Administrative Package Cover Page

This file contains the following documents:

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

Portada de Paquete Administrativo

Este archivo contiene los siguientes documentos:

1. Resumen en lenguaje sencillo (PLS, por sus siglas en inglés) de la actividad propuesta
   - Inglés
   - Idioma alternativo (español)
2. Primer aviso (NORI, por sus siglas en inglés)
   - Inglés
   - Idioma alternativo (español)
3. Solicitud original

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

PLAIN LANGUAGE SUMMARY FOR TPDES OR TLAP PERMIT APPLICATIONS

Plain Language Summary Template and Instructions for Texas Pollutant Discharge Elimination System (TPDES) and Texas Land Application (TLAP) Permit Applications

Applicants should use this template to develop a plain language summary as required by Title 30, Texas Administrative Code (30 TAC), Chapter 39, Subchapter H. Applicants may modify the template as necessary to accurately describe their facility as long as the summary includes the following information: (1) the function of the proposed plant or facility; (2) the expected output of the proposed plant or facility; (3) the expected pollutants that may be emitted or discharged by the proposed plant or facility; and (4) how the applicant will control those pollutants, so that the proposed plant will not have an adverse impact on human health or the environment.

Fill in the highlighted areas below to describe your facility and application in plain language. Instructions and examples are provided below. Make any other edits necessary to improve readability or grammar and to comply with the rule requirements.

If you are subject to the alternative language notice requirements in 30 TAC Section 39.426, **you must provide a translated copy of the completed plain language summary in the appropriate alternative language as part of your application package**. For your convenience, a Spanish template has been provided below.

ENGLISH TEMPLATE FOR TPDES or TLAP NEW/RENEWAL/AMENDMENT APPLICATIONS DOMESTIC WASTEWATER/STORMWATER

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.

Pelagic Property Group, LLC (CN TBD) proposes to operate Pelagic Property WWTP (RN TBD), a domestic wastewater treatment plant. The facility will be located at approximately 0.8 miles south of the intersection of Old Hockley Road and Farm-to-Market Road 1488, in Magnolia, Montgomery County, Texas 77355. Requesting to permit a WWTP to treat up to 0.500 MGD.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD5), total suspended solids (TSS), ammonia nitrogen (NH3-N). Domestic wastewater will be treated by a complete mix mode of activated sludge process, including screening, aeration, final clarification, and disinfection..

PLANTILLA EN ESPAÑOL PARA SOLICITUDES NUEVAS/RENOVACIONES/ENMIENDAS DE TPDES o TLAP

AGUAS RESIDUALES DOMESTICAS **/AGUAS PLUVIALES**

El siguiente resumen se proporciona para esta solicitud de permiso de calidad del agua pendiente que está siendo revisada por la Comisión de Calidad Ambiental de Texas según lo requerido por el Capítulo 39 del Código Administrativo de Texas 30. La información proporcionada en este resumen puede cambiar durante la revisión técnica de la solicitud y no es una representación ejecutiva fedérale de la solicitud de permiso.

Pelagic Property Group, LLC (CN TPD) propone operar Pelagic Property WWTP RN TBD, una planta de tratamiento de aguas residuales. La instalación estará ubicada en aproximadamente 0.8 milas sur de la intersecion de Old Hockley Road y Farm-to-Market Road 1488, en Magnolia, Condado de Montgomery, Texas 77355. La solicitud es para la instalacion de WWTP por 0.500 MGD.

Se espera que las descargas de la instalación contengan bioquímica de oxígeno carbonoso (CBOD5), solidos suspendidos totales (TSS), nitrógeno amoniacal (NH3-N). Las aguas residuales domésticas. estará tratado por un modo de mezcla completa del proceso de lodos activados, que incluye cribado, balsas de aireación, clarificadores, digestores aerobios y desinfección.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

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

PROPOSED PERMIT NO. WQ0016650001

APPLICATION. Pelagic Property Group LLC, 8900 Research Park Drive, Apartment 1823, The Woodlands, Texas 77381, has applied to the Texas Commission on Environmental Quality (TCEQ) for proposed Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016650001 (EPA I.D. No. TX0146820) to authorize the discharge of treated wastewater at a volume not to exceed a daily average flow of 500,000 gallons per day. The domestic wastewater treatment facility will be located approximately 0.8 miles south of the intersection of Old Hockley Road and Farm-to-Market Road 1488, near the city of Magnolia, in Montgomery County, Texas 77355. The discharge route will be from the plant site to a detention pond, thence to Mink Branch, thence to Walnut Creek, thence to Spring Creek. TCEQ received this application on October 14, 2024. The permit application will be available for viewing and copying at Malcolm Purvis Library, 510 Melton Street, Magnolia, in Montgomery County, 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/tpdes-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=-95.76621,30.191445&level=18

ALTERNATIVE LANGUAGE NOTICE. Alternative language notice in Spanish is available at:
https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications.
El aviso de idioma alternativo en español está disponible en
https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications.

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 Pelagic Property Group LLC at the address stated above or by calling Mr. Jonathan Liu, P.E., A&S Engineers, Inc., at 713-942-2700.

Issuance Date: November 8, 2024

Comisión de Calidad Ambiental del Estado de Texas

AVISO DE RECIBO DE LA SOLICITUD Y
EL INTENTO DE OBTENER PERMISO PARA LA CALIDAD DEL AGUA

PERMISO PROPUESTO NO. WQ0016650001

SOLICITUD. Pelagic Property Group LLC, 8900 Research Park Drive, Apartment 1823, The Woodlands, Texas 77381, ha solicitado a la Comisión de Calidad Ambiental del Estado de Texas (TCEQ) para el propuesto Permiso No. WQ0016650001 (EPA I.D. No. TX 0146820) del Sistema de Eliminación de Descargas de Contaminantes de Texas (TPDES) para autorizar la descarga de aguas residuales tratadas en un volumen que no sobrepasa un flujo promedio diario de 500,000 galones por día. La planta estará ubicada aproximadamente 0.8 millas sur de la intersección de Old Hockley Road y Farm-to-Market Road 1488 en el Condado de Montgomery, Texas 77355. La ruta de descarga estará del sitio de la planta a un estanque de detención, de allí a Mink Branch, a Walnut Creek, a Spring Creek. La TCEQ recibió esta solicitud el 14 de octubre de 2024. La solicitud para el permiso estará disponible para leerla y copiarla en Malcolm Purvis Library, 510 Melton Street, Magnolia, in Montgomery County, Texas antes de la fecha de publicación de este aviso en el periódico. La solicitud (cualquier actualización y aviso inclusive) está disponible electrónicamente en la siguiente página web: https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications. Este enlace a un mapa electrónico de la ubicación general del sitio o de la instalación es proporcionado como una cortesía y no es parte de la solicitud o del aviso. Para la ubicación exacta, consulte la solicitud.
https://gisweb.tceq.texas.gov/LocationMapper/?marker=-95.76621,30.191445&level=18

AVISO DE IDIOMA ALTERNATIVO. El aviso de idioma alternativo en español está disponible en https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications.

AVISO ADICIONAL. El Director Ejecutivo de la TCEQ ha determinado que la solicitud es administrativamente completa y conducirá una revisión técnica de la solicitud. Después de completar la revisión técnica, el Director Ejecutivo puede preparar un borrador del permiso y emitirá una Decisión Preliminar sobre la solicitud. **El aviso de la solicitud y la decisión preliminar serán publicados y enviado a los que están en la lista de correo de las personas a lo largo del condado que desean recibir los avisos y los que están en la lista de correo que desean recibir avisos de esta solicitud. El aviso dará la fecha límite para someter comentarios públicos.**

COMENTARIO PUBLICO / REUNION PUBLICA. Usted puede presentar comentarios públicos o pedir una reunión pública sobre esta solicitud. El propósito de una reunión pública es dar la oportunidad de presentar comentarios o hacer preguntas acerca de la solicitud. La TCEQ realiza una reunión pública si el Director Ejecutivo determina que hay un grado de interés

público suficiente en la solicitud o si un legislador local lo pide. Una reunión pública no es una audiencia administrativa de lo contencioso.

OPORTUNIDAD DE UNA AUDIENCIA ADMINISTRATIVA DE LO CONTENCIOSO. Después del plazo para presentar comentarios públicos, el Director Ejecutivo considerará todos los comentarios apropiados y preparará una respuesta a todo los comentarios públicos esenciales, pertinentes, o significativos. **A menos que la solicitud haya sido referida directamente a una audiencia administrativa de lo contencioso, la respuesta a los comentarios y la decisión del Director Ejecutivo sobre la solicitud serán enviados por correo a todos los que presentaron un comentario público y a las personas que están en la lista para recibir avisos sobre esta solicitud. Si se reciben comentarios, el aviso también proveerá instrucciones para pedir una reconsideración de la decisión del Director Ejecutivo y para pedir una audiencia administrativa de lo contencioso.** Una audiencia administrativa de lo contencioso es un procedimiento legal similar a un procedimiento legal civil en un tribunal de distrito del estado.

PARA SOLICITAR UNA AUDIENCIA DE CASO IMPUGNADO, USTED DEBE INCLUIR EN SU SOLICITUD LOS SIGUIENTES DATOS: su nombre, dirección, y número de teléfono; el nombre del solicitante y número del permiso; la ubicación y distancia de su propiedad/actividad con respecto a la instalación; una descripción específica de la forma cómo usted sería afectado adversamente por el sitio de una manera no común al público en general; una lista de todas las cuestiones de hecho en disputa que usted presente durante el período de comentarios; y la declaración "[Yo/nosotros] solicito/solicitamos una audiencia de caso impugnado". Si presenta la petición para una audiencia de caso impugnado de parte de un grupo o asociación, debe identificar una persona que representa al grupo para recibir correspondencia en el futuro; identificar el nombre y la dirección de un miembro del grupo que sería afectado adversamente por la planta o la actividad propuesta; proveer la información indicada anteriormente con respecto a la ubicación del miembro afectado y su distancia de la planta o actividad propuesta; explicar cómo y porqué el miembro sería afectado; y explicar cómo los intereses que el grupo desea proteger son pertinentes al propósito del grupo.

Después del cierre de todos los períodos de comentarios y de petición que aplican, el Director Ejecutivo enviará la solicitud y cualquier petición para reconsideración o para una audiencia de caso impugnado a los Comisionados de la TCEQ para su consideración durante una reunión programada de la Comisión. La Comisión sólo puede conceder una solicitud de una audiencia de caso impugnado sobre los temas que el solicitante haya presentado en sus comentarios oportunos que no fueron retirados posteriormente. Si se concede una audiencia, el tema de la audiencia estará limitado a cuestiones de hecho en disputa o cuestiones mixtas de hecho y de derecho relacionadas a intereses pertinentes y materiales de calidad del agua que se hayan presentado durante el período de comentarios.

LISTA DE CORREO. Si somete comentarios públicos, un pedido para una audiencia administrativa de lo contencioso o una reconsideración de la decisión del Director Ejecutivo, la Oficina del Secretario Principal enviará por correo los avisos públicos en relación con la solicitud. Ademas, puede pedir que la TCEQ ponga su nombre en una or mas de las listas correos siguientes (1) la lista de correo permanente para recibir los avisos de el solicitante indicado por nombre y número del permiso específico y/o (2) la lista de correo de todas las

solicitudes en un condado especifico. Si desea que se agrega su nombre en una de las listas designe cual lista(s) y envia por correo su pedido a la Oficina del Secretario Principal de la TCEQ.

INFORMACIÓN DISPONIBLE EN LÍNEA. Para detalles sobre el estado de la solicitud, favor de visitar la Base de Datos Integrada de los Comisionados en www.tceq.texas.gov/goto/cid. Para buscar en la base de datos, utilizar el número de permiso para esta solicitud que aparece en la parte superior de este aviso.

CONTACTOS E INFORMACIÓN A LA AGENCIA. Todos los comentarios públicos y solicitudes deben ser presentadas electrónicamente vía http://www14.tceq.texas.gov/epic/eComment/ o por escrito dirigidos a la Comisión de Texas de Calidad Ambiental, Oficial de la Secretaría (Office of Chief Clerk), MC-105, P.O. Box 13087, Austin, Texas 78711-3087. Tenga en cuenta que cualquier información personal que usted proporcione, incluyendo su nombre, número de teléfono, dirección de correo electrónico y dirección física pasarán a formar parte del registro público de la Agencia. Para obtener más información acerca de esta solicitud de permiso o el proceso de permisos, llame al programa de educación pública de la TCEQ, gratis, al 1-800-687-4040. Si desea información en Español, puede llamar al 1-800-687-4040.

También se puede obtener información adicional del Pelagic Property Group LLC a la dirección indicada arriba o llamando a Mr. Jonathan Liu, P.E., A&S Engineers, Inc., al 713-942-2700.

Fecha de emisión el 8 de noviembre de 2024

Leah Whallon

From: Jonathan D. Liu <jdl@as-engineers.com>
Sent: Friday, November 8, 2024 1:03 PM
To: Leah Whallon
Cc: Louis Toumajian; Eric Williams
Subject: RE: NOD 1 Response for Proposed Permit No. WQ0016650001; Pelagic Property Group LLC
Attachments: Affected Land Owners Mailing List.xlsx; 725118 - LABELS (5160).docx

Leah,

Please see attached list and mailing labels as requested.

Thanks,

Jonathan D. Liu, P.E.
Project Manager

A&S Engineers, Inc. 25TH ANNIVERSARY

A&S Engineers, Inc.

10377 Stella Link Road
Houston, TX 77025-5445
O: (713) 942-2700
jdl@as-engineers.com
www.as-engineers.com

From: Leah Whallon <Leah.Whallon@Tceq.Texas.Gov>
Sent: Friday, November 8, 2024 10:36 AM
To: Jonathan D. Liu <jdl@as-engineers.com>; Eric Williams <elw@as-engineers.com>
Cc: Louis Toumajian <LAT@as-engineers.com>
Subject: RE: NOD 1 Response for Proposed Permit No. WQ0016650001; Pelagic Property Group LLC

Thank you, Jonathan.

The map looks correct. Can you please send both the updated cross-reference landowner list on a separate page with just the map number, name, and address information and the list formatted for mailing labels (Avery 5160) in a Word document?

Thanks,

Leah Whallon
Texas Commission on Environmental Quality
Water Quality Division
512-239-0084
leah.whallon@tceq.texas.gov

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

From: Jonathan D. Liu <jdl@as-engineers.com>
Sent: Thursday, November 7, 2024 4:32 PM
To: Leah Whallon <Leah.Whallon@Tceq.Texas.Gov>; Eric Williams <elw@as-engineers.com>
Cc: Louis Toumajian <LAT@as-engineers.com>
Subject: RE: NOD 1 Response for Proposed Permit No. WQ0016650001; Pelagic Property Group LLC

Leah,

Please see attached updated map and corresponding list. Everything in the service area bolded including the WWTP property is Pelagic Property Group LLC. We've included the landowner information for all property owners around the service area and downstream.

Please let us know if you need more information.

Thanks,

Jonathan D. Liu, P.E.
Project Manager

A&S Engineers, Inc.

10377 Stella Link Road
Houston, TX 77025-5445
O: (713) 942-2700
jdl@as-engineers.com
www.as-engineers.com

From: Leah Whallon <Leah.Whallon@Tceq.Texas.Gov>
Sent: Thursday, November 7, 2024 3:31 PM
To: Jonathan D. Liu <jdl@as-engineers.com>; Eric Williams <elw@as-engineers.com>

Cc: Louis Toumajian <LAT@as-engineers.com>
Subject: RE: NOD 1 Response for Proposed Permit No. WQ0016650001; Pelagic Property Group LLC

Hi Jonathan,

Yes, if you can provide by tomorrow morning that would be great. Please let me know if you have any questions.

Thanks,

Leah Whallon
Texas Commission on Environmental Quality
Water Quality Division
512-239-0084
leah.whallon@tceq.texas.gov

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

From: Jonathan D. Liu <jdl@as-engineers.com>
Sent: Thursday, November 7, 2024 3:28 PM
To: Leah Whallon <Leah.Whallon@Tceq.Texas.Gov>; Eric Williams <elw@as-engineers.com>
Cc: Louis Toumajian <LAT@as-engineers.com>
Subject: RE: NOD 1 Response for Proposed Permit No. WQ0016650001; Pelagic Property Group LLC

Leah,

We understand what you are requesting and are updating the map. We hope to get it to you by the end of the day or latest early tomorrow morning if that is acceptable.

Thanks,

Jonathan D. Liu, P.E.
Project Manager

A&S Engineers, Inc.

10377 Stella Link Road
Houston, TX 77025-5445
O: (713) 942-2700
jdl@as-engineers.com
www.as-engineers.com

From: Leah Whallon <Leah.Whallon@Tceq.Texas.Gov>
Sent: Thursday, November 7, 2024 10:48 AM
To: Eric Williams <elw@as-engineers.com>
Cc: Jonathan D. Liu <jdl@as-engineers.com>; Louis Toumajian <LAT@as-engineers.com>
Subject: RE: NOD 1 Response for Proposed Permit No. WQ0016650001; Pelagic Property Group LLC

Thank you, Eric.

I've reviewed the response and still have some questions about the affected landowner map and information. It is not clear from the map where the applicant's property boundaries and adjacent landowners' properties are located in relation to the service area boundary and WWTP location that are labeled. There also appears to be some properties not numbered that are adjacent to the WWTP location.

Can you please provide a map that clearly labels the property owned by the applicant and all properties adjacent to their property?

The other items have been sufficiently addressed. Please let me know if you have any questions. I can send a 30 day extension letter if more time is needed to provide the response.

Thank you,

Leah Whallon
Texas Commission on Environmental Quality
Water Quality Division
512-239-0084
leah.whallon@tceq.texas.gov

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

From: Eric Williams <elw@as-engineers.com>
Sent: Monday, October 28, 2024 2:18 PM
To: Leah Whallon <Leah.Whallon@Tceq.Texas.Gov>
Cc: Jonathan D. Liu <jdl@as-engineers.com>; Louis Toumajian <LAT@as-engineers.com>
Subject: NOD 1 Response for Proposed Permit No. WQ0016650001; Pelagic Property Group LLC

Good Afternoon,

Please see attached the following items outlined in NOD 1 dated October 24, 2024:

- Updated locations on the following:
  - Core Data Form, Section III, Item 25
  - Administrative Report 1.0, Section 10, Item A
  - SPIF, Item 1
  - Plain Language Summaries (PLS) in English and Spanish
- Updated Affected Landowner Map

- Landowner list formatted for mailing labels
- Spanish NORI draft

The only comment for the NORI is to remove the “(pending response)” portion after the location after TCEQ review.

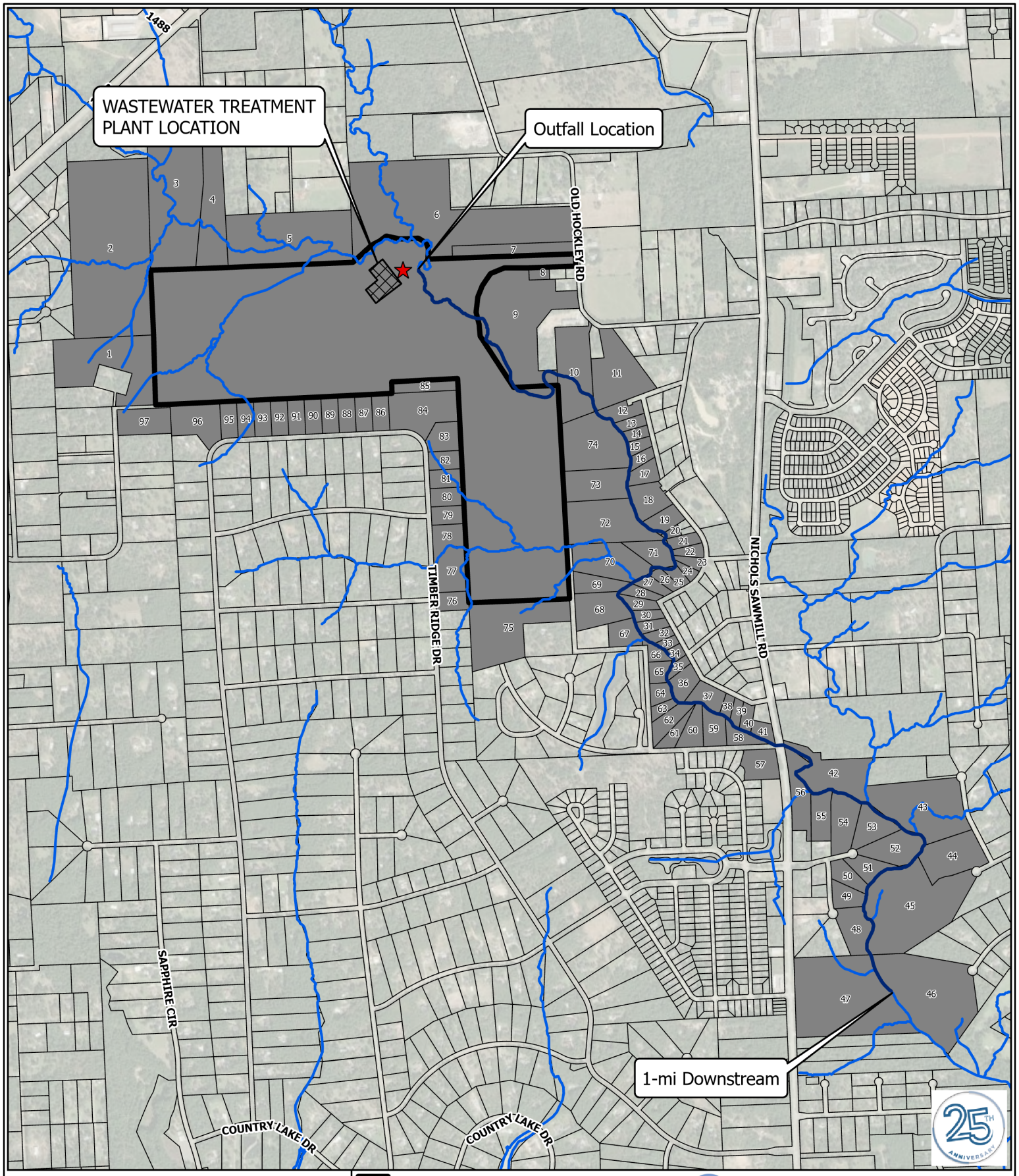
Please let me know if you have any questions or need anything else.

Thanks,

Eric Williams, P.E.
Project Manager

A&S Engineers, Inc.

10377 Stella Link Road
Houston, TX 77025-5445
D: (713) 942-2775
elw@as-engineers.com
www.as-engineers.com



OLD HOCKLEY RD TRACT

AFFECTED LAND OWNERS MAP

- Service Area
- AffectedLandOwners
- MCAD Parcels
- WWTP Site
- Outfall Location
- Stream

A&S Engineers, Inc.

DRAWING NOT TO SCALE

N W E S

25TH ANNIVERSARY

Path: X:\Special_Projects\725118\working.aprx Layout: Pg4_AffectedLandOwnersMap Date: 11/7/2024 4:21 PM User: ceh

Number	Name	Mailing Address	City	State	Zip Code
1	APPLICANT'S PROPERTY	15814 CHAMPION FOREST DR	SPRING	TX	77379-9148
2	IMHOFF, GARY D & S D IMHOFF	17174 TIERRA BUENA DR	PLANTERSVILLE	TX	77363-8149
3	CORTEZ, ALAN ALEXANDER	405 AVENUE E	SOUTH HOUSTON	TX	77587-4119
4	AVANT, LISA	7439 DOGWOOD LN	PLANTERSVILLE	TX	77363-4228
5	DAY, JERRY F & BETTY L	30307 RICKETT LN	MAGNOLIA	TX	77355-6322
6	HAUSMAN, STEPHEN	29603 COUNTRY PLACE RD	MAGNOLIA	TX	77355-1790
7	GULLO, ANTHONY & DOLLY E	500 INTERSTATE 45 S	CONROE	TX	77304-2625
8	BELTRAN, OPHELIA P & HECTOR BARRAZA	32502 ROSELLA LN	PINEHURST	TX	77362-4154
9	MAGNOLIA ISD	PO BOX 138	MAGNOLIA	TX	77353-0138
10	FERRELL LIVING TRUST	29010 LEGACY CT	MAGNOLIA	TX	77355-5749
11	MICHAEL J & JUDY C HYNES REVOCABLE LIVING TRUST	29018 LEGACY CT	MAGNOLIA	TX	77355-5749
12	HERITAGE POINT ESTATES COMMUNITY ASSOC	PO BOX 1464	MAGNOLIA	TX	77353-1464
13	BRADY, JASON	18911 HERITAGE POINT BLVD	MAGNOLIA	TX	77355-5766
14	BROOKS, QUATRO & KIMBERLY	PO BOX 631	TOMBALL	TX	77377-0631
15	BROOKS, QUATRO & KIMBERLY	PO BOX 631	TOMBALL	TX	77377-0631
16	M3A3D3 LIVING TRUST	18918 HERITAGE POINT BLVD	MAGNOLIA	TX	77355-5750
17	M3A3D3 LIVING TRUST	18918 HERITAGE POINT BLVD	MAGNOLIA	TX	77355-5750
18	M3A3D3 LIVING TRUST	18918 HERITAGE POINT BLVD	MAGNOLIA	TX	77355-5750
19	PHAM, PETER	38262 WINDY RIDGE TRL	MAGNOLIA	TX	77355-5367
20	BORGMEIER, EDMUND S & LYNN S	1118 COLONIAL ST	BELLAIRE	TX	77401-2304
21	OLEARY, AARON & LEIGH ANN	28058 CROSS WAY OAKS	MAGNOLIA	TX	77355-5361
22	WIMBERLY, KRISTI & MELFORD G WIMBERLY III	19506A LUTHERAN CEMETARY RD	CYPRESS	TX	77433-7812
23	MCDONALD, WILLIAM DAVID	22003 BRIARVINE CT	SPRING	TX	77389-4848
24	MATTERN, EUGENE	PO BOX 1029	MAGNOLIA	TX	77353-1029
25	MARTINEZ, RAUL	16248 SUTTON PL	PLANTERSVILLE	TX	77363
26	MCDONALD, W L, JR	22003 BRIARVINE CT	SPRING	TX	77389-4848
27	SLACK, TROY & PENNY	22815 CORIANDER DR	MAGNOLIA	TX	77355-3924
28	DURELL, MELISSA	29619 SHADY BROOK LN	MAGNOLIA	TX	77355-6080
29	BLAKE, ELIZABETH	29627 SHADY BROOK LN	MAGNOLIA	TX	77355
30	ZINK, NICOLE L & BRIAN B	29719 SHADY BROOK LN	MAGNOLIA	TX	77355-6082
31	CLICK, MATTHEW	29827 SHADY BROOK LN	MAGNOLIA	TX	77355-2537
32	WITT, JODY	29843 SHADY BROOK LN	MAGNOLIA	TX	77355-2537
33	SHUCK, BEVERLY S & MATTHEW	12648 ZION RD	TOMBALL	TX	77375-3022
34	FAGERHOLM, GARY M & EMILY N MOODY	29911 SLEEPY BROOK LN	MAGNOLIA	TX	77355-6036
35	WILLIAMS, WILLIAM T & MELINDA R	29919 SLEEPY BROOK LN	MAGNOLIA	TX	77355-6036
36	THOMAS, GEORGE W	29927 SLEEPY BROOK LN	MAGNOLIA	TX	77355-6036
37	ADAME, ALVA A V	29943 SLEEPY BROOK LN	MAGNOLIA	TX	77355-6036
38	ADAME, JOSE C & VICTOR MANUEL	29418 COUNTRY PLACE RD	MAGNOLIA	TX	77355-2522
39	ADAME, JOSE C & LEONEL	30011 SLEEPY BROOK LN	MAGNOLIA	TX	77355-6324
40	CARRASCO, BRANDON & LORREN AMENDT	29611 SHADY BROOK LN	MAGNOLIA	TX	77355-6080
41	WITT, JODY	29843 SHADY BROOK LN	MAGNOLIA	TX	77355-2537
42	CONTRERAS, FELIPE	23110 WILLOW RUN	TOMBALL	TX	77375-5478
43	ARRIAGA, BERNARDO & CARMEN MILLAN	29408 COUNTRY PL	MAGNOLIA	TX	77355
44	ANTONIO, JOSE ADAME	17807 FIELDGLEN DR	HOUSTON	TX	77084-1003
45	WOODS, JAMES F & REBECCA	29424 COUNTRY PLACE RD	MAGNOLIA	TX	77355-2522
46	OGAZON, JOSE P & MARTHA E SANCHEZ	25255 PINEY HEIGHTS LN	SPRING	TX	77389-4157
47	WISENER, JEFFREY & KELLI	29428 COUNTRY PLACE RD	MAGNOLIA	TX	77355-2522
48	TURGUTALP, SAID & APRIL	29430 COUNTRY PLACE RD	MAGNOLIA	TX	77355-2522
49	BALDERAS, MYRIAM E	29502 COUNTRY PLACE RD	MAGNOLIA	TX	77355-2522
50	TASSELL, DANIEL D & KAREN R	29522 COUNTRY PLACE RD	MAGNOLIA	TX	77355-2542
51	COLE, MONTE CHARLES & AMY LYNN	29610 COUNTRY PLACE RD	MAGNOLIA	TX	77355-1787
52	COLE, MONTE CHARLES & AMY LYNN	29610 COUNTRY PLACE RD	MAGNOLIA	TX	77355-1787
53	HAUSMAN, STEPHEN & WINONA W	29603 COUNTRY PLACE RD	MAGNOLIA	TX	77355-1790
54	HAUSMAN, STEPHEN	29603 COUNTRY PLACE RD	MAGNOLIA	TX	77355-1790
55	CLOVERCREEK M U D	9 GREENWAY PLZ	HOUSTON	TX	77046-0307
56	ANTONIO, JOSE ADAME	17807 FIELDGLEN DR	HOUSTON	TX	77084-1003
57	ATKINSON, MICHAEL RAY	29414 COUNTY PLACE RD	MAGNOLIA	TX	77355-2522
58	ALVARADO, AURELIO & MA PATRICIA HERNANDEZ	29635 SHADY BROOK LN	MAGNOLIA	TX	77355-6080
59	RODRIGUEZ, BRANDON	607 MALONE ST	TOMBALL	TX	77375-4641
60	RODRIGUEZ, RICHARD ORLANDO	4048 FM 1978	SAN MARCOS	TX	78666-2162
61	DORSETT, SONDRA	PO BOX 445	MAGNOLIA	TX	77353-0445

62	GRUMMONS, DAVID LEE &	30211 RICKETT LN	MAGNOLIA	TX	77355-6321
63	LIENEMANN, SONNY B	16211 CREEKSOUTH RD	HOUSTON	TX	77068-2601
64	DAY, JERRY F & BETTY L	30307 RICKETT LN	MAGNOLIA	TX	77355-6322
65	DAY, JERRY F & BETTY L	30307 RICKETT LN	MAGNOLIA	TX	77355-6322
66	DAY, JERRY F & BETTY L	30307 RICKETT LN	MAGNOLIA	TX	77355-6322
67	RINGENBERG, MICHAEL L & ALANA	20610 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4971
68	HERBRICH, WAYNE A & KATHERINE E	20702 TIMBER RIDGE DR	MAGNOLIA	TX	77355-1860
69	WALKER, GREGORY S & BONNIE M	20918 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4974
70	OLVERA, HECTOR G & EMILIA ROMERO	30631 OLD HOCKLEY RD	MAGNOLIA	TX	77355-6016
71	BRACKEN, DEAN S	20810 TIMBER RIDGE DR	MAGNOLIA	TX	77355-1859
72	CHAPMAN, DONALD JAMES	21002 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4975
73	WORKMAN, CHARLES E & MARLINE	20526 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4970
74	HUDSON, MICHAEL D & TAMMY A	20902 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4974
75	BAKER, STEVEN C	616 WOLLFORD WAY	FORT WORTH	TX	76131-1474
76	DAVES, KENNY O & LISA M	20910 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4974
77	MERVINE, CARRIE S & DANIEL D	25325 DEEPWOOD DR	MAGNOLIA	TX	77355-6369
78	COMANICI, DANIEL	21210 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4977
79	MINK CREEK FARM LLC	11903 RIVERVIEW DR	HOUSTON	TX	77077-3033
80	IMPERIAL LAND DEVELOPMENT INC	PO BOX 1058	MAGNOLIA	TX	77353
81	ADAMS, JAMES R & CRYSTAL P	540 ABNEY LN	MAGNOLIA	TX	77355-1724
82	FARRELL, DALE A & LISA S	21202 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4977
83	GILMORE, SHARON M	PO BOX 537	MAGNOLIA	TX	77353-0537
84	AGUILAR, JOSE A	15202 WILDWOOD CIR	MAGNOLIA	TX	77354-8459
85	WELLS, JACQUELYN KATHLEEN	21218 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4977
86	MOTLEY, GERALD & ROBIN L	21010 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4975
87	MCCORKLE, RANDY O & JANICE M	20618 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4971
88	HOLCOMBE, WILLIAM D & JANUS L	21102 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4976
89	NAVARRO, MICHAEL M & LEA J	21018 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4975
90	SNOWDEN, CHRISTOPHER N &	20802 TIMBER RIDGE DR	MAGNOLIA	TX	77355-1859
91	ROUX, JACQUELINE ANN	21118 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4976
92	GALLOWAY, JAMES & SHELLEY	20315 FM 1488 RD	MAGNOLIA	TX	77355-1675
93	WATERS, MILLARD F II & SANDRA	21110 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4976
94	KALEIDOSCOPE II LLC	20025 COUNTRY LAKE DR	MAGNOLIA	TX	77355-4939
95	BELL, CECIL I, JR	PO BOX 860	MAGNOLIA	TX	77353-0860
96	BELL, CECIL I JR & JOANN	PO BOX 860	MAGNOLIA	TX	77353-0860
97	HUDSON, MICHAEL D	20902 TIMBER RIDGE DR	MAGNOLIA	TX	77355-4974
98	ROZNOVSKY, WILLIAM & VALERIE	29933 SLEEPY BROOK LN	MAGNOLIA	TX	77355-6036

APPLICANT'S PROPERTY
15814 CHAMPION FOREST DR
SPRING, TX 77379-9148

IMHOFF, GARY D & S D IMHOFF
17174 TIERRA BUENA DR
PLANTERSVILLE, TX 77363-8149

CORTEZ, ALAN ALEXANDER
405 AVENUE E
SOUTH HOUSTON, TX 77587-4119

AVANT, LISA
7439 DOGWOOD LN
PLANTERSVILLE, TX 77363-4228

DAY, JERRY F & BETTY L
30307 RICKETT LN
MAGNOLIA, TX 77355-6322

HAUSMAN, STEPHEN
29603 COUNTRY PLACE RD
MAGNOLIA, TX 77355-1790

GULLO, ANTHONY & DOLLY E
500 INTERSTATE 45 S
CONROE, TX 77304-2625

BELTRAN, OPHELIA P & HECTOR BARRAZA
32502 ROSELLA LN
PINEHURST, TX 77362-4154

MAGNOLIA ISD
PO BOX 138
MAGNOLIA, TX 77353-0138

FERRELL LIVING TRUST
29010 LEGACY CT
MAGNOLIA, TX 77355-5749

MICHAEL J & JUDY C HYNES REVOCABLE LIVING TRUST
29018 LEGACY CT
MAGNOLIA, TX 77355-5749

HERITAGE POINT ESTATES COMMUNITY ASSOC
PO BOX 1464
MAGNOLIA, TX 77353-1464

BRADY, JASON
18911 HERITAGE POINT BLVD
MAGNOLIA, TX 77355-5766

BROOKS, QUATRO & KIMBERLY
PO BOX 631
TOMBALL, TX 77377-0631

BROOKS, QUATRO & KIMBERLY
PO BOX 631
TOMBALL, TX 77377-0631

M3A3D3 LIVING TRUST
18918 HERITAGE POINT BLVD
MAGNOLIA, TX 77355-5750

M3A3D3 LIVING TRUST
18918 HERITAGE POINT BLVD
MAGNOLIA, TX 77355-5750

M3A3D3 LIVING TRUST
18918 HERITAGE POINT BLVD
MAGNOLIA, TX 77355-5750

PHAM, PETER
38262 WINDY RIDGE TRL
MAGNOLIA, TX 77355-5367

BORGMEIER, EDMUND S & LYNN S
1118 COLONIAL ST
BELLAIRE, TX 77401-2304

OLEARY, AARON & LEIGH ANN
28058 CROSS WAY OAKS
MAGNOLIA, TX 77355-5361

WIMBERLY, KRISTI & MELFORD G WIMBERLY III
19506A LUTHERAN CEMETARY RD
CYPRESS, TX 77433-7812

MCDONALD, WILLIAM DAVID
22003 BRIARVINE CT
SPRING, TX 77389-4848

MATTERN, EUGENE
PO BOX 1029
MAGNOLIA, TX 77353-1029

MARTINEZ, RAUL
16248 SUTTON PL
PLANTERSVILLE, TX 77363

MCDONALD, W L, JR
22003 BRIARVINE CT
SPRING, TX 77389-4848

SLACK, TROY & PENNY
22815 CORIANDER DR
MAGNOLIA, TX 77355-3924

DURELL, MELISSA
29619 SHADY BROOK LN
MAGNOLIA TX 77355-6080

BLAKE, ELIZABETH
29627 SHADY BROOK LN
MAGNOLIA TX 77355

ZINK, NICOLE L & BRIAN B
29719 SHADY BROOK LN
MAGNOLIA TX 77355-6082

CLICK, MATTHEW
29827 SHADY BROOK LN
MAGNOLIA TX 77355-2537

WITT, JODY
29843 SHADY BROOK LN
MAGNOLIA TX 77355-2537

SHUCK, BEVERLY S & MATTHEW
12648 ZION RD
TOMBALL TX 77375-3022

FAGERHOLM, GARY M & EMILY N MOODY
29911 SLEEPY BROOK LN
MAGNOLIA TX 77355-6036

WILLIAMS, WILLIAM T & MELINDA R
29919 SLEEPY BROOK LN
MAGNOLIA TX 77355-6036

THOMAS, GEORGE W
29927 SLEEPY BROOK LN
MAGNOLIA TX 77355-6036

ADAME, ALVA A V
29943 SLEEPY BROOK LN
MAGNOLIA TX 77355-6036

ADAME, JOSE C & VICTOR MANUEL
29418 COUNTRY PLACE RD
MAGNOLIA TX 77355-2522

ADAME, JOSE C & LEONEL
30011 SLEEPY BROOK LN
MAGNOLIA TX 77355-6324

CARRASCO, BRANDON & LORREN AMENDT
29611 SHADY BROOK LN
MAGNOLIA TX 77355-6080

WITT, JODY
29843 SHADY BROOK LN
MAGNOLIA TX 77355-2537

CONTRERAS, FELIPE
23110 WILLOW RUN
TOMBALL TX 77375-5478

ARRIAGA, BERNARDO & CARMEN MILLAN
29408 COUNTRY PL
MAGNOLIA TX 77355

ANTONIO, JOSE ADAME
17807 FIELDGLEN DR
HOUSTON TX 77084-1003

WOODS, JAMES F & REBECCA
29424 COUNTRY PLACE RD
MAGNOLIA TX 77355-2522

OGAZON, JOSE P & MARTHA E SANCHEZ
25255 PINEY HEIGHTS LN
SPRING TX 77389-4157

WISENER, JEFFREY & KELLI
29428 COUNTRY PLACE RD
MAGNOLIA TX 77355-2522

TURGUTALP, SAID & APRIL
29430 COUNTRY PLACE RD
MAGNOLIA TX 77355-2522

BALDERAS, MYRIAM E
29502 COUNTRY PLACE RD
MAGNOLIA TX 77355-2522

TASSELL, DANIEL D & KAREN R
29522 COUNTRY PLACE RD
MAGNOLIA TX 77355-2542

COLE, MONTE CHARLES & AMY LYNN
29610 COUNTRY PLACE RD
MAGNOLIA TX 77355-1787

COLE, MONTE CHARLES & AMY LYNN
29610 COUNTRY PLACE RD
MAGNOLIA TX 77355-1787

HAUSMAN, STEPHEN & WINONA W
29603 COUNTRY PLACE RD
MAGNOLIA TX 77355-1790

HAUSMAN, STEPHEN
29603 COUNTRY PLACE RD
MAGNOLIA TX 77355-1790

CLOVERCREEK M U D
9 GREENWAY PLZ
HOUSTON TX 77046-0307

ANTONIO, JOSE ADAME
17807 FIELDGLEN DR
HOUSTON TX 77084-1003

ATKINSON, MICHAEL RAY
29414 COUNTY PLACE RD
MAGNOLIA TX 77355-2522

ALVARADO, AURELIO & MA PATRICIA HERNANDEZ
29635 SHADY BROOK LN
MAGNOLIA TX 77355-6080

RODRIGUEZ, BRANDON
607 MALONE ST
TOMBALL TX 77375-4641

RODRIGUEZ, RICHARD ORLANDO
4048 FM 1978
SAN MARCOS TX 78666-2162

DORSETT, SONDRA
PO BOX 445
MAGNOLIA TX 77353-0445

GRUMMONS, DAVID LEE &
30211 RICKETT LN
MAGNOLIA TX 77355-6321

LIENEMANN, SONNY B
16211 CREEKSOUTH RD
HOUSTON TX 77068-2601

DAY, JERRY F & BETTY L
30307 RICKETT LN
MAGNOLIA TX 77355-6322

DAY, JERRY F & BETTY L
30307 RICKETT LN
MAGNOLIA TX 77355-6322

DAY, JERRY F & BETTY L
30307 RICKETT LN
MAGNOLIA TX 77355-6322

RINGENBERG, MICHAEL L & ALANA
20610 TIMBER RIDGE DR
MAGNOLIA TX 77355-4971

HERBRICH, WAYNE A & KATHERINE E
20702 TIMBER RIDGE DR
MAGNOLIA TX 77355-1860

WALKER, GREGORY S & BONNIE M
20918 TIMBER RIDGE DR
MAGNOLIA TX 77355-4974

OLVERA, HECTOR G & EMILIA ROMERO
30631 OLD HOCKLEY RD
MAGNOLIA TX 77355-6016

BRACKEN, DEAN S
20810 TIMBER RIDGE DR
MAGNOLIA TX 77355-1859

CHAPMAN, DONALD JAMES
21002 TIMBER RIDGE DR
MAGNOLIA TX 77355-4975

WORKMAN, CHARLES E & MARLINE
20526 TIMBER RIDGE DR
MAGNOLIA TX 77355-4970

HUDSON, MICHAEL D & TAMMY A
20902 TIMBER RIDGE DR
MAGNOLIA TX 77355-4974

BAKER, STEVEN C
616 WOLLFORD WAY
FORT WORTH TX 76131-1474

DAVES, KENNY O & LISA M
20910 TIMBER RIDGE DR
MAGNOLIA TX 77355-4974

MERVINE, CARRIE S & DANIEL D
25325 DEEPWOOD DR
MAGNOLIA TX 77355-6369

COMANICI, DANIEL
21210 TIMBER RIDGE DR
MAGNOLIA TX 77355-4977

MINK CREEK FARM LLC
11903 RIVERVIEW DR
HOUSTON TX 77077-3033

IMPERIAL LAND DEVELOPMENT INC
PO BOX 1058
MAGNOLIA TX 77353

ADAMS, JAMES R & CRYSTAL P
540 ABNEY LN
MAGNOLIA TX 77355-1724

FARRELL, DALE A & LISA S
21202 TIMBER RIDGE DR
MAGNOLIA TX 77355-4977

GILMORE, SHARON M
PO BOX 537
MAGNOLIA TX 77353-0537

AGUILAR, JOSE A
15202 WILDWOOD CIR
MAGNOLIA TX 77354-8459

WELLS, JACQUELYN KATHLEEN
21218 TIMBER RIDGE DR
MAGNOLIA TX 77355-4977

MOTLEY, GERALD & ROBIN L
21010 TIMBER RIDGE DR
MAGNOLIA TX 77355-4975

MCCORKLE, RANDY O & JANICE M
20618 TIMBER RIDGE DR
MAGNOLIA TX 77355-4971

HOLCOMBE, WILLIAM D & JANUS L
21102 TIMBER RIDGE DR
MAGNOLIA TX 77355-4976

NAVARRO, MICHAEL M & LEA J
21018 TIMBER RIDGE DR
MAGNOLIA TX 77355-4975

SNOWDEN, CHRISTOPHER N &
20802 TIMBER RIDGE DR
MAGNOLIA TX 77355-1859

ROUX, JACQUELINE ANN
21118 TIMBER RIDGE DR
MAGNOLIA TX 77355-4976

GALLOWAY, JAMES & SHELLEY
20315 FM 1488 RD
MAGNOLIA TX 77355-1675

WATERS, MILLARD F II & SANDRA
21110 TIMBER RIDGE DR
MAGNOLIA TX 77355-4976

KALEIDOSCOPE II LLC
20025 COUNTRY LAKE DR
MAGNOLIA TX 77355-4939

BELL, CECIL I, JR
PO BOX 860
MAGNOLIA TX 77353-0860

BELL, CECIL I JR & JOANN
PO BOX 860
MAGNOLIA TX 77353-0860

HUDSON, MICHAEL D
20902 TIMBER RIDGE DR
MAGNOLIA TX 77355-4974

ROZNOVSKY, WILLIAM & VALERIE
29933 SLEEPY BROOK LN
MAGNOLIA TX 77355-6036

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(713) 494-8021		( ) -

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.)*

Pelagic Property WWTP

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	8900 Research Park Dr., #1823							
	City	Magnolia	**State**	TX	**ZIP**		**ZIP + 4**	
24. County	Montgomery							

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

25. Description to Physical Location:	Approximately 0.8 miles south of the intersection of Old Hockley Road and Farm-to-Market Road 1488

26. Nearest City	State	Nearest ZIP Code
Magnolia	TX	

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:	30.191445		28. Longitude (W) In Decimal:	-95.766213	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	11	29.2	95	45	58.4

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)
4952		221320	

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

Serves to treat wastewater

34. Mailing Address:	**8900 Research Park Dr., #1823**							
	City	The Woodlands	**State**	TX	**ZIP**	77381	**ZIP + 4**	
35. E-Mail Address:	**dward@dwardpartners.com**							

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(713) 494-8021		( ) -

E. Owner of effluent disposal site:

Prefix: Click to enter text. Last Name, First Name: Click to enter text.

Title: Click to enter text. Credential: Click to enter text.

Organization Name: Click to enter text.

Mailing Address: Click to enter text. City, State, Zip Code: Click to enter text.

Phone No.: Click to enter text. E-mail Address: Click to enter text.

If the landowner is not the same person as the facility owner or co-applicant, attach a lease agreement or deed recorded easement. See instructions.

Attachment: Click to enter text.

F. Owner sewage sludge disposal site (if authorization is requested for sludge disposal on property owned or controlled by the applicant)::

Prefix: N/A Last Name, First Name: N/A

Title: Click to enter text. Credential: Click to enter text.

Organization Name: N/A

Mailing Address: Click to enter text. City, State, Zip Code: Click to enter text.

Phone No.: Click to enter text. E-mail Address: Click to enter text.

If the landowner is not the same person as the facility owner or co-applicant, attach a lease agreement or deed recorded easement. See instructions.

Attachment: Click to enter text.

Section 10. TPDES Discharge Information (Instructions Page 31)

A. Is the wastewater treatment facility location in the existing permit accurate?

☐ Yes ☒ No

If **no**, **or a new permit application**, please give an accurate description:

Approximately 0.8 miles south of the intersection of Old Hockley Road and Farm-to-Market Road 1488

B. Are the point(s) of discharge and the discharge route(s) in the existing permit correct?

☐ Yes ☒ No

If **no**, **or a new or amendment permit application**, provide an accurate description of the point of discharge and the discharge route to the nearest classified segment as defined in 30 TAC Chapter 307:

Discharge to detention pond (owned by WWTP owner) then outflow into Mink Branch then to Walnut Creek then to Spring Creek and ultimately to San Jacinto River via San Jacinto River Basin

City nearest the outfall(s): Magnolia, TX

County in which the outfalls(s) is/are located: Montgomery Co

C. 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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

SUPPLEMENTAL PERMIT INFORMATION FORM (SPIF)

FOR AGENCIES REVIEWING DOMESTIC OR INDUSTRIAL TPDES WASTEWATER PERMIT APPLICATIONS

TCEQ USE ONLY:

Application type: _____Renewal _____Major Amendment ____Minor Amendment _____New

County: _____ Segment Number: _____

Admin Complete Date: _____

Agency Receiving SPIF:

_____ Texas Historical Commission _____ U.S. Fish and Wildlife

_____ Texas Parks and Wildlife Department _____ U.S. Army Corps of Engineers

This form applies to TPDES permit applications only. (Instructions, Page 53)

Complete this form as a separate document. TCEQ will mail a copy to each agency as required by our agreement with EPA. If any of the items are not completely addressed or further information is needed, we will contact you to provide the information before issuing the permit. Address each item completely.

Do not refer to your response to any item in the permit application form. Provide each attachment for this form separately from the Administrative Report of the application. The application will not be declared administratively complete without this SPIF form being completed in its entirety including all attachments. Questions or comments concerning this form may be directed to the Water Quality Division's Application Review and Processing Team by email at WQ-ARPTeam@tceq.texas.gov or by phone at (512) 239-4671.

The following applies to all applications:

1. Permittee: Pelagic Property Group, LLC

   Permit No. WQ00 N/A EPA ID No. TX N/A

   Address of the project (or a location description that includes street/highway, city/vicinity, and county):

   Approximately 0.8 miles south of the intersection of Old Hockley Road and Farm-to-Market Road 1488.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

PLAIN LANGUAGE SUMMARY FOR TPDES OR TLAP PERMIT APPLICATIONS

Plain Language Summary Template and Instructions for Texas Pollutant Discharge Elimination System (TPDES) and Texas Land Application (TLAP) Permit Applications

Applicants should use this template to develop a plain language summary as required by Title 30, Texas Administrative Code (30 TAC), Chapter 39, Subchapter H. Applicants may modify the template as necessary to accurately describe their facility as long as the summary includes the following information: (1) the function of the proposed plant or facility; (2) the expected output of the proposed plant or facility; (3) the expected pollutants that may be emitted or discharged by the proposed plant or facility; and (4) how the applicant will control those pollutants, so that the proposed plant will not have an adverse impact on human health or the environment.

Fill in the highlighted areas below to describe your facility and application in plain language. Instructions and examples are provided below. Make any other edits necessary to improve readability or grammar and to comply with the rule requirements.

If you are subject to the alternative language notice requirements in 30 TAC Section 39.426, **you must provide a translated copy of the completed plain language summary in the appropriate alternative language as part of your application package**. For your convenience, a Spanish template has been provided below.

ENGLISH TEMPLATE FOR TPDES or TLAP NEW/RENEWAL/AMENDMENT APPLICATIONS DOMESTIC WASTEWATER/STORMWATER

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.

Pelagic Property Group, LLC (CN TBD) proposes to operate Pelagic Property WWTP (RN TBD), a domestic wastewater treatment plant. The facility will be located at approximately 0.8 miles south of the intersection of Old Hockley Road and Farm-to-Market Road 1488, in Magnolia, Montgomery County, Texas 77355. Requesting to permit a WWTP to treat up to 0.500 MGD.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD5), total suspended solids (TSS), ammonia nitrogen (NH3-N). Domestic wastewater will be treated by a complete mix mode of activated sludge process, including screening, aeration, final clarification, and disinfection..

PLANTILLA EN ESPAÑOL PARA SOLICITUDES NUEVAS/RENOVACIONES/ENMIENDAS DE TPDES o TLAP

AGUAS RESIDUALES DOMESTICAS **/AGUAS PLUVIALES**

El siguiente resumen se proporciona para esta solicitud de permiso de calidad del agua pendiente que está siendo revisada por la Comisión de Calidad Ambiental de Texas según lo requerido por el Capítulo 39 del Código Administrativo de Texas 30. La información proporcionada en este resumen puede cambiar durante la revisión técnica de la solicitud y no es una representación ejecutiva fedérale de la solicitud de permiso.

Pelagic Property Group, LLC (CN TPD) propone operar Pelagic Property WWTP RN TBD, una planta de tratamiento de aguas residuales. La instalación estará ubicada en aproximadamente 0.8 milas sur de la intersecion de Old Hockley Road y Farm-to-Market Road 1488, en Magnolia, Condado de Montgomery, Texas 77355. La solicitud es para la instalacion de WWTP por 0.500 MGD.

Se espera que las descargas de la instalación contengan bioquímica de oxígeno carbonoso (CBOD5), solidos suspendidos totales (TSS), nitrógeno amoniacal (NH3-N). Las aguas residuales domésticas. estará tratado por un modo de mezcla completa del proceso de lodos activados, que incluye cribado, balsas de aireación, clarificadores, digestores aerobios y desinfección.

INSTRUCTIONS

1. Enter the name of applicant in this section. The applicant name should match the name associated with the customer number.
2. Enter the Customer Number in this section. Each Individual or Organization is issued a unique 11-digit identification number called a CN (e.g. CN123456789).
3. Choose “operates” in this section for existing facility applications or choose “proposes to operate” for new facility applications.
4. Enter the name of the facility in this section. The facility name should match the name associated with the regulated entity number.
5. Enter the Regulated Entity number in this section. Each site location is issued a unique 11-digit identification number called an RN (e.g. RN123456789).
6. Choose the appropriate article (a or an) to complete the sentence.
7. Enter a description of the facility in this section. For example: steam electric generating facility, nitrogenous fertilizer manufacturing facility, etc.
8. Choose “is” for an existing facility or “will be” for a new facility.
9. Enter the location of the facility in this section.
10. Enter the City nearest the facility in this section.
11. Enter the County nearest the facility in this section.
12. Enter the zip code for the facility address in this section.
13. Enter a summary of the application request in this section. For example: renewal to discharge 25,000 gallons per day of treated domestic wastewater, new application to discharge process wastewater and stormwater on an intermittent and flow-variable basis, or major amendment to reduce monitoring frequency for pH, etc. If more than one outfall is included in the application, provide applicable information for each individual outfall.
14. List all pollutants expected in the discharge from this facility in this section. If applicable, refer to the pollutants from any federal numeric effluent limitations that apply to your facility.
15. Enter the discharge types from your facility in this section (e.g., stormwater, process wastewater, once through cooling water, etc.)
16. Choose the appropriate verb tense to complete the sentence.
17. Enter a description of the wastewater treatment used at your facility. Include a description of each process, starting with initial treatment and finishing with the outfall/point of disposal. Use additional lines for individual discharge types if necessary.

Questions or comments concerning this form may be directed to the Water Quality Division’s Application Review and Processing Team by email at WQ-ARPTeam@tceq.texas.gov or by phone at (512) 239-4671.

Example

Individual Industrial Wastewater Application

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 are not federal enforceable representations of the permit application.

ABC Corporation (CN600000000) operates the Starr Power Station (RN10000000000), a two-unit gas-fired electric generating facility. Unit 1 has a generating capacity of 393 megawatts (MWs) and Unit 2 has a generating capacity of 528 MWs. The facility is located at 1356 Starr Street, near the City of Austin, Travis County, Texas 78753.

This application is for a renewal to discharge 870,000,000 gallons per day of once through cooling water, auxiliary cooling water, and also authorizes the following waste streams monitored inside the facility (internal outfalls) before it is mixed with the other wastewaters authorized for discharge via main Outfall 001, referred to as “previously monitored effluents” (low-volume wastewater, metal-cleaning waste, and stormwater (from diked oil storage area yards and storm drains)) via Outfall 001. Low-volume waste sources, metal-cleaning waste, and stormwater drains on a continuous and flow-variable basis via internal Outfall 101.

The discharge of once through cooling water via Outfall 001 and low-volume waste and metal-cleaning waste via Outfall 101 from this facility is subject to federal effluent limitation guidelines at 40 CFR Part 423. The pollutants expected from these discharges based on 40 CFR Part 423 are: free available chlorine, total residual chlorine, total suspended solids, oil and grease, total iron, total copper, and pH. Temperature is also expected from these discharges. Additional potential pollutants are included in the Industrial Wastewater Application Technical Report, Worksheet 2.0.

Cooling water and boiler make-up water are supplied by Lake Starr Reservoir. The City of Austin municipal water plant (CN600000000, PWS 00000) supplies the facility’s potable water and serves as an alternate source of boiler make-up water. Water from the Lake Starr Reservoir is withdrawn at the intake structure and treated with sodium hypochlorite to prevent biofouling and sodium bromide as a chlorine enhancer to improve efficacy and then passed through condensers and auxiliary equipment on a once-through basis to cool equipment and condense exhaust steam.

Low-volume wastewater from blowdown of boiler Units 1 and 2 and metal-cleaning wastes receive no treatment prior to discharge via Outfall 101. Plant floor and equipment drains and stormwater runoff from diked oil storage areas, yards, and storm drains are routed through an oil and water separator prior to discharge via Outfall 101. Domestic wastewater, blowdown, and backwash water from the service water filter, clarifier, and sand filter are routed to the Starr Creek Domestic Sewage Treatment Plant, TPDES Permit No. WQ0010000001, for treatment and disposal. Metal-cleaning waste from equipment cleaning is generally disposed of off-site.

Comisión de Calidad Ambiental del Estado de Texas

AVISO DE RECIBO DE LA SOLICITUD Y
EL INTENTO DE OBTENER PERMISO PARA LA CALIDAD DEL AGUA

PERMISO PROPUESTO NO. WQ00_____

SOLICITUD. Pelagic Property Group LLC, 8900 Research Park Drive, Apartment 1823, The Woodlands, Texas 77381 ha solicitado a la Comisión de Calidad Ambiental del Estado de Texas (TCEQ) para el propuesto Permiso No. WQ0016650001 (EPA I.D. No. TX 0146820) del Sistema de Eliminación de Descargas de Contaminantes de Texas (TPDES) para autorizar la descarga de aguas residuales tratadas en un volumen que no sobrepasa un flujo promedio diario de 500,000 galones por día. La planta está ubicada aproximadamente 0.8 milas sur de la intersecion de Old Hockley Road y Farm-to-Market Road 1488 en el Condado de Montgomery, Texas. La ruta de descarga es del sitio de la planta a un estanque de detención, de allí a Mink Branch, a Walnut Creek, a Spring Creek (pedienta RWA). La TCEQ recibió esta solicitud el Octubre 14, 2014. La solicitud para el permiso estará disponible para leerla y copiarla en Malcolm Purvis Library, 510 Melton Street, Magnolia, in Montgomery County, Texas antes de la fecha de publicación de este aviso en el periódico. Este enlace a un mapa electrónico de la ubicación general del sitio o de la instalación es proporcionado como una cortesía y no es parte de la solicitud o del aviso. Para la ubicación exacta, consulte la solicitud.
https://gisweb.tceq.texas.gov/LocationMapper/?marker=-95.76621,30.191445&level=18

[Include the following non-italicized sentence if the facility is located in the Coastal Management Program boundary. The Coastal Management Program boundary is the area along the Texas Coast of the Gulf of México as depicted on the map in 31 TAC §503.1 and includes part or all of the following counties: Cameron, Willacy, Kenedy, Kleberg, Nueces, San Patricio, Aransas, Refugio, Calhoun, Victoria, Jackson, Matagorda, Brazoria, Galveston, Harris, Chambers, Jefferson y Orange.] El Director Ejecutivo de la TCEQ ha revisado esta medida para ver si está de acuerdo con los objetivos y las regulaciones del Programa de Administración Costero de Texas (CMP) de acuerdo con las regulaciones del Consejo Coordinador de la Costa (CCC) y ha determinado que la acción es conforme con las metas y regulaciones pertinentes del CMP.

AVISO ADICIONAL. El Director Ejecutivo de la TCEQ ha determinado que la solicitud es administrativamente completa y conducirá una revisión técnica de la solicitud. Después de completar la revisión técnica, el Director Ejecutivo puede preparar un borrador del permiso y emitirá una Decisión Preliminar sobre la solicitud. **El aviso de la solicitud y la decisión preliminar serán publicados y enviado a los que están en la lista de correo de las personas a lo largo del condado que desean recibir los avisos y los que están en la lista de correo que desean recibir avisos de esta solicitud. El aviso dará la fecha límite para someter comentarios públicos.**

COMENTARIO PUBLICO / REUNION PUBLICA. Usted puede presentar comentarios públicos o pedir una reunión pública sobre esta solicitud. El propósito de una reunión pública es dar la oportunidad de presentar comentarios o hacer preguntas acerca de la solicitud. La TCEQ realiza una reunión pública si el Director Ejecutivo determina que hay un grado de interés público suficiente en la solicitud o si un legislador local lo pide. Una reunión pública no es una audiencia administrativa de lo contencioso.

OPORTUNIDAD DE UNA AUDIENCIA ADMINISTRATIVA DE LO CONTENCIOSO. Después del plazo para presentar comentarios públicos, el Director Ejecutivo considerará todos los comentarios apropiados y preparará una respuesta a todo los comentarios públicos esenciales, pertinentes, o significativos. **A menos que la solicitud haya sido referida directamente a una audiencia administrativa de lo contencioso, la respuesta a los comentarios y la decisión del Director Ejecutivo sobre la solicitud serán enviados por correo a todos los que presentaron un comentario público y a las personas que están en la lista para recibir avisos sobre esta solicitud. Si se reciben comentarios, el aviso también proveerá instrucciones para pedir una reconsideración de la decisión del Director Ejecutivo y para pedir una audiencia administrativa de lo contencioso.** Una audiencia administrativa de lo contencioso es un procedimiento legal similar a un procedimiento legal civil en un tribunal de distrito del estado.

PARA SOLICITAR UNA AUDIENCIA DE CASO IMPUGNADO, USTED DEBE INCLUIR EN SU SOLICITUD LOS SIGUIENTES DATOS: su nombre, dirección, y número de teléfono; el nombre del solicitante y número del permiso; la ubicación y distancia de su propiedad/actividad con respecto a la instalación; una descripción específica de la forma cómo usted sería afectado adversamente por el sitio de una manera no común al público en general; una lista de todas las cuestiones de hecho en disputa que usted presente durante el período de comentarios; y la declaración "[Yo/nosotros] solicito/solicitamos una audiencia de caso impugnado". Si presenta la petición para una audiencia de caso impugnado de parte de un grupo o asociación, debe identificar una persona que representa al grupo para recibir correspondencia en el futuro; identificar el nombre y la dirección de un miembro del grupo que sería afectado adversamente por la planta o la actividad propuesta; proveer la información indicada anteriormente con respecto a la ubicación del miembro afectado y su distancia de la planta o actividad propuesta; explicar cómo y porqué el miembro sería afectado; y explicar cómo los intereses que el grupo desea proteger son pertinentes al propósito del grupo.

Después del cierre de todos los períodos de comentarios y de petición que aplican, el Director Ejecutivo enviará la solicitud y cualquier petición para reconsideración o para una audiencia de caso impugnado a los Comisionados de la TCEQ para su consideración durante una reunión programada de la Comisión. La Comisión sólo puede conceder una solicitud de una audiencia de caso impugnado sobre los temas que el solicitante haya presentado en sus comentarios oportunos que no fueron retirados posteriormente. Si se concede una audiencia, el tema de la audiencia estará limitado a cuestiones de hecho en disputa o cuestiones mixtas de hecho y de derecho relacionadas a intereses pertinentes y materiales de calidad del agua que se hayan presentado durante el período de comentarios.

LISTA DE CORREO. Si somete comentarios públicos, un pedido para una audiencia administrativa de lo contencioso o una reconsideración de la decisión del Director Ejecutivo, la Oficina del Secretario Principal enviará por correo los avisos públicos en relación con la

solicitud. Ademas, puede pedir que la TCEQ ponga su nombre en una or mas de las listas correos siguientes (1) la lista de correo permanente para recibir los avisos de el solicitante indicado por nombre y número del permiso específico y/o (2) la lista de correo de todas las solicitudes en un condado especifico. Si desea que se agrega su nombre en una de las listas designe cual lista(s) y envia por correo su pedido a la Oficina del Secretario Principal de la TCEQ.

CONTACTOS E INFORMACIÓN A LA AGENCIA. Todos los comentarios públicos y solicitudes deben ser presentadas electrónicamente vía http://www14.tceq.texas.gov/epic/eComment/ o por escrito dirigidos a la Comisión de Texas de Calidad Ambiental, Oficial de la Secretaría (Office of Chief Clerk), MC-105, P.O. Box 13087, Austin, Texas 78711-3087. Tenga en cuenta que cualquier información personal que usted proporcione, incluyendo su nombre, número de teléfono, dirección de correo electrónico y dirección física pasarán a formar parte del registro público de la Agencia. Para obtener más información acerca de esta solicitud de permiso o el proceso de permisos, llame al programa de educación pública de la TCEQ, gratis, al 1-800-687-4040. Si desea información en Español, puede llamar al 1-800-687-4040.

También se puede obtener información adicional del Pelagic Property Group LLC a la dirección indicada arriba o llamando a Mr. Jonathan Liu, P.E., A&S Engineers, Inc., al 713-942-2700.

Fecha de emisión _____ *[Date notice issued]*

A&S Engineers, Inc.

October 08, 2024

Texas Commission on Environmental Quality
Applications Review and Processing Team (MC 148)
12100 Park 35 Circle
Austin, Texas 78753

Re: Domestic Wastewater Discharge Permit - New
Permit No. WQ TBD
NPDES Permit No. TX TBD
Pelagic Property Group, LLC
A & S Project No. 135008.04

Ladies and Gentlemen:

Pelagic Property Group seeks a TCEQ permit for a wastewater treatment plant to serve a proposed single family residence development. Attached is a Permit Application for the wastewater treatment plant.

Enclosed are one (1) original and three (3) copies of the Application. The fee is being sent under separate cover to the Revenues Section (MC 214).

If you have any questions or comments, please feel free to call me at (713) 942-2700.

Sincerely,

Eric Williams, P.E.
Project Manager

Enclosures: TPDES Permit Application Package for Pelagic Property Group, LLC

cc w/enclosures: Mr. Darren Ward, Pelagic Property Group, LLC
TCEQ-Houston

10377 Stella Link Road | Houston, TX 77025 | 713 / 942 / 2700 | www.as-engineers.com

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

DOMESTIC WASTEWATER PERMIT APPLICATION CHECKLIST

Complete and submit this checklist with the application.

APPLICANT NAME: Pelagic Property Group, 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	☒	☐	Original USGS Map	☒	☐
Administrative Report 1.1	☒	☐	Affected Landowners Map	☒	☐
SPIF	☒	☐	Landowner Disk or Labels	☒	☐
Core Data Form	☒	☐	Buffer Zone Map	☒	☐
Public Involvement Plan Form	☒	☐	Flow Diagram	☒	☐
Technical Report 1.0	☒	☐	Site Drawing	☒	☐
Technical Report 1.1	☒	☐	Original Photographs	☒	☐
Worksheet 2.0	☒	☐	Design Calculations	☒	☐
Worksheet 2.1		☒	Solids Management Plan	☒	☐
Worksheet 3.0	☐	☒	Water Balance	☐	☒
Worksheet 3.1	☐	☒			
Worksheet 3.2	☐	☒			
Worksheet 3.3	☐	☒			
Worksheet 4.0	☐	☒			
Worksheet 5.0	☐	☒			
Worksheet 6.0	☐	☒			
Worksheet 7.0	☐	☒			

For TCEQ Use Only

Segment Number _____County _____
Expiration Date _____Region_____
Permit Number _____

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

DOMESTIC WASTEWATER PERMIT APPLICATION ADMINISTRATIVE REPORT 1.0

For any questions about this form, please contact the Applications Review and Processing Team at 512-239-4671.

Section 1. Application Fees (Instructions Page 26)

Indicate the amount submitted for the application fee (check only one).

Flow	New/Major Amendment	Renewal
<0.05 MGD	$350.00 ☐	$315.00 ☐
≥0.05 but <0.10 MGD	$550.00 ☐	$515.00 ☐
≥0.10 but <0.25 MGD	$850.00 ☐	$815.00 ☐
≥0.25 but <0.50 MGD	$1,250.00 ☐	$1,215.00 ☐
≥0.50 but <1.0 MGD	$1,650.00 ☒	$1,615.00 ☐
≥1.0 MGD	$2,050.00 ☐	$2,015.00 ☐

Minor Amendment (for any flow) $150.00 ☐

Payment Information:

Mailed Check/Money Order Number: 2046

Check/Money Order Amount: 1,650

Name Printed on Check: A&S Engineers, LLC

EPAY Voucher Number: Click to enter text.

Copy of Payment Voucher enclosed? Yes ☐

Section 2. Type of Application (Instructions Page 26)

a. Check the box next to the appropriate authorization type.

☐ Publicly-Owned Domestic Wastewater

☒ Privately-Owned Domestic Wastewater

☐ Conventional Wastewater Treatment

b. Check the box next to the appropriate facility status.

☐ Active ☒ Inactive

c. Check the box next to the appropriate permit type.

☒ TPDES Permit

☐ TLAP

☐ TPDES Permit with TLAP component

☐ Subsurface Area Drip Dispersal System (SADDS)

d. Check the box next to the appropriate application type

☒ New

☐ Major Amendment *with* Renewal

☐ Major Amendment *without* Renewal

☐ Renewal without changes

☐ Minor Amendment *with* Renewal

☐ Minor Amendment *without* Renewal

☐ Minor Modification of permit

e. For amendments or modifications, describe the proposed changes: N/A

f. For existing permits:

Permit Number: WQ00 Click to enter text.

EPA I.D. (TPDES only): TX Click to enter text.

Expiration Date: Click to enter text.

Section 3. Facility Owner (Applicant) and Co-Applicant Information (Instructions Page 26)

A. The owner of the facility must apply for the permit.

What is the Legal Name of the entity (applicant) applying for this permit?

Pelagic Property Group, LLC

(The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal documents forming the entity.)

If the applicant is currently a customer with the TCEQ, what is the Customer Number (CN)? You may search for your CN on the TCEQ website at http://www15.tceq.texas.gov/crpub/

CN: Click to enter text.

What is the name and title of the person signing the application? The person must be an executive official meeting signatory requirements in *30 TAC § 305.44*.

Prefix: Mr. Last Name, First Name: Ward, Darren

Title: Owner Credential: Click to enter text.

B. Co-applicant information. Complete this section only if another person or entity is required to apply as a co-permittee.

What is the Legal Name of the co-applicant applying for this permit?

N/A

(The legal name must be spelled exactly as filed with the TX SOS, with the County, or in the legal documents forming the entity.)

If the co-applicant is currently a customer with the TCEQ, what is the Customer Number (CN)? You may search for your CN on the TCEQ website at: http://www15.tceq.texas.gov/crpub/

CN: Click to enter text.

What is the name and title of the person signing the application? The person must be an executive official meeting signatory requirements in *30 TAC § 305.44*.

Prefix: Click to enter text. Last Name, First Name: Click to enter text.

Title: Click to enter text. Credential: Click to enter text.

Provide a brief description of the need for a co-permittee: Click to enter text.

C. Core Data Form

Complete the Core Data Form for each customer and include as an attachment. If the customer type selected on the Core Data Form is **Individual**, complete **Attachment 1** of Administrative Report 1.0. See Exhibit 20

Section 4. Application Contact Information (Instructions Page 27)

This is the person(s) TCEQ will contact if additional information is needed about this application. Provide a contact for administrative questions and technical questions.

A. Prefix: Mr. Last Name, First Name: Toumajian, Louis

Title: Project Coordinator Credential: E.I.T.

Organization Name: A&S Engineers, Inc.

Mailing Address: 10377 Stella Link Road City, State, Zip Code: Houston, TX 77025-5445

Phone No.: 713-942-2700 E-mail Address: lat@as-engineers.com

Check one or both: ☒ Administrative Contact ☐ Technical Contact

B. Prefix: Mr. Last Name, First Name: Liu, Jonathan D.

Title: Project Manager Credential: P.E.

Organization Name: A&S Engineers, Inc.

Mailing Address: 10377 Stella Link Road City, State, Zip Code: Click to enter text.

Phone No.: 713-942-2700 E-mail Address: Houston, TX 77025-5445

Check one or both: ☐ Administrative Contact ☒ Technical Contact

Section 5. Permit Contact Information (Instructions Page 27)

Provide the names and contact information for two individuals that can be contacted throughout the permit term.

A. Prefix: Mr. Last Name, First Name: Ward, Darren

Title: Owner Credential: Click to enter text.

Organization Name: Pelagic Property Group, LLC

Mailing Address: 8900 Research Park Dr., #1823 City, State, Zip Code: The Woodlands, TX 77381

Phone No.: 713-494-8021 E-mail Address: dward@dwardpartners.com

B. Prefix: Mr. Last Name, First Name: Liu, Jonathan D.

Title: Project Manager Credential: P.E.

Organization Name: A&S Engineers

Mailing Address: 10377 Stella Link Road City, State, Zip Code: Houston, TX 77025

Phone No.: (713) 942-2700 E-mail Address: jdl@as-engineers.com

Section 6. Billing Contact Information (Instructions Page 27)

The permittee is responsible for paying the annual fee. The annual fee will be assessed to 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 (using form TCEQ-20029).

Prefix: Mr. Last Name, First Name: Ward, Darren

Title: Owner Credential: Click to enter text.

Organization Name: Pelagic Property Group, LLC

Mailing Address: 8900 Research Park Dr., #1823 City, State, Zip Code: The Woodlands, TX 77381

Phone No.: 713-494-8021 E-mail Address: dward@dwardpartners.com

Section 7. DMR/MER Contact Information (Instructions Page 27)

Provide the name and complete mailing address of the person delegated to receive and submit Discharge Monitoring Reports (DMR) (EPA 3320-1) or maintain Monthly Effluent Reports (MER).

Prefix: Ms. Last Name, First Name: Watson, Margo

Title: Environmental Compliance / Safety Coordinator Credential: Click to enter text.

Organization Name: Quadvest, LP

Mailing Address: 26926 FM 2978 City, State, Zip Code: Magnolia, TX 77354

Phone No.: 281-305-1154 E-mail Address: mwatson@quadvest.com

Section 8. Public Notice Information (Instructions Page 27)

A. Individual Publishing the Notices

Prefix: Mr. Last Name, First Name: Liu, Jonathan D.

Title: Project Manager Credential: P.E.

Organization Name: A&S Engineers, Inc.

Mailing Address: 10377 Stella Link Road City, State, Zip Code: Houston, TX, 77025

Phone No.: 713-942-2700 E-mail Address: jdl@as-engineers.com

B. Method for Receiving Notice of Receipt and Intent to Obtain a Water Quality Permit Package

Indicate by a check mark the preferred method for receiving the first notice and instructions:

☒ E-mail Address

☐ Fax

☐ Regular Mail

C. Contact permit to be listed in the Notices

Prefix: Mr. Last Name, First Name: Liu, Jonathan D.

Title: Project Manager Credential: P.E.

Organization Name: A&S Engineers, Inc.

Mailing Address: 10377 Stella Link Road City, State, Zip Code: Houston, TX, 77025

Phone No.: 713-942-2700 E-mail Address: jdl@as-engineers.com

D. Public Viewing Information

If the facility or outfall is located in more than one county, a public viewing place for each county must be provided.

Public building name: Malcolm Purvis Library

Location within the building: Library Public Viewing Area

Physical Address of Building: 510 Melton St.

City: Magnolia County: Montgomery

Contact (Last Name, First Name): Taylor, Elaine

Phone No.: 936-522-2792 Ext.: Click to enter text.

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.

Please call the bilingual/ESL coordinator at the nearest elementary and middle schools and obtain the following information to determine whether an alternative language notices are 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** Section 9 below.

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

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? Spanish

F. Plain Language Summary Template

Complete the Plain Language Summary (TCEQ Form 20972) and include as an attachment.

Attachment: See Exhibit 21

G. Public Involvement Plan Form

Complete the Public Involvement Plan Form (TCEQ Form 20960) for each application for a **new permit or major amendment to a permit** and include as an attachment.

Attachment: See Exhibit 22

Section 9. Regulated Entity and Permitted Site Information (Instructions Page 29)

A. If the site is currently regulated by TCEQ, provide the Regulated Entity Number (RN) issued to this site. **RN** N/A

Search the TCEQ's Central Registry at http://www15.tceq.texas.gov/crpub/ to determine if the site is currently regulated by TCEQ.

B. Name of project or site (the name known by the community where located):

Pelagic Property WWTP

C. Owner of treatment facility: Pelagic Property Group, LLC

Ownership of Facility: ☐ Public ☒ Private ☐ Both ☐ Federal

D. Owner of land where treatment facility is or will be:

Prefix: Mr. Last Name, First Name: Ward, Darren

Title: Owner Credential: Click to enter text.

Organization Name: Pelagic Property Group, LLC

Mailing Address: 8900 Research Park Dr., #1823 City, State, Zip Code: The Woodlands, TX 77381

Phone No.: 713-494-8021 E-mail Address: dward@dwardpartners.com

If the landowner is not the same person as the facility owner or co-applicant, attach a lease agreement or deed recorded easement. See instructions.

Attachment: Click to enter text.

E. Owner of effluent disposal site:

Prefix: Click to enter text. Last Name, First Name: Click to enter text.

Title: Click to enter text. Credential: Click to enter text.

Organization Name: Click to enter text.

Mailing Address: Click to enter text. City, State, Zip Code: Click to enter text.

Phone No.: Click to enter text. E-mail Address: Click to enter text.

If the landowner is not the same person as the facility owner or co-applicant, attach a lease agreement or deed recorded easement. See instructions.

Attachment: Click to enter text.

F. Owner sewage sludge disposal site (if authorization is requested for sludge disposal on property owned or controlled by the applicant)::

Prefix: N/A Last Name, First Name: N/A

Title: Click to enter text. Credential: Click to enter text.

Organization Name: N/A

Mailing Address: Click to enter text. City, State, Zip Code: Click to enter text.

Phone No.: Click to enter text. E-mail Address: Click to enter text.

If the landowner is not the same person as the facility owner or co-applicant, attach a lease agreement or deed recorded easement. See instructions.

Attachment: Click to enter text.

Section 10. TPDES Discharge Information (Instructions Page 31)

A. Is the wastewater treatment facility location in the existing permit accurate?

☐ Yes ☒ No

If **no**, **or a new permit application**, please give an accurate description:

From the intersection of FM 1774 and FM 1488 in Montgomery Co, head southwest on FM 1488, turn south on Old Hockley Rd, turn west on TBD Road, turn north on TBD Road and follow around to east then north to WWTP location.

B. Are the point(s) of discharge and the discharge route(s) in the existing permit correct?

☐ Yes ☒ No

If **no**, **or a new or amendment permit application**, provide an accurate description of the point of discharge and the discharge route to the nearest classified segment as defined in 30 TAC Chapter 307:

Discharge to detention pond (owned by WWTP owner) then outflow into Mink Branch then to Walnut Creek then to Spring Creek and ultimately to San Jacinto River via San Jacinto River Basin Discharge location is approx. 3,000 ft. northwest of the east intersection of Timber Ridge Dr and Mahogany Ridge Dr

City nearest the outfall(s): Magnolia, TX

County in which the outfalls(s) is/are located: Montgomery Co

C. 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, provide copies of letters that show proof of contact and the approval letter upon receipt.

Attachment: N/A

D. 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: N/A

Section 11. TLAP Disposal Information (Instructions Page 32)

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

☐ Yes ☐ No

If **no, or a new or amendment permit application**, provide an accurate description of the disposal site location:

N/A

B. City nearest the disposal site: Click to enter text.

C. County in which the disposal site is located: Click to enter text.

D. For **TLAPs**, describe the routing of effluent from the treatment facility to the disposal site:

N/A

E. For **TLAPs**, please identify the nearest watercourse to the disposal site to which rainfall runoff might flow if not contained: Click to enter text.

Section 12. Miscellaneous Information (Instructions Page 32)

A. Is the facility located on or does the treated effluent cross American Indian Land?

☐ Yes ☒ No

B. If the existing permit contains an onsite sludge disposal authorization, is the location of the sewage sludge disposal site in the existing permit accurate?

☐ Yes ☐ No ☒ Not Applicable

If No, or if a new onsite sludge disposal authorization is being requested in this permit application, provide an accurate location description of the sewage sludge disposal site.

N/A

C. 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 formerly employed by the TCEQ who represented your company and was paid for service regarding the application: N/A

D. Do you owe any fees to the TCEQ?

☐ Yes ☒ No

If **yes**, provide the following information:

Account number: N/A

Amount past due: N/A

E. Do you owe any penalties to the TCEQ?

☐ Yes ☒ No

If **yes**, please provide the following information:

Enforcement order number: N/A

Amount past due: N/A

Section 13. Attachments (Instructions Page 33)

Indicate which attachments are included with the Administrative Report. Check all that apply:

☐ Lease agreement or deed recorded easement, if the land where the treatment facility is located or the effluent disposal site are not owned by the applicant or co-applicant.

☒ Original full-size USGS Topographic Map with the following information:

- Applicant's property boundary
- Treatment facility boundary
- Labeled point of discharge for each discharge point (TPDES only)
- Highlighted discharge route for each discharge point (TPDES only)
- Onsite sewage sludge disposal site (if applicable)
- Effluent disposal site boundaries (TLAP only)
- New and future construction (if applicable)
- 1 mile radius information
- 3 miles downstream information (TPDES only)
- All ponds.

☐ Attachment 1 for Individuals as co-applicants

☐ Other Attachments. Please specify: Click to enter text.

Section 14. Signature Page (Instructions Page 34)

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

Permit Number:

Applicant:

Certification:

I 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):

Signatory title:

Signature:_____ Date: 7/18/2024

(Use blue ink)

Subscribed and Sworn to before me by the said DARREN WARD

on this 18th day of JULY, 2024.

My commission expires on the 11th day of FEBRUARY, 2024.

John R. Krugh

Notary Public

JOHN R. KRUGH
MY COMMISSION EXPIRES
02/11/2026
NOTARY ID: 632710

[SEAL]

HARRIS

County, Texas

DOMESTIC WASTEWATER PERMIT APPLICATION ADMINISTRATIVE REPORT 1.0

The following information is required for new and amendment applications.

Section 1. Affected Landowner Information (Instructions Page 36)

A. Indicate by a check mark that the landowners map or drawing, with scale, includes the following information, as applicable:

- ☒ 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 (for example, irrigation area or subsurface drainfield site) and all evaporation/holding ponds within the applicant's property
- ☐ The property boundaries of all landowners surrounding the effluent disposal site
- ☐ The boundaries of the sludge land application site (for land application of sewage sludge for beneficial use) and the property boundaries of landowners surrounding 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 (for example, sludge surface disposal site or sludge monofill) is located

B. ☒ Indicate by a check mark that a separate list with the landowners' names and mailing addresses cross-referenced to the landowner's map has been provided.

C. Indicate by a check mark in which format the landowners list is submitted:

☒ USB Drive ☐ Four sets of labels

D. Provide the source of the landowners' names and mailing addresses: Montgomery - CAD

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.

Section 2. Original Photographs (Instructions Page 38)

Provide original ground level photographs. Indicate with checkmarks that the following information is provided.

☒ 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

Section 3. Buffer Zone Map (Instructions Page 38)

A. Buffer zone map. Provide a buffer zone map on 8.5 x 11-inch paper with all of the following information. The applicant's property line and the buffer zone line may be distinguished by using dashes or symbols and appropriate labels.

- The applicant's property boundary;
- The required buffer zone; and
- Each treatment unit; and
- The distance from each treatment unit to the property boundaries.

B. Buffer zone compliance method. Indicate how the buffer zone requirements will be met. Check all that apply.

☒ Ownership

☐ Restrictive easement

☐ Nuisance odor control

☐ Variance

C. Unsuitable site characteristics. Does the facility comply with the requirements regarding unsuitable site characteristic found in 30 TAC § 309.13(a) through (d)?

☒ Yes ☐ No

DOMESTIC 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: See Exhibit 23

ATTACHMENT 1

INDIVIDUAL INFORMATION

Section 1. Individual Information (Instructions Page 41)

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., Miss): Click to enter text.

Full legal name (Last Name, First Name, Middle Initial): 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 Number: Click to enter text. Fax Number: Click to enter text.

E-mail Address: Click to enter text.

CN: Click to enter text.

For Commission Use Only:
Customer Number:
Regulated Entity Number:
Permit Number:

DOMESTIC WASTEWATER PERMIT APPLICATION CHECKLIST OF COMMON DEFICIENCIES

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

Core Data Form (TCEQ Form No. 10400) ☒ Yes
(Required for all application 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 ☒ Yes
(TCEQ Form Nos. 10053 and 10054. Version dated 6/25/2018 or later.)

Water Quality Permit Payment Submittal Form (Page 19) ☒ Yes
(Original payment sent to TCEQ Revenue Section. See instructions for mailing address.)

7.5 Minute USGS Quadrangle Topographic Map Attached ☒ Yes
(Full-size map if seeking "New" permit. 8 ½ x 11 acceptable for Renewals and Amendments)

Current/Non-Expired, Executed Lease Agreement or Easement ☒ N/A ☐ Yes

Landowners Map ☐ N/A ☒ Yes
(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.

Landowners Cross Reference List ☐ N/A ☒ Yes
(See instructions for landowner requirements)

Landowners Labels or USB Drive attached ☐ N/A ☒ Yes
(See instructions for landowner requirements)

Original signature per 30 TAC § 305.44 – Blue Ink Preferred ☒ Yes
(If signature page is not signed by an elected official or principle executive officer, a copy of signature authority/delegation letter must be attached)

Plain Language Summary ☒ Yes

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

DOMESTIC WASTEWATER PERMIT APPLICATION TECHNICAL REPORT 1.0

For any questions about this form, please contact the Domestic Wastewater Permitting Team at 512-239-4671.

The following information is required for all renewal, new, and amendment applications.

Section 1. Permitted or Proposed Flows (Instructions Page 43)

A. Existing/Interim I Phase

Design Flow (MGD): 0.125

2-Hr Peak Flow (MGD): 0.500

Estimated construction start date: 02/01/2026

Estimated waste disposal start date: 05/01/2026

B. Interim II Phase

Design Flow (MGD): 0.250

2-Hr Peak Flow (MGD): 1.00

Estimated construction start date: 02/01/2028

Estimated waste disposal start date: 05/01/2028

C. Final Phase

Design Flow (MGD): 0.500

2-Hr Peak Flow (MGD): 2.00

Estimated construction start date: 02/01/2030

Estimated waste disposal start date: 05/01/2030

D. Current Operating Phase

Provide the startup date of the facility: N/A

Section 2. Treatment Process (Instructions Page 43)

A. Current Operating Phase

Provide a detailed description of the treatment process. **Include the type of treatment plant, mode of operation, and all treatment units.** Start with the plant's head works and

finish with the point of discharge. Include all sludge processing and drying units. **If more than one phase exists or is proposed, a description of *each phase* must be provided**.

See Exhibits 7 and 8.

B. Treatment Units

In Table 1.0(1), provide the treatment unit type, the number of units, and dimensions (length, width, depth) **of each treatment unit, accounting for *all* phases of operation.**

Table 1.0(1) - Treatment Units

Treatment Unit Type	Number of Units	Dimensions (L x W x D)
See Exhibit 9		

C. Process Flow Diagram

Provide flow diagrams for the existing facilities and **each** proposed phase of construction.

Attachment: See Exhibit 7

Section 3. Site Information and Drawing (Instructions Page 44)

Provide the TPDES discharge outfall latitude and longitude. Enter N/A if not applicable.

- Latitude: 30°11'29.7"N
- Longitude: 95°46'02.1"W

Provide the TLAP disposal site latitude and longitude. Enter N/A if not applicable.

- Latitude: N/A
- Longitude: N/A

Provide a site drawing for the facility that shows the following:

- The boundaries of the treatment facility;
- The boundaries of the area served by the treatment facility;
- If land disposal of effluent, the boundaries of the disposal site and all storage/holding ponds; and
- If sludge disposal is authorized in the permit, the boundaries of the land application or disposal site.

Attachment: See Exhibit 10

Provide the name **and** a description of the area served by the treatment facility.

Pelagic Property WWTP serving the Old Hockley Road Tract subdivision – a residential community with +/- 709 single family homes

Collection System Information **for wastewater TPDES permits only**: Provide information for each **uniquely owned** collection system, existing and new, served by this facility, including satellite collection systems. **Please see the instructions for a detailed explanation and examples.**

Collection System Information

Collection System Name	Owner Name	Owner Type	Population Served
Pelagic Property	**Quadvest**	**Privately Owned**	**Approx. 709 connections**
		Choose an item.	
		Choose an item.	
		Choose an item.	

Section 4. Unbuilt Phases (Instructions Page 45)

Is the application for a renewal of a permit that contains an unbuilt phase or phases?

☐ Yes ☒ No

If yes, does the existing permit contain a phase that has not been constructed **within five years** of being authorized by the TCEQ?

☐ Yes ☐ No

If yes, provide a detailed discussion regarding the continued need for the unbuilt phase. **Failure to provide sufficient justification may result in the Executive Director recommending denial of the unbuilt phase or phases**.

N/A

Section 5. Closure Plans (Instructions Page 45)

Have any treatment units been taken out of service permanently, or will any units be taken out of service in the next five years?

☐ Yes ☒ No

If yes, was a closure plan submitted to the TCEQ?

☐ Yes ☐ No

If yes, provide a brief description of the closure and the date of plan approval.

N/A

Section 6. Permit Specific Requirements (Instructions Page 45)

For applicants with an existing permit, check the Other Requirements or Special Provisions of the permit.

A. Summary transmittal

Have plans and specifications been approved for the existing facilities and each proposed phase?

☐ Yes ☒ No

If yes, provide the date(s) of approval for each phase: N/A

Provide information, including dates, on any actions taken to meet a *requirement or provision* pertaining to the submission of a summary transmittal letter. **Provide a copy of an approval letter from the TCEQ, if applicable**.

N/A

B. Buffer zones

Have the buffer zone requirements been met?

☒ Yes ☐ No

Provide information below, including dates, on any actions taken to meet the conditions of the buffer zone. If available, provide any new documentation relevant to maintaining the buffer zones.

Buffer zone requirements to be met through property ownership and ROW.

C. Other actions required by the current permit

Does the *Other Requirements* or *Special Provisions* section in the existing permit require submission of any other information or other required actions? Examples include Notification of Completion, progress reports, soil monitoring data, etc.

☐ Yes ☒ No

If yes, provide information below on the status of any actions taken to meet the conditions of an *Other Requirement* or *Special Provision*.

Click to enter text.

D. Grit and grease treatment

1. Acceptance of grit and grease waste

Does the facility have a grit and/or grease processing facility onsite that treats and decants or accepts transported loads of grit and grease waste that are discharged directly to the wastewater treatment plant prior to any treatment?

☐ Yes ☒ No

If No, stop here and continue with Subsection E. Stormwater Management.

2. Grit and grease processing

Describe below how the grit and grease waste is treated at the facility. In your description, include how and where the grit and grease is introduced to the treatment works and how it is separated or processed. Provide a flow diagram showing how grit and grease is processed at the facility.

Click to enter text.

3. Grit disposal

Does the facility have a Municipal Solid Waste (MSW) registration or permit for grit disposal?

☐ Yes ☐ No

If No, contact the TCEQ Municipal Solid Waste team at 512-239-2335. Note: A registration or permit is required for grit disposal. Grit shall not be combined with treatment plant sludge. See the instruction booklet for additional information on grit disposal requirements and restrictions.

Describe the method of grit disposal.

Click to enter text.

4. *Grease and decanted liquid disposal*

Note: A registration or permit is required for grease disposal. Grease shall not be combined with treatment plant sludge. For more information, contact the TCEQ Municipal Solid Waste team at 512-239-2335.

Describe how the decant and grease are treated and disposed of after grit separation.

Click to enter text.

E. Stormwater management

1. *Applicability*

Does the facility have a design flow of 1.0 MGD or greater in any phase?

☐ Yes ☒ No

Does the facility have an approved pretreatment program, under 40 CFR Part 403?

☐ Yes ☒ No

If no to both of the above, then skip to Subsection F, Other Wastes Received.

2. *MSGP coverage*

Is the stormwater runoff from the WWTP and dedicated lands for sewage disposal currently permitted under the TPDES Multi-Sector General Permit (MSGP), TXR050000?

☐ Yes ☐ No

If yes, please provide MSGP Authorization Number and skip to Subsection F, Other Wastes Received:

TXR05 Click to enter text. or TXRNE Click to enter text.

If no, do you intend to seek coverage under TXR050000?

☐ Yes ☐ No

3. *Conditional exclusion*

Alternatively, do you intend to apply for a conditional exclusion from permitting based TXR050000 (Multi Sector General Permit) Part II B.2 or TXR050000 (Multi Sector General Permit) Part V, Sector T 3(b)?

☐ Yes ☐ No

If yes, please explain below then proceed to Subsection F, Other Wastes Received:

Click to enter text.

4. ***Existing coverage in individual permit***

Is your stormwater discharge currently permitted through this individual TPDES or TLAP permit?

☐ Yes ☐ No

If yes, provide a description of stormwater runoff management practices at the site that are authorized in the wastewater permit then skip to Subsection F, Other Wastes Received.

Click to enter text.

5. ***Zero stormwater discharge***

Do you intend to have no discharge of stormwater via use of evaporation or other means?

☐ Yes ☐ No

If yes, explain below then skip to Subsection F. Other Wastes Received.

Click to enter text.

Note: If there is a potential to discharge any stormwater to surface water in the state as the result of any storm event, then permit coverage is required under the MSGP or an individual discharge permit. This requirement applies to all areas of facilities with treatment plants or systems that treat, store, recycle, or reclaim domestic sewage, wastewater or sewage sludge (including dedicated lands for sewage sludge disposal located within the onsite property boundaries) that meet the applicability criteria of above. You have the option of obtaining coverage under the MSGP for direct discharges, (recommended), or obtaining coverage under this individual permit.

6. ***Request for coverage in individual permit***

Are you requesting coverage of stormwater discharges associated with your treatment plant under this individual permit?

☐ Yes ☐ No

If yes, provide a description of stormwater runoff management practices at the site for which you are requesting authorization in this individual wastewater permit and describe whether you intend to comingle this discharge with your treated effluent or discharge it via a separate dedicated stormwater outfall. Please also indicate if you

intend to divert stormwater to the treatment plant headworks and indirectly discharge it to water in the state.

Click to enter text.

Note: Direct stormwater discharges to waters in the state authorized through this individual permit will require the development and implementation of a stormwater pollution prevention plan (SWPPP) and will be subject to additional monitoring and reporting requirements. Indirect discharges of stormwater via headworks recycling will require compliance with all individual permit requirements including 2-hour peak flow limitations. All stormwater discharge authorization requests will require additional information during the technical review of your application.

F. Discharges to the Lake Houston Watershed

Does the facility discharge in the Lake Houston watershed?

☐ Yes ☒ No

If yes, attach a Sewage Sludge Solids Management Plan. See Example 5 in the instructions.
Click to enter text.

G. Other wastes received including sludge from other WWTPs and septic waste

1. Acceptance of sludge from other WWTPs

Does or will the facility accept sludge from other treatment plants at the facility site?

☐ Yes ☒ No

If yes, attach sewage sludge solids management plan. See Example 5 of instructions.

In addition, provide the date the plant started or is anticipated to start accepting sludge, an estimate of monthly sludge acceptance (gallons or millions of gallons), an estimate of the BOD_5 concentration of the sludge, and the design BOD_5 concentration of the influent from the collection system. Also note if this information has or has not changed since the last permit action.

Click to enter text.

Note: Permits that accept sludge from other wastewater treatment plants may be required to have influent flow and organic loading monitoring.

2. Acceptance of septic waste

Is the facility accepting or will it accept septic waste?

☐ Yes ☒ No

If yes, does the facility have a Type V processing unit?

☐ Yes ☐ No

If yes, does the unit have a Municipal Solid Waste permit?

☐ Yes ☐ No

If yes to any of the above, provide the date the plant started or is anticipated to start accepting septic waste, an estimate of monthly septic waste acceptance (gallons or millions of gallons), an estimate of the BOD_5 concentration of the septic waste, and the design BOD_5 concentration of the influent from the collection system. Also note if this information has or has not changed since the last permit action.

Click to enter text.

Note: Permits that accept sludge from other wastewater treatment plants may be required to have influent flow and organic loading monitoring.

3. ***Acceptance of other wastes (not including septic, grease, grit, or RCRA, CERCLA or as discharged by IUs listed in Worksheet 6)***

Is or will the facility accept wastes that are not domestic in nature excluding the categories listed above?

☐ Yes ☒ No

If yes, provide the date that the plant started accepting the waste, an estimate how much waste is accepted on a monthly basis (gallons or millions of gallons), a description of the entities generating the waste, and any distinguishing chemical or other physical characteristic of the waste. Also note if this information has or has not changed since the last permit action.

Click to enter text.

Section 7. Pollutant Analysis of Treated Effluent (Instructions Page 50)

Is the facility in operation?

☐ Yes ☒ No

If no, this section is not applicable. Proceed to Section 8.

If yes, provide effluent analysis data for the listed pollutants. ***Wastewater treatment facilities*** complete Table 1.0(2). **W*ater treatment facilities*** discharging filter backwash water, complete Table 1.0(3). Provide copies of the laboratory results sheets. **These tables are not applicable for a minor amendment without renewal.** See the instructions for guidance.

Note: The sample date must be within 1 year of application submission.

Table1.0(2) – Pollutant Analysis for Wastewater Treatment Facilities

Pollutant	Average Conc.	Max Conc.	No. of Samples	Sample Type	Sample Date/Time
$CBOD_5$, mg/l					
Total Suspended Solids, mg/l					
Ammonia Nitrogen, mg/l					
Nitrate Nitrogen, mg/l					
Total Kjeldahl Nitrogen, mg/l					
Sulfate, mg/l					
Chloride, mg/l					
Total Phosphorus, mg/l					
pH, standard units					
Dissolved Oxygen*, mg/l					
Chlorine Residual, mg/l					
E.coli (CFU/100ml) freshwater					
Entercocci (CFU/100ml) saltwater					
Total Dissolved Solids, mg/l					
Electrical Conductivity, µmohs/cm, †					
Oil & Grease, mg/l					
Alkalinity ($CaCO_3$)*, mg/l					

*TPDES permits only
†TLAP permits only

Table1.0(3) – Pollutant Analysis for Water Treatment Facilities

Pollutant	Average Conc.	Max Conc.	No. of Samples	Sample Type	Sample Date/Time
Total Suspended Solids, mg/l					
Total Dissolved Solids, mg/l					
pH, standard units					
Fluoride, mg/l					
Aluminum, mg/l					
Alkalinity ($CaCO_3$), mg/l					

Section 8. Facility Operator (Instructions Page 50)

Facility Operator Name: Operator TBD

Facility Operator's License Classification and Level: Class C or Higher

Facility Operator's License Number: Click to enter text.

Section 9. Sludge and Biosolids Management and Disposal (Instructions Page 51)

A. WWTP's Biosolids Management Facility Type

Check all that apply. See instructions for guidance

- ☐ Design flow>= 1 MGD
- ☐ Serves >= 10,000 people
- ☐ Class I Sludge Management Facility (per 40 CFR § 503.9)
- ☐ Biosolids generator
- ☐ Biosolids end user – land application (onsite)
- ☐ Biosolids end user – surface disposal (onsite)
- ☐ Biosolids end user – incinerator (onsite)

B. WWTP's Biosolids Treatment Process

Check all that apply. See instructions for guidance.

- ☒ Aerobic Digestion
- ☐ Air Drying (or sludge drying beds)
- ☐ Lower Temperature Composting
- ☐ Lime Stabilization
- ☐ Higher Temperature Composting
- ☐ Heat Drying
- ☐ Thermophilic Aerobic Digestion
- ☐ Beta Ray Irradiation
- ☐ Gamma Ray Irradiation
- ☐ Pasteurization
- ☐ Preliminary Operation (e.g. grinding, de-gritting, blending)
- ☐ Thickening (e.g. gravity thickening, centrifugation, filter press, vacuum filter)
- ☐ Sludge Lagoon
- ☐ Temporary Storage (< 2 years)
- ☐ Long Term Storage (>= 2 years)
- ☐ Methane or Biogas Recovery
- ☐ Other Treatment Process: Click to enter text.

C. Biosolids Management

Provide information on the *intended* biosolids management practice. Do not enter every management practice that you want authorized in the permit, as the permit will authorize

all biosolids management practices listed in the instructions. Rather indicate the management practice the facility plans to use.

Biosolids Management

Management Practice	Handler or Preparer Type	Bulk or Bag Container	Amount (dry metric tons)	Pathogen Reduction Options	Vector Attraction Reduction Option
Other	Off-site Third-Party Handler or Preparer	Not Applicable		Choose an item.	Choose an item.
Choose an item.	Choose an item.	Choose an item.		Choose an item.	Choose an item.
Choose an item.	Choose an item.	Choose an item.		Choose an item.	Choose an item.

If "Other" is selected for Management Practice, please explain (e.g. monofill or transport to another WWTP): See Exhibit 18

D. Disposal site

Disposal site name: Mt. Houston MUD WWTP

TCEQ permit or registration number: WQ0011154001

County where disposal site is located: Harris

E. Transportation method

Method of transportation (truck, train, pipe, other): Truck

Name of the hauler: Magna Flow Environmental

Hauler registration number: 21489

Sludge is transported as a:

Liquid ☒ semi-liquid ☐ semi-solid ☐ solid ☐

Section 10. Permit Authorization for Sewage Sludge Disposal (Instructions Page 53)

A. Beneficial use authorization

Does the existing permit include authorization for land application of sewage sludge for beneficial use?

☐ Yes ☒ No

If yes, are you requesting to continue this authorization to land apply sewage sludge for beneficial use?

☐ Yes ☐ No

If yes, is the completed **Application for Permit for Beneficial Land Use of Sewage Sludge (TCEQ Form No. 10451)** attached to this permit application (see the instructions for details)?

☐ Yes ☐ No

B. Sludge processing authorization

Does the existing permit include authorization for any of the following sludge processing, storage or disposal options?

Sludge Composting	☐ Yes	☒ No
Marketing and Distribution of sludge	☐ Yes	☒ No
Sludge Surface Disposal or Sludge Monofill	☐ Yes	☒ No
Temporary storage in sludge lagoons	☐ Yes	☒ No

If yes to any of the above sludge options and the applicant is requesting to continue this authorization, is the completed **Domestic Wastewater Permit Application: Sewage Sludge Technical Report (TCEQ Form No. 10056)** attached to this permit application?

☐ Yes ☐ No

Section 11. Sewage Sludge Lagoons (Instructions Page 53)

Does this facility include sewage sludge lagoons?

☐ Yes ☒ No

If yes, complete the remainder of this section. If no, proceed to Section 12.

A. Location information

The following maps are required to be submitted as part of the application. For each map, provide the Attachment Number.

- Original General Highway (County) Map:

  Attachment: Click to enter text.
- USDA Natural Resources Conservation Service Soil Map:

  Attachment: Click to enter text.
- Federal Emergency Management Map:

  Attachment: Click to enter text.
- Site map:

  Attachment: Click to enter text.

Discuss in a description if any of the following exist within the lagoon area. Check all that apply.

☐ Overlap a designated 100-year frequency flood plain

☐ Soils with flooding classification

☐ Overlap an unstable area

☐ Wetlands

☐ Located less than 60 meters from a fault

☐ None of the above

Attachment: Click to enter text.

If a portion of the lagoon(s) is located within the 100-year frequency flood plain, provide the protective measures to be utilized including type and size of protective structures:

Click to enter text.

B. Temporary storage information

Provide the results for the pollutant screening of sludge lagoons. These results are in addition to pollutant results in *Section 7 of Technical Report 1.0.*

Nitrate Nitrogen, mg/kg: Click to enter text.

Total Kjeldahl Nitrogen, mg/kg: Click to enter text.

Total Nitrogen (=nitrate nitrogen + TKN), mg/kg: Click to enter text.

Phosphorus, mg/kg: Click to enter text.

Potassium, mg/kg: Click to enter text.

pH, standard units: Click to enter text.

Ammonia Nitrogen mg/kg: Click to enter text.

Arsenic: Click to enter text.

Cadmium: Click to enter text.

Chromium: Click to enter text.

Copper: Click to enter text.

Lead: Click to enter text.

Mercury: Click to enter text.

Molybdenum: Click to enter text.

Nickel: Click to enter text.

Selenium: Click to enter text.

Zinc: Click to enter text.

Total PCBs: Click to enter text.

Provide the following information:

Volume and frequency of sludge to the lagoon(s): Click to enter text.

Total dry tons stored in the lagoons(s) per 365-day period: Click to enter text.

Total dry tons stored in the lagoons(s) over the life of the unit: Click to enter text.

C. Liner information

Does the active/proposed sludge lagoon(s) have a liner with a maximum hydraulic conductivity of $1x10^{-7}$ cm/sec?

☐ Yes ☐ No

If yes, describe the liner below. Please note that a liner is required.

Click to enter text.

D. Site development plan

Provide a detailed description of the methods used to deposit sludge in the lagoon(s):

Click to enter text.

Attach the following documents to the application.

- Plan view and cross-section of the sludge lagoon(s)

  Attachment: Click to enter text.
- Copy of the closure plan

  Attachment: Click to enter text.
- Copy of deed recordation for the site

  Attachment: Click to enter text.
- Size of the sludge lagoon(s) in surface acres and capacity in cubic feet and gallons

  Attachment: Click to enter text.
- Description of the method of controlling infiltration of groundwater and surface water from entering the site

  Attachment: Click to enter text.
- Procedures to prevent the occurrence of nuisance conditions

  Attachment: Click to enter text.

E. Groundwater monitoring

Is groundwater monitoring currently conducted at this site, or are any wells available for groundwater monitoring, or are groundwater monitoring data otherwise available for the sludge lagoon(s)?

☐ Yes ☐ No

If groundwater monitoring data are available, provide a copy. Provide a profile of soil types encountered down to the groundwater table and the depth to the shallowest groundwater as a separate attachment.

Attachment: Click to enter text.

Section 12. Authorizations/Compliance/Enforcement (Instructions Page 55)

A. Additional authorizations

Does the permittee have additional authorizations for this facility, such as reuse authorization, sludge permit, etc?

☐ Yes ☒ No

If yes, provide the TCEQ authorization number and description of the authorization:

Click to enter text.

B. Permittee enforcement status

Is the permittee currently under enforcement for this facility?

☐ Yes ☒ No

Is the permittee required to meet an implementation schedule for compliance or enforcement?

☐ Yes ☒ No

If yes to either question, provide a brief summary of the enforcement, the implementation schedule, and the current status:

Click to enter text.

Section 13. RCRA/CERCLA Wastes (Instructions Page 55)

A. RCRA hazardous wastes

Has the facility received in the past three years, does it currently receive, or will it receive RCRA hazardous waste?

☐ Yes ☒ No

B. Remediation activity wastewater

Has the facility received in the past three years, does it currently receive, or will it receive CERCLA wastewater, RCRA remediation/corrective action wastewater or other remediation activity wastewater?

☐ Yes ☒ No

C. Details about wastes received

If yes to either Subsection A or B above, provide detailed information concerning these wastes with the application.

Attachment: Click to enter text.

Section 14. Laboratory Accreditation (Instructions Page 56)

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: Darren Ward

Title: President

Signature: _____

Date: 7/18/24

DOMESTIC WASTEWATER PERMIT APPLICATION TECHNICAL REPORT 1.1

The following information is required for new and amendment major applications.

Section 1. Justification for Permit (Instructions Page 57)

A. Justification of permit need

Provide a detailed discussion regarding the need for any phase(s) not currently permitted. Failure to provide sufficient justification may result in the Executive Director recommending denial of the proposed phase(s) or permit.

The proposed development will consist of 709 Equivalent Single Family Connections (ESFC). Initial lot delivery is scheduled for June 2026. Initial home sales will be in in November 2026. Expected sales are 20 single family residences per month based on an average wastewater flow per household of 300 gpd the required plant capacity of 212,700 gpd is required. The ultimate capacity of 0.500 MGD allows for regional sewer capacity for anticipated commercial and residential development near the service area

B. Regionalization of facilities

For additional guidance, please review TCEQ's Regionalization Policy for Wastewater Treatment[1].

Provide the following information concerning the potential for regionalization of domestic wastewater treatment facilities:

1. *Municipally incorporated areas*

If the applicant is a city, then Item 1 is not applicable. Proceed to Item 2 Utility CCN areas.

Is any portion of the proposed service area located in an incorporated city?

☐ Yes ☒ No ☐ Not Applicable

If yes, within the city limits of: Click to enter text.

If yes, attach correspondence from the city.

Attachment: Click to enter text.

If consent to provide service is available from the city, attach a justification for the proposed facility and a cost analysis of expenditures that includes the cost of connecting to the city versus the cost of the proposed facility or expansion attached.

Attachment: Click to enter text.

2. *Utility CCN areas*

Is any portion of the proposed service area located inside another utility's CCN area?

☐ Yes ☒ No

[1] https://www.tceq.texas.gov/permitting/wastewater/tceq-regionalization-for-wastewater

If yes, attach a justification for the proposed facility and a cost analysis of expenditures that includes the cost of connecting to the CCN facilities versus the cost of the proposed facility or expansion.

Attachment: N/A

3. Nearby WWTPs or collection systems

Are there any domestic permitted wastewater treatment facilities or collection systems located within a three-mile radius of the proposed facility?

☒ Yes ☐ No

If yes, attach a list of these facilities and collection systems that includes each permittee's name and permit number, and an area map showing the location of these facilities and collection systems.

Attachment: See Exhibit 16

If yes, attach proof of mailing a request for service to each facility and collection system, the letters requesting service, and correspondence from each facility and collection system.

Attachment: See Exhibit 16

If the facility or collection system agrees to provide service, attach a justification for the proposed facility and a cost analysis of expenditures that includes the cost of connecting to the facility or collection system versus the cost of the proposed facility or expansion.

Attachment: Click to enter text.

Section 2. Proposed Organic Loading (Instructions Page 59)

Is this facility in operation?

☐ Yes ☒ No

If no, proceed to Item B, Proposed Organic Loading.

If yes, provide organic loading information in Item A, Current Organic Loading

A. Current organic loading

Facility Design Flow (flow being requested in application): Click to enter text.

Average Influent Organic Strength or BOD_5 Concentration in mg/l: Click to enter text.

Average Influent Loading (lbs/day = total average flow X average BOD_5 conc. X 8.34): Click to enter text.

Provide the source of the average organic strength or BOD_5 concentration.

Click to enter text.

B. Proposed organic loading

This table must be completed if this application is for a facility that is not in operation or if this application is to request an increased flow that will impact organic loading.

Table 1.1(1) – Design Organic Loading

Source	Total Average Flow (MGD)	Influent BOD5 Concentration (mg/l)
Municipality		
Subdivision	0.125, 0.250, 0.500	300,300,300
Trailer park – transient		
Mobile home park		
School with cafeteria and showers		
School with cafeteria, no showers		
Recreational park, overnight use		
Recreational park, day use		
Office building or factory		
Motel		
Restaurant		
Hospital		
Nursing home		
Other		
TOTAL FLOW from all sources	0.125, 0.250, 0.500	
AVERAGE BOD_5 from all sources		300,300,300

Section 3. Proposed Effluent Quality and Disinfection (Instructions Page 59)

A. Existing/Interim I Phase Design Effluent Quality

Biochemical Oxygen Demand (5-day), mg/l: 10

Total Suspended Solids, mg/l: 15

Ammonia Nitrogen, mg/l: 3

Total Phosphorus, mg/l: Click to enter text.

Dissolved Oxygen, mg/l: 5

Other: Click to enter text.

B. Interim II Phase Design Effluent Quality

Biochemical Oxygen Demand (5-day), mg/l: 10

Total Suspended Solids, mg/l: 15

Ammonia Nitrogen, mg/l: 3

Total Phosphorus, mg/l: Click to enter text.

Dissolved Oxygen, mg/l: 5

Other: Click to enter text.

C. Final Phase Design Effluent Quality

Biochemical Oxygen Demand (5-day), mg/l: 10

Total Suspended Solids, mg/l: 15

Ammonia Nitrogen, mg/l: 3

Total Phosphorus, mg/l: Click to enter text.

Dissolved Oxygen, mg/l: 5

Other: Click to enter text.

D. Disinfection Method

Identify the proposed method of disinfection.

☒ Chlorine: 1 mg/l after 20 minutes detention time at peak flow

Dechlorination process: Click to enter text.

☐ Ultraviolet Light: Click to enter text. seconds contact time at peak flow

☐ Other: Click to enter text.

Section 4. Design Calculations (Instructions Page 59)

Attach design calculations and plant features for each proposed phase. Example 4 of the instructions includes sample design calculations and plant features.

Attachment: See Exhibit 17

Section 5. Facility Site (Instructions Page 60)

A. 100-year floodplain

Will the proposed facilities be located above the 100-year frequency flood level?

☒ Yes ☐ No

If no, describe measures used to protect the facility during a flood event. Include a site map showing the location of the treatment plant within the 100-year frequency flood level. If applicable, provide the size and types of protective structures.

Click to enter text.

Provide the source(s) used to determine 100-year frequency flood plain.

FEMA GIS Data; Flood Map 48339C0475G dated 08/18/2014

For a new or expansion of a facility, will a wetland or part of a wetland be filled?

☐ Yes ☒ No

If yes, has the applicant applied for a US Corps of Engineers 404 Dredge and Fill Permit?

☐ Yes ☐ No

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

If no, provide the approximate date you anticipate submitting your application to the Corps: Click to enter text.

B. Wind rose

Attach a wind rose: See Exhibit 19

Section 6. Permit Authorization for Sewage Sludge Disposal (Instructions Page 60)

A. Beneficial use authorization

Are you requesting to include authorization to land apply sewage sludge for beneficial use on property located adjacent to the wastewater treatment facility under the wastewater permit?

☐ Yes ☒ No

If yes, attach the completed **Application for Permit for Beneficial Land Use of Sewage Sludge (TCEQ Form No. 10451)**: Click to enter text.

B. Sludge processing authorization

Identify the sludge processing, storage or disposal options that will be conducted at the wastewater treatment facility:

☐ Sludge Composting

☐ Marketing and Distribution of sludge

☐ Sludge Surface Disposal or Sludge Monofill

If any of the above, sludge options are selected, attach the completed **Domestic Wastewater Permit Application: Sewage Sludge Technical Report (TCEQ Form No. 10056)**: Click to enter text.

Section 7. Sewage Sludge Solids Management Plan (Instructions Page 61)

Attach a solids management plan to the application.

Attachment: See Exhibit 18

The sewage sludge solids management plan must contain the following information:

- Treatment units and processes dimensions and capacities

- Solids generated at 100, 75, 50, and 25 percent of design flow
- Mixed liquor suspended solids operating range at design and projected actual flow
- Quantity of solids to be removed and a schedule for solids removal
- Identification and ownership of the ultimate sludge disposal site
- For facultative lagoons, design life calculations, monitoring well locations and depths, and the ultimate disposal method for the sludge from the facultative lagoon

An example of a sewage sludge solids management plan has been included as Example 5 of the instructions.

DOMESTIC WASTEWATER PERMIT APPLICATION WORKSHEET 2.0: RECEIVING WATERS

The following information is required for all TPDES permit applications.

Section 1. Domestic Drinking Water Supply (Instructions Page 64)

Is there a surface water intake for domestic drinking water supply located within 5 miles downstream from the point or proposed point of discharge?

☐ Yes ☒ No

If **no**, proceed it Section 2. **If yes**, provide the following:

Owner of the drinking water supply: Click to enter text.

Distance and direction to the intake: Click to enter text.

Attach a USGS map that identifies the location of the intake.

Attachment: Click to enter text.

Section 2. Discharge into Tidally Affected Waters (Instructions Page 64)

Does the facility discharge into tidally affected waters?

☐ Yes ☒ No

If **no**, proceed to Section 3. **If yes**, complete the remainder of this section. If no, proceed to Section 3.

A. Receiving water outfall

Width of the receiving water at the outfall, in feet: Click to enter text.

B. Oyster waters

Are there oyster waters in the vicinity of the discharge?

☐ Yes ☐ No

If yes, provide the distance and direction from outfall(s).

Click to enter text.

C. Sea grasses

Are there any sea grasses within the vicinity of the point of discharge?

☐ Yes ☐ No

If yes, provide the distance and direction from the outfall(s).

Click to enter text.

Section 3. Classified Segments (Instructions Page 64)

Is the discharge directly into (or within 300 feet of) a classified segment?

☐ Yes ☒ No

If yes, this Worksheet is complete.

If no, complete Sections 4 and 5 of this Worksheet.

Section 4. Description of Immediate Receiving Waters (Instructions Page 65)

Name of the immediate receiving waters: Wet Detention Pond No. 1

A. Receiving water type

Identify the appropriate description of the receiving waters.

☒ Stream

☐ Freshwater Swamp or Marsh

☒ Lake or Pond

Surface area, in acres: TBD, Approximately 3 acres

Average depth of the entire water body, in feet: 6

Average depth of water body within a 500-foot radius of discharge point, in feet: 3

☐ Man-made Channel or Ditch

☐ Open Bay

☐ Tidal Stream, Bayou, or Marsh

☐ Other, specify: Click to enter text.

B. Flow characteristics

If a stream, man-made channel or ditch was checked above, provide the following. For existing discharges, check one of the following that best characterizes the area *upstream* of the discharge. For new discharges, characterize the area *downstream* of the discharge (check one).

☒ Intermittent - dry for at least one week during most years

☐ Intermittent with Perennial Pools - enduring pools with sufficient habitat to maintain significant aquatic life uses

☐ Perennial - normally flowing

Check the method used to characterize the area upstream (or downstream for new dischargers).

☐ USGS flow records

☐ Historical observation by adjacent landowners

☒ Personal observation

☐ Other, specify: Click to enter text.

C. Downstream perennial confluences

List the names of all perennial streams that join the receiving water within three miles downstream of the discharge point.

N/A

D. Downstream characteristics

Do the receiving water characteristics change within three miles downstream of the discharge (e.g., natural or man-made dams, ponds, reservoirs, etc.)?

☒ Yes ☐ No

If yes, discuss how.

Wet detention pond number 1 to detention pond outflow to Mink Branch to Walnut Creek to Spring Creek then ultimately to San Jacinto River via San Jacinto River Basin.

E. Normal dry weather characteristics

Provide general observations of the water body during normal dry weather conditions.

The pond has a year-round pool depth of approximately 6 feet. The tributaries are normally dry

Date and time of observation: 9/13/2024

Was the water body influenced by stormwater runoff during observations?

☐ Yes ☒ No

Section 5. General Characteristics of the Waterbody (Instructions Page 66)

A. Upstream influences

Is the immediate receiving water upstream of the discharge or proposed discharge site influenced by any of the following? Check all that apply.

☐ Oil field activities
☐ Urban runoff
☐ Upstream discharges
☐ Agricultural runoff
☐ Septic tanks
☐ Other(s), specify: Click to enter text.

B. Waterbody uses

Observed or evidences of the following uses. Check all that apply.

- ☐ Livestock watering
- ☐ Irrigation withdrawal
- ☐ Fishing
- ☐ Domestic water supply
- ☐ Park activities
- ☐ Contact recreation
- ☐ Non-contact recreation
- ☐ Navigation
- ☐ Industrial water supply
- ☒ Other(s), specify: Detention Pond

C. Waterbody aesthetics

Check one of the following that best describes the aesthetics of the receiving water and the surrounding area.

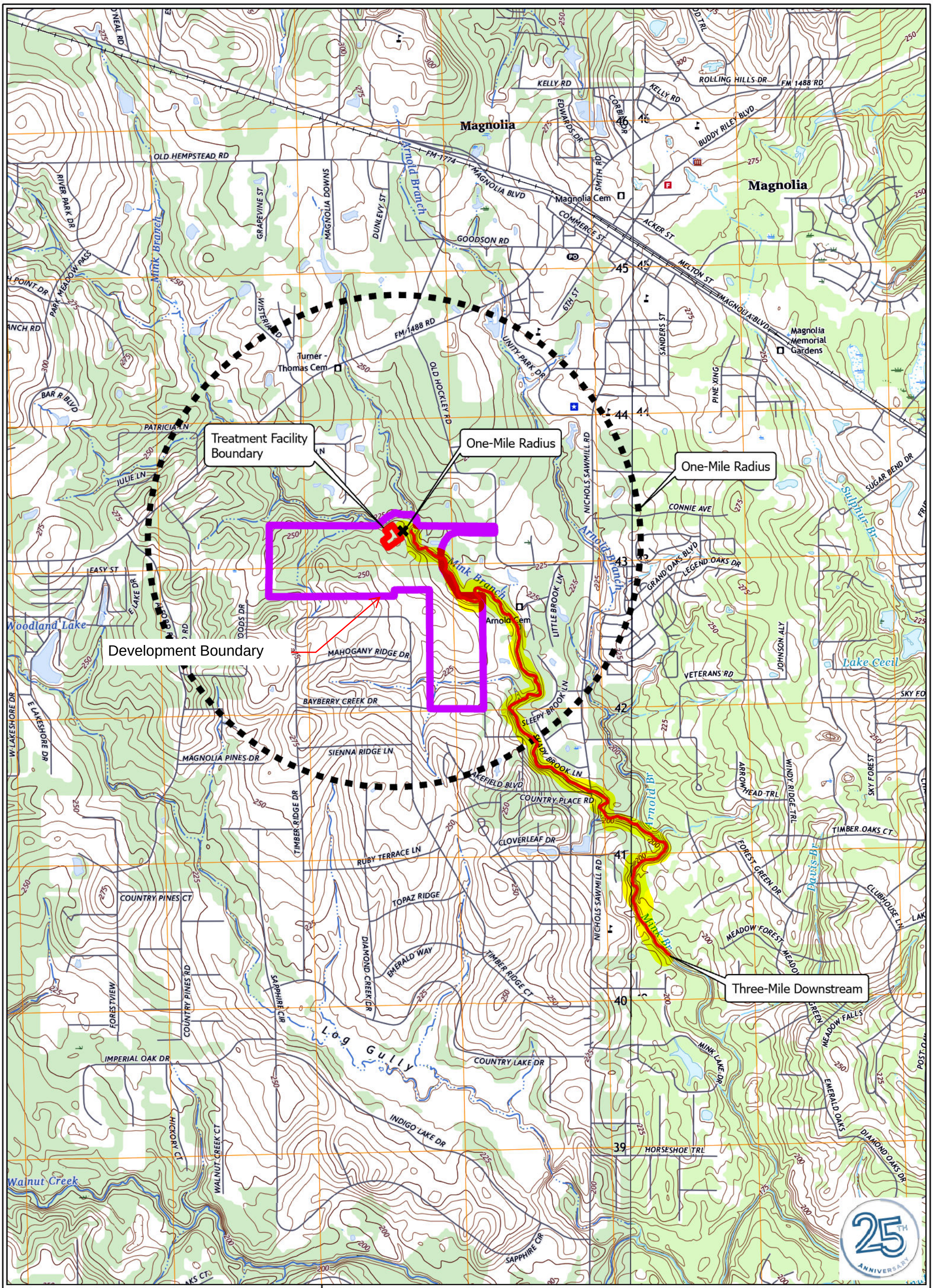
- ☐ Wilderness: outstanding natural beauty; usually wooded or unpastured area; water clarity exceptional
- ☒ Natural Area: trees and/or native vegetation; some development evident (from fields, pastures, dwellings); water clarity discolored
- ☐ Common Setting: not offensive; developed but uncluttered; water may be colored or turbid
- ☐ Offensive: stream does not enhance aesthetics; cluttered; highly developed; dumping areas; water discolored

Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 1

USGS MAP

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802



OLD HOCKLEY RD TRACT

USGS MAP

- Outfall Location
- 3-mi Downstream
- 1-Mi Buffer
- WWTP Site
- Service Area

A&S Engineers, Inc.

1" equals 2,000 feet

0 2,000 4,000

N W E S

25TH ANNIVERSARY

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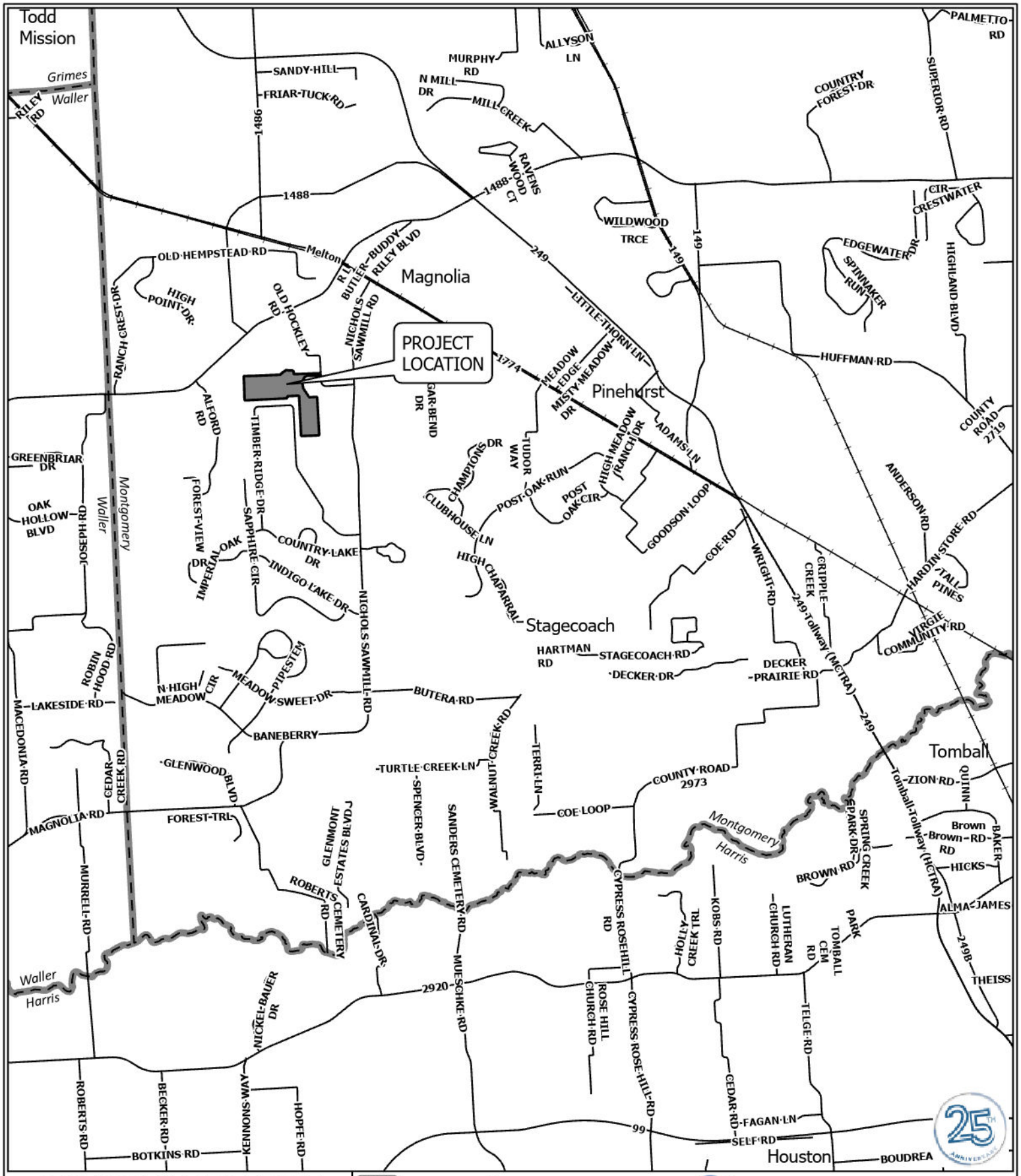
Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 2

LOCATION MAP

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802



OLD HOCKLEY RD TRACT

WASTEWATER TREATMENT PLAN LOCATION MAP

County Boundary

Service Area

Railroad

A&S Engineers, Inc.

DRAWING NOT TO SCALE

N E S W

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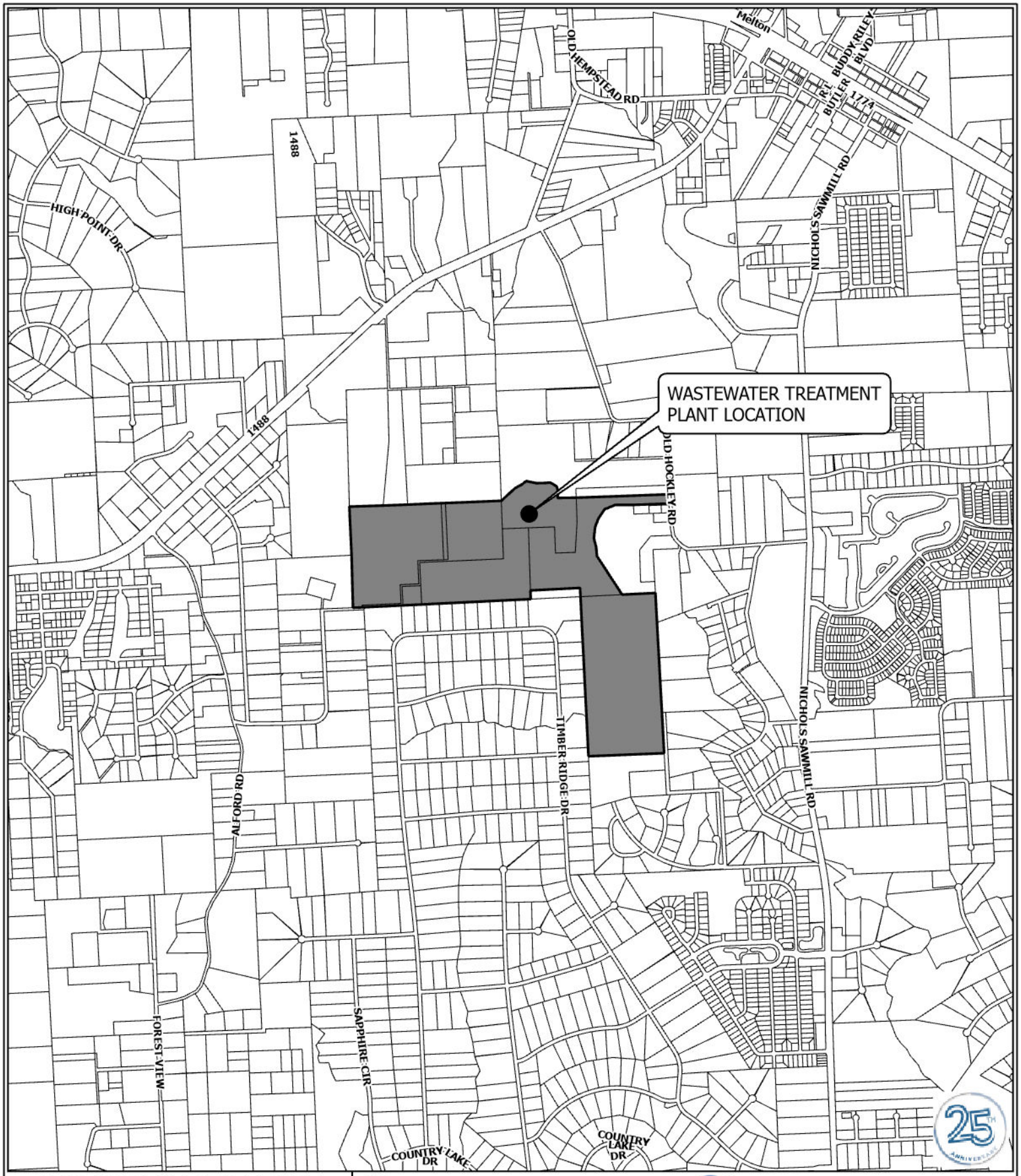
Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 3

VICINITY MAP

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802



OLD HOCKLEY RD TRACT

WASTEWATER TREATMENT PLAN VICINITY MAP

- WWTP Location
- MCAD Parcels
- Service Area
- MCAD Parcels

A&S Engineers, Inc.

1" equals 2,000 feet

0 1,000 2,000 3,000

N W E S

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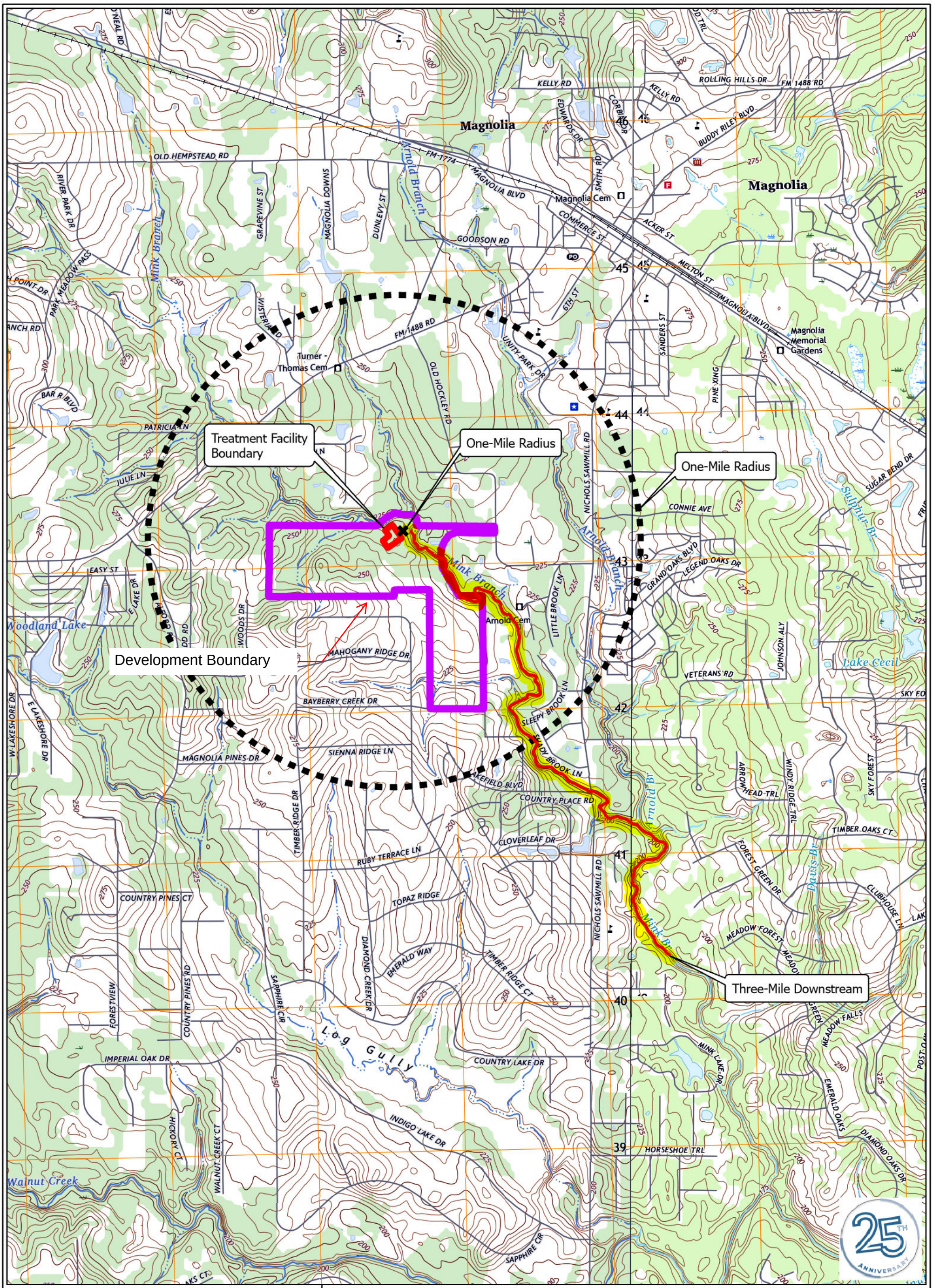
Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 4

USGS MAP

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802



OLD HOCKLEY RD TRACT

USGS MAP

- Outfall Location
- 3-mi Downstream
- 1-Mi Buffer
- WWTP Site
- Service Area

A&S Engineers, Inc.

1" equals 2,000 feet

0 2,000 4,000

N W E S

25TH ANNIVERSARY

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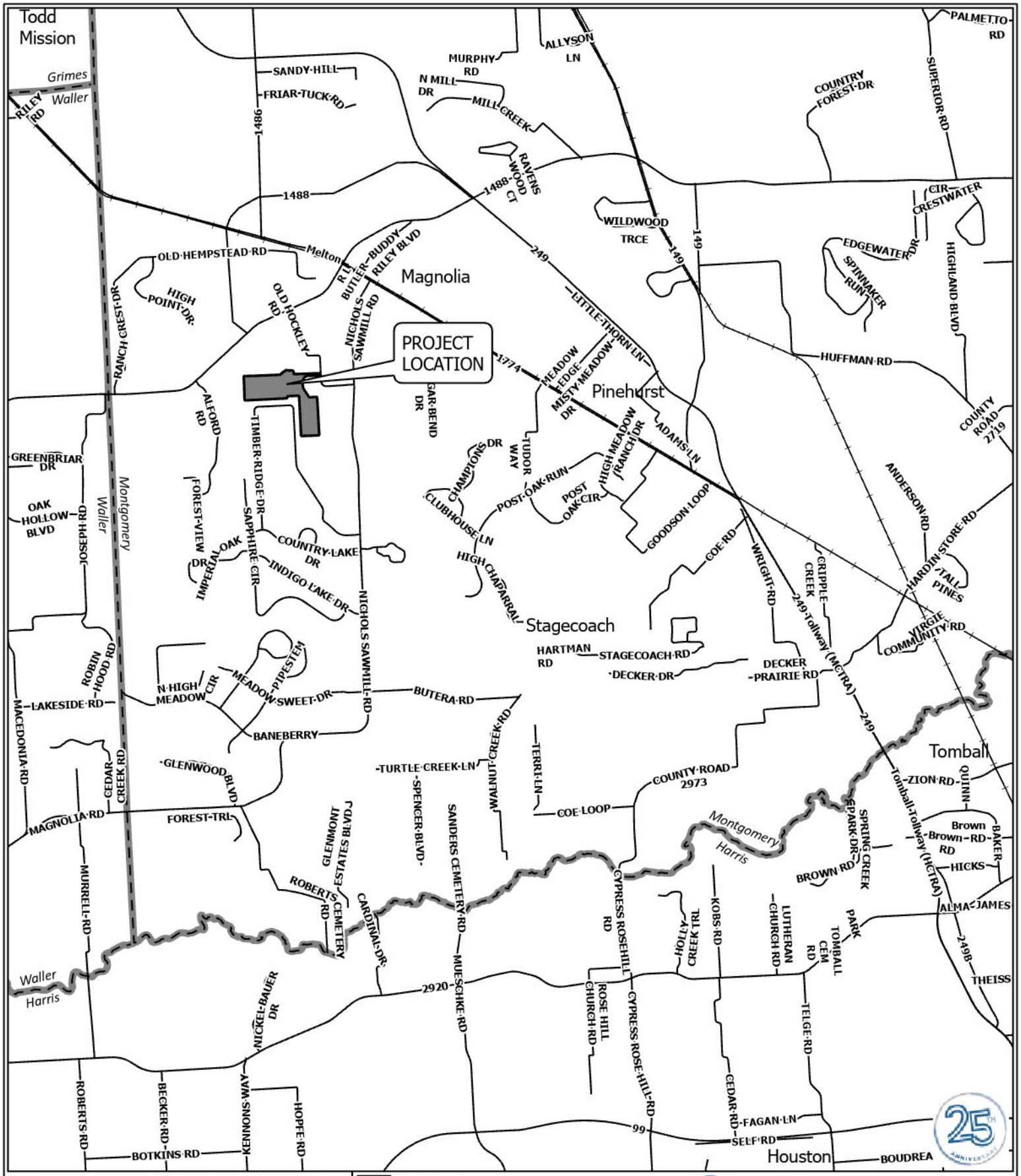
Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 5

LOCATION MAP

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802



OLD HOCKLEY RD TRACT

WASTEWATER TREATMENT PLAN LOCATION MAP

Tract Boundary
County Boundary
Railroad
Tract Boundary
Tract Boundary
TxDOT_Roadways

A&S Engineers, Inc.

DRAWING NOT TO SCALE

N
W
E
S

25TH ANNIVERSARY

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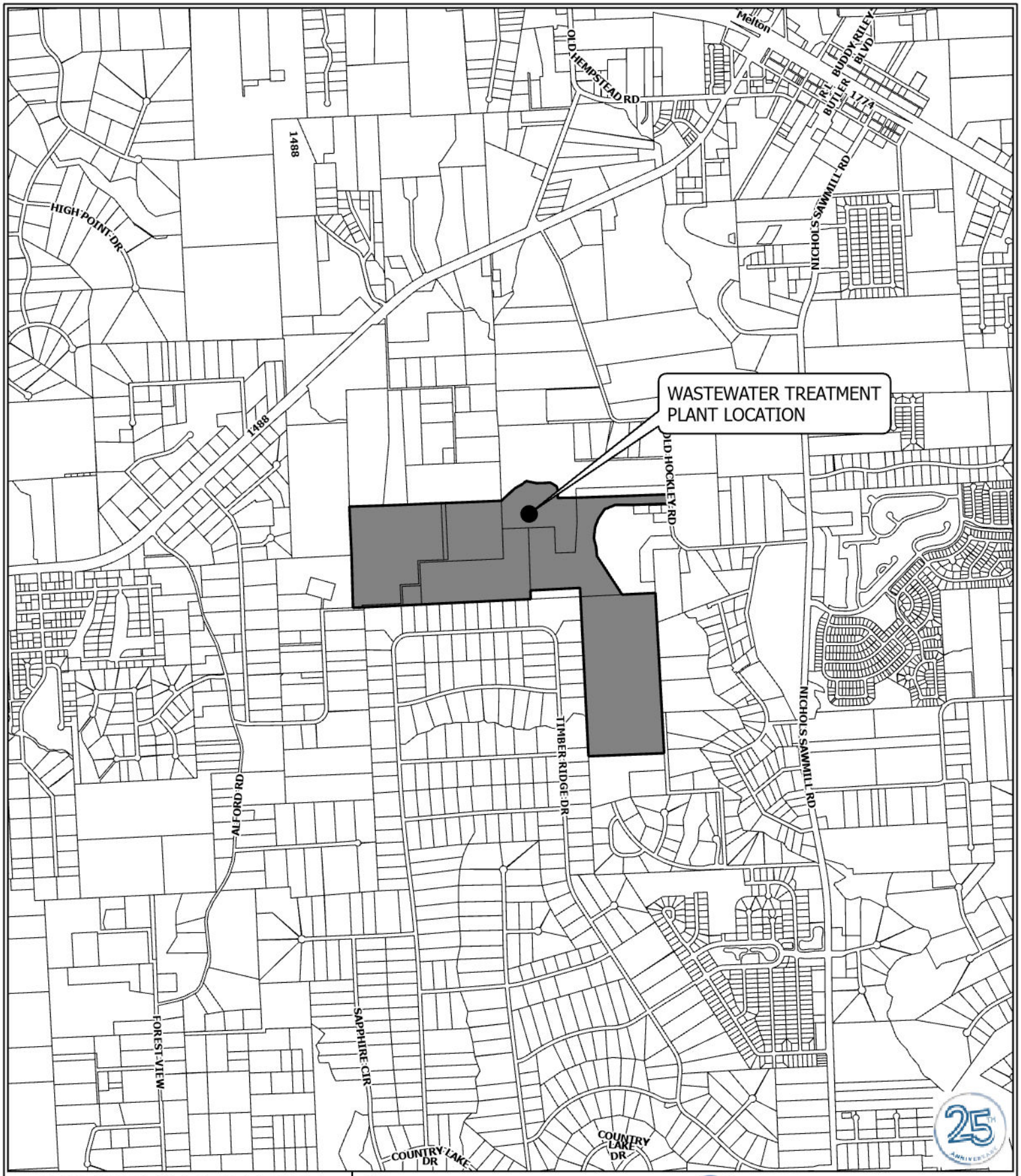
Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 6

VICINITY MAP

A&S Engineers, Inc.

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802



OLD HOCKLEY RD TRACT

WASTEWATER TREATMENT PLAN VICINITY MAP

- WWTP Location
- MCAD Parcels
- Service Area
- MCAD Parcels

A&S Engineers, Inc.

1" equals 2,000 feet

0 1,000 2,000 3,000

N W E S

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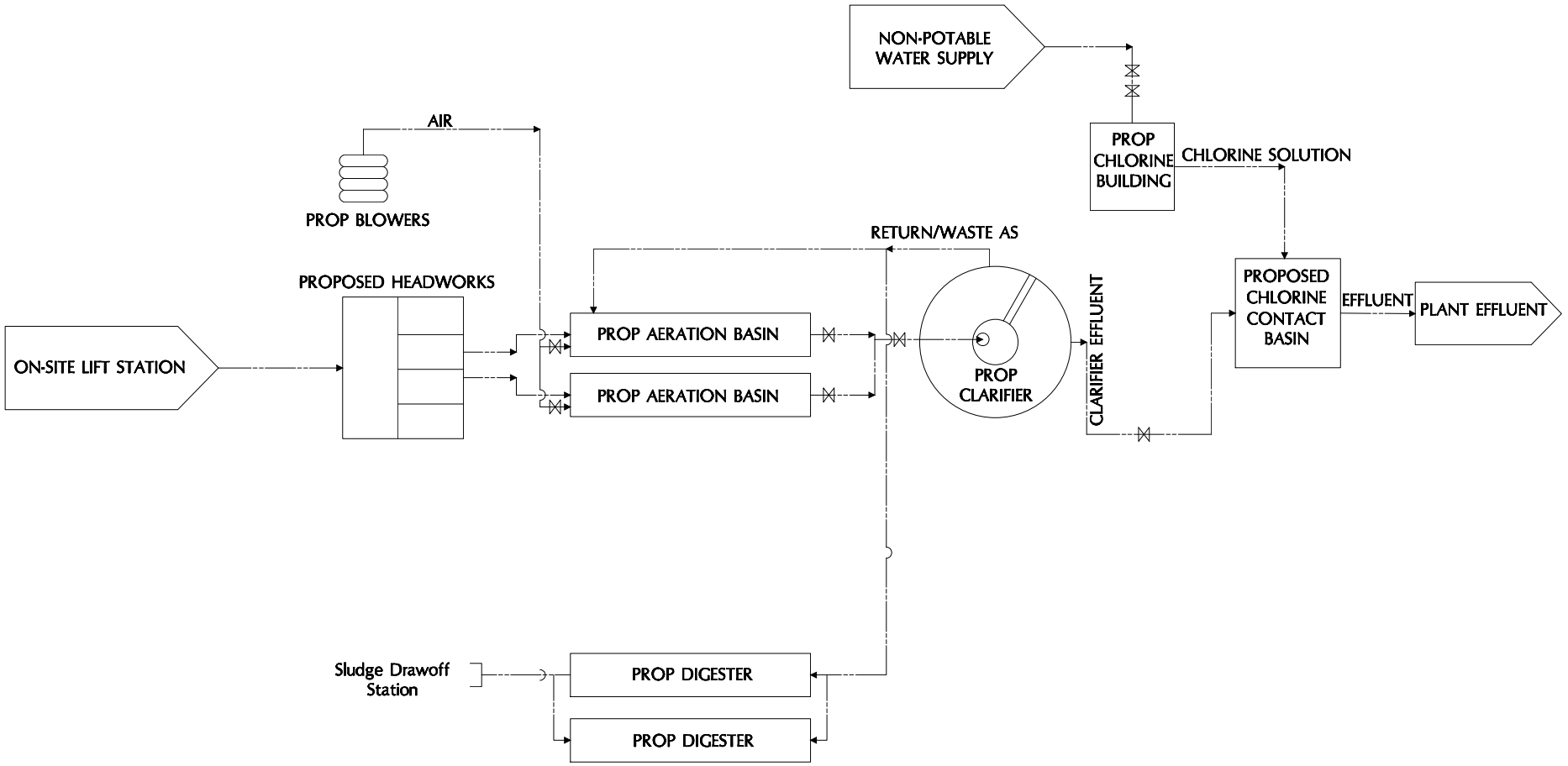
Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 7

FLOW DIAGRAMS

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802

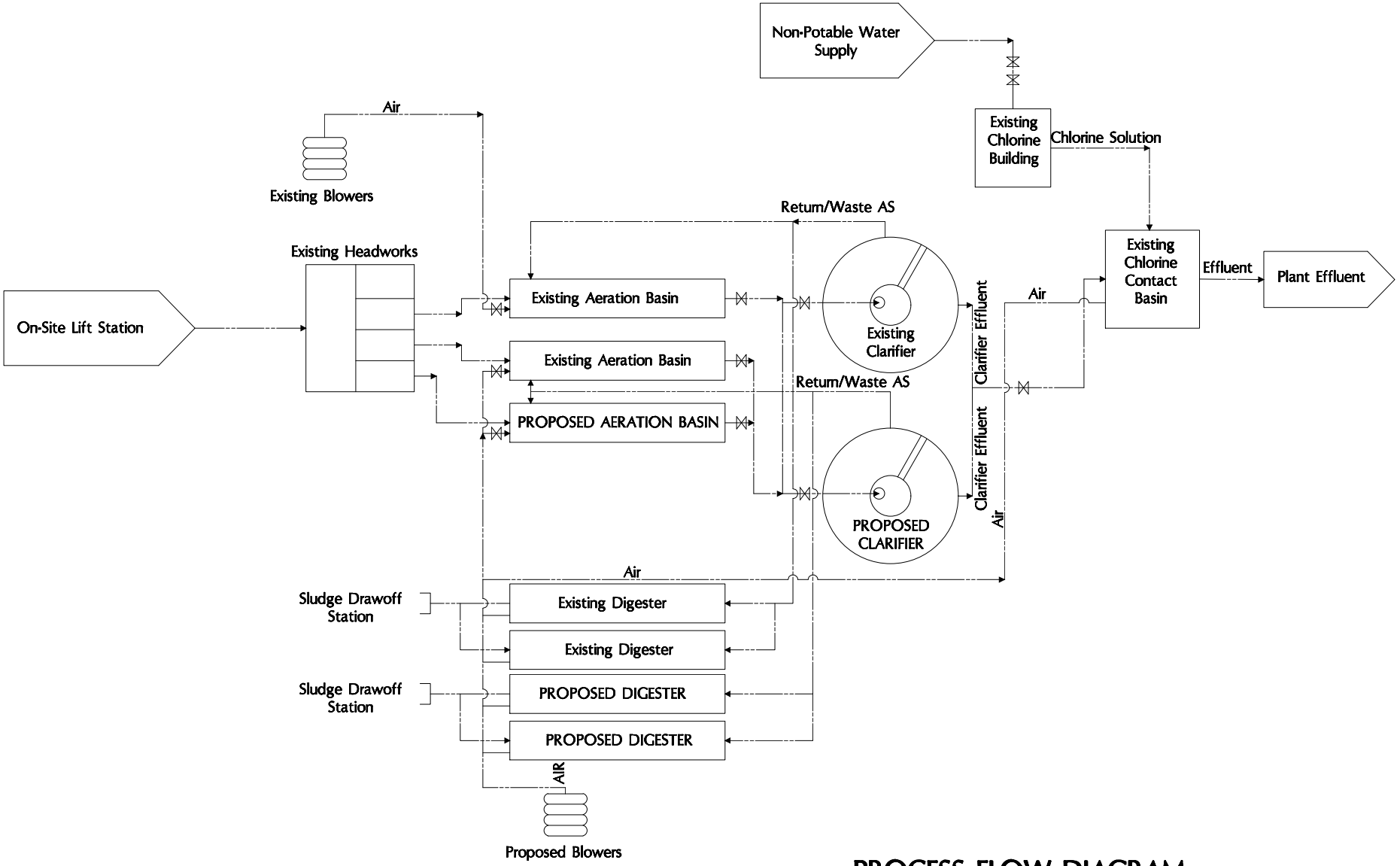


PROCESS FLOW DIAGRAM

EXHIBIT 7A
INTERIM I – 0.125 MGD

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802

NOT TO SCALE | SEPTEMBER 2024 | JOB NO: 725118

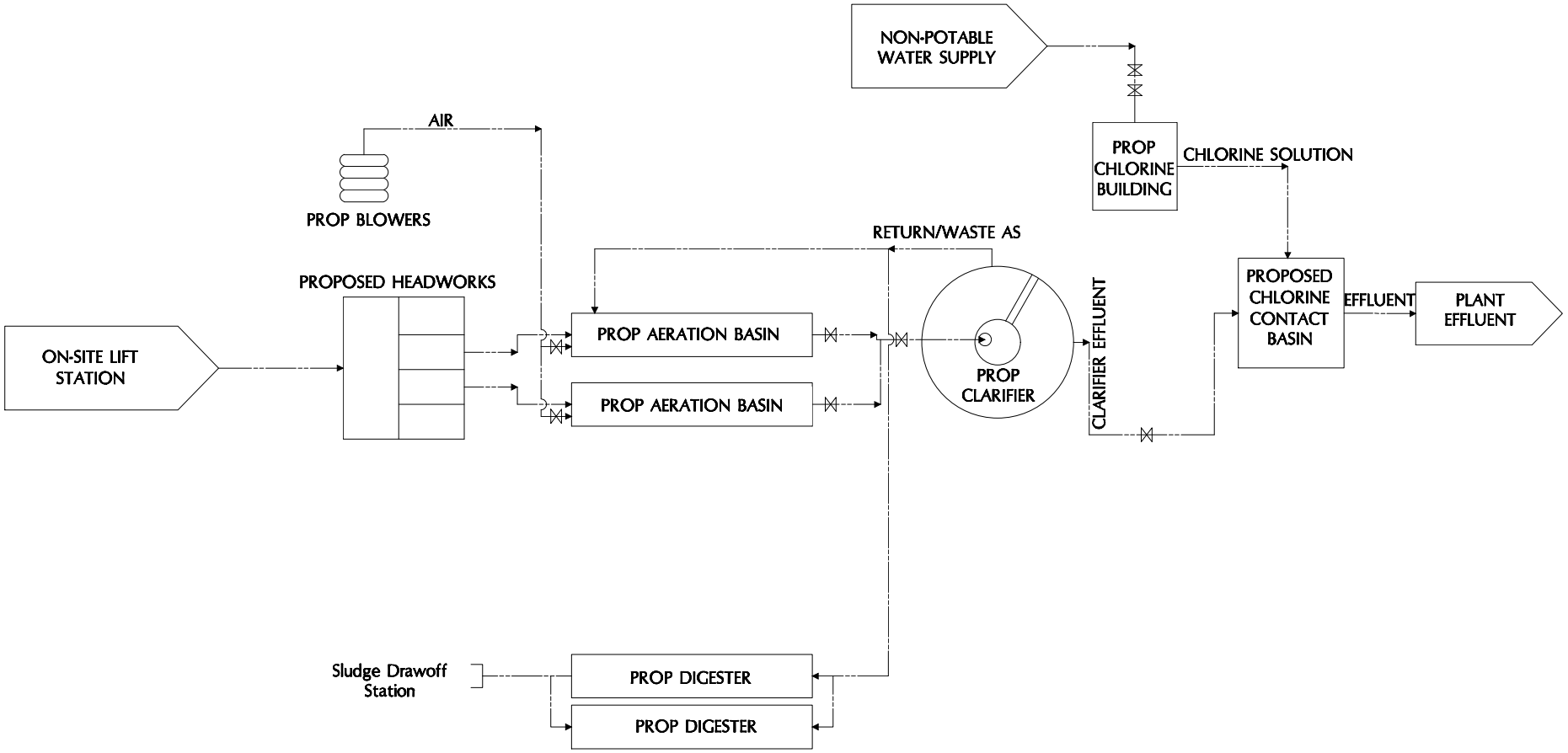


PROCESS FLOW DIAGRAM

EXHIBIT 7B
INTERIM II – 0.250 MGD

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802

NOT TO SCALE | SEPTEMBERR 2024 | JOB NO:725118



PROCESS FLOW DIAGRAM

EXHIBIT 7C
INTERIM III – 0.500 MGD

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802

NOT TO SCALE | SEPTEMBER 2024 | JOB NO: 725118

Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 8

TREATMENT PROCESS DESCRIPTION

A&S Engineers, Inc.

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802

Treatment Process Description and Design Features

The proposed Phase I is designed to treat a flow rate 0.125 MGD. The proposed Phase I facility will be a package plant operating as a suspended growth activated sludge process in the single-stage nitrification mode and will be comprised of one (1) onsite grinder pump station, one (1) common headworks with manual bar screen, twp (2) aeration basins, one (1) clarifier, one (1) chlorine contact basin, and one (1) aerobic digester. Raw sewage will be pumped from the grinder pump station to the headworks. Then the influent flows to the aeration basin where it will be mixed with return activated sludge to create mixed liquor. The aeration basin will operate in the single –stage nitrification mode to consume organics and break down ammonia. From the aeration basin, the mixed liquor flows to the secondary clarifier for clarification. After clarification, the treated effluent flows to the chorine contact basin for disinfection and the waste activated sludge is pumped to the digester for further treatment before being hauled off. From the chlorine contact basin, the effluent flows over a weir for flow measurement then on to the outfall.

The proposed Phase II is designed to treat a flow rate 0.250 MGD and will expand the existing package plant. The facility will continue to operate as a suspended growth activated sludge process in the single-stage nitrification mode and will be comprised of one (1) onsite lift station, one (1) common headworks with manual bar screens and flow splitting weirs, three (3) aeration basins, two (2) clarifiers, one (1) chlorine contact basin, and four (4) aerobic digesters. Raw sewage will be pumped from the lift station to the existing headworks where flow is split into two (2) separate trains. Then the influent flows to the aeration basins where it is mixed with return activated sludge to create mixed liquor. The aeration basins operate in the single –stage nitrification mode to consume organics and break down ammonia. From the aeration basins, the mixed liquor flows to the secondary clarifiers for clarification. After clarification, the treated effluent flows to the chorine contact basin for disinfection and the waste activated sludge is pumped to the digester for further treatment before being hauled off. From the chlorine contact basin, the effluent flows over a weir for flow measurement then on to the outfall.

The final phase of the facility is the proposed operational phase of 0.500 MGD. The proposed facilities for this phase will replace the existing fabricated steel package plants with a new proposed permanent concrete plant that is designed and constructed to treat 0.500 MGD and will operate as a suspended growth activated sludge process in single-stage nitrification mode. This phase will include the existing onsite lift station, one (1) headworks with mechanical bar screen and flow splitting weirs, two (2) aeration basins, two (2) clarifiers, two (2) chlorine contact basins, and two (2) aerobic digesters. In this phase, raw sewage will be pumped from the existing onsite lift station to the proposed headworks where flow will be split into two (2) separate trains. Then the influent flows to the aeration basins where it is mixed with return activated sludge to create mixed liquor. The aeration basins operate in the single –stage nitrification mode to consume organics and break down ammonia. From the aeration basins, the mixed liquor flows to the secondary clarifiers for clarification. After clarification, the treated effluent flows to the chorine contact basin for disinfection and the waste activated sludge is pumped to the digester for further treatment before being hauled off. From the chlorine contact basin, the effluent flows over a weir for flow measurement then on to the outfall.

- An Autodialer will be installed to detect power outages and equipment failure. The Autodialer will incorporate high level sensors on the wastewater treatment plant units. Once a problem is detected, the Autodialer will call preprogrammed numbers to notify the operations company. Once the notification is answered, the operations company will dispatch an operator to the facility.
- The facility will include an onsite generator for emergency power outages. The generator will provide sufficient power for the grinder/lift station, blowers, and chemical feed system. An automatic transfer switch will be included to transfer the electrical loads to the generator during an outage.
- The plant features stand-by blowers. The collection system will be new and minimum infiltration is anticipated. The plant is to be maintained and operated by personnel licensed by the State of Texas.
- The plant is designed to be maintained without bypassing. Replacement or repair of the interior coating system is the only maintenance item that would necessitate bypassing and the epoxy system should last 20-30 years.
- An intruder resistant fence will be placed around the facility.

Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
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A&S Project No. 725118

EXHIBIT 9

TREATMENT UNITS

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802

DIMENSIONS OF TREATMENT UNITS

A. WWTP PLANT: 0.125 MGD WWTP Complete Mix Activated Sludge

Type of Unit	# of Units	Size (depth, width, length & volume)
Aeration Basin	2	10.5’ water depth x 12.0’ width x 52.0’ length each. Total Volume = 13,104 CF BOD_5 capacity = 313.0 lbs./day @ 35 lbs/day/1000 CF.
Clarifier	1	32’ diameter has 804 sq. feet, sidewater depth of 10’, Volume of 8,042 CF
Chlorine Contact	1	Depth = 11’, width = 20’, Length = 10.0’, Volume = 2,200 CF
Digester	2	10.5’ water depth x 12.0’ width x 52.0’ length each. Total Volume = 13,104 cf

B. WWTP PLANT: 0.250 MGD WWTP Complete Mix Activated Sludge

Type of Unit	# of Units	Size (depth, width, length & volume)
Aeration Basin	3	10.5’ water depth x 12.0’ width x 52.0’ length each. Total Volume = 19,656 CF BOD_5 capacity = 626 lbs./day @ 35 lbs/day/1000 CF.
Clarifier	2	32’ diameter has 804 sq. feet, sidewater depth of 10’, Total Volume of 16,084 CF
Chlorine Contact	1	Depth = 11’, width = 20’, Length = 10.0’, Volume = 2,200 CF
Digester	4	10.5’ water depth x 12.0’ width x 52.0’ length each. Total Volume = 26,208 cf

C. WWTP PLANT: 0.500 MGD WWTP Complete Mix Activated Sludge

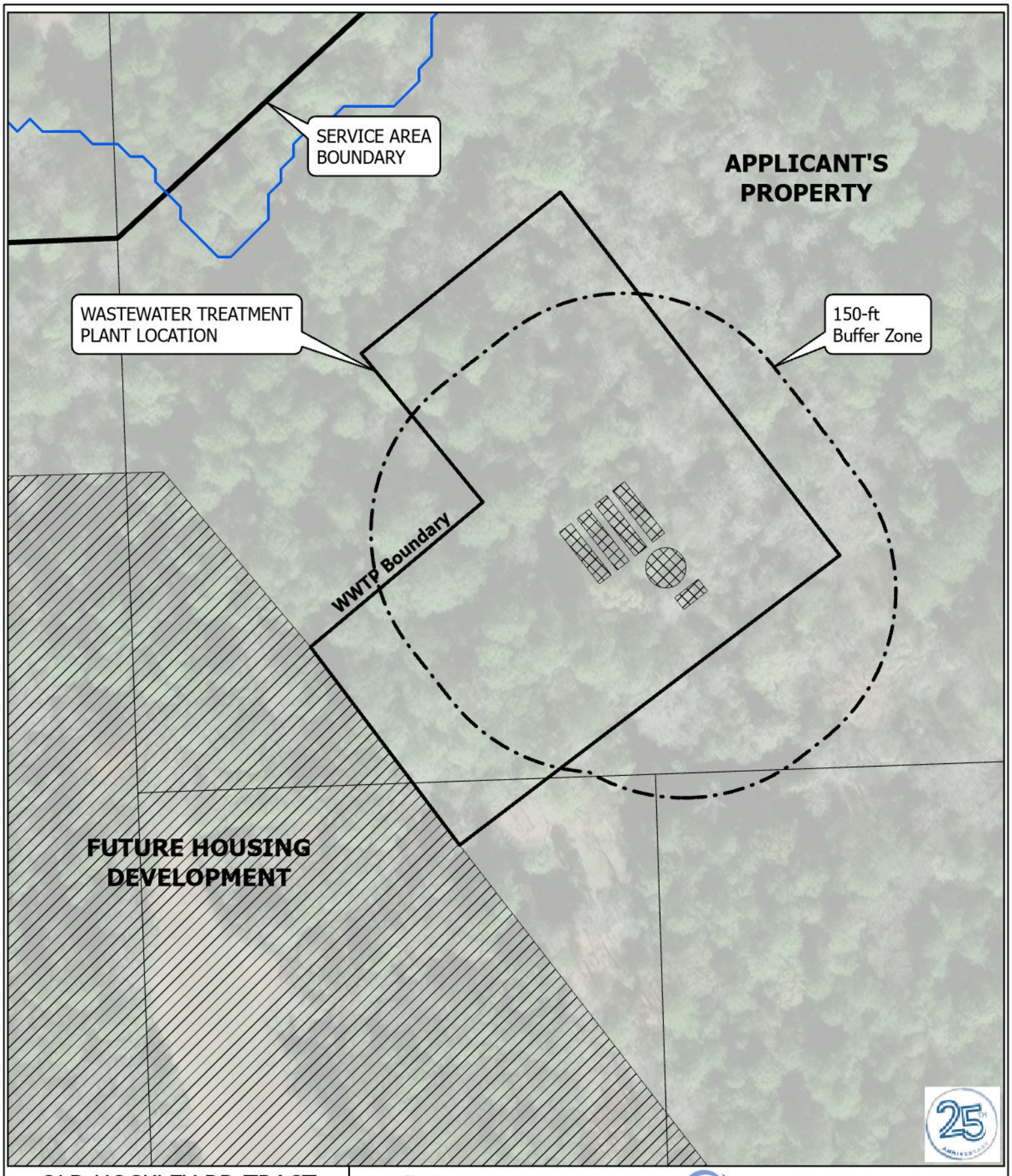
Type of Unit	# of Units	Size (depth, width, length & volume)
Aeration Basin	2	16.0’ water depth x 30.0’ width x 50.0’ length each. Volume = 299,220.8 gallons (40,000.0 CF) each tank. BOD_5 capacity =1,351.0 lbs./day @ 35 lbs/day/1000 CF.
Clarifier	2	36’ diameter has 1,017.9 sq. feet, sidewater depth of 12.0’, Volume of 12,214.5 gallons.
Chlorine Contact	2	Depth = 10.0’, width = 2.0’, Length = 95.0’, Volume = 3,800 CF
Digester	2	16.0’ water depth x 30.0’ width x 60.0’ length each. Volume = 215,439.0 gallons (28,800.0 CF) each tank.

Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 10

SITE PLAN

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802



OLD HOCKLEY RD TRACT

SITE PLAN MAP (PHASE I)

- Stream
- WWTP Site
- Service Area
- MCAD Parcels
- 150-ft Facility Buffer

A&S Engineers, Inc.

1 INCH EQUALS 100 FEET

0 50 100 150

N W E S

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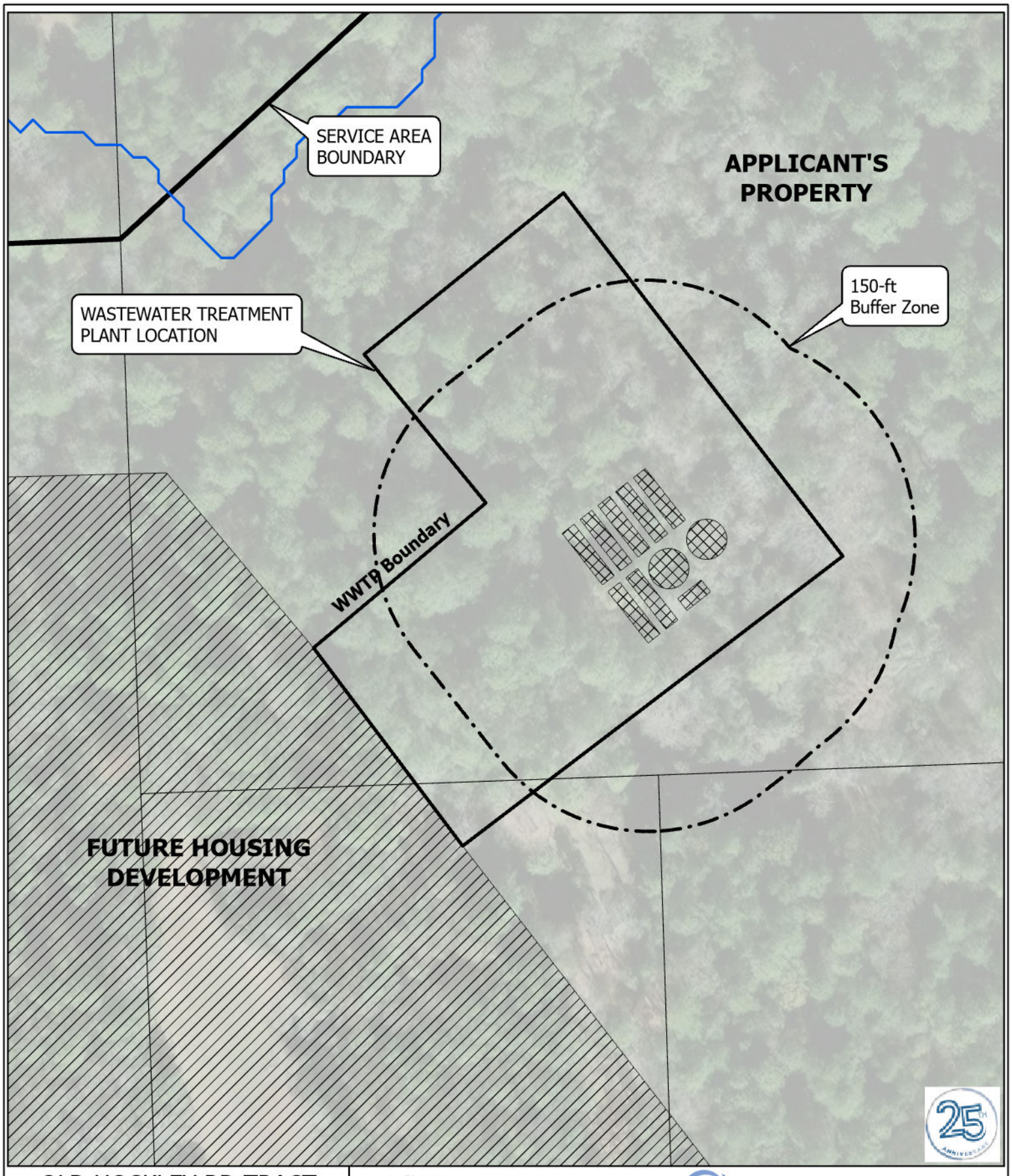

OLD HOCKLEY RD TRACT

SITE PLAN MAP (PHASE II)

Stream
WWTP Site
Service Area
MCAD Parcels
150-ft Facility Buffer

A&S Engineers, Inc.

1 INCH EQUALS 100 FEET

0 50 100 150

N W E S

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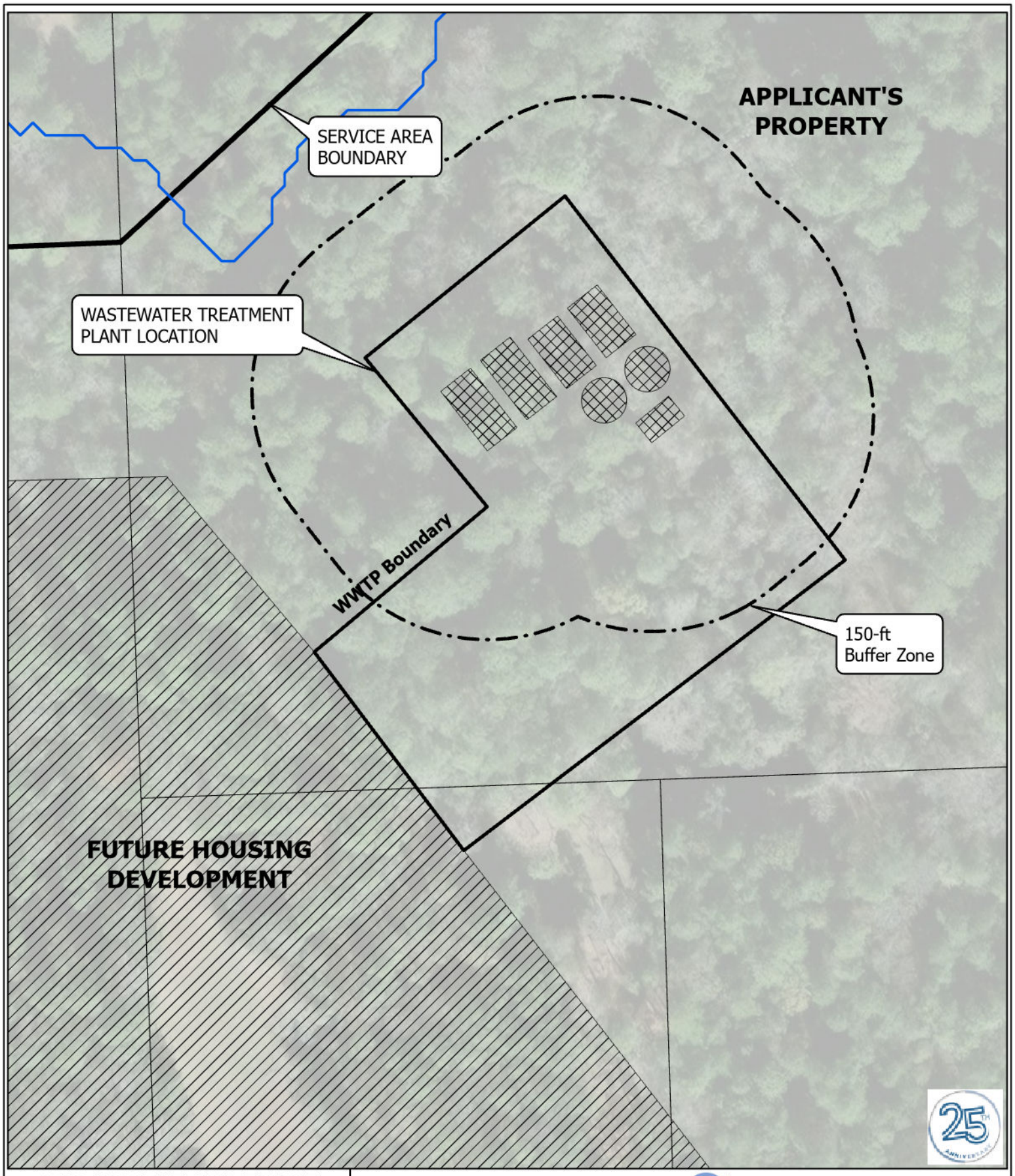

OLD HOCKLEY RD TRACT

SITE PLAN MAP (PHASE III)

Stream
WWTP Site
Service Area
MCAD Parcels
150-ft Facility Buffer

A&S Engineers, Inc.

1 INCH EQUALS 100 FEET

0 50 100 150

N W E S

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Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
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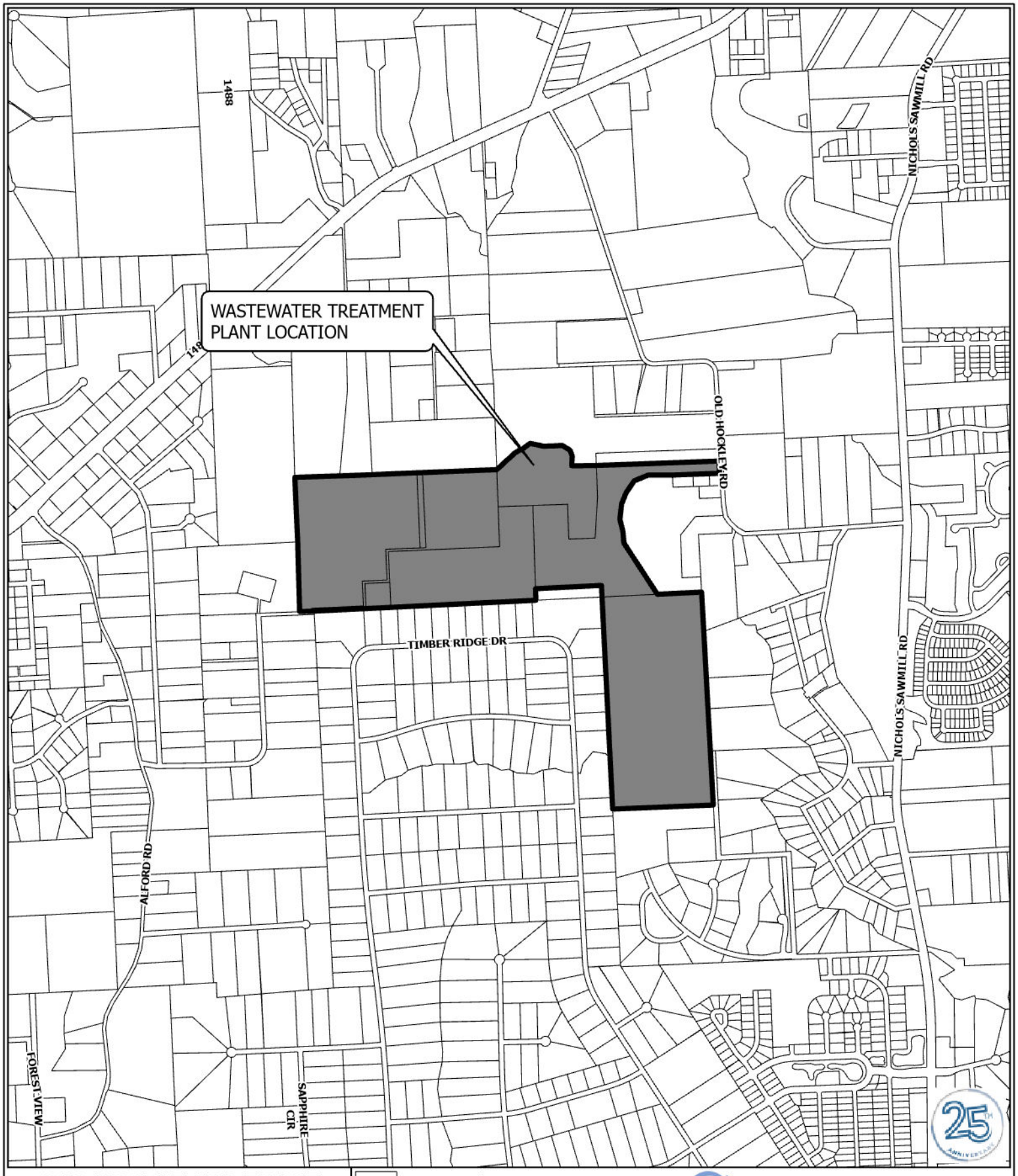
A&S Project No. 725118

EXHIBIT 11

SERVICE AREA

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802



OLD HOCKLEY RD TRACT

SERVICE AREA MAP

MCAD Parcels

Service Area

MCAD Parcels

A&S Engineers, Inc.

DRAWING NOT TO SCALE

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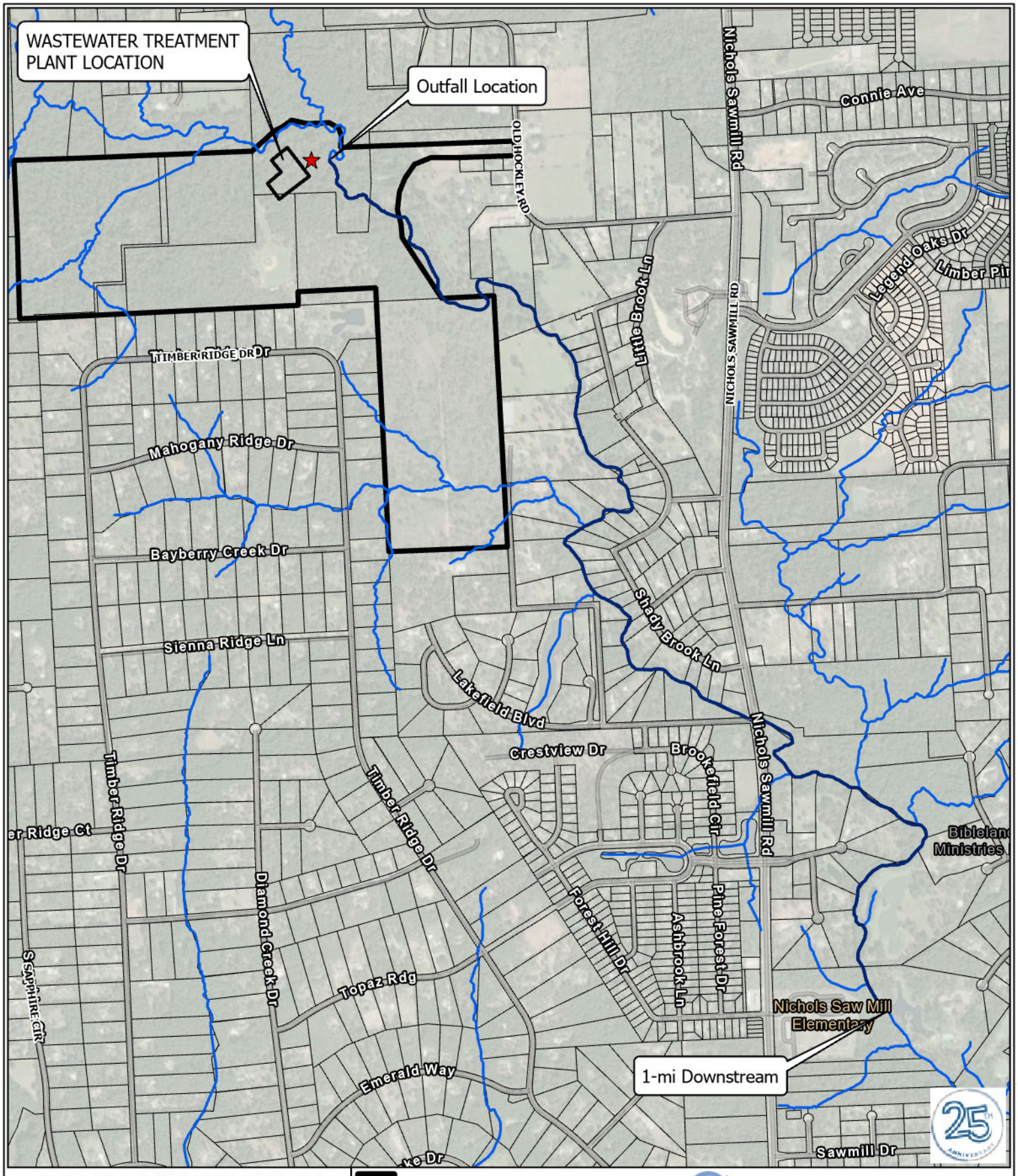
Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 12

LANDOWNER MAP & LIST

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802



OLD HOCKLEY RD TRACT

AFFECTED LAND OWNERS MAP

- Service Area
- MCAD Parcels
- WWTP Site
- Outfall Location
- Stream

A&S Engineers, Inc.

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N W E S

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Affected Landowners List

Tract	Owner Name	Street	City	State	Zip	Property Address	MCAD #
1	ND&D INTERESTS LTD	15814 CHAMPION FOREST DR	SPRING	TX	77379-9148		377212
2	IMHOFF, GARY D & S D IMHOFF	17174 TIERRA BUENA DR	PLANTERSVILLE	TX	77363-8149		427571
3	CORTEZ, ALAN ALEXANDER	405 AVENUE E	SOUTH HOUSTON	TX	77587-4119		158748
4	AVANT, LISA	7439 DOGWOOD LN	PLANTERSVILLE	TX	77363-4228	30015 SLEEPY BROOK	158749
5	DAY, JERRY F & BETTY L	30307 RICKETT LN	MAGNOLIA	TX	77355-6322		56515
6	HAUSMAN, STEPHEN	29603 COUNTRY PLACE RD	MAGNOLIA	TX	77355-1790		56516
7	BELL, CECIL I JR & JOANN	PO BOX 860	MAGNOLIA	TX	77353-0860	30421 OLD HOCKLEY	44453
8	GULLO, ANTHONY & DOLLY E	500 INTERSTATE 45 S	CONROE	TX	77304-2625		44439
9	BELTRAN, OPHELIA P & HECTOR BARR	32502 ROSELLA LN	PINEHURST	TX	77362-4154		280147
10	MAGNOLIA ISD	PO BOX 138	MAGNOLIA	TX	77353-0138	2875 NICHOLS SAWMILL	38692
11	FERRELL LIVING TRUST	29010 LEGACY CT	MAGNOLIA	TX	77355-5749	29010 LEGACY	265462
12	MICHAEL J & JUDY C HYNES REVOCAB	29018 LEGACY CT	MAGNOLIA	TX	77355-5749	29018 LEGACY	265461
13	HERITAGE POINT ESTATES COMMUNIT	PO BOX 1464	MAGNOLIA	TX	77353-1464		265469
14	BRADY, JASON	18911 HERITAGE POINT BLVD	MAGNOLIA	TX	77355-5766	18911 HERITAGE POINT	265460
15	BROOKS, QUATRO & KIMBERLY	PO BOX 631	TOMBALL	TX	77377-0631		265459
16	BROOKS, QUATRO & KIMBERLY	PO BOX 631	TOMBALL	TX	77377-0631		265458
17	M3A3D3 LIVING TRUST	18918 HERITAGE POINT BLVD	MAGNOLIA	TX	77355-5750	18910 HERITAGE POINT	265457
18	M3A3D3 LIVING TRUST	18918 HERITAGE POINT BLVD	MAGNOLIA	TX	77355-5750	18918 HERITAGE POINT	265456
19	M3A3D3 LIVING TRUST	18918 HERITAGE POINT BLVD	MAGNOLIA	TX	77355-5750	18926 HERITAGE POINT	265455
20	PHAM, PETER	38262 WINDY RIDGE TRL	MAGNOLIA	TX	77355-5367	38262 WINDY RIDGE	304327
21	BORGMEIER, EDMUND S & LYNN S	1118 COLONIAL ST	BELLAIRE	TX	77401-2304	38152 WIND SONG	544302
22	OLEARY, AARON & LEIGH ANN	28058 CROSS WAY OAKS	MAGNOLIA	TX	77355-5361	28058 CROSSWAY OAKS	304344
23	WIMBERLY, KRISTI & MELFORD G WIM	19506A LUTHERAN CEMETARY RD	CYPRESS	TX	77433-7812		304345
24	MCDONALD, WILLIAM DAVID	22003 BRIARVINE CT	SPRING	TX	77389-4848		158673
25	MATTERN, EUGENE	PO BOX 1029	MAGNOLIA	TX	77353-1029	29819 SHADY BROOK	158674
26	MARTINEZ, RAUL	16248 SUTTON PL	PLANTERSVILLE	TX	77363		158671
27	MCDONALD, W L, JR	22003 BRIARVINE CT	SPRING	TX	77389-4848	29803 SHADY BROOK	158672
28	SLACK, TROY & PENNY	22815 CORIANDER DR	MAGNOLIA	TX	77355-3924	29603 SHADY BROOK	158660
29	DURELL, MELISSA	29619 SHADY BROOK LN	MAGNOLIA	TX	77355-6080	29619 SHADY BROOK	158663
30	BLAKE, ELIZABETH	29627 SHADY BROOK LN	MAGNOLIA	TX	77355	29627 SHADY BROOK	158664
31	ZINK, NICOLE L & BRIAN B	29719 SHADY BROOK LN	MAGNOLIA	TX	77355-6082	29719 SHADY BROOK	158670
32	CLICK, MATTHEW	29827 SHADY BROOK LN	MAGNOLIA	TX	77355-2537	29827 SHADY BROOK	158675
33	WITT, JODY	29843 SHADY BROOK LN	MAGNOLIA	TX	77355-2537		158676
34	SHUCK, BEVERLY S & MATTHEW	12648 ZION RD	TOMBALL	TX	77375-3022		158678
35	FAGERHOLM, GARY M & EMILY N MOOI	29911 SLEEPY BROOK LN	MAGNOLIA	TX	77355-6036	29911 SLEEPY BROOK	158679
36	WILLIAMS, WILLIAM T & MELINDA R	29919 SLEEPY BROOK LN	MAGNOLIA	TX	77355-6036	29919 SLEEPY BROOK	158681
37	THOMAS, GEORGE W	29927 SLEEPY BROOK LN	MAGNOLIA	TX	77355-6036	29927 SLEEPY BROOK	158682

Affected Landowners List

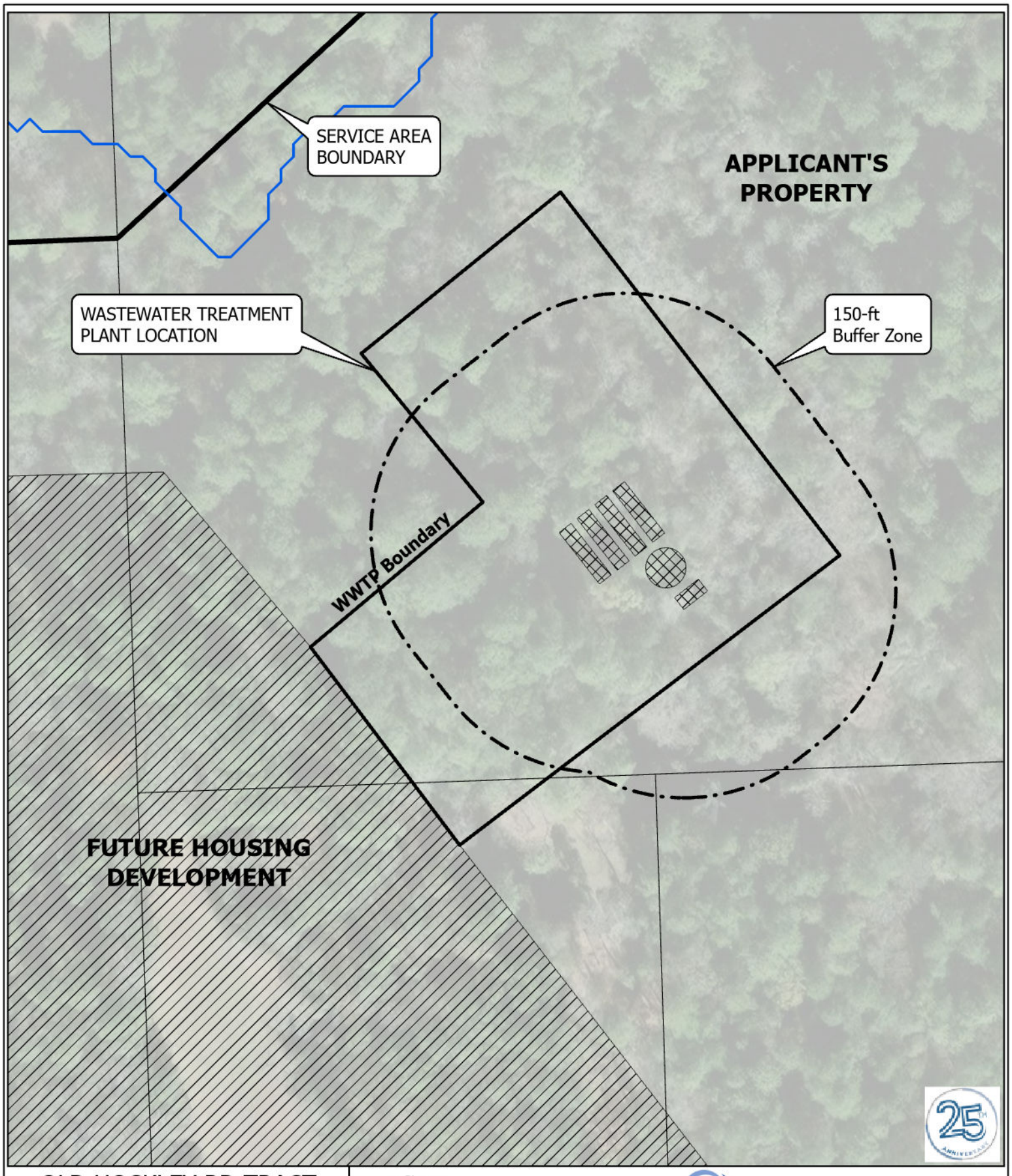
38	ADAME, ALVA A V	29943 SLEEPY BROOK LN	MAGNOLIA	TX	77355-6036	29943 SLEEPY BROOK	158684
39	ADAME, JOSE C & VICTOR MANUEL	29418 COUNTRY PLACE RD	MAGNOLIA	TX	77355-2522		158685
40	ADAME, JOSE C & LEONEL	30011 SLEEPY BROOK LN	MAGNOLIA	TX	77355-6324	30011 SLEEPY BROOK	158686
41	CARRASCO, BRANDON & LORREN AME	29611 SHADY BROOK LN	MAGNOLIA	TX	77355-6080	29611 SHADY BROOK	158662
42	WITT, JODY	29843 SHADY BROOK LN	MAGNOLIA	TX	77355-2537		158677
43	CONTRERAS, FELIPE	23110 WILLOW RUN	TOMBALL	TX	77375-5478	29400 COUNTRY PLACE	78828
44	ARRIAGA, BERNARDO & CARMEN MILL	29408 COUNTRY PL	MAGNOLIA	TX	77355		78827
45	ANTONIO, JOSE ADAME	17807 FIELDGLEN DR	HOUSTON	TX	77084-1003	29418 COUNTRY PLACE	78826
46	WOODS, JAMES F & REBECCA	29424 COUNTRY PLACE RD	MAGNOLIA	TX	77355-2522	29424 COUNTRY PLACE	225233
47	OGAZON, JOSE P & MARTHA E SANCHI	25255 PINEY HEIGHTS LN	SPRING	TX	77389-4157	COUNTRY	78824
48	WISENER, JEFFREY & KELLI	29428 COUNTRY PLACE RD	MAGNOLIA	TX	77355-2522	29428 COUNTRY PLACE	78823
49	TURGUTALP, SAID & APRIL	29430 COUNTRY PLACE RD	MAGNOLIA	TX	77355-2522	29430 COUNTRY PLACE	78822
50	BALDERAS, MYRIAM E	29502 COUNTRY PLACE RD	MAGNOLIA	TX	77355-2522	29502 COUNTRY PLACE	78821
51	TASSELL, DANIEL D & KAREN R	29522 COUNTRY PLACE RD	MAGNOLIA	TX	77355-2542	29522 COUNTRY PLACE	78818
52	COLE, MONTE CHARLES & AMY LYNN	29610 COUNTRY PLACE RD	MAGNOLIA	TX	77355-1787		78817
53	COLE, MONTE CHARLES & AMY LYNN	29610 COUNTRY PLACE RD	MAGNOLIA	TX	77355-1787	29610 COUNTRY PLACE	78815
54	HAUSMAN, STEPHEN & WINONA W	29603 COUNTRY PLACE RD	MAGNOLIA	TX	77355-1790		78814
55	HAUSMAN, STEPHEN	29603 COUNTRY PLACE RD	MAGNOLIA	TX	77355-1790	29603 COUNTRY PLACE	78811
56	CLOVERCREEK M U D	9 GREENWAY PLZ	HOUSTON	TX	77046-0307		76689
57	ANTONIO, JOSE ADAME	17807 FIELDGLEN DR	HOUSTON	TX	77084-1003	29414 COUNTRY PLACE	78825
58	ATKINSON, MICHAEL RAY	29414 COUNTY PLACE RD	MAGNOLIA	TX	77355-2522	29414 COUNTRY PLACE	338338
59	ALVARADO, AURELIO & MA PATRICIA H	29635 SHADY BROOK LN	MAGNOLIA	TX	77355-6080	29631 SHADY BROOK	158665
60	RODRIGUEZ, BRANDON	607 MALONE ST	TOMBALL	TX	77375-4641	130 STEGAR	56514
61	RODRIGUEZ, RICHARD ORLANDO	4048 FM 1978	SAN MARCOS	TX	78666-2162		550149
62	DORSETT, SONDRA	PO BOX 445	MAGNOLIA	TX	77353-0445		158745
63	GRUMMONS, DAVID LEE &	30211 RICKETT LN	MAGNOLIA	TX	77355-6321	30211 RICKETT	158742
64	LIENEMANN, SONNY B	16211 CREEKSOUTH RD	HOUSTON	TX	77068-2601	30215 RICKETT	158741
65	DAY, JERRY F & BETTY L	30307 RICKETT LN	MAGNOLIA	TX	77355-6322	30309 RICKETT	158737
66	DAY, JERRY F & BETTY L	30307 RICKETT LN	MAGNOLIA	TX	77355-6322	30307 RICKETT	158736
67	DAY, JERRY F & BETTY L	30307 RICKETT LN	MAGNOLIA	TX	77355-6322	30307 RICKETT	158733

Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 13

BUFFER ZONE MAP

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802



OLD HOCKLEY RD TRACT

SITE PLAN MAP (PHASE I)

- Stream
- WWTP Site
- Service Area
- MCAD Parcels
- 150-ft Facility Buffer

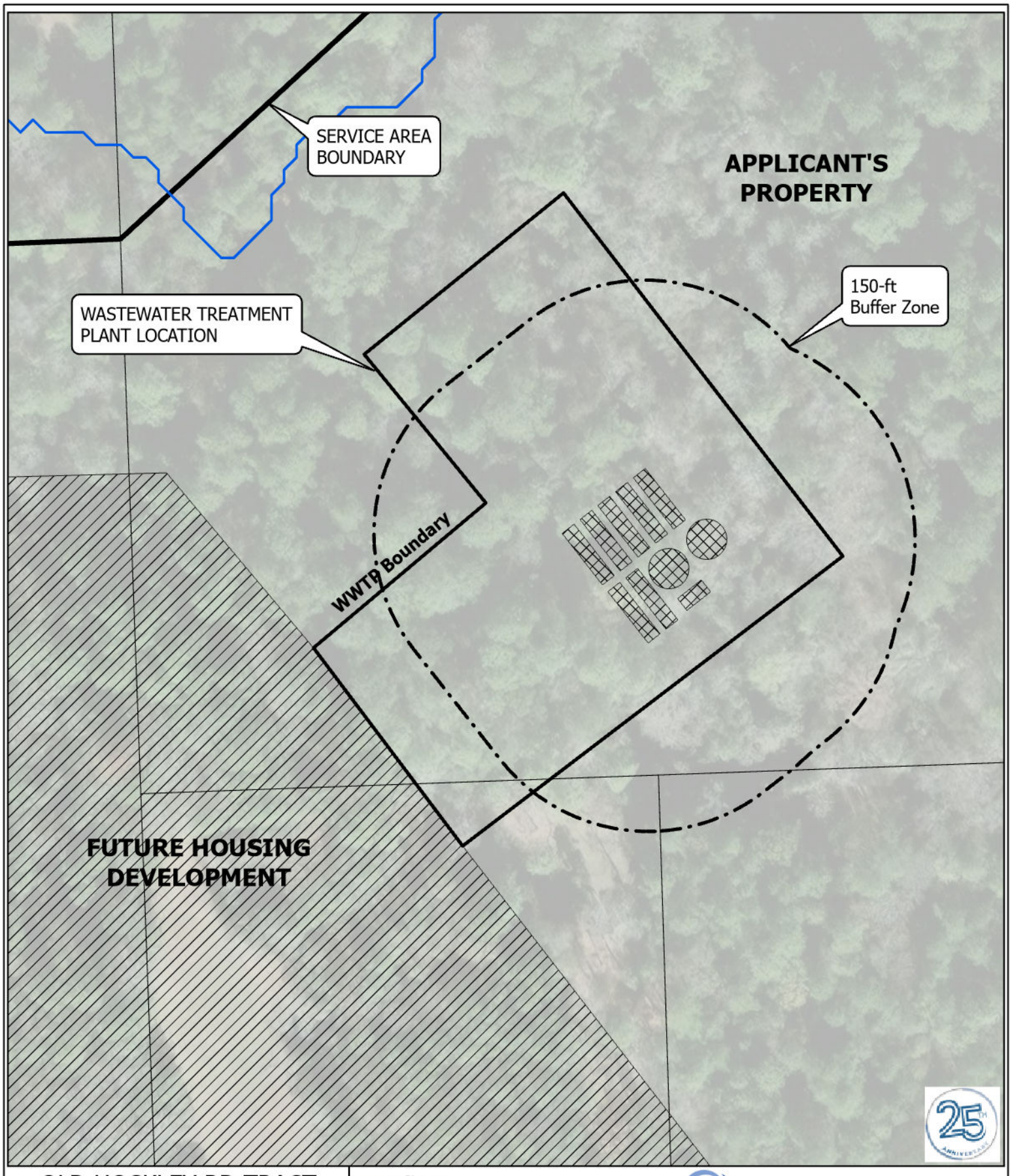
A&S Engineers, Inc.

1 INCH EQUALS 100 FEET

0 50 100 150

N W E S

Path: X:\Special_Projects\725118\working.aprx Layout: Pg10_WWTP_SitePlan_Ph1_Map Date: 10/3/2024 2:15 PM User: ceh



OLD HOCKLEY RD TRACT

SITE PLAN MAP (PHASE II)

Stream
WWTP Site
Service Area
MCAD Parcels
150-ft Facility Buffer

A&S Engineers, Inc.

1 INCH EQUALS 100 FEET

0 50 100 150

N W E S

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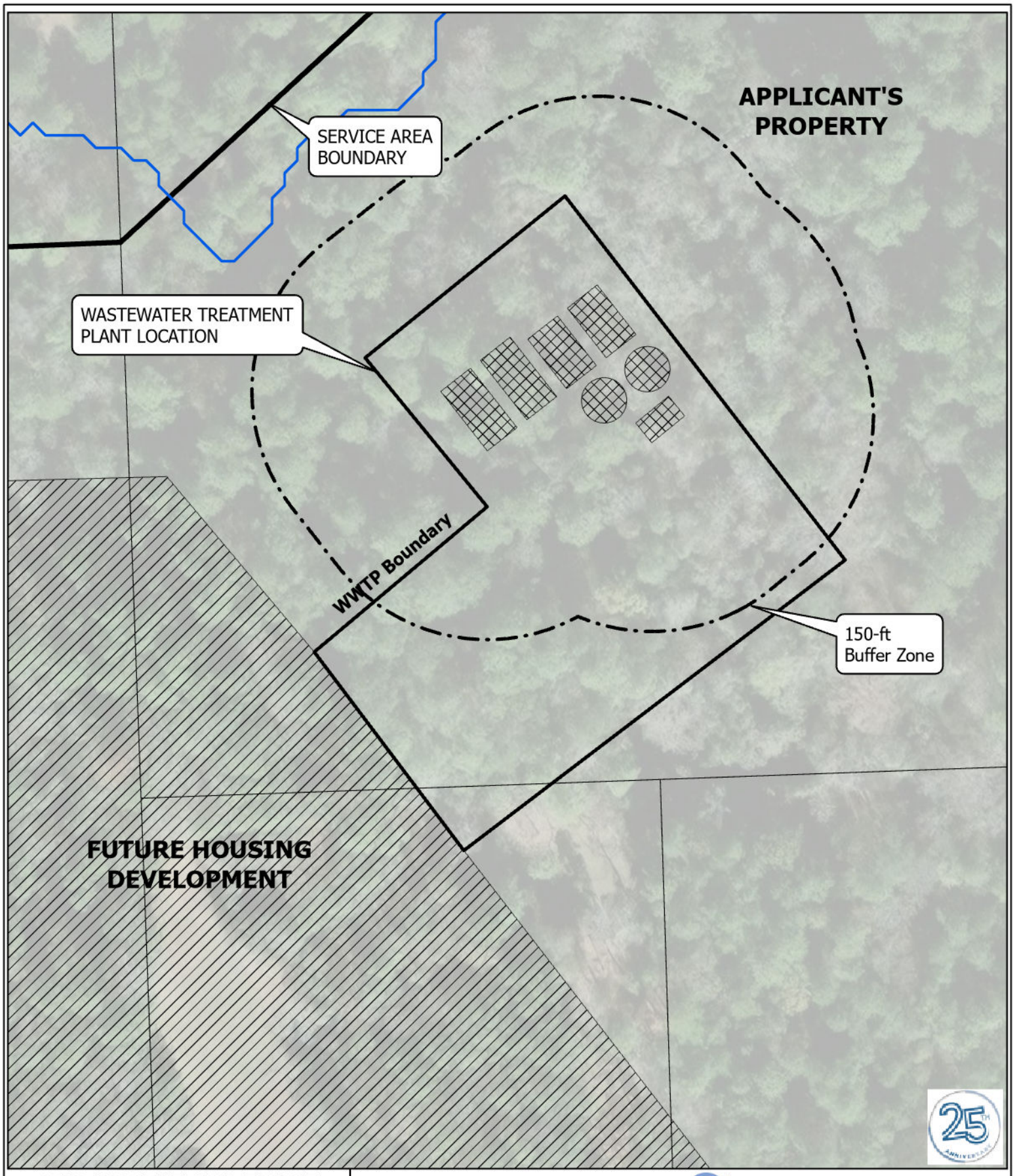


OLD HOCKLEY RD TRACT

SITE PLAN MAP (PHASE III)

Stream
WWTP Site
Service Area
MCAD Parcels
150-ft Facility Buffer

A&S Engineers, Inc.

1 INCH EQUALS 100 FEET

0 50 100 150

N W E S

Path: X:\Special_Projects\725118\working.aprx Layout: Pg10_WWTP_SitePlan_Ph3_Map Date: 10/3/2024 2:15 PM User: ceh

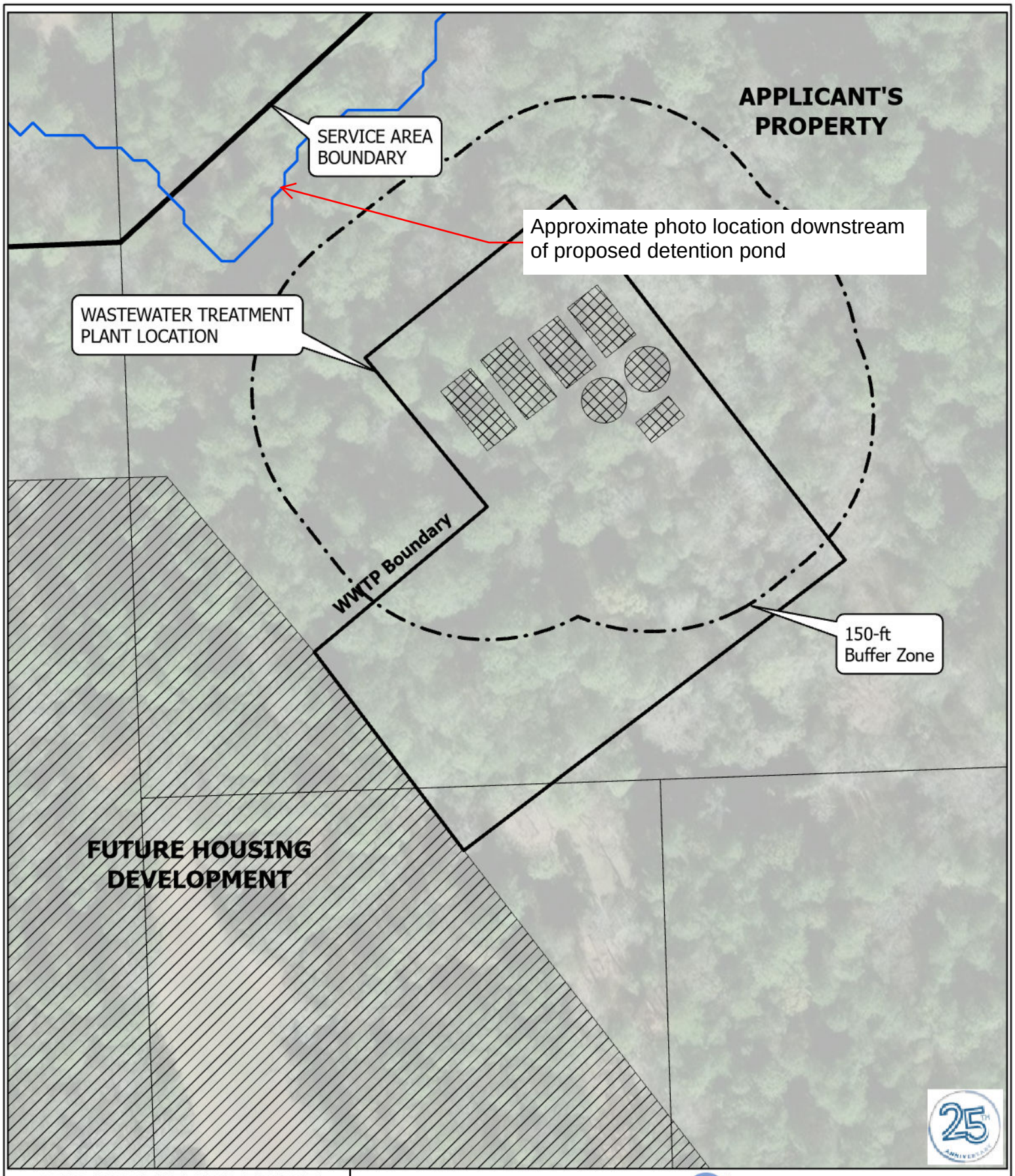
Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 14

ORIGINAL PHOTOGRAPHS & MAP

A&S Engineers, Inc.

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802



OLD HOCKLEY RD TRACT

SITE PLAN MAP (PHASE III)

Stream
WWTP Site
Service Area
MCAD Parcels
150-ft Facility Buffer

A&S Engineers, Inc.

1 INCH EQUALS 100 FEET

0 50 100 150

N W E S

Path: X:\Special_Projects\725118\working.aprx Layout: Pg10_WWTP_SitePlan_Ph3_Map Date: 10/3/2024 2:15 PM User: ceh

Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 15

SLUDGE DISPOSAL

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802

SLUDGE MANAGEMENT PLAN
OLD HOCKLEY

Proposed Phase I – 0.125 MGD

1. Type of Treatment Process

AERATION BASINS

The proposed facility is a 0.125 million gallons per day (MGD) conventional activated sludge process utilizing an aeration basin. The following table shows the process design and sludge generation calculations for the design flow of this facility.

BOD = 300 mg/l x 8.34 lbs/gal x 0.125 MGD = 313 lbs BOD per Day

2. Dimensions and Capacities

AEROBIC DIGESTER

The treatment facility has a two solids holding tank with maximum total volume of 13,104 cubic feet. The tanks are 12-feet W by 52-feet L with 10.5 foot side water depth.

The total Digester capacity of 13,104 cubic feet is greater than the required digester capacity based on 20 cubic feet per lb. of BOD times 313 lbs of BOD loading for the 0.125 MGD WWTP.

3. Sludge Generation Calculations

Sludge generation calculations showing the amount of solids generated at 100%, 75%, 50% and 25% of design flow are included in the following tables. These represent the solids that must be wasted from the activated sludge process and that must be stabilized in the aerobic digester.

Solids @ 100% Qavg lb/day	Solids @ 75% Qavg lb/day	Solids @ 50% Qavg lb/day	Solids @ 25% Qavg lb/day
313	235	157	78

4. Operating Range of Mixed Liquor Suspended Solids

It is anticipated that the MLSS for all phases will be approximately 2,400 mg/l on the average. The range for MLSS is anticipated to be between 2,000 and 4,000 mg/l during various stages of loading.

5. Solids Removal Procedures

Conventional Aerated Mixed Liquor WWTP
The removal of waste activated sludge from the proposed conventional aerated mixed liquor activated sludge WWTP is achieved by wasting sludge from the clarifier and transferred by airlift pump to the aerobic digester. Additional thickening of sludge prior to transfer to the digester by periodically, (two or three times per week) having the air supply and mixing in the aerobic digester shut off allowing solids to settle to the bottom of the digester. The supernatant liquor is decanted by an adjustable decant airlift pump located in each digester and is returned to influent grinder pump station via the plant drain system. After sufficient digestion, sludge is hauled in liquid form by a licensed transporter. The liquid sludge is transported to registered site.

6. Quantity of Solids to be Removed and Solids Removal Schedule

The quantity of solids to be removed at various plant loadings are presented in the following table. The quantities shown in the tabulation are monthly quantities based upon the influent BOD of 300 mg/l and TSS of 300 mg/l. If the strength of the influent wastewater varies significantly, solids removal quantities will be different.

PHASE I	@100% Flow Capacity		@75% Flow Capacity		@50% Flow Capacity		@25% Flow Capacity	
0.125 MGD	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day
	2.5	3,125	2.5	2,344	2.5	1,563	2.5	782

Sludge Age
The sludge age based on having 13,104 cubic feet (98,200 gallons) of total digester capacity, 2.5% solids and the above generated sludge volume is 31 days for 100% flow capacity, 41 days for 75% capacity, 62 days for 50% capacity and 125 days for 25% capacity.

7. Identification of Disposal Site

The disposal of sludge from the WWTP will be contracted to a sludge management and disposal contractor for either further treatment or disposal. The sludge will be hauled to either to treatment facility permitted to handle sludge or a registered land fill or a land application site. Solids documentation will be assured by measuring the volume of each sludge withdrawal and measuring the sludge solids concentrations. All required data will be included in the annual sludge report to the TCEQ.

SLUDGE MANAGEMENT PLAN
OLD HOCKLEY

Proposed Phase I – 0.250 MGD

1. Type of Treatment Process

AERATION BASINS

The proposed facility is a 0.250 million gallons per day (MGD) conventional activated sludge process utilizing an aeration basin. The following table shows the process design and sludge generation calculations for the design flow of this facility.

BOD = 300 mg/l x 8.34 lbs/gal x 0.250 MGD = 626 lbs BOD per Day

2. Dimensions and Capacities

AEROBIC DIGESTER

The treatment facility has two solids holding tank with maximum total volume of 26,208 cubic feet. The tanks are 12-feet W by 52-feet L with 10.5 foot side water depth.

The total Digester capacity of 26,208 cubic feet is greater than the required digester capacity based on 20 cubic feet per lb. of BOD times 626 lbs of BOD loading for the 0.250 MGD WWTP.

3. Sludge Generation Calculations

Sludge generation calculations showing the amount of solids generated at 100%, 75%, 50% and 25% of design flow are included in the following tables. These represent the solids that must be wasted from the activated sludge process and that must be stabilized in the aerobic digester.

Solids @ 100% Qavg lb/day	Solids @ 75% Qavg lb/day	Solids @ 50% Qavg lb/day	Solids @ 25% Qavg lb/day
626	470	314	156

4. Operating Range of Mixed Liquor Suspended Solids

It is anticipated that the MLSS for all phases will be approximately 2,400 mg/l on the average. The range for MLSS is anticipated to be between 2,000 and 4,000 mg/l during various stages of loading.

5. Solids Removal Procedures

Conventional Aerated Mixed Liquor WWTP
The removal of waste activated sludge from the proposed conventional aerated mixed liquor activated sludge WWTP is achieved by wasting sludge from the clarifier and transferred by airlift pump to the aerobic digester. Additional thickening of sludge prior to transfer to the digester by periodically, (two or three times per week) having the air supply and mixing in the aerobic digester shut off allowing solids to settle to the bottom of the digester. The supernatant liquor is decanted by an adjustable decant airlift pump located in each digester and is returned to influent grinder pump station via the plant drain system. After sufficient digestion, sludge is hauled in liquid form by a licensed transporter. The liquid sludge is transported to registered site.

6. Quantity of Solids to be Removed and Solids Removal Schedule

The quantity of solids to be removed at various plant loadings are presented in the following table. The quantities shown in the tabulation are monthly quantities based upon the influent BOD of 300 mg/l and TSS of 300 mg/l. If the strength of the influent wastewater varies significantly, solids removal quantities will be different.

PHASE II	@100% Flow Capacity		@75% Flow Capacity		@50% Flow Capacity		@25% Flow Capacity	
0.250 MGD	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day
	2.5	6,250	2.5	4,688	2.5	3,126	2.5	1,564

Sludge Age
The sludge age based on having 26,208 cubic feet (196,049 gallons) of total digester capacity, 2.5% solids and the above generated sludge volume is 31 days for 100% flow capacity, 41 days for 75% capacity, 62 days for 50% capacity and 125 days for 25% capacity.

7. Identification of Disposal Site

The disposal of sludge from the WWTP will be contracted to a sludge management and disposal contractor for either further treatment or disposal. The sludge will be hauled to either to treatment facility permitted to handle sludge or a registered land fill or a land application site. Solids documentation will be assured by measuring the volume of each sludge withdrawal and measuring the sludge solids concentrations. All required data will be included in the annual sludge report to the TCEQ.

SLUDGE MANAGEMENT PLAN
OLD HOCKLEY

Proposed Phase I – 0.500 MGD

1. Type of Treatment Process

AERATION BASINS

The proposed facility is a 0.500 million gallons per day (MGD) conventional activated sludge process utilizing an aeration basin. The following table shows the process design and sludge generation calculations for the design flow of this facility.

BOD = 300 mg/l x 8.34 lbs/gal x 0.500 MGD = 1,252 lbs BOD per Day

2. Dimensions and Capacities

AEROBIC DIGESTER

The treatment facility has two solids holding tank with maximum total volume of 28,800 cubic feet. The tanks are 30-feet W by 60-feet L with 16-foot side water depth.

The total Digester capacity of 28,800 cubic feet is greater than the required digester capacity based on 20 cubic feet per lb. of BOD times 1,252 lbs of BOD loading for the 0.500 MGD WWTP.

3. Sludge Generation Calculations

Sludge generation calculations showing the amount of solids generated at 100%, 75%, 50% and 25% of design flow are included in the following tables. These represent the solids that must be wasted from the activated sludge process and that must be stabilized in the aerobic digester.

Solids @ 100% Qavg lb/day	Solids @ 75% Qavg lb/day	Solids @ 50% Qavg lb/day	Solids @ 25% Qavg lb/day
1,252	940	628	312

4. Operating Range of Mixed Liquor Suspended Solids

It is anticipated that the MLSS for all phases will be approximately 2,400 mg/l on the average. The range for MLSS is anticipated to be between 2,000 and 4,000 mg/l during various stages of loading.

5. Solids Removal Procedures

Conventional Aerated Mixed Liquor WWTP
The removal of waste activated sludge from the proposed conventional aerated mixed liquor activated sludge WWTP is achieved by wasting sludge from the clarifier and transferred by airlift pump to the aerobic digester. Additional thickening of sludge prior to transfer to the digester by periodically, (two or three times per week) having the air supply and mixing in the aerobic digester shut off allowing solids to settle to the bottom of the digester. The supernatant liquor is decanted by an adjustable decant airlift pump located in each digester and is returned to influent grinder pump station via the plant drain system. After sufficient digestion, sludge is hauled in liquid form by a licensed transporter. The liquid sludge is transported to registered site.

6. Quantity of Solids to be Removed and Solids Removal Schedule

The quantity of solids to be removed at various plant loadings are presented in the following table. The quantities shown in the tabulation are monthly quantities based upon the influent BOD of 300 mg/l and TSS of 300 mg/l. If the strength of the influent wastewater varies significantly, solids removal quantities will be different.

PHASE III	@100% Flow Capacity		@75% Flow Capacity		@50% Flow Capacity		@25% Flow Capacity	
0.500 MGD	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day
	2.5	12,500	2.5	9,376	2.5	6,252	2.5	3,128

Sludge Age
The sludge age based on having 28,800 cubic feet (215,438 gallons) of total digester capacity, 2.5% solids and the above generated sludge volume is 17 days for 100% flow capacity, 23 days for 75% capacity, 34 days for 50% capacity and 68 days for 25% capacity.

7. Identification of Disposal Site

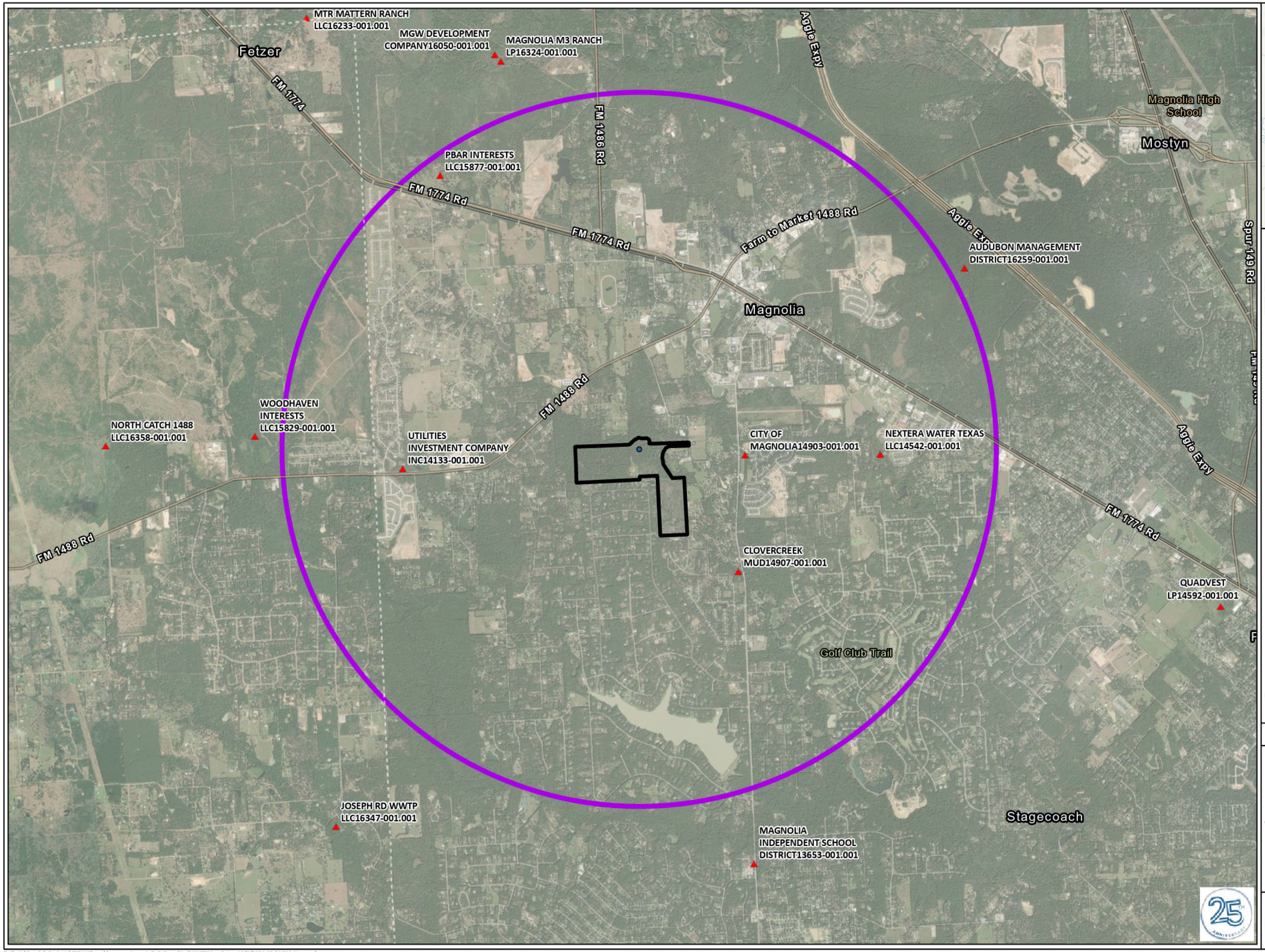
The disposal of sludge from the WWTP will be contracted to a sludge management and disposal contractor for either further treatment or disposal. The sludge will be hauled to either to treatment facility permitted to handle sludge or a registered land fill or a land application site. Solids documentation will be assured by measuring the volume of each sludge withdrawal and measuring the sludge solids concentrations. All required data will be included in the annual sludge report to the TCEQ.

Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 16

REGIONALIZATION MAP AND LETTERS

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802



OLD HOCKLEY RD TRACT

PERMITTED WASTEWATER TREATMENT PLANTS 3-MILE RADIUS

A&S Engineers, Inc.

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A&S Engineers, Inc.

September 26, 2024

RECEIVED
OCT - 3 2024
BY:

Magnolia M3 Ranch, LP
601 Sonterra Boulevard
San Antonio, Texas 78258

Attn: District Engineer

Re: Pelagic Property Group, LLC
TCEQ Wastewater Discharge Permit Application
Regionalization Inquiry – Plato's Village WWTF
A&S Project 725118

To Whom It May Concern:

Pelagic Property Group, LLC has prepared a wastewater discharge permit application for a new domestic wastewater treatment plant in Montgomery County with a ultimate final capacity of 0.500 MGD. One of the items to be addressed by the Texas Commission on Environmental Quality in a wastewater discharge permit application is regionalization. As part of this process, we will investigate the feasibility of obtaining capacity for the 0.500 MGD wastewater flow from a neighboring plant.

Is it possible for your utility to accept flows from the proposed facility? ___YES X NO

If "YES", what is the maximum flow that can be accepted _____MGD.

By: _____ Date: _____

Please date, sign and return your reply by email to elw@as-engineers.com

If you have any questions, please feel free to contact me at 713-942-2700.

Regards,

Eric Williams, P.E.
Project Manager

10377 Stella Link Road | Houston, TX 77025 | 713 / 942 / 2700 | www.as-engineers.com

A&S Engineers, Inc.

September 26, 2024

Utilities Investment Company
P.O. Box 279
New Waverly, Texas 77358

Attn: District Engineer

Re: Pelagic Property Group, LLC
TCEQ Wastewater Discharge Permit Application
Regionalization Inquiry – Ranchcrest WWTF
A&S Project 725118

To Whom It May Concern:

Pelagic Property Group, LLC has prepared a wastewater discharge permit application for a new domestic wastewater treatment plant in Montgomery County with a ultimate final capacity of 0.500 MGD. One of the items to be addressed by the Texas Commission on Environmental Quality in a wastewater discharge permit application is regionalization. As part of this process, we will investigate the feasibility of obtaining capacity for the 0.500 MGD wastewater flow from a neighboring plant.

Is it possible for your utility to accept flows from the proposed facility? ____YES ____NO

If "YES", what is the maximum flow that can be accepted _____MGD.

By: _____ Date: _____

Please date, sign and return your reply by email to elw@as-engineers.com

If you have any questions, please feel free to contact me at 713-942-2700.

Regards,

Eric Williams, P.E.
Project Manager

10377 Stella Link Road | Houston, TX 77025 | 713 / 942 / 2700 | www.as-engineers.com

A&S Engineers, Inc.

September 26, 2024

Timothy Robertson, PE
City of Magnolia
18111 Buddy Riley Blvd.
Magnolia, Texas 77354

Attn: City Engineer

Re: Pelagic Property Group, LLC
TCEQ Wastewater Discharge Permit Application
Regionalization Inquiry – City of Magnolia WWTF
A&S Project 725118

To Whom It May Concern:

Pelagic Property Group, LLC has prepared a wastewater discharge permit application for a new domestic wastewater treatment plant in Montgomery County with a ultimate final capacity of 0.500 MGD. One of the items to be addressed by the Texas Commission on Environmental Quality in a wastewater discharge permit application is regionalization. As part of this process, we will investigate the feasibility of obtaining capacity for the 0.500 MGD wastewater flow from a neighboring plant.

Is it possible for your utility to accept flows from the proposed facility? ____YES ____NO

If "YES", what is the maximum flow that can be accepted _____MGD.

By: _____ Date: _____

Please date, sign and return your reply by email to elw@as-engineers.com

If you have any questions, please feel free to contact me at 713-942-2700.

Regards,

Eric Williams, P.E.
Project Manager

10377 Stella Link Road | Houston, TX 77025 | 713 / 942 / 2700 | www.as-engineers.com

A&S Engineers, Inc.

September 26, 2024

Clover Creek MUD
9 Greenway Plaza, Suite 1100
Houston, Texas 77046

Attn: District Engineer, Van De Wiele & Vogler Inc.

Re: Pelagic Property Group, LLC
TCEQ Wastewater Discharge Permit Application
Regionalization Inquiry – Clovercreek MUD WWTP
A&S Project 725118

To Whom It May Concern:

Pelagic Property Group, LLC has prepared a wastewater discharge permit application for a new domestic wastewater treatment plant in Montgomery County with a ultimate final capacity of 0.500 MGD. One of the items to be addressed by the Texas Commission on Environmental Quality in a wastewater discharge permit application is regionalization. As part of this process, we will investigate the feasibility of obtaining capacity for the 0.500 MGD wastewater flow from a neighboring plant.

Is it possible for your utility to accept flows from the proposed facility? ____YES ____NO

If "YES", what is the maximum flow that can be accepted _____MGD.

By: _____ Date: _____

Please date, sign and return your reply by email to elw@as-engineers.com

If you have any questions, please feel free to contact me at 713-942-2700.

Regards,

Eric Williams, P.E.
Project Manager

CC: Van De Wiele & Vogler Inc., 2925 Briarpark, Suite 275, Houston, Texas 77042

10377 Stella Link Road | Houston, TX 77025 | 713 / 942 / 2700 | www.as-engineers.com

A&S Engineers, Inc.

September 26, 2024

NextEra Water Texas, LLC
6710 Spring Stuebner Rd., Suite 709
Spring, Texas 77389

Attn: District Engineer

Re: Pelagic Property Group, LLC
TCEQ Wastewater Discharge Permit Application
Regionalization Inquiry – Magnolia Lakes WWTP
A&S Project 725118

To Whom It May Concern:

Pelagic Property Group, LLC has prepared a wastewater discharge permit application for a new domestic wastewater treatment plant in Montgomery County with a ultimate final capacity of 0.500 MGD. One of the items to be addressed by the Texas Commission on Environmental Quality in a wastewater discharge permit application is regionalization. As part of this process, we will investigate the feasibility of obtaining capacity for the 0.500 MGD wastewater flow from a neighboring plant.

Is it possible for your utility to accept flows from the proposed facility? ____YES ____NO

If "YES", what is the maximum flow that can be accepted _____MGD.

By: _____ Date: _____

Please date, sign and return your reply by email to elw@as-engineers.com

If you have any questions, please feel free to contact me at 713-942-2700.

Regards,

Eric Williams, P.E.
Project Manager

10377 Stella Link Road | Houston, TX 77025 | 713 / 942 / 2700 | www.as-engineers.com

Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 17

DESIGN CALCULATIONS

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

WWTP PROCESS SIZING CALCULATIONS

PHASE I : 0.125 MGD

9/6/24

I. DESIGN PARAMETERS

A. Influent Composition

1.	Influent BOD	=	**300**	mg/l	**BLUE**
2.	Influent TSS	=	**300**	mg/l	**BLACK**
3.	Influent NH3-N	=	**75**	mg/l	

B. Hydraulic Considerations

1.	Design Flow	=	**0.125**	MGD
2.	No. 1 Unit Change		87	gpm
3.	Hydraulic Peaking Factor for Design	=	**4.00**	Q
4.	Peak Hydraulic Flow	=	0.500	MGD
5.	No. 4 Unit Change		347	gpm

C. Influent Composition Mass Loading (based on Raw & Post Primary Split

1.	Mass BOD Loading	=	313	lb/day
2.	Mass TSS Loading	=	313	lb/day
3.	Mass NH3-N Loading	=	78	lb/day

D. Effluent Composition

1.	Effluent BOD	=	**0**	mg/l
2.	Effluent TSS	=	**0**	mg/l
3.	Effluent NH3-N	=	**0**	mg/l
4.	Effluent TKN	=	**0**	mg/l
5.	Phosphorous	=	**0**	mg/l

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

II. ACTIVATED SLUDGE

A. Aeration Influent Composition

1.	Total Design Flow	=	0.13	MGD
2.	Total Influent BOD	=	313	lb/day
3.	Total Influent TSS	=	313	lb/day
4.	Total Influent NH3-N	=	78	lb/day

B. TCEQ Organic Loading Criteria

1.	Organic Loading (TCEQ 217.154)	=	**35**	lb BOD/1000 cu ft
2.	Organic Loading to Aeration	=	313	lb/day
3.	Aeration Basin Volume Required	=	**8,936**	cu. ft

C. Minimum Aeration Volume

1.	Min Aeration Volume Based on controlling criteria	=	**8,936**	cu. ft
2.	Equivalent Loading based on Min Volume	=	35.0	lb BOD/1000 cu ft

Solids Balance Method

1. (delta X/delta t) = Excess Sludge Produced per Day

= Xi1 + Xi2 + aSo + a*N - bXv - Xe

=

62.55 lbs/day + 100.08 lbs/day + (0.6 lb VSS produced / lb BOD applied)(312.75 lbs/day) + (0.12 lb/VSS produced / lb NH3-N applied)(78.1875 lbs/day) - (0.06 lb VSS destroyed / lb MLSS-day)(1663.2 lbs) + 0 lbs/day

= 260 lb/day

Where:

		% of Fixed Influent TSS to Aeration Basin	=	20%	of TSS
		(Total Influent TSS to Aeration Basin)	=	313	lbs/day
Xi1	=	Fixed Influent TSS to Aeration Basin	=	63	lbs/day
		% of Non-biodegradable Influent VSS	=	40%	of VSS
		(Volatile Influent TSS to Aeration Basin)	=	250	lbs/day
Xi2	=	Non-biodegradable Influent VSS	=	100	lbs/day
a	=	Synthesis Coefficient	=	0.60	lb VSS produced / lb BOD applied
So	=	Influent BOD5	=	313	lbs/day
a*	=	Nitrifier Synthesis Coefficient	=	0.12	lb/ VSS produced / lb NH3-N applied
N	=	Influent NH3-N	=	78	lbs/day
b	=	Endogenous Coefficient	=	0.06	lb VSS destroyed / lb MLSS-day
Xv	=	MLVSS in Aeration Basin	=	1,663	lbs
Xe	=	Effluent TSS (based on effluent 5 mg/L)	=	0.0	lbs/day

Find MLSS in Aeration Basin for WWTP

Ratio of Volatile to Total Suspended Solids	=	0.8	MLVSS / MLSS
Design MLSS Concentration	=	3,000.0	mg/L
Estimated MLVSS Concentration	=	2,400.0	mg/L
Design Solid Retention Time (SRT)	=	8.0	days
MLSS in Aeration Basin	=	2,079	lbs
MLVSS in Aeraton Basin	=	1,663	lbs
Verify MLSS Assumption (SRT x delta X/delta T)	=	2,079	lbs

Fixed Influent TSS to Aeration Basin	=	63	lbs/day
Nonbiodegradable Influent VSS	=	100	lbs/day
Growth Due to Synthesis	=	187.65	lbs/day
Growth Due to Nitrifiers	=	9	lbs/day
Endogenous Destruction	=	100	lbs/day

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

	Effluent TSS	=	0	lbs/day
	Excess Sludge Produced per Day	=	260	lbs/day
	Design F:M Ratio	=	0.15	lb BOD / lb SS
	Maximum BOD5 Loading Rate	=	28.15	lbs BOD5 / 1000 cu. Ft.
	Required Aeration Basin Volume	=	11,108.8	cu. Ft.
	Hydraulic Retention Time	=	16.0	hours
2.	Required Aeration Basin Volume per Solids Balance Method			
	*2079 lbs / (8.34 x 3000 mg/L)*10^6/7.48*	=	11,108.8	cu. Ft.
D.	**Number of Aeration Basin Trains**			
1.	Number of Basins	=	**2.0**	# trains
2.	Design per Flow Basin	=	0.063	MGD
E.	**Aeration Basin Sizing Calculations**			
1.	Minimum Total Volume Required	=	11,109	cu. ft
2.	Assumed Side Water Depth of Aeration Basin	=	**10.50**	ft.
3.	Minimum Total Surface Area Required	=	1,058	sq. ft
4.	Minimum Total Surface Area Required per Train	=	529	sq. ft
F.	**Proposed Aeration Basin Configuration**			
1.	Proposed Basin Dimensions			
	a. Width	=	**12.0**	ft.
	b. Length	=	**52.0**	ft.
	c. Proposed Length to Width Ratio	=	4.33	
2.	Number of Aeration Basin Trains (from above)	=	2	# trains
3.	Total Volume of Proposed Basins	=	13,104	cu. ft
4.	Actual Aeration Basin Loading	=	24	lb BOD5 / 1000 cu. Ft.
5.	Actual Hydraulic Retention Time	=	19	hours
6.	Actual F:M Ratio	=	0.13	lb BOD / lb SS
7.	Check of Proposed Total Basin Volume	=	***OK***	

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

III. SECONDARY/FINAL CLARIFICATION

A.	**Number of Secondary/Final Clarifiers**	=	**1**		
	1. Total Flow to Clarifiers	=	0.13	MGD	
B.	**Surface Area Design (TCEQ 217.154(c)(1))**				
	1. Maximum Surface Loading @ Peak Flow	=	**1,200**	gpd/sq. ft	
	2. Surface Area Required @ Peak Flow per Clarifier	=	417	sq. ft	
C.	**Hydraulic Detention Time Design (TCEQ 217.154(c))**				
	1. Minimum Effective Detention Time @ Peak Flow	=	**1.80**	Hours	
	2. Volume Required @ Peak Flow per Clarifier	=	5,013	cu. Ft.	
	3. Surface Area Required @ Peak Flow (From Above) per Clarifier		417	sq. ft.	
D.	**Effluent Weir Design (TCEQ 217.152(c)(4-5))**				
	1. Weir loading for plants 1.0 MGD or less	=	**20,000**	gpd/ft	
	2. Weir loading for plants over 1.0 MGD	=	**30,000**	gpd/ft	
	3. Controlling Criteria	=	20,000	gpd/ft	
	4. Total Length of Weir Required @ Peak Flow per Clarifier	=	25.0	ft	
E.	**Clarifer Basin Check**				
	1. Number of Clarifiers	=	**1**	# clarifiers	
	2. Minimum Surface Area (From Above) per Clarifier	=	417	sq. ft.	
	3. Minimums Volume Time (From Above) per Clarifier	=	5,013	cu. Ft.	
	4. Minimum Weir Total Length (From Above) per Clarifier	=	25.0	ft	
	5. Clarifier Size (Circular)	=	**32**	ft	
	6. Surface Area Per Clarifier (Circular)	=	804	sq. ft.	
	7. Total Surface Area	=	804	sq. ft.	
	8. Surface Area Check	=	***OK***		
	9. Effective Side Water Depth	=	**10.00**	ft.	
	10. Total Clarifer Volume	=	8,042	cu. Ft.	
	11. Total Clarifer Hydraulic Detention Time (Using Prop. Surface Area)	=	2.9	Hours	
	12. Hydraulic Detention Time Check	=	***OK***		
	13. Design Weir Width - Width of Launder Trough	=	**1.0**	ft	
	14. Distance From Outer Concrete Wall	=	**1.0**	ft	
	15. Thickness of Each Launder Trough Walls	=	**0.00**	ft	
	16. Subsequent Outer Diameter of Effluent Weir	=	30.0	ft	
	17. Weir Length per Clarifier	=	94.2	ft	
	18. Weir Loading @ Peak Flow per Clarifier	=	5,305	gpd/ft	
	19. Weir Length (Loading Rate) per Clarifier Check	=	***OK***		
F.	**Return Activated Sludge Flow Rates**				
	1. Lower Limit Underflow Rate (TCEQ 217.152)	=	**200**	gpd/sq ft	
	2. Minimum Total RAS Flow Rate	=	112	gpm	
	3. Upper Limit Underflow Rate (TCEQ 217.152)	=	**400**	gpd/sq ft	
	4. Maximum Total RAS Flow Rate	=	223	gpm	

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

IV. DISINFECTION/ CHLORINE CONTACT BASIN

A.	1.	Minimum Effective Detention Time @ Peak Flow Ch. 217.281(b)(1)	=	**20**	minutes
	2.	Required Volume @ Peak Flow	=	6,944	Gallons
	3.	Unit Change	=	928	cu. Ft.
	4.	Proposed Basin Dimensions			
		Number of Proposed Basins	=	**1**	
		Length of Each Basin	=	**20**	
		Width of Each Basin	=	**11**	
		Side Water Depth of Each Basin	=	**10**	
	4.	Total Volume of Proposed Basin	=	**2,200**	cu. Ft
	5.	Check of Proposed Total Basin Volume	=	***OK***	mins
	6.	Hydraulic Detetion Time at Design Flow	=	189.6	mins
	7.	Hydraulic Detetion Time at Peak Flow	=	47.4	mins
	8.	CHECK	=	***OK***	

B. Chlorine Contact Basin Air

	1.	Air Required (CCB Volume * 20 SCFM/1000 CF)	=	**44.0**	scfm

V. SOLIDS HANDLING

A. Digester Sizing

	1.	Percent Biodegradeable Volitile Solids in WAS, %	=	**70%**	
	2.	Percent Destruction, %	=	**30%**	
	3.	Digested Solids Production, lbs/day	=	247	lbs/day
	4.	Solids from Clarifier	=	313	lbs/day
	5.	Average Solids	=	280	lbs/day
	6.	Assumed Dig. Conc., mg/l	=	**15,000**	mg/L
	7.	Req'd. Retention Time, days (TCEQ 217.249 (t)(4)(b))	=	**40**	days
	8.	Req'd. Volume, cf	=	11,965	cu. ft
	9.	Volume to Loading Ratio. cf/lb BOD/day	=	38.3	cf/lb BOD/day

B. Digester Design

	1.	Proposed Digester Dimensions			
		Width of Each Digester	=	**12**	
		Length of Each Digester	=	**52**	
		Side Water Depth of Each Digester	=	**10.5**	
	2.	Number of Digesters	=	**2**	
	3.	Total Digester Volume	=	13,104	cu. ft
	3.	Actual Digester Storage Capacity	=	44	days
	3.	Digester Volume check	=	OK	

C. Digester Air

	1.	Air Required (Digester Volume x 20scfm/1000cf)	=	262	scfm

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

VI. AIRFLOW CALCULATIONS

A. Aeration Air Requirements TCEQ 217.155 (b) (2) (c)

1.	Total Influent BOD_5	=	313	lb/day
2.	Total Influent NH3-N	=	78	lb/day
3.	BOD5 Removal	=	313	lb/day
4.	Nh3-N Removal	=	78	lb/day
5.	Oxygen Required for Carbonaceous Demand TCEQ 217.155 (a) (3)	=	**1.2**	lbs O_2/lb BOD_5
6.	Oxygen Required for Carbonaceous Demand TCEQ 217.155 (a) (3)	=	**4.3**	lbs O_2/lb NH3-N
7.	Oxygen Required per Pound of BOD	=	2.3	
8.	Depth of Submergence of Diffusers	=	**9.00**	ft
9.	Diffuser Type (Coarse or Fine)	=	**Fine**	
10.	Clean Water Transfer Efficiency of Fine Bubble Diffuser	=	**1.50%**	per ft of submergence
11.	Clean Water Transfer Efficiency @ Stated Depth	=	18.0%	
12.	Wastewater Transfer Efficiency Coeficient for Fine Bubble Diffusers	=	0.45	
13.	Wastewater Transfer Efficiency	=	8.1%	
14.	Manufacturer Proposed SOTE	=	30.0%	
15.	Maximum Clean Water Transfer Efficiency TCEQ 217.155 (b) (2) (A) (iii)	=	26.0%	
16.	Check if Over Regulated Maximum	=	OK	
17.	Density of Air @ 20 Deg C	=	**0.075**	
18.	Ratio of Oxygen to Air	=	**0.230**	
19.	Diffuser Submergence Correction Factor	=	**1.690**	
20.	Minimum Air Required for Mixing	=	149.760	scfm
21.	Air Required for Treatment	=	598	
22.	Manufacturer Proposed Air Required for Treatment	=	212	scfm

B. Airlifts ****(Flowrates Must Be Verified Depending on Size, Submergence, etc.)****

1.	Return Scum			
	Scum Pump (1)	=	**20**	scfm
	RAS (1)	=	**20**	scfm
	WAS (1)	=	**20**	scfm
	Transfer (1)	=	**20**	scfm
2.	Total Airlifts Air Requirement	**=**	**80**	**scfm**

C.	**Total Air Required**	**=**	**984**	**scfm**
D.	**150% of Design Flow TCEQ 217.155 (b)(5)(c)(iii) for Air Piping**	=	1,476	scfm
E.	**Proposed Number of Blowers**	=	**2**	# of blowers
F	**Invdividual Blower Capacity @ Design Pressure/Largest Out of Service**	**=**	**984**	**scfm**
G.	**Proposed Maximum Air Loss in Air Piping (Calculated Separately)**	**=**	**1**	**psig**
H	**Design Pressure of Blower**	=	**5.4**	**psig**

VII. CHLORINE DOSAGE CALCULATIONS

A. Chlorine Dosage Rate TCEQ 217.272 (b)

	Chlorine Dosage Rate TCEQ 217.272 (b)	=	**8.0**	mg/l
1.	Calculated Chlorine Dosage Rate @ Design Flow Eq. K.1 TCEQ 217.272 (a)	=	8	lbs/day
2.	Calculated Chlorine Dosage Rate @ Peak Flow Eq. K.1 TCEQ 217.272 (a)	=	33	lbs/day
3.	System Set-up (Vacuum or Manifold)	=	Vacuum	
4.	Minimum Ambient TemperatureTCEQ 217.275 (a) (1)	=	**55**	Degrees F
5.	Max Withdrawal Rate for One 150-lb Cylinder TCEQ 217.274 (a) (1)	=	55	lbs/day
6.	Max Withdrawal Rate for One Ton Cylinder TCEQ 217.274 (a) (1)	=	440	lbs/day
7.	Required Number of 150-lb Cylinders Eq. K.3 TCEQ 217.273 (b)	=	1	# of cylinders
8.	Required Number of One Ton Cylinders Eq. K.3 TCEQ 217.273 (b)	=	1	# of cylinders
9.	Method of Chlorine Storage ("ton" or "150's")	=	**150-lb**	
10.	Peak Withdrawal Rate	=	55	lbs/day

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

WWTP PROCESS SIZING CALCULATIONS

PHASE II: 0.250 MGD

9/6/24

I. DESIGN PARAMETERS

A. Influent Composition

1.	Influent BOD	=	**300**	mg/l	**BLUE**
2.	Influent TSS	=	**300**	mg/l	**BLACK**
3.	Influent NH3-N	=	**75**	mg/l	

B. Hydraulic Considerations

1.	Design Flow after Expansion	=	**0.25**	MGD
2.	No. 1 Unit Change		174	gpm
3.	Hydraulic Peaking Factor for Design	=	**4.00**	Q
4.	Peak Hydraulic Flow	=	1.00	MGD
5.	No. 4 Unit Change		694	gpm

C. Influent Composition Mass Loading (based on Raw & Post Primary Split

1.	Mass BOD Loading	=	626	lb/day
2.	Mass TSS Loading	=	626	lb/day
3.	Mass NH3-N Loading	=	156	lb/day

D. Effluent Composition

1.	Effluent BOD	=	**0**	mg/l
2.	Effluent TSS	=	**0**	mg/l
3.	Effluent NH3-N	=	**0**	mg/l
4.	Effluent TKN	=	**0**	mg/l
5.	Phosphorous	=	**0**	mg/l

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

II. ACTIVATED SLUDGE

A. Aeration Influent Composition

1.	Total Design Flow	=	0.25	MGD
2.	Total Influent BOD	=	626	lb/day
3.	Total Influent TSS	=	626	lb/day
4.	Total Influent NH3-N	=	156	lb/day

B. TCEQ Organic Loading Criteria

1.	Organic Loading (TCEQ 217.154)	=	**35**	lb BOD/1000 cu ft
2.	Organic Loading to Aeration	=	626	lb/day
3.	Aeration Basin Volume Required	=	**17,871**	cu. ft

C. Minimum Aeration Volume

1.	Min Aeration Volume Based on controlling criteria	=	**17,871**	cu. ft
2.	Equivalent Loading based on Min Volume	=	35.0	lb BOD/1000 cu ft

Solids Balance Method

1. (delta X/delta t) = Excess Sludge Produced per Day

= Xi1 + Xi2 + aSo + a*N - bXv - Xe

=

125.1 lbs/day + 200.16 lbs/day + (0.6 lb VSS produced / lb BOD applied)(625.5 lbs/day) + (0.12 lb/VSS produced / lb NH3-N applied)(156.375 lbs/day) - (0.06 lb VSS destroyed / lb MLSS-day)(3326.4 lbs) + 0 lbs/day

= 520 lb/day

Where:

		% of Fixed Influent TSS to Aeration Basin	=	20%	of TSS
		(Total Influent TSS to Aeration Basin)	=	626	lbs/day
Xi1	=	Fixed Influent TSS to Aeration Basin	=	125	lbs/day
		% of Non-biodegradable Influent VSS	=	40%	of VSS
		(Volatile Influent TSS to Aeration Basin)	=	500	lbs/day
Xi2	=	Non-biodegradable Influent VSS	=	200	lbs/day
a	=	Synthesis Coefficient	=	0.60	lb VSS produced / lb BOD applied
So	=	Influent BOD5	=	626	lbs/day
a*	=	Nitrifier Synthesis Coefficient	=	0.12	lb/ VSS produced / lb NH3-N applied
N	=	Influent NH3-N	=	156	lbs/day
b	=	Endogenous Coefficient	=	0.06	lb VSS destroyed / lb MLSS-day
Xv	=	MLVSS in Aeration Basin	=	3,326	lbs
Xe	=	Effluent TSS (based on effluent 5 mg/L)	=	0.0	lbs/day

Find MLSS in Aeration Basin for WWTP

Ratio of Volatile to Total Suspended Solids	=	0.8	MLVSS / MLSS
Design MLSS Concentration	=	3,000.0	mg/L
Estimated MLVSS Concentration	=	2,400.0	mg/L
Design Solid Retention Time (SRT)	=	8.0	days
MLSS in Aeration Basin	=	4,158	lbs
MLVSS in Aeraton Basin	=	3,326	lbs
Verify MLSS Assumption (SRT x delta X/delta T)	=	4,158	lbs

Fixed Influent TSS to Aeration Basin	=	125	lbs/day
Nonbiodegradable Influent VSS	=	200	lbs/day
Growth Due to Synthesis	=	375.3	lbs/day
Growth Due to Nitrifiers	=	19	lbs/day
Endogenous Destruction	=	200	lbs/day

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

	Effluent TSS	=	0	lbs/day
	Excess Sludge Produced per Day	=	520	lbs/day
	Design F:M Ratio	=	0.15	lb BOD / lb SS
	Maximum BOD5 Loading Rate	=	28.15	lbs BOD5 / 1000 cu. Ft.
	Required Aeration Basin Volume	=	22,217.5	cu. Ft.
	Hydraulic Retention Time	=	16.0	hours
2.	Required Aeration Basin Volume per Solids Balance Method			
	*4158 lbs / (8.34 x 3000 mg/L)*10^6/7.48*	=	22,217.5	cu. Ft.

D. Number of Aeration Basin Trains

1.	Number of Basins	=	**3.0**	# trains
2.	Design per Flow Basin	=	0.083	MGD

E. Aeration Basin Sizing Calculations

1.	Minimum Total Volume Required	=	22,218	cu. ft
2.	Assumed Side Water Depth of Aeration Basin	=	**10.50**	ft.
3.	Minimum Total Surface Area Required	=	2,116	sq. ft
4.	Minimum Total Surface Area Required per Train	=	705	sq. ft

F. Proposed Aeration Basin Configuration

1.	Proposed Basin Dimensions			
	a. Width	=	**12.0**	ft.
	b. Length	=	**52.0**	ft.
	c. Proposed Length to Width Ratio	=	4.33	
2.	Number of Aeration Basin Trains (from above)	=	3	# trains
3.	Total Volume of Proposed Basins	=	19,656	cu. ft
4.	Actual Aeration Basin Loading	=	32	lb BOD5 / 1000 cu. Ft.
5.	Actual Hydraulic Retention Time	=	14	hours
6.	Actual F:M Ratio	=	0.17	lb BOD / lb SS
7.	Check of Proposed Total Basin Volume	=	***OK***	

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

III. SECONDARY/FINAL CLARIFICATION

A.	**Number of Secondary/Final Clarifiers**	=	**2**		
	1. Total Flow to Clarifiers	=	0.25	MGD	
B.	**Surface Area Design (TCEQ 217.154(c)(1))**				
	1. Maximum Surface Loading @ Peak Flow	=	**1,200**	gpd/sq. ft	
	2. Surface Area Required @ Peak Flow per Clarifier	=	417	sq. ft	
C.	**Hydraulic Detention Time Design (TCEQ 217.154(c))**				
	1. Minimum Effective Detention Time @ Peak Flow	=	**1.80**	Hours	
	2. Volume Required @ Peak Flow per Clarifier	=	5,013	cu. Ft.	
	3. Surface Area Required @ Peak Flow (From Above) per Clarifier		417	sq. ft.	
D.	**Effluent Weir Design (TCEQ 217.152(c)(4-5))**				
	1. Weir loading for plants 1.0 MGD or less	=	**20,000**	gpd/ft	
	2. Weir loading for plants over 1.0 MGD	=	**30,000**	gpd/ft	
	3. Controlling Criteria	=	20,000	gpd/ft	
	4. Total Length of Weir Required @ Peak Flow per Clarifier	=	25.0	ft	
E.	**Clarifer Basin Check**				
	1. Number of Clarifiers	=	**2**	# clarifiers	
	2. Minimum Surface Area (From Above) per Clarifier	=	417	sq. ft.	
	3. Minimums Volume Time (From Above) per Clarifier	=	5,013	cu. Ft.	
	4. Minimum Weir Total Length (From Above) per Clarifier	=	25.0	ft	
	5. Clarifier Size (Circular)	=	**32**	ft	
	6. Surface Area Per Clarifier (Circular)	=	804	sq. ft.	
	7. Total Surface Area	=	1,608	sq. ft.	
	8. Surface Area Check	=	***OK***		
	9. Effective Side Water Depth	=	**10.00**	ft.	
	10. Total Clarifer Volume	=	16,084	cu. Ft.	
	11. Total Clarifer Hydraulic Detention Time (Using Prop. Surface Area)	=	2.9	Hours	
	12. Hydraulic Detention Time Check	=	***OK***		
	13. Design Weir Width - Width of Launder Trough	=	**1.0**	ft	
	14. Distance From Outer Concrete Wall	=	**1.0**	ft	
	15. Thickness of Each Launder Trough Walls	=	**0.00**	ft	
	16. Subsequent Outer Diameter of Effluent Weir	=	30.0	ft	
	17. Weir Length per Clarifier	=	94.2	ft	
	18. Weir Loading @ Peak Flow per Clarifier	=	5,305	gpd/ft	
	19. Weir Length (Loading Rate) per Clarifier Check	=	***OK***		
F.	**Return Activated Sludge Flow Rates**				
	1. Lower Limit Underflow Rate (TCEQ 217.152)	=	**200**	gpd/sq ft	
	2. Minimum Total RAS Flow Rate	=	223	gpm	
	3. Upper Limit Underflow Rate (TCEQ 217.152)	=	**400**	gpd/sq ft	
	4. Maximum Total RAS Flow Rate	=	447	gpm	

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

IV. DISINFECTION/ CHLORINE CONTACT BASIN

A.	1.	Minimum Effective Detention Time @ Peak Flow Ch. 217.281(b)(1)	=	**20**	minutes
	2.	Required Volume @ Peak Flow	=	13,889	Gallons
	3.	Unit Change	=	1,857	cu. Ft.
	4.	Proposed Basin Dimensions			
		Number of Proposed Basins	=	**1**	
		Length of Each Basin	=	**20**	
		Width of Each Basin	=	**11**	
		Side Water Depth of Each Basin	=	**10**	
	4.	Total Volume of Proposed Basin	=	**2,200**	cu. Ft
	5.	Check of Proposed Total Basin Volume	=	***OK***	mins
	6.	Hydraulic Detetion Time at Design Flow	=	94.8	mins
	7.	Hydraulic Detetion Time at Peak Flow	=	23.7	mins
	8.	CHECK	=	***OK***	

B. Chlorine Contact Basin Air

	1.	Air Required (CCB Volume * 20 SCFM/1000 CF)	=	**44.0**	scfm

V. SOLIDS HANDLING

A. Digester Sizing

	1.	Percent Biodegradeable Volitile Solids in WAS, %	=	**70%**	
	2.	Percent Destruction, %	=	**30%**	
	3.	Digested Solids Production, lbs/day	=	494	lbs/day
	4.	Solids from Clarifier	=	626	lbs/day
	5.	Average Solids	=	560	lbs/day
	6.	Assumed Dig. Conc., mg/l	=	**15,000**	mg/L
	7.	Req'd. Retention Time, days (TCEQ 217.249 (t)(4)(b))	=	**40**	days
	8.	Req'd. Volume, cf	=	23,930	cu. ft
	9.	Volume to Loading Ratio. cf/lb BOD/day	=	38.3	cf/lb BOD/day

B. Digester Design

	1.	Proposed Digester Dimensions			
		Width of Each Digester	=	**12**	
		Length of Each Digester	=	**52**	
		Side Water Depth of Each Digester	=	**10.5**	
	2.	Number of Digesters	=	**4**	
	3.	Total Digester Volume	=	26,208	cu. ft
	3.	Actual Digester Storage Capacity	=	44	days
	3.	Digester Volume check	=	OK	

C. Digester Air

	1.	Air Required (Digester Volume x 20scfm/1000cf)	=	524	scfm

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

VI. AIRFLOW CALCULATIONS

A. Aeration Air Requirements TCEQ 217.155 (b) (2) (c)

1.	Total Influent BOD_5	=	626	lb/day
2.	Total Influent NH3-N	=	156	lb/day
3.	BOD5 Removal	=	626	lb/day
4.	Nh3-N Removal	=	156	lb/day
5.	Oxygen Required for Carbonaceous Demand TCEQ 217.155 (a) (3)	=	**1.2**	lbs O_2/lb BOD_5
6.	Oxygen Required for Carbonaceous Demand TCEQ 217.155 (a) (3)	=	**4.3**	lbs O_2/lb NH3-N
7.	Oxygen Required per Pound of BOD	=	2.3	
8.	Depth of Submergence of Diffusers	=	**9.00**	ft
9.	Diffuser Type (Coarse or Fine)	=	**Fine**	
10.	Clean Water Transfer Efficiency of Fine Bubble Diffuser	=	**1.50%**	per ft of submergence
11.	Clean Water Transfer Efficiency @ Stated Depth	=	18.0%	
12.	Wastewater Transfer Efficiency Coeficient for Fine Bubble Diffusers	=	0.45	
13.	Wastewater Transfer Efficiency	=	8.1%	
14.	Manufacturer Proposed SOTE	=	30.0%	
15.	Maximum Clean Water Transfer Efficiency TCEQ 217.155 (b) (2) (A) (iii)	=	26.0%	
16.	Check if Over Regulated Maximum	=	OK	
17.	Density of Air @ 20 Deg C	=	**0.075**	
18.	Ratio of Oxygen to Air	=	**0.230**	
19.	Diffuser Submergence Correction Factor	=	**1.690**	
20.	Minimum Air Required for Mixing	=	224.640	scfm
21.	Air Required for Treatment	=	1,195	
22.	Manufacturer Proposed Air Required for Treatment	=	424	scfm

B. Airlifts ****(Flowrates Must Be Verified Depending on Size, Submergence, etc.)****

1.	Return Scum			
	Scum Pump (1)	=	**20**	scfm
	RAS (1)	=	**20**	scfm
	WAS (1)	=	**20**	scfm
	Transfer (1)	=	**20**	scfm
2.	Total Airlifts Air Requirement	**=**	**80**	**scfm**

C.	**Total Air Required**	**=**	**1,843**	**scfm**
D.	**150% of Design Flow TCEQ 217.155 (b)(5)(c)(iii) for Air Piping**	=	2,765	scfm
E.	**Proposed Number of Blowers**	=	**3**	# of blowers
F	**Invdividual Blower Capacity @ Design Pressure/Largest Out of Service**	**=**	**922**	**scfm**
G.	**Proposed Maximum Air Loss in Air Piping (Calculated Separately)**	**=**	**1**	**psig**
H	**Design Pressure of Blower**	=	**4.9**	**psig**

VII. CHLORINE DOSAGE CALCULATIONS

A. Chlorine Dosage Rate TCEQ 217.272 (b)

	Chlorine Dosage Rate TCEQ 217.272 (b)	=	**8.0**	mg/l
1.	Calculated Chlorine Dosage Rate @ Design Flow Eq. K.1 TCEQ 217.272 (a)	=	17	lbs/day
2.	Calculated Chlorine Dosage Rate @ Peak Flow Eq. K.1 TCEQ 217.272 (a)	=	67	lbs/day
3.	System Set-up (Vacuum or Manifold)	=	Vacuum	
4.	Minimum Ambient TemperatureTCEQ 217.275 (a) (1)	=	**55**	Degrees F
5.	Max Withdrawal Rate for One 150-lb Cylinder TCEQ 217.274 (a) (1)	=	55	lbs/day
6.	Max Withdrawal Rate for One Ton Cylinder TCEQ 217.274 (a) (1)	=	440	lbs/day
7.	Required Number of 150-lb Cylinders Eq. K.3 TCEQ 217.273 (b)	=	2	# of cylinders
8.	Required Number of One Ton Cylinders Eq. K.3 TCEQ 217.273 (b)	=	1	# of cylinders
9.	Method of Chlorine Storage ("ton" or "150's")	=	**150-lb**	
10.	Peak Withdrawal Rate	=	110	lbs/day

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

WWTP PROCESS SIZING CALCULATIONS

PHASE III: 0.500 MGD

9/6/24

I. DESIGN PARAMETERS

A. Influent Composition

1.	Influent BOD	=	**300**	mg/l
2.	Influent TSS	=	**300**	mg/l
3.	Influent NH3-N	=	**75**	mg/l

B. Hydraulic Considerations

1.	Design Flow after Expansion	=	**0.50**	MGD
2.	No. 1 Unit Change		347	gpm
3.	Hydraulic Peaking Factor for Design	=	**4.00**	Q
4.	Peak Hydraulic Flow	=	2.00	MGD
5.	No. 4 Unit Change		1,389	gpm

C. Influent Composition Mass Loading (based on Raw & Post Primary Split

1.	Mass BOD Loading	=	1,251	lb/day
2.	Mass TSS Loading	=	1,251	lb/day
3.	Mass NH3-N Loading	=	313	lb/day

D. Effluent Composition

1.	Effluent BOD	=	**0**	mg/l
2.	Effluent TSS	=	**0**	mg/l
3.	Effluent NH3-N	=	**0**	mg/l
4.	Effluent TKN	=	**0**	mg/l
5.	Phosphorous	=	**0**	mg/l

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

II. ACTIVATED SLUDGE

A. Aeration Influent Composition

1.	Total Design Flow	=	0.50	MGD
2.	Total Influent BOD	=	1,251	lb/day
3.	Total Influent TSS	=	1,251	lb/day
4.	Total Influent NH3-N	=	313	lb/day

B. TCEQ Organic Loading Criteria

1.	Organic Loading (TCEQ 217.154)	=	**35**	lb BOD/1000 cu ft
2.	Organic Loading to Aeration	=	1,251	lb/day
3.	Aeration Basin Volume Required	=	**35,743**	cu. ft

C. Minimum Aeration Volume

1.	Min Aeration Volume Based on controlling criteria	=	**35,743**	cu. ft
2.	Equivalent Loading based on Min Volume	=	35.0	lb BOD/1000 cu ft

Solids Balance Method

1. (delta X/delta t) = Excess Sludge Produced per Day

= Xi1 + Xi2 + aSo + a*N - bXv - Xe

=

250.2 lbs/day + 400.32 lbs/day + (0.6 lb VSS produced / lb BOD applied)(1251 lbs/day) + (0.12 lb/VSS produced / lb NH3-N applied)(312.75 lbs/day) - (0.06 lb VSS destroyed / lb MLSS-day)(6652.8 lbs) + 0 lbs/day

= 1039 lb/day

Where:

		% of Fixed Influent TSS to Aeration Basin	=	20%	of TSS
		(Total Influent TSS to Aeration Basin)	=	1,251	lbs/day
Xi1	=	Fixed Influent TSS to Aeration Basin	=	250	lbs/day
		% of Non-biodegradable Influent VSS	=	40%	of VSS
		(Volatile Influent TSS to Aeration Basin)	=	1,001	lbs/day
Xi2	=	Non-biodegradable Influent VSS	=	400	lbs/day
a	=	Synthesis Coefficient	=	0.60	lb VSS produced / lb BOD applied
So	=	Influent BOD5	=	1,251	lbs/day
a*	=	Nitrifier Synthesis Coefficient	=	0.12	lb/ VSS produced / lb NH3-N app
N	=	Influent NH3-N	=	313	lbs/day
b	=	Endogenous Coefficient	=	0.06	lb VSS destroyed / lb MLSS-day
Xv	=	MLVSS in Aeration Basin	=	6,653	lbs
Xe	=	Effluent TSS (based on effluent 5 mg/L)	=	0.0	lbs/day

Find MLSS in Aeration Basin for WWTP

Ratio of Volatile to Total Suspended Solids	=	0.8	MLVSS / MLSS
Design MLSS Concentration	=	3,000.0	mg/L
Estimated MLVSS Concentration	=	2,400.0	mg/L
Design Solid Retention Time (SRT)	=	8.0	days
MLSS in Aeration Basin	=	8,316	lbs
MLVSS in Aeraton Basin	=	6,653	lbs
Verify MLSS Assumption (SRT x delta X/delta T)	=	8,316	lbs

Fixed Influent TSS to Aeration Basin	=	250	lbs/day
Nonbiodegradable Influent VSS	=	400	lbs/day
Growth Due to Synthesis	=	750.6	lbs/day
Growth Due to Nitrifiers	=	38	lbs/day
Endogenous Destruction	=	399	lbs/day

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

	Effluent TSS	=	0	lbs/day
	Excess Sludge Produced per Day	=	1,039	lbs/day
	Design F:M Ratio	=	0.15	lb BOD / lb SS
	Maximum BOD5 Loading Rate	=	28.15	lbs BOD5 / 1000 cu. Ft.
	Required Aeration Basin Volume	=	44,435.0	cu. Ft.
	Hydraulic Retention Time	=	16.0	hours
2.	Required Aeration Basin Volume per Solids Balance Method			
	*8316 lbs / (8.34 x 3000 mg/L)*10^6/7.48*	=	44,435.0	cu. Ft.

D. Number of Aeration Basin Trains

1.	Number of Basins	=	**2.0**	# trains
2.	Design per Flow Basin	=	0.250	MGD

E. Aeration Basin Sizing Calculations

1.	Minimum Total Volume Required	=	44,435	cu. ft
2.	Assumed Side Water Depth of Aeration Basin	=	**16.00**	ft.
3.	Minimum Total Surface Area Required	=	2,777	sq. ft
4.	Minimum Total Surface Area Required per Train	=	1,389	sq. ft

F. Proposed Aeration Basin Configuration

1.	Proposed Basin Dimensions			
	a. Width	=	**30.0**	ft.
	b. Length	=	**50.0**	ft.
	c. Proposed Length to Width Ratio	=	1.67	
2.	Number of Aeration Basin Trains (from above)	=	2	# trains
3.	Total Volume of Proposed Basins	=	48,000	cu. ft
4.	Actual Aeration Basin Loading	=	26	lb BOD5 / 1000 cu. Ft.
5.	Actual Hydraulic Retention Time	=	17	hours
6.	Actual F:M Ratio	=	0.14	lb BOD / lb SS
7.	Check of Proposed Total Basin Volume	=	***OK***	

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

III. SECONDARY/FINAL CLARIFICATION

A.	**Number of Secondary/Final Clarifiers**	=	**2**		
	1. Total Flow to Clarifiers	=	0.50	MGD	
B.	**Surface Area Design (TCEQ 217.154(c)(1))**				
	1. Maximum Surface Loading @ Peak Flow	=	**1,200**	gpd/sq. ft	
	2. Surface Area Required @ Peak Flow per Clarifier	=	833	sq. ft	
C.	**Hydraulic Detention Time Design (TCEQ 217.154(c))**				
	1. Minimum Effective Detention Time @ Peak Flow	=	**1.80**	Hours	
	2. Volume Required @ Peak Flow per Clarifier	=	10,027	cu. Ft.	
	3. Surface Area Required @ Peak Flow (From Above) per Clarifier		833	sq. ft.	
D.	**Effluent Weir Design (TCEQ 217.152(c)(4-5))**				
	1. Weir loading for plants 1.0 MGD or less	=	**20,000**	gpd/ft	
	2. Weir loading for plants over 1.0 MGD	=	**30,000**	gpd/ft	
	3. Controlling Criteria	=	20,000	gpd/ft	
	4. Total Length of Weir Required @ Peak Flow per Clarifier	=	50.0	ft	
E.	**Clarifer Basin Check**				
	1. Number of Clarifiers	=	**2**	# clarifiers	
	2. Minimum Surface Area (From Above) per Clarifier	=	833	sq. ft.	
	3. Minimums Volume Time (From Above) per Clarifier	=	10,027	cu. Ft.	
	4. Minimum Weir Total Length (From Above) per Clarifier	=	50.0	ft	
	5. Clarifier Size (Circular)	=	**34**	ft	
	6. Surface Area Per Clarifier (Circular)	=	908	sq. ft.	
	7. Total Surface Area	=	1,816	sq. ft.	
	8. Surface Area Check	=	***OK***		
	9. Effective Side Water Depth	=	**12.00**	ft.	
	10. Total Clarifer Volume	=	21,789	cu. Ft.	
	11. Total Clarifer Hydraulic Detention Time (Using Prop. Surface Area)	=	2.0	Hours	
	12. Hydraulic Detention Time Check	=	***OK***		
	13. Design Weir Width - Width of Launder Trough	=	**1.0**	ft	
	14. Distance From Outer Concrete Wall	=	**1.0**	ft	
	15. Thickness of Each Launder Trough Walls	=	**0.00**	ft	
	16. Subsequent Outer Diameter of Effluent Weir	=	32.0	ft	
	17. Weir Length per Clarifier	=	100.5	ft	
	18. Weir Loading @ Peak Flow per Clarifier	=	9,947	gpd/ft	
	19. Weir Length (Loading Rate) per Clarifier Check	=	***OK***		
F.	**Return Activated Sludge Flow Rates**				
	1. Lower Limit Underflow Rate (TCEQ 217.152)	=	**200**	gpd/sq ft	
	2. Minimum Total RAS Flow Rate	=	252	gpm	
	3. Upper Limit Underflow Rate (TCEQ 217.152)	=	**400**	gpd/sq ft	
	4. Maximum Total RAS Flow Rate	=	504	gpm	

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

IV. DISINFECTION/ CHLORINE CONTACT BASIN

A.	1.	Minimum Effective Detention Time @ Peak Flow Ch. 217.281(b)(1)	=	**20**	minutes
	2.	Required Volume @ Peak Flow	=	27,778	Gallons
	3.	Unit Change	=	3,714	cu. Ft.
	4.	Proposed Basin Dimensions			
		Number of Proposed Basins	=	**2**	
		Length of Each Basin	=	**95**	
		Width of Each Basin	=	**2.0**	
		Side Water Depth of Each Basin	=	**10**	
	4.	Total Volume of Proposed Basin	=	**3,800**	cu. Ft
	5.	Check of Proposed Total Basin Volume	=	***OK***	mins
	6.	Hydraulic Detetion Time at Design Flow	=	81.9	mins
	7.	Hydraulic Detetion Time at Peak Flow	=	20.5	mins
	8.	CHECK	=	***OK***	

B. Chlorine Contact Basin Air

	1.	Air Required (CCB Volume * 20 SCFM/1000 CF)	=	**76.0**	scfm

V. SOLIDS HANDLING

A. Digester Sizing

	1.	Percent Biodegradeable Volitile Solids in WAS, %	=	**70%**	
	2.	Percent Destruction, %	=	**30%**	
	3.	Digested Solids Production, lbs/day	=	988	lbs/day
	4.	Solids from Clarifier	=	1,251	lbs/day
	5.	Average Solids	=	1,120	lbs/day
	6.	Assumed Dig. Conc., mg/l	=	**15,000**	mg/L
	7.	Req'd. Retention Time, days (TCEQ 217.249 (t)(4)(b))	=	**28**	days
	8.	Req'd. Volume, cf	=	33,503	cu. ft
	9.	Volume to Loading Ratio. cf/lb BOD/day	=	26.8	cf/lb BOD/day

B. Digester Design

	1.	Proposed Digester Dimensions			
		Width of Each Digester	=	**25**	
		Length of Each Digester	=	**50**	
		Side Water Depth of Each Digester	=	**16.0**	
	2.	Number of Digesters	=	**2**	
	3.	Total Digester Volume	=	40,000	cu. ft
	3.	Actual Digester Storage Capacity	=	33	days
	3.	Digester Volume check	=	OK	

C. Digester Air

	1.	Air Required (Digester Volume x 20scfm/1000cf)	=	800	scfm

DESIGN CALCULATIONS

Old Hockley

WASTEWATER TREATMENT PLANT

VI. AIRFLOW CALCULATIONS

A. Aeration Air Requirements TCEQ 217.155 (b) (2) (c)

1.	Total Influent BOD_5	=	1,251	lb/day
2.	Total Influent NH3-N	=	313	lb/day
3.	BOD5 Removal	=	1,251	lb/day
4.	Nh3-N Removal	=	313	lb/day
5.	Oxygen Required for Carbonaceous Demand TCEQ 217.155 (a) (3)	=	**1.2**	lbs O_2/lb BOD_5
6.	Oxygen Required for Carbonaceous Demand TCEQ 217.155 (a) (3)	=	**4.3**	lbs O_2/lb NH3-N
7.	Oxygen Required per Pound of BOD	=	2.3	
8.	Depth of Submergence of Diffusers	=	**14.50**	ft
9.	Diffuser Type (Coarse or Fine)	=	**Fine**	
10.	Clean Water Transfer Efficiency of Fine Bubble Diffuser	=	**1.50%**	per ft of submergence
11.	Clean Water Transfer Efficiency @ Stated Depth	=	18.0%	
12.	Wastewater Transfer Efficiency Coeficient for Fine Bubble Diffusers	=	0.45	
13.	Wastewater Transfer Efficiency	=	8.1%	
14.	Manufacturer Proposed SOTE	=	30.0%	
15.	Maximum Clean Water Transfer Efficiency TCEQ 217.155 (b) (2) (A) (iii)	=	26.0%	
16.	Check if Over Regulated Maximum	=	OK	
17.	Density of Air @ 20 Deg C	=	**0.075**	
18.	Ratio of Oxygen to Air	=	**0.230**	
19.	Diffuser Submergence Correction Factor	=	**0.925**	
20.	Minimum Air Required for Mixing	=	360.000	scfm
21.	Air Required for Treatment	=	1,308	
22.	Manufacturer Proposed Air Required for Treatment	=	849	scfm

B. Airlifts ****(Flowrates Must Be Verified Depending on Size, Submergence, etc.)****

1.	Return Scum			
	Scum Pump (1)	=	**20**	scfm
	RAS (1)	=	**20**	scfm
	WAS (1)	=	**20**	scfm
	Transfer (1)	=	**20**	scfm
2.	Total Airlifts Air Requirement	**=**	**80**	**scfm**

C.	**Total Air Required**	**=**	**2,264**	**scfm**
D.	**150% of Design Flow TCEQ 217.155 (b)(5)(c)(iii) for Air Piping**	=	3,397	scfm
E.	**Proposed Number of Blowers**	=	**3**	# of blowers
F	**Invdividual Blower Capacity @ Design Pressure/Largest Out of Service**	**=**	**1,132**	**scfm**
G.	**Proposed Maximum Air Loss in Air Piping (Calculated Separately)**	**=**	**1**	**psig**
H	**Design Pressure of Blower**	=	**7.3**	**psig**

VII. CHLORINE DOSAGE CALCULATIONS

A. Chlorine Dosage Rate TCEQ 217.272 (b)

	Chlorine Dosage Rate TCEQ 217.272 (b)	=	**8.0**	mg/l
1.	Calculated Chlorine Dosage Rate @ Design Flow Eq. K.1 TCEQ 217.272 (a)	=	33	lbs/day
2.	Calculated Chlorine Dosage Rate @ Peak Flow Eq. K.1 TCEQ 217.272 (a)	=	133	lbs/day
3.	System Set-up (Vacuum or Manifold)	=	Vacuum	
4.	Minimum Ambient TemperatureTCEQ 217.275 (a) (1)	=	**55**	Degrees F
5.	Max Withdrawal Rate for One 150-lb Cylinder TCEQ 217.274 (a) (1)	=	55	lbs/day
6.	Max Withdrawal Rate for One Ton Cylinder TCEQ 217.274 (a) (1)	=	440	lbs/day
7.	Required Number of 150-lb Cylinders Eq. K.3 TCEQ 217.273 (b)	=	3	# of cylinders
8.	Required Number of One Ton Cylinders Eq. K.3 TCEQ 217.273 (b)	=	1	# of cylinders
9.	Method of Chlorine Storage ("ton" or "150's")	=	**150-lb**	
10.	Peak Withdrawal Rate	=	165	lbs/day

Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 18

SOLIDS MANAGEMENT PLAN

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802

SLUDGE MANAGEMENT PLAN
OLD HOCKLEY

Proposed Phase I – 0.500 MGD

1. Type of Treatment Process

AERATION BASINS

The proposed facility is a 0.500 million gallons per day (MGD) conventional activated sludge process utilizing an aeration basin. The following table shows the process design and sludge generation calculations for the design flow of this facility.

BOD = 300 mg/l x 8.34 lbs/gal x 0.500 MGD = 1,252 lbs BOD per Day

2. Dimensions and Capacities

AEROBIC DIGESTER

The treatment facility has two solids holding tank with maximum total volume of 28,800 cubic feet. The tanks are 30-feet W by 60-feet L with 16-foot side water depth.

The total Digester capacity of 28,800 cubic feet is greater than the required digester capacity based on 20 cubic feet per lb. of BOD times 1,252 lbs of BOD loading for the 0.500 MGD WWTP.

3. Sludge Generation Calculations

Sludge generation calculations showing the amount of solids generated at 100%, 75%, 50% and 25% of design flow are included in the following tables. These represent the solids that must be wasted from the activated sludge process and that must be stabilized in the aerobic digester.

Solids @ 100% Qavg lb/day	Solids @ 75% Qavg lb/day	Solids @ 50% Qavg lb/day	Solids @ 25% Qavg lb/day
1,252	940	628	312

4. Operating Range of Mixed Liquor Suspended Solids

It is anticipated that the MLSS for all phases will be approximately 2,400 mg/l on the average. The range for MLSS is anticipated to be between 2,000 and 4,000 mg/l during various stages of loading.

5. Solids Removal Procedures

Conventional Aerated Mixed Liquor WWTP
The removal of waste activated sludge from the proposed conventional aerated mixed liquor activated sludge WWTP is achieved by wasting sludge from the clarifier and transferred by airlift pump to the aerobic digester. Additional thickening of sludge prior to transfer to the digester by periodically, (two or three times per week) having the air supply and mixing in the aerobic digester shut off allowing solids to settle to the bottom of the digester. The supernatant liquor is decanted by an adjustable decant airlift pump located in each digester and is returned to influent grinder pump station via the plant drain system. After sufficient digestion, sludge is hauled in liquid form by a licensed transporter. The liquid sludge is transported to registered site.

6. Quantity of Solids to be Removed and Solids Removal Schedule

The quantity of solids to be removed at various plant loadings are presented in the following table. The quantities shown in the tabulation are monthly quantities based upon the influent BOD of 300 mg/l and TSS of 300 mg/l. If the strength of the influent wastewater varies significantly, solids removal quantities will be different.

PHASE III	@100% Flow Capacity		@75% Flow Capacity		@50% Flow Capacity		@25% Flow Capacity	
0.500 MGD	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day
	2.5	12,500	2.5	9,376	2.5	6,252	2.5	3,128

Sludge Age
The sludge age based on having 28,800 cubic feet (215,438 gallons) of total digester capacity, 2.5% solids and the above generated sludge volume is 17 days for 100% flow capacity, 23 days for 75% capacity, 34 days for 50% capacity and 68 days for 25% capacity.

7. Identification of Disposal Site

The disposal of sludge from the WWTP will be contracted to a sludge management and disposal contractor for either further treatment or disposal. The sludge will be hauled to either to treatment facility permitted to handle sludge or a registered land fill or a land application site. Solids documentation will be assured by measuring the volume of each sludge withdrawal and measuring the sludge solids concentrations. All required data will be included in the annual sludge report to the TCEQ.

SLUDGE MANAGEMENT PLAN
OLD HOCKLEY

Proposed Phase I – 0.125 MGD

1. Type of Treatment Process

AERATION BASINS

The proposed facility is a 0.125 million gallons per day (MGD) conventional activated sludge process utilizing an aeration basin. The following table shows the process design and sludge generation calculations for the design flow of this facility.

BOD = 300 mg/l x 8.34 lbs/gal x 0.125 MGD = 313 lbs BOD per Day

2. Dimensions and Capacities

AEROBIC DIGESTER

The treatment facility has a two solids holding tank with maximum total volume of 13,104 cubic feet. The tanks are 12-feet W by 52-feet L with 10.5 foot side water depth.

The total Digester capacity of 13,104 cubic feet is greater than the required digester capacity based on 20 cubic feet per lb. of BOD times 313 lbs of BOD loading for the 0.125 MGD WWTP.

3. Sludge Generation Calculations

Sludge generation calculations showing the amount of solids generated at 100%, 75%, 50% and 25% of design flow are included in the following tables. These represent the solids that must be wasted from the activated sludge process and that must be stabilized in the aerobic digester.

Solids @ 100% Qavg lb/day	Solids @ 75% Qavg lb/day	Solids @ 50% Qavg lb/day	Solids @ 25% Qavg lb/day
313	235	157	78

4. Operating Range of Mixed Liquor Suspended Solids

It is anticipated that the MLSS for all phases will be approximately 2,400 mg/l on the average. The range for MLSS is anticipated to be between 2,000 and 4,000 mg/l during various stages of loading.

5. Solids Removal Procedures

Conventional Aerated Mixed Liquor WWTP
The removal of waste activated sludge from the proposed conventional aerated mixed liquor activated sludge WWTP is achieved by wasting sludge from the clarifier and transferred by airlift pump to the aerobic digester. Additional thickening of sludge prior to transfer to the digester by periodically, (two or three times per week) having the air supply and mixing in the aerobic digester shut off allowing solids to settle to the bottom of the digester. The supernatant liquor is decanted by an adjustable decant airlift pump located in each digester and is returned to influent grinder pump station via the plant drain system. After sufficient digestion, sludge is hauled in liquid form by a licensed transporter. The liquid sludge is transported to registered site.

6. Quantity of Solids to be Removed and Solids Removal Schedule

The quantity of solids to be removed at various plant loadings are presented in the following table. The quantities shown in the tabulation are monthly quantities based upon the influent BOD of 300 mg/l and TSS of 300 mg/l. If the strength of the influent wastewater varies significantly, solids removal quantities will be different.

PHASE I	@100% Flow Capacity		@75% Flow Capacity		@50% Flow Capacity		@25% Flow Capacity	
0.125 MGD	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day
	2.5	3,125	2.5	2,344	2.5	1,563	2.5	782

Sludge Age
The sludge age based on having 13,104 cubic feet (98,200 gallons) of total digester capacity, 2.5% solids and the above generated sludge volume is 31 days for 100% flow capacity, 41 days for 75% capacity, 62 days for 50% capacity and 125 days for 25% capacity.

7. Identification of Disposal Site

The disposal of sludge from the WWTP will be contracted to a sludge management and disposal contractor for either further treatment or disposal. The sludge will be hauled to either to treatment facility permitted to handle sludge or a registered land fill or a land application site. Solids documentation will be assured by measuring the volume of each sludge withdrawal and measuring the sludge solids concentrations. All required data will be included in the annual sludge report to the TCEQ.

SLUDGE MANAGEMENT PLAN
OLD HOCKLEY

Proposed Phase I – 0.250 MGD

1. Type of Treatment Process

AERATION BASINS

The proposed facility is a 0.250 million gallons per day (MGD) conventional activated sludge process utilizing an aeration basin. The following table shows the process design and sludge generation calculations for the design flow of this facility.

BOD = 300 mg/l x 8.34 lbs/gal x 0.250 MGD = 626 lbs BOD per Day

2. Dimensions and Capacities

AEROBIC DIGESTER

The treatment facility has two solids holding tank with maximum total volume of 26,208 cubic feet. The tanks are 12-feet W by 52-feet L with 10.5 foot side water depth.

The total Digester capacity of 26,208 cubic feet is greater than the required digester capacity based on 20 cubic feet per lb. of BOD times 626 lbs of BOD loading for the 0.250 MGD WWTP.

3. Sludge Generation Calculations

Sludge generation calculations showing the amount of solids generated at 100%, 75%, 50% and 25% of design flow are included in the following tables. These represent the solids that must be wasted from the activated sludge process and that must be stabilized in the aerobic digester.

Solids @ 100% Qavg lb/day	Solids @ 75% Qavg lb/day	Solids @ 50% Qavg lb/day	Solids @ 25% Qavg lb/day
626	470	314	156

4. Operating Range of Mixed Liquor Suspended Solids

It is anticipated that the MLSS for all phases will be approximately 2,400 mg/l on the average. The range for MLSS is anticipated to be between 2,000 and 4,000 mg/l during various stages of loading.

5. Solids Removal Procedures

Conventional Aerated Mixed Liquor WWTP
The removal of waste activated sludge from the proposed conventional aerated mixed liquor activated sludge WWTP is achieved by wasting sludge from the clarifier and transferred by airlift pump to the aerobic digester. Additional thickening of sludge prior to transfer to the digester by periodically, (two or three times per week) having the air supply and mixing in the aerobic digester shut off allowing solids to settle to the bottom of the digester. The supernatant liquor is decanted by an adjustable decant airlift pump located in each digester and is returned to influent grinder pump station via the plant drain system. After sufficient digestion, sludge is hauled in liquid form by a licensed transporter. The liquid sludge is transported to registered site.

6. Quantity of Solids to be Removed and Solids Removal Schedule

The quantity of solids to be removed at various plant loadings are presented in the following table. The quantities shown in the tabulation are monthly quantities based upon the influent BOD of 300 mg/l and TSS of 300 mg/l. If the strength of the influent wastewater varies significantly, solids removal quantities will be different.

PHASE II	@100% Flow Capacity		@75% Flow Capacity		@50% Flow Capacity		@25% Flow Capacity	
0.250 MGD	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day
	2.5	6,250	2.5	4,688	2.5	3,126	2.5	1,564

Sludge Age
The sludge age based on having 26,208 cubic feet (196,049 gallons) of total digester capacity, 2.5% solids and the above generated sludge volume is 31 days for 100% flow capacity, 41 days for 75% capacity, 62 days for 50% capacity and 125 days for 25% capacity.

7. Identification of Disposal Site

The disposal of sludge from the WWTP will be contracted to a sludge management and disposal contractor for either further treatment or disposal. The sludge will be hauled to either to treatment facility permitted to handle sludge or a registered land fill or a land application site. Solids documentation will be assured by measuring the volume of each sludge withdrawal and measuring the sludge solids concentrations. All required data will be included in the annual sludge report to the TCEQ.

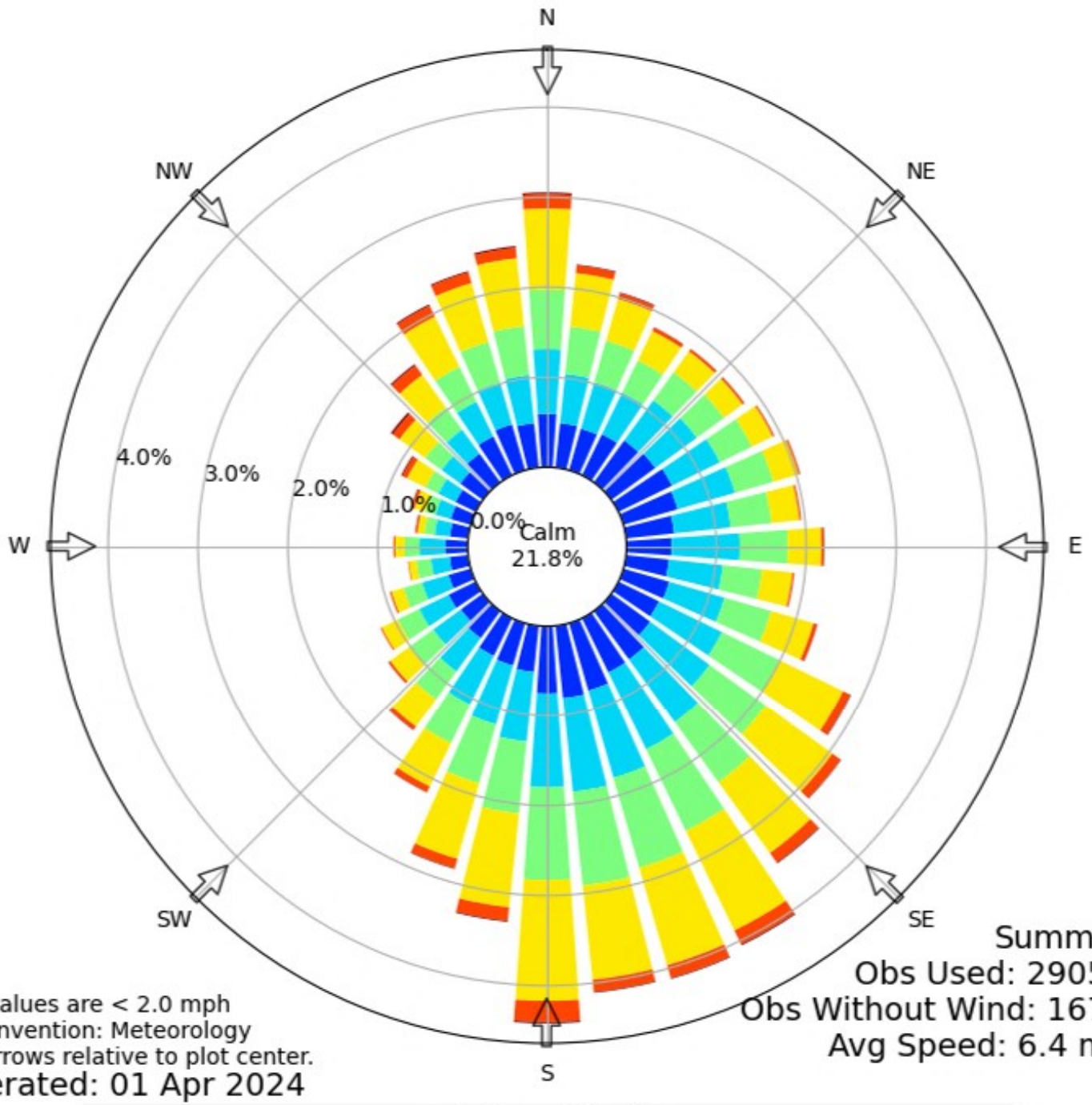
Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 19

WIND ROSE

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802

Windrose Plot for [DWH] HOUSTON/D.W. HOOKS
Obs Between: 16 Sep 1986 10:00 AM - 01 Apr 2024 03:53 AM America/Chicago



Summary
Obs Used: 290565
Obs Without Wind: 16708
Avg Speed: 6.4 mph

Calm values are < 2.0 mph
Bar Convention: Meteorology
Flow arrows relative to plot center.
Generated: 01 Apr 2024

Wind Speed [mph]
2 - 4.9 | 5 - 6.9 | 7 - 9.9 | 10 - 14.9 | 15 - 19.9 | 20+

Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 20

CORE DATA FORM

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

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

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

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

Pelagic Property Group, 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)*
761003	32061677343	82-0796082	

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

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

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

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

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

15. Mailing Address:	8900 Research Park Dr., #1823						
	City	The Woodlands	**State**	TX	**ZIP**	77381	**ZIP + 4**

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	dward@dwardpartners.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(713) 494-8021		( ) -

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.)*

Pelagic Property WWTP

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

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

25. Description to Physical Location:	From the intersection of FM 1774 and FM 1488 in Montgomery Co, head southwest on FM 1488, turn south on Old Hockley Rd, turn west on TBD Road, turn north on TBD Road and follow around to east then north to WWTP location.				
26. Nearest City			**State**	**Nearest ZIP Code**	
Magnolia			TX	77355	

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:	30.191445		**28. Longitude (W) In Decimal:**	-95.766213	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	11	29.2	95	45	58.4

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)
4952		221320	

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

Serves to treat wastewater

34. Mailing Address:	**8900 Research Park Dr., #1823**							
	City	The Woodlands	**State**	TX	**ZIP**	77381	**ZIP + 4**	
35. E-Mail Address:	**dward@dwardpartners.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(713 **)** 494-8021		( ) -

☐ 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:	Eric Williams, PE	41. Title:	Project Manager

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
( ) 713-942-2700		( ) -	elw@as-engineers.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:	PELAGIC PROPERTY GROUP LLC	Job Title:	PRESIDENT.
Name *(In Print)*:	DARREN WARD	Phone:	7134948024
Signature:		Date:	7/18/24

Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 21

PLAIN LANGUAGE SUMMARY

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

PLAIN LANGUAGE SUMMARY FOR TPDES OR TLAP PERMIT APPLICATIONS

Plain Language Summary Template and Instructions for Texas Pollutant Discharge Elimination System (TPDES) and Texas Land Application (TLAP) Permit Applications

Applicants should use this template to develop a plain language summary as required by Title 30, Texas Administrative Code (30 TAC), Chapter 39, Subchapter H. Applicants may modify the template as necessary to accurately describe their facility as long as the summary includes the following information: (1) the function of the proposed plant or facility; (2) the expected output of the proposed plant or facility; (3) the expected pollutants that may be emitted or discharged by the proposed plant or facility; and (4) how the applicant will control those pollutants, so that the proposed plant will not have an adverse impact on human health or the environment.

Fill in the highlighted areas below to describe your facility and application in plain language. Instructions and examples are provided below. Make any other edits necessary to improve readability or grammar and to comply with the rule requirements.

If you are subject to the alternative language notice requirements in 30 TAC Section 39.426, **you must provide a translated copy of the completed plain language summary in the appropriate alternative language as part of your application package**. For your convenience, a Spanish template has been provided below.

ENGLISH TEMPLATE FOR TPDES or TLAP NEW/RENEWAL/AMENDMENT APPLICATIONS DOMESTIC WASTEWATER/STORMWATER

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.

Pelagic Property Group, LLC (CN TBD) proposes to operate Pelagic Property WWTP (RN TBD), a domestic wastewater treatment plant. The facility will be located at the proposed residential subdivision near Timber Ridge Drive, in Magnolia, Montgomery County, Texas 77355. Requesting to permit a WWTP to treat up to 0.500 MGD.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD5), total suspended solids (TSS), ammonia nitrogen (NH3-N). Domestic wastewater will be treated by a complete mix mode of activated sludge process, including screening, aeration, final clarification, and disinfection..

PLANTILLA EN ESPAÑOL PARA SOLICITUDES NUEVAS/RENOVACIONES/ENMIENDAS DE TPDES o TLAP

AGUAS RESIDUALES DOMESTICAS **/AGUAS PLUVIALES**

El siguiente resumen se proporciona para esta solicitud de permiso de calidad del agua pendiente que está siendo revisada por la Comisión de Calidad Ambiental de Texas según lo requerido por el Capítulo 39 del Código Administrativo de Texas 30. La información proporcionada en este resumen puede cambiar durante la revisión técnica de la solicitud y no es una representación ejecutiva fedérale de la solicitud de permiso.

Pelagic Property Group, LLC (CN TPD) propone operar Pelagic Property WWTP RN TBD, una planta de tratamiento de aguas residuales. La instalación estará ubicada en subdivision de residuals en Timber Ridge Drive, en Magnolia, Condado de Montgomery, Texas 77355. La solicitud es para la instalacion de WWTP por 0.500 MGD.

Se espera que las descargas de la instalación contengan bioquímica de oxígeno carbonoso (CBOD5), solidos suspendidos totales (TSS), nitrógeno amoniacal (NH3-N). Las aguas residuales domésticas. estará tratado por un modo de mezcla completa del proceso de lodos activados, que incluye cribado, balsas de aireación, clarificadores, digestores aerobios y desinfección.

Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 22

PUBLIC INVOLVEMENT PLAN

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802

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.

Section 3. Application Information

Type of Application (check all that apply):

Air ☐ Initial ☐ Federal ☐ Amendment ☐ Standard Permit ☐ Title V

Waste ☐ Municipal Solid Waste ☐ Industrial and Hazardous Waste ☐ Scrap Tire
☐ Radioactive Material Licensing ☐ Underground Injection Control

Water Quality

☒ Texas Pollutant Discharge Elimination System (TPDES)

- ☐ Texas Land Application Permit (TLAP)
- ☐ State Only Concentrated Animal Feeding Operation (CAFO)
- ☐ Water Treatment Plant Residuals Disposal Permit

☐ Class B Biosolids Land Application Permit

☐ Domestic Septage Land Application Registration

Water Rights New Permit

☐ New Appropriation of Water

☐ New or existing reservoir

Amendment to an Existing Water Right

☐ Add a New Appropriation of Water

☐ Add a New or Existing Reservoir

☐ Major Amendment that could affect other water rights or the environment

Section 4. Plain Language Summary

Provide a brief description of planned activities.

Pelagic Property Group, LLC (CN TBD) proposes to operate Pelagic Property WWTP (RN TBD), a domestic wastewater treatment plant. The facility will be located at the proposed residential subdivision near Timber Ridge Drive, in Magnolia, Montgomery County, Texas 77355. Requesting to permit a WWTP to treat up to 0.500 MGD.
Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD5), total suspended solids (TSS), ammonia nitrogen (NH3-N). Domestic wastewater will be treated by a complete mix mode of activated sludge process, including screening, aeration, final clarification, and disinfection..

Section 5. Community and Demographic Information

Community information can be found using EPA's EJ Screen, U.S. Census Bureau information, or generally available demographic tools.

Information gathered in this section can assist with the determination of whether alternative language notice is necessary. Please provide the following information.

Magnolia

(City)

Montgomery

(County)

6902.04

(Census Tract)

Please indicate which of these three is the level used for gathering the following information.

☐ City ☒ County ☒ Census Tract

(a) Percent of people over 25 years of age who at least graduated from high school

90.9%

(b) Per capita income for population near the specified location

$103,832 per household

(c) Percent of minority population and percent of population by race within the specified location

22.3% minority (non-white), 77.7% White, 2.8% Black or African American, 0.7% American Indian and Alaska Native, 1.4% Asian, 24.2% Hispanic or Latino, 13.2% One or more races, 4.2% some other race

(d) Percent of Linguistically Isolated Households by language within the specified location

0.8%, Spanish

(e) Languages commonly spoken in area by percentage

English 82.3%, Spanish 15.1%, Other Indo-European Languages 1.6%, Asian and Pacific Islander Languages 0.9%, Other Languages 0.2%

(f) Community and/or Stakeholder Groups

None

(g) Historic public interest or involvement

None

Section 6. Planned Public Outreach Activities

(a) Is this application subject to the public participation requirements of Title 30 Texas Administrative Code (30 TAC) Chapter 39?

☒ Yes ☐ No

(b) If yes, do you intend at this time to provide public outreach other than what is required by rule?

☐ Yes ☒ No

If Yes, please describe.

If you answered "yes" that this application is subject to 30 TAC Chapter 39, answering the remaining questions in Section 6 is not required.

(c) Will you provide notice of this application in alternative languages?

☒ Yes ☐ No

Please refer to Section 5. If more than 5% of the population potentially affected by your application is Limited English Proficient, then you are required to provide notice in the alternative language.

If yes, how will you provide notice in alternative languages?

☑ Publish in alternative language newspaper

☐ Posted on Commissioner's Integrated Database Website

☐ Mailed by TCEQ's Office of the Chief Clerk

☐ Other (specify)

(d) Is there an opportunity for some type of public meeting, including after notice?

☐ Yes ☒ No

(e) If a public meeting is held, will a translator be provided if requested?

☐ Yes ☒ No

(f) Hard copies of the application will be available at the following (check all that apply):

☑ TCEQ Regional Office ☑ TCEQ Central Office

☑ Public Place (specify) Malcolm Purvis Library

Section 7. Voluntary Submittal

For applicants voluntarily providing this Public Involvement Plan, who are not subject to formal public participation requirements.

Will you provide notice of this application, including notice in alternative languages?

☐ Yes ☐ No

What types of notice will be provided?

☐ Publish in alternative language newspaper

☐ Posted on Commissioner's Integrated Database Website

☐ Mailed by TCEQ's Office of the Chief Clerk

☐ Other (specify)

Domestic Wastewater Permit Renewal
Pelagic Property Group, LLC
TPDES Permit No. TBD
NPDES Permit No. TBD
A&S Project No. 725118

EXHIBIT 23

SPIF

10377 Stella Link Road, Houston, TX 77025
Ph: 713-942-2700 Fax: 713-942-2799
Texas Engineering Registration No. F-000802

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

SUPPLEMENTAL PERMIT INFORMATION FORM (SPIF)

FOR AGENCIES REVIEWING DOMESTIC OR INDUSTRIAL TPDES WASTEWATER PERMIT APPLICATIONS

TCEQ USE ONLY:

Application type: ____Renewal ____Major Amendment ____Minor Amendment ____New

County: _____ Segment Number: _____

Admin Complete Date: _____

Agency Receiving SPIF:

_____ Texas Historical Commission _____ U.S. Fish and Wildlife

_____ Texas Parks and Wildlife Department _____ U.S. Army Corps of Engineers

This form applies to TPDES permit applications only. (Instructions, Page 53)

Complete this form as a separate document. TCEQ will mail a copy to each agency as required by our agreement with EPA. If any of the items are not completely addressed or further information is needed, we will contact you to provide the information before issuing the permit. Address each item completely.

Do not refer to your response to any item in the permit application form. Provide each attachment for this form separately from the Administrative Report of the application. The application will not be declared administratively complete without this SPIF form being completed in its entirety including all attachments. Questions or comments concerning this form may be directed to the Water Quality Division's Application Review and Processing Team by email at WQ-ARPTeam@tceq.texas.gov or by phone at (512) 239-4671.

The following applies to all applications:

1. Permittee: Pelagic Property Group, LLC

   Permit No. WQ00 N/A EPA ID No. TX N/A

   Address of the project (or a location description that includes street/highway, city/vicinity, and county):

   From the intersection of FM 1774 and FM 1488 in Montgomery Co, head southwest on FM 1488, turn south on Old Hockley Rd, turn west on TBD Road, turn north on TBD Road and follow around to east then north to WWTP location.

Provide the name, address, phone and fax number of an individual that can be contacted to answer specific questions about the property.

Prefix (Mr., Ms., Miss): Mr.

First and Last Name: Louis Toumajian

Credential (P.E, P.G., Ph.D., etc.): E.I.T.

Title: Project Coordinator II

Mailing Address: 10377 Stella Link Road

City, State, Zip Code: Houston, TX 77025-5445

Phone No.: 713-942-2700 Ext.: Click here to enter text. Fax No.: Click here to enter text.

E-mail Address: lat@as-engineers.com

2. List the county in which the facility is located: Montgomery
3. If the property is publicly owned and the owner is different than the permittee/applicant, please list the owner of the property.

N/A

4. Provide a description of the effluent discharge route. The discharge route must follow the flow of effluent from the point of discharge to the nearest major watercourse (from the point of discharge to a classified segment as defined in 30 TAC Chapter 307). If known, please identify the classified segment number.

Discharge to detention pond (owned by WWTP owner) then outflow into Mink Branch then to Walnut Creek then to Spring Creek

5. Please provide a separate 7.5-minute USGS quadrangle map with the project boundaries plotted and a general location map showing the project area. Please highlight the discharge route from the point of discharge for a distance of one mile downstream. (This map is required in addition to the map in the administrative report).

Provide original photographs of any structures 50 years or older on the property.

Does your project involve any of the following? Check all that apply.

- ☒ Proposed access roads, utility lines, construction easements
- ☐ Visual effects that could damage or detract from a historic property's integrity
- ☐ Vibration effects during construction or as a result of project design
- ☐ Additional phases of development that are planned for the future
- ☐ Sealing caves, fractures, sinkholes, other karst features

☐ Disturbance of vegetation or wetlands

1. List proposed construction impact (surface acres to be impacted, depth of excavation, sealing of caves, or other karst features):

Normal grading and drainage work as well as clearing and grubbing.

2. Describe existing disturbances, vegetation, and land use:

Existing land is wooded and vegetated.

THE FOLLOWING ITEMS APPLY ONLY TO APPLICATIONS FOR NEW TPDES PERMITS AND MAJOR AMENDMENTS TO TPDES PERMITS

3. List construction dates of all buildings and structures on the property:

Projected construction dates of Summer 2026

4. Provide a brief history of the property, and name of the architect/builder, if known.

The property is currently vacant, to be developed into single family residence development