.: 2 OF 2

IMAGE: N/A	
ISSUE DATE:	11/06/2025
DRAWN BY:	AK
CHECKED BY:	CJF
SCALE: 1" =	1/2"=1'–0"
JOB NO.:	11491–013

DETAIL - AST #5-8

AST PLAN MODIFICATION
GUADALUPE READYMIX, LLC
FM 471 – SAN ANTONIO, MEDINA COUNTY, TEXAS

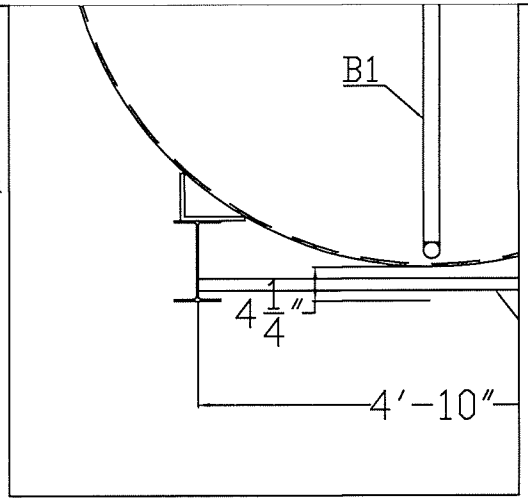
REV.	DESCRIPTION	BY	DATE

STATE OF TEXAS
ANDREA KIDD
132541
11/6/2025
LICENSED PROFESSIONAL ENGINEER

EST. 1996
WESTWARD
Environmental • Geology • Engineering
P.O. Box 2205 Boerne, Texas 78006
(830) 249–8284 Fax: (830) 249–0221
TBPE REG. NO.: F–4524
TBPG REG. NO.: 50112

General Notes:
Tank Type: Double Wall
Construction Code: U/L 142 Approved
Estimated Weight: 8000 Gallon = 13,200 lbs
10,000 Gallon = 16,600 lbs
Material Type: Mild Carbon Steel A1011 or A-36 Type
Tank Thickness: 8,000 Gallon = Inside All 1/4"; Outside 1/4" Heads, 10 Gauge Shell
10,000 Gallon = Inside All 1/4"; Outside 1/4" Heads, 7 Gauge Shell
Structural Supports: I-Beams
Design and Operating Temperature: Ambient Conditions
Design and Operating Pressure: Atmospheric or 1.0 psi
Radiography: N/A
Corrosion Allowance: N/A
Tested: 3-5 psi, soap and water
Fitting Type: NPT Threadlet or Coupling (National Pipe Thread)
Internal Seal-Weld: N/A
Internal Coating: N/A (Bare Metal)
External Coating: Red Oxide Primer

Additional Note: 1) All fittings may be spaced accordingly
2) Stationary use only. Move/lift tanks while empty
3) All primary tank openings located on top
4) Outside tank is a tight wrap

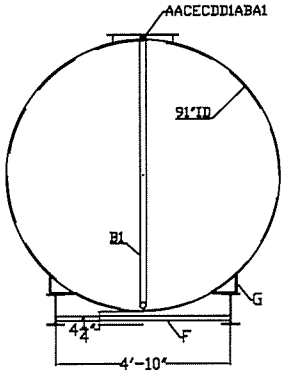


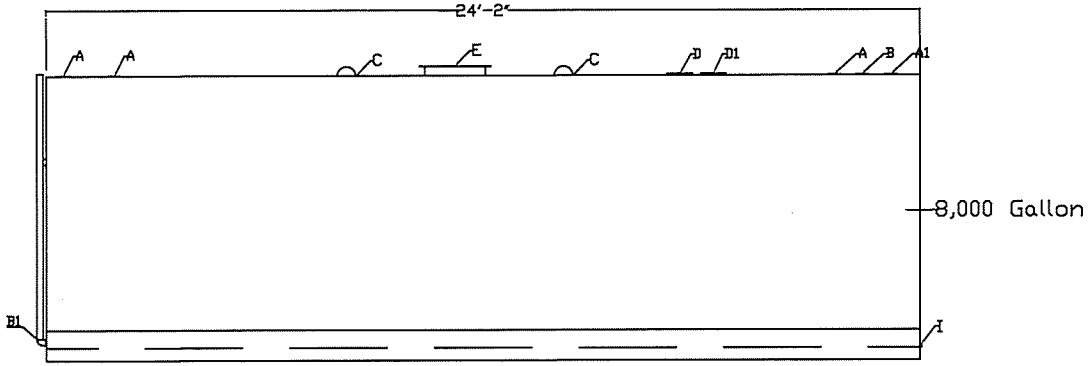
Schedule Of Fittings		
Ref	Qty	Description
A	3	4" NPT
A1	1	4" NPT + Fill Cap
B	1	Normal Vent
B1	1	2" Outer Shell Monitor Pipe
C	2	Lifting Lug
D	1	8" NPT + Inside EV
D1	1	8" NPT + Outside EV
E	1	18" Manhole
F	Varies	Braces
G	Varies	Angle Skid Pads
H	1	1" NPT Outer Tank Drain

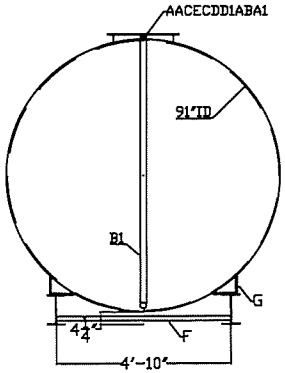
Front View

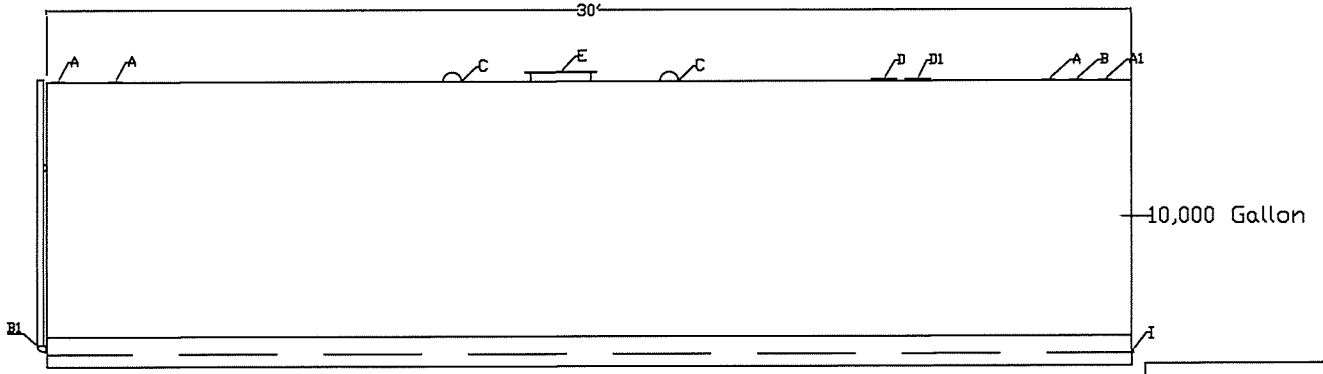
Elevation View

Scale: 1/2" = 1'-0"





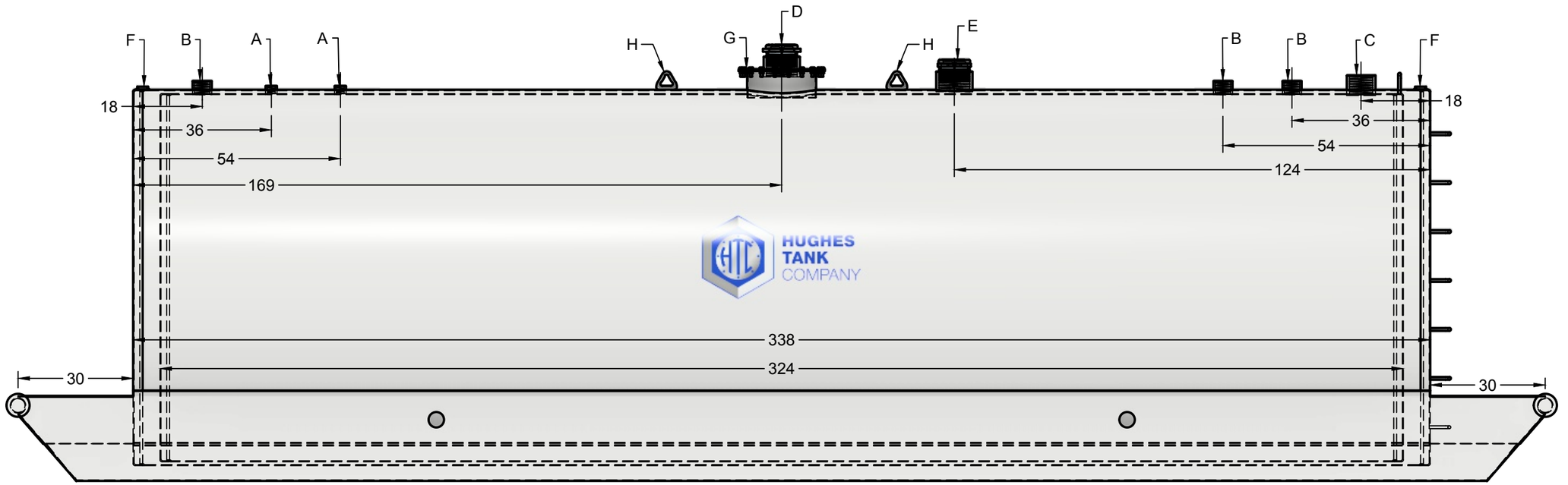


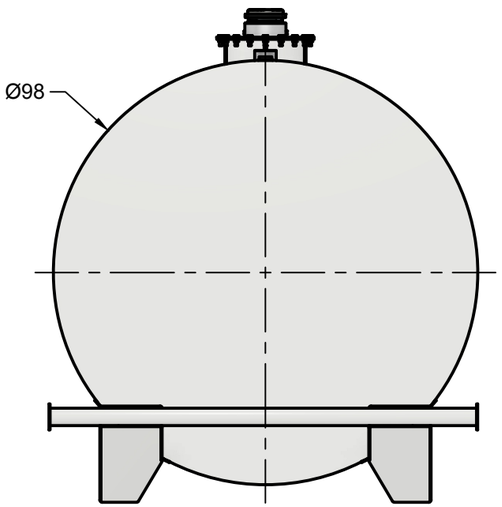


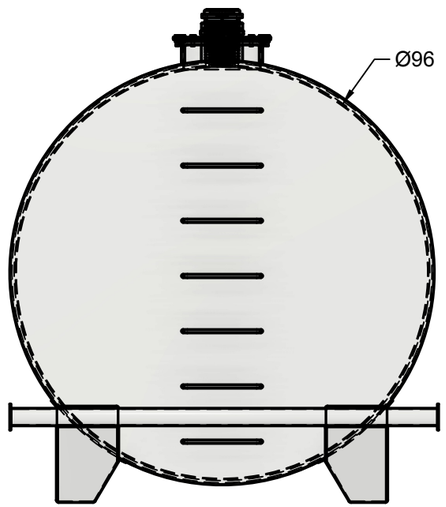
Date	4/7/2021	Size	Standard
Scale	3/16" = 1'-0"	DWG No.	DWUL91-8K-10K
Rev	2	File Name	DWUL91-8K-10K
Designed By	Kyle Leong	REF:	N/A

AST #1 - existing 10,000-gallon diesel

AST Tank #2 10,000-gallons







- Inspection: Hughes Tank Company
- Material: A36 Mild Carbon Steel
- Internal: Surface prep - Clean of Debris
- External: Surface prep - SSPC-SP6 (commercial blast)
- External: Enviroastic 940 LV Polyurthane

Test:
- Inner tank: 5PSIG Hydrostatic
- Outer tank: Hydrostatic
- Pressure Test: 3-5 PSI

Lables:
- UL 142

This drawing may contain **CONFIDENTIAL** information and is intended **ONLY** for the use of the specific individual to which it is addressed.

DIMENSIONS		MATERIALS	
INNER TANK LENGTH	324"	INNER SHELL	1/4"
INNER TANK DIAMETER	96"	INNER HEADS	1/4"
OUTER TANK LENGTH	338"	OUTER SHELL	1/4"
OUTER TANK DIAMETER	98"	OUTER HEADS	1/4"

A	2" Threaded Female fitting	Primary
B	4" Threaded Female fitting	Primary
C	6" Threaded Female fitting	Primary
D	8" Emergency Vent	Primary
E	8" Emergency Vent	Secondary
F	2" Interstitial fitting	Secondary
G	18" Manhole	Primary
H	Medium Lifting Lug	Primary

Color: Slate Grey

CUSTOMER APPROVAL

SIGNATURE: _____

DATE: _____

HUGHES TANK COMPANY

DESIGN:
Fabricated per UL 142 specifications double wall construction.
· Air test are no less than 3 PSI and no more than 5 PSI.
· Primary tank to be tested alone. Secondary tank to be pressure tested with primary tank. This shall be accomplished by bleeding air from the primary tank to the secondary tank.

Note: At no time shall the pressure in the secondary tank exceed the pressure in the primary tank. TOLERANCES +/- 3"

APROVED	Bobby Hughes
CHECKED	Bode Draper
DRAWN	Brenda Molina

Customer: A&A Pump Company

Project: 10K UL 142 DW Skid

WEIGHT: 18,000 Lbs

Act gallons: 10,000 Gal

AST Tank #3 4,000-gallon

WATCO TANKS, INC.

Job Phone

5877 FM 539
Floresville, TX 78114
830-947-0101

Job Person

Delivery Ticket No. 41657

SHIP TO **C.C. Pump Service, Inc.**
c/o Vista Chevrolet
6672 S. Padre Island Dr.
Corpus Christi, TX

DATE 29-Mar-01
PO 3320
REQ
JOB "ON SITE FUELS"

QTY.	CAPACITY	SIZE	METAL THICKNESS	DATE MFG.	SERIAL NO.
13428 1	4,000 Gallon	68" x 94" x 15'-1"	1/ 4"	3/01	6197

94"

mfg in 2001, no drawing available

RECTANGULAR FIREGUARD
ABOVEGROUND STORAGE TANK, UL 2085
U.S. PATENT NO. 5,695,089 AND U.S. PATENT NO. 5,809,650

A702393
13672

PRIMARY TANK
1 - 8" Emergency Vent
4 - 4" Threaded Fittings
5 - 2" Threaded Fittings

SECONDARY TANK
1 - 8" Emergency Vent
1 - 2" Monitor Well
1 - 18 Gallon Overspill Pan

1 Water Maintenance Tag
1 Gauge Stick
2 Gauge Charts; **#307**
1 Installation Instruction Sheet w/Warranty
6 Total Pieces

PAINT: External - Sandblast; Prime, White Enamel Top Coat

Estimated Weight: 15,900 lbs.

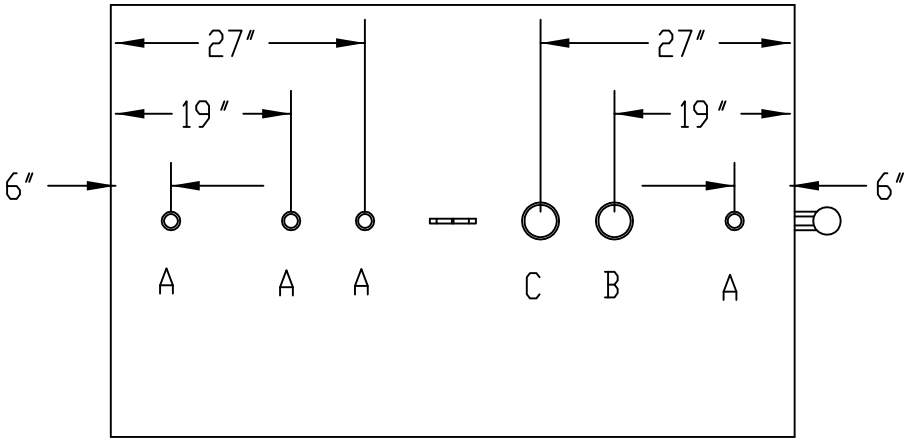
REC'D. _____ S.O. No. **26291** Driver N Newell

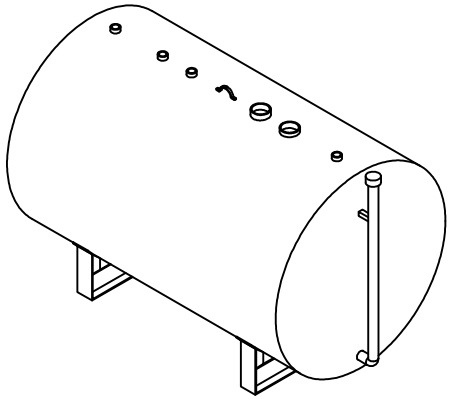
kt / Invoice 36519

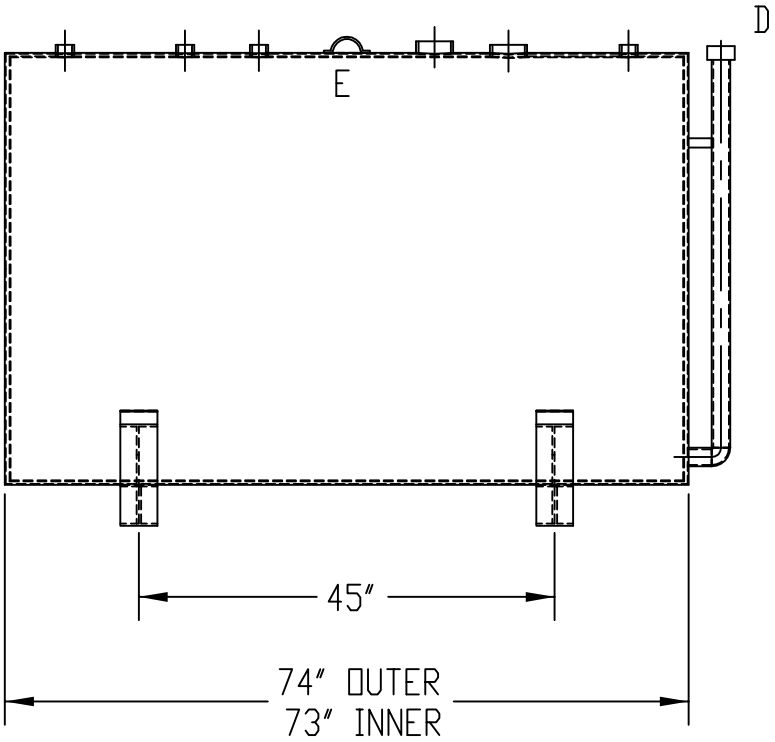
Trk Trl

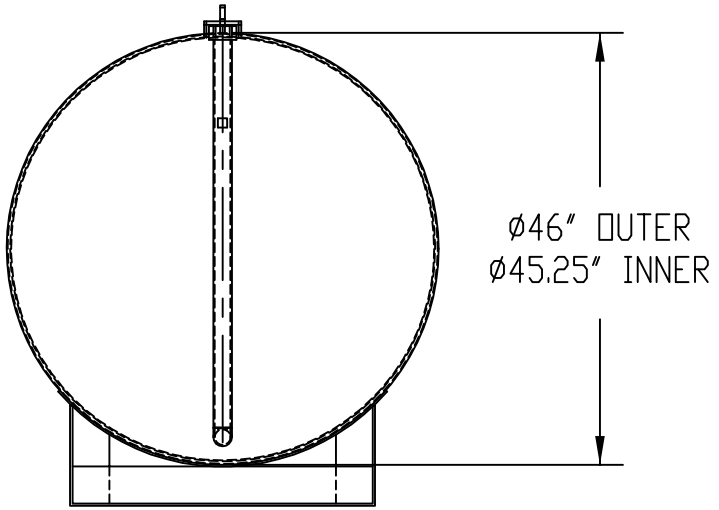
SUBJECT TO PROVISIONS SET FORTH ON REVERSE SIDE

AST Tank #4 500 gallon used oil tank - no piping









DESCRIPTION:	ABOVE GROUND, DOUBLE WALL, STEEL STORAGE TANK 525 GALLONS
MATERIAL:	12 GA. INNER/12 GA. OUTER
CONSTRUCTION:	WELDED USING UL-142 STANDARDS
OPENINGS:	4-2″ CPLS 1-4″ INNER E.VENT CPL 1-4″ OUTER E.VENT FLANGE
FINISH:	SURFACE PREP: SPCC SP-3 ONE SPRAY COAT OF RED PRIMER

TURNER TANKS:
GOLDSBORO, NC
(919) 734 - 8328

REF. TO:

DATE:

TITLE:

ASDW-525-12P

SIZE: A

LEGEND:

A - 2″ CPL
B - 4″ INNER E.VENT CPL
C - 4″ OUTER E.VENT FLANGE
D - 2″ INSPECTION PIPE
E - FORGED LIFT LUG

SCALE: 1:20

APPROVAL:

Roth Double Walled Tank Features and Specifications

Uniquely designed Roth Tanks are the safest and most reliable on the market. The outer tank is made out of leakproof weld-free galvanized steel and roll seamed with an oil and fire-resistant seal. It can contain at least 110% of the capacity of the inner tank for maximum protection. The inner tank is made of blow-molded, high-density, seamless polyethylene that is leakproof and will never corrode.

Double Walled Roth Tanks are available in several different sizes providing more flexibility for placement in any garage, service station, or lube shop. The Roth storage tank is certified to UL SU2258 and is designed to store fluids that are classified as class II class III combustibles. These include automotive lubricating oils, motor oils, hydraulic fluids, waste oil products, diesel, biofuels, DEF, and ATF. The Roth DWT is compliant with NFPA 30 and 30A, subject to building code approval by the local authority having jurisdiction.

- Completely sealed, each Roth Tank is pressure tested and meets exacting quality control standards.
- Weld-free galvanized steel outer tank capable of holding 110% of the primary tank.
- Seamless high-density polyethylene inner tank.
- Highly visible optical leak alarm.
- Corrosion-resistant steel filling system with external 2" thread, allowing for an even level in each tank when installed in groups.
- Up to 50% lighter than conventional steel tanks.
- Wide handles on each end facilitates transport and handling.
- Removable base facilitates access to tight spaces and offers greater stability.
- Compact and economical design. (8 sq. ft. for 1000L)
- No fittings below the oil line.
- Unique expansion system ensures storage capacity and faster, easier fill-ups.
- Roth Tank Accessories include tie-down kits, fluid level gauges, duplex bushings and covers, all manufactured exclusive to Double Wall Roth Tanks.

Specifications below are measured for the Roth Tank only, and do not include added measurements from dispense equipment. **Certified to UL SU2258, and are compliant with NFPA 30 & 30A.**

- **Tank Model:** DWT 1000L
- **Gallon Capacity:** 275 Gallons
- **Roth Width:** 28in
- **Roth Length:** 43in
- **Tank Height:** 61in (Add 4in for Top Openings)
- **Tank Weight:** (lbs.): 167

Guadalupe Readymix, LLC
471 Pit

AST Plan Application (TCEQ-0575)
Attachment A

Alternative Methods of Secondary Containment

The three diesel tanks (AST 1-3) will be double-walled steel tanks, which will be placed on a curbed concrete pad. Double-walled tanks are manufactured to provide secondary containment for their contents. AST 1 and 2 are fabricated to UL 142 specifications, AST 3 is fabricated to UL 2085 specifications. Tank specifications have been included with this application; AST 3 is an old tank and drawings are unavailable however the original delivery ticket containing some specifications has been included as documentation; this data was also confirmed by a call to WATCO, the manufacturer for AST 3. Fill lines and dispensing lines will be plumbed to the top of the tanks to prevent free outward flow of the tank contents. Each tank has a monitoring pipe between the inner and outer tank to allow monitoring of the interstitial space for presence of liquid. The three-inch height of the curb surrounding the 45' x 50' tank area will provide approximately 562 cubic feet of impervious containment (approximately 4,207 gallons) to provide containment for associated piping, dispensers, hoses, nozzles, and potential drips.

AST 4 is a double-walled used oil tank sitting on a concrete pad outside of the shop. Since this tank is double-walled, with no fill or dispenser piping, the requirement for secondary containment is satisfied. This tank is fabricated to UL 142 specifications.

The four 275-gallon tanks inside the shop bay area (AST 5 - 8) are double-walled tanks. Double-walled tanks are manufactured to provide secondary containment for their contents. The interstitial space between the outer steel wall and the poly inner wall serves as secondary containment for the tank contents. Discharges from the inner tank will flow into the outer wall that encloses it. These four small tanks have a hose reel and dispensing pump on the top of each tank to prevent free outward flow of the tank contents. These tanks are fabricated to UL SU2258 specifications.

This discussion, supported by calculations quantifying the maximum potential volume involved if a hose reel failure occurred, demonstrates that the floor of shop area is adequate to serve as secondary containment for the hose reel dispensing system at the top of each of these tanks (AST 5 – 8). The shop area is 60' x 65', and has a flat surface, with no floor drains. These four tanks are located near the center of the building: approximately 15' from the south wall of the building, and 31' from the west wall of the building. Each hose reel stores 50-feet of ½- inch dispensing hose, referring to the inside diameter of the hose. The calculated volume of this length of hose, assuming the hose is completely full, would be 0.5 gallon. This gallon volume can be converted to a metric volume of $0.00189271m^3$. Assuming the maintenance oils stored in this location would flatten to a depth of 1 millimeter (0.001m), based on the coarseness of the concrete floor (providing friction against the spread of a spill) and the viscosity of the oil (providing the surface tension against the spread of a spill), then the volume contained within a 50-foot length of hose would spread out to a puddle 1mm deep and covering an area of $1.892m^2$, which converts to a puddle approximately 5 feet in diameter. Since the tanks are at least 15' from the nearest wall, a puddle of this size, in the center of this building, would not reach the walls of the building. If the integrity of a hose was

compromised, the level concrete shop floor of the building would ensure the contents did not escape the proximity of the tank and could be cleaned up easily.

The site will be subject to the Environmental Protection Agency's requirements as specified in 40 CFR Part 112 regarding Spills, Prevention, Control, and Countermeasures (SPCC). The site will maintain an SPCC Plan in accordance with applicable rules.

Inspection of the interstitial space for confirmation of no liquid presence is part of the monthly inspection required by the SWPPP (Stormwater Pollution and Prevention Plan); records of the inspections will be maintained on-site.

AST Plan Application (TCEQ-0575)
Attachment B

Scaled Drawing of Containment Structure

Included are a drawing of the containment curb around AST 1-3 and a drawing of the shop area showing the locations of AST 4 – 8 inside and near the shop area.

AST Plan Application (TCEQ-0575)
Attachment D

Spill and Overfill Control

Personnel in charge of loading/unloading tanks will be trained to utilize proper techniques and preventive measures to avoid spills. The tank levels will be checked prior to loading/unloading and the operator will be present at all times during tank loading/unloading. The tanks will be monitored as it is filled, either visually or in another manner, dependent upon the indicator present on the tank.

Guadalupe Readymix, LLC
471 Pit

AST Plan Application (TCEQ-0575)
Attachment E

Spill Response Actions

Education

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

(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 run on during rainfall to the extent that it doesn't compromise clean up activities.

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

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

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

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

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

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

Cleanup

(1) Clean up leaks and spills immediately.

(2) Any spills from an AST facility must be removed from the controlled drainage area for disposal within 24 hours of the spill.

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

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

Minor Spills

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

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

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

(4) Follow the practice below for a minor spill:

(5) Contain the spread of the spill.

(6) Recover spilled materials.

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

(1) Contain spread of the spill.

(2) Notify the project foreman as soon as possible.

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

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

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

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

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

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

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

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

In the event of a reportable spill, the following Emergency Response Agencies can be contacted for assistance. Always inform your supervisor of a reportable spill as soon as possible. Follow company policy when responding to an emergency.

State Emergency Response Commission	(512) 463-7727
National Response Center	(800) 424-8802
US EPA Region 6, Dallas, 24-hr Number	(866) 372-7745
National Weather Service	(281) 337-5074
TCEQ 24-hr	(800) 832-8224
TCEQ Region 13 San Antonio Office	(210) 490-3096

Vehicle and Equipment Fueling

(1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the run-on of stormwater and the runoff of spills.

(2) Discourage "topping off" of fuel tanks.

(3) Always use secondary containment, such as a drain pan or fueling over curbed impervious concrete, when fueling to catch spills/ leaks.

(4) Fueling will occur over the impervious concrete slab. Concrete curbing in dispensing area will be used to control spills from fueling.

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: Andrea Kidd, P.E.

TX License No. 132541 | TX Firm No. 4524

Date: 11/6/2025

Signature of Engineer/Agent:

Regulated Entity Name: 471 Pit

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: Diesel, Maintenance Oils, Used Oil

   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. **No soils will be disturbed however a sequence of next actions is provided.**

   ☐ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given. **N/A**

   ☐ 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. **N/A**

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: **N/A**

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: **N/A**

- ☐ 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. **N/A**

10. ☐ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached: **N/A**

- ☐ 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. **N/A**

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. **N/A**

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). **N/A**

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. **N/A**

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. **N/A – No grading expected for this site.**

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. **N/A**

19. ☐ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased. **N/A**

Administrative Information

20. ☐ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project. **N/A**

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. **N/A**

Guadalupe Readymix, LLC
471 Pit

Temporary Stormwater Section (TCEQ-0602)
Attachment A

Spill Response Actions

Education

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

(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 run on during rainfall to the extent that it doesn't compromise clean up activities.

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

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

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

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

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

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

Cleanup

(1) Clean up leaks and spills immediately.

(2) Any spills from an AST facility must be removed from the controlled drainage area for disposal within 24 hours of the spill.

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

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

Minor Spills

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

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

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

(4) Follow the practice below for a minor spill:

(5) Contain the spread of the spill.

(6) Recover spilled materials.

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

(1) Contain spread of the spill.

(2) Notify the project foreman as soon as possible.

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

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

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

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

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

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

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

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

In the event of a reportable spill, the following Emergency Response Agencies can be contacted for assistance. Always inform your supervisor of a reportable spill as soon as possible. Follow company policy when responding to an emergency.

State Emergency Response Commission	(512) 463-7727
National Response Center	(800) 424-8802
US EPA Region 6, Dallas, 24-hr Number	(866) 372-7745
National Weather Service	(281) 337-5074
TCEQ 24-hr	(800) 832-8224
TCEQ Region 13 San Antonio Office	(210) 490-3096

Vehicle and Equipment Fueling

(1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the run-on of stormwater and the runoff of spills.

(2) Discourage "topping off" of fuel tanks.

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

(4) Fueling will occur over the impervious concrete slab. Drain pans, curbing and sumps will be used to control spills from fueling.

Portable Toilet BMPs:

If portable toilets are used at this site, they will be handled in accordance with the following guidelines:

- A licensed waste collector should service all the toilets. **The following tasks will be performed by the portable toilet supplier:**
  - Empty portable toilets before transporting them.
  - Securely fasten the toilets to the transport truck.
  - Use hand trucks, dollies, and power tailgates whenever possible.
  - Suppliers should carry bleach for disinfection in the event of a spill or leak.
  - Inspect the toilets frequently for leaks and have the units serviced and sanitized at time intervals that will maintain sanitary conditions of each toilet.
- Locate portable toilets at least 20 feet from the nearest storm-drain inlet or sensitive-feature filter strip area
- A berm will be constructed around all portable toilet facilities.
- Prepare a level ground surface with clear access to the toilets.

Secure all portable toilets to prevent tipping by accident, weather, or vandalism.

Guadalupe Readymix, LLC
471 Pit

DETAILED TELEPHONE SPILL REPORT FORM

Date of Incident: _____

Location of Incident: _____

Description of material spilled: _____

Quantity of material spilled: _____

Cause of spill: _____

Authorities notified: _____

Remediation/clean-up action: _____

_____

_____

_____

Corrective measures taken for prevention of reoccurrence: _____

_____

_____

_____

Signature: _____

Notes: _____

_____

_____

_____

Emergency Number for the National Response Center 1-800-424-8802

Guadalupe Readymix, LLC
471 Pit

Temporary Stormwater Section (TCEQ-0602)
Attachment B

Potential Sources of Contamination

Potential sources of contamination in the project area are soil, fuels and lubricants from vehicles and trash/debris items.

Temporary Stormwater Section (TCEQ-0602)
Attachment C

Sequence of Major Activities

The small amount of construction activities to occur will be on existing concrete pads. The sequence of activities remaining to occur are to move existing Tank #1 to the existing concrete pad, install AST #2 and #3 on the existing concrete pad, and construct concrete curbing around these three tanks providing secondary containment for piping, hoses, and dispensers. AST Tanks #4-8 will be placed on existing concrete pads at the shop bay area.

Temporary Stormwater Section (TCEQ-0602)
Attachments D, E, F, G, H, I & J

The Temporary Stormwater Attachments D, E, F, G, H, I, and J are not necessary for this project as no grading activities are occurring as a result of this AST Plan Modification application.

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 AST Mod

2. Customer Reference Number *(if issued)*: CN 605932839

Follow this link to search for CN or RN numbers in Central Registry**

3. Regulated Entity Reference Number *(if issued)*: RN 106150907

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)*: Guadalupe Readymix, LLC

If new Customer, enter previous Customer below:

7. TX SOS/CPA Filing Number: 0804156324

8. TX State Tax ID (11 digits): 32080191359

9. Federal Tax ID (9 digits):

10. DUNS Number *(if pplicable)*:

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 ☐ Other:

☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant

15. Mailing Address: 20901 FM 2252

City: San Antonio **State**: Texas **ZIP**: 78266 **ZIP + 4**:

16. Country Mailing Information *(if outside USA)*:

17. E-Mail Address *(if applicable)*: Jeff.shea@guadrm.com

18. Telephone Number: (210) 664-5300

19. Extension or Code:

20. Fax Number *(if applicable)*:

SECTION III: Regulated Entity Information

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

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

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

22. Regulated Entity Name *(Enter name of the site where the regulated action is taking place.)*: 471 Pit

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	7795 FM 471 N							
	City	San Antonio	**State**	Texas	**ZIP**	78253	**ZIP + 4**	
24. County	Medina							

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

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**
San Antonio			Texas		78253

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:	29.4917		**28. Longitude (W) In Decimal:**	-98.8237	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	29	30.18	98	49	25.26

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)
3273		327320	

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

Construction Materials

34. Mailing Address:	20901 FM 2252							
	City	San Antonio	**State**	Texas	**ZIP**	78266	**ZIP + 4**	
35. E-Mail Address:	Jeff.shea@guadrm.com							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(210) 664-5300		

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
		EAPP ID 13001466		
☐ 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:	Andrea Kidd, P.E.	**41. Title:**	Senior Project Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(830) 249-8284		(830) 249-0221	akidd@westwardenv.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:	Guadalupe Readymix, LLC	**Job Title:**	General Manager
Name *(In Print):*	Jeff Shea	**Phone:**	(210) 664-5300
Signature:	Jeff Shea	**Date:**	9/29/25

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

I Jeff Shea,
Print Name

General Manager,
Title - Owner/President/Other

of Guadalupe Readymix, LLC,
Corporation/Partnership/Entity Name

have authorized: Curt G. Campbell, P.E., Gary D. Nicholls, P.E., Chelsy Houy, P.E., Vance Houy, P.E., Andrea Kidd, P.E., and Aaron Shackelford, P.E.

of Westward Environmental, Inc.
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

10-3-25
Date

THE STATE OF Texas §

County of Bexar §

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Shea 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.

Candace Leanne Rodriguez
NOTARY PUBLIC

CANDACE LEANNE RODRIGUEZ
Notary Public
STATE OF TEXAS
Notary ID# 135534441
My Comm. Exp. Sept. 30, 2029

Candace Leanne Rodriguez
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 09/30/29

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: 471 Pit
Regulated Entity Location: 7795 FM 471 N, San Antonio, TX 78253
Name of Customer: Guadalupe Readymix, LLC
Contact Person: Jeff Shea Phone: (210) 664-5300
Customer Reference Number (if issued): 605932839
Regulated Entity Reference Number (if issued): 106150907

Austin Regional Office (3373)

☐ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☒ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☐ Contributing Zone ☒ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	7 Tanks	$ 4,550
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 9/29/25

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

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, Larry Sittre of Sittre Land Company, Inc.
Land Owner Signatory Name — Land Owner Name (Legal Entity or Individual)

am the owner of the property located at
A0840 B. SANDOVAL SURVEY 40; 93.67 ACRES
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 Guadalupe Readymix, LLC
Applicant Name (Legal Entity or Individual)

to conduct installation and operation of aboveground storage tank
Description of the proposed regulated activities

at 7795 FM 471N, San Antonio, TX 78253.
Precise location of the authorized regulated activities

Land Owner Acknowledgement

I understand that Sittre Land Company, 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

9-30-25
Date

THE STATE OF § TX

County of § MEDINA

BEFORE ME, the undersigned authority, on this day personally appeared Larry Sittre 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 30 day of Sept 2025

NOTARY PUBLIC

MARLA WINDER
Notary ID #130867490
My Commission Expires
October 18, 2028

Marla Winder
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 10-18-2028

Attached: (Mark all that apply)

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

Applicant Acknowledgement

I, Jeff Shea of Guadalupe Readymix, LLC
Applicant Signatory Name — Applicant Name (Legal Entity or Individual)

acknowledge that Sittre Land Company, Inc.
Land Owner Name (Legal Entity or Individual)

has provided Guadalupe Readymix, 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 Guadalupe Readymic, 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: 10-3-25

THE STATE OF § Texas

County of § Bexar

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Shea 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

Candace Leanne Rodriguez
NOTARY PUBLIC

CANDACE LEANNE RODRIGUEZ
Notary Public
STATE OF TEXAS
Notary ID# 135534441
My Comm. Exp. Sept. 30, 2029

Candace Leanne Rodriguez
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 09/30/29