



Administrative Package Cover Page

This file contains the following documents:

1. Summary of application (in plain language)
2. First Notice (NORI-Notice of Receipt of Application and Intent to Obtain a Permit)
3. Application Materials

The following summary is provided for this pending water quality permit application being reviewed by the Texas Commission on Environmental Quality as required by 30 TAC Chapter 39. The information provided in this summary may change during the technical review of the application and is not a federal enforceable representation of the permit application.

Lajitas Municipal Services Company LLC (CN-603406604) operates the Lajitas Water Treatment Plant (RN-102079365) a 0.3mgd groundwater treatment EDR membrane drinking water plant. The facility is located about 500 feet south of SH-170 and about 0.13 miles southeast of the intersection of Comanche Mesa Drive and Texas Mountain Trail, in the unincorporated resort community town of Lajitas, Brewster County, Texas, 79852. Lajitas is proposing to dispose of membrane wastewater by irrigation on the Lajitas Golf Course. This permit will not authorize a discharge of pollutants into water in the state.

Discharges from the facility are concentrated from the Santa Elena source aquifer, and include chloride, sulfate, iron, calcium, other typical groundwater mineral, and naturally occurring radioactive material (NORM) constituents present in the source aquifer. The source water is treated by electro-dialysis reversal (EDR) membranes to produce a safe drinking water supply, and the process wastewater contains only the source water concentrates.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF RECEIPT OF APPLICATION AND INTENT TO OBTAIN WATER QUALITY PERMIT

PROPOSED PERMIT NO. WQ0005496000

APPLICATION. Lajitas Municipal Services Company LLC, 14241 Dallas Parkway, Suite 800, Dallas, Texas 75254, which owns a water treatment plant, has applied to the Texas Commission on Environmental Quality (TCEQ) for proposed Texas Land Application Permit (TLAP) No. WQ0005496000 to authorize the disposal of treated wastewater at a volume not to exceed a daily average flow of 65,000 gallons per day via irrigation on 53.6 acres of land. The facility and disposal area will be located approximately 0.13 miles southeast of the intersection of Comanche Mesa Drive and Texas Mountain Trail, near the city of Lajitas, in Brewster County, Texas 79852. Authorization to discharge was previously permitted by expired Permit No. WQ0004378000. TCEQ received this application on July 14, 2025. The permit application will be available for viewing and copying at Big Bend State Park, Barton Warnock Center, 21800 Farm-to-Market Road 170, Terlingua, Texas prior to the date this notice is published in the newspaper. The application, including any updates, and associated notices are available electronically at the following webpage:

<https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tlap-applications>. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For the exact location, refer to the application.

<https://gisweb.tceq.texas.gov/LocationMapper/?marker=-103.7708,29.261388&level=18>

ADDITIONAL NOTICE. TCEQ's Executive Director has determined the application is administratively complete and will conduct a technical review of the application. After technical review of the application is complete, the Executive Director may prepare a draft permit and will issue a preliminary decision on the application. **Notice of the Application and Preliminary Decision will be published and mailed to those who are on the county-wide mailing list and to those who are on the mailing list for this application. That notice will contain the deadline for submitting public comments.**

PUBLIC COMMENT / PUBLIC MEETING. You may submit public comments or request a public meeting on this application. The purpose of a public meeting is to provide the opportunity to submit comments or to ask questions about the application. TCEQ will hold a public meeting if the Executive Director determines that there is a significant degree of public interest in the application or if requested by a local legislator. A public meeting is not a contested case hearing.

OPPORTUNITY FOR A CONTESTED CASE HEARING. After the deadline for submitting public comments, the Executive Director will consider all timely comments and prepare a

response to all relevant and material, or significant public comments. **Unless the application is directly referred for a contested case hearing, the response to comments, and the Executive Director's decision on the application, will be mailed to everyone who submitted public comments and to those persons who are on the mailing list for this application.** If comments are received, the mailing will also provide instructions for requesting reconsideration of the Executive Director's decision and for requesting a contested case hearing. A contested case hearing is a legal proceeding similar to a civil trial in state district court.

TO REQUEST A CONTESTED CASE HEARING, YOU MUST INCLUDE THE FOLLOWING ITEMS IN YOUR REQUEST: your name, address, phone number; applicant's name and proposed permit number; the location and distance of your property/activities relative to the proposed facility; a specific description of how you would be adversely affected by the facility in a way not common to the general public; a list of all disputed issues of fact that you submit during the comment period and, the statement "[I/we] request a contested case hearing." If the request for contested case hearing is filed on behalf of a group or association, the request must designate the group's representative for receiving future correspondence; identify by name and physical address an individual member of the group who would be adversely affected by the proposed facility or activity; provide the information discussed above regarding the affected member's location and distance from the facility or activity; explain how and why the member would be affected; and explain how the interests the group seeks to protect are relevant to the group's purpose.

Following the close of all applicable comment and request periods, the Executive Director will forward the application and any requests for reconsideration or for a contested case hearing to the TCEQ Commissioners for their consideration at a scheduled Commission meeting.

The Commission may only grant a request for a contested case hearing on issues the requestor submitted in their timely comments that were not subsequently withdrawn. **If a hearing is granted, the subject of a hearing will be limited to disputed issues of fact or mixed questions of fact and law relating to relevant and material water quality concerns submitted during the comment period.**

MAILING LIST. If you submit public comments, a request for a contested case hearing or a reconsideration of the Executive Director's decision, you will be added to the mailing list for this specific application to receive future public notices mailed by the Office of the Chief Clerk. In addition, you may request to be placed on: (1) the permanent mailing list for a specific applicant name and permit number; and/or (2) the mailing list for a specific county. If you wish to be placed on the permanent and/or the county mailing list, clearly specify which list(s) and send your request to TCEQ Office of the Chief Clerk at the address below.

INFORMATION AVAILABLE ONLINE. For details about the status of the application, visit the Commissioners' Integrated Database at www.tceq.texas.gov/goto/cid. Search the database using the permit number for this application, which is provided at the top of this notice.

AGENCY CONTACTS AND INFORMATION. All public comments and requests must be submitted either electronically at <https://www14.tceq.texas.gov/epic/eComment/>, or in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105, P.O. Box 13087, Austin, Texas 78711-3087. Please be aware that any contact information you provide, including your name, phone number, email address and physical address will

become part of the agency's public record. For more information about this permit application or the permitting process, please call the TCEQ Public Education Program, Toll Free, at 1-800-687-4040 or visit their website at www.tceq.texas.gov/goto/pep. Si desea información en Español, puede llamar al 1-800-687-4040.

Further information may also be obtained from Lajitas Municipal Services Company LLC at the address stated above or by calling Scott Vetter, Facilities Manager/Lajitas Golf Resort, at 281-467-3467.

Issuance Date: September 3, 2025

From: [Mark Roetzel](#)
To: [Abesha Michael](#)
Cc: [Ron Holmes](#); [Scott Vetter](#); [R. Gary Call](#)
Subject: Lajitas Municipal Services Company - Permit Application Public Viewing Location
Date: Wednesday, September 3, 2025 9:20:12 AM
Attachments: [image001.jpg](#)

Abesha:

Thanks for visiting with me to discuss the LMSC permit application public viewing location. We have confirmed with the facility superintendent that the application can be displayed for public viewing at:

Big Bend State Park
Barton Warnock Center
21800 FM 170, Terlingua, TX 79852
(432) 424-3327

I understand that this will now allow the application to be declared Administratively Complete. Please advise if you need any additional information.

Mark Roetzel, P.E., RPLS, CFM | *Utility Services Manager*



100 NE Loop 410, Ste. 300 | San Antonio, TX 78216
-TBPE No. F-1733 | TBPLS No. 100495-0
O: (210) 581-1111 | C: (210) 867-8323
www.CDSMuery.com

Connect with us: [LinkedIn](#) | [Facebook](#) | [Instagram](#)

From: [Mark Roetzel](#)
To: [Abesha Michael](#); ron@theholmesfirm.com
Subject: RE: Application for Proposed Permit No. WQ0005496000 - Notice of Deficiency Letter
Date: Monday, August 11, 2025 1:06:07 PM
Attachments: [Attachments.txt](#)

Abesha:

We have uploaded the updated TLAP application to the TCEQ portal ([WQ-ARPTeam@tceq.texas.gov](mailto:ARPTeam@tceq.texas.gov)) and are attaching here also for your review addressing your NOD letter comments below. The updated MS-Word, Avery 6150 Landowners' Addresses are also attached.

Regarding the NORI, we offer only the following requested revision. At the text new reading "....near/in the city of (Pending -name of city)," please revise to ".....near/in the unincorporated resort community of Lajitas, Brewster County, Texas 79852."

Please advise if you need any additional information to complete the administrative completeness review. Thanks.

ShareFile Attachments

Expires November 9, 2025

Lajitas WTP - TLAP Application, 8-25.pdf	16.1 MB
TCEQ Landowners' List, 6-25.docx	14.3 KB

[Download Attachments](#)

Mark Roetzel uses ShareFile to share documents securely.

Mark Roetzel, P.E., RPLS, CFM | *Utility Services Manager*



From: Abesha Michael <Abesha.Michael@tceq.texas.gov>
Sent: Wednesday, July 23, 2025 1:35 PM
To: ron@theholmesfirm.com
Cc: Mark Roetzel <mark.roetzel@cdsmuery.com>

Subject: Application for Proposed Permit No. WQ0005496000 - Notice of Deficiency Letter

You don't often get email from abesha.michael@tceq.texas.gov. [Learn why this is important](#)

Dear Ron Holmes:

The attached Notice of Deficiency letter sent on July 23, 2025, requests additional information needed to declare the application administratively complete. Please send the complete response to my attention by August 6, 2025.

Thank you,



Abesha H. Michael
Applications Review & Processing Team
Water Quality Division Support Section
Water Quality Division, MC 148
PO Box 13087
Austin, Texas 78711
Phone: o: 512-239-4912
Email: abesha.michael@tceq.texas.gov

How is our customer service? Fill out our online customer satisfaction survey at www.tceq.texas.gov/customersurvey

Lajitas Municipal Services Company LLC

14241 Dallas Parkway, Ste 800

Dallas, Texas 75254

Water Treatment Plant

TLAP Permit Application

July, 2025



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

INDUSTRIAL WASTEWATER PERMIT APPLICATION CHECKLIST

Complete and submit this checklist with the industrial wastewater permit application.

APPLICANT NAME: Lajitas Municipal Services Company LLC

PERMIT NUMBER (If new, leave blank): WQ00 [Click to enter text.](#)

Indicate if each of the following items is included in your application.

	Y	N		Y	N
Administrative Report 1.0	☒	☐	Worksheet 8.0	☐	☒
Administrative Report 1.1	☒	☐	Worksheet 9.0	☐	☒
SPIF	☐	☒	Worksheet 10.0	☐	☒
Core Data Form	☒	☐	Worksheet 11.0	☐	☒
Summary of Application (PLS)	☒	☐	Worksheet 11.1	☐	☒
Public Involvement Plan Form	☒	☐	Worksheet 11.2	☐	☒
Technical Report 1.0	☒	☐	Worksheet 11.3	☐	☐
Worksheet 1.0	☐	☒	Original USGS Map	☒	☐
Worksheet 2.0	☐	☒	Affected Landowners Map	☒	☐
Worksheet 3.0	☒	☐	Landowner Disk or Labels	☒	☐
Worksheet 3.1	☒	☐	Flow Diagram	☒	☐
Worksheet 3.2	☐	☒	Site Drawing	☒	☐
Worksheet 3.3	☐	☒	Original Photographs	☒	☐
Worksheet 4.0	☐	☒	Design Calculations	☐	☒
Worksheet 4.1	☐	☒	Solids Management Plan	☐	☒
Worksheet 5.0	☐	☒	Water Balance	☒	☐
Worksheet 6.0	☐	☒			
Worksheet 7.0	☐	☒			

For TCEQ Use Only

Segment Number _____ County _____
Expiration Date _____ Region _____

Permit Number _____



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

INDUSTRIAL WASTEWATER PERMIT APPLICATION

ADMINISTRATIVE REPORT 1.0

This report is required for all applications for TPDES permits and TLAPs, except applications for oil and gas extraction operations subject to 40 CFR Part 435. Contact the Applications Review and Processing Team at 512-239-4671 with any questions about completing this report.

Applications for oil and gas extraction operations subject to 40 CFR Part 435 must use Oil and Gas Exploration and Production Administrative Report ([TCEO Form-20893](#) and [20893-inst'](#)).

Item 1. Application Information and Fees (Instructions, Page 26)

- a. Complete each field with the requested information, if applicable.

Applicant Name: Lajitas Municipal Services Company LLC

Permit No.: WO0000[Click to enter text.](#)

EPA ID No.: TX0[Click to enter text.](#)

Expiration Date: [Click to enter text.](#)

- b. Check the box next to the appropriate authorization type.

☒ Industrial Wastewater (wastewater and stormwater)

☐ Industrial Stormwater (stormwater only)

☐ Reverse Osmosis Water Treatment (reverse osmosis water treatment wastewaters only)

- c. Check the box next to the appropriate facility status.

☒ Active

☐ Inactive

- d. Check the box next to the appropriate permit type.

☐ TPDES Permit

☒ TLAP

☐ TPDES with TLAP component

- e. Check the box next to the appropriate application type.

☒ New

☐ Renewal with changes

☐ Renewal without changes

☐ Major amendment with renewal

☐ Major amendment without renewal

☐ Minor amendment without renewal

☐ Minor modification without renewal

- f. If applying for an amendment or modification, describe the request: [Click to enter text.](#)

For TCEQ Use Only

Segment Number _____ County _____

Expiration Date _____ Region _____

Permit Number _____

¹ https://www.tceq.texas.gov/publications/search_forms.html

g. Application Fee

EPA Classification	New	Major Amend. (with or without renewal)	Renewal (with or without changes)	Minor Amend. / Minor Mod. (without renewal)
Minor facility not subject to EPA categorical effluent guidelines (40 CFR Parts 400-471)	☒ \$350	☐ \$350	☐ \$315	☐ \$150
Minor facility subject to EPA categorical effluent guidelines (40 CFR Parts 400-471)	☐ \$1,250	☐ \$1,250	☐ \$1,215	☐ \$150
Major facility	N/A ²	☐ \$2,050	☐ \$2,015	☐ \$450

h. Payment Information

Mailed

Check or money order No.: [Click to enter text.](#)

Check or money order amt.: [Click to enter text.](#)

Named printed on check or money order: [Click to enter text.](#)

Epay

Voucher number: [Click to enter text.](#)

Copy of voucher attachment: [Click to enter text.](#)

Item 2. Applicant Information (Instructions, Pages 26)

- a. Customer Number, if applicant is an existing customer: CN603406604

Note: Locate the customer number using the [TCEQ's Central Registry Customer Search](#)³.

- b. Legal name of the entity (applicant) applying for this permit: Lajitas Municipal Services Company LLC

Note: The owner of the facility must apply for the permit. The legal name must be spelled exactly as filed with the TX SOS, Texas Comptroller of Public Accounts, County, or in the legal documents forming the entity.

- c. Name and title of the person signing the application. (Note: The person must be an executive official that meets signatory requirements in 30 TAC § 305.44.)

Prefix: [Click to enter text.](#)

Full Name (Last/First Name): Aube, **Sonia**

Title: Vice President

Credential: [Click to enter text.](#)

- d. Will the applicant have overall financial responsibility for the facility?

☒ Yes ☐ No

² All facilities are designated as minors until formally classified as a major by EPA.

³ <https://www15.tceq.texas.gov/crpub/index.cfm?fuseaction=cust.CustSearch>

Note: The entity with overall financial responsibility for the facility must apply as a co-applicant, if not the facility owner.

Item 3. Co-applicant Information (Instructions, Page 27)

☒ Check this box if there is no co-applicant.; otherwise, complete the below questions.

a. Legal name of the entity (co-applicant) applying for this permit: Click to enter text.

Note: The legal name must be spelled exactly as filed with the TX SOS, Texas Comptroller of Public Accounts, County, or in the legal documents forming the entity.

b. Customer Number (if applicant is an existing customer): CNClick to enter text.

Note: Locate the customer number using the TCEQ's Central Registry Customer Search.

c. Name and title of the person signing the application. (Note: The person must be an executive official that meets signatory requirements in 30 TAC § 305.44.)

Prefix: Click to enter text.

Full Name (Last/First Name): Click to enter text.

Title: Click to enter text.

Credential: Click to enter text.

d. Will the co-applicant have overall financial responsibility for the facility?

☐ Yes ☐ No

Note: The entity with overall financial responsibility for the facility must apply as a co-applicant, if not the facility owner.

Item 4. Core Data Form (Instructions, Pages 27)

a. Complete and attach one Core Data Form (TCEQ Form 10400) for each customer (applicant and co-applicant(s)). If the customer type selected on the Core Data Form is Individual, complete Attachment 1 of the Administrative Report. Attachment: A

Item 5. Application Contact Information (Instructions, Page 27)

Provide names of two individuals who can be contacted about this application. Indicate if the individual can be contacted about administrative or technical information, or both.

a. ☒ Administrative Contact . ☐ Technical Contact

Prefix: Click to enter text.

Full Name (Last/First Name): Holmes, Ron

Title: Counsel

Credential: Click to enter text.

Organization Name: The Holmes Firm PC

Mailing Address: 14241 Dallas Parkway, Ste 800

City/State/Zip: Dallas, TX 75254

Phone No: 214-981-0758

Email: wsbeasley@outlook.com

b. ☐ Administrative Contact ☒ Technical Contact

Prefix: Click to enter text.

Full Name (Last/First Name): Roetzel, Mark

Title: Project Engineer

Credential: P.E.

Organization Name: CDS Muery

Mailing Address: 100 NE Loop 410, Ste 300

City/State/Zip: San Antonio, TX 78216

Phone No: 210-581-1111

Email: mark.roetzel@cdsmuery.com

Attachment: Click to enter text.

Item 6. Permit Contact Information (Instructions, Page 28)

Provide two names of individuals that can be contacted throughout the permit term.

- a. Prefix: Click to enter text. Full Name (Last/First Name): Beasley, Scott
Title: President Credential: Click to enter text.
Organization Name: WSB Resorts and Clubs, Inc.
Mailing Address: 3738 Oak Lawn City/State/Zip: Dallas, TX 75219
Phone No: 214-981-0758 Email: wsbeasley@outlook.com
- b. Prefix: Click to enter text. Full Name (Last/First Name): Perry, Scott
Title: Plant Manager Credential: Click to enter text.
Organization Name: Lajitas Municipal Services Company LLC
Mailing Address: 21707 FM 170 City/State/Zip: Lajitas, TX 79852-5015
Phone No: 432-424-5132 Email: Sperry@lajitasgolfresorts.com
- Attachment: Click to enter text.

Item 7. Billing Contact Information (Instructions, Page 28)

The permittee is responsible for paying the annual fee. The annual fee will be assessed for permits in effect on September 1 of each year. The TCEQ will send a bill to the address provided in this section. The permittee is responsible for terminating the permit when it is no longer needed (form TCEQ-20029).

Provide the complete mailing address where the annual fee invoice should be mailed and the name and phone number of the permittee's representative responsible for payment of the invoice.

Prefix: Click to enter text. Full Name (Last/First Name): Beasley, Scott
Title: President Credential: Click to enter text.
Organization Name: WSB Resorts and Clubs, Inc.
Mailing Address: 3738 Oak Lawn City/State/Zip: Dallas, TX 79852
Phone No: 214-981-0758 Email: wsbeasley@outlook.com

Item 8. DMR/MER Contact Information (Instructions, Page 28)

Provide the name and mailing address of the person delegated to receive and submit DMRs or MERs. Note: DMR data must be submitted through the NetDMR system. An electronic reporting account can be established once the facility has obtained the permit number.

Prefix: Click to enter text. Full Name (Last/First Name): Perry, Scott
Title: Plant Manager Credential: Click to enter text.
Organization Name: Lajitas Municipal Services Company LLC
Mailing Address: 21707 FM 170 City/State/Zip: Lajitas, TX 79852-5015

Phone No: Click to enter text. Email: Click to enter text.

Item 9. Notice Information (Instructions, Pages 28)

a. Individual Publishing the Notices

Prefix: Click to enter text. Full Name (Last/First Name): Vetter, Scott

Title: Facilities Manager Credential: Click to enter text.

Organization Name: Lajitas Golf Resort

Mailing Address: 21707 FM 170

City/State/Zip: Lajitas, TX 79852-5015

Phone No: 281-467-3467

Email: SVetter@lajitasgolfresort.com

b. Method for Receiving Notice of Receipt and Intent to Obtain a Water Quality Permit Package (only for NORI, NAPD will be sent via regular mail)

☒ E-mail: SVetter@lajitasgolfresort.com

☐ Fax: Click to enter text.

☐ Regular Mail (USPS)

Mailing Address: Click to enter text.

City/State/Zip Code: Click to enter text.

c. Contact in the Notice

Prefix: Click to enter text. Full Name (Last/First Name): Vetter, Scott

Title: Facilities Manager Credential: Click to enter text.

Organization Name: Lajitas Golf Resort

Phone No: 281-467-3467

Email: SVetter@lajitasgolfresort.com

d. Public Viewing Location Information

Note: If the facility or outfall is located in more than one county, provide a public viewing place for each county.

Public building name: Terlingua Fire & EMS Location within the building: Lobby

Physical Address of Building: 23250 FM-170

City: Terlingua County: Brewster

e. Bilingual Notice Requirements

This information is required for new, major amendment, minor amendment or minor modification, and renewal applications.

This section of the application is only used to determine if alternative language notices will be needed. Complete instructions on publishing the alternative language notices will be in your public notice package.

Call the bilingual/ESL coordinator at the nearest elementary and middle schools and obtain the following information to determine if an alternative language notice(s) is required.

1. Is a bilingual education program required by the Texas Education Code at the elementary or middle school nearest to the facility or proposed facility?

☐ Yes ☒ No

If no, publication of an alternative language notice is not required; skip to Item 8 (Regulated Entity and Permitted Site Information.)

2. Are the students who attend either the elementary school or the middle school enrolled in a bilingual education program at that school?

☐ Yes ☐ No

3. Do the students at these schools attend a bilingual education program at another location?

☐ Yes ☐ No

4. Would the school be required to provide a bilingual education program, but the school has waived out of this requirement under 19 TAC §89.1205(g)?

☐ Yes ☐ No ☐ N/A

5. If the answer is yes to question 1, 2, 3, or 4, public notices in an alternative language are required. Which language is required by the bilingual program? [Click to enter text.](#)

- f. Summary of Application in Plain Language Template - Complete and attach the Summary of Application in Plain Language Template (TCEQ Form 20972), also known as the plain language summary or PLS. Attachment: B

- g. Complete and attach one Public Involvement Plan (PIP) Form (TCEQ Form 20960) for each application for a new permit or major amendment. Attachment: C

Item 10. Regulated Entity and Permitted Site Information (Instructions Page 29)

- a. TCEQ issued Regulated Entity Number (RN), if available: RN102079365

Note: If your business site is part of a larger business site, a Regulated Entity Number (RN) may already be assigned for the larger site. Use the RN assigned for the larger site. Search the TCEQ's Central Registry to determine the RN or to see if the larger site may already be registered as a Regulated Entity. If the site is found, provide the assigned RN.

- b. Name of project or site (name known by the community where located): Lajitas Water Treatment Plant

- c. Is the location address of the facility in the existing permit the same?

☐ Yes ☐ No ☒ N/A (new permit)

Note: If the facility is located in Bexar, Comal, Hays, Kinney, Medina, Travis, Uvalde, or Williamson County, additional information concerning protection of the Edwards Aquifer may be required.

- d. Owner of treatment facility:

Prefix: [Click to enter text.](#) Full Name (Last/First Name): [Click to enter text.](#)

or Organization Name: Lajitas Municipal Services Company LLC

Mailing Address: 14241 Dallas Parkway, Ste 800 City/State/Zip: Dallas, TX 75254

Phone No: 214-981-0758 Email: sonia.aube@energytransfer.com

e. Ownership of facility: ☐ Public ☒ Private ☐ Both ☐ Federal

f. Owner of land where treatment facility is or will be: Lajitas Municipal Services Company LLC

Prefix: Click to enter text. Full Name (Last/First Name): Click to enter text.

or Organization Name: Lajitas Municipal Services Company LLC

Mailing Address: 14241 Dallas Parkway, Ste 800 City/State/Zip: Dallas, TX 75254

Phone No: 214-981-0758 Email: sonia.aube@energytransfer.com

Note: If not the same as the facility owner, attach a long-term lease agreement in effect for at least six years (In some cases, a lease may not suffice - see instructions). Attachment: Click to enter text.

g. Owner of effluent TLAP disposal site (if applicable): Lajitas Capital Partners

Prefix: Click to enter text. Full Name (Last/First Name): Click to enter text.

or Organization Name: Lajitas Capital Partners

Mailing Address: 8111 Westchester Dr. Ste 600 City/State/Zip: Dallas, TX 75225

Phone No: 214-981-0758 Email: SBeasley@outlook.com

Note: If not the same as the facility owner, attach a long-term lease agreement in effect for at least six years. Attachment: D

h. Owner of sewage sludge disposal site (if applicable):

Prefix: N/A Full Name (Last/First Name): Click to enter text.

or Organization Name: Click to enter text.

Mailing Address: Click to enter text. City/State/Zip: Click to enter text.

Phone No: Click to enter text. Email: Click to enter text.

Note: If not the same as the facility owner, attach a long-term lease agreement in effect for at least six years. Attachment: Click to enter text.

Item 11. TDPE\$ Discharge/TLAP Disposal Information (Instructions, Page 31)

a. Is the facility located on or does the treated effluent cross Native American Land?

☐ Yes ☒ No

b. Attach an original full size USGS Topographic Map (or an 8.5"×11" reproduced portion for renewal or amendment applications) with all required information. Check the box next to each item below to confirm it has been included on the map.

☒ One-mile radius

☐ Three-miles downstream information

☒ Applicant's property boundaries

☒ Treatment facility boundaries

☐ Labeled point(s) of discharge

☐ Highlighted discharge route(s)

☒ Effluent disposal site boundaries

☒ All wastewater ponds

☐ Sewage sludge disposal site

☐ New and future construction

Attachment: E

- c. Is the location of the sewage sludge disposal site in the existing permit accurate?

☐ Yes ☒ No or New Permit

If no, or a new application, provide an accurate location description: Lajitas Golf Course – Attachment

- d. Are the point(s) of discharge in the existing permit correct?

☐ Yes ☒ No or New Permit

If no, or a new application, provide an accurate location description: N/A - TLAP

- e. Are the discharge route(s) in the existing permit correct?

☐ Yes ☒ No or New Permit

If no, or a new permit, provide an accurate description of the discharge route: N/A - TLAP

- f. City nearest the outfall(s): N/A

- g. County in which the outfalls(s) is/are located: N/A

- h. Is or will the treated wastewater discharge to a city, county, or state highway right-of-way, or a flood control district drainage ditch?

☐ Yes ☒ No

If yes, indicate by a check mark if: ☐ Authorization granted ☐ Authorization pending

For new and amendment applications, attach copies of letters that show proof of contact and provide the approval letter upon receipt. Attachment: Click to enter text.

For all applications involving an average daily discharge of 5 MGD or more, provide the names of all counties located within 100 statute miles downstream of the point(s) of discharge: Click to enter text.

- i. For TLAPs, is the location of the effluent disposal site in the existing permit accurate?

☐ Yes No or New Permit ☒ New TLAP Permit

If no, or a new application, provide an accurate location description: Lajitas Golf Course = Exhibit F

- j. City nearest the disposal site: Terlingua

- k. County in which the disposal site is located: Brewster

- l. For TLAPs, describe how effluent is/will be routed from the treatment facility to the disposal site: Routed by closed pipe to bentonite clay lined golf course lake (liner previously certified under expired TLAP permit), then blended with groundwater for irrigation

- m. For TLAPs, identify the nearest watercourse to the disposal site to which rainfall runoff might flow if not contained: Rio Grande River

Item 12. Miscellaneous Information (Instructions. Page 33)

- a. Did any person formerly employed by the TCEQ represent your company and get paid for service regarding this application?

☐ Yes ☒ No

If yes, list each person: [Click to enter text.](#)

- b. Do you owe any fees to the TCEQ?

☐ Yes ☒ No

If yes, provide the following information:

Account no.: [Click to enter text.](#)

Total amount due: [Click to enter text.](#)

- c. Do you owe any penalties to the TCEQ?

☐ Yes ☒ No

If yes, provide the following information:

Enforcement order no.: [Click to enter text.](#)

Amount due: [Click to enter text.](#)

Item 13. Signature Page (Instructions, Page 33)

Permit No: W0000Click to enter text.

Applicant Name: Lajitas Municipal Services Company LLC

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

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

Signatory name (typed or printed): Sonia Aube

Signatory title: Authorized Representative

Signature: [Signature]
(Use blue ink)

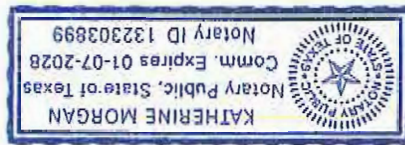
Date: 6/17/2025

Subscribed and Sworn to before me by the said Sonia Aube
on this 17th day of June, 2025.

My commission expires on the 7th day of January, 2026.

[Signature]
Notary Public

Dallas
County, Texas



[SEAL]

Note: If co-applicants are necessary, each entity must submit an original, separate signature page.

INDUSTRIAL WASTEWATER PERMIT APPLICATION

ADMINISTRATIVE REPORT 1.1

The following information is required for new and amendment applications.

Item 1. Affected Landowner Information (Instructions, Page 35)

- a. Attach a landowner map or drawing, with scale, as applicable. Check the box next to each item to confirm it has been provided.
- ☒ The applicant's property boundaries.
 - ☒ The facility site boundaries within the applicant's property boundaries.
 - ☒ The distance the buffer zone falls into adjacent properties and the property boundaries of the landowners located within the buffer zone.
 - ☒ The property boundaries of all landowners surrounding the applicant's property. (Note: if the application is a major amendment for a lignite mine, the map must include the property boundaries of all landowners adjacent to the new facility (ponds).)
 - ☐ The point(s) of discharge and highlighted discharge route(s) clearly shown for one mile downstream.
 - ☐ The property boundaries of the landowners located on both sides of the discharge route for one full stream mile downstream of the point of discharge.
 - ☐ The property boundaries of the landowners along the watercourse for a one-half mile radius from the point of discharge if the point of discharge is into a lake, bay, estuary, or affected by tides.
 - ☒ The boundaries of the effluent disposal site (e.g., irrigation area or subsurface drainfield site) and all evaporation/holding ponds within the applicant's property.
 - ☒ The property boundaries of all landowners surrounding the applicant's property boundaries where the effluent disposal site is located.
 - ☐ The boundaries of the sludge land application site (for land application of sewage sludge for beneficial use) and the property boundaries of landowners within one-quarter mile of the applicant's property boundaries where the sewage sludge land application site is located.
 - ☐ The property boundaries of landowners within one-half mile in all directions from the applicant's property boundaries where the sewage sludge disposal site (e.g., sludge surface disposal site or sludge monofil) is located.

Attachment: G

- b. ☒ that the landowners list has also been provided as mailing labels in electronic format (Avery 5160).
- c. Check this box to confirm a separate list with the landowners' names and mailing addresses cross-referenced to the landowner's map has been provided. Provide the source of the landowners' names and mailing addresses: Brewster County Property Records

- e. As required by Texas Water Code § 5.115, is any permanent school fund land affected by this application?

☐ Yes ☒ No

If yes, provide the location and foreseeable impacts and effects this application has on the land(s): [Click to enter text.](#)

Item 2. Original Photographs (Instructions, Page 37)

Provide original ground level photographs. Check the box next to each of the following items to indicate it is included.

- ☐ At least one original photograph of the new or expanded treatment unit location.
- ☐ At least two photographs of the existing/proposed point of discharge and as much area downstream (photo 1) and upstream (photo 2) as can be captured. If the discharge is to an open water body (e.g., lake, bay), the point of discharge should be in the right or left edge of each photograph showing the open water and with as much area on each respective side of the discharge as can be captured.
- ☒ At least one photograph of the existing/proposed effluent disposal site.
- ☒ A plot plan or map showing the location and direction of each photograph.

Attachment: H

INDUSTRIAL WASTEWATER PERMIT APPLICATION

SUPPLEMENTAL PERMIT INFORMATION FORM (SPIF)

This form applies to TPDES permit applications only. Complete and attach the Supplemental Permit information Form (SPIF) (TCEQ Form 20971).

Attachment: N/A

WATER QUALITY PERMIT

PAYMENT SUBMITTAL FORM

Use this form to submit the Application Fee, if mailing the payment. (Instructions, Page 36-37)

- Complete items 1 through 5 below.
- Staple the check or money order in the space provided at the bottom of this document.
- Do not mail this form with the application form.
- Do not mail this form to the same address as the application.
- Do not submit a copy of the application with this form as it could cause duplicate permit entries.

Mail this form and the check or money order to:

BY REGULAR U.S. MAIL

Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, Texas 78711-3088

BY OVERNIGHT/EXPRESS MAIL

Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
12100 Park 35 Circle
Austin, Texas 78753

Fee Code: WQP **Permit No:** WQ000Lajitas Industrial Waste Water Application

1. Check or Money Order Number: 4544
2. Check or Money Order Amount: \$350.00
3. Date of Check or Money Order: June 17, 2025
4. Name on Check or Money Order: Lajitas Capital Partners

5. APPLICATION INFORMATION

Name of Project or Site: Lajitas WTP

Physical Address of Project or Site: HC 70, Box 400, Lajitas, TX 79852

If the check is for more than one application, attach a list which includes the name of each Project or Site (RE) and Physical Address, exactly as provided on the application.

Attachment: Click to enter text.

ATTACHMENT 1

INDIVIDUAL INFORMATION

Item 1. Individual information (Instructions, Page 38)

Complete this attachment if the facility applicant or co-applicant is an individual. Make additional copies of this attachment if both are individuals.

Prefix (Mr., Ms., or Miss): [Click to enter text.](#)

Full legal name (first, middle, and last): [Click to enter text.](#)

Driver's License or State Identification Number: [Click to enter text.](#)

Date of Birth: [Click to enter text.](#)

Mailing Address: [Click to enter text.](#)

City, State, and Zip Code: [Click to enter text.](#)

Phone No.: [Click to enter text.](#)

Fax No.: [Click to enter text.](#)

E-mail Address: [Click to enter text.](#)

CN: [Click to enter text.](#)

INDUSTRIAL WASTEWATER PERMIT APPLICATION CHECKLIST OF COMMON DEFICIENCIES

Below is a list of common deficiencies found during the administrative review of industrial wastewater permit applications. To ensure the timely processing of this application, please review the items below and indicate each item is complete and in accordance applicable rules at 30 TAC Chapters 21, 281, and 305 by checking the box next to the item. If an item is not required this application, indicate by checking N/A where appropriate. Please do not submit the application until all items below are addressed.

- ☒ Core Data Form (TCEQ Form No. 10400)
*(Required for all applications types. Must be completed in its entirety and signed.
Note: Form may be signed by applicant representative.)*
- ☒ Correct and Current Industrial Wastewater Permit Application Forms
(TCEQ Form Nos. 10055 and 10411. Version dated 5/10/2019 or later.)
- ☒ Water Quality Permit Payment Submittal Form (Page 14)
(Original payment sent to TCEQ Revenue Section. See instructions for mailing address.)
- ☒ 7.5 Minute USGS Quadrangle Topographic Map Attached
*(Full-size map if seeking "New" permit.
8 ½ x 11 acceptable for Renewals and Amendments.)*
- ☐ N/A ☒ Current/Non-Expired, Executed Lease Agreement or Easement Attached
- ☐ N/A ☒ Landowners Map
(See instructions for landowner requirements.)

Things to Know:

- All the items shown on the map must be labeled.
- The applicant's complete property boundaries must be delineated which includes boundaries of contiguous property owned by the applicant.
- The applicant cannot be its own adjacent landowner. You must identify the landowners immediately adjacent to their property, regardless of how far they are from the actual facility.
- If the applicant's property is adjacent to a road, creek, or stream, the landowners on the opposite side must be identified. Although the properties are not adjacent to applicant's property boundary, they are considered potentially affected landowners. If the adjacent road is a divided highway as identified on the USGS topographic map, the applicant does not have to identify the landowners on the opposite side of the highway.

- ☐ N/A ☒ Landowners Labels and Cross Reference List
(See instructions for landowner requirements.)
- ☒ Electronic Application Submittal
(See application submittal requirements on page 23 of the instructions.)
- ☒ Original signature per 30 TAC § 305.44 - Blue Ink Preferred
*(If signature page is not signed by an elected official or principle executive officer,
a copy of signature authority/delegation letter must be attached.)*

☒ Summary of Application (in Plain Language)



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

INDUSTRIAL WASTEWATER PERMIT APPLICATION

TECHNICAL REPORT 1.0

The following information is required for all applications for a TLAP or an individual TPDES discharge permit.

For **additional information** or clarification on the requested information, please refer to the [Instructions for Completing the Industrial Wastewater Permit Application](#)¹ available on the TCEQ website. Please contact the Industrial Permits Team at 512-239-4671 with any questions about this form.

If more than one outfall is included in the application, provide applicable information for each individual outfall. If an item does not apply to the facility, enter N/A to indicate that the item has been considered. Include separate reports or additional sheets as **clearly cross-referenced attachments** and provide the attachment number in the space provided for the item the attachment addresses.

NOTE: This application is for an industrial wastewater permit only. Additional authorizations from the TCEQ Waste Permits Division or the TCEQ Air Permits Division may be needed.

Item 1. Facility/Site Information (Instructions, Page 39)

- a. Describe the general nature of the business and type(s) of industrial and commercial activities. Include all applicable SIC codes (up to 4).

Lajitas WTP is a groundwater EDR membrane plant serving the Lajitas Golf Resort community in Brewster County, Texas. The 0.3mgd membrane plant produces a process wastewater stream of up to 0.065mgd. This process wastewater is disposed of by irrigation of the golf course after blending with a larger groundwater irrigation volume. The plant has operated under a TLAP permit since about 2000. However, that permit expired in May 2025, requiring a New Permit application to continue facility operations. No changes are proposed from that previous TLAP permit.

- b. Describe all wastewater-generating processes at the facility.

The 0.3mgd EDR membrane groundwater plant produces a process waste stream of up to 0.065mgd, consisting of EDR reversal reject concentrate, multi-media iron reduction filter backwash and periodic membrane clean-in-place (CIP) acid backwash. No chemicals are added to the groundwater process stream except for chlorine used for iron oxidation and cationic polymer used to enhance iron removal. The source groundwater (Santa Elena Aquifer) has a TDS concentration of about 1,400mg/l, including NORM constituents (Uranium, Radium 226-228). These dissolved solids are concentrated to an average waste stream TDS of about 6,000mg/l. The process waste stream is stored in a below-grade basin at the WTP and then transferred by closed pipe to the golf course irrigation pump station Lake E (including a 1-ft bentonite clay liner certified with the original TLAP permit), blended with irrigation groundwater (averaging about 110,000gpd annually) and then applied to 56.3 acres of irrigated golf course turf.

¹ https://www.tceq.texas.gov/permitting/wastewater/industrial/TPDES_industrial_wastewater_steps.html

- c. Provide a list of raw materials, major intermediates, and final products handled at the facility.

Materials List

Raw Materials	Intermediate Products	Final Products
N/A -Groundwater EDR WTP		Potable water

Attachment: N/A – Groundwater EDR membrane plant

- d. Attach a facility map (drawn to scale) with the following information:

- Production areas, maintenance areas, materials-handling areas, waste-disposal areas, and water intake structures.
- The location of each unit of the WWTP including the location of wastewater collection sumps, impoundments, outfalls, and sampling points, if significantly different from outfall locations.

Attachment: I

- e. Is this a new permit application for an existing facility?

☒ Yes ☐ No

If yes, provide background discussion: Previous TLAP Permit expired May 2025. This application is to continue facility operations and TLAP irrigation disposal.

- f. Is/will the treatment facility/disposal site be located above the 100-year frequency flood level.

☒ Yes ☐ No

List source(s) used to determine 100-year frequency flood plain: FIRM – 4800841400B

If no, provide the elevation of the 100-year frequency flood plain and describe what protective measures are used/proposed to prevent flooding (including tail water and rainfall run-on controls) of the treatment facility and disposal area: The WTP and golf course disposal area are located above the 100-yr floodplain

Attachment: Click to enter text.

- g. For new or major amendment permit applications, will any construction operations result in a discharge of fill material into a water in the state?

☐ Yes ☒ No ☐ N/A (renewal only)

- h. If yes to Item 1.g, has the applicant applied for a USACE CWA Chapter 404 Dredge and Fill permit?

☐ Yes ☐ No

If yes, provide the permit number: Click to enter text.

If no, provide an approximate date of application submittal to the USACE: Click to enter text.

Item 2. Treatment System (Instructions, Page 40)

- a. List any physical, chemical, or biological treatment process(es) used/proposed to treat wastewater at this facility. Include a description of each treatment process, starting with initial treatment and finishing with the outfall/point of disposal.

Groundwater enters the plant to multimedia pressure filter where iron is removed using chlorine oxidation and cationic polymer. The sand filter periodically backwashes to removed oxidized iron. Pre-treated water then passes through the two-stage electrodialysis (EDR) membrane unit to reduced TDS including NORM constituents (Uranium and Radium). The EDR unit periodically reverse polarity and rejects concentrate to waste. The unit is periodically cleaned-in-place (CIP) with a hydrochloric acid solution to remove scale. Treated water then passes through a mechanically ventilated packed tower to remove radon gas and raise pH. Free chlorine is then added for secondary disinfection prior to distribution. The combined process waste streams drain to a below-grade concrete basin outside of the plant building and are then pump transferred to the golf course irrigation lake for blending with a larger groundwater volume for golf course irrigation. Irrigation disposal has been practiced since facility start-up in about 2000 under a TLAP permit. However, that permit expired in May 2025 and is being re-instated through this application.

- b. Attach a flow schematic with a water balance showing all sources of water and wastewater flow into the facility, wastewater flow into and from each treatment unit, and wastewater flow to each outfall/point of disposal.

Attachment: J

Item 3. Impoundments (Instructions, Page 40)

Does the facility use or plan to use any wastewater impoundments (e.g., lagoons or ponds?)

☒ Yes ☐ No

If no, proceed to Item 4. If yes, complete Item 3.a for existing impoundments and Items 3.a - 3.e for new or proposed impoundments. NOTE: See instructions, Pages 40-42, for additional information on the attachments required by Items 3.a - 3.e.

- a. Complete the table with the following information for each existing, new, or proposed impoundment. Attach additional copies of the Impoundment Information table, if needed.

Use Designation: Indicate the use designation for each impoundment as Treatment (T), Disposal (D), Containment (C), or Evaporation (E).

Associated Outfall Number: Provide an outfall number if a discharge occurs or will occur.

Liner Type: Indicate the liner type as Compacted clay liner (C), In-situ clay liner (I), Synthetic/plastic/rubber liner (S), or Alternate liner (A). NOTE: See instructions for further detail on liner specifications. If an alternate liner (A) is selected, include an attachment that provides a description of the alternate liner and any additional technical information necessary for an evaluation.

Leak Detection System: If any leak detection systems are in place/planned, enter Y for yes. Otherwise, enter N for no.

Groundwater Monitoring Wells and Data: If groundwater monitoring wells are in place/planned, enter Y for yes. Otherwise, enter N for no. Attach any existing groundwater monitoring data.

Dimensions: Provide the dimensions, freeboard, surface area, storage capacity of the impoundments, and the maximum depth (not including freeboard). For impoundments with irregular shapes, submit surface area instead of length and width.

Compliance with 40 CFR Part 257, Subpart D: If the impoundment is required to be in compliance with 40 CFR Part 257, Subpart D, enter Y for yes. Otherwise, enter N for no.

Date of Construction: Enter the date construction of the impoundment commenced (mm/dd/yy).

Impoundment Information

Parameter	Pond #	Pond #	Pond #	Pond #
Use Designation: (T) (D) (C) or (E)	C			
Associated Outfall Number	N/A-TLAP			
Liner Type (C) (I) (S) or (A)	C			
Alt. Liner Attachment Reference				
Leak Detection System, Y/N	N			
Groundwater Monitoring Wells, Y/N	N			
Groundwater Monitoring Data Attachment				
Pond Bottom Located Above The Seasonal High-Water Table, Y/N	Y			
Length (ft)	750			
Width (ft)	250			
Max Depth From Water Surface (ft), Not Including Freeboard	5			
Freeboard (ft)	2			
Surface Area (acres)	2.4			
Storage Capacity (gallons)	3.1MG			
40 CFR Part 257, Subpart D, Y/N	N			
Date of Construction	06/01/2000			

Attachment: Click to enter text.

The following information (Items 3.b - 3.e) is required only for new or proposed impoundments.

- b. For new or proposed impoundments, attach any available information on the following items. If attached, check yes in the appropriate box. Otherwise, check no or not yet designed.

1. Liner data

☐ Yes ☐ No ☐ Not yet designed

2. Leak detection system or groundwater monitoring data

☐ Yes ☐ No ☐ Not yet designed

3. Groundwater impacts

☐ Yes ☐ No ☐ Not yet designed

NOTE: Item b.3 is required if the bottom of the pond is not above the seasonal high-water table in the shallowest water-bearing zone.

Attachment: Click to enter text.

For TLAP applications: Items 3.c - 3.e are not required, continue to Item 4.

- c. Attach a USGS map or a color copy of original quality and scale which accurately locates and identifies all known water supply wells and monitor wells within ½-mile of the impoundments.

Attachment: Click to enter text.

- d. Attach copies of State Water Well Reports (e.g., driller's logs, completion data, etc.), and data on depths to groundwater for all known water supply wells including a description of how the depths to groundwater were obtained.

Attachment: Click to enter text.

- e. Attach information pertaining to the groundwater, soils, geology, pond liner, etc. used to assess the potential for migration of wastes from the impoundments or the potential for contamination of groundwater or surface water.

Attachment: Click to enter text.

Item 4. Outfall/Disposal Method Information (Instructions, Page 42)

Complete the following tables to describe the location and wastewater discharge or disposal operations for each outfall for discharge, and for each point of disposal for TLAP operations.

If there are more outfalls/points of disposal at the facility than the spaces provided, copies of pages 6 and/or numbered accordingly (i.e., page 6a, 6b, etc.) may be used to provide information on the additional outfalls.

For TLAP applications: Indicate the disposal method and each individual irrigation area I, evaporation pond E, or subsurface drainage system S by providing the appropriate letter designation for the disposal method followed by a numerical designation for each disposal

area in the space provided for Outfall number (e.g. E1 for evaporation pond 1, I2 for irrigation area No. 2, etc.).

Outfall Longitude and Latitude

Outfall No.	Latitude (Decimal Degrees)	Longitude (Decimal Degrees)
I1	29.257	103.773

Outfall Location Description

Outfall No.	Location Description

Description of Sampling Point(s) (if different from Outfall location)

Outfall No.	Description of sampling point

Outfall Flow Information - Permitted and Proposed

Outfall No.	Permitted Daily Avg Flow (MGD)	Permitted Daily Max Flow (MGD)	Proposed Daily Avg Flow (MGD)	Proposed Daily Max Flow (MGD)	Anticipated Discharge Date (mm/dd/yy)
I1			0.065	0.065	06/01/2000

Outfall Discharge - Method and Measurement

Outfall No.	Pumped Discharge? Y/N	Gravity Discharge? Y/N	Type of Flow Measurement Device Used
I1	Y	N	Doppler Flow Meter

Outfall Discharge - Flow Characteristics

Outfall No.	Intermittent Discharge? Y/N	Continuous Discharge? Y/N	Seasonal Discharge? Y/N	Discharge Duration (hrs/day)	Discharge Duration (days/mo)	Discharge Duration (mo/yr)
I1	Y	N	N	4	30	12

Outfall No.	Intermittent Discharge? Y/N	Continuous Discharge? Y/N	Seasonal Discharge? Y/N	Discharge Duration (hrs/day)	Discharge Duration (days/mo)	Discharge Duration (mo/yr)

Outfall Wastestream Contributions

Outfall No. I1

Contributing Wastestream	Volume (MGD)	Percent (%) of Total Flow
EDR Wastewater	0.05	75
Multimedia Filter Backwash	0.015	25
EDR CIP (Periodic)	0.001	<1

Outfall No. Click to enter text.

Contributing Wastestream	Volume (MGD)	Percent (%) of Total Flow

Outfall No. Click to enter text.

Contributing Wastestream	Volume (MGD)	Percent (%) of Total Flow

Contributing Wastestream	Volume (MGD)	Percent (%) of Total Flow

Attachment: Click to enter text.

Item 5. Blowdown and Once-Through Cooling Water Discharges (Instructions, Page 43)

a. Indicate if the facility currently or proposes to:

- ☐ Yes ☒ No Use cooling towers that discharge blowdown or other wastestreams
- ☐ Yes ☒ No Use boilers that discharge blowdown or other wastestreams
- ☐ Yes ☒ No Discharge once-through cooling water

NOTE: If the facility uses or plans to use cooling towers or once-through cooling water, Item 12 is required.

b. If yes to any of the above, attach an SDS with the following information for each chemical additive.

- Manufacturers Product Identification Number
- Product use (e.g., biocide, fungicide, corrosion inhibitor, etc.)
- Chemical composition including CASRN for each ingredient
- Classify product as non-persistent, persistent, or bioaccumulative
- Product or active ingredient half-life
- Frequency of product use (e.g., 2 hours/day once every two weeks)
- Product toxicity data specific to fish and aquatic invertebrate organisms
- Concentration of whole product or active ingredient, as appropriate, in wastestream.

In addition to each SDS, attach a summary of the above information for each specific wastestream and the associated chemical additives. Specify which outfalls are affected.

Attachment: Click to enter text.

c. Cooling Towers and Boilers

If the facility currently or proposes to use cooling towers or boilers that discharge blowdown or other wastestreams to the outfall(s), complete the following table.

Cooling Towers and Boilers

Type of Unit	Number of Units	Daily Avg Blowdown (gallons/day)	Daily Max Blowdown (gallons/day)
Cooling Towers			
Boilers			

Item 6. Stormwater Management (Instructions, Page 44)

Will any existing/proposed outfalls discharge stormwater associated with industrial activities, as defined at *40 CFR § 122.26(b)(14)*, commingled with any other wastestream?

☐ Yes ☒ No

If yes, briefly describe the industrial processes and activities that occur outdoors or in a manner which may result in exposure of the activities or materials to stormwater: Click to enter text.

Item 7. Domestic Sewage, Sewage Sludge, and Septage Management and Disposal (Instructions, Page 44)

Domestic Sewage - Waste and wastewater from humans or household operations that is discharged to a wastewater collection system or otherwise enters a treatment works.

- a. Check the box next to the appropriate method of domestic sewage and domestic sewage sludge treatment or disposal. Complete Worksheet 5.0 or Item 7.b if directed to do so.
- ☒ Domestic sewage is routed (i.e., connected to or transported to) to a WWTP permitted to receive domestic sewage for treatment, disposal, or both. Complete Item 7.b.
 - ☐ Domestic sewage disposed of by an on-site septic tank and drainfield system. Complete Item 7.b.
 - ☐ Domestic and industrial treatment sludge ARE commingled prior to use or disposal.
 - ☐ Industrial wastewater and domestic sewage are treated separately, and the respective sludge IS NOT commingled prior to sludge use or disposal. Complete Worksheet 5.0.
 - ☐ Facility is a POTW. Complete Worksheet 5.0.
 - ☐ Domestic sewage is not generated on-site.
 - ☐ Other (e.g., portable toilets), specify and Complete Item 7.b: Click to enter text.
- b. Provide the name and TCEQ, NPDES, or TPDES Permit No. of the waste-disposal facility which receives the domestic sewage/septage. If hauled by motorized vehicle, provide the name and TCEQ Registration No. of the hauler.

Domestic Sewage Plant/Hauler Name

Plant/Hauler Name	Permit/Registration No.
Lajitas Municipal WWTP	WQ0014282001

Item 8. Improvements or Compliance/Enforcement Requirements (Instructions, Page 45)

- a. Is the permittee currently required to meet any implementation schedule for compliance or enforcement?
- ☐ Yes ☒ No
- b. Has the permittee completed or planned for any improvements or construction projects?

☐ Yes ☒ No

- c. If **yes** to either 8.a or 8.b, provide a brief summary of the requirements and a status update:
Click to enter text.

Item 9. Toxicity Testing (Instructions, Page 45)

Have any biological tests for acute or chronic toxicity been made on any of the discharges or on a receiving water in relation to the discharge within the last three years?

☐ Yes ☒ No

If **yes**, identify the tests and describe their purposes: Click to enter text.

Additionally, attach a copy of all tests performed which have **not** been submitted to the TCEQ or EPA. **Attachment:** Click to enter text.

Item 10. Off-Site/Third Party Wastes (Instructions, Page 45)

- a. Does or will the facility receive wastes from off-site sources for treatment at the facility, disposal on-site via land application, or discharge via a permitted outfall?

☐ Yes ☒ No

If **yes**, provide responses to Items 10.b through 10.d below.

If **no**, proceed to Item 11.

- b. Attach the following information to the application:

- List of wastes received (including volumes, characterization, and capability with on-site wastes).
- Identify the sources of wastes received (including the legal name and addresses of the generators).
- Description of the relationship of waste source(s) with the facility's activities.

Attachment: Click to enter text.

- c. Is or will wastewater from another TCEQ, NPDES, or TPDES permitted facility commingled with this facility's wastewater after final treatment and prior to discharge via the final outfall/point of disposal?

☐ Yes ☒ No

If **yes**, provide the name, address, and TCEQ, NPDES, or TPDES permit number of the contributing facility and a copy of any agreements or contracts relating to this activity.

Attachment: Click to enter text.

- d. Is this facility a POTW that accepts/will accept process wastewater from any SIU and has/is required to have an approved pretreatment program under the NPDES/TPDES program?

☐ Yes ☒ No

If **yes**, **Worksheet 6.0** of this application is required.

Item 11. Radioactive Materials (Instructions, Page 46)

a. Are/will radioactive materials be mined, used, stored, or processed at this facility?

☐ Yes ☒ No

If yes, use the following table to provide the results of one analysis of the effluent for all radioactive materials that may be present. Provide results in pCi/L.

Radioactive Materials Mined, Used, Stored, or Processed

Radioactive Material Name	Concentration (pCi/L)

b. Does the applicant or anyone at the facility have any knowledge or reason to believe that radioactive materials may be present in the discharge, including naturally occurring radioactive materials in the source waters or on the facility property?

☒ Yes ☐ No

If yes, use the following table to provide the results of one analysis of the effluent for all radioactive materials that may be present. Provide results in pCi/L. Do not include information provided in response to Item 11.a.

Radioactive Materials Present in the Discharge

Radioactive Material Name	Concentration (pCi/L)
Uranium	300
Radium 226	60
Radium 228	60

Item 12. Cooling Water (Instructions, Page 46)

a. Does the facility use or propose to use water for cooling purposes?

- ☐ Yes
☒ No
☐ Decommissioned: Click to enter text.
☐ To Be Decommissioned: Click to enter text.

If yes, complete Items 12.b thru 12.f. If no, stop here.

If decommissioned, provide the date operation ceased and stop here.

If to be decommissioned, provide the date operation is anticipated to cease and stop here.

b. Cooling water is/will be obtained from a groundwater source (e.g., on-site well).

The Ionics EDR membrane system removes charged particles by applying a direct current (DC) electric field between alternating cationic and anionic semi-permeable membrane plates. Removal efficiency varies somewhat based on particle mass, surface charge and several other factors. Ionic's design process model predicts about a 65% removal efficiency for total dissolved solids (TDS) reduction of the Sante Elena feed water (1450mg/l TDS design feed producing a +/- 500mg/l TDS product water). Removal efficiency for radionuclide metals has been confirmed as being comparable to overall TDS efficiency.

Four consecutive weekly composite samples were collected between March 2 and April 1, 2011 to better define the blended wastewater quality produced by the plant. While EDR wastewater quality remains relatively constant (about 6,500mg/l TDS), the blended waste stream quality varies considerably depending on the relative amount of sand filter media filter backwash generated during any sampling period. Table 1 presents a summary of this composite sampling exercise.

Date	TDS (mg/L)	Gross A (pCi/L)	Gross B (pCi/L)	Rad-226 (pCi/L)	Rad-228 (pCi/L)	Uranium (ug/L)
3/9/11		114	120	33.8	2.68	14.3
3/18/11	5300	131	97	28.9	2.02	29.6
3/25/11	3300	110	103	20.0	1.33	37.5
4/01/11	3200	81	74	32.3	2.77	36
Avg.	3930	109	99	28.8	2.20	29.4
GW Well	1450	19.3	17.2	8.54	0.62	6.1

Review of this data indicates several conclusions, including:

- Blended water quality as generally indicated by TDS is quite variable, depending largely on the sand filter media backwash volume during any sampling period.
- The relationship between TDS and radionuclides does not appear linear, at times inversely proportionate to TDS shifts, suggesting additional influencing variables.
- Results suggest that reasonable wastewater quality goals can be established, and managed through adjustment of media backwashing volume over time, including:
 - TDS – 4,000mg/l
 - Gross Alpha – 110pCi/L
 - Gross Beta – 100pCi/L
 - Radium 226 – 30pCi/L
 - Radium 228 – 3pCi/L
 - Uranium - 30ug/L

Alternately to the 1680mg/l TDS injectate quality, we propose that about 15% of the potable production be used for media filter backwash (considerably in excess of the 3-5% anticipated for effective backwashing of the iron removal filters), resulting in a blended

☐ Yes ☐ No

If **yes**, stop here. If **no**, continue.

c. Cooling Water Supplier

1. Provide the name of the owner(s) and operator(s) for the CWIS that supplies or will supply water for cooling purposes to the facility.

Cooling Water Intake Structure(s) Owner(s) and Operator(s)

CWIS ID				
Owner				
Operator				

2. Cooling water is/will be obtained from a Public Water Supplier (PWS)

☐ No ☐ Yes; PWS No.: Click to enter text.

If **no**, continue. If **yes**, provide the PWS Registration No. and stop here.

3. Cooling water is/will be obtained from a reclaimed water source?

☐ No ☐ Yes; Auth No.: Click to enter text.

If **no**, continue. If **yes**, provide the Reuse Authorization No. and stop here.

4. Cooling water is/will be obtained from an Independent Supplier

☐ No ☐ Yes; AIF: Click to enter text.

If **no**, proceed to Item 12.d. If **yes**, provide the actual intake flow of the Independent Supplier's CWIS that is/will be used to provide water for cooling purposes and proceed.

d. 316(b) General Criteria

1. The CWIS(s) used to provide water for cooling purposes to the facility has or will have a cumulative design intake flow of 2 MGD or greater.

☐ Yes ☐ No

2. At least 25% of the total water withdrawn by the CWIS(s) is/will be used at the facility exclusively for cooling purposes on an annual average basis.

☐ Yes ☐ No

3. The CWIS(s) withdraw(s)/propose(s) to withdraw water for cooling purposes from surface waters that meet the definition of Waters of the United States in *40 CFR § 122.2*.

☐ Yes ☐ No. Explanation: Click to enter text.

If **no**, provide an explanation of how the waterbody does not meet the definition of Waters of the United States in *40 CFR § 122.2*.

If **yes** to all three questions in Item 12.d, the facility **meets** the **minimum** criteria to be subject to the full requirements of Section 316(b) of the CWA. Proceed to Item 12.f.

If **no** to any of the questions in Item 12.d, the facility does **not** meet the minimum criteria to be subject to the full requirements of Section 316(b) of the CWA; however, a determination is required based upon BPJ. Proceed to Item 12.e.

- e. The facility does not meet the minimum requirements to be subject to the fill requirements of Section 316(b) **and uses/proposes to use cooling towers.**

☐ Yes ☐ No

If **yes**, stop here. If **no**, complete Worksheet 11.0, Items 1.a, 1.b.1-3 and 6, 2.b.1, and 3.a to allow for a determination based upon BPJ.

- f. Oil and Gas Exploration and Production

1. The facility is subject to requirements at 40 CFR Part 435, Subparts A or D.

☐ Yes ☒ No

If **yes**, continue. If **no**, skip to Item 12.g.

2. The facility is an existing facility as defined at 40 CFR § 125.92(k) or a new unit at an existing facility as defined at 40 CFR § 125.92(u).

☐ Yes ☐ No

If **yes**, complete Worksheet 11.0, Items 1.a, 1.b.1-3 and 6, 2.b.1, and 3.a to allow for a determination based upon BPJ. If **no**, skip to Item 12.g.3.

- g. Compliance Phase and Track Selection

1. Phase I - New facility subject to 40 CFR Part 125, Subpart I

☐ Yes ☒ No

If **yes**, check the box next to the compliance track selection, attach the requested information, and complete Worksheet 11.0, Items 2 and 3, and Worksheet 11.2.

- ☐ Track I - AIF greater than 2 MGD, but less than 10 MGD

- Attach information required by *40 CFR §§ 125.86(b)(2)-(4)*.

- ☐ Track I - AIF greater than 10 MGD

- Attach information required by *40 CFR § 125.86(b)*.

- ☐ Track II

- Attach information required by *40 CFR § 125.86(c)*.

Attachment: Click to enter text.

2. Phase II - Existing facility subject to 40 CFR Part 125, Subpart J

☐ Yes ☐ No

If **yes**, complete Worksheets 11.0 through 11.3, as applicable.

3. Phase III - New facility subject to 40 CFR Part 125, Subpart N

☐ Yes ☐ No

If **yes**, check the box next to the compliance track selection and provide the requested information.

- ☐ Track I – Fixed facility
 - Attach information required by 40 CFR § 125.136(b) and complete Worksheet 11.0, Items 2 and 3, and Worksheet 11.2.
- ☐ Track I – Not a fixed facility
 - Attach information required by 40 CFR § 125.136(b) and complete Worksheet 11.0, Item 2 (except CWIS latitude/longitude under Item 2.a).
- ☐ Track II – Fixed facility
 - Attach information required by 40 CFR § 125.136(c) and complete Worksheet 11.0, Items 2 and 3.

Attachment: Click to enter text.

Item 13. Permit Change Requests (Instructions, Page 48)

This item is only applicable to existing permitted facilities.

a. Is the facility requesting a **major amendment** of an existing permit?

☐ Yes ☒ No

If yes, list each request individually and provide the following information: 1) detailed information regarding the scope of each request and 2) a justification for each request. Attach any supplemental information or additional data to support each request.

Click to enter text.

b. Is the facility requesting any **minor amendments** to the permit?

☐ Yes ☒ No

If yes, list and describe each change individually.

Click to enter text.

c. Is the facility requesting any **minor modifications** to the permit?

☐ Yes ☒ No

If yes, list and describe each change individually.

All laboratory tests performed must meet the requirements of *30 TAC Chapter 25, Environmental Testing Laboratory Accreditation and Certification*, which includes the following general exemptions from National Environmental Laboratory Accreditation Program (NELAP) certification requirements:

- The laboratory is an in-house laboratory and is:
 - periodically inspected by the TCEQ; or
 - located in another state and is accredited or inspected by that state; or
 - performing work for another company with a unit located in the same site; or
 - performing pro bono work for a governmental agency or charitable organization.
- The laboratory is accredited under federal law.
- The data are needed for emergency-response activities, and a laboratory accredited under the Texas Laboratory Accreditation Program is not available.
- The laboratory supplies data for which the TCEQ does not offer accreditation.

The applicant should review *30 TAC Chapter 25* for specific requirements.

The following certification statement shall be signed and submitted with every application. See the *Signature Page* section in the Instructions, for a list of designated representatives who may sign the certification.

CERTIFICATION:

I certify that all laboratory tests submitted with this application meet the requirements of *30 TAC Chapter 25, Environmental Testing Laboratory Accreditation and Certification*.

Printed Name: Click to enter text.

Title: Click to enter text.

Signature: _____

Date: _____

Note: The Laboratory Accreditation will be submitted with the pending effluent and soil sampling reports. However, the TLAP application is being submitted to begin the Administrative Review since the past TLAP Permit has now expired.

Click to enter text.

Item 14. Laboratory Accreditation (Instructions, Page 49)

All laboratory tests performed must meet the requirements of *30 TAC Chapter 25, Environmental Testing Laboratory Accreditation and Certification*, which includes the following general exemptions from National Environmental Laboratory Accreditation Program (NELAP) certification requirements:

- The laboratory is an in-house laboratory and is:
 - periodically inspected by the TCEQ; or
 - located in another state and is accredited or inspected by that state; or
 - performing work for another company with a unit located in the same site; or
 - performing pro bono work for a governmental agency or charitable organization.
- The laboratory is accredited under federal law.
- The data are needed for emergency-response activities, and a laboratory accredited under the Texas Laboratory Accreditation Program is not available.
- The laboratory supplies data for which the TCEQ does not offer accreditation.

The applicant should review *30 TAC Chapter 25* for specific requirements.

The following certification statement shall be signed and submitted with every application. See the *Signature Page* section in the Instructions, for a list of designated representatives who may sign the certification.

CERTIFICATION:

I certify that all laboratory tests submitted with this application meet the requirements of *30 TAC Chapter 25, Environmental Testing Laboratory Accreditation and Certification*.

Printed Name: Click to enter text.

Title: Click to enter text.

Signature: _____

Date: _____

INDUSTRIAL WASTEWATER PERMIT APPLICATION WORKSHEET

1.0: EPA CATEGORICAL EFFLUENT GUIDELINES

This worksheet is required for all applications for TPDES permits for discharges of wastewaters subject to EPA categorical effluent limitation guidelines (ELGs).

Item 1. Categorical Industries (Instructions, Page 53)

Is this facility subject to any 40 CFR categorical ELGs outlined on page 53 of the instructions?

☐ Yes ☒ No

If no, this worksheet is not required. If yes, provide the appropriate information below.

40 CFR Effluent Guideline

Industry	40 CFR Part

Item 2. Production/Process Data (Instructions, Page 54)

NOTE: For all TPDES permit applications requesting individual permit coverage for discharges of oil and gas exploration and production wastewater (discharges into or adjacent to water in the state, falling under the Oil and Gas Extraction Effluent Guidelines – 40 CFR Part 435), see Worksheet 12.0, Item 2 instead.

a. Production Data

Provide appropriate data for effluent guidelines with production-based effluent limitations.

Production Data

Subcategory	Actual Quantity/Day	Design Quantity/Day	Units

INDUSTRIAL WASTEWATER PERMIT APPLICATION WORKSHEET

3.0: LAND APPLICATION OF EFFLUENT

This worksheet is required for all applications for a permit to disposal of wastewater by land application (i.e., TLAP)).

Item 1. Type of Disposal System (Instructions, Page 69)

Check the box next to the type of land disposal requested by this application:

- | | |
|--|---|
| ☒ Irrigation | ☐ Subsurface application |
| ☐ Evaporation | ☐ Subsurface soils absorption |
| ☐ Evapotranspiration beds | ☐ Surface application |
| ☐ Drip irrigation system | ☐ Other, specify: Click to enter text. |

Item 2. Land Application Area (Instructions, Page 69)

Land Application Area Information

Effluent Application (gallons/day)	Irrigation Acreage (acres)	Describe land use & indicate type(s) of crop(s)	Public Access? (Y/N)
65,000 (Process WWTR)			
110,000 (Irrigation GW - Yearly Average)	53.6	Golf Course - Turf	Y (Private Course)

Item 3. Annual Cropping Plan (Instructions, Page 69)

Attach the required cropping plan that includes each of the following:

- Cool and warm season plant species
- Breakdown of acreage and percent of total acreage for each crop
- Crop growing season
- Harvesting method/number of harvests
- Minimum/maximum harvest height
- Crop yield goals
- Soils map
- Nitrogen requirements per crop
- Additional fertilizer requirements
- Supplemental watering requirements
- Crop salt tolerances
- Justification for not removing existing vegetation to be irrigated

Item 4. Well and Map Information (Instructions, Page 70)

- a. Check each box to confirm the required information is shown and labeled on the attached USGS map:

- ☒ The exact boundaries of the land application area
- ☒ On-site buildings
- ☒ Waste-disposal or treatment facilities
- ☒ Effluent storage and tailwater control facilities
- ☒ Buffer zones
- ☒ All surface waters in the state onsite and within 500 feet of the property boundaries
- ☒ All water wells within ½-mile of the disposal site, wastewater ponds, or property boundaries
- ☒ All springs and seeps onsite and within 500 feet of the property boundaries

Attachment: L

- b. List and cross reference all water wells located on or within 500 feet of the disposal site, wastewater ponds, or property boundaries in the following table. Attach additional pages as necessary to include all of the wells.

Well and Map Information Table

Well ID	Well Use	Producing? Y/N/U	Open, cased, capped, or plugged?	Proposed Best Management Practice
N/A				

Attachment: Click to enter text.

- c. Groundwater monitoring wells or lysimeters are/will be installed around the land application site or wastewater ponds.

☐ Yes ☒ No

If yes, provide the existing/proposed location of the monitoring wells or lysimeters on the site map attached for Item 4.a. Additionally, attach information on the depth of the wells or lysimeters, sampling schedule, and monitoring parameters for TCEQ review, possible modification, and approval.

Attachment: M (Groundwater Report Below)

- d. Attach a short groundwater technical report using *30 TAC § 309.20(a)(4)* as guidance.
Attachment:

Item 5. Soil Map and Soil Information (Instructions, Page 71)

Check each box to confirm that the following information is attached:

- a. ☒ USDA NRCS Soil Survey Map depicting the area to be used for land application with the locations identified by fields and crops.
- b. ☒ Breakdown of acreage and percent of total acreage for each soil type.
- c. ☒ Copies of laboratory soil analyses. **Attachment: N**

Item 6. Effluent Monitoring Data (Instructions, Page 72)

- a. Completion of Table 14 is required for all renewal and major amendment applications. Complete the table with monitoring data for the previous two years for all parameters regulated in the current permit. An additional table has been provided with blank headers for parameters regulated in the current permit which are not listed in Table 14.

Table 14 for Outfall No.: Click to enter text.

Samples are (check one): ☐ Composite ☐ Grab

[illegible]

Item 7. Pollutant Analysis (Instructions, Page 72)

- Provide the date range of all sampling events conducted to obtain the analytical data submitted with this application (e.g., 05/01/2018-05/30/2018); Click to enter text.
- ☒ Check the box to confirm all samples were collected no more than 12 months prior to the date of application submittal.
- Complete Tables 15 and 16.

Table 15 for Outfall No.: Click to enter text. Samples are (check one): ☐ Composite ☐ Grab

Pollutant	Sample 1 (mg/L)	Sample 2 (mg/L)	Sample 3 (mg/L)	Sample 4 (mg/L)
BOD (5-day)				
CBOD (5-day)				
Chemical oxygen demand				
Total organic carbon				
Dissolved oxygen				
Ammonia nitrogen				
Total suspended solids	Note: The Pollutant Analysis and Soil Analysis are pending and will be submitted once received. The TLAP application is being submitted to begin the Administrative Review since the past TLAP permit has now expired.			
Nitrate nitrogen				
Total organic nitrogen				
Total phosphorus				
Oil and grease				
Total residual chlorine				
Total dissolved solids				
Sulfate				
Chloride				
Fluoride				
Total alkalinity (mg/L as CaCO ₃)				
Temperature (°F)				
pH (standard units)				

Table 16 for Outfall No.: Click to enter text. Samples are (check one): ☐ Composite ☐ Grab

Pollutant	Sample 1 (µg/L)	Sample 2 (µg/L)	Sample 3 (µg/L)	Sample 4 (µg/L)	MAL (µg/L)
Aluminum, total					2.5
Antimony, total					5
Arsenic, total					0.5
Barium, total					3

Item 7. Pollutant Analysis (Instructions, Page 72)

- Provide the date range of all sampling events conducted to obtain the analytical data submitted with this application (e.g., 05/01/2018-05/30/2018): [Click to enter text.](#)
- ☒ Check the box to confirm all samples were collected no more than 12 months prior to the date of application submittal.
- Complete Tables 15 and 16.

Table 15 for Outfall No.: [Click to enter text.](#) Samples are (check one): ☐ Composite ☐ Grab

Pollutant	Sample 1 (mg/L)	Sample 2 (mg/L)	Sample 3 (mg/L)	Sample 4 (mg/L)
BOD (5-day)				
CBOD (5-day)				
Chemical oxygen demand				
Total organic carbon				
Dissolved oxygen				
Ammonia nitrogen				
Total suspended solids				
Nitrate nitrogen				
Total organic nitrogen				
Total phosphorus				
Oil and grease				
Total residual chlorine				
Total dissolved solids				
Sulfate				
Chloride				
Fluoride				
Total alkalinity (mg/L as CaCO ₃)				
Temperature (°F)				
pH (standard units)				

Table 16 for Outfall No.: [Click to enter text.](#) Samples are (check one): ☐ Composite ☐ Grab

Pollutant	Sample 1 (µg/L)	Sample 2 (µg/L)	Sample 3 (µg/L)	Sample 4 (µg/L)	MAL (µg/L)
Aluminum, total					2.5
Antimony, total					5
Arsenic, total					0.5
Barium, total					3

Pollutant	Sample 1 (µg/L)	Sample 2 (µg/L)	Sample 3 (µg/L)	Sample 4 (µg/L)	MAL (µg/L)
Beryllium, total					0.5
Cadmium, total					1
Chromium, total					3
Chromium, hexavalent					3
Chromium, trivalent					N/A
Copper, total					2
Cyanide, available					2/10
Lead, total					0.5
Mercury, total					0.005/0.0005
Nickel, total					2
Selenium, total					5
Silver, total					0.5
Thallium, total					0.5
Zinc, total					5.0

INDUSTRIAL WASTEWATER PERMIT APPLICATION WORKSHEET

3.1: SURFACE LAND APPLICATION AND APPLICATION

This worksheet is **required** for all applications for a permit to disposal of wastewater by surface land application or evaporation.

Item 1. Edwards Aquifer (Instructions, Page 73)

- a. Is the facility subject to *30 TAC Chapter 213*, Edwards Aquifer Rules?

☐ Yes ☒ No

If **no**, proceed to Item 2. If **yes**, complete Items 1.b and 1.c.

- b. Check the box next to the subchapter applicable to the facility.

- ☐ 30 TAC Chapter 213, Subchapter A
☐ 30 TAC Chapter 213, Subchapter B

- c. If *30 TAC Chapter 213, Subchapter A* applies, attach either: 1) a Geologic Assessment (if conducted in accordance with *30 TAC § 213.5*) or 2) a report that contains the following:

- A description of the surface geological units within the proposed land application site and wastewater pond area.
- The location and extent of any sensitive recharge features in the land application site and wastewater pond area
- A list of any proposed BMPs to protect the recharge features.

Attachment: Click to enter text.

Item 2. Surface Spray/Irrigation (Instructions, Page 73)

- a. Provide the following information on the irrigation operations:

Area under irrigation (acres): 53.6

Design application rate (acre-ft/acre/yr): 1.35 (Process WWTR – not including GW irrigation)

Design application frequency (hours/day): 4

Design application frequency (days/week): 7

Design total nitrogen loading rate (lbs nitrogen/acre/year): N/A (Grndwtr EDR waste – Not including fertilizer applied to golf course)

Average slope of the application area (percent): 0 (Golf course)

Maximum slope of the application area (percent): 0 (Golf course)

Irrigation efficiency (percent): 65 – Desert conditions

Effluent conductivity (mmhos/cm): (Pending)

Soil conductivity (mmhos/cm): (Pending)

Curve number: Click to enter text.

Describe the application method and equipment: Golf course irrigation – Low angle spray

- b. Attach a detailed engineering report which includes a water balance, storage volume calculations, and a nitrogen balance. Attachment: [0](#)

Item 3. Evaporation Ponds (Instructions, Page 74)

- a. Daily average effluent flow into ponds: [Click to enter text](#), gallons per day
- b. Attach a separate engineering report of evaporation calculations for average long-term and worst-case critical conditions. Attachment: [Click to enter text](#).

Item 4. Evapotranspiration Beds (Instructions, Page 74)

- a. Provide the following information on the evapotranspiration beds:
 - Number of beds: [Click to enter text](#).
 - Area of bed(s) (acres): [Click to enter text](#).
 - Depth of bed(s) (feet): [Click to enter text](#).
 - Void ratio of soil in the beds: [Click to enter text](#).
 - Storage volume within the beds (include units): [Click to enter text](#).
 - Description of any lining to protect groundwater: [Click to enter text](#).
- b. Attach a certification by a licensed Texas professional engineer that the liner meets TCEQ requirements. Attachment: [Click to enter text](#).
- c. Attach a separate engineering report with water balance, storage volume calculations, and description of the liner. Attachment: [Click to enter text](#).

Item 5. Overland Flow (Instructions, Page 74)

- a. Provide the following information on the overland flow:
 - Area used for application (acres): [Click to enter text](#).
 - Slopes for application area (percent): [Click to enter text](#).
 - Design application rate (gpm/foot of slope width): [Click to enter text](#).
 - Slope length (feet): [Click to enter text](#).
 - Design BOD5 loading rate (lbs BOD5/acre/day): [Click to enter text](#).
 - Design application frequency (hours/day): [Click to enter text](#).
 - Design application frequency (days/week): [Click to enter text](#).
- b. Attach a separate engineering report with the method of application and design requirements according to 30 TAC § 217.212. Attachment: [Click to enter text](#).

Lajitas Water Treatment Plant

TLAP Permit Application

Exhibits Listing

Exhibit A	Core Data Form
Exhibit B	Plain Language Template
Exhibit C	Public Involvement Plan
Exhibit D	TLAP Disposal Area Lease Agreement
Exhibit E	USGS Map
Exhibit F	TLAP Disposal Area
Exhibit G	Landowners' Map
Exhibit H	Original Photos
Exhibit I	Facility Map
Exhibit J	Flow Schematic
Exhibit K	Annual Cropping Plan
Exhibit L	Well and Map Information
Exhibit M	Groundwater Technical Report
Exhibit N	Soil Map and Soil Information
Exhibit O	Water Balance

Exhibit A Core Data Form



TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
☒ New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
☐ Renewal (Core Data Form should be submitted with the renewal form)	☐ Other	
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN 603406604		RN 102079365

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)	
☐ New Customer ☒ Update to Customer Information ☐ Change in Regulated Entity Ownership			
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)			
The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).			
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		If new Customer, enter previous Customer below:	
Lajitas Municipal Services Company LLC			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
800913868	32034356587	32-0225678	
11. Type of Customer:		Partnership: ☐ General ☐ Limited	
☒ Corporation		☐ Individual	
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other		☐ Sole Proprietorship ☐ Other:	
12. Number of Employees		13. Independently Owned and Operated?	
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher		☒ 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:			
14241 Dallas Parkway, Ste 800			
City	Dallas	State	TX
ZIP	75254	ZIP + 4	
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	

18. Telephone Number (469) 317-3424	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							
<i>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).</i>							
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.) Lajitas Water Treatment Plant							
23. Street Address of the Regulated Entity: (No PO Boxes)		New wetland is located about 700-ft north of FM-170 and about 0.5 miles northeast of the Maverick Ranch RV Park entrance.					
City	Lajitas	State	TX	ZIP	79852	ZIP + 4	
24. County		Brewster					

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

25. Description to Physical Location:		Existing WTP located in Lajitas, Texas. The WTP is located about 500 feet south of SH-170 and about 0.3 miles east of the resort hotels, as shown on the application exhibits. The facility is also located approximately 0.31 miles southeast of the intersection of Comanche Mesa Drive and Texas Mountain Trail in the unincorporated resort town of Lajitas, Brewster County, Texas 79852.					
26. Nearest City				State		Nearest ZIP Code	
Lajitas (Private Resort Community)				TX		79852	
<i>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).</i>							
27. Latitude (N) In Decimal:		29.261		28. Longitude (W) In Decimal:		103.771	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
29	15	40.7	103	46	15.4		
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)	
4941		4945		221310		221320	
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.) Resort community and golf course							
34. Mailing Address:		14241 Dallas Parkway, Ste 800					
City	Dallas	State	TX	ZIP	75254	ZIP + 4	
35. E-Mail Address:		Ron@theholmesfirm.com					
36. Telephone Number		37. Extension or Code		38. Fax Number (if applicable)			
(467) 317-3424				() -			

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

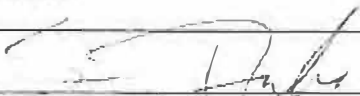
☐ Dam Safety	☐ Districts	☐ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☒ Wastewater	☐ Wastewater Agriculture	☐ Water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

SECTION IV: Preparer Information

40. Name:	Mark Roetzel, P.E.		41. Title:	Project Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address	
(210) 581-1111		(210) 581-5555	mark.roetzel@cdsmuery.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:	Lajitas Municipal Services Company LLC	Job Title:	Vice President Authorized Representative
Name (In Print):	Sonia Aube	Phone:	(214) 981-700
Signature:		Date:	1/6/25

**UNANIMOUS CONSENT IN LIEU OF SPECIAL MEETING
OF THE SOLE MEMBER OF
LAJITAS MUNICIPAL SERVICES COMPANY LLC**

March 6, 2024

The undersigned, being the sole Member of **LAJITAS MUNICIPAL SERVICES COMPANY LLC** (the "**Company**"), does hereby consent to and adopt in all respects the following resolutions and such consent shall have the same force and effect as if such action was taken at a duly called and convened special meeting:

RESOLVED, that the sole Member of the Company hereby authorizes, approves and empowers the following individual to serve as Authorized Representative of the Company, to make sign, execute, endorse and deliver in the name of and on behalf of the Company, any and all documents, including, but not limited to, written instruments, agreements, contracts, deeds, powers of attorney, transfers, assignments, obligations, certificates and other instruments of any other nature, entered into by the Company:

Sonia W. Aube

FURTHER RESOLVED, that the consent contemplated by the foregoing resolution is reasonably expected to benefit the Company, both directly and indirectly.

IN WITNESS WHEREOF, the undersigned has executed this Consent to be effective as of the day, month and year first above written.

SOLE MEMBER:

LAJITAS CAPITAL PARTNERS LLC,
a Texas limited liability company

By: Warren Lajitas Interests LLC,
a Texas limited liability company,
its Managing Member

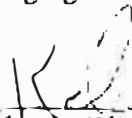
By: 
Kelcy L. Warren, Managing Member

Exhibit B Plain Language Template

The following summary is provided for this pending water quality permit application being reviewed by the Texas Commission on Environmental Quality as required by 30 TAC Chapter 39. The information provided in this summary may change during the technical review of the application and is not a federal enforceable representation of the permit application.

Lajitas Municipal Services Company LLC (CN-603406604) operates the Lajitas Water Treatment Plant (RN-102079365) a 0.3mgd groundwater treatment EDR membrane drinking water plant. The facility is located about 500 feet south of SH-170 and about 0.13 miles southeast of the intersection of Comanche Mesa Drive and Texas Mountain Trail, in the unincorporated resort community town of Lajitas, Brewster County, Texas, 79852. Lajitas is proposing to dispose of membrane wastewater by irrigation on the Lajitas Golf Course. This permit will not authorize a discharge of pollutants into water in the state.

Discharges from the facility are concentrated from the Santa Elena source aquifer, and include chloride, sulfate, iron, calcium, other typical groundwater mineral, and naturally occurring radioactive material (NORM) constituents present in the source aquifer. The source water is treated by electro-dialysis reversal (EDR) membranes to produce a safe drinking water supply, and the process wastewater contains only the source water concentrates.

Exhibit C Public Involvement Plan



Texas Commission on Environmental Quality

Public Involvement Plan Form for Permit and Registration Applications

The Public Involvement Plan is intended to provide applicants and the agency with information about how public outreach will be accomplished for certain types of applications in certain geographical areas of the state. It is intended to apply to new activities; major changes at existing plants, facilities, and processes; and to activities which are likely to have significant interest from the public. This preliminary screening is designed to identify applications that will benefit from an initial assessment of the need for enhanced public outreach.

All applicable sections of this form should be completed and submitted with the permit or registration application. For instructions on how to complete this form, see TCEQ-20960-inst.

Section 1. Preliminary Screening

- ☒ New Permit or Registration Application
☐ New Activity - modification, registration, amendment, facility, etc. (see instructions)

If neither of the above boxes are checked, completion of the form is not required and does not need to be submitted.

Section 2. Secondary Screening

- ☐ Requires public notice,
☐ Considered to have significant public interest, and
☒ Located within any of the following geographical locations:

- Austin
- Dallas
- Fort Worth
- Houston
- San Antonio
- West Texas
- Texas Panhandle
- Along the Texas/Mexico Border
- Other geographical locations should be decided on a case-by-case basis

If all the above boxes are not checked, a Public Involvement Plan is not necessary.
Stop after Section 2 and submit the form.

- ☒ Public Involvement Plan **not** applicable to this application. Provide brief explanation.

Past (and currently proposed) TLAP permit is for irrigation disposal of Lajitas groundwater WTP mem



Exhibit D TLAP Disposal Area Lease Agreement

WHEN RECORDED, RETURN TO:

RONALD L. HOLMES
HOLMES FIRM PC
14241 North Dallas Parkway
Suite 800
Dallas, Texas 75254

ACCESS, STORAGE AND DISPOSAL EASEMENT AGREEMENT

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF BREWSTER

§

THIS ACCESS, STORAGE AND DISPOSAL EASEMENT AGREEMENT (this "Agreement"), is made and entered into by and between LAJITAS CAPITAL PARTNERS LLC a Texas limited liability company ("Grantor"), and LAJITAS MUNICIPAL SERVICES COMPANY LLC, a Texas limited liability company ("Grantee"), as of the date last herein written.

RECITALS:

A. Grantor is the owner of that certain real property located in the unincorporated area of Lajitas, Texas commonly known as the Lajitas Golf Resort and Spa ("Lajitas"), within which is located the golf course known as Black Jack's Crossing, a portion of which golf course, described in EXHIBIT "A" attached hereto, serves as a disposal area, by irrigation, of the waste water effluent from Grantee's Water Treatment Plant (the "Irrigated Area").

B. Grantee has requested, and Grantor is amenable to, providing to Grantee easements for the purposes (the "Easement Purposes") of: (i) laying, repairing and replacing a transport line (the "Transport Line Easement") from Grantee's Water Treatment Plant to the Irrigated Area over, under, upon and across that portion of Grantor's lands within Lajitas as described in EXHIBIT "B" attached hereto (the "Transport Line Easement Area"); (ii) access upon and use of the Irrigated Area for the storage and disposal, by irrigation, of the waste water effluent from Grantee's Water Treatment Plant (the "Disposal Easement") onto the Irrigated Area; and (iii) access over and use of Grantor's lands (the "Ancillary Area") in the immediate area of the Irrigated Area and the Transport Line Easement Area reasonably necessary to effectively carry out the Easement Purposes (the "Ancillary Easement").

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged and confessed by the parties hereto, Grantor and Grantee do hereby agree as follows:

1. Grantor has GRANTED, and by these presents does hereby GRANT, unto Grantee

for the benefit of Grantee, on a non-exclusive, perpetual, and limited basis the Transport Line Easement, the Disposal Easement and the Ancillary Easement (together, the "Easements") in, over, upon, across and under, respectively, the Transport Line Easement Area, the Irrigated Area and the Ancillary Area (together, the "Easement Areas") for the Easement Purposes.

2. **TO HAVE AND TO HOLD** the Easements unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, and its successors and assigns, to warrant and forever defend all and singular the Easements granted herein, unto Grantee, and its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, but subject to all matters of public record which are and remain valid and enforceable as to the Easement Areas.

3. Grantor hereby reserves and retains unto itself, its successors and assigns, the non-exclusive right to use the Easement Areas for the playing of golf and the maintenance, repair and replacement of the golf course within the Irrigated Area. In furtherance of the forgoing, Grantee shall provide to Grantor, in advance and on a routine basis, a schedule of activities to be conducted in the Easement Areas, shall coordinate those activities in advance with the General Manager of Black Jack's Crossing, and shall conduct such activities in a manner to minimize interference with the players within the Irrigated Area and the maintenance, repair and replacement of the Irrigated Area by Grantor.

4. Grantee shall provide to Grantor evidence of insurance, insuring Grantee against claims for personal injury and property damage, in amounts, with coverages and by issuers reasonably acceptable to Grantor, naming Grantor as additional insured by endorsement, and shall do so at least thirty (30) days prior to expiration of the current term thereof.

5. Grantee shall be responsible for maintaining all of Grantee's property within the Easement Areas in good working condition. To the extent any of such property is visible above ground, Grantee shall cause same to be painted or screened in a manner reasonably acceptable to Grantor.

6. Grantee acknowledges that working within, on or around a golf course presents certain inherent risks, such as golf balls travelling at high speeds and sometimes in errant directions not consistent with the golf course design. **Grantee hereby assumes such risks when working within, on or around the Irrigated Area and hereby indemnifies, holds harmless and agrees to defend Grantor from and against any and all claims for personal injury or property damage of those employed or engaged by Grantee to perform work or services for Grantee within, on or around the Irrigated area.**

7. This Agreement may be executed in any number of counterparts, each of which shall be an original, and all of such counterparts together shall be deemed to constitute one original agreement.

8. This Agreement constitutes the entire agreement between Grantor and Grantee relating to the subject matter hereof. Any oral representations or agreements made prior to or contemporaneously with this Agreement are superseded by this Agreement. Any amendment to this Agreement must be in writing and signed by Grantor and Grantee.

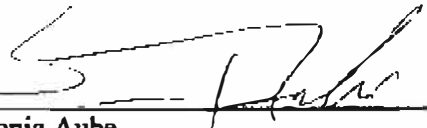
9. In the event any controversy, claim or dispute arises relating to this Agreement, then the prevailing party in any judicial proceeding concerning such controversy, claim or dispute shall be entitled, in addition to any other remedies to which it may be entitled, at law or in equity, to recover its reasonable attorneys' fees and costs of court.

10. This Agreement shall be governed and construed in accordance with laws of the state of Texas. All obligations of the parties hereto shall be performed in Brewster County, Texas.

DATED effective as of July 2, 2025.

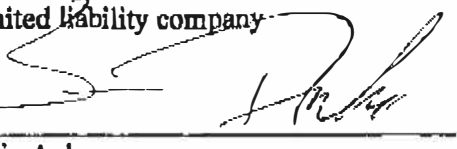
GRANTOR:

LAJITAS CAPITAL PARTNERS LLC
a Texas limited liability company

By: 
Name: Sonia Aube
Its: Authorized Representative

GRANTEE:

LAJITAS MUNICIPAL SERVICES COMPANY LLC
a Texas limited liability company

By: 
Name: Sonia Aube
Its: Authorized Representative

STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

This instrument was acknowledged before me on the 2nd day of July, 2025, by SONIA AUBE, an authorized representative of LAJITAS CAPITAL PARTNERS LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same for the purposes therein expressed and the capacity therein stated.





Notary Public, State of Texas
Katherine Morgan
[Print or Type Name of Notary]

My Commission Expires:

01/07/2028

STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

This instrument was acknowledged before me on the 2nd day of July, 2025, by SONIA AUBE, an authorized representative of LAJITAS MUNICIPAL SERVICES LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same for the purposes therein expressed and the capacity therein stated.





Notary Public, State of Texas
Katherine Morgan
[Print or Type Name of Notary]

My Commission Expires:

01/07/2028

EXHIBIT "A"

IRRIGATED AREA



**LAJITAS CAPITAL PARTNERS, LLC
VARIABLE WIDTH EASEMENT
BREWSTER COUNTY, TEXAS
188.44 ACRE TRACT**

EXHIBIT "A"

BEING a 188.44 acre (8,208,337 square feet) tract of land lying in the T.C. RR. Co. Section 37, Block 341, Abstract 5162, the T.C. RR. Co. Section 100, Block 341, Abstract 9053, same being a portion of a tract of land as described as "Exhibit A" in a deed to Lajitas Capital Partners, LLC, and recorded in volume 265, page 127, Official Public Records, Brewster County, Texas, same also being described by a drawing (Lajitas Easement.dwg dated June 25, 2025) attached to and made part hereof and more particularly described as follows:

COMMENCING at a brass cap found in concrete for an interior angle corner of the aforementioned Lajitas Capital Partners tract, an exterior angle corner of Big Bend National Park, the northwest corner of the T.C. RR. Co. Section 39, Block 341, Abstract 1556 and the southwest corner of the aforementioned T.C. RR. Co. Section 100;

THENCE across the lands of the aforementioned Lajitas Capital Partners tract, N44°27'55"W a distance of 35.37 feet to a point for the **POINT OF BEGINNING** and an interior angle corner of the herein described 188.44 acre tract;

THENCE across the lands of the aforementioned Lajitas Capital Partners tract the following thirty-four (34) courses:

S00°31'33"W a distance of 3,105.00 feet to a point;

S20°05'31"W a distance of 1,110.74 feet to a point;

S10°53'10"E a distance of 622.55 feet to a point;

S32°31'16"W a distance of 309.93 feet to a point;

N53°39'45"W a distance of 566.76 feet to a point;

S84°52'18"W a distance of 289.07 feet to a point;

N83°12'51"W a distance of 393.52 feet to a point;

N88°47'31"W a distance of 357.17 feet to a point;

N75°54'08"W a distance of 115.19 feet to a point;

N19°09'36"E a distance of 125.04 feet to a point;

N74°17'23"E a distance of 185.57 feet to a point;

N46°53'35"E a distance of 333.48 feet to a point;

**LAJITAS CAPITAL PARTNERS, LLC
VARIABLE WIDTH EASEMENT
BREWSTER COUNTY, TEXAS
188.44 ACRE TRACT**

N36°52'25"E a distance of 486.01 feet to a point of curvature;

Along a curve to the left having a radius of 613.81', length 344.55', delta 32°09'43" and a chord that bears N07°58'43"E a distance of 340.05 feet to a point of reverse curvature;

Along a curve to the right having a radius of 793.71', length 231.18', delta 16°41'17" and a chord that bears N19°55'00"E a distance of 230.36 feet to a point of reverse curvature;

Along a curve to the left having a radius of 2,957.09', length 454.60', delta 08°48'30" and a chord that bears N18°58'39"E a distance of 454.15 feet to a point of compound curvature;

Along a curve to the left having a radius of 771.42', length 580.20', delta 43°05'34" and a chord that bears N25°21'06"W a distance of 566.62 feet to a point of reverse curvature;

Along a curve to the right having a radius of 13,234.87', length 449.02', delta 01°56'38" and a chord that bears N37°53'11"W a distance of 448.99 feet to a point of compound curvature;

Along a curve to the right having a radius of 457.58', length 180.00', delta 22°32'16" and a chord that bears N23°26'47"W a distance of 178.84 feet to a point of compound curvature;

Along a curve to the right having a radius of 174.16', length 122.00', delta 40°08'12" and a chord that bears N11°33'05"E a distance of 119.52 feet to a point of tangency;

N31°30'40"E a distance of 720.19 feet to a point of curvature;

Along a curve to the left having a radius of 450.76', length 349.77', delta 44°27'33" and a chord that bears N14°07'43"E a distance of 341.06 feet to a point of tangency;

N14°48'12"W a distance of 258.02 feet to a point;

N16°53'51"W a distance of 428.69 feet to a point;

N35°14'13"W a distance of 1,333.96 feet to a point;

N21°52'16"W a distance of 540.03 feet to a point of curvature;

Along a curve to the right having a radius of 81.77', length 151.08', delta 105°51'27" and a chord that bears N32°16'35"E a distance of 130.49 feet to a point of compound curvature;

Along a curve to the right having a radius of 1,612.53', length 372.61', delta 13°14'22" and a chord that bears S89°36'01"E a distance of 371.78 feet to a point of compound curvature;

**LAJITAS CAPITAL PARTNERS, LLC
VARIABLE WIDTH EASEMENT
BREWSTER COUNTY, TEXAS
188.44 ACRE TRACT**

Along a curve to the right having a radius of 2,051.03', length 1,033.12', delta 28°51'37" and a chord that bears S68°56'14"E a distance of 1,022.23 feet to a point of reverse curvature;

Along a curve to the left having a radius of 2,666.96', length 558.25', delta 11°59'35" and a chord that bears S38°32'54"E a distance of 557.23 feet to a point of compound curvature;

Along a curve to the left having a radius of 3,252.14', length 599.22', delta 10°33'25" and a chord that bears S52°20'45"E a distance of 598.37 feet to a point of compound curvature;

Along a curve to the left having a radius of 1,477.45', length 428.69', delta 16°37'28" and a chord that bears S67°22'49"E a distance of 427.18 feet to a point of tangency;

S00°58'05"W a distance of 259.52 feet to a point;

N89°27'23"W a distance of 304.09 feet to the **PLACE OF BEGINNING** and containing 188.44 acres (8,208,336 square feet) of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone. All distances and coordinates are surface, (Grid X 1.00024 = Surface).
U.S. Survey Feet.

THE STATE OF TEXAS X
 X **KNOWN TO ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR X

I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision from March of 2024 thru May of 2025.

Date 27 day of June 2025 A.D.




Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

Pg. 4 of 5

CDS JOB NO. 121188.26

BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE, NAD
1983(2011), EPOCH:2010
TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES SHOWN ARE
SURFACE. (GRID X 1.00024 = SURFACE)

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY
ONLY. PROPERTY OWNER NAMES OBTAINED FROM
THE BREWSTER COUNTY, TEXAS, APPRAISAL DISTRICT.

LAJITAS CAPITAL
PARTNERS, LLC
"EXHIBIT A"
VOL. 265, PG. 127
O.P.R.B.C.

VARIABLE WIDTH PERMANENT
EASEMENT 188.44 ACRES
(SQUARE FEET = 8,208,337)

T.C. RR. CO.
SECTION 37,
BLOCK 341,
ABSTRACT 5182

T.C. RR. CO.
SECTION 100,
BLOCK 341,
ABSTRACT 9059

T.C. RR. CO.
SECTION 39,
BLOCK 341,
ABSTRACT 1556

BIG BEND
NATIONAL
PARK

SEE
DETAIL

BRASS DISK
FOUND IN
CONCRETE

MATCHLINE PAGE 5

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C9	81.77'	151.08'	105°51'27"	N32°16'35"E	130.49'
C10	1,612.53'	372.61'	13°14'22"	S89°36'01"E	371.78'
C11	2,051.03'	1,033.12'	28°51'37"	S68°56'14"E	1,022.23'
C12	2,666.96'	558.25'	11°59'35"	S38°32'54"E	557.23'
C13	3,252.14'	599.22'	10°33'25"	S52°20'45"E	598.37'
C14	1,477.45'	428.69'	16°37'28"	S67°22'49"E	427.18'

LINE	BEARING	DISTANCE
L1	N44°27'55"W	35.37'
L13	N16°53'51"W	428.69'
L14	N35°14'13"W	1,333.96'
L15	N21°52'16"W	540.03'
L16	S00°58'05"W	259.52'
L17	N89°27'23"W	304.09'

LEGEND

- - FOUND MONUMENTATION
- - UNMONUMENTED POINT
- POB - PLACE OF BEGINNING
- POC - PLACE OF COMMENCEMENT
- - PROPERTY LINES
- - - - - APPROXIMATE SURVEY LINES
- REFERENCE LINE
- O.P.R.B.C. - OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

0 500' 1000'

SCALE IN FEET
1"=500'

POB

N: 13,671,564.29
E: 447,850.12



CDS muery
ENGINEERS | SURVEYORS
100 W. LOOP 410, STE. 200, SAN ANTONIO, TEXAS 78210
(210) 581-1111 | TOLL FREE 1-800-333-1111 | FAX 210-581-1111

DRAWN BY:

J.R.F.

DATE:

06/26/2025

DRAWING NAME:

_LAJITAS EASEMENT.DWG

188.44 ACRES
BREWSTER COUNTY,
TEXAS

T.C. RR. CO.
SECTION 37,
BLOCK 341,
ABSTRACT 5162

LAJITAS CAPITAL
PARTNERS, LLC
"EXHIBIT A"
VOL. 265, PG. 127
O.P.R.B.C.

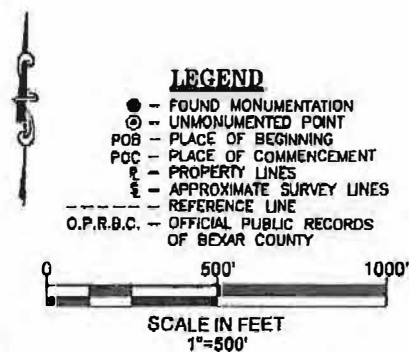
T.C. RR. CO.
SECTION 39,
BLOCK 341,
ABSTRACT 1556

BIG BEND
NATIONAL
PARK

LINE	BEARING	DISTANCE
L2	S32°31'16"W	309.93'
L3	N53°39'45"W	566.76'
L4	S84°52'18"W	289.07'
L5	N83°12'51"W	393.52'
L6	N88°47'31"W	357.17'
L7	N75°54'08"W	115.19'
L8	N19°09'36"E	125.04'
L9	N74°17'23"E	185.57'
L10	N46°53'35"E	333.48'
L11	N36°52'25"E	486.01'
L12	N14°48'12"W	258.02'

VARIABLE WIDTH PERMANENT
EASEMENT 188.44 ACRES
(SQUARE FEET = 8,208,337)

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	613.81'	344.55'	32°09'43"	N7°58'43"E	340.05'
C2	793.71'	231.18'	16°41'17"	N19°55'00"E	230.36'
C3	2,957.09'	454.60'	8°48'30"	N18°58'39"E	454.15'
C4	771.42'	580.20'	43°05'34"	N25°21'06"W	566.62'
C5	13,234.87'	449.02'	1°56'38"	N37°53'11"W	448.99'
C6	457.58'	180.00'	22°32'16"	N23°26'47"W	178.84'
C7	174.16'	122.00'	40°08'12"	N11°33'05"E	119.52'
C8	450.76'	349.77'	44°27'33"	N14°07'43"E	341.06'



RIO GRANDE
(APPROXIMATE LIMITS)

— - REFERENCE LINE

EXHIBIT "B"

TRANSPORT LINE EASEMENT AREA



**LAJITAS CAPITAL PARTNERS, LLC
10' WIDE PERMANENT WATERLINE EASEMENT
BREWSTER COUNTY, TEXAS
0.286 OF AN ACRE TRACT**

EXHIBIT "A"

BEING a 0.286 of an acre (12,454 square feet) tract of land lying in the T.C. RR. Co. Section 37, Block 341, Abstract 5162, Brewster County, Texas, same being a portion of a tract of land as described as "Exhibit A" in a deed to Lajitas Capital Partners, LLC, and recorded in volume 265, page 127, Official Public Records, Brewster County, Texas, same also being described by a drawing (121166.26_Lajitas 10' Water Easement.dwg dated June 24, 2025) attached to and made part hereof and more particularly described as follows:

COMMENCING at a brass cap found in concrete for an interior angle corner of the aforementioned Lajitas Capital Partners tract, an exterior angle corner of Big Bend National Park, the northwest corner of the T.C. RR. Co. Section 39, Block 341, Abstract 1556 and the southwest corner of the T.C. RR. Co. Section 100, Block 341, Abstract 9053;

THENCE across the lands of the aforementioned Lajitas Capital Partners tract, N36°45'09"W a distance of 1,556.85 feet to a point for the **POINT OF BEGINNING** and the most southerly southeast corner of the herein described 0.286 of an acre tract;

THENCE across the lands of the aforementioned Lajitas Capital Partners tract the following nine (9) courses:

N54°44'49"W a distance of 17.18 feet to a point;

N19°08'06"W a distance of 300.80 feet to a point;

N43°24'57"E a distance of 210.20 feet to a point;

N81°30'59"E a distance of 287.93 feet to a point;

N65°28'57"E a distance of 447.42 feet to a point;

S26°44'25"E a distance of 10.01 feet to a point, from which a brass disk found in concrete bears S55°39'25"E a distance of 3,435.94 feet for an interior angle corner of the aforementioned Lajitas Capital Partners tract, an exterior angle corner of the aforementioned Big Bend National Park, the southeast corner of the aforementioned T.C. RR. Co. Section 100, the northeast corner of the aforementioned T.C. RR. Co. Section 39, and an angle corner of the Thomas V. Skaggs Survey 92, Block 341, Abstract 9050;

S65°28'57"W a distance of 449.22 feet to a point;

S81°30'59"W a distance of 285.89 feet to a point;

S43°24'57"W a distance of 200.67 feet to a point;

**LAJITAS CAPITAL PARTNERS, LLC
10' WIDE PERMANENT WATERLINE EASEMENT
BREWSTER COUNTY, TEXAS
0.286 OF AN ACRE TRACT**

S19°08'06"E a distance of 308.69 feet to the **PLACE OF BEGINNING** and containing 0.286 of an acre (12,454 square feet) of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone. All distances and coordinates are surface, (Grid X 1.00024 = Surface).
U.S. Survey Feet.

**THE STATE OF TEXAS X
 X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X**

I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision from March of 2024 thru May of 2025.

Date 27 day of June 2025 A.D.




Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

MATCHLINE

Pg. 3 of 3

CDS JOB NO. 121166.26

BEARING BASIS: GRID NORTH
 COORDINATE SYSTEM: TEXAS STATE PLANE, NAD
 1983(2011), EPOCH:2010
 TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES SHOWN ARE
 SURFACE. (GRID X 1.00024 = SURFACE)
 US SURVEY FEET

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY
 ONLY. PROPERTY OWNER NAMES OBTAINED FROM
 THE BREWSTER COUNTY, TEXAS, APPRAISAL DISTRICT.

LINE	BEARING	DISTANCE
L1	N54°44'49"W	17.18'
L2	S26°44'25"E	10.01'

T.C. RR. CO.
 SECTION 37,
 BLOCK 341,
 ABSTRACT 5162

LAJITAS CAPITAL
 PARTNERS, LLC
 "EXHIBIT A"
 VOL. 265, PG. 127
 O.P.R.B.C.

10' WIDE PERMANENT WATERLINE
 EASEMENT 0.286 OF AN ACRE
 (SQUARE FEET = 12,454)

THOMAS V. SKAGGS
 SURVEY 92,
 BLOCK 341,
 ABSTRACT 9050

T.C. RR. CO.
 SECTION 100,
 BLOCK 341,
 ABSTRACT 9053

BIG BEND
 NATIONAL
 PARK

T.C. RR. CO.
 SECTION 39,
 BLOCK 341,
 ABSTRACT 1556

T.C. RR. CO.
 SECTION 100,
 BLOCK 341,
 ABSTRACT 9053

BIG BEND
 NATIONAL
 PARK

T.C. RR. CO.
 SECTION 39,
 BLOCK 341,
 ABSTRACT 1556

POB
 N: 13,672,789.23
 E: 446,946.49

T.C. RR. CO.
 SECTION 37,
 BLOCK 341,
 ABSTRACT 5162

LEGEND

- FOUND MONUMENTATION
- UNMONUMENTED POINT
- POB PLACE OF BEGINNING
- POC PLACE OF COMMENCEMENT
- PROPERTY LINES
- - - APPROXIMATE SURVEY LINES
- R.O.W. RIGHT-OF-WAY
- - - REFERENCE LINE
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS
OF BREWSTER COUNTY

100' 50' 0 100'



CDS muery
 ENGINEERS | SURVEYORS
 100 NE LOOP 410, STE 300 | SAN ANTONIO, TEXAS 78215
 (210) 581-1111 | TDP# NO. 1723 | TDP#S NO. 100405 00

DRAWN BY:
 J.R.F.

DATE:
 06/24/2025

DRAWING NAME:
 121166.26_LAJITAS 10' WATER EASEMENT.DWG

10' WATERLINE
 0.286 OF AN ACRE
 BREWSTER COUNTY

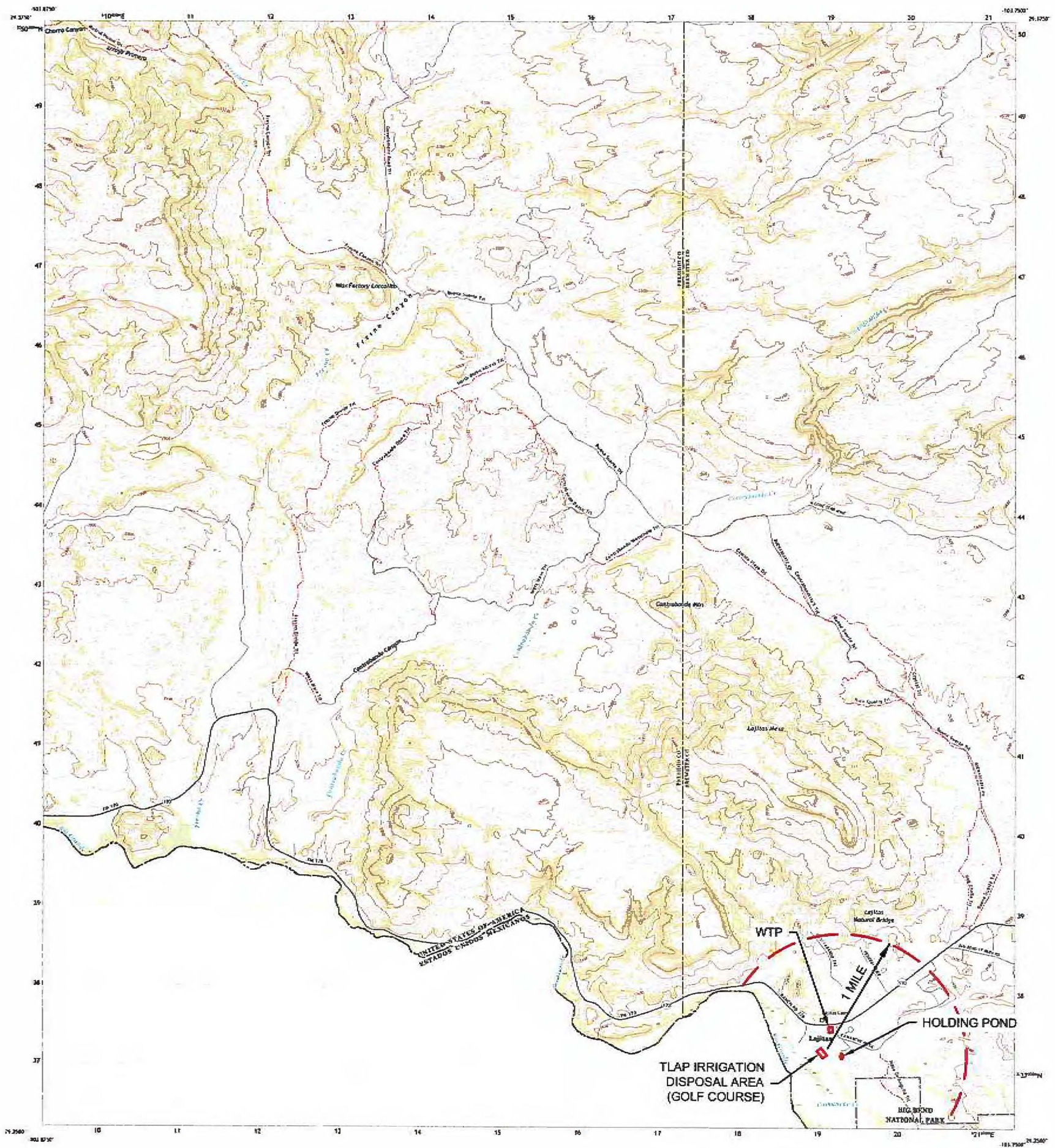
Exhibit E USGS Map



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



LAJITAS QUADRANGLE
TEXAS
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
Vertical Geoid Datum of 1988 (GDA88)
Projection and
1:250,000 scale (National Topographic Series, Zone 14)
This map is not a legal document. Boundaries may be
different from the legal boundaries. For more information
regarding boundaries, please contact the appropriate
authorities.



ROAD CLASSIFICATION
Expressway
Secondary Road
Local Road
Unimproved Road
US Route
State Route

LAJITAS, TX, CHN
1011



USGS MAP

CDS muery
ENGINEERS & SURVEYORS
100 N. LOOP W. STE. 300 | SAN ANTONIO, TEXAS 78204
(214) 591-1111 | FAX: (214) 591-1111 | TOLL FREE: 1-800-455-0000

SCALE: AS NOTED

DRAWN BY: CDSm

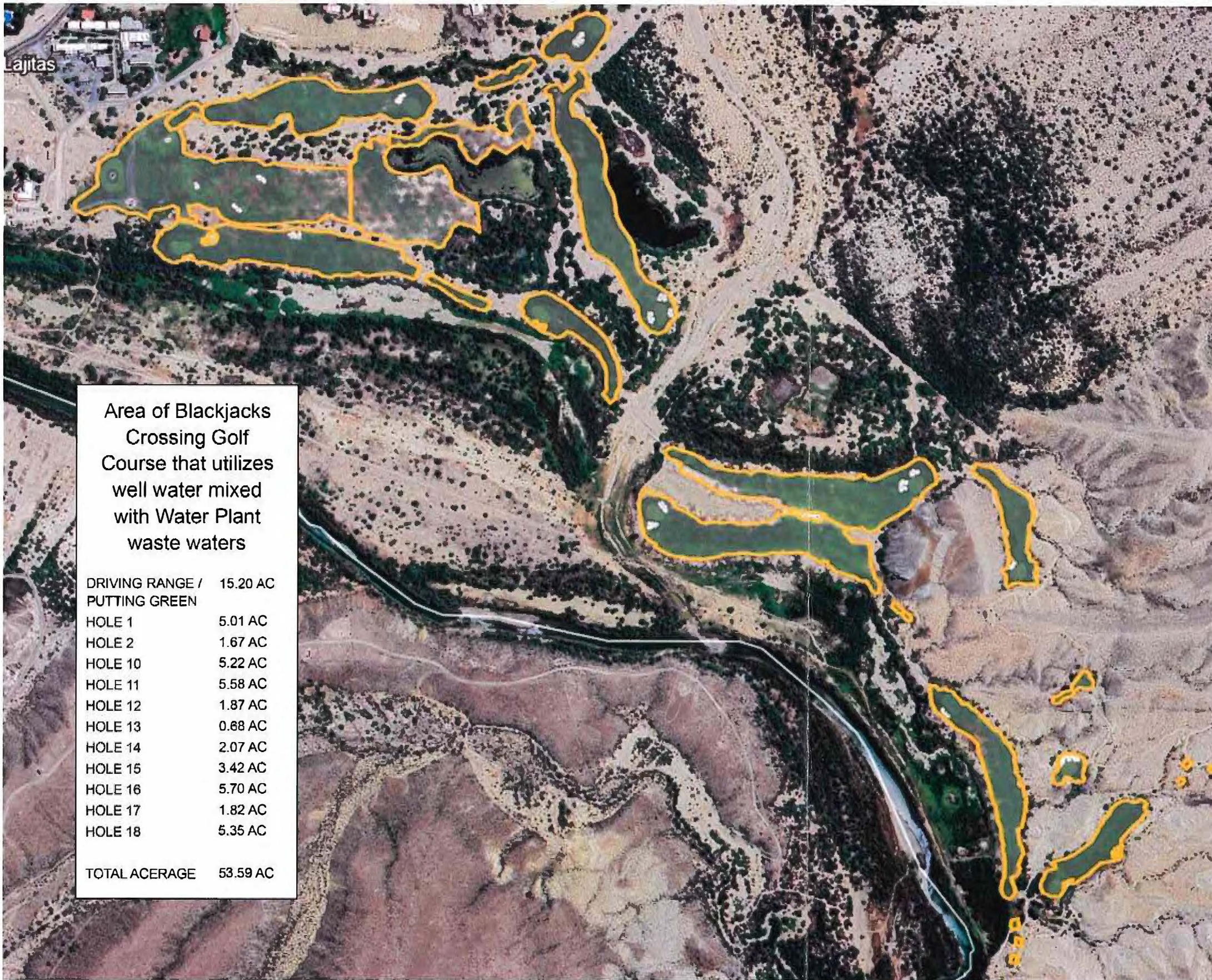
TLAP PERMIT EXHIBITS.DWG

DATE: JUNE 2025

REV.

EXHIBIT - E

Exhibit F TLAP Disposal Area

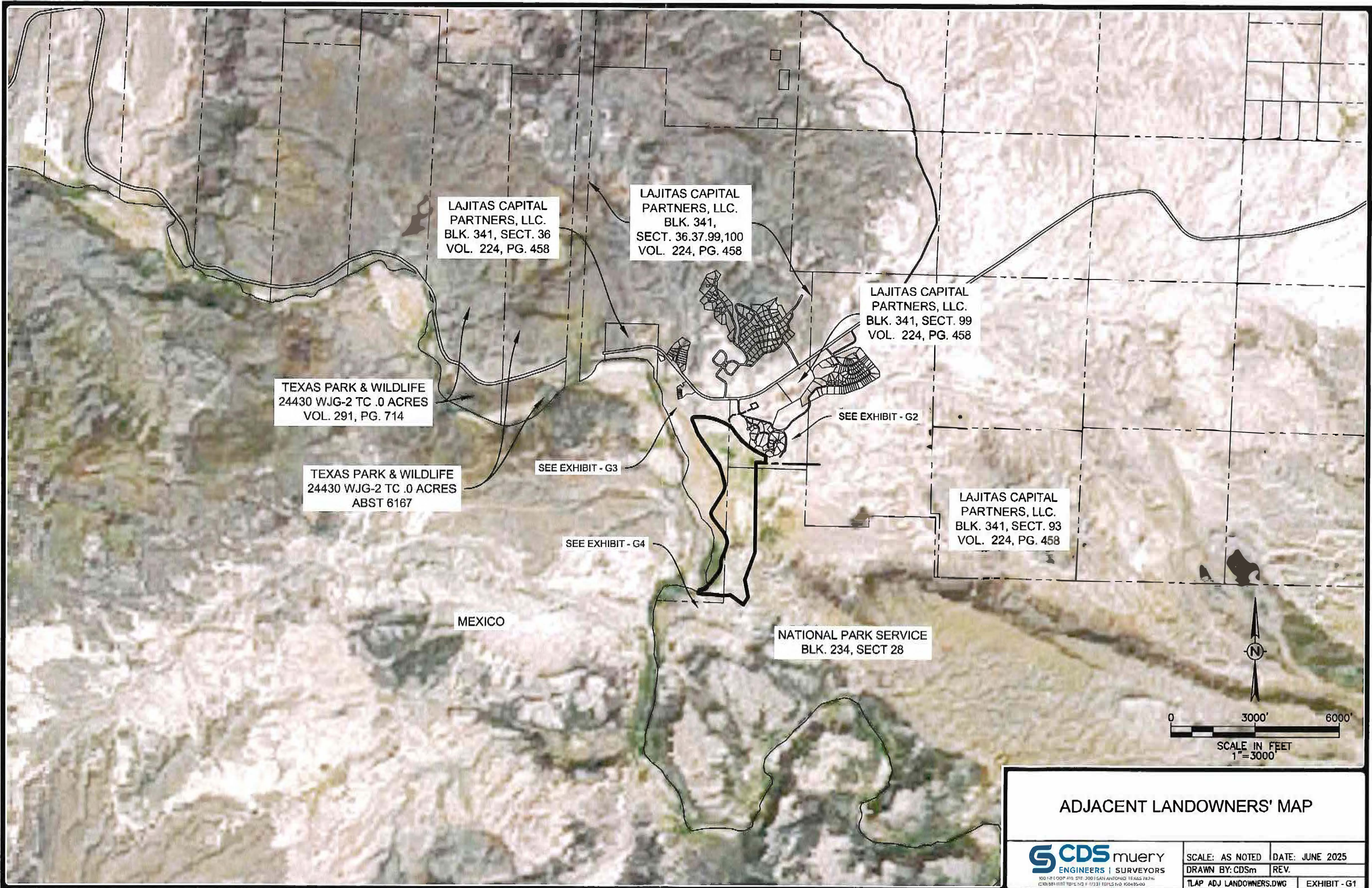


Area of Blackjacks
Crossing Golf
Course that utilizes
well water mixed
with Water Plant
waste waters

DRIVING RANGE / PUTTING GREEN	15.20 AC
HOLE 1	5.01 AC
HOLE 2	1.67 AC
HOLE 10	5.22 AC
HOLE 11	5.58 AC
HOLE 12	1.87 AC
HOLE 13	0.88 AC
HOLE 14	2.07 AC
HOLE 15	3.42 AC
HOLE 16	5.70 AC
HOLE 17	1.82 AC
HOLE 18	5.35 AC
TOTAL ACERAGE	53.59 AC

TLAP DISPOSAL AREA

P:\A005\2021\121166-25 Lajitas - WTP TLAP Permit Application\Civil 3D\Drawings\Engineer\TLAP Adj Landowners.dwg



ADJACENT LANDOWNERS' MAP

CDS muery
ENGINEERS | SURVEYORS
1001 E. I-10, STE. 300 | SAN ANTONIO, TEXAS 78216
C1018811111 | TEL: 214-773-1111 | FAX: 214-773-1111

SCALE: AS NOTED	DATE: JUNE 2025
DRAWN BY: CDSm	REV.
TLAP ADJ LANDOWNERS.DWG	EXHIBIT - G1

WATER TREATMENT PLANT
LAJITAS MUNICIPAL SERVICE COMPANY, LLC.

①
LAJITAS CAPITAL
PARTNERS, LLC.

①
LAJITAS CAPITAL
PARTNERS, LLC.

⑩
WITTMANN PETE
BLK. 1, LOT 22

WITTMANN PETE
BLK. 1, LOT 21

LCP, LLC.
BLK. 1,
LOT 19

LCP, LLC.
BLK. 1,
LOT 17

MULTIPLE OWNERS
BLK. 1,
LOT 18 & 20

LCP, LLC.
BLK. 1,
LOT 16

⑨
LCP, LLC.
BLK. 1,
LOT 23

⑧
LCP, LLC.
BLK. 1,
LOT 24

⑦
LCP, LLC.
BLK. 1, LOT 26

COMANCHE
HILLS

⑥
STUDIO LAJITAS, LLC.
BLK. 1, LOT 27

BURDINE
COMPANIES LTD.
BLK. 1, LOT 15

LCP, LLC.
BLK. 1,
LOT 14

HUGHES AMATION,
LLC.
BLK. 1, LOT 7

HURT PAUL D
& RENEE
BLK. 1, LOT 6

WHEELER
REVOCABLE TRUST
BLK. 1, LOT 8

SEIMS DOUG
& BROOKE
BLK. 1, LOT 5

⑤
LAJITAS AMIGOS, LLC.
BLK. 1, LOT 28

④
PITBULL PROPERTIES, LLC.
LOT 1

MCREYNOLDS
LAJITAS
INTERESTS, LLC.
BLK. 1, LOT 13

MCREYNOLDS
LAJITAS
INTERESTS, LLC.
BLK. 1, LOT 9

MCREYNOLDS
LAJITAS
INTERESTS, LLC.
BLK. 1, LOT 10

KELLY THOMAS E.
BLK. 1, LOT 12

KELLY THOMAS E.
BLK. 1, LOT 11

BRAGGER URS
BLK. 1, LOT 4

HINDSIGHT, LLC.
BLK. 1, LOT 3

③
MORGAN MICKEY
BLK. 1, LOT 2

①
LAJITAS CAPITAL
PARTNERS, LLC.

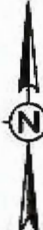
TLAP IRRIGATION
DISPOSAL AREA

25'

②
NATIONAL PARK
SERVICE
BLK. 234, SECT. 28

①
LAJITAS CAPITAL
PARTNERS, LLC.

25'



0 200' 400'

SCALE IN FEET
1"=200'

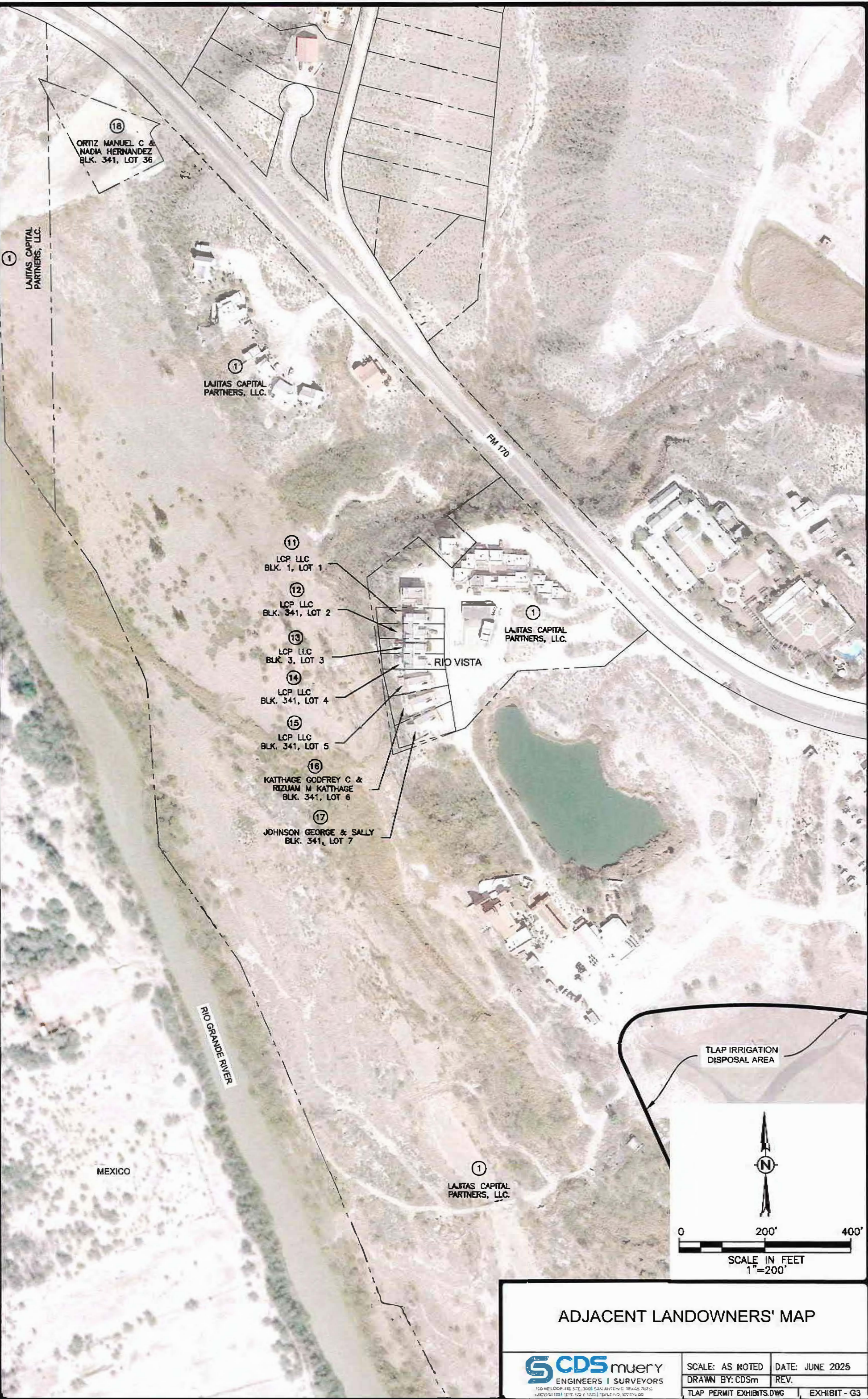
ADJACENT LANDOWNERS' MAP

CDS muery
ENGINEERS | SURVEYORS
100 N. LOOP E. STE. 200 DALLAS, TEXAS 75246
(214) 581-1111 | TEXAS REG. F-00331 | TSPS NO. 102435-00

SCALE: AS NOTED	DATE: JUNE 2025
DRAWN BY: CDSm	REV.
TLAP PERMIT EXHIBITS.DWG	EXHIBIT - G2

P:\J065\2021\121168.25 Lajitas - WTP TLAP Permit Application\Civil_20'Dwg\Engineer\TLAP Permit Exhibits.dwg

F:\JOBS\2021\121166.25 Lajitas - WTP TLAP Permit Application\Civil 3D\Drawings\TLAP Permit Exhibits.dwg



ADJACENT LANDOWNERS' MAP

CDS muery
ENGINEERS | SURVEYORS
1506 E. LOOP W. STE. 300 SAN ANTONIO, TEXAS 78207
(210) 341-1111 FAX (210) 341-1122

SCALE: AS NOTED	DATE: JUNE 2025
DRAWN BY: CDSm	REV.
TLAP PERMIT EXHIBITS.DWG	EXHIBIT - G3

①
LAJITAS CAPITAL
PARTNERS, LLC.

①
LAJITAS CAPITAL
PARTNERS, LLC.

②
NATIONAL PARK
SERVICE
BLK. 234, SECT. 28

25'

RIO GRANDE RIVER

MEXICO

TLAP IRRIGATION
DISPOSAL AREA

①
LAJITAS CAPITAL
PARTNERS, LLC.

②
NATIONAL PARK
SERVICE
BLK. 234, SECT. 28

①
LAJITAS CAPITAL
PARTNERS, LLC.

②
NATIONAL PARK
SERVICE
BLK. 234, SECT. 28



0 300' 600'
SCALE IN FEET
1"=300'

ADJACENT LANDOWNERS' MAP

CDS muery
ENGINEERS | SURVEYORS
1001 N. LOOP W. STE. 200 | SAN ANTONIO, TEXAS 78205
210.581.1111 | TEXAS REG. F-7932 | EIT REG. NO. 332455-02

SCALE: AS NOTED	DATE: JUNE 2025
DRAWN BY: CDSm	REV.
TLAP PERMIT EXHIBITS.DWG	EXHIBIT - G4

Lajitas TLAP Permit- Landowners

- 1 Lajitas Capital Partners LLC
8111 Westchester Drive, Ste. 600
Dallas, Tx. 75225
- 2 National Park Service
Land Resources Program Center
P.O. Box 25287
Denver, Co. 80225
- 3 Mickey and Michelle Morgan
P.O. Box 260
Aubrey, Tx. 76227
- 4 Pitbull Properties LLC
6 Desta Drive, Ste 1000
Midland, Texas 79705
- 5 Lajitas Amigos LLC
940 Mary Preiss
New Braunfels, Tx. 78132
- 6 Studio Lajitas LLC
1300 W. Lynn St. Ste. 110
Austin, Tx. 78703
- 7 Lajitas Capital Partners LLC
8111 Westchester Drive, Ste. 600
Dallas, Tx. 75225
- 8 Lajitas Capital Partners LLC
8111 Westchester Drive, Ste. 600
Dallas, Tx. 75225

- 9 Lajitas Capital Partners LLC
8111 Westchester Drive, Ste. 600
Dallas, Tx. 75225
- 10 Wittmann Pete
4814 Kelsey
Dallas, Tx. 75229
- 11 Lajitas Capital Partners LLC
8111 Westchester Drive, Ste. 600
Dallas, Tx. 75225
- 12 Lajitas Capital Partners LLC
8111 Westchester Drive, Ste. 600
Dallas, Tx. 75225
- 13 Lajitas Capital Partners LLC
8111 Westchester Drive, Ste. 600
Dallas, Tx. 75225
- 14 Lajitas Capital Partners LLC
8111 Westchester Drive, Ste. 600
Dallas, Tx. 75225
- 15 Lajitas Capital Partners LLC
8111 Westchester Drive, Ste. 600
Dallas, Tx. 75225
- 16 Katthage Godfrey C & Rizuam M Katthage
Revocable Trust
10 County Road 3663
Splendora, Tx. 77372

17 Ortiz Manuel C and Nadia Hernandez
P.O. Box 29
Iraan, Tx. 79744

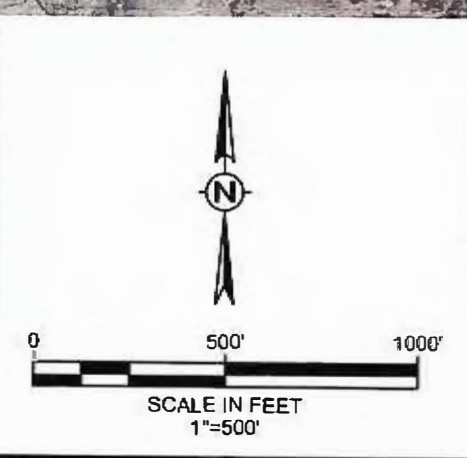
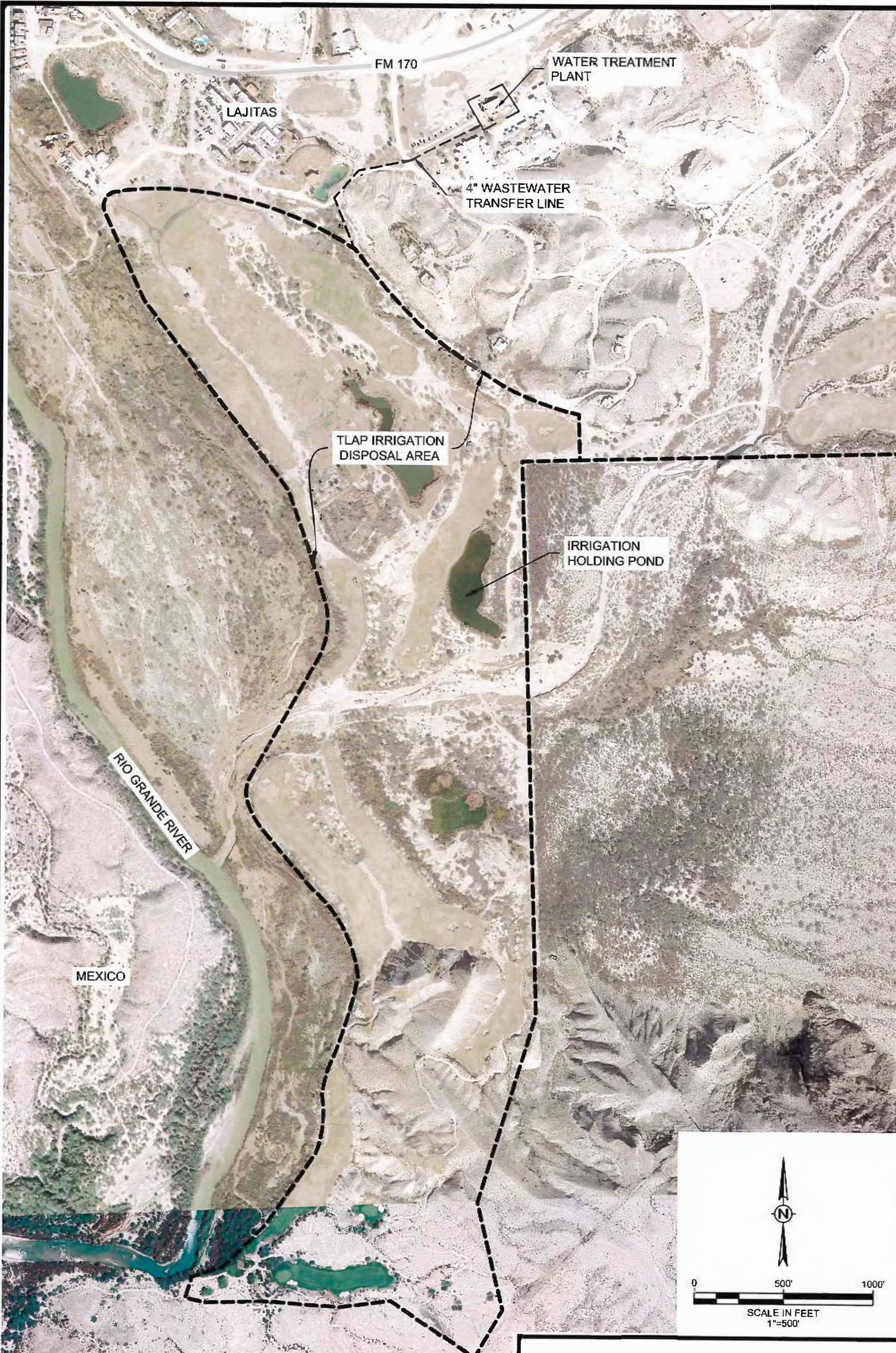
Exhibit H Original Photos



Pictures of Black Jacks Crossing





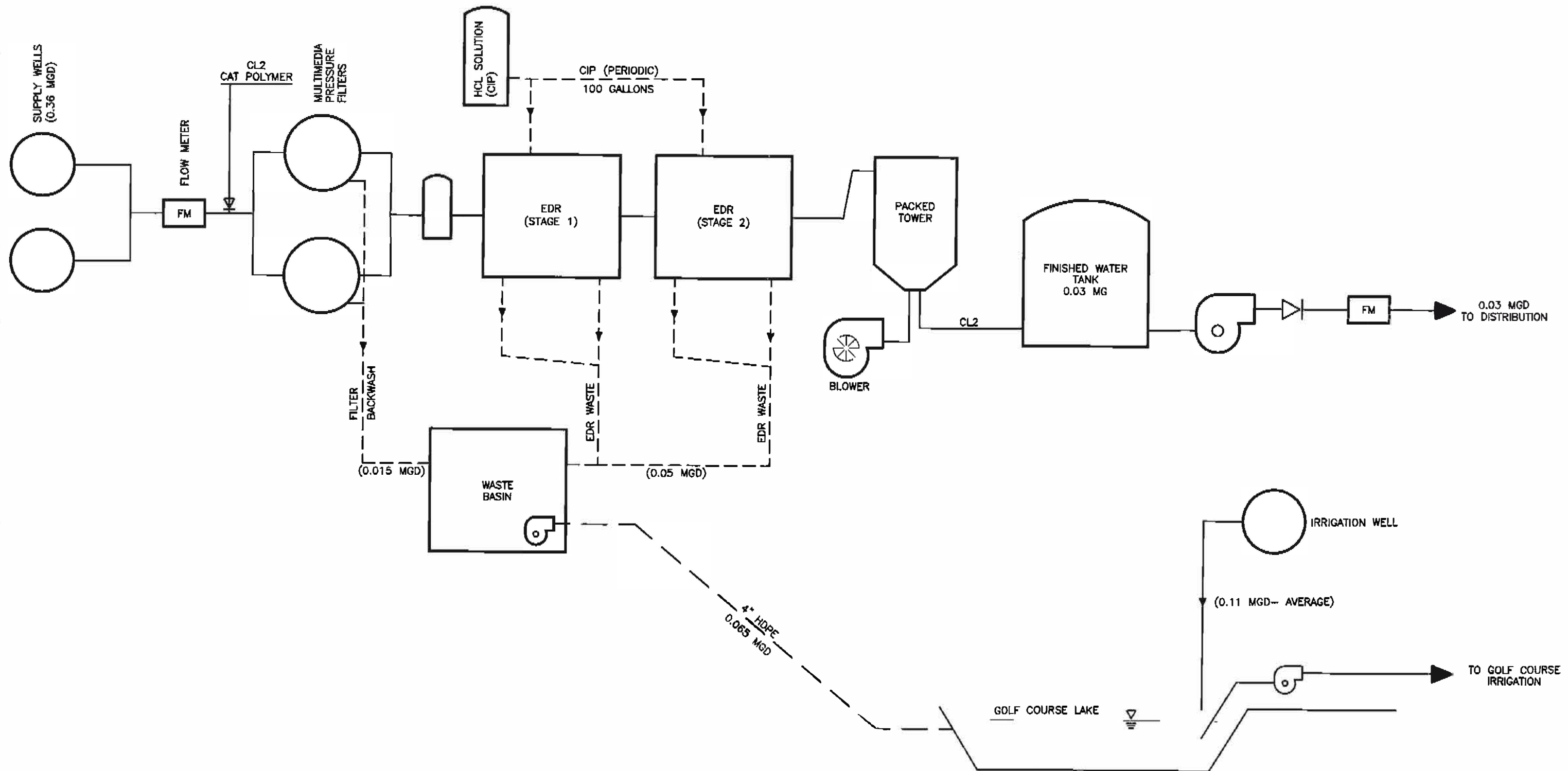


FACILITY MAP

CDS muery
ENGINEERS | SURVEYORS
369 NE LOOP #10, STE. 300 | SAN ANTONIO, TEXAS 78216
(210) 583-7711 | TEXAS REG. NO. F-1723 | TEXAS REG. NO. 100495-02

SCALE: AS NOTED	DATE: JUNE 2025
DRAWN BY: CDSm	REV.
TLAP PERMIT EXHIBITS.DWG	EXHIBIT -1

P:\JOES\2021\121166.25 Lajitas - WTP TLAP Permit Application\Civil 3D\Draws\Engineer\TLAP Permit Exhibits.dwg



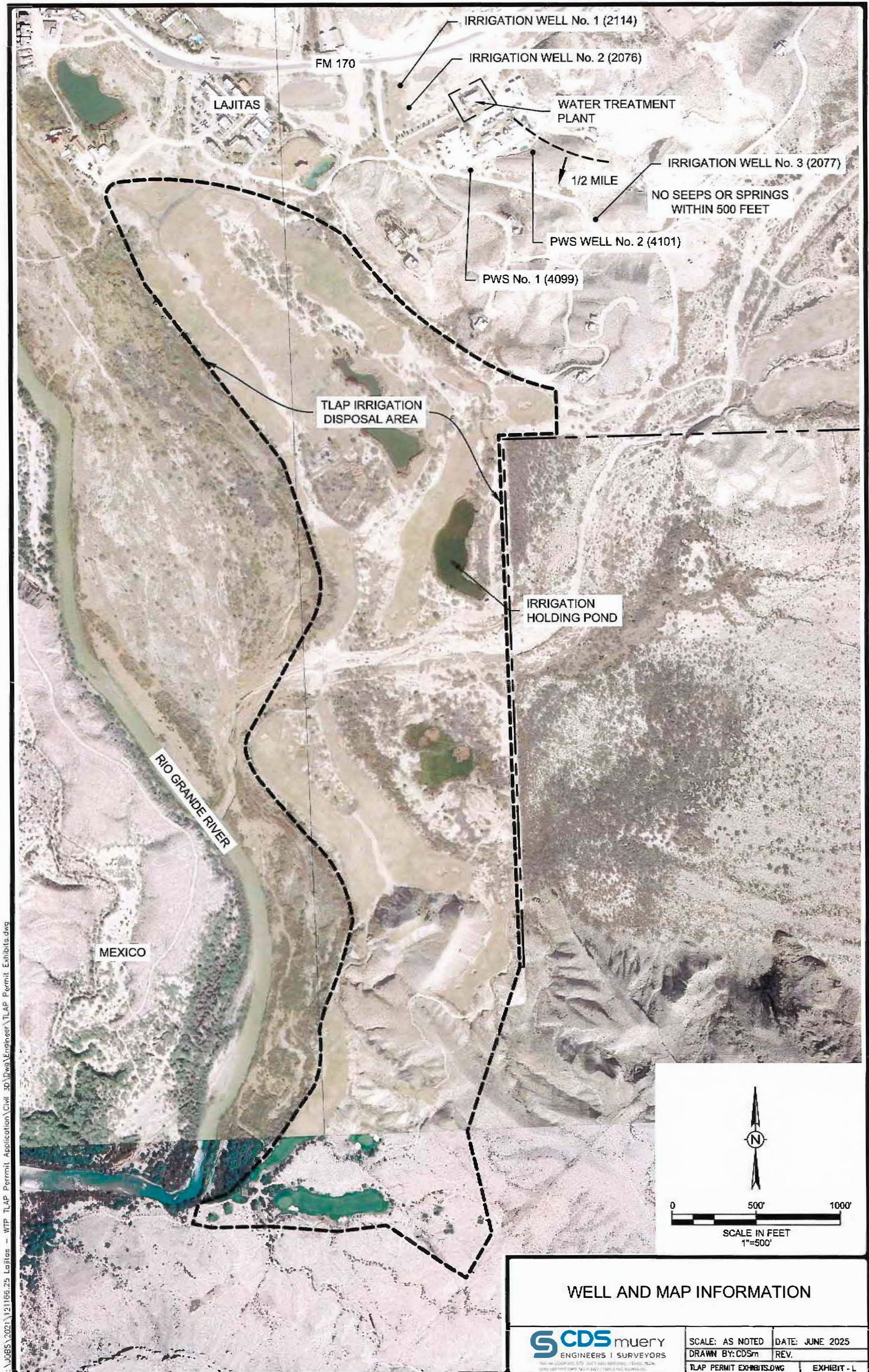
FLOW SCHEMATIC

CDS muery
ENGINEERS | SURVEYORS
100 HP 1000P 410 STE 3001 SAN ANTONIO TX 78201 24777
(214) 545-1100 Fax: (214) 545-1101 Email: info@cdsmuery.com

SCALE: AS NOTED	DATE: JUNE 2025
DRAWN BY: CDSm	REV.
TLAP PERMIT EXH. B: JDSWG	EXH. B: IT-J

Attach the required cropping plan that includes each of the following:

- 1) Cool and warm season plant species
 - a) Paspalum Bermuda grass
- 2) Breakdown of acreage and percent of total acreage for each crop
 - a) 53.59 acres of Paspalum Bermuda grass
- 3) Crop growing season
 - a) March - November
- 4) Harvesting method/number of harvests
 - a) No harvesting, only mowing
- 5) Minimum/maximum harvest height
 - a) Mow from 1/8" to 2"
- 6) Crop yield goals
 - a) None
- 7) Soils map
 - a)
- 8) Nitrogen requirements per crop
 - a) .05 pounds of Nitrogen per acre per year.
- 9) Additional fertilizer requirements
 - a) .05 pounds of phosphorus per acre per year.
 - b) .05 pounds of potassium per acre per year.
- 10) Supplemental watering requirements
 - a) 103.49 Acre feet of water per year
- 11) Crop salt tolerances
 - a) High tolerance - 5500 ppm to 10,000 ppm.
- 12) Justification for not removing existing vegetation to be irrigated
 - a) Golf Course requires grass.



P:\JOBS\2021\121166.25 Lajitas - WTP TLAP Permit Application\Civil 3D\Drawings\Engineer\TLAP Permit Exhibits.dwg

WELL AND MAP INFORMATION



ENGINEERS | SURVEYORS

SCALE: AS NOTED	DATE: JUNE 2025
DRAWN BY: CDSm	REV.
TLAP PERMIT EXHIBITS.DWG	EXHIBIT - L

+ Find address or place

2062 W

TEXAS MOUNTAIN TRL

2114

CASANOVA DR

2076

4099

4191

2077

CASANOVA DR

60m
200ft
1 : 2257

Pointier - DMS: 29° 15' 39.84" N 103° 46' 1.84" W || DD: 29.261066 -103.767121

TEXAS WATER DEVELOPMENT BOARD

STATE OF TEXAS WELL REPORT for Tracking #2114

Owner:

Lajitas Resort, Ltd.

Owner Well #:

WW-3

Address:

HC 70, Box 400
Terlingua, TX 79852

Grid #:

73-42-9

Well Location:

Lajitas Resort
Lajitas, TX 79852

Latitude:

29° 15' 41" N

Well County:

Brewster

Longitude:

103° 46' 23" W

Elevation:

No Data

Type of Work:

New Well

Proposed Use:

Irrigation

Drilling Start Date: 3/8/2001 Drilling End Date: 8/1/2001

Borehole:

Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
18	0	41
12	41	1015
7.875	1015	1040

Drilling Method: Air Rotary

Borehole Completion: Open Hole

Annular Seal Data:

Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
0	20	10

Seal Method: Gravity

Distance to Property Line (ft.): No Data

Sealed By: Geoprojects

Distance to Septic Field or other concentrated contamination (ft.): N/A

Distance to Septic Tank (ft.): No Data

Method of Verification: No Data

Surface Completion: Surface Sleeve Installed

Water Level:

67 ft. below land surface on 2001-08-01

Measurement Method:

Unknown

Packers:

#1 Spring Steel Basket 1004
#2 Formation 10

Type of Pump:

Submersible

Well Tests:

Pump

Yield: 400 GPM with 6 ft. drawdown after 36 hours

Water Quality:	Strata Depth (ft.)	Water Type
	1020	Santa Elena
Chemical Analysis Made:		No
Did the driller knowingly penetrate any strata which contained injurious constituents?:		No

Certification Data:	The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.		
Company Information:	Geoprojects International, Inc. 8834 Circle Drive Austin, TX 78736		
Driller Name:	Benito Hinojosa	License Number:	3127
Comments:	TWDB SWN 73-42-903		

Lithology: DESCRIPTION & COLOR OF FORMATION MATERIAL			Casing: BLANK PIPE & WELL SCREEN DATA			
Top (ft.)	Bottom (ft.)	Description	Dia. (in.)	New/Used	Type	Setting From/To (ft.)
0	685	Interbedded Limestone and Shale, moderately hard to hard-dry	14	New	Steel Casing	0 - 41
685	795	White Limestone, hard (Buda)	8 5/8	New	Steel Casing	0 - 1015
795	1004	Interbedded Black Shale and Clay with Limestone stringers (Del Rio Clay)				
1004	1040	Hard Tan Limestone, hit water @ 1020 (Santa Elena Limestone)				

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540

STATE OF TEXAS WELL REPORT for Tracking #2076

Owner:

Lajitas Resort

Owner Well #:

WW-2

Address:

HC 70, Box 400
Terlingua, TX 79852

Grid #:

73-42-9

Well Location:

HWY 170
Lajitas, TX 79852

Latitude:

29° 15' 39" N

Well County:

Brewster

Longitude:

103° 46' 22" W

Elevation:

No Data

Type of Work:

New Well

Proposed Use:

Irrigation

Drilling Start Date: 2/26/2001 Drilling End Date: 7/15/2001

Borehole:	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
	18	0	41
	12	41	985
	7.875	985	1040

Drilling Method: Air Rotary

Borehole Completion: Open Hole

Annular Seal Data:	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
	0	40	10

Seal Method: Gravity

Sealed By: Geoprojects

Distance to Property Line (ft.): No Data

Distance to Septic Field or other concentrated contamination (ft.): N/A

Distance to Septic Tank (ft.): No Data

Method of Verification: No Data

Surface Completion: Surface Slab Installed

Water Level:

165 ft. below land surface on 2001-07-15

Measurement Method:

Unknown

Packers:

#1 Spring Steel Basket 975

Type of Pump:

Submersible

Pump Depth (ft.):

400

Well Tests:

Pump

Yield: 450 GPM with 5 ft. drawdown after 36 hours

Water Quality:	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
	975	Santa Elena

Chemical Analysis Made: No

Did the driller knowingly penetrate any strata which
contained injurious constituents?: No

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: Geoprojects International, Inc.

8834 Circle Drive
Austin, TX 78736

Driller Name: Benito Hinojosa License Number: 3127

Comments: No Data

Lithology: DESCRIPTION & COLOR OF FORMATION MATERIAL			Casing: BLANK PIPE & WELL SCREEN DATA			
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia. (in.)</i>	<i>New/Used</i>	<i>Type</i>	<i>Setting From/To (ft.)</i>
0	655	Dark Shaley Limestone with hard stringers of limestone (Boquillas)	14"	New	Steel Casing	0 - 41
655	773	Hard White Limestone (Buda)	8 5/8"	New	Steel Casing	0 - 985
773	975	Black Shaley Limestone with 6"-1 beds of limestone (Del Rio Clay)				
975	1040	Tan to White Hard Limestone encounter large volume of water @ 1022. Water temp. = 106 F (Santa Elena Limestone)				

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540

STATE OF TEXAS WELL REPORT for Tracking #4099

Owner:

LAJITAS RESORT

Owner Well #:

PWS-1

Address:

HC 70, BOX 400
TERLINGUA, TX 79852

Grid #:

73-42-9

Well Location:

HIGHWAY 170
LAJITAS, TX 79852

Latitude:

29° 15' 37" N

Well County:

Brewster

Longitude:

103° 46' 20" W

Elevation:

No Data

Type of Work:

New Well

Proposed Use:

Public Supply

Drilling Start Date: 4/4/2001

Drilling End Date: 11/30/2001

Plans Approved by TCEQ - YES

Borehole:

Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
18	0	20
12	20	945
7.875	945	1160

Drilling Method: Air Rotary

Borehole Completion: Open Hole

Annular Seal Data:

Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
0	903	284 Cem/6%Gel

Seal Method: POSITIVE DISPLACEMENT

Distance to Property Line (ft.): No Data

Sealed By: TRIPLE N SERVICES

Distance to Septic Field or other concentrated contamination (ft.): N/A

Distance to Septic Tank (ft.): No Data

Method of Verification: No Data

Surface Completion: Surface Slab Installed

Water Level:

165 ft. below land surface on 2001-09-30

Measurement Method:

Unknown

Packers:

NONE

Type of Pump:

Submersible

Pump Depth (ft.):

400

Well Tests:

Pump

Yield: 250 GPM with 10 ft. drawdown after 36 hours

Water Quality:	Strata Depth (ft.)	Water Type
	1050	SANTA ELENA
Chemical Analysis Made:		No
Did the driller knowingly penetrate any strata which contained injurious constituents?:		Unknown

Certification Data:	The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.		
Company Information:	GEOPROJECTS INTERNATIONAL 8834 CIRCLE DRIVE AUSTIN, TX 78736		
Driller Name:	BENNY HINOJOSA	License Number:	3127
Comments:	Lat long entered: 291562 and 1034633 Convert to dddmmss by TWDB TWDB SWN 73-42-905		

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Top (ft.)	Bottom (ft.)	Description
0	620	INTERBEDDED LIMESTONE AND SHALE, MODERATELY HARD (BOQUILLAS)
620	792	MASSIVE HARD WHITE LIMESTONE (BUDA LIMESTONE)
792	927	INTERBEDDED SHALE & CLAY, DARK BROWN TO BLACK, UP TO 1 THICK LIMESTONE STRINGERS (DEL RIO CLAY)
927	1160	FRACTURED, HARD, TAN TO WHITE LIMESTONE, ENCOUNERED WATER @ 1050 (SANTA ELENA LIMESTONE)

Casing:
BLANK PIPE & WELL SCREEN DATA

Dia. (in.)	New/Used	Type	Setting From/To (ft.)
14	NEW	STEEL SURFACE CASING	0 - 20
8 5/8	NEW	STEEL SURFACE CASING	0 - 935

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

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Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540**

STATE OF TEXAS WELL REPORT for Tracking #4101

Owner:	LAJITAS RESORT	Owner Well #:	PWS-2
Address:	HC 70, BOX 400 TERLINGUA, TX 79852	Grid #:	73-42-9
Well Location:	HIGHWAY 170 LAJITAS, TX 79852	Latitude:	29° 15' 36" N
Well County:	Brewster	Longitude:	103° 46' 15" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Public Supply

Drilling Start Date: 4/28/2001 Drilling End Date: 11/30/2001 Plans Approved by TCEQ - YES

Borehole:	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
	12.25	0	977
	7.875	977	983

Drilling Method: Air Rotary
Borehole Completion: Open Hole

Annular Seal Data:	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
	0	977	285 Cem/6% gel

Seal Method: POSITIVE DISPLACEMENT Distance to Property Line (ft.): No Data
Sealed By: TRIPLE N SERVICES Distance to Septic Field or other concentrated contamination (ft.): N/A
Distance to Septic Tank (ft.): No Data
Method of Verification: No Data

Surface Completion: Surface Slab Installed

Water Level: 165.6 ft. below land surface on 2001-05-16 Measurement Method: Unknown
Packers: NONE
Type of Pump: Submersible Pump Depth (ft.): 400
Well Tests: Pump Yield: 250 GPM with 10 ft. drawdown after 36 hours

Water Quality:	Strata Depth (ft.)	Water Type
	980	SANTA ELENA
Chemical Analysis Made: Yes		
Did the driller knowingly penetrate any strata which contained injurious constituents?: No		

Certification Data:	The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.		
Company Information:	GEOPROJECTS INTERNATIONAL 8834 CIRCLE DRIVE AUSTIN, TX 78736		
Driller Name:	BENITO HINOJOSA	License Number:	3127
Comments:	Lat long entered: 291560 and 1034625 Convert to dddmmss by TWDB TWDB SWN 73-42-906		

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Top (ft.)	Bottom (ft.)	Description
0	645	INTERBEDDED BLACK LIMESTONE AND SHALE. MODERATELY HARD (BOQUILLAS)
645	736	MASSIVE WHITE LIMESTONE, HARD, DRY (BUDA LIMESTONE)
736	967	INTERBEDDED BLACK SHALE AND CLAY, UP TO 1 THICK LIMESTONE STRINGERS (DEL RIO CLAY)
967	983	FRACTURED TAN TO WHITE LIMESTONE (SANTA ELENA LIMESTONEEEE)

Casing:
BLANK PIPE & WELL SCREEN DATA

Dia. (in.)	New/Used	Type	Setting From/To (ft.)
14 3/4	NEW	STEEL CASING	0 - 20
8 5/8	NEW	STEEL CASING	0 - 977

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STATE OF TEXAS WELL REPORT for Tracking #2077

Owner:	Lajitas Resort	Owner Well #:	WW-1
Address:	HC 70, Box 400 Terlingua, TX 79852	Grid #:	73-42-9
Well Location:	Lajitas Resort Lajitas, TX 79852	Latitude:	29° 15' 35" N
Well County:	Brewster	Longitude:	103° 46' 10" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Irrigation

Drilling Start Date: 1/30/2001 Drilling End Date: 7/30/2001

Borehole:	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
	18	0	10
	12	10	960
	7.875	960	984

Drilling Method: Air Rotary

Borehole Completion: Open Hole

Annular Seal Data:	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
	0	40	10

Seal Method: Gravity

Distance to Property Line (ft.): No Data

Sealed By: Geoprojects

Distance to Septic Field or other
concentrated contamination (ft.): N/A

Distance to Septic Tank (ft.): No Data

Method of Verification: No Data

Surface Completion: Surface Slab Installed

Water Level: 167 ft. below land surface on 2001-07-30 Measurement Method: Unknown

Packers: #1 Spring Steel Basket 955

Type of Pump: Submersible Pump Depth (ft.): 400

Well Tests: Pump Yield: 450 GPM with 5 ft. drawdown after 36 hours

Water Quality:	Strata Depth (ft.)	Water Type
	No Data	No Data
Chemical Analysis Made: Unknown		
Did the driller knowingly penetrate any strata which contained injurious constituents?: No		

Certification Data:

The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information:

Geoprojects Internation, Inc.
8834 Circle Drive
Austin, TX 78736

Driller Name:

Benito Hinojosa

License Number:

3127

Comments:

TWDB SWN 73-42-907

Lithology: DESCRIPTION & COLOR OF FORMATION MATERIAL			Casing: BLANK PIPE & WELL SCREEN DATA			
Top (ft.)	Bottom (ft.)	Description	Dia. (in.)	New/Used	Type	Setting From/To (ft.)
0	655	Interbedded Black Limestone and Shaley Limestone (boquillas Flagstone) small quantity of water	14	New	Surface Casing	0 - 10
655	755	Hard White massive Limestone (Buda Limestone) no water	8 5/8	New	Steel Casing	0 - 960
755	955	Moderately hard to soft Shale with 6"-1 thick Limestone stringers (Del Rio Clay)				
955	984	Hard White to Tan Limestone large quantity of water (Santa Elena Limestone)				

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Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540



GROUNDWATER TECHNICAL REPORT

RE: TLAP PERMIT APPLICATION, EXHIBIT M
BY: MARK ROETZEL, P.E.
SUBJECT: SANTA ELENA AQUIFER NEAR LAJITAS, TEXAS
DATE: 7/30/2025 (REV 1)

The private golf resort of Lajitas is located in south central Brewster County on State Hwy 170, about 15 miles west of Stude Butte and bordered by the Rio Grande River to the south. The resort encompasses over 20,000 acres with most of the development near the historic unincorporated town of Lajitas. The Santa Elena aquifer is present in the southern region of Brewster County and is source of Lajitas' Public Water System (PWS) supply and golf course irrigation supply.

Land use in the area is very sparse, with Lajitas Resort including a golf course, hotel and light commercial shops, and single-family residential development. Lajitas currently applies EDR membrane concentrate wastewater from its PWS plant and reclaimed water from its constructed wetland municipal WWTP on the golf course, blended with a much larger volume of raw Santa Elena groundwater. These waters are stored in a clay lined golf course pond certified with the original constructed wetland TPDES permit in about 2000.

The Santa Elena is a Cretaceous Edwards Aquifer associated complex, confined aquifer with a formation top depth of about 1000ft bgl near Lajitas, and a static water level of about 70ft bgl. Ground elevation near the old Town developed area is about 2300-ft msl. Total depth of the aquifer is unknown, with few wells drilled in the area, but generally believed to be about 500 to 800 feet thick. The aquifer is overlaid with about 200 ft of interbedded shale and clays (Del Rio Clay), below about 100 ff of hard limestone (Buda), below about 700 feet of interbedded limestone and shales. Santa Elena groundwater is moderately saline (about 1,4000mg/l near Lajitas) including elevated calcium, sulfate, iron, and low-level NORM radionuclides above the Primary Drinking Water Standard.

Excerpts from the 1990 TWDB Report 323 – Hydrogeology of the Terlingua Area, Teas follow.

There are three wells in the study area completed in the Santa Elena Limestone (73-44-402, 73-44-405, and 73-44-504). All of the wells produce slightly saline (1,130-1,303 mg/l dissolved solids) water that has a very distinctive sodium-mixed anion hydrochemical

signature and a basic pH range between 7.8 and 8.3. Concentrations of chloride (341-358 mg/l) and fluoride (1.8- 3.1) in water from the three wells commonly exceed Texas Department of Health secondary safe drinking standards limits of 300 mg/l chloride and 2.1 mg/l fluoride. The Santa Elena water is also very hard, with concentrations of calcium carbonate measuring between 341 and 358 mg/l. Significantly, radioactivity has also been detected in water recovered from the Santa Elena Limestone aquifer at levels higher than is considered safe by the Texas Department of Health for drinking purposes. A preliminary scan of water obtained from well 73-44-402 in July 1988 showed it to have a 21 ± 4 picocuries per liter (pCi/l) of alpha-particle activity, and 35 ± 5 pCi/l of beta-particle activity, with more detailed analyses revealing 10 ± 1 pCi/l of radium-226 and 1.3 ± 0.4 pCi/l of radium-228 in the water. Well 73-44-405 was subsequently sampled for radioactivity in August 1988, with its water proving to have even higher levels of gross radiation, i.e., 56 ± 6 pCi/l of alpha-particle activity and 70 ± 11 pCi/l of beta-particle activity. Also, water in well 73-44-504 proved to be radioactive when it was sampled and tested in 1978 (Bob Cook, 1988, personal communication). Radioactive elements in the Santa Elena Limestone aquifer may be related to igneous intrusions in the Terlingua area and concentrated only locally within the regional ground-water system. Radionuclides as trace elements are commonly found in igneous rocks and are formed principally by the radioactive decay of uranium-238 and thorium-232. The most common radionuclides in ground water are radon-222, radium-226, uranium-238, and uranium-234 of the uranium-238 decay series, and radium-228 of the thorium-232 decay series (Zapecza and Szabo, 1986).

Water from wells 73-44-402 and 73-44-405 has also been analyzed to determine heavy metal content. Findings from these analyses indicated that water from both wells was potable with respect to all metals tested at the Texas Department of Health labs, including mercury which has been produced at nearby mines in Terlingua and Study Butte (Table 4). However, the Mel LaVergne well was also tested in 1972, with the results showing it to have 0.0024 mg/l mercury, an amount slightly above the maximum contaminant level (0.002 mg/l) recommended to be safe for drinking.

Although no wells in the study area penetrate Cretaceous formations below the Santa Elena Limestone, there is still reason to believe that aquifers exist. Outcrop exposures of the Del Carmen Limestone and the Glen Rose Limestone along the Terlingua fault escarpment immediately southwest of the study area indicate that the formations have sufficient fracture porosity to contain relatively large volumes of ground water, with the Del Carmen Limestone possibly even having well developed solution cavities in rudistid-bearing facies and along larger fracture systems on the south flank of the Terlingua uplift. Geology near Lajitas is highly irregular, with volcanic intrusions penetrating to the surface. The Santa Elena is a high production aquifer in the Lajitas area, with several resort irrigation and potable supply wells located at the resort.

The quality of water in the Del Carmen Limestone and the Glen Rose Limestone is probably equal to or poorer than the quality of water in the Santa Elena Limestone, especially if a minor low production, shallow brackish aquifer (Boquillas, about 6,500 mg/l) is present in the area, being perched groundwater in the surficial shale and limestone. This aquifer has no known uses or outfalls. balanced amounts of sodium and chloride in Santa Elena water indicate either dilution of original formation water (marine saltwater) or dissolution of natural salt precipitated from sea water. More specifically, if the Santa Elena Limestone has not

been flushed completely with fresh meteoric water since it was deposited in marine seas, then it is unlikely that formations below it have been flushed either, leaving only saline water to fill the deeper aquifers. Exceptions may occur, however, on the Terlingua uplift where fresh meteoric recharge has infiltrated into deeper Cretaceous aquifers

Three irrigation wells and two PWS supply wells were developed in the Santa Elena Aquifer in Lajitas about 2001, providing better definition of the local hydrogeology. All five wells are within ½-mile of the proposed irrigation disposal site, and the Driller's Logs for these wells are included with Exhibit L – Well and Map Information.

A 2003 TWDB analysis report from one of the Lajitas Irrigation Supply well follows, more completely defining basic water quality (not including NORM radionuclides).

Texas Water
Development Board

Texas Water Development Board (TWDB)
Groundwater Database (GWDB)
Well Information Report for State Well Number
73-43-401

groundwater
73-43-401

Water Quality Analysis

Sample Date: 5/21/2003 Sample Time: 1433 Sample Number: 1 Collection Entity: Texas Water Development Board

Sampled Aquifer: Santa Elena Limestone

Analyzed Lab: LCRA - Lower Colorado River Authority

Reliability: Sampled using TWDB protocols

Collection Remarks: No Data

Parameter Code	Parameter Description	Flag	Value	Units	Plus/Minus
30086	ALKALINITY FIELD DISSOLVED AS CaCO3		204	mg/L	
00415	ALKALINITY, PHENOLPHTHALEIN (MGL)		0	mg/L	
00410	ALKALINITY, TOTAL (MGL AS CaCO3)		201	mg/L	
01106	ALUMINUM, DISSOLVED (UG/L AS AL)	<	4	ug/L	
01095	ANTIMONY, DISSOLVED (UG/L AS SB)	<	1	ug/L	
01000	ARSENIC, DISSOLVED (UG/L AS AS)		4.88	ug/L	
01005	BARIUM, DISSOLVED (UG/L AS BA)		52.7	ug/L	
01010	BERYLLIUM, DISSOLVED (UG/L AS BE)	<	1	ug/L	
00440	BICARBONATE ION, CALCULATED (MGL AS HCO3)		248.29	mg/L	
01020	BORON, DISSOLVED (UG/L AS B)		450	ug/L	
71070	BROMIDE, DISSOLVED, (MGL AS BR)		0.32	mg/L	
01025	CADMIUM, DISSOLVED (UG/L AS CD)	<	1	ug/L	
00915	CALCIUM, DISSOLVED (MGL AS CA)		73.1	mg/L	
00448	CARBONATE ION, CALCULATED (MGL AS CO3)		0	mg/L	
00041	CHLORIDE, DISSOLVED (MGL AS CL)		202	mg/L	
01030	CHROMIUM, DISSOLVED (UG/L AS CR)		1.28	ug/L	
01035	COBALT, DISSOLVED (UG/L AS CO)	<	1	ug/L	
01040	COPPER, DISSOLVED (UG/L AS CU)		3.38	ug/L	
00050	FLUORIDE, DISSOLVED (MGL AS F)		2.75	mg/L	
00900	HARDNESS, TOTAL, CALCULATED (MGL AS CaCO3)		250	mg/L	
01040	IRON, DISSOLVED (UG/L AS FE)	<	50	ug/L	
01040	LEAD, DISSOLVED (UG/L AS PB)	<	1	ug/L	
01130	LITHIUM, DISSOLVED (UG/L AS LI)		341	ug/L	
00925	MAGNESIUM, DISSOLVED (MGL AS MG)		15.8	mg/L	
01058	MANGANESE, DISSOLVED (UG/L AS MN)	<	1	ug/L	
01060	MOLYBDENUM, DISSOLVED (UG/L AS MO)		4.85	ug/L	
01065	NICKEL, DISSOLVED (UG/L AS NI)		1.69	ug/L	
71851	NITRATE NITROGEN, DISSOLVED, CALCULATED (MGL AS NO3)		0.5	mg/L	
00031	NITRITE PLUS NITRATE, DISSOLVED (MGL AS N)		0.112	mg/L	
00400	PH (STANDARD UNITS), FIELD		7.01	SU	
00935	POTASSIUM, DISSOLVED (MGL AS K)		19	mg/L	
71060	RESIDUAL SODIUM CARBONATE, CALCULATED		0		
01145	SELENIUM, DISSOLVED (UG/L AS SE)	<	4	ug/L	
00088	SILICA, DISSOLVED (MGL AS SiO2)		32.7	mg/L	
00031	SODIUM ADSORPTION RATIO, CALCULATED (SAR)		6.17		

Wednesday, March 10, 2023

State Well Number 73-43-401

Page 3 of 6

Parameter Code	Parameter Description	Flag	Value¹	Units	Plus/Minus
00932	SODIUM, CALCULATED, PERCENT		66	PCT	
00930	SODIUM, DISSOLVED (MG/L AS NA)		223	mg/L	
00094	SPECIFIC CONDUCTANCE, FIELD (UMKMS/CM AT 25C)		1667	MICR	
01080	STRONTIUM, DISSOLVED (UG/L AS SR)		2950	ug/L	
00848	SULFATE, DISSOLVED (MG/L AS SO4)		167	mg/L	
00010	TEMPERATURE, WATER (CELSIUS)		41.7	C	
01057	THALLIUM, DISSOLVED (UG/L AS TL)	<	1	ug/L	
70301	TOTAL DISSOLVED SOLIDS, SUM OF CONSTITUENTS (MG/L)		949	mg/L	
07012	TRITIUM IN WATER (TRITIUM UNITS)		0.01	TU	0.09
01085	VANADIUM, DISSOLVED (UG/L AS V)		1.3	ug/L	
01090	ZINC, DISSOLVED (UG/L AS ZN)		9.81	ug/L	

While there are no known wells developed in the shallow Boquillas perched aquifer above the Santa Elena, reported water quality is brackish (about 7,000mg/l TDS) with no reported uses.

The closest known other user of the Santa Elena Aquifer in the region is the town of Terlingua about 14 miles east of Lajitas. Both Lajitas and Terlingua membrane treat this supply for potable use. Lajitas also uses raw groundwater for golf course irrigation.

Reported basic water quality of the Santa Elena at Lajitas has not changed over the past 25 years, remaining at about 1,400mg/l TDS. This is as expected, being a large volume limestone aquifer with very limited withdrawal. The raw groundwater is suitable for irrigation, with the golf course using salt-tolerant Bermuda grass blends and practicing annual soils conditioning. Combined Nitrite/Nitrate source water levels are quite low as shown on the preceding TWDB report.

Soil Map—Big Bend National Park, Texas, and Brewster County, Texas (Main Part)



MAP LEGEND

Area of Interest (AOI)			Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:24,000 to 1:31,700.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Big Bend National Park, Texas
Survey Area Data: Version 29, Aug 30, 2024

Soil Survey Area: Brewster County, Texas (Main Part)
Survey Area Data: Version 33, Sep 10, 2024

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 5, 2021—Mar 18, 2021

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TOA	Tornillo loam, 0 to 2 percent slopes, occasionally flooded	21.9	13.6%
Subtotals for Soil Survey Area		21.9	13.6%
Totals for Area of Interest		161.8	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
COC	Corazones very gravelly sandy loam, 1 to 8 percent slopes	0.7	0.4%
MDE	Mariscal-Rock outcrop complex, 10 to 30 percent slopes	20.6	12.7%
NOA	Ninepoint silty clay loam, 0 to 2 percent slopes, frequently flooded	75.2	46.5%
VCA	Vicente, Lomamelona, and Castolon soils, 0 to 1 percent slopes, occasionally flooded	43.3	26.8%
Subtotals for Soil Survey Area		139.8	86.4%
Totals for Area of Interest		161.8	100.0%

Brewster County, Texas (Main Part)

NOA—Ninepoint silty clay loam, 0 to 2 percent slopes, frequently flooded

Map Unit Setting

National map unit symbol: 223sn
Elevation: 1,800 to 4,000 feet
Mean annual precipitation: 10 to 13 inches
Mean annual air temperature: 68 to 72 degrees F
Frost-free period: 240 to 280 days
Farmland classification: Not prime farmland

Map Unit Composition

Ninepoint, frequently flooded, and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ninepoint, Frequently Flooded

Setting

Landform: Alluvial flats
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Holocene-age fine-silty alluvium derived from limestone and shale

Typical profile

A - 0 to 4 inches: silty clay loam
Bw - 4 to 80 inches: silty clay

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: High (about 11.3 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 7c

Map Unit Description: Ninepoint silty clay loam, 0 to 2 percent slopes, frequently flooded—Big Bend National Park, Texas, and Brewster County, Texas (Main Part)

Hydrologic Soil Group: C
Ecological site: R042AB738TX - Loamy, Hot Desert Shrub
Hydric soil rating: No

Minor Components

Riverwash

Percent of map unit: 9 percent
Hydric soil rating: No

Tornillo

Percent of map unit: 9 percent
Ecological site: R042AB738TX - Loamy, Hot Desert Shrub
Hydric soil rating: No

Unnamed

Percent of map unit: 7 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Big Bend National Park, Texas
Survey Area Data: Version 29, Aug 30, 2024

Soil Survey Area: Brewster County, Texas (Main Part)
Survey Area Data: Version 33, Sep 10, 2024

a. Provide analyses of the soil in the land application area for the following constituents:

- pH [2:1 (volume/volume) water/soil mixture];
- electrical conductivity [2:1 (volume/volume) water/soil mixture];
- sodium adsorption ratio (SAR-not to exceed 10) from a water saturated paste and its constituent parameters (water-soluble Na, Ca and Mg reported in mg/L);
- total Kjeldahl nitrogen (TKN);
- total nitrogen (organic-nitrogen + nitrate-nitrogen + ammonium-nitrogen);
- nitrate-nitrogen (from a 1 N KCl soil extract);
- potassium;
- phosphorus;
- calcium;
- magnesium;
- sulfur; and
- sodium.

Analyze the nutrient parameters on a plant-available basis. Analyze phosphorus according to the Mehlich III procedure with inductively coupled plasma; potassium, calcium, magnesium, sodium, and sulfur may also be analyzed in the Mehlich III soil extract. Report plant-available phosphorus, potassium, calcium, magnesium, sodium, and sulfur on a dry-weight basis in mg/kg. Report electrical conductivity in mmho/cm [same as deciSiemens/meter (dS/m)]. Report pH in standard units. When reporting the results, include all information concerning fertilizer recommendations. Provide a copy of this plan to the analytical laboratory prior to sample analysis.

NOTE: Composite or benchmark sampling techniques should be used when sampling the soils of the wastewater application area. Individual soil types, as defined by the USDA NRCS Soil Survey, should be sampled individually at zones 0-6, 6-18, and 18-30 inches. Each composite sample shall represent no more than 80 acres, with no less than 15 subsamples representing each composite sample. Each benchmark sample shall represent no more than 80 acres with at least 7 subsamples for each benchmark composite sample. Subsamples shall be composited by individual site, zone, and soil type for analysis and reporting.

NOTE; The Soil Analysis is pending. For the 53.6-Ac irrigated area this will be a composite soil sample for 0-6", a second composite soil sample for 6-18", and a third composite sample for 18-30". The subsample locations used to create the composite will be shown on a markup of the irrigated area. The TLAP Permit Application is submitted to begin the Administrative Review since the past TLAP Permit has now expired.

Lajitas WTP - Process Wastewater Storage Pond Water Balance (1)									
Month	{1} Evaporation Inches (2)	{2} Worst 25Yr Rainfall - Inches (3)	{3} Net Hydrologic Balance -In [{1} - {2}]	{4} Process Wastewater Input - Inches (4)	{5} Net Stored Water Balance - In [{4}-{3}]	{6} Net Stored Water Balance (Gal) (5)	{7} Monthly Irrigation Demand (Gal) (6)	{8} Net Storage Difference (Gal) [{6}-{7}]	{9} Required MakeUp Irrigation Groundwater
Jan	2.76	0.98	1.78	29.9	28.12	1453804	3,940,000	-2486196	2486196
Feb	4.54	1.12	3.42	29.9	26.48	1369016	3,940,000	-2570984	2570984
Mar	8.27	0.95	7.32	29.9	22.58	1167386	3,940,000	-2772614	2772614
Apr	10.53	0.96	9.57	29.9	20.33	1051061	3,940,000	-2888939	2888939
May	12.61	1.66	10.95	29.9	18.95	979715	6,560,000	-5580285	5580285
Jun	12.7	1.48	11.22	29.9	18.68	965756	6,560,000	-5594244	5594244
Jul	11.25	1.58	9.67	29.9	20.23	1045891	6,560,000	-5514109	5514109
Aug	10.99	1.53	9.46	29.9	20.44	1056748	6,560,000	-5503252	5503252
Sep	8.4	2.02	6.38	29.9	23.52	1215984	6,560,000	-5344016	5,344,016
Oct	4.97	1.45	3.52	29.9	26.38	1363846	6,560,000	-5196154	5,196,154
Nov	4.01	1.14	2.87	29.9	27.03	1397451	3,940,000	-2542549	2542549
Dec	2.85	0.9	1.95	29.9	27.95	1445015	3,940,000	-2494985	2494985
Total:	93.88	15.77	78.11	358.8	280.69	14511673	63,000,000	-48488327	48488327

Notes:

(1) The 2.4-acre pond holds 3.1MG (9.5ac-ft) of water, far in excess of the process wastewater input. An average additional groundwater flow of 110,000gpd is added to the pond for the 53.6-acre irrigated golf course watering needs.

(2) TWDB Climatologic Data - Pan Evaporation Rate, Presideo, TX (1961 - Lowest Year)

(3) TWDB Climate of Texas, Chapter 5, Presideo, TX

(4) 65,000gpd x 30days/month stored in 2.4 acre pond converted to inches per month

(5) {5}/12x[(2.4).(43,560).(7.48)]

(6) Monthly total irrigation water applied to 56.3-acre golf course area, averaging 175,000gpd (0.8in/week). Includes 65,000gpd of WTP process wastewatgyer blended with groundwater

Lajitas Municipal Services Company LLC

14241 Dallas Parkway, Ste 800

Dallas, Texas 75254

Water Treatment Plant

TLAP Permit Application

July, 2025



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

INDUSTRIAL WASTEWATER PERMIT APPLICATION CHECKLIST

Complete and submit this checklist with the industrial wastewater permit application.

APPLICANT NAME: Lajitas Municipal Services Company LLC

PERMIT NUMBER (If new, leave blank): WQ00 [Click to enter text.](#)

Indicate if each of the following items is included in your application.

	Y	N		Y	N
Administrative Report 1.0	☒	☐	Worksheet 8.0	☐	☒
Administrative Report 1.1	☒	☐	Worksheet 9.0	☐	☒
SPIF	☐	☒	Worksheet 10.0	☐	☒
Core Data Form	☒	☐	Worksheet 11.0	☐	☒
Summary of Application (PLS)	☒	☐	Worksheet 11.1	☐	☒
Public Involvement Plan Form	☒	☐	Worksheet 11.2	☐	☒
Technical Report 1.0	☒	☐	Worksheet 11.3	☐	☐
Worksheet 1.0	☐	☒	Original USGS Map	☒	☐
Worksheet 2.0	☐	☒	Affected Landowners Map	☒	☐
Worksheet 3.0	☒	☐	Landowner Disk or Labels	☒	☐
Worksheet 3.1	☒	☐	Flow Diagram	☒	☐
Worksheet 3.2	☐	☒	Site Drawing	☒	☐
Worksheet 3.3	☐	☒	Original Photographs	☒	☐
Worksheet 4.0	☐	☒	Design Calculations	☐	☒
Worksheet 4.1	☐	☒	Solids Management Plan	☐	☒
Worksheet 5.0	☐	☒	Water Balance	☒	☐
Worksheet 6.0	☐	☒			
Worksheet 7.0	☐	☒			

For TCEQ Use Only

Segment Number _____ County _____

Expiration Date _____ Region _____

Permit Number -----



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

INDUSTRIAL WASTEWATER PERMIT APPLICATION

ADMINISTRATIVE REPORT 1.0

This report is required for all applications for TPDES permits and TLAPs, except applications for oil and gas extraction operations subject to 40 CFR Part 435. Contact the Applications Review and Processing Team at 512-239-4671 with any questions about completing this report. Applications for oil and gas extraction operations subject to 40 CFR Part 435 must use Oil and Gas Exploration and Production Administrative Report ([TCEQ Form-20893 and 20893-inst¹](#)).

Item 1. Application Information and Fees (Instructions, Page 26)

- a. Complete each field with the requested information, if applicable.

Applicant Name: Lajitas Municipal Services Company LLC

Permit No.: W0000[Click to enter text.](#)

EPA ID No.: TX0[Click to enter text.](#)

Expiration Date: [Click to enter text.](#)

- b. Check the box next to the appropriate authorization type.

☒ Industrial Wastewater (wastewater and stormwater)

☐ Industrial Stormwater (stormwater only)

☐ Reverse Osmosis Water Treatment (reverse osmosis water treatment wastewaters only)

- c. Check the box next to the appropriate facility status.

☒ Active

☐ Inactive

- d. Check the box next to the appropriate permit type.

☐ TPDES Permit

☒ TLAP

☐ TPDES with TLAP component

- e. Check the box next to the appropriate application type.

☒ New

☐ Renewal with changes

☐ Renewal without changes

☐ Major amendment with renewal

☐ Major amendment without renewal

☐ Minor amendment without renewal

☐ Minor modification without renewal

- f. If applying for an amendment or modification, describe the request: [Click to enter text.](#)

For TCEQ Use Only

Segment Number _____ County _____

Expiration Date _____ Region _____

Permit Number _____

¹ https://www.tceq.texas.gov/publications/search_forms.html

g. Application Fee

EPA Classification	New	Major Amend. (with or without renewal)	Renewal (with or without changes)	Minor Amend. / Minor Mod. (without renewal)
Minor facility not subject to EPA categorical effluent guidelines (40 CFR Parts 400-471)	☒ \$350	☐ \$350	☐ \$315	☐ \$150
Minor facility subject to EPA categorical effluent guidelines (40 CFR Parts 400-471)	☐ \$1,250	☐ \$1,250	☐ \$1,215	☐ \$150
Major facility	N/A ²	☐ \$2,050	☐ \$2,015	☐ \$450

h. Payment Information

Mailed

Check or money order No.: 4544

Check or money order amt.: 350

Named printed on check or money order: Lajitas Capital Partners

Epay

Voucher number: Click to enter text.

Copy of voucher attachment: Click to enter text.

Item 2. Applicant Information (Instructions, Pages 26)

- a. Customer Number, if applicant is an existing customer: CN603406604

Note: Locate the customer number using the [TCEQ's Central Registry Customer Search](#)³.

- b. Legal name of the entity (applicant) applying for this permit: Lajitas Municipal Services Company LLC

Note: The owner of the facility must apply for the permit. The legal name must be spelled exactly as filed with the TX SOS, Texas Comptroller of Public Accounts, County, or in the legal documents forming the entity.

- c. Name and title of the person signing the application. (**Note:** The person must be an executive official that meets signatory requirements in 30 TAC § 305.44.)

Prefix: Click to enter text. Full Name (Last/First Name): Aube, Sonia

Title: Authorized Representative Credential: Click to enter text.

- d. Will the applicant have overall financial responsibility for the facility?

☒ Yes ☐ No

² All facilities are designated as minors until formally classified as a major by EPA.

³ <https://www15.tceq.texas.gov/crpub/index.cfm?fuseaction=cust.CustSearch>

Note: The entity with overall financial responsibility for the facility must apply as a co-applicant, if not the facility owner.

Item 3. Co-applicant Information (Instructions, Page 27)

☒ Check this box if there is no co-applicant.; otherwise, complete the below questions.

a. Legal name of the entity (co-applicant) applying for this permit: Click to enter text.

Note: The legal name must be spelled exactly as filed with the TX SOS, Texas Comptroller of Public Accounts, County, or in the legal documents forming the entity.

b. Customer Number (if applicant is an existing customer): CNClick to enter text.

Note: Locate the customer number using the TCEQ's Central Registry Customer Search.

c. Name and title of the person signing the application. (Note: The person must be an executive official that meets signatory requirements in 30 TAC § 305.44.)

Prefix: Click to enter text.

Full Name (Last/First Name): Click to enter text.

Title: Click to enter text.

Credential: Click to enter text.

d. Will the co-applicant have overall financial responsibility for the facility?

☐ Yes ☐ No

Note: The entity with overall financial responsibility for the facility must apply as a co-applicant, if not the facility owner.

Item 4. Core Data Form (Instructions, Pages 27)

a. Complete and attach one Core Data Form (TCEQ Form 10400) for each customer (applicant and co-applicant(s)). If the customer type selected on the Core Data Form is Individual, complete Attachment 1 of the Administrative Report. Attachment: A

Item 5. Application Contact Information (Instructions, Page 27)

Provide names of two individuals who can be contacted about this application. Indicate if the individual can be contacted about administrative or technical information, or both.

a. ☒ Administrative Contact . ☐ Technical Contact

Prefix: Click to enter text.

Full Name (Last/First Name): Holmes, Ron

Title: Counsel

Credential: Click to enter text.

Organization Name: Holmes Firm PC

Mailing Address: 14241 Dallas Parkway, Ste 800

City/State/Zip: Dallas, TX 75254

Phone No: 469-317-3470

Email: ron@theholmesfirm.com

b. ☐ Administrative Contact ☒ Technical Contact

Prefix: Click to enter text.

Full Name (Last/First Name): Roetzel, Mark

Title: Project Engineer

Credential: P.E.

Organization Name: CDS Muery

Mailing Address: 100 NE Loop 410, Ste 300

City/State/Zip: San Antonio, TX 78216

Phone No: 210-581-1111

Email: mark.roetzel@cdsmuery.com

Attachment: Click to enter text.

Item 6. Permit Contact Information (Instructions, Page 28)

Provide two names of individuals that can be contacted throughout the permit term.

- a. Prefix: Click to enter text. Full Name (Last/First Name): Beasley, Scott
Title: President Credential: Click to enter text.
Organization Name: WSB Resorts and Clubs, Inc.
Mailing Address: 8111 Westchester Dr, Ste 600 City/State/Zip: Dallas, TX 75225
Phone No: 214-534-6565 Email: wsbeasley@wsbresortsandclubs.com
- b. Prefix: Click to enter text. Full Name (Last/First Name): Perry, Scott
Title: Plant Manager Credential: Click to enter text.
Organization Name: Lajitas Municipal Services Company LLC
Mailing Address: HC 70 Box 400 City/State/Zip: Lajitas, TX 79219
Phone No: 432-424-5132 Email: Sperry@lajitasgolfresorts.com
- Attachment: Click to enter text.

Item 7. Billing Contact Information (Instructions, Page 28)

The permittee is responsible for paying the annual fee. The annual fee will be assessed for permits in effect on September 1 of each year. The TCEQ will send a bill to the address provided in this section. The permittee is responsible for terminating the permit when it is no longer needed (form TCEQ-20029).

Provide the complete mailing address where the annual fee invoice should be mailed and the name and phone number of the permittee's representative responsible for payment of the invoice.

Prefix: Click to enter text. Full Name (Last/First Name): Beasley, Scott
Title: President Credential: Click to enter text.
Organization Name: WSB Resorts and Clubs, Inc.
Mailing Address: 8111 Westchester Dr., Ste 600 City/State/Zip: Dallas, TX 75225
Phone No: 214-534-6565 Email: wsbeasley@wsbresoprtsandclubs.com

Item 8. DMR/MER Contact Information (Instructions, Page 28)

Provide the name and mailing address of the person delegated to receive and submit DMRs or MERs. **Note:** DMR data must be submitted through the NetDMR system. An electronic reporting account can be established once the facility has obtained the permit number.

Prefix: Click to enter text. Full Name (Last/First Name): Perry, Scott
Title: Plant Manager Credential: Click to enter text.
Organization Name: Lajitas Municipal Services Company LLC
Mailing Address: HC 70, Box 400 City/State/Zip: Lajitas, TX 79852

Phone No: Click to enter text. Email: Click to enter text.

Item 9. Notice Information (Instructions, Pages 28)

a. Individual Publishing the Notices

Prefix: Click to enter text. Full Name (Last/First Name): Vetter, Scott

Title: Facilities Manager Credential: Click to enter text.

Organization Name: Lajitas Golf Resort

Mailing Address: HC 70, Box 400

City/State/Zip: Lajitas, TX 79852

Phone No: 281-467-3467

Email: SVetter@lajitasgolfresort.com

b. Method for Receiving Notice of Receipt and Intent to Obtain a Water Quality Permit Package (only for NORI, NAPD will be sent via regular mail)

☒ E-mail: SVetter@lajitasgolfresort.com

☐ Fax: Click to enter text.

☐ Regular Mail (USPS)

Mailing Address: Click to enter text.

City/State/Zip Code: Click to enter text.

c. Contact in the Notice

Prefix: Click to enter text. Full Name (Last/First Name): Vetter, Scott

Title: Facilities Manager Credential: Click to enter text.

Organization Name: Lajitas Golf Resort

Phone No: 281-467-3467

Email: SVetter@lajitasgolfresort.com

d. Public Viewing Location Information

Note: If the facility or outfall is located in more than one county, provide a public viewing place for each county.

Public building name: Terlingua Fire & EMS Location within the building: Lobby

Physical Address of Building: 23250 FM-170

City: Terlingua County: Brewster

e. Bilingual Notice Requirements

This information is required for new, major amendment, minor amendment or minor modification, and renewal applications.

This section of the application is only used to determine if alternative language notices will be needed. Complete instructions on publishing the alternative language notices will be in your public notice package.

Call the bilingual/ESL coordinator at the nearest elementary and middle schools and obtain the following information to determine if an alternative language notice(s) is required.

1. Is a bilingual education program required by the Texas Education Code at the elementary or middle school nearest to the facility or proposed facility?

☐ Yes ☒ No

If no, publication of an alternative language notice is not required; skip to Item 8 (Regulated Entity and Permitted Site Information.)

2. Are the students who attend either the elementary school or the middle school enrolled in a bilingual education program at that school?

☐ Yes ☐ No

3. Do the students at these schools attend a bilingual education program at another location?

☐ Yes ☐ No

4. Would the school be required to provide a bilingual education program, but the school has waived out of this requirement under 19 TAC §89.1205(g)?

☐ Yes ☐ No ☐ N/A

5. If the answer is yes to question 1, 2, 3, or 4, public notices in an alternative language are required. Which language is required by the bilingual program? [Click to enter text.](#)

- f. Summary of Application in Plain Language Template – Complete and attach the Summary of Application in Plain Language Template (TCEQ Form 20972), also known as the plain language summary or PLS. Attachment: B

- g. Complete and attach one Public Involvement Plan (PIP) Form (TCEQ Form 20960) for each application for a new permit or major amendment. Attachment: C

Item 10. Regulated Entity and Permitted Site Information (Instructions Page 29)

- a. TCEQ issued Regulated Entity Number (RN), if available: RN102079365

Note: If your business site is part of a larger business site, a Regulated Entity Number (RN) may already be assigned for the larger site. Use the RN assigned for the larger site. Search the TCEQ's Central Registry to determine the RN or to see if the larger site may already be registered as a Regulated Entity. If the site is found, provide the assigned RN.

- b. Name of project or site (name known by the community where located): Lajitas Water Treatment Plant

- c. Is the location address of the facility in the existing permit the same?

☐ Yes ☐ No ☒ N/A (new permit)

Note: If the facility is located in Bexar, Comal, Hays, Kinney, Medina, Travis, Uvalde, or Williamson County, additional information concerning protection of the Edwards Aquifer may be required.

- d. Owner of treatment facility:

Prefix: [Click to enter text.](#) Full Name (Last/First Name): [Click to enter text.](#)

or Organization Name: Lajitas Municipal Services Company LLC

Mailing Address: 8111 Westchester Dr, Ste 500 City/State/Zip: Dallas, TX 75225

Phone No: 214-981-0722 Email: sonia.aube@energytransfer.com

e. Ownership of facility: ☐ Public ☒ Private ☐ Both ☐ Federal

f. Owner of land where treatment facility is or will be: Lajitas Municipal Services Company LLC

Prefix: Click to enter text. Full Name (Last/First Name): Click to enter text.

or Organization Name: Lajitas Municipal Services Company LLC

Mailing Address: 8111 Westchester Dr, Ste 600 City/State/Zip: Dallas, TX 752525

Phone No: 214-981-0722 Email: sonia.aube@energytransfer.com

Note: If not the same as the facility owner, attach a long-term lease agreement in effect for at least six years (In some cases, a lease may not suffice - see instructions). Attachment: Click to enter text.

g. Owner of effluent TLAP disposal site (if applicable): Lajitas Municipal Services Company LLC

Prefix: Click to enter text. Full Name (Last/First Name): Click to enter text.

or Organization Name: Lajitas Municipal Services Company LLC

Mailing Address: 8111 Westchester Dr. Ste 600 City/State/Zip: Dallas, TX 75225

Phone No: 214-981-0722 Email: sonia.aube@energytransfer.com

Note: If not the same as the facility owner, attach a long-term lease agreement in effect for at least six years. Attachment: D

h. Owner of sewage sludge disposal site (if applicable):

Prefix: N/A Full Name (Last/First Name): Click to enter text.

or Organization Name: Click to enter text.

Mailing Address: Click to enter text. City/State/Zip: Click to enter text.

Phone No: Click to enter text. Email: Click to enter text.

Note: If not the same as the facility owner, attach a long-term lease agreement in effect for at least six years. Attachment: Click to enter text.

Item 11. TD PES Discharge/TLAP Disposal Information (Instructions, Page 31)

a. Is the facility located on or does the treated effluent cross Native American Land?

☐ Yes ☒ No

b. Attach an original full size USGS Topographic Map (or an 8.5"×11" reproduced portion for renewal or amendment applications) with all required information. Check the box next to each item below to confirm it has been included on the map.

☒ One-mile radius

☐ Three-miles downstream information

☒ Applicant's property boundaries

☒ Treatment facility boundaries

☐ Labeled point(s) of discharge

☐ Highlighted discharge route(s)

☒ Effluent disposal site boundaries

☒ All wastewater ponds

☐ Sewage sludge disposal site

☐ New and future construction

Attachment: E

- c. Is the location of the sewage sludge disposal site in the existing permit accurate?

☐ Yes ☒ No or New Permit

If no, or a new application, provide an accurate location description: Lajitas Golf Course - Attachment

- d. Are the point(s) of discharge in the existing permit correct?

☐ Yes ☒ No or New Permit

If no, or a new application, provide an accurate location description: N/A - TLAP

- e. Are the discharge route(s) in the existing permit correct?

☐ Yes ☒ No or New Permit

If no, or a new permit, provide an accurate description of the discharge route: N/A - TLAP

- f. City nearest the outfall(s): N/A

- g. County in which the outfalls(s) is/are located: N/A

- h. Is or will the treated wastewater discharge to a city, county, or state highway right-of-way, or a flood control district drainage ditch?

☐ Yes ☒ No

If yes, indicate by a check mark if: ☐ Authorization granted ☐ Authorization pending

For new and amendment applications, attach copies of letters that show proof of contact and provide the approval letter upon receipt. Attachment: Click to enter text.

For all applications involving an average daily discharge of 5 MGD or more, provide the names of all counties located within 100 statute miles downstream of the point(s) of discharge: Click to enter text.

- i. For TLAPs, is the location of the effluent disposal site in the existing permit accurate?

☐ Yes No or New Permit ☒ New TLAP Permit

If no, or a new application, provide an accurate location description: Lajitas Golf Course = Exhibit F

- j. City nearest the disposal site: Terlingua

- k. County in which the disposal site is located: Brewster

- l. For TLAPs, describe how effluent is/will be routed from the treatment facility to the disposal site: Routed by closed pipe to bentonite clay lined golf course lake (liner previously certified under expired TLAP permit), then blended with groundwater for irrigation

- m. For TLAPs, identify the nearest watercourse to the disposal site to which rainfall runoff might flow if not contained: Rio Grande River

Item 12. Miscellaneous Information (Instructions, Page 33)

- a. Did any person formerly employed by the TCEQ represent your company and get paid for service regarding this application?

☐ Yes ☒ No

If yes, list each person: [Click to enter text.](#)

- b. Do you owe any fees to the TCEQ?

☐ Yes ☒ No

If yes, provide the following information:

Account no.: [Click to enter text.](#)

Total amount due: [Click to enter text.](#)

- c. Do you owe any penalties to the TCEQ?

☐ Yes ☒ No

If yes, provide the following information:

Enforcement order no.: [Click to enter text.](#)

Amount due: [Click to enter text.](#)

Item 13. Signature Page (Instructions, Page 33)

Permit No: WQ0000Click to enter text.

Applicant Name: Lajitas Municipal Services Company LLC

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

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

Signatory name (typed or printed): Sonia Aube

Signatory title: Authorized Representative

Signature: _____

(Use blue ink)

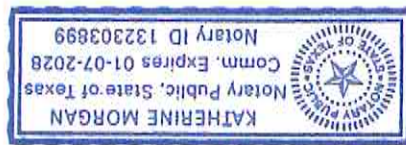
Date: 6/17/2025

Subscribed and Sworn to before me by the said Sonia Aube
on this 17th day of June, 2025.

My commission expires on the 7th day of January, 2026.

[Signature]
Notary Public

Dallas
County, Texas



[SEAL]

Note: If co-applicants are necessary, each entity must submit an original, separate signature page.

INDUSTRIAL WASTEWATER PERMIT APPLICATION

ADMINISTRATIVE REPORT 1.1

The following information is required for new and amendment applications.

Item 1. Affected Landowner Information (Instructions, Page 35)

- a. Attach a landowner map or drawing, with scale, as applicable. Check the box next to each item to confirm it has been provided.
- ☒ The applicant's property boundaries.
 - ☒ The facility site boundaries within the applicant's property boundaries.
 - ☒ The distance the buffer zone falls into adjacent properties and the property boundaries of the landowners located within the buffer zone.
 - ☒ The property boundaries of all landowners surrounding the applicant's property. (Note: if the application is a major amendment for a lignite mine, the map must include the property boundaries of all landowners adjacent to the new facility (ponds).)
 - ☐ The point(s) of discharge and highlighted discharge route(s) clearly shown for one mile downstream.
 - ☐ The property boundaries of the landowners located on both sides of the discharge route for one full stream mile downstream of the point of discharge.
 - ☐ The property boundaries of the landowners along the watercourse for a one-half mile radius from the point of discharge if the point of discharge is into a lake, bay, estuary, or affected by tides.
 - ☒ The boundaries of the effluent disposal site (e.g., irrigation area or subsurface drainfield site) and all evaporation/holding ponds within the applicant's property.
 - ☒ The property boundaries of all landowners surrounding the applicant's property boundaries where the effluent disposal site is located.
 - ☐ The boundaries of the sludge land application site (for land application of sewage sludge for beneficial use) and the property boundaries of landowners within one-quarter mile of the applicant's property boundaries where the sewage sludge land application site is located.
 - ☐ The property boundaries of landowners within one-half mile in all directions from the applicant's property boundaries where the sewage sludge disposal site (e.g., sludge surface disposal site or sludge monofil) is located.

Attachment: G

- b. ☒ that the landowners list has also been provided as mailing labels in electronic format (Avery 5160).
- c. Check this box to confirm a separate list with the landowners' names and mailing addresses cross-referenced to the landowner's map has been provided.
- d. Provide the source of the landowners' names and mailing addresses: Brewster County Property Records

- e. As required by Texas Water Code § 5.115, is any permanent school fund land affected by this application?

☐ Yes ☒ No

If yes, provide the location and foreseeable impacts and effects this application has on the land(s): [Click to enter text.](#)

Item 2. Original Photographs (Instructions, Page 37)

Provide original ground level photographs. Check the box next to each of the following items to indicate it is included.

- ☐ At least one original photograph of the new or expanded treatment unit location.
- ☐ At least two photographs of the existing/proposed point of discharge and as much area downstream (photo 1) and upstream (photo 2) as can be captured. If the discharge is to an open water body (e.g., lake, bay), the point of discharge should be in the right or left edge of each photograph showing the open water and with as much area on each respective side of the discharge as can be captured.
- ☒ At least one photograph of the existing/proposed effluent disposal site.
- ☒ A plot plan or map showing the location and direction of each photograph.

Attachment: [H](#)

INDUSTRIAL WASTEWATER PERMIT APPLICATION

SUPPLEMENTAL PERMIT INFORMATION FORM (SPIF)

This form applies to TPDES permit applications only. Complete and attach the Supplemental Permit information Form (SPIF) (TCEQ Form 20971).

Attachment: N/A

WATER QUALITY PERMIT

PAYMENT SUBMITTAL FORM

Use this form to submit the Application Fee, if mailing the payment. (Instructions, Page 36-37)

- Complete items 1 through 5 below.
- Staple the check or money order in the space provided at the bottom of this document.
- Do not mail this form with the application form.
- Do not mail this form to the same address as the application.
- Do not submit a copy of the application with this form as it could cause duplicate permit entries.

Mail this form and the check or money order to:

BY REGULAR U.S. MAIL

Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, Texas 78711-3088

BY OVERNIGHT/EXPRESS MAIL.

Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
12100 Park 35 Circle
Austin, Texas 78753

Fee Code: WQP Permit No: WO000Lajitas Industrial Waste Water Application

1. Check or Money Order Number: 4544
2. Check or Money Order Amount: \$350.00
3. Date of Check or Money Order: June 17, 2025
4. Name on Check or Money Order: Lajitas Capital Partners

5. APPLICATION INFORMATION

Name of Project or Site: Lajitas WTP

Physical Address of Project or Site: HC 70, Box 400, Lajitas, TX 79852

If the check is for more than one application, attach a list which includes the name of each Project or Site (RE) and Physical Address, exactly as provided on the application.

Attachment: Click to enter text.

LAJITAS CAPITAL PARTNERS

8111 WESTCHESTER DR.
SUITE 600
DALLAS, TX 75219

4544

DATE June 17, 2025 88-151/1119

ATTACHMENT 1

INDIVIDUAL INFORMATION

Item 1. Individual information (Instructions, Page 38)

Complete this attachment if the facility applicant or co-applicant is an individual. Make additional copies of this attachment if both are individuals.

Prefix (Mr., Ms., or Miss): [Click to enter text.](#)

Full legal name (first, middle, and last): [Click to enter text.](#)

Driver's License or State Identification Number: [Click to enter text.](#)

Date of Birth: [Click to enter text.](#)

Mailing Address: [Click to enter text.](#)

City, State, and Zip Code: [Click to enter text.](#)

Phone No.: [Click to enter text.](#)

Fax No.: [Click to enter text.](#)

E-mail Address: [Click to enter text.](#)

CN: [Click to enter text.](#)

INDUSTRIAL WASTEWATER PERMIT APPLICATION CHECKLIST OF COMMON DEFICIENCIES

Below is a list of common deficiencies found during the administrative review of industrial wastewater permit applications. To ensure the timely processing of this application, please review the items below and indicate each item is complete and in accordance applicable rules at 30 TAC Chapters 21, 281, and 305 by checking the box next to the item. If an item is not required this application, indicate by checking N/A where appropriate. Please do not submit the application until all items below are addressed.

- ☒ Core Data Form (TCEQ Form No. 10400)
*(Required for all applications types. Must be completed in its entirety and signed.
Note: Form may be signed by applicant representative.)*
- ☒ Correct and Current Industrial Wastewater Permit Application Forms
(TCEQ Form Nos. 10055 and 10411. Version dated 5/10/2019 or later.)
- ☒ Water Quality Permit Payment Submittal Form (Page 14)
(Original payment sent to TCEQ Revenue Section. See instructions for mailing address.)
- ☒ 7.5 Minute USGS Quadrangle Topographic Map Attached
*(Full-size map if seeking "New" permit.
8 ½ x 11 acceptable for Renewals and Amendments.)*
- ☐ N/A ☒ Current/Non-Expired, Executed Lease Agreement or Easement Attached
- ☐ N/A ☒ Landowners Map
(See instructions for landowner requirements.)

Things to Know:

- All the items shown on the map must be labeled.
- The applicant's complete property boundaries must be delineated which includes boundaries of contiguous property owned by the applicant.
- The applicant cannot be its own adjacent landowner. You must identify the landowners immediately adjacent to their property, regardless of how far they are from the actual facility.
- If the applicant's property is adjacent to a road, creek, or stream, the landowners on the opposite side must be identified. Although the properties are not adjacent to applicant's property boundary, they are considered potentially affected landowners. If the adjacent road is a divided highway as identified on the USGS topographic map, the applicant does not have to identify the landowners on the opposite side of the highway.

- ☐ N/A ☒ Landowners Labels and Cross Reference List
(See instructions for landowner requirements.)
- ☒ Electronic Application Submittal
(See application submittal requirements on page 23 of the instructions.)
- ☒ Original signature per 30 TAC § 305.44 – Blue Ink Preferred
*(If signature page is not signed by an elected official or principle executive officer,
a copy of signature authority/delegation letter must be attached.)*

☒ Summary of Application (in Plain Language)



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

INDUSTRIAL WASTEWATER PERMIT APPLICATION

TECHNICAL REPORT 1.0

The following information is required for all applications for a TLAP or an individual TPDES discharge permit.

For additional information or clarification on the requested information, please refer to the [Instructions for Completing the Industrial Wastewater Permit Application](https://www.tceq.texas.gov/permitting/wastewater/industrial/TPDES_industrial_wastewater_steps.html)¹ available on the TCEQ website. Please contact the Industrial Permits Team at 512-239-4671 with any questions about this form.

If more than one outfall is included in the application, provide applicable information for each individual outfall. If an item does not apply to the facility, enter N/A to indicate that the item has been considered. Include separate reports or additional sheets as clearly cross-referenced attachments and provide the attachment number in the space provided for the item the attachment addresses.

NOTE: This application is for an industrial wastewater permit only. Additional authorizations from the TCEQ Waste Permits Division or the TCEQ Air Permits Division may be needed.

Item 1. Facility/Site Information (Instructions, Page 39)

- a. Describe the general nature of the business and type(s) of industrial and commercial activities. Include all applicable SIC codes (up to 4).

Lajitas WTP is a groundwater EDR membrane plant serving the Lajitas Golf Resort community in Brewster County, Texas. The 0.3mgd membrane plant produces a process wastewater stream of up to 0.065mgd. This process wastewater is disposed of by irrigation of the golf course after blending with a larger groundwater irrigation volume. The plant has operated under a TLAP permit since about 2000. However, that permit expired in May 2025, requiring a New Permit application to continue facility operations. No changes are proposed from that previous TLAP permit.

- b. Describe all wastewater-generating processes at the facility.

The 0.3mgd EDR membrane groundwater plant produces a process waste stream of up to 0.065mgd, consisting of EDR reversal reject concentrate, multi-media iron reduction filter backwash and periodic membrane clean-in-place (CIP) acid backwash. No chemicals are added to the groundwater process stream except for chlorine used for iron oxidation and cationic polymer used to enhance iron removal. The source groundwater (Santa Elena Aquifer) has a TDS concentration of about 1,400mg/l, including NORM constituents (Uranium, Radium 226-228). These dissolved solids are concentrated to an average waste stream TDS of about 6,000mg/l. The process waste stream is stored in a below-grade basin at the WTP and then transferred by closed pipe to the golf course irrigation pump station Lake E (including a 1-ft bentonite clay liner certified with the original TLAP permit), blended with irrigation groundwater (averaging about 110,000gpd annually) and then applied to 56.3 acres of irrigated golf course turf.

¹
https://www.tceq.texas.gov/permitting/wastewater/industrial/TPDES_industrial_wastewater_steps.html

- c. Provide a list of raw materials, major intermediates, and final products handled at the facility.

Materials List

Raw Materials	Intermediate Products	Final Products
N/A -Groundwater EDR WTP		Potable water

Attachment: N/A – Groundwater EDR membrane plant

- d. Attach a facility map (drawn to scale) with the following information:

- Production areas, maintenance areas, materials-handling areas, waste-disposal areas, and water intake structures.
- The location of each unit of the WWTP including the location of wastewater collection sumps, impoundments, outfalls, and sampling points, if significantly different from outfall locations.

Attachment: I

- e. Is this a new permit application for an existing facility?

☒ Yes ☐ No

If yes, provide background discussion: Previous TLAP Permit expired May 2025. This application is to continue facility operations and TLAP irrigation disposal.

- f. Is/will the treatment facility/disposal site be located above the 100-year frequency flood level.

☒ Yes ☐ No

List source(s) used to determine 100-year frequency flood plain: FIRM – 4800841400B

If no, provide the elevation of the 100-year frequency flood plain and describe what protective measures are used/proposed to prevent flooding (including tail water and rainfall run-on controls) of the treatment facility and disposal area: The WTP and golf course disposal area are located above the 100-yr floodplain

Attachment: Click to enter text.

- g. For new or major amendment permit applications, will any construction operations result in a discharge of fill material into a water in the state?

☐ Yes ☒ No ☐ N/A (renewal only)

- h. If yes to Item 1.g, has the applicant applied for a USACE CWA Chapter 404 Dredge and Fill permit?

☐ Yes ☐ No

If yes, provide the permit number: [Click to enter text.](#)

If no, provide an approximate date of application submittal to the USACE: [Click to enter text.](#)

Item 2. Treatment System (Instructions, Page 40)

- a. List any physical, chemical, or biological treatment process(es) used/proposed to treat wastewater at this facility. Include a description of each treatment process, starting with initial treatment and finishing with the outfall/point of disposal.

Groundwater enters the plant to multimedia pressure filter where iron is removed using chlorine oxidation and cationic polymer. The sand filter periodically backwashes to removed oxidized iron. Pre-treated water then passes through the two-stage electrodialysis (EDR) membrane unit to reduced TDS including NORM constituents (Uranium and Radium). The EDR unit periodically reverse polarity and rejects concentrate to waste. The unit is periodically cleaned-in-place (CIP) with a hydrochloric acid solution to remove scale. Treated water then passes through a mechanically ventilated packed tower to remove radon gas and raise pH. Free chlorine is then added for secondary disinfection prior to distribution. The combined process waste streams drain to a below-grade concrete basin outside of the plant building and are then pump transferred to the golf course irrigation lake for blending with a larger groundwater volume for golf course irrigation. Irrigation disposal has been practiced since facility start-up in about 2000 under a TLAP permit. However, that permit expired in May 2025 and is being re-instated through this application.

- b. Attach a flow schematic with a water balance showing all sources of water and wastewater flow into the facility, wastewater flow into and from each treatment unit, and wastewater flow to each outfall/point of disposal.

Attachment: J

Item 3. Impoundments (Instructions, Page 40)

Does the facility use or plan to use any wastewater impoundments (e.g., lagoons or ponds?)

☒ Yes ☐ No

If no, proceed to Item 4. If yes, complete Item 3.a for existing impoundments and Items 3.a - 3.e for new or proposed impoundments. NOTE: See instructions, Pages 40-42, for additional information on the attachments required by Items 3.a - 3.e.

- a. Complete the table with the following information for each existing, new, or proposed impoundment. Attach additional copies of the Impoundment Information table, if needed.

Use Designation: Indicate the use designation for each impoundment as Treatment (T), Disposal (D), Containment (C), or Evaporation (E).

Associated Outfall Number: Provide an outfall number if a discharge occurs or will occur.

Liner Type: Indicate the liner type as Compacted clay liner (C), In-situ clay liner (I), Synthetic/plastic/rubber liner (S), or Alternate liner (A). NOTE: See instructions for further detail on liner specifications. If an alternate liner (A) is selected, include an attachment that provides a description of the alternate liner and any additional technical information necessary for an evaluation.

Leak Detection System: If any leak detection systems are in place/planned, enter Y for yes. Otherwise, enter N for no.

Groundwater Monitoring Wells and Data: If groundwater monitoring wells are in place/planned, enter Y for yes. Otherwise, enter N for no. Attach any existing groundwater monitoring data.

Dimensions: Provide the dimensions, freeboard, surface area, storage capacity of the impoundments, and the maximum depth (not including freeboard). For impoundments with irregular shapes, submit surface area instead of length and width.

Compliance with 40 CFR Part 257, Subpart D: If the impoundment is required to be in compliance with 40 CFR Part 257, Subpart D, enter Y for yes. Otherwise, enter N for no.

Date of Construction: Enter the date construction of the impoundment commenced (mm/dd/yy).

Impoundment Information

Parameter	Pond #	Pond #	Pond #	Pond #
Use Designation: (T) (D) (C) or (E)	C			
Associated Outfall Number	N/A-TLAP			
Liner Type (C) (I) (S) or (A)	C			
Alt. Liner Attachment Reference				
Leak Detection System, Y/N	N			
Groundwater Monitoring Wells, Y/N	N			
Groundwater Monitoring Data Attachment				
Pond Bottom Located Above The Seasonal High-Water Table, Y/N	Y			
Length (ft)	750			
Width (ft)	250			
Max Depth From Water Surface (ft), Not Including Freeboard	5			
Freeboard (ft)	2			
Surface Area (acres)	2.4			
Storage Capacity (gallons)	3.1MG			
40 CFR Part 257, Subpart D, Y/N	N			
Date of Construction	06/01/2000			

Attachment: [Click to enter text.](#)

The following information (Items 3.b - 3.e) is required only for new or proposed impoundments.

- b. For new or proposed impoundments, attach any available information on the following items. If attached, check **yes** in the appropriate box. Otherwise, check **no** or **not yet designed**.

1. Liner data

☐ Yes ☐ No ☐ Not yet designed

2. Leak detection system or groundwater monitoring data

☐ Yes ☐ No ☐ Not yet designed

3. Groundwater impacts

☐ Yes ☐ No ☐ Not yet designed

NOTE: Item b.3 is required if the bottom of the pond is not above the seasonal high-water table in the shallowest water-bearing zone.

Attachment: [Click to enter text.](#)

For TLAP applications: Items 3.c - 3.e are not required, continue to Item 4.

- c. Attach a USGS map or a color copy of original quality and scale which accurately locates and identifies all known water supply wells and monitor wells within ½-mile of the impoundments.

Attachment: [Click to enter text.](#)

- d. Attach copies of State Water Well Reports (e.g., driller's logs, completion data, etc.), and data on depths to groundwater for all known water supply wells including a description of how the depths to groundwater were obtained.

Attachment: [Click to enter text.](#)

- e. Attach information pertaining to the groundwater, soils, geology, pond liner, etc. used to assess the potential for migration of wastes from the impoundments or the potential for contamination of groundwater or surface water.

Attachment: [Click to enter text.](#)

Item 4. Outfall/Disposal Method Information (Instructions, Page 42)

Complete the following tables to describe the location and wastewater discharge or disposal operations for each outfall for discharge, and for each point of disposal for TLAP operations.

If there are more outfalls/points of disposal at the facility than the spaces provided, copies of pages 6 and/or numbered accordingly (i.e., page 6a, 6b, etc.) may be used to provide information on the additional outfalls.

For TLAP applications: Indicate the disposal method and each individual irrigation area I, evaporation pond E, or subsurface drainage system S by providing the appropriate letter designation for the disposal method followed by a numerical designation for each disposal

area in the space provided for Outfall number (e.g. E1 for evaporation pond 1, I2 for irrigation area No. 2, etc.).

Outfall Longitude and Latitude

Outfall No.	Latitude (Decimal Degrees)	Longitude (Decimal Degrees)
I1	29.257	103.773

Outfall Location Description

Outfall No.	Location Description

Description of Sampling Point(s) (if different from Outfall location)

Outfall No.	Description of sampling point

Outfall Flow Information - Permitted and Proposed

Outfall No.	Permitted Daily Avg Flow (MGD)	Permitted Daily Max Flow (MGD)	Proposed Daily Avg Flow (MGD)	Proposed Daily Max Flow (MGD)	Anticipated Discharge Date (mm/dd/yy)
I1			0.065	0.065	06/01/2000

Outfall Discharge - Method and Measurement

Outfall No.	Pumped Discharge? Y/N	Gravity Discharge? Y/N	Type of Flow Measurement Device Used
I1	Y	N	Doppler Flow Meter

Outfall Discharge - Flow Characteristics

Outfall No.	Intermittent Discharge? Y/N	Continuous Discharge? Y/N	Seasonal Discharge? Y/N	Discharge Duration (hrs/day)	Discharge Duration (days/mo)	Discharge Duration (mo/yr)
I1	Y	N	N	4	30	12

Outfall No.	Intermittent Discharge? Y/N	Continuous Discharge? Y/N	Seasonal Discharge? Y/N	Discharge Duration (hrs/day)	Discharge Duration (days/mo)	Discharge Duration (mo/yr)

Outfall Wastestream Contributions

Outfall No. I1

Contributing Wastestream	Volume (MGD)	Percent (%) of Total Flow
EDR Wastewater	0.05	75
Multimedia Filter Backwash	0.015	25
EDR CIP (Periodic)	0.001	<1

Outfall No. [Click to enter text.](#)

Contributing Wastestream	Volume (MGD)	Percent (%) of Total Flow

Outfall No. [Click to enter text.](#)

Contributing Wastestream	Volume (MGD)	Percent (%) of Total Flow

Contributing Wastestream	Volume (MGD)	Percent (%) of Total Flow

Attachment: [Click to enter text.](#)

Item 5. Blowdown and Once-Through Cooling Water Discharges (Instructions, Page 43)

a. Indicate if the facility currently or proposes to:

- ☐ Yes ☒ No Use cooling towers that discharge blowdown or other wastestreams
- ☐ Yes ☒ No Use boilers that discharge blowdown or other wastestreams
- ☐ Yes ☒ No Discharge once-through cooling water

NOTE: If the facility uses or plans to use cooling towers or once-through cooling water, Item 12 is required.

b. If yes to any of the above, attach an SDS with the following information for each chemical additive.

- Manufacturers Product Identification Number
- Product use (e.g., biocide, fungicide, corrosion inhibitor, etc.)
- Chemical composition including CASRN for each ingredient
- Classify product as non-persistent, persistent, or bioaccumulative
- Product or active ingredient half-life
- Frequency of product use (e.g., 2 hours/day once every two weeks)
- Product toxicity data specific to fish and aquatic invertebrate organisms
- Concentration of whole product or active ingredient, as appropriate, in wastestream.

In addition to each SDS, attach a summary of the above information for each specific wastestream and the associated chemical additives. Specify which outfalls are affected.

Attachment: [Click to enter text.](#)

c. Cooling Towers and Boilers

If the facility currently or proposes to use cooling towers or boilers that discharge blowdown or other wastestreams to the outfall(s), complete the following table.

Cooling Towers and Boilers

Type of Unit	Number of Units	Daily Avg Blowdown (gallons/day)	Daily Max Blowdown (gallons/day)
Cooling Towers			
Boilers			

Item 6. Stormwater Management (Instructions, Page 44)

Will any existing/proposed outfalls discharge stormwater associated with industrial activities, as defined at 40 CFR § 122.26(b)(14), commingled with any other wastestream?

☐ Yes ☒ No

If yes, briefly describe the industrial processes and activities that occur outdoors or in a manner which may result in exposure of the activities or materials to stormwater: [Click to enter text.](#)

Item 7. Domestic Sewage, Sewage Sludge, and Septage Management and Disposal (Instructions, Page 44)

Domestic Sewage - Waste and wastewater from humans or household operations that is discharged to a wastewater collection system or otherwise enters a treatment works.

- a. Check the box next to the appropriate method of domestic sewage and domestic sewage sludge treatment or disposal. Complete Worksheet 5.0 or Item 7.b if directed to do so.
- ☒ Domestic sewage is routed (i.e., connected to or transported to) to a WWTP permitted to receive domestic sewage for treatment, disposal, or both. Complete Item 7.b.
 - ☐ Domestic sewage disposed of by an on-site septic tank and drainfield system. Complete Item 7.b.
 - ☐ Domestic and industrial treatment sludge ARE commingled prior to use or disposal.
 - ☐ Industrial wastewater and domestic sewage are treated separately, and the respective sludge IS NOT commingled prior to sludge use or disposal. Complete Worksheet 5.0.
 - ☐ Facility is a POTW. Complete Worksheet 5.0.
 - ☐ Domestic sewage is not generated on-site.
 - ☐ Other (e.g., portable toilets), specify and Complete Item 7.b: [Click to enter text.](#)
- b. Provide the name and TCEQ, NPDES, or TPDES Permit No. of the waste-disposal facility which receives the domestic sewage/septage. If hauled by motorized vehicle, provide the name and TCEQ Registration No. of the hauler.

Domestic Sewage Plant/Hauler Name

Plant/Hauler Name	Permit/Registration No.
Lajitas Municipal WWTP	WQ0014282001

Item 8. Improvements or Compliance/Enforcement Requirements (Instructions, Page 45)

- a. Is the permittee currently required to meet any implementation schedule for compliance or enforcement?
- ☐ Yes ☒ No
- b. Has the permittee completed or planned for any improvements or construction projects?

☐ Yes ☒ No

- c. If **yes** to either 8.a or 8.b, provide a brief summary of the requirements and a status update:
[Click to enter text.](#)

Item 9. Toxicity Testing (Instructions, Page 45)

Have any biological tests for acute or chronic toxicity been made on any of the discharges or on a receiving water in relation to the discharge within the last three years?

☐ Yes ☒ No

If **yes**, identify the tests and describe their purposes: [Click to enter text.](#)

Additionally, attach a copy of all tests performed which **have not** been submitted to the TCEQ or EPA. **Attachment:** [Click to enter text.](#)

Item 10. Off-Site/Third Party Wastes (Instructions, Page 45)

- a. Does or will the facility receive wastes from off-site sources for treatment at the facility, disposal on-site via land application, or discharge via a permitted outfall?

☐ Yes ☒ No

If **yes**, provide responses to Items 10.b through 10.d below.

If **no**, proceed to Item 11.

- b. Attach the following information to the application:

- List of wastes received (including volumes, characterization, and capability with on-site wastes).
- Identify the sources of wastes received (including the legal name and addresses of the generators).
- Description of the relationship of waste source(s) with the facility's activities.

Attachment: [Click to enter text.](#)

- c. Is or will wastewater from another TCEQ, NPDES, or TPDES permitted facility commingled with this facility's wastewater after final treatment and prior to discharge via the final outfall/point of disposal?

☐ Yes ☒ No

If **yes**, provide the name, address, and TCEQ, NPDES, or TPDES permit number of the contributing facility and a copy of any agreements or contracts relating to this activity.

Attachment: [Click to enter text.](#)

- d. Is this facility a POTW that accepts/will accept process wastewater from any SIU and has/is required to have an approved pretreatment program under the NPDES/TPDES program?

☐ Yes ☒ No

If **yes**, **Worksheet 6.0** of this application is required.

Item 11. Radioactive Materials (Instructions, Page 46)

a. Are/will radioactive materials be mined, used, stored, or processed at this facility?

☐ Yes ☒ No

If yes, use the following table to provide the results of one analysis of the effluent for all radioactive materials that may be present. Provide results in pCi/L.

Radioactive Materials Mined, Used, Stored, or Processed

Radioactive Material Name	Concentration (pCi/L)

b. Does the applicant or anyone at the facility have any knowledge or reason to believe that radioactive materials may be present in the discharge, including naturally occurring radioactive materials in the source waters or on the facility property?

☒ Yes ☐ No

If yes, use the following table to provide the results of one analysis of the effluent for all radioactive materials that may be present. Provide results in pCi/L. Do not include information provided in response to Item 11.a.

Radioactive Materials Present in the Discharge

Radioactive Material Name	Concentration (pCi/L)
Uranium	300
Radium 226	60
Radium 228	60

Item 12. Cooling Water (Instructions, Page 46)

a. Does the facility use or propose to use water for cooling purposes?

- ☐ Yes
☒ No
☐ Decommissioned: [Click to enter text.](#)
☐ To Be Decommissioned: [Click to enter text.](#)

If yes, complete Items 12.b thru 12.f. If no, stop here.

If decommissioned, provide the date operation ceased and stop here.

If to be decommissioned, provide the date operation is anticipated to cease and stop here.

b. Cooling water is/will be obtained from a groundwater source (e.g., on-site well).

The Ionics EDR membrane system removes charged particles by applying a direct current (DC) electric field between alternating cationic and anionic semi-permeable membrane plates. Removal efficiency varies somewhat based on particle mass, surface charge and several other factors. Ionic's design process model predicts about a 65% removal efficiency for total dissolved solids (TDS) reduction of the Sante Elena feed water (1450mg/l TDS design feed producing a +/- 500mg/l TDS product water). Removal efficiency for radionuclide metals has been confirmed as being comparable to overall TDS efficiency.

Four consecutive weekly composite samples were collected between March 2 and April 1, 2011 to better define the blended wastewater quality produced by the plant. While EDR wastewater quality remains relatively constant (about 6,500mg/l TDS), the blended waste stream quality varies considerably depending on the relative amount of sand filter media filter backwash generated during any sampling period. Table 1 presents a summary of this composite sampling exercise.

Date	TDS (mg/L)	Gross A (pCi/L)	Gross B (pCi/L)	Rad-226 (pCi/L)	Rad-228 (pCi/L)	Uranium (ug/L)
3/9/11		114	120	33.8	2.68	14.3
3/18/11	5300	131	97	28.9	2.02	29.6
3/25/11	3300	110	103	20.0	1.33	37.5
4/01/11	3200	81	74	32.3	2.77	36
Avg.	3930	109	99	28.8	2.20	29.4
GW Well	1450	19.3	17.2	8.54	0.62	6.1

Review of this data indicates several conclusions, including:

- Blended water quality as generally indicated by TDS is quite variable, depending largely on the sand filter media backwash volume during any sampling period.
- The relationship between TDS and radionuclides does not appear linear, at times inversely proportionate to TDS shifts, suggesting additional influencing variables.
- Results suggest that reasonable wastewater quality goals can be established, and managed through adjustment of media backwashing volume over time, including:
 - TDS – 4,000mg/l
 - Gross Alpha – 110pCi/L
 - Gross Beta – 100pCi/L
 - Radium 226 – 30pCi/L
 - Radium 228 – 3pCi/L
 - Uranium - 30ug/L

Alternately to the 1680mg/l TDS injectate quality, we propose that about 15% of the potable production be used for media filter backwash (considerably in excess of the 3-5% anticipated for effective backwashing of the iron removal filters), resulting in a blended

☐ Yes ☐ No

If yes, stop here. If no, continue.

c. Cooling Water Supplier

1. Provide the name of the owner(s) and operator(s) for the CWIS that supplies or will supply water for cooling purposes to the facility.

Cooling Water Intake Structure(s) Owner(s) and Operator(s)

CWIS ID				
Owner				
Operator				

2. Cooling water is/will be obtained from a Public Water Supplier (PWS)

☐ No ☐ Yes; PWS No.: [Click to enter text.](#)

If no, continue. If yes, provide the PWS Registration No. and stop here.

3. Cooling water is/will be obtained from a reclaimed water source?

☐ No ☐ Yes; Auth No.: [Click to enter text.](#)

If no, continue. If yes, provide the Reuse Authorization No. and stop here.

4. Cooling water is/will be obtained from an Independent Supplier

☐ No ☐ Yes; AIF: [Click to enter text.](#)

If no, proceed to Item 12.d. If yes, provide the actual intake flow of the Independent Supplier's CWIS that is/will be used to provide water for cooling purposes and proceed.

d. 316(b) General Criteria

1. The CWIS(s) used to provide water for cooling purposes to the facility has or will have a cumulative design intake flow of 2 MGD or greater.

☐ Yes ☐ No

2. At least 25% of the total water withdrawn by the CWIS(s) is/will be used at the facility exclusively for cooling purposes on an annual average basis.

☐ Yes ☐ No

3. The CWIS(s) withdraw(s)/propose(s) to withdraw water for cooling purposes from surface waters that meet the definition of Waters of the United States in *40 CFR § 122.2*.

☐ Yes ☐ No. Explanation: [Click to enter text.](#)

If no, provide an explanation of how the waterbody does not meet the definition of Waters of the United States in *40 CFR § 122.2*.

If yes to all three questions in Item 12.d, the facility **meets** the minimum criteria to be subject to the full requirements of Section 316(b) of the CWA. Proceed to Item 12.f.

If **no** to any of the questions in Item 12.d, the facility **does not meet** the minimum criteria to be subject to the full requirements of Section 316(b) of the CWA; however, a determination is required based upon BPJ. Proceed to Item 12.e.

- e. The facility does not meet the minimum requirements to be subject to the fill requirements of Section 316(b) **and uses/proposes to use cooling towers.**

☐ Yes ☐ No

If **yes**, stop here. If **no**, complete Worksheet 11.0, Items 1.a, 1.b.1-3 and 6, 2.b.1, and 3.a to allow for a determination based upon BPJ.

- f. Oil and Gas Exploration and Production

1. The facility is subject to requirements at 40 CFR Part 435, Subparts A or D.

☐ Yes ☒ No

If **yes**, continue. If **no**, skip to Item 12.g.

2. The facility is an existing facility as defined at 40 CFR § 125.92(k) or a new unit at an existing facility as defined at 40 CFR § 125.92(u).

☐ Yes ☐ No

If **yes**, complete Worksheet 11.0, Items 1.a, 1.b.1-3 and 6, 2.b.1, and 3.a to allow for a determination based upon BPJ. If **no**, skip to Item 12.g.3.

- g. Compliance Phase and Track Selection

1. Phase I - New facility subject to 40 CFR Part 125, Subpart I

☐ Yes ☒ No

If **yes**, check the box next to the compliance track selection, attach the requested information, and complete Worksheet 11.0, Items 2 and 3, and Worksheet 11.2.

- ☐ Track I - AIF greater than 2 MGD, but less than 10 MGD

- Attach information required by *40 CFR §§ 125.86(b)(2)-(4)*.

- ☐ Track I - AIF greater than 10 MGD

- Attach information required by *40 CFR § 125.86(b)*.

- ☐ Track II

- Attach information required by *40 CFR § 125.86(c)*.

Attachment: [Click to enter text.](#)

2. Phase II - Existing facility subject to 40 CFR Part 125, Subpart J

☐ Yes ☐ No

If **yes**, complete Worksheets 11.0 through 11.3, as applicable.

3. Phase III - New facility subject to 40 CFR Part 125, Subpart N

☐ Yes ☐ No

If **yes**, check the box next to the compliance track selection and provide the requested information.

- ☐ Track I - Fixed facility
 - Attach information required by 40 CFR § 125.136(b) and complete Worksheet 11.0, Items 2 and 3, and Worksheet 11.2.
- ☐ Track I - Not a fixed facility
 - Attach information required by 40 CFR § 125.136(b) and complete Worksheet 11.0, Item 2 (except CWIS latitude/longitude under Item 2.a).
- ☐ Track II - Fixed facility
 - Attach information required by 40 CFR § 125.136(c) and complete Worksheet 11.0, Items 2 and 3.

Attachment: [Click to enter text.](#)

Item 13. Permit Change Requests (Instructions, Page 48)

This item is only applicable to existing permitted facilities.

a. Is the facility requesting a **major amendment** of an existing permit?

☐ Yes ☒ No

If **yes**, list each request individually and provide the following information: 1) detailed information regarding the scope of each request and 2) a justification for each request. Attach any supplemental information or additional data to support each request.

[Click to enter text.](#)

b. Is the facility requesting any **minor amendments** to the permit?

☐ Yes ☒ No

If **yes**, list and describe each change individually.

[Click to enter text.](#)

c. Is the facility requesting any **minor modifications** to the permit?

☐ Yes ☒ No

If **yes**, list and describe each change individually.

All laboratory tests performed must meet the requirements of *30 TAC Chapter 25, Environmental Testing Laboratory Accreditation and Certification*, which includes the following general exemptions from National Environmental Laboratory Accreditation Program (NELAP) certification requirements:

- The laboratory is an in-house laboratory and is:
 - periodically inspected by the TCEQ; or
 - located in another state and is accredited or inspected by that state; or
 - performing work for another company with a unit located in the same site; or
 - performing pro bono work for a governmental agency or charitable organization.
- The laboratory is accredited under federal law.
- The data are needed for emergency-response activities, and a laboratory accredited under the Texas Laboratory Accreditation Program is not available.
- The laboratory supplies data for which the TCEQ does not offer accreditation.

The applicant should review *30 TAC Chapter 25* for specific requirements.

The following certification statement shall be signed and submitted with every application. See the *Signature Page* section in the Instructions, for a list of designated representatives who may sign the certification.

CERTIFICATION:

I certify that all laboratory tests submitted with this application meet the requirements of *30 TAC Chapter 25, Environmental Testing Laboratory Accreditation and Certification*.

Printed Name: Click to enter text.

Title: Click to enter text.

Signature: _____

Date: _____

Note: The Laboratory Accreditation will be submitted with the pending effluent and soil sampling reports. However, the TLAP application is being submitted to begin the Administrative Review since the past TLAP Permit has now expired.

Click to enter text.

Item 14. Laboratory Accreditation (Instructions, Page 49)

All laboratory tests performed must meet the requirements of *30 TAC Chapter 25, Environmental Testing Laboratory Accreditation and Certification*, which includes the following general exemptions from National Environmental Laboratory Accreditation Program (NELAP) certification requirements:

- The laboratory is an in-house laboratory and is:
 - periodically inspected by the TCEQ; or
 - located in another state and is accredited or inspected by that state; or
 - performing work for another company with a unit located in the same site; or
 - performing pro bono work for a governmental agency or charitable organization.
- The laboratory is accredited under federal law.
- The data are needed for emergency-response activities, and a laboratory accredited under the Texas Laboratory Accreditation Program is not available.
- The laboratory supplies data for which the TCEQ does not offer accreditation.

The applicant should review *30 TAC Chapter 25* for specific requirements.

The following certification statement shall be signed and submitted with every application. See the *Signature Page* section in the Instructions, for a list of designated representatives who may sign the certification.

CERTIFICATION:

I certify that all laboratory tests submitted with this application meet the requirements of *30 TAC Chapter 25, Environmental Testing Laboratory Accreditation and Certification*.

Printed Name: Click to enter text.

Title: Click to enter text.

Signature: _____

Date: _____

INDUSTRIAL WASTEWATER PERMIT APPLICATION WORKSHEET

1.0: EPA CATEGORICAL EFFLUENT GUIDELINES

This worksheet is required for all applications for TPDES permits for discharges of wastewaters subject to EPA categorical effluent limitation guidelines (ELGs).

Item 1. Categorical Industries (Instructions, Page 53)

Is this facility subject to any 40 CFR categorical ELGs outlined on page 53 of the instructions?

☐ Yes ☒ No

If **no**, this worksheet is not required. If **yes**, provide the appropriate information below.

40 CFR Effluent Guideline

Industry	40 CFR Part

Item 2. Production/Process Data (Instructions, Page 54)

NOTE: For all TPDES permit applications requesting individual permit coverage for discharges of oil and gas exploration and production wastewater (discharges into or adjacent to water in the state, falling under the Oil and Gas Extraction Effluent Guidelines – 40 CFR Part 435), see Worksheet 12.0, Item 2 instead.

a. Production Data

Provide appropriate data for effluent guidelines with production-based effluent limitations.

Production Data

Subcategory	Actual Quantity/Day	Design Quantity/Day	Units

INDUSTRIAL WASTEWATER PERMIT APPLICATION WORKSHEET

3.0: LAND APPLICATION OF EFFLUENT

This worksheet is required for all applications for a permit to disposal of wastewater by land application (i.e., TLAP)).

Item 1. Type of Disposal System (Instructions, Page 69)

Check the box next to the type of land disposal requested by this application:

- | | |
|--|---|
| ☒ Irrigation | ☐ Subsurface application |
| ☐ Evaporation | ☐ Subsurface soils absorption |
| ☐ Evapotranspiration beds | ☐ Surface application |
| ☐ Drip irrigation system | ☐ Other, specify: Click to enter text. |

Item 2. Land Application Area (Instructions, Page 69)

Land Application Area Information

Effluent Application (gallons/day)	Irrigation Acreage (acres)	Describe land use & indicate type(s) of crop(s)	Public Access? (Y/N)
65,000 (Process WWTR)			
110,000 (Irrigation GW - Yearly Average)	53.6	Golf Course - Turf	Y (Private Course)

Item 3. Annual Cropping Plan (Instructions, Page 69)

Attach the required cropping plan that includes each of the following:

- Cool and warm season plant species
- Breakdown of acreage and percent of total acreage for each crop
- Crop growing season
- Harvesting method/number of harvests
- Minimum/maximum harvest height
- Crop yield goals
- Soils map
- Nitrogen requirements per crop
- Additional fertilizer requirements
- Supplemental watering requirements
- Crop salt tolerances
- Justification for not removing existing vegetation to be irrigated

Item 4. Well and Map Information (Instructions, Page 70)

- a. Check each box to confirm the required information is shown and labeled on the attached USGS map:

- ☒ The exact boundaries of the land application area
- ☒ On-site buildings
- ☒ Waste-disposal or treatment facilities
- ☒ Effluent storage and tailwater control facilities
- ☒ Buffer zones
- ☒ All surface waters in the state onsite and within 500 feet of the property boundaries
- ☒ All water wells within ½-mile of the disposal site, wastewater ponds, or property boundaries
- ☒ All springs and seeps onsite and within 500 feet of the property boundaries

Attachment: L

- b. List and cross reference all water wells located on or within 500 feet of the disposal site, wastewater ponds, or property boundaries in the following table. Attach additional pages as necessary to include all of the wells.

Well and Map Information Table

Well ID	Well Use	Producing? Y/N/U	Open, cased, capped, or plugged?	Proposed Best Management Practice
N/A				

Attachment: Click to enter text.

- c. Groundwater monitoring wells or lysimeters are/will be installed around the land application site or wastewater ponds.

☐ Yes ☒ No

If yes, provide the existing/proposed location of the monitoring wells or lysimeters on the site map attached for Item 4.a. Additionally, attach information on the depth of the wells or lysimeters, sampling schedule, and monitoring parameters for TCEQ review, possible modification, and approval.

Attachment: M (Groundwater Report Below)

- d. Attach a short groundwater technical report using *30 TAC § 309.20(a)(4)* as guidance.

Attachment:

Item 5. Soil Map and Soil Information (Instructions, Page 71)

Check each box to confirm that the following information is attached:

- a. ☒ USDA NRCS Soil Survey Map depicting the area to be used for land application with the locations identified by fields and crops.
- b. ☒ Breakdown of acreage and percent of total acreage for each soil type.
- c. ☒ Copies of laboratory soil analyses. **Attachment: N**

Item 6. Effluent Monitoring Data (Instructions, Page 72)

- a. Completion of Table 14 is required for all renewal and major amendment applications. Complete the table with monitoring data for the previous two years for all parameters regulated in the current permit. An additional table has been provided with blank headers for parameters regulated in the current permit which are not listed in Table 14.

Table 14 for Outfall No.: [Click to enter text.](#)

Samples are (check one): ☐ Composite ☐ Grab

[illegible]

Item 7. Pollutant Analysis (Instructions, Page 72)

- Provide the date range of all sampling events conducted to obtain the analytical data submitted with this application (e.g., 05/01/2018-05/30/2018): Click to enter text.
- ☒ Check the box to confirm all samples were collected no more than 12 months prior to the date of application submittal.
- Complete Tables 15 and 16.

Table 15 for Outfall No.: Click to enter text. Samples are (check one): ☐ Composite ☐ Grab

Pollutant	Sample 1 (mg/L)	Sample 2 (mg/L)	Sample 3 (mg/L)	Sample 4 (mg/L)
BOD (5-day)				
CBOD (5-day)				
Chemical oxygen demand				
Total organic carbon				
Dissolved oxygen				
Ammonia nitrogen				
Total suspended solids	Note: The Pollutant Analysis and Soil Analysis are pending and will be submitted once received. The TLAP application is being submitted to begin the Administrative Review since the past TLAP permit has now expired.			
Nitrate nitrogen				
Total organic nitrogen				
Total phosphorus				
Oil and grease				
Total residual chlorine				
Total dissolved solids				
Sulfate				
Chloride				
Fluoride				
Total alkalinity (mg/L as CaCO ₃)				
Temperature (°F)				
pH (standard units)				

Table 16 for Outfall No.: Click to enter text. Samples are (check one): ☐ Composite ☐ Grab

Pollutant	Sample 1 (µg/L)	Sample 2 (µg/L)	Sample 3 (µg/L)	Sample 4 (µg/L)	MAL (µg/L)
Aluminum, total					2.5
Antimony, total					5
Arsenic, total					0.5
Barium, total					3

Item 7. Pollutant Analysis (Instructions, Page 72)

- Provide the date range of all sampling events conducted to obtain the analytical data submitted with this application (e.g., 05/01/2018-05/30/2018): [Click to enter text.](#)
- ☒ Check the box to confirm all samples were collected no more than 12 months prior to the date of application submittal.
- Complete Tables 15 and 16.

Table 15 for Outfall No.: [Click to enter text.](#) Samples are (check one): ☐ Composite ☐ Grab

Pollutant	Sample 1 (mg/L)	Sample 2 (mg/L)	Sample 3 (mg/L)	Sample 4 (mg/L)
BOD (5-day)				
CBOD (5-day)				
Chemical oxygen demand				
Total organic carbon				
Dissolved oxygen				
Ammonia nitrogen				
Total suspended solids				
Nitrate nitrogen				
Total organic nitrogen				
Total phosphorus				
Oil and grease				
Total residual chlorine				
Total dissolved solids				
Sulfate				
Chloride				
Fluoride				
Total alkalinity (mg/L as CaCO ₃)				
Temperature (°F)				
pH (standard units)				

Table 16 for Outfall No.: [Click to enter text.](#) Samples are (check one): ☐ Composite ☐ Grab

Pollutant	Sample 1 (µg/L)	Sample 2 (µg/L)	Sample 3 (µg/L)	Sample 4 (µg/L)	MAL (µg/L)
Aluminum, total					2.5
Antimony, total					5
Arsenic, total					0.5
Barium, total					3

Pollutant	Sample 1 (µg/L)	Sample 2 (µg/L)	Sample 3 (µg/L)	Sample 4 (µg/L)	MAL (µg/L)
Beryllium, total					0.5
Cadmium, total					1
Chromium, total					3
Chromium, hexavalent					3
Chromium, trivalent					N/A
Copper, total					2
Cyanide, available					2/10
Lead, total					0.5
Mercury, total					0.005/0.0005
Nickel, total					2
Selenium, total					5
Silver, total					0.5
Thallium, total					0.5
Zinc, total					5.0

INDUSTRIAL WASTEWATER PERMIT APPLICATION WORKSHEET

3.1: SURFACE LAND APPLICATION AND APPLICATION

This worksheet is required for all applications for a permit to disposal of wastewater by surface land application or evaporation.

Item 1. Edwards Aquifer (Instructions, Page 73)

- a. Is the facility subject to *30 TAC Chapter 213*, Edwards Aquifer Rules?

☐ Yes ☒ No

If **no**, proceed to Item 2. If **yes**, complete Items 1.b and 1.c.

- b. Check the box next to the subchapter applicable to the facility.

☐ 30 TAC Chapter 213, Subchapter A

☐ 30 TAC Chapter 213, Subchapter B

- c. If *30 TAC Chapter 213, Subchapter A* applies, attach **either**: 1) a Geologic Assessment (if conducted in accordance with *30 TAC § 213.5*) or 2) a report that contains the following:

- A description of the surface geological units within the proposed land application site and wastewater pond area.
- The location and extent of any sensitive recharge features in the land application site and wastewater pond area
- A list of any proposed BMPs to protect the recharge features.

Attachment: [Click to enter text.](#)

Item 2. Surface Spray/Irrigation (Instructions, Page 73)

- a. Provide the following information on the irrigation operations:

Area under irrigation (acres): 53.6

Design application rate (acre-ft/acre/yr): 1.35 (Process WWTR – not including GW irrigation)

Design application frequency (hours/day): 4

Design application frequency (days/week): 7

Design total nitrogen loading rate (lbs nitrogen/acre/year): N/A (Grndwtr EDR waste – Not including fertilizer applied to golf course)

Average slope of the application area (percent): 0 (Golf course)

Maximum slope of the application area (percent): 0 (Golf course)

Irrigation efficiency (percent): 65 – Desert conditions

Effluent conductivity (mmhos/cm): (Pending)

Soil conductivity (mmhos/cm): (Pending)

Curve number: [Click to enter text.](#)

Describe the application method and equipment: Golf course irrigation – Low angle spray

- b. Attach a detailed engineering report which includes a water balance, storage volume calculations, and a nitrogen balance. **Attachment:** [Q](#)

Item 3. Evaporation Ponds (Instructions, Page 74)

- a. Daily average effluent flow into ponds: [Click to enter text.](#) gallons per day
- b. Attach a separate engineering report of evaporation calculations for average long-term and worst-case critical conditions. **Attachment:** [Click to enter text.](#)

Item 4. Evapotranspiration Beds (Instructions, Page 74)

- a. Provide the following information on the evapotranspiration beds:
 - Number of beds: [Click to enter text.](#)
 - Area of bed(s) (acres): [Click to enter text.](#)
 - Depth of bed(s) (feet): [Click to enter text.](#)
 - Void ratio of soil in the beds: [Click to enter text.](#)
 - Storage volume within the beds (include units): [Click to enter text.](#)
 - Description of any lining to protect groundwater: [Click to enter text.](#)
- b. Attach a certification by a licensed Texas professional engineer that the liner meets TCEQ requirements. **Attachment:** [Click to enter text.](#)
- c. Attach a separate engineering report with water balance, storage volume calculations, and description of the liner. **Attachment:** [Click to enter text.](#)

Item 5. Overland Flow (Instructions, Page 74)

- a. Provide the following information on the overland flow:
 - Area used for application (acres): [Click to enter text.](#)
 - Slopes for application area (percent): [Click to enter text.](#)
 - Design application rate (gpm/foot of slope width): [Click to enter text.](#)
 - Slope length (feet): [Click to enter text.](#)
 - Design BOD5 loading rate (lbs BOD5/acre/day): [Click to enter text.](#)
 - Design application frequency (hours/day): [Click to enter text.](#)
 - Design application frequency (days/week): [Click to enter text.](#)
- b. Attach a separate engineering report with the method of application and design requirements according to *30 TAC § 217.212*. **Attachment:** [Click to enter text.](#)

Lajitas Water Treatment Plant

TLAP Permit Application

Exhibits Listing

Exhibit A	Core Data Form
Exhibit B	Plain Language Template
Exhibit C	Public Involvement Plan
Exhibit D	TLAP Disposal Area Lease Agreement
Exhibit E	USGS Map
Exhibit F	TLAP Disposal Area
Exhibit G	Landowners' Map
Exhibit H	Original Photos
Exhibit I	Facility Map
Exhibit J	Flow Schematic
Exhibit K	Annual Cropping Plan
Exhibit L	Well and Map Information
Exhibit M	Groundwater Technical Report
Exhibit N	Soil Map and Soil Information
Exhibit O	Water Balance

Exhibit A Core Data Form



TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
☒ New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
☐ Renewal (Core Data Form should be submitted with the renewal form)		☐ Other
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN 603406604		RN 102079365

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)					
<i>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).</i>					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
Lajitas Municipal Services Company LLC					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
800913868		32034356587		32-0225678	
11. Type of Customer:		☒ Corporation		☐ Individual	Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other		☐ Sole Proprietorship		☐ Other:	
12. Number of Employees				13. Independently Owned and Operated?	
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher				☒ 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:		14241 Dallas Parkway, Ste 800			
City		Dallas		State	TX
ZIP		75254		ZIP + 4	
16. Country Mailing Information (if outside USA)			17. E-Mail Address (if applicable)		
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)	

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.)

Lajitas Water Treatment Plant

23. Street Address of the Regulated Entity:

New wetland is located about 700-ft north of FM-170 and about 0.5 miles northeast of the Maverick Ranch RV Park entrance.

(No PO Boxes)

City	Lajitas	State	TX	ZIP	79852	ZIP + 4	
------	---------	-------	----	-----	-------	---------	--

24. County

Brewster

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

25. Description to Physical Location:

Existing WTP located in Lajitas, Texas. The WTP is located about 500 feet south of SH-170 and about 0.3 miles east of the resort hotels, as shown on the application exhibits.

26. Nearest City**State****Nearest ZIP Code**

Lajitas (Private Resort Community)

TX

79852

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:

29.261

28. Longitude (W) In Decimal:

103.771

Degrees

Minutes

Seconds

Degrees

Minutes

Seconds

29

15

40.7

103

46

15.4

29. Primary SIC Code**30. Secondary SIC Code****31. Primary NAICS Code****32. Secondary NAICS Code**

(4 digits)

(4 digits)

(5 or 6 digits)

(5 or 6 digits)

4941

4945

221310

221320

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

Resort community and golf course

34. Mailing

14241 Dallas Parkway, Ste 800

Address:

City	Dallas	State	TX	ZIP	75254	ZIP + 4	
------	--------	-------	----	-----	-------	---------	--

35. E-Mail Address:

Ron@theholmesfirm.com

36. Telephone Number**37. Extension or Code****38. Fax Number** (if applicable)

(469) 317-3470

() -

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

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

SECTION IV: Preparer Information

40. Name:	Mark Roetzel, P.E.			41. Title:	Project Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(210) 581-1111		(210) 581-5555	mark.roetzel@cdsmuery.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:	Lajitas Municipal Services Company LLC	Job Title:	Authorized Representative	
Name (In Print):	Sonia Aube	Phone:	(214) 981- 9722	
Signature:			Date:	6/17/2025

**UNANIMOUS CONSENT IN LIEU OF SPECIAL MEETING
OF THE SOLE MEMBER OF
LAJITAS MUNICIPAL SERVICES COMPANY LLC**

March 6, 2024

The undersigned, being the sole Member of **LAJITAS MUNICIPAL SERVICES COMPANY LLC** (the "Company"), does hereby consent to and adopt in all respects the following resolutions and such consent shall have the same force and effect as if such action was taken at a duly called and convened special meeting:

RESOLVED, that the sole Member of the Company hereby authorizes, approves and empowers the following individual to serve as Authorized Representative of the Company, to make sign, execute, endorse and deliver in the name of and on behalf of the Company, any and all documents, including, but not limited to, written instruments, agreements, contracts, deeds, powers of attorney, transfers, assignments, obligations, certificates and other instruments of any other nature, entered into by the Company:

Sonia W. Aube

FURTHER RESOLVED, that the consent contemplated by the foregoing resolution is reasonably expected to benefit the Company, both directly and indirectly.

IN WITNESS WHEREOF, the undersigned has executed this Consent to be effective as of the day, month and year first above written.

SOLE MEMBER:

LAJITAS CAPITAL PARTNERS LLC,
a Texas limited liability company

By: Warren Lajitas Interests LLC,
a Texas limited liability company,
its Managing Member

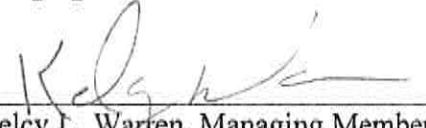
By: 
Kelcy L. Warren, Managing Member

Exhibit B Plain Language Template

The following summary is provided for this pending water quality permit application being reviewed by the Texas Commission on Environmental Quality as required by 30 TAC Chapter 39. The information provided in this summary may change during the technical review of the application and is not a federal enforceable representation of the permit application.

Lajitas Municipal Services Company LLC (CN-603406604) operates the Lajitas Water Treatment Plant (RN-102079365) a 0.3mgd groundwater treatment EDR membrane drinking water plant. The facility is located about 500 feet south of SH-170 in Lajitas, Brewster County, Texas, 79852. Lajitas is proposing to dispose of membrane wastewater by irrigation on the Lajitas Golf Course. This permit will not authorize a discharge of pollutants into water in the state.

Discharges from the facility are concentrated from the Santa Elena source aquifer, and include chloride, sulfate, iron, calcium, other typical groundwater mineral, and naturally occurring radioactive material (NORM) constituents present in the source aquifer. The source water is treated by electro-dialysis reversal (EDR) membranes to produce a safe drinking water supply, and the process wastewater contains only the source water concentrates.

Exhibit C Public Involvement Plan

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Texas Commission on Environmental Quality

Public Involvement Plan Form for Permit and Registration Applications

The Public Involvement Plan is intended to provide applicants and the agency with information about how public outreach will be accomplished for certain types of applications in certain geographical areas of the state. It is intended to apply to new activities; major changes at existing plants, facilities, and processes; and to activities which are likely to have significant interest from the public. This preliminary screening is designed to identify applications that will benefit from an initial assessment of the need for enhanced public outreach.

All applicable sections of this form should be completed and submitted with the permit or registration application. For instructions on how to complete this form, see TCEQ-20960-inst.

Section 1. Preliminary Screening

- ☒ New Permit or Registration Application
☐ New Activity - modification, registration, amendment, facility, etc. (see instructions)

If neither of the above boxes are checked, completion of the form is not required and does not need to be submitted.

Section 2. Secondary Screening

- ☐ Requires public notice,
☐ Considered to have significant public interest, and
☒ Located within any of the following geographical locations:

- Austin
- Dallas
- Fort Worth
- Houston
- San Antonio
- West Texas
- Texas Panhandle
- Along the Texas/Mexico Border
- Other geographical locations should be decided on a case-by-case basis

**If all the above boxes are not checked, a Public Involvement Plan is not necessary.
Stop after Section 2 and submit the form.**

- ☒ Public Involvement Plan not applicable to this application. Provide **brief** explanation.

Past (and currently proposed) TLAP permit is for irrigation disposal of Lajitas groundwater WTP mem



Exhibit D TLAP Disposal Area Lease Agreement

WHEN RECORDED, RETURN TO:

RONALD L. HOLMES
HOLMES FIRM PC
14241 North Dallas Parkway
Suite 800
Dallas, Texas 75254

ACCESS, STORAGE AND DISPOSAL EASEMENT AGREEMENT

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BREWSTER

THIS ACCESS, STORAGE AND DISPOSAL EASEMENT AGREEMENT (this "Agreement"), is made and entered into by and between LAJITAS CAPITAL PARTNERS LLC a Texas limited liability company ("Grantor"), and LAJITAS MUNICIPAL SERVICES COMPANY LLC, a Texas limited liability company ("Grantee"), as of the date last herein written.

RECITALS:

A. Grantor is the owner of that certain real property located in the unincorporated area of Lajitas, Texas commonly known as the Lajitas Golf Resort and Spa ("Lajitas"), within which is located the golf course known as Black Jack's Crossing, a portion of which golf course, described in EXHIBIT "A" attached hereto, serves as a disposal area, by irrigation, of the waste water effluent from Grantee's Water Treatment Plant (the "Irrigated Area").

B. Grantee has requested, and Grantor is amendable to, providing to Grantee easements for the purposes (the "Easement Purposes") of: (i) laying, repairing and replacing a transport line (the "Transport Line Easement") from Grantee's Water Treatment Plant to the Irrigated Area over, under, upon and across that portion of Grantor's lands within Lajitas as described in EXHIBIT "B" attached hereto (the "Transport Line Easement Area"); (ii) access upon and use of the Irrigated Area for the storage and disposal, by irrigation, of the waste water effluent from Grantee's Water Treatment Plant (the "Disposal Easement") onto the Irrigated Area; and (iii) access over and use of Grantor's lands (the "Ancillary Area") in the immediate area of the Irrigated Area and the Transport Line Easement Area reasonably necessary to effectively carry out the Easement Purposes (the "Ancillary Easement").

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged and confessed by the parties hereto, Grantor and Grantee do hereby agree as follows:

1. Grantor has GRANTED, and by these presents does hereby GRANT, unto Grantee

for the benefit of Grantee, on a non-exclusive, perpetual, and limited basis the Transport Line Easement, the Disposal Easement and the Ancillary Easement (together, the "Easements") in, over, upon, across and under, respectively, the Transport Line Easement Area, the Irrigated Area and the Ancillary Area (together, the "Easement Areas") for the Easement Purposes.

2. **TO HAVE AND TO HOLD** the Easements unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, and its successors and assigns, to warrant and forever defend all and singular the Easements granted herein, unto Grantee, and its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, but subject to all matters of public record which are and remain valid and enforceable as to the Easement Areas.

3. Grantor hereby reserves and retains unto itself, its successors and assigns, the non-exclusive right to use the Easement Areas for the playing of golf and the maintenance, repair and replacement of the golf course within the Irrigated Area. In furtherance of the forgoing, Grantee shall provide to Grantor, in advance and on a routine basis, a schedule of activities to be conducted in the Easement Areas, shall coordinate those activities in advance with the General Manager of Black Jack's Crossing, and shall conduct such activities in a manner to minimize interference with the players within the Irrigated Area and the maintenance, repair and replacement of the Irrigated Area by Grantor.

4. Grantee shall provide to Grantor evidence of insurance, insuring Grantee against claims for personal injury and property damage, in amounts, with coverages and by issuers reasonably acceptable to Grantor, naming Grantor as additional insured by endorsement, and shall do so at least thirty (30) days prior to expiration of the current term thereof.

5. Grantee shall be responsible for maintaining all of Grantee's property within the Easement Areas in good working condition. To the extent any of such property is visible above ground, Grantee shall cause same to be painted or screened in a manner reasonably acceptable to Grantor.

6. Grantee acknowledges that working within, on or around a golf course presents certain inherent risks, such as golf balls travelling at high speeds and sometimes in errant directions not consistent with the golf course design. **Grantee hereby assumes such risks when working within, on or around the Irrigated Area and hereby indemnifies, holds harmless and agrees to defend Grantor from and against any and all claims for personal injury or property damage of those employed or engaged by Grantee to perform work or services for Grantee within, on or around the Irrigated area.**

7. This Agreement may be executed in any number of counterparts, each of which shall be an original, and all of such counterparts together shall be deemed to constitute one original agreement.

8. This Agreement constitutes the entire agreement between Grantor and Grantee relating to the subject matter hereof. Any oral representations or agreements made prior to or contemporaneously with this Agreement are superseded by this Agreement. Any amendment to this Agreement must be in writing and signed by Grantor and Grantee.

9. In the event any controversy, claim or dispute arises relating to this Agreement, then the prevailing party in any judicial proceeding concerning such controversy, claim or dispute shall be entitled, in addition to any other remedies to which it may be entitled, at law or in equity, to recover its reasonable attorneys' fees and costs of court.

10. This Agreement shall be governed and construed in accordance with laws of the state of Texas. All obligations of the parties hereto shall be performed in Brewster County, Texas.

DATED effective as of July 2, 2025.

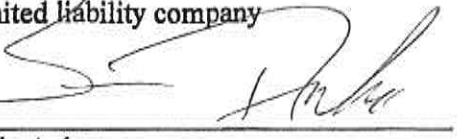
GRANTOR:

LAJITAS CAPITAL PARTNERS LLC
a Texas limited liability company

By: 
Name: Sonia Aube
Its: Authorized Representative

GRANTEE:

LAJITAS MUNICIPAL SERVICES COMPANY LLC
a Texas limited liability company

By: 
Name: Sonia Aube
Its: Authorized Representative

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 2nd day of July, 2025, by SONIA AUBE, an authorized representative of LAJITAS CAPITAL PARTNERS LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same for the purposes therein expressed and the capacity therein stated.





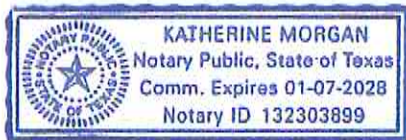
Notary Public, State of Texas
Katherine Morgan
[Print or Type Name of Notary]

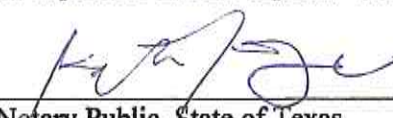
My Commission Expires:

01/07/2028

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 2nd day of July, 2025, by SONIA AUBE, an authorized representative of LAJITAS MUNICIPAL SERVICES LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same for the purposes therein expressed and the capacity therein stated.





Notary Public, State of Texas
Katherine Morgan
[Print or Type Name of Notary]

My Commission Expires:

01/07/2028

EXHIBIT "A"

IRRIGATED AREA



**LAJITAS CAPITAL PARTNERS, LLC
VARIABLE WIDTH EASEMENT
BREWSTER COUNTY, TEXAS
188.44 ACRE TRACT**

EXHIBIT "A"

BEING a 188.44 acre (8,208,337 square feet) tract of land lying in the T.C. RR. Co. Section 37, Block 341, Abstract 5162, the T.C. RR. Co. Section 100, Block 341, Abstract 9053, same being a portion of a tract of land as described as "Exhibit A" in a deed to Lajitas Capital Partners, LLC, and recorded in volume 265, page 127, Official Public Records, Brewster County, Texas, same also being described by a drawing (Lajitas Easement.dwg dated June 25, 2025) attached to and made part hereof and more particularly described as follows:

COMMENCING at a brass cap found in concrete for an interior angle corner of the aforementioned Lajitas Capital Partners tract, an exterior angle corner of Big Bend National Park, the northwest corner of the T.C. RR. Co. Section 39, Block 341, Abstract 1556 and the southwest corner of the aforementioned T.C. RR. Co. Section 100;

THENCE across the lands of the aforementioned Lajitas Capital Partners tract, N44°27'55"W a distance of 35.37 feet to a point for the **POINT OF BEGINNING** and an interior angle corner of the herein described 188.44 acre tract;

THENCE across the lands of the aforementioned Lajitas Capital Partners tract the following thirty-four (34) courses:

S00°31'33"W a distance of 3,105.00 feet to a point;

S20°05'31"W a distance of 1,110.74 feet to a point;

S10°53'10"E a distance of 622.55 feet to a point;

S32°31'16"W a distance of 309.93 feet to a point;

N53°39'45"W a distance of 566.76 feet to a point;

S84°52'18"W a distance of 289.07 feet to a point;

N83°12'51"W a distance of 393.52 feet to a point;

N88°47'31"W a distance of 357.17 feet to a point;

N75°54'08"W a distance of 115.19 feet to a point;

N19°09'36"E a distance of 125.04 feet to a point;

N74°17'23"E a distance of 185.57 feet to a point;

N46°53'35"E a distance of 333.48 feet to a point;

**LAJITAS CAPITAL PARTNERS, LLC
VARIABLE WIDTH EASEMENT
BREWSTER COUNTY, TEXAS
188.44 ACRE TRACT**

N36°52'25"E a distance of 486.01 feet to a point of curvature;

Along a curve to the left having a radius of 613.81', length 344.55', delta 32°09'43" and a chord that bears N07°58'43"E a distance of 340.05 feet to a point of reverse curvature;

Along a curve to the right having a radius of 793.71', length 231.18', delta 16°41'17" and a chord that bears N19°55'00"E a distance of 230.36 feet to a point of reverse curvature;

Along a curve to the left having a radius of 2,957.09', length 454.60', delta 08°48'30" and a chord that bears N18°58'39"E a distance of 454.15 feet to a point of compound curvature;

Along a curve to the left having a radius of 771.42', length 580.20', delta 43°05'34" and a chord that bears N25°21'06"W a distance of 566.62 feet to a point of reverse curvature;

Along a curve to the right having a radius of 13,234.87', length 449.02', delta 01°56'38" and a chord that bears N37°53'11"W a distance of 448.99 feet to a point of compound curvature;

Along a curve to the right having a radius of 457.58', length 180.00', delta 22°32'16" and a chord that bears N23°26'47"W a distance of 178.84 feet to a point of compound curvature;

Along a curve to the right having a radius of 174.16', length 122.00', delta 40°08'12" and a chord that bears N11°33'05"E a distance of 119.52 feet to a point of tangency;

N31°30'40"E a distance of 720.19 feet to a point of curvature;

Along a curve to the left having a radius of 450.76', length 349.77', delta 44°27'33" and a chord that bears N14°07'43"E a distance of 341.06 feet to a point of tangency;

N14°48'12"W a distance of 258.02 feet to a point;

N16°53'51"W a distance of 428.69 feet to a point;

N35°14'13"W a distance of 1,333.96 feet to a point;

N21°52'16"W a distance of 540.03 feet to a point of curvature;

Along a curve to the right having a radius of 81.77', length 151.08', delta 105°51'27" and a chord that bears N32°16'35"E a distance of 130.49 feet to a point of compound curvature;

Along a curve to the right having a radius of 1,612.53', length 372.61', delta 13°14'22" and a chord that bears S89°36'01"E a distance of 371.78 feet to a point of compound curvature;

**LAJITAS CAPITAL PARTNERS, LLC
VARIABLE WIDTH EASEMENT
BREWSTER COUNTY, TEXAS
188.44 ACRE TRACT**

Along a curve to the right having a radius of 2,051.03', length 1,033.12', delta 28°51'37" and a chord that bears S68°56'14"E a distance of 1,022.23 feet to a point of reverse curvature;

Along a curve to the left having a radius of 2,666.96', length 558.25', delta 11°59'35" and a chord that bears S38°32'54"E a distance of 557.23 feet to a point of compound curvature;

Along a curve to the left having a radius of 3,252.14', length 599.22', delta 10°33'25" and a chord that bears S52°20'45"E a distance of 598.37 feet to a point of compound curvature;

Along a curve to the left having a radius of 1,477.45', length 428.69', delta 16°37'28" and a chord that bears S67°22'49"E a distance of 427.18 feet to a point of tangency;

S00°58'05"W a distance of 259.52 feet to a point;

N89°27'23"W a distance of 304.09 feet to the **PLACE OF BEGINNING** and containing 188.44 acres (8,208,336 square feet) of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone. All distances and coordinates are surface, (Grid X 1.00024 = Surface).
U.S. Survey Feet.

THE STATE OF TEXAS X
 X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision from March of 2024 thru May of 2025.

Date 27 day of June 2025 A.D.




Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

Pg. 4 of 5

CDS JOB NO. 121166.28

BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE, NAD
1983(2011), EPOCH:2010
TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES SHOWN ARE
SURFACE. (GRID X 1.00024 = SURFACE)

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY
ONLY. PROPERTY OWNER NAMES OBTAINED FROM
THE BREWSTER COUNTY, TEXAS, APPRAISAL DISTRICT.

LAJITAS CAPITAL
PARTNERS, LLC
"EXHIBIT A"
VOL. 265, PG. 127
O.P.R.B.C.

VARIABLE WIDTH PERMANENT
EASEMENT 188.44 ACRES
(SQUARE FEET = 8,208,337)

T.C. RR. CO.
SECTION 37,
BLOCK 341,
ABSTRACT 5162

T.C. RR. CO.
SECTION 100,
BLOCK 341,
ABSTRACT 9053

T.C. RR. CO.
SECTION 39,
BLOCK 341,
ABSTRACT 1556

BIG BEND
NATIONAL
PARK

SEE
DETAIL

BRASS DISK
FOUND IN
CONCRETE

MATCHLINE PAGE 5

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C9	81.77'	151.08'	105°51'27"	N32°16'35"E	130.49'
C10	1,612.53'	372.61'	13°14'22"	S89°36'01"E	371.78'
C11	2,051.03'	1,033.12'	28°51'37"	S68°56'14"E	1,022.23'
C12	2,666.96'	558.25'	11°59'35"	S38°32'54"E	557.23'
C13	3,252.14'	599.22'	10°33'25"	S52°20'45"E	598.37'
C14	1,477.45'	428.69'	16°37'28"	S67°22'49"E	427.18'

LINE	BEARING	DISTANCE
L1	N44°27'55"W	35.37'
L13	N16°53'51"W	428.69'
L14	N35°14'13"W	1,333.96'
L15	N21°52'16"W	540.03'
L16	S00°58'05"W	259.52'
L17	N89°27'23"W	304.09'

LEGEND

- - FOUND MONUMENTATION
- - UNMONUMENTED POINT
- POB - PLACE OF BEGINNING
- POC - PLACE OF COMMENCEMENT
- P - PROPERTY LINES
- S - APPROXIMATE SURVEY LINES
- - REFERENCE LINE
- O.P.R.B.C. - OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

0 500' 1000'
SCALE IN FEET
1"=500'

POB

N: 13,671,564.29
E: 447,850.12



BIG BEND
NATIONAL
PARK



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

DRAWN BY:

J.R.F.

DATE:

06/26/2025

DRAWING NAME:

_LAJITAS EASEMENT.DWG

188.44 ACRES
BREWSTER COUNTY,
TEXAS

T.C. RR. CO.
SECTION 37,
BLOCK 341,
ABSTRACT 5162

LAJITAS CAPITAL
PARTNERS, LLC
"EXHIBIT A"
VOL. 265, PG. 127
O.P.R.B.C.

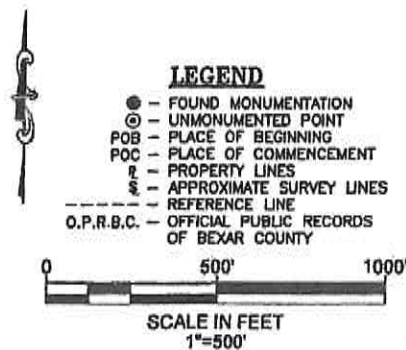
T.C. RR. CO.
SECTION 39,
BLOCK 341,
ABSTRACT 1556

BIG BEND
NATIONAL
PARK

LINE	BEARING	DISTANCE
L2	S32°31'16"W	309.93'
L3	N53°39'45"W	566.76'
L4	S84°52'18"W	289.07'
L5	N83°12'51"W	393.52'
L6	N88°47'31"W	357.17'
L7	N75°54'08"W	115.19'
L8	N19°09'36"E	125.04'
L9	N74°17'23"E	185.57'
L10	N46°53'35"E	333.48'
L11	N36°52'25"E	486.01'
L12	N14°48'12"W	258.02'

VARIABLE WIDTH PERMANENT
EASEMENT 188.44 ACRES
(SQUARE FEET = 8,208,337)

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	613.81'	344.55'	32°09'43"	N7°58'43"E	340.05'
C2	793.71'	231.18'	16°41'17"	N19°55'00"E	230.36'
C3	2,957.09'	454.60'	8°48'30"	N18°58'39"E	454.15'
C4	771.42'	580.20'	43°05'34"	N25°21'06"W	566.62'
C5	13,234.87'	449.02'	1°56'38"	N37°53'11"W	448.99'
C6	457.58'	180.00'	22°32'16"	N23°26'47"W	178.84'
C7	174.16'	122.00'	40°08'12"	N11°33'05"E	119.52'
C8	450.76'	349.77'	44°27'33"	N14°07'43"E	341.06'



RIO GRANDE
(APPROXIMATE LIMITS)

— - - - - REFERENCE LINE

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

DRAWN BY:
J.R.F.

DATE:
6/25/2025

DRAWING NAME:
_LAJITAS EASEMENT.DWG

188.44 ACRES
BREWSTER COUNTY,
TEXAS

EXHIBIT "B"

TRANSPORT LINE EASEMENT AREA



**LAJITAS CAPITAL PARTNERS, LLC
10' WIDE PERMANENT WATERLINE EASEMENT
BREWSTER COUNTY, TEXAS
0.286 OF AN ACRE TRACT**

EXHIBIT "B"

BEING a 0.286 of an acre (12,454 square feet) tract of land lying in the T.C. RR. Co. Section 37, Block 341, Abstract 5162, Brewster County, Texas, same being a portion of a tract of land as described as "Exhibit A" in a deed to Lajitas Capital Partners, LLC, and recorded in volume 265, page 127, Official Public Records, Brewster County, Texas, same also being described by a drawing (121166.26_Lajitas 10' Water Easement.dwg dated June 24, 2025) attached to and made part hereof and more particularly described as follows:

COMMENCING at a brass cap found in concrete for an interior angle corner of the aforementioned Lajitas Capital Partners tract, an exterior angle corner of Big Bend National Park, the northwest corner of the T.C. RR. Co. Section 39, Block 341, Abstract 1556 and the southwest corner of the T.C. RR. Co. Section 100, Block 341, Abstract 9053;

THENCE across the lands of the aforementioned Lajitas Capital Partners tract, N36°45'09"W a distance of 1,556.85 feet to a point for the **POINT OF BEGINNING** and the most southerly southeast corner of the herein described 0.286 of an acre tract;

THENCE across the lands of the aforementioned Lajitas Capital Partners tract the following nine (9) courses:

N54°44'49"W a distance of 17.18 feet to a point;

N19°08'06"W a distance of 300.80 feet to a point;

N43°24'57"E a distance of 210.20 feet to a point;

N81°30'59"E a distance of 287.93 feet to a point;

N65°28'57"E a distance of 447.42 feet to a point;

S26°44'25"E a distance of 10.01 feet to a point, from which a brass disk found in concrete bears S55°39'25"E a distance of 3,435.94 feet for an interior angle corner of the aforementioned Lajitas Capital Partners tract, an exterior angle corner of the aforementioned Big Bend National Park, the southeast corner of the aforementioned T.C. RR. Co. Section 100, the northeast corner of the aforementioned T.C. RR. Co. Section 39, and an angle corner of the Thomas V. Skaggs Survey 92, Block 341, Abstract 9050;

S65°28'57"W a distance of 449.22 feet to a point;

S81°30'59"W a distance of 285.89 feet to a point;

S43°24'57"W a distance of 200.67 feet to a point;

**LAJITAS CAPITAL PARTNERS, LLC
10' WIDE PERMANENT WATERLINE EASEMENT
BREWSTER COUNTY, TEXAS
0.286 OF AN ACRE TRACT**

S19°08'06"E a distance of 308.69 feet to the **PLACE OF BEGINNING** and containing 0.286 of an acre (12,454 square feet) of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone. All distances and coordinates are surface, (Grid X 1.00024 = Surface).
U.S. Survey Feet.

**THE STATE OF TEXAS X
 X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X**

I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision from March of 2024 thru May of 2025.

Date 27 day of June 2025 A.D.





Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

MATCHLINE

Pg. 3 of 3

CDS JOB NO. 121166.26

BEARING BASIS: GRID NORTH
 COORDINATE SYSTEM: TEXAS STATE PLANE, NAD
 1983(2011), EPOCH:2010
 TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES SHOWN ARE
 SURFACE. (GRID X 1.00024 = SURFACE)
 US SURVEY FEET

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY
 ONLY. PROPERTY OWNER NAMES OBTAINED FROM
 THE BREWSTER COUNTY, TEXAS, APPRAISAL DISTRICT.

LINE	BEARING	DISTANCE
L1	N54°44'49"W	17.18'
L2	S26°44'25"E	10.01'

T.C. RR. CO.
 SECTION 37,
 BLOCK 341,
 ABSTRACT 5162

LAJITAS CAPITAL
 PARTNERS, LLC
 "EXHIBIT A"
 VOL. 265, PG. 127
 O.P.R.B.C.

10' WIDE PERMANENT WATERLINE
 EASEMENT 0.286 OF AN ACRE
 (SQUARE FEET = 12,454)

THOMAS V. SKAGGS
 SURVEY 92,
 BLOCK 341,
 ABSTRACT 9050

T.C. RR. CO.
 SECTION 100,
 BLOCK 341,
 ABSTRACT 9053

BIG BEND
 NATIONAL
 PARK

T.C. RR. CO.
 SECTION 39,
 BLOCK 341,
 ABSTRACT 1556

T.C. RR. CO.
 SECTION 100,
 BLOCK 341,
 ABSTRACT 9053

BIG BEND
 NATIONAL
 PARK

T.C. RR. CO.
 SECTION 39,
 BLOCK 341,
 ABSTRACT 1556

POB
 N: 13,672,789.23
 E: 446,946.49

POC

T.C. RR. CO.
 SECTION 37,
 BLOCK 341,
 ABSTRACT 5162

LEGEND

- FOUND MONUMENTATION
- UNMONUMENTED POINT
- POB PLACE OF BEGINNING
- POC PLACE OF COMMENCEMENT
- PROPERTY LINES
- - - APPROXIMATE SURVEY LINES
- R.O.W. RIGHT-OF-WAY
- - - REFERENCE LINE
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS
OF BREWSTER COUNTY

100' 50' 0 100'



CDS muery
 ENGINEERS | SURVEYORS

100 MCLOOP 410, STE 300 | SAN ANTONIO, TEXAS 78216
 (210) 581-1111 | TBPEN 1733 TPLS NO 100495 00

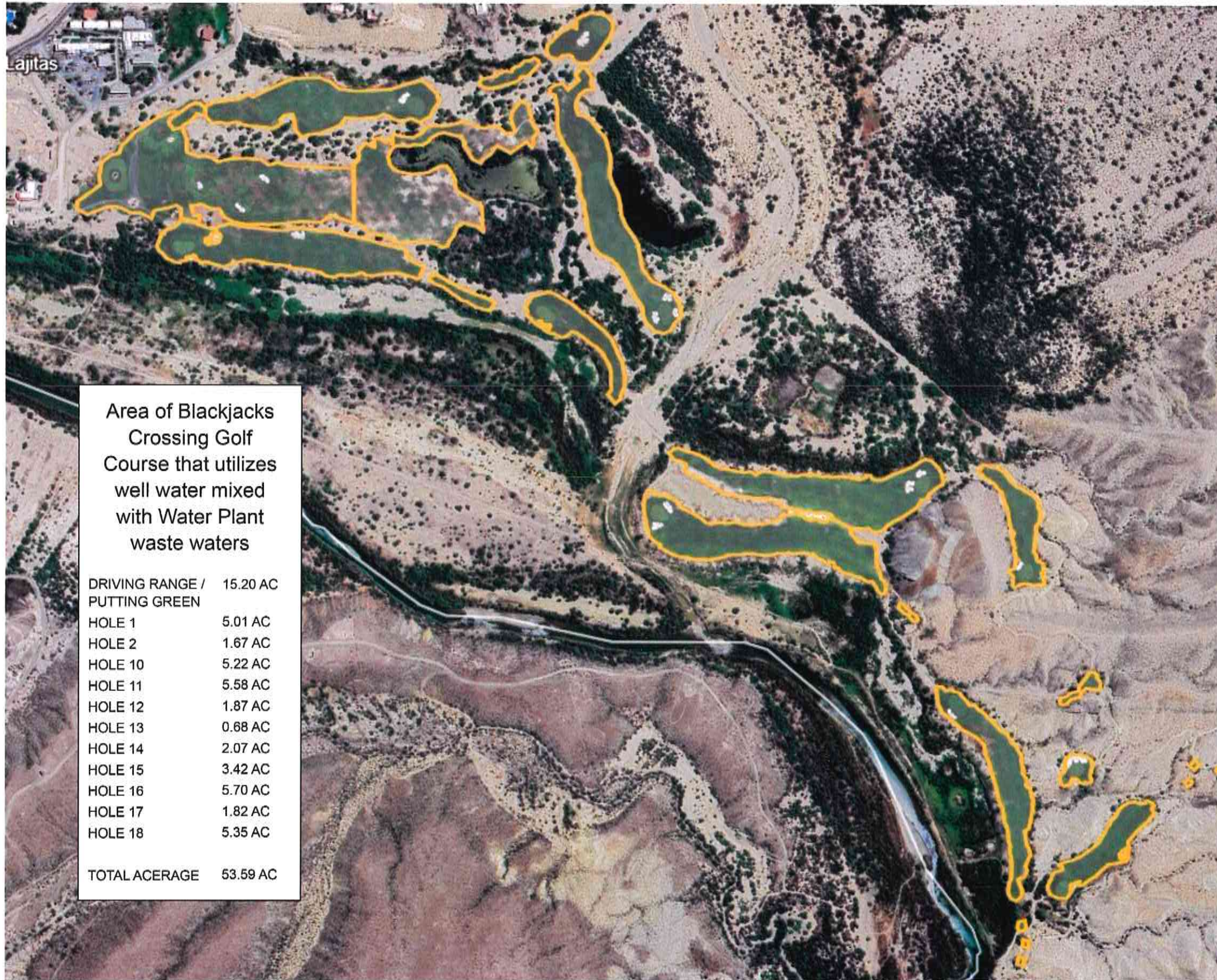
DRAWN BY:
 J.R.F.

DATE:
 06/24/2025

DRAWING NAME:
 121166.26_LAJITAS 10' WATER EASEMENT.DWG

10' WATERLINE
 0.286 OF AN ACRE
 BREWSTER COUNTY

Exhibit E USGS Map



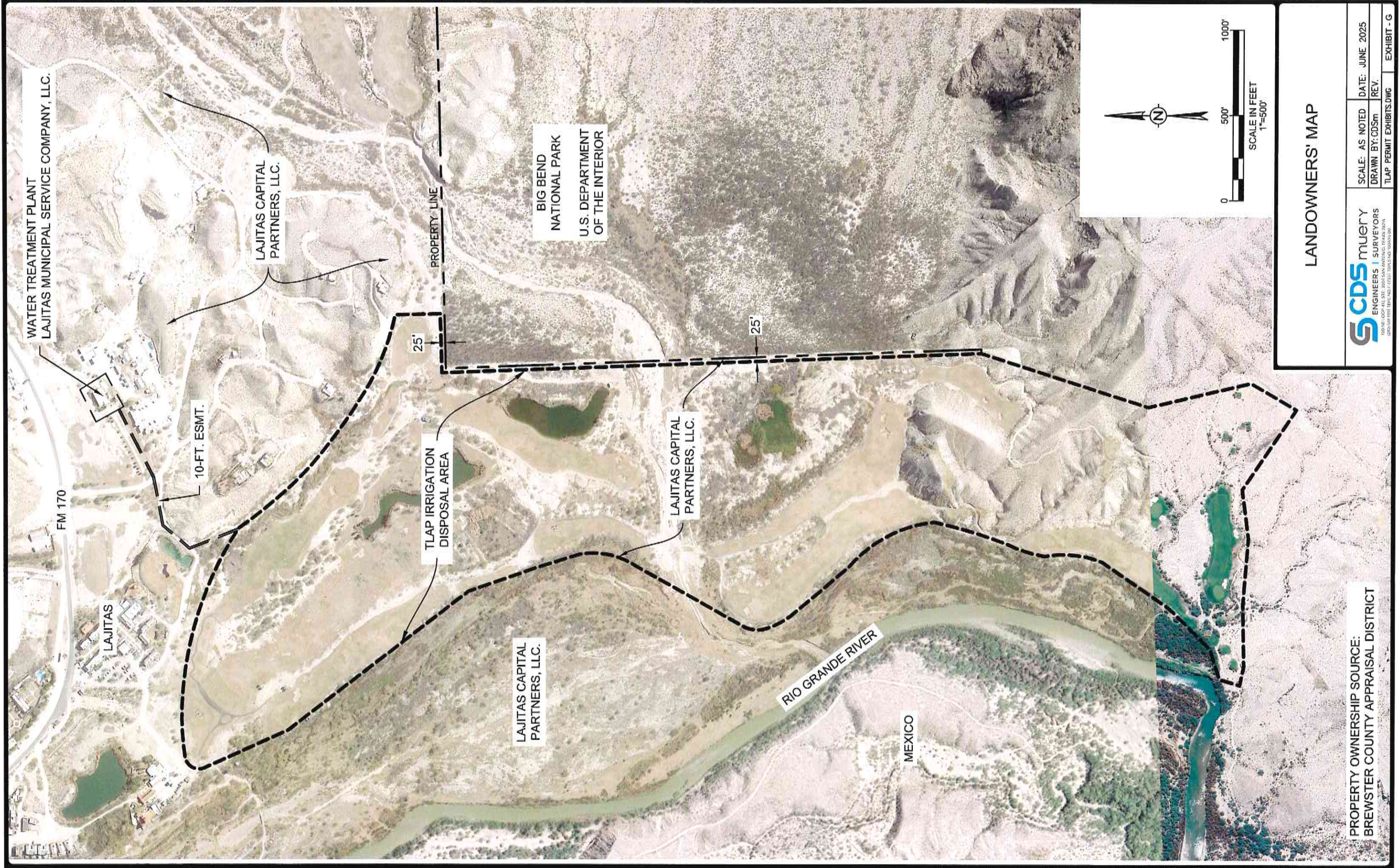
TLAP DISPOSAL AREA

CDS muery
ENGINEERS | SURVEYORS
100 MC LOOP 410, STE. 3001 SAN ANTONIO, TEXAS 78279
(210) 581-1111 TOLL FREE NO. 1-877-333-1111

SCALE: AS NOTED	DATE: JUNE 2025
DRAWN BY: CDSm	REV.
TLAP PERMIT EXHIBITS.DWG	EXHIBIT - F

Exhibit G Landowners' Map

LAJITAS CAPITAL PARTNERS, LLC
14241 DALLAS PARKWAY, STE 800
DALLAS, TX 75254



PROPERTY OWNERSHIP SOURCE:
BREWSTER COUNTY APPRAISAL DISTRICT

LANDOWNERS' MAP

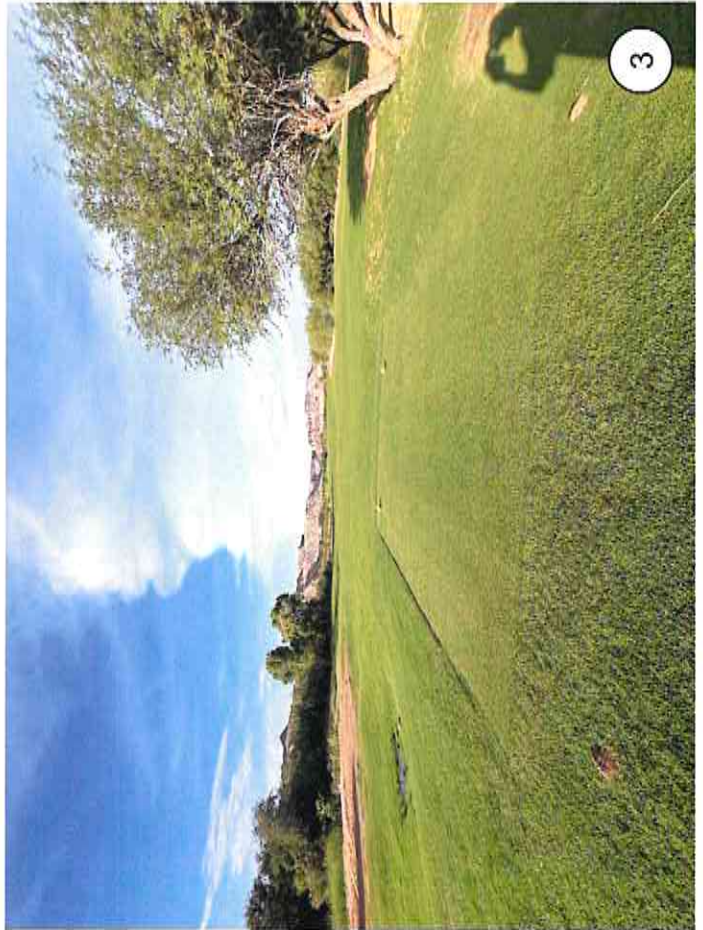
SCDS muery
ENGINEERS | SURVEYORS
1000 W. 15TH STREET, SUITE 200
ARLINGTON, TEXAS 76010
(817) 336-1000

SCALE: AS NOTED	DATE: JUNE 2025
DRAWN BY: CDSm	REV.
TLAP PERMIT EXHIBITS.DWG	EXHIBIT - G

Exhibit H Original Photos



Pictures of Black Jacks Crossing



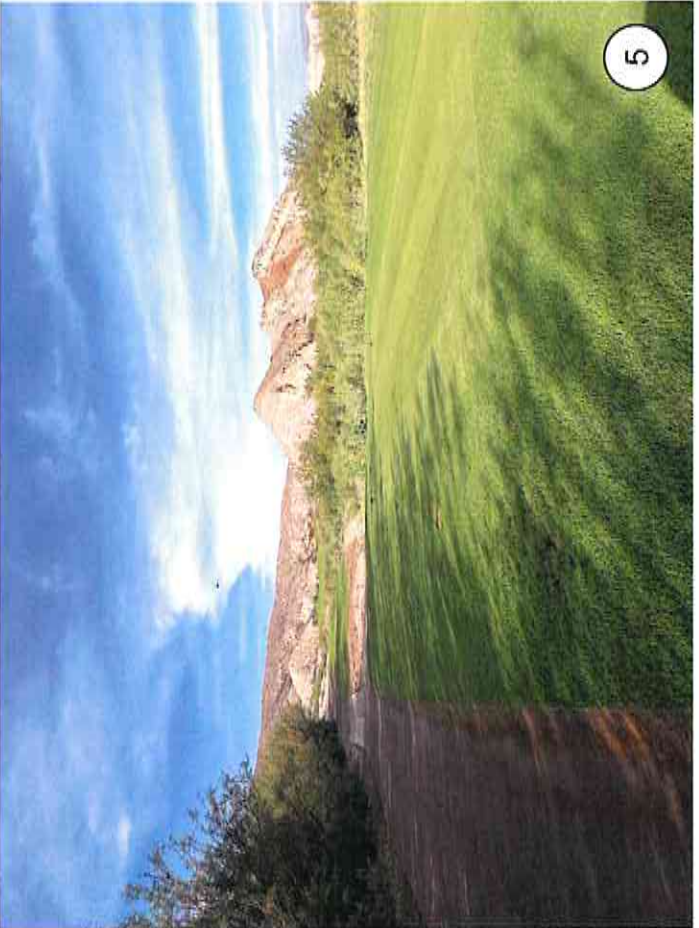
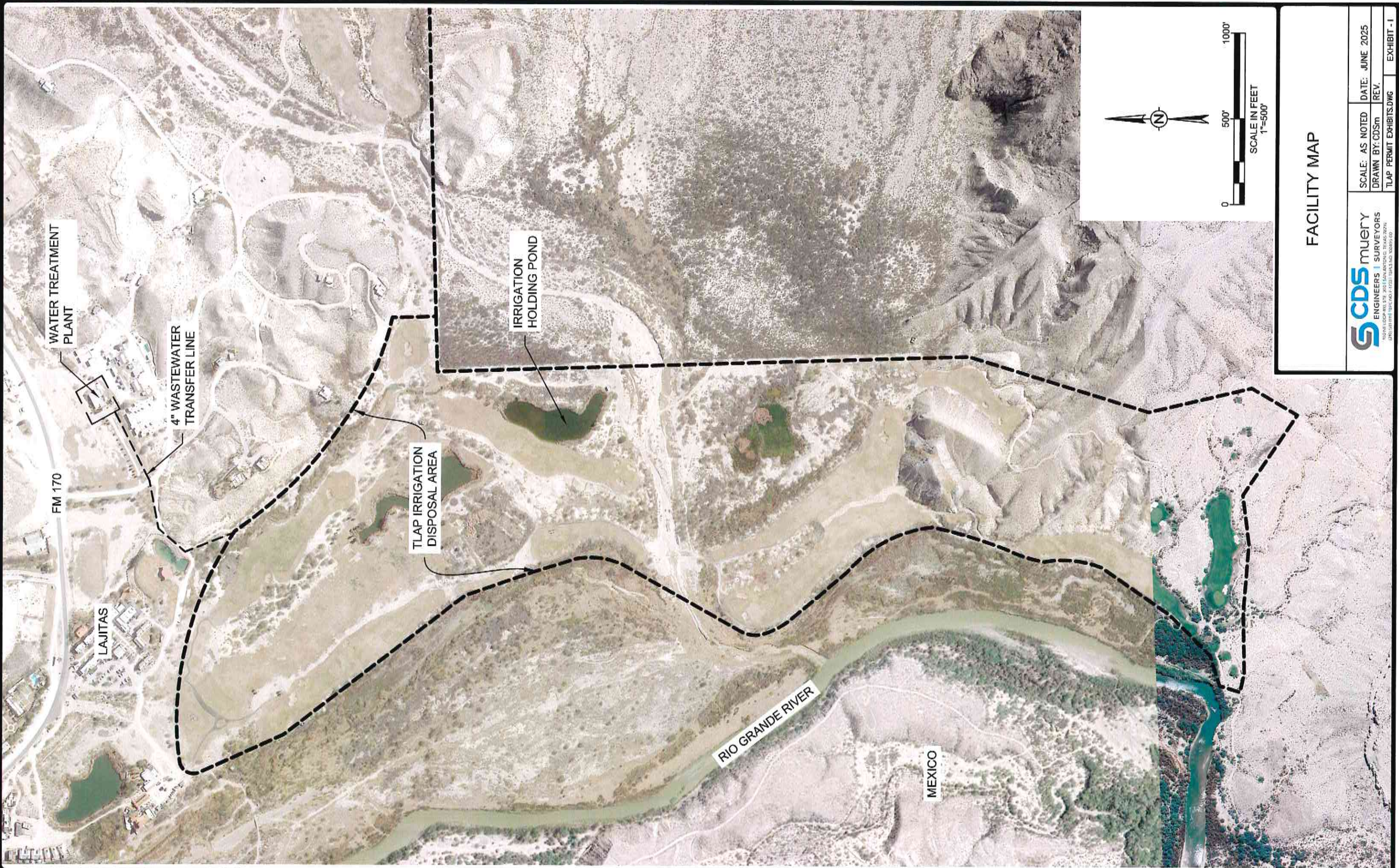


Exhibit I Facility Map

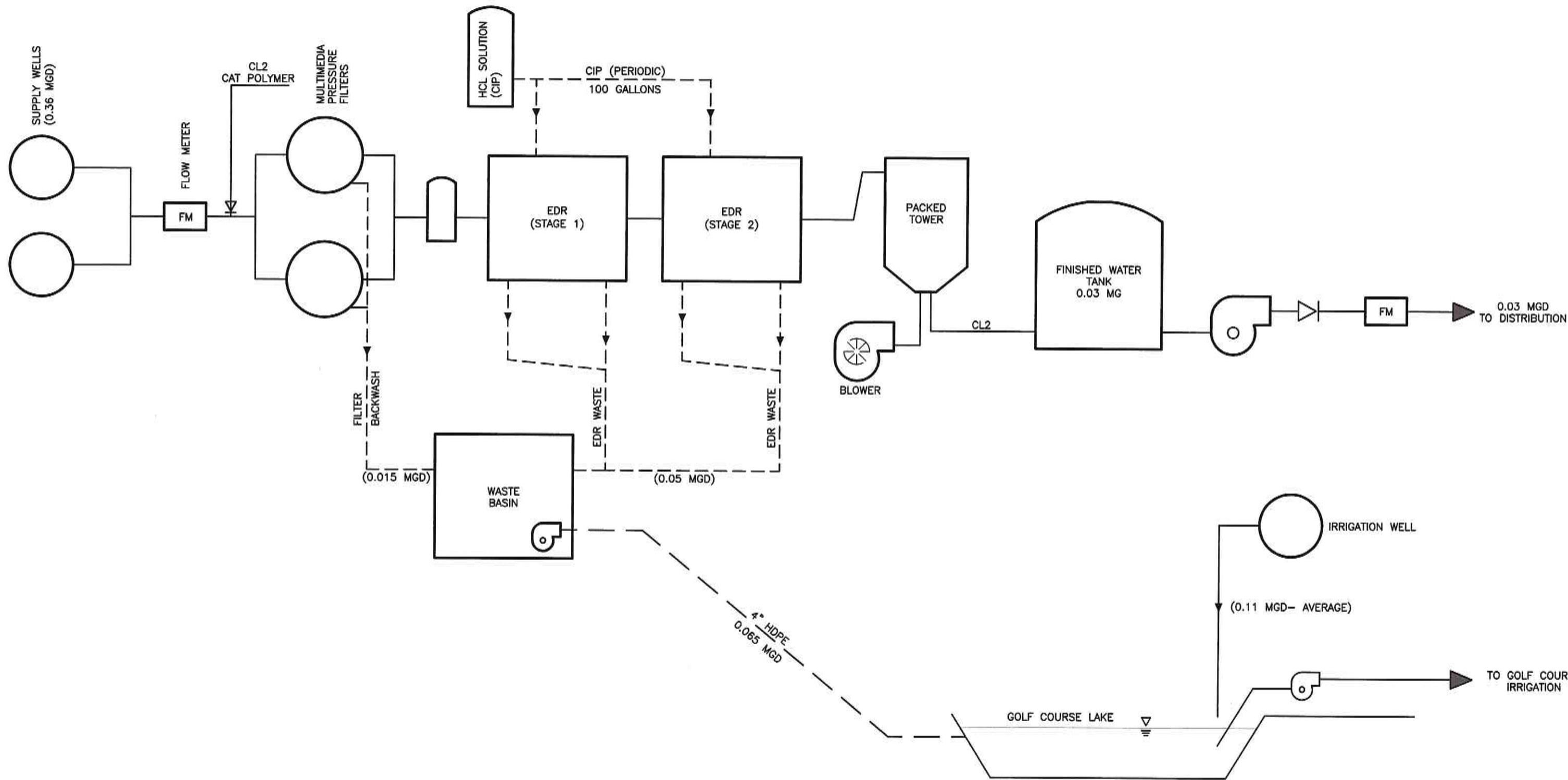


FACILITY MAP

CDS **muery**
ENGINEERS | SURVEYORS
1000 E. LOOP W. STE. 200 | SAN ANTONIO, TEXAS 78206
OFFICE: (214) 343-1100 | FAX: (214) 343-1101

SCALE: AS NOTED	DATE: JUNE 2025
DRAWN BY: CDSm	REV.
TLAP PERMIT EXHIBITS.DWG	EXHIBIT - I

Exhibit J Flow Schematic



FLOW SCHEMATIC

Attach the required cropping plan that includes each of the following:

- 1) Cool and warm season plant species
 - a) Paspalum Bermuda grass
- 2) Breakdown of acreage and percent of total acreage for each crop
 - a) 53.59 acres of Paspalum Bermuda grass
- 3) Crop growing season
 - a) March - November
- 4) Harvesting method/number of harvests
 - a) No harvesting, only mowing
- 5) Minimum/maximum harvest height
 - a) Mow from 1/8" to 2"
- 6) Crop yield goals
 - a) None
- 7) Soils map
 - a)
- 8) Nitrogen requirements per crop
 - a) .05 pounds of Nitrogen per acre per year.
- 9) Additional fertilizer requirements
 - a) .05 pounds of phosphorus per acre per year.
 - b) .05 pounds of potassium per acre per year.
- 10) Supplemental watering requirements
 - a) 103.49 Acre feet of water per year
- 11) Crop salt tolerances
 - a) High tolerance - 5500 ppm to 10,000 ppm.
- 12) Justification for not removing existing vegetation to be irrigated
 - a) Golf Course requires grass.

Exhibit L Well and Map Information



GROUNDWATER TECHNICAL REPORT

RE: TLAP PERMIT APPLICATION, EXHIBIT M
BY: MARK ROETZEL, P.E.
SUBJECT: SANTA ELENA AQUIFER NEAR LAJITAS, TEXAS
DATE: 6/16/2025

Lajitas Resort obtains its groundwater supply for irrigation and potable use from the Santa Elena aquifer. The Santa Elena is an Edwards associated complex, confined aquifer with a formation top depth of about 1000ft bgl near Lajitas, and a static water level of about 70ft bgl. Total depth of the aquifer is unknown, with few wells drilled in the area, but generally believed to be about 500 to 800 feet thick. It is overlaid with about 200 ft of interbedded shale and clays (Del Rio Clay), below about 100 ff of hard limestone (Buda), below about 700 feet of interbedded limestone and shales. Santa Elena groundwater is moderately saline (about 1,4000mg/l) including elevated calcium, sulfate, iron, and low-level NORM radionuclides above the Primary Drinking Water Standard.

Geology near Lajitas is highly irregular, with volcanic intrusions penetrating to the surface. The Santa Elena is a high production aquifer in the Lajitas area, with several resort irrigation and potable supply wells located at the resort.

A minor low production, shallow brackish aquifer (Boquillas, about 6,500mg/l) is present in the area, being perched groundwater in the surficial shale and limestone. This aquifer has no know uses or outfalls.

The Driller's Log for Lajitas Irrigation Well No.1 installed in 2001 is attached.

STATE OF TEXAS WELL REPORT for Tracking #2114

Owner: **Lajitas Resort, Ltd.**

Owner Well #: **WW-3**

Address: **HC 70, Box 400
Terlingua, TX 79852**

Grid #: **73-42-9**

Well Location: **Lajitas Resort
Lajitas, TX 79852**

Latitude: **29° 15' 41" N**

Longitude: **103° 46' 23" W**

Well County: **Brewster**

Elevation: **No Data**

Type of Work: **New Well**

Proposed Use: **Irrigation (Well No. 1)**

Drilling Start Date: **3/8/2001**

Drilling End Date: **8/1/2001**

Borehole:

<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
18	0	41
12	41	1015
7.875	1015	1040

Drilling Method: **Air Rotary**

Borehole Completion: **Open Hole**

Annular Seal Data:

<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
0	20	10

Seal Method: **Gravity**

Distance to Property Line (ft.): **No Data**

Sealed By: **Geoprojects**

Distance to Septic Field or other
concentrated contamination (ft.): **N/A**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **No Data**

Surface Completion: **Surface Sleeve Installed**

Water Level: **67 ft. below land surface on 2001-08-01**

Measurement Method: **Unknown**

Packers: **#1 Spring Steel Basket 1004
#2 Formation 10**

Type of Pump: **Submersible**

Well Tests: **Pump** **Yield: 400 GPM with 6 ft. drawdown after 36 hours**

Water Quality:

Strata Depth (ft.)	Water Type
1020	Santa Elena

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which
contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Geoprojects International, Inc.**

**8834 Circle Drive
Austin, TX 78736**

Driller Name: **Benito Hinojosa**

License Number: **3127**

Comments: **TWDB SWN 73-42-903**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Top (ft.)	Bottom (ft.)	Description
0	685	Interbedded Limestone and Shale, moderately hard to hard-dry
685	795	White Limestone, hard (Buda)
795	1004	Interbedded Black Shale and Clay with Limestone stringers (Del Rio Clay)
1004	1040	Hard Tan Limestone, hit water @ 1020 (Santa Elena Limestone)

Casing:
BLANK PIPE & WELL SCREEN DATA

Dia. (in.)	New/Used	Type	Setting From/To (ft.)
14	New	Steel Casing	0 - 41
8 5/8	New	Steel Casing	0 - 1015

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540**

Exhibit N Soil Map and Soil Information

Soil Map—Big Bend National Park, Texas, and Brewster County, Texas (Main Part)



Soil Map may not be valid at this scale.

103° 46' 48" W

Map Scale: 1:6,640 if printed on A landscape (11" x 8.5") sheet.
 0 50 100 200 300 Meters
 0 300 600 1200 1800 Feet
 Map projection: Web Mercator Corner coordinates: WGS84

103° 45' 54" W

MAP LEGEND

Area of Interest (AOI)			Area of Interest (AOI)		Spill Area
Soils			Soil Map Unit Polygons		Stony Spot
			Soil Map Unit Lines		Very Stony Spot
			Soil Map Unit Points		Wet Spot
Special Point Features			Blowout		Other
			Borrow Pit		Special Line Features
			Clay Spot		
			Closed Depression		
			Gravel Pit		
			Gravelly Spot		
			Landfill		
			Lava Flow		
			Marsh or swamp		
			Mine or Quarry		
			Miscellaneous Water		
			Perennial Water		
			Rock Outcrop		
			Saline Spot		
			Sandy Spot		
			Severely Eroded Spot		
			Sinkhole		
			Slide or Slip		
			Sodic Spot		
Water Features			Streams and Canals		
Transportation			Rails		
			Interstate Highways		
			US Routes		
			Major Roads		
			Local Roads		
Background			Aerial Photography		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:24,000 to 1:31,700.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Big Bend National Park, Texas
Survey Area Data: Version 29, Aug 30, 2024

Soil Survey Area: Brewster County, Texas (Main Part)
Survey Area Data: Version 33, Sep 10, 2024

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 5, 2021—Mar 18, 2021

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TOA	Tornillo loam, 0 to 2 percent slopes, occasionally flooded	21.9	13.6%
Subtotals for Soil Survey Area		21.9	13.6%
Totals for Area of Interest		161.8	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
COC	Corazones very gravelly sandy loam, 1 to 8 percent slopes	0.7	0.4%
MDE	Mariscal-Rock outcrop complex, 10 to 30 percent slopes	20.6	12.7%
NOA	Ninepoint silty clay loam, 0 to 2 percent slopes, frequently flooded	75.2	46.5%
VCA	Vicente, Lomapelona, and Castolon soils, 0 to 1 percent slopes, occasionally flooded	43.3	26.8%
Subtotals for Soil Survey Area		139.8	86.4%
Totals for Area of Interest		161.8	100.0%

Brewster County, Texas (Main Part)

NOA—Ninepoint silty clay loam, 0 to 2 percent slopes, frequently flooded

Map Unit Setting

National map unit symbol: 223sn
Elevation: 1,800 to 4,000 feet
Mean annual precipitation: 10 to 13 inches
Mean annual air temperature: 68 to 72 degrees F
Frost-free period: 240 to 280 days
Farmland classification: Not prime farmland

Map Unit Composition

Ninepoint, frequently flooded, and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ninepoint, Frequently Flooded

Setting

Landform: Alluvial flats
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Holocene-age fine-silty alluvium derived from limestone and shale

Typical profile

A - 0 to 4 inches: silty clay loam
Bw - 4 to 80 inches: silty clay

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: High (about 11.3 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 7c

Hydrologic Soil Group: C
Ecological site: R042AB738TX - Loamy, Hot Desert Shrub
Hydric soil rating: No

Minor Components

Riverwash

Percent of map unit: 9 percent
Hydric soil rating: No

Tornillo

Percent of map unit: 9 percent
Ecological site: R042AB738TX - Loamy, Hot Desert Shrub
Hydric soil rating: No

Unnamed

Percent of map unit: 7 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Big Bend National Park, Texas
Survey Area Data: Version 29, Aug 30, 2024

Soil Survey Area: Brewster County, Texas (Main Part)
Survey Area Data: Version 33, Sep 10, 2024

- a. Provide analyses of the soil in the land application area for the following constituents:
- pH [2:1 (volume/volume) water/soil mixture];
 - electrical conductivity [2:1 (volume/volume) water/soil mixture];
 - sodium adsorption ratio (SAR-not to exceed 10) from a water saturated paste and its constituent parameters (water-soluble Na, Ca and Mg reported in mg/L);
 - total Kjeldahl nitrogen (TKN);
 - total nitrogen (organic-nitrogen + nitrate-nitrogen + ammonium-nitrogen);
 - nitrate-nitrogen (from a 1 N KCl soil extract);
 - potassium;
 - phosphorus;
 - calcium;
 - magnesium;
 - sulfur; and
 - sodium.

Analyze the nutrient parameters on a plant-available basis. Analyze phosphorus according to the Mehlich III procedure with inductively coupled plasma; potassium, calcium, magnesium, sodium, and sulfur may also be analyzed in the Mehlich III soil extract. Report plant-available phosphorus, potassium, calcium, magnesium, sodium, and sulfur on a dry-weight basis in mg/kg. Report electrical conductivity in mmho/cm [same as deciSiemens/meter (dS/m)]. Report pH in standard units. When reporting the results, include all information concerning fertilizer recommendations. Provide a copy of this plan to the analytical laboratory prior to sample analysis.

NOTE: Composite or benchmark sampling techniques should be used when sampling the soils of the wastewater application area. Individual soil types, as defined by the USDA NRCS Soil Survey, should be sampled individually at zones 0-6, 6-18, and 18-30 inches. Each composite sample shall represent no more than 80 acres, with no less than 15 subsamples representing each composite sample. Each benchmark sample shall represent no more than 80 acres with at least 7 subsamples for each benchmark composite sample. Subsamples shall be composited by individual site, zone, and soil type for analysis and reporting.

NOTE; The Soil Analysis is pending. For the 53.6-Ac irrigated area this will be a composite soil sample for 0-6", a second composite soil sample for 6-18", and a third composite sample for 18-30". The subsample locations used to create the composite will be shown on a markup of the irrigated area. The TLAP Permit Application is submitted to begin the Administrative Review since the past TLAP Permit has now expired.

Exhibit O Water Balance

Lajitas WTP - Process Wastewater Storage Pond Water Balance (1)									
Month	{1} Evaporation Inches (2)	{2} Worst 25Yr Rainfall - Inches (3)	{3} Net Hydrologic Balance -In [{1} - {2}]	{4} Process Wastewater Input - Inches (4)	{5} Net Stored Water Balance - In [{4} - {3}]	{6} Net Stored Water Balance (Gal) (5)	{7} Monthly Irrigation Demand (Gal) (6)	{8} Net Storage Difference (Gal) [{6} - {7}]	{9} Required MakeUp Irrigation Groundwater
Jan	2.76	0.98	1.78	29.9	28.12	1453804	3,940,000	-2486196	2486196
Feb	4.54	1.12	3.42	29.9	26.48	1369016	3,940,000	-2570984	2570984
Mar	8.27	0.95	7.32	29.9	22.58	1167386	3,940,000	-2772614	2772614
Apr	10.53	0.96	9.57	29.9	20.33	1051061	3,940,000	-2888939	2888939
May	12.61	1.66	10.95	29.9	18.95	979715	6,560,000	-5580285	5580285
Jun	12.7	1.48	11.22	29.9	18.68	965756	6,560,000	-5594244	5594244
Jul	11.25	1.58	9.67	29.9	20.23	1045891	6,560,000	-5514109	5514109
Aug	10.99	1.53	9.46	29.9	20.44	1056748	6,560,000	-5503252	5503252
Sep	8.4	2.02	6.38	29.9	23.52	1215984	6,560,000	-5344016	5,344,016
Oct	4.97	1.45	3.52	29.9	26.38	1363846	6,560,000	-5196154	5,196,154
Nov	4.01	1.14	2.87	29.9	27.03	1397451	3,940,000	-2542549	2542549
Dec	2.85	0.9	1.95	29.9	27.95	1445015	3,940,000	-2494985	2494985
Total:	93.88	15.77	78.11	358.8	280.69	14511673	63,000,000	-48488327	48488327

Notes:

- (1) The 2.4-acre pond holds 3.1MG (9.5ac-ft) of water, far in excess of the process wastewater input. An average additional groundwater flow of 110,000gpd is added to the pond for the 53.6-acre irrigated golf course watering needs.
- (2) TWDB Climatologic Data - Pan Evaporation Rate, Presidio, TX (1961 - Lowest Year)
- (3) TWDB Climate of Texas, Chapter 5, Presidio, TX
- (4) 65,000gpd x 30days/month stored in 2.4 acre pond converted to inches per month
- (5) $\{5\}/12 \times \{2.4\} \cdot (43,560) \cdot (7.48)$
- (6) Monthly total irrigation water applied to 56.3-acre golf course area, averaging 175,000gpd (0.8in/week). Includes 65,000gpd of WTP process wastewater blended with groundwater