

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



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

TCEQ

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 <u>Title 30. Texas Administrative Code (30 TAC)</u>. 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 Enter 'INDUSTRIAL' or 'DOMESTIC' here 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.

Treaty Oak Developers LLC (CN606183200) proposes to operate the Lonestar Livin' Wastewater Treatment Plant (RN112101308), an activated sludge process with nitrification operated in the complete mix mode. The facility will be located at approximately 2,725 feet south southeast of the intersection of Nicholson Road and FM 149 Road, in Montgomery, Montgomery County, Texas 77316. This application for a new application to discharge a daily average flow of 30,000 gallons per day of treated domestic wastewater.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD₅), total suspended solids (TSS), ammonia nitrogen (NH₃-N), and *Escherichia coli*. Additional potential pollutants are included in the Domestic Technical Report 1.0, Section 7. Pollutant Analysis of Treated Effluent in the permit application package. Domestic wastewater will be treated by an activated sludge process plant and the treatment units will include a screening facility, aeration basin, final clarifier, sludge digester, and chlorine contact chamber.

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

AGUAS RESIDUALES Introduzca 'INDUSTRIALES' o 'DOMÉSTICAS' aquí /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.

Treaty Oak Developers LLC (CN606183200) propone operar la Planta de Tratamiento de Aguas Residuales de Lonestar Livin' (RN112101308, un proceso de lodos activados con nitrificación operado en el modo de mezcla completa. La instalación estará ubicada en aproximadamente 2,725 pies al sur sureste de la interseccion de Camino Nicholson y Camino FM 149, en Montgomery, Condado de Montgomery, Texas 77316. Esta solicitud es para una nueva aplicación para descargar a un flujo promedio diario de 30,000 galones por día de aguas residuales domésticas tratadas.

Se espera que las descargas de la instalación contengan demanda bioquímica de oxígeno carbonoso de cinco días (CBOD₅), solidos totalmente suspendidos (TSS), nitrógeno amoniacal (NHℯ-N), y Escherichia coli. Los contaminantes potenciales adicionales se incluyen en el Informe Técnico Domésticas 1.0, Seccion 7 Análisis de Contaminantes de Efluente Tratado en el paquete de solicitud de permisos.. Las aguas residuales domésticas. estará tratado por una planta de proceso de lodos activados y las unidades de tratamiento incluirán una pantalla de barras, balsa de aireación, clarificador finales, digestor de lodos, y cámara de contacto de cloro.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



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

PROPOSED PERMIT NO. WQ0016690001

APPLICATION. Treaty Oak Developers LLC, 1135 Grand Central Parkway, Suite 250, Conroe, Texas 77304, has applied to the Texas Commission on Environmental Quality (TCEQ) for proposed Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016690001 (EPA I.D. No. TX0147133) to authorize the discharge of treated wastewater at a volume not to exceed a daily average flow of 30,000 gallons per day. The domestic wastewater treatment facility will be located approximately 2,725 feet south-southeast of the intersection of Nicholson Road and Farm-to-Market Road 149, near the city of Montgomery, in Montgomery County, Texas 77316. The discharge route will be from the plant site to unnamed tributary of Spring Branch; thence to Spring Branch; thence to Landrum Creek; thence to Lake Creek. TCEQ received this application on December 16, 2024. The permit application will be available for viewing and copying at Charles B. Stewart-West Branch Library, Reference Desk, 202 Bessie Price Owens Drive, Montgomery, 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=-95.695772,30.327567&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 countywide 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 Treaty Oak Developers LLC at the address stated above or by calling Ms. Shelley Young, P.E., WaterEngineers, Inc., at 281-373-0500.

Issuance Date: January 21, 2025

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. WQoo16690001

SOLICITUD. Treaty Oak Developers LLC, 1135 Grand Central Parkway, Oficina 250, Conroe, Tejas 77304, ha solicitado a la Comisión de Calidad Ambiental del Estado de Texas (TCEQ) para el propuesto Permiso No. WQ0016690001 (EPA I.D. No. TX0147133) 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 30,000 galones por día. La planta está ubicada aproximadamente 2725 pies al sur-sureste de la interseccion de la Camino Nicholson y Camino Granja-al-Mercado 149, cerca de la Ciudad de Montgomery, en el Condado de Montgomery, Texas 77316. La ruta de descarga es del sitio de la planta a tributario sin nombre de Spring Branch; de ahí a Spring Branch; de ahí a Landrum Creek; de ahí a Lake Creek. La TCEQ recibió esta solicitud el 16 de diciembre de 2024. La solicitud para el permiso está disponible para leerla y copiarla en Biblioteca Charles B Stewart-Sucursal Oeste, escritorio de referencia, 202 Calle de Bessie Price Owens, Montgomery, en Condado de Montgomery, Tejas antes de la fecha de publicación de este aviso en el periódico. La aplicación, incluidas las actualizaciones y los avisos asociados, están disponibles electrónicamente en la siguiente pagina 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=-95.695772,30.327567&level=18

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 específico. 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 Treaty Oak Developers LLC a la dirección indicada arriba o llamando a Ms. Shelley Young, P.E., Water Engineers, Inc., al 281-373-0500.

Fecha de emisión 21 de enero de 2025

Abesha Michael

From: Shelley Young <syoung@waterengineers.com>

Sent: Saturday, December 21, 2024 4:30 PM

To: Abesha Michael

Subject: RE: Application for Proposed Permit No. WQ0016690001 - Notice of Deficiency Letter

Attachments: Labels.docx; Municipal Discharge New Spanish NORI.docx

Follow Up Flag: Follow up Flag Status: Flagged

Hi Abesha.

Please accept this email as response to your NOD letter dated December 19, 2024.

- 1. Oftentimes in LLC businesses, the officers are referred to as Members, Chris Wren is the Managing Member of Treaty Oak Developers LLC and is the most authorized person to sign the signature page.
- 2. Please find attached the labels Word document.
- 3. The portion of the NORI looks fine. Please find attached the Spanish version of the NORI.

Please let me know if you require anything additional.

Regards, Shelley

Shelley B. Young, P.E. WaterEngineers, Inc. 17230 Huffmeister Rd. Cypress, TX ~ 77429 tel: 281-373-0500

fax: 281-373-1113 www.waterengineers.com

The contents of this e-mail and any attachment(s) are confidential, and the property of WaterEngineers, Inc.

From: Abesha Michael <Abesha.Michael@tceq.texas.gov>

Sent: Thursday, December 19, 2024 5:27 PM **To:** Shelley Young <syoung@waterengineers.com>

Subject: Application for Proposed Permit No. WQ0016690001 - Notice of Deficiency Letter

Dear Ms. Young,

The attached Notice of Deficiency letter sent on December 19, 2024, requests additional information needed to declare the application administratively complete. Please send the complete response to my attention by January 2, 2025.

Thank you,



Abesha H. Michael
Applications Review & Processing Team
Water Quality Division Support Section
Water Quality Division, MC 148
PO Box 13087
Austin, Texas 78711
Phone: o: 512-239-4912; c: 346-802-8446
Email: abesha.michael@tceq.texas.gov

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

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. WQoo16690001

SOLICITUD. Treaty Oak Developers LLC, 1135 Grand Central Parkway, Oficina 250, Conroe, Tejas 77304, ha solicitado a la Comisión de Calidad Ambiental del Estado de Texas (TCEQ) para el propuesto Permiso No. WQ0016690001 (EPA I.D. No. TX0147133) 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 30,000 galones por día. La planta está ubicada aproximadamente 2725 pies al sur-sureste de la interseccion de la Camino Nicholson y Camino Granja-al-Mercado 149, cerca de la Ciudad de Montgomery, en el Condado de Montgomery, Texas 77316. La ruta de descarga es del sitio de la planta a tributario sin nombre de Spring Branch; de ahí a Spring Branch; de ahí a Landrum Creek; de ahí a Lake Creek in Segment No. 1015 of the San Jacinto River Basin. La TCEQ recibió esta solicitud el 16 de diciembre de 2024. La solicitud para el permiso está disponible para leerla y copiarla en Biblioteca Charles B Stewart-Sucursal Oeste, escritorio de referencia, 202 Calle de Bessie Price Owens, Montgomery, en Condado de Montgomery, Tejas antes de la fecha de publicación de este aviso en el periódico. La aplicación, incluidas las actualizaciones y los avisos asociados, están disponibles electrónicamente en la siguiente pagina 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=-95.695772,30.327567&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 específico. 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 Treaty Oak Developers LLC a la dirección indicada arriba o llamando a Ms. Shelley Young, P.E., WaterEngineers, Inc., al 281-373-0500.

n 1 1 '''	•	-												7	7
Fecha de emisión	1	•)/	11	O	n	0	t1	ce	, 1	CC	711	or	1	1
recha de chiision	1.	L	u			1 L	v	Lι	UC	· L	ວວ	ш	U	a i	,

KEITH & DIANA ANDERSON 10191 FM 149 MONTGOMERY TX 77316 JEFFREY RUSSELL BURRELL TRUST 12107 GALLEON POINT DRIVE PEARLAND TX 77584 MICHAEL & LINDSEY PIRIE 4128 EMMETT DRIVE MONTGOMERY TX 77316

BRANT & SARAH MAGRUDER 4176 EMMETT DRIVE MONTGOMERY TX 77316 JAMES & MARGARET SCHROEDER 4300 EMMETT DRIVE MONTGOMERY TX 77316 PWP LAND CO LLC 20160 FM 1488 ROAD MAGNOLIA TX 77355

NH – BELLA INVESTMENTS LLC 30619 ALDINE WESTFIELD ROAD SPRING TX 77386 RICHARD & DEBRA MILLER 10091 FM 149 MONTGOMERY TX 77316

MARK SANDERS P O BOX 268 MONTGOMERY TX 77356-0268

MARGARET POWELL 3031 HEMINGWAY DRIVE MONTGOMERY TX 77356 CATHERINE WILLIS 1518 ADAMS WALK COURT HOUSTON TX 77077 KIM WILLIS 21998 MARTIN ROAD MONTGOMERY TX 77316

BYRNE FAMILY REVOCABLE TRUST 6100 SPRING BRANCH ROAD MONTGOMERY TX 77316 BETTY WATSON 5757 SPRING RANCH ROAD MONTGOMERY TX 77316

WATER & WASTEWATER TREATMENT CONSULTANTS

17230 HUFFMEISTER ROAD, SUITE A~CYPRESS, TEXAS 77429-1643 Tel: 281-373-0500 FAX: 281-373-1113

Overnight by UPS

December 12, 2024

Executive Director Water Quality Applications Team (MC 148) Texas Commission on Environmental Quality 12100 Park 35 Circle Austin, Texas 78753

Re: Treaty Oak Developers LLC

Application for a New TPDES Permit Lonestar Livin' Treatment Plant Montgomery County

Dear Sir/Ms:

Enclosed please find the original and four copies of the Application for a New Texas Pollution Discharge Elimination System Permit for the proposed Lonestar Livin' Wastewater Treatment Plant in Montgomery County.

Please contact Shelley Young, P.E. at 281-373-0500 or at <u>syoung@waterengineers.com</u> if there are any questions related to the material presented in the application.

Sincerely,

WATERENGINEERS, INC.

Shelley Young, P.E.

Encl: As noted

APPLICATION FOR A NEW TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT

FOR

LONESTAR LIVIN' WASTEWATER TREATMENT PLANT

TREATY OAK DEVELOPERS LLC 1135 GRAND CENTRAL PARKWAY, SUITE 250 CONROE, TX 77304

PREPARED BY:

WATERENGINEERS, INC.

WATER & WASTEWATER TREATMENT CONSULTANTS 17230 HUFFMEISTER ROAD, SUITE A, CYPRESS, TEXAS 77429 Tel: 281-373-0500 FAX: 281-373-1113

DECEMBER 2024

APPLICATION FOR A NEW TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT

FOR

LONESTAR LIVIN'

WASTEWATER TREATMENT PLANT

TABLE OF CONTENTS

	Reference	Reference
Description	Page Numbers(s)	Question
TCEQ Domestic Wastewater Permit Application		
Domestic Administrative Report 1.0	1-11	
· · · · · · · · · · · · · · · · · · ·		
TCEQ Domestic Wastewater Permit Application		
Domestic Administrative Report 1.1	12-13	
Individual Information Form	16	
TCEQ Domestic Wastewater Permit Application	Technical Report	
Domestic Technical Report 1.0	1-18	
	T 1 1 1 T	
TCEQ Domestic Wastewater Permit Application	Technical Report 19-24	
Domestic Technical Report 1.1	Technical Report	
Domestic Worksheet 2.0 – Receiving Waters	25-28	
Attachment ADMIN.01	Administrative Report 1.0	
USGS Topographic Map	Page 10	13
Attachment ADMIN.02	Administrative Report 1.0	
Proof of Application Fee	Page 10	13
Attachment ADMIN.03	Administrative Report 1.0	20
Core Data Form	Page 4	3C
Attachment ADMIN.04	Administrative Report 1.0	
Plain Language Summary	Page 7	8 F
Aug 1 Appropriate		
Attachment ADMIN.05 Pubic Involvement Plan	Administrative Report 1.0	90
rubic involvement Plan	Page 7	8G
Attachment ADMIN.06	Administrative Report 1.1	
Affected Landowners Map & Table	Page 12	1 A&B

Attachment ADMIN.07	Administrative Report 1.1	
Photographs	Page 13	2
Attachment ADMIN.08	Administrative Report 1.1	
Buffer Zone Map	Page 13	3A
201101 20110 11140	1 450 13	511
Attachment ADMIN.09	Administrative Report	
Supplemental Permit Information Form (SPIF)	Page 14	
Attachment TECH 01	Tarlania I Danasi	
Attachment TECH.01	Technical Report	2D
Design Criteria and Features for Reliability	Page 2 Page 22	2B 4
readines for Renability	rage 22	4
Attachment TECH.02	Technical Report 1.0	
Process Flow Diagram	Page 2	2C
Attachment TECH.03	Technical Report	
Site Drawing	Page 2	3
(Including Wind Rose)	Page 23	7
A 1 TRD GYY 0.4	Technical Report	
Attachment TECH.04	Page 8	6F
Solids Management Plan	Page 23	5B
Attachment TECH.05	Technical Report	
Pollutant Analysis – Not Required-New Permit	Page 9	7
1		
Attachment TECH.07		
Map and List of Facilities within 3 Miles and	Technical Report	
Service Request Letters	Page 20	1B3

S COMMISSION OF THE PROPERTY O

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

DOMESTIC WASTEWATER PERMIT APPLICATION CHECKLIST

Complete and submit this checklist with the application.

APPLICANT NAME: <u>Treaty Oak Developers LLC</u>

PERMIT NUMBER (If new, leave blank): WQ00 New

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

	Y	N		Y	N
Administrative Report 1.0	\boxtimes		Original USGS Map	\boxtimes	
Administrative Report 1.1	\boxtimes		Affected Landowners Map	\boxtimes	
SPIF	\boxtimes		Landowner Disk or Labels	\boxtimes	
Core Data Form			Buffer Zone Map	\boxtimes	
Public Involvement Plan Form	\boxtimes		Flow Diagram		
Technical Report 1.0	\boxtimes		Site Drawing	\boxtimes	
Technical Report 1.1	\boxtimes		Original Photographs		
Worksheet 2.0	\boxtimes		Design Calculations	\boxtimes	
Worksheet 2.1		\boxtimes	Solids Management Plan	\boxtimes	
Worksheet 3.0			Water Balance		\boxtimes
Worksheet 3.1					
Worksheet 3.2		\boxtimes			
Worksheet 3.3		\boxtimes			
Worksheet 4.0		\boxtimes			
Worksheet 5.0		\boxtimes			
Worksheet 6.0		\boxtimes			
Worksheet 7.0		\boxtimes			

For TCEQ Use Only	
Segment Number	County
Expiration Date	Region
Permit Number	

SCOMMISSION OF STREET OF S

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	Inform	ation:
----------------	--------	--------

Mailed Check/Money Order Number: 1475

Check/Money Order Amount: \$350.00

Name Printed on Check: WaterEngineers, Inc.

EPAY Voucher Number: Click to enter text.

Copy of Payment Voucher enclosed? Yes □

Section 2. Type of Application (Instructions Page 26)

a.	Che	ck the box n	ext t	o the appropriate authorization type.
		Publicly-Ow	med	Domestic Wastewater
	\boxtimes	Privately-O	wnec	l Domestic Wastewater
		Convention	al W	astewater Treatment
b.	Che	ck the box n	ext t	o the appropriate facility status.
		Active	\boxtimes	Inactive

C.	Che	eck the box next to the appropriate permit typ	e.	
	\boxtimes	TPDES Permit		
		TLAP		
		TPDES Permit with TLAP component		
		Subsurface Area Drip Dispersal System (SAD	DS)	
d.	Che	eck the box next to the appropriate application	n typ	pe .
	\boxtimes	New		
		Major Amendment with Renewal		Minor Amendment with Renewal
		Major Amendment without Renewal		Minor Amendment without Renewal
		Renewal without changes		Minor Modification of permit
e.	For	amendments or modifications, describe the p	ropo	osed changes: <u>N/A</u>
f.	For	existing permits:		
	Peri	mit Number: WQ00 <u>N/A</u>		
	EPA	A I.D. (TPDES only): TX <u>N/A</u>		
	Exp	oiration Date: N/A		

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?

Treaty Oak Developers 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: 606183200

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: Wren, Chris

Title: Managing Member 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?

Click to enter text.

(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:

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. ADMIN.03

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: Ms.

Last Name, First Name: Young, Shelley

Title: Engineer

Credential: P.E.

Organization Name: WaterEngineers, Inc.

Mailing Address: 17230 Huffmeister Road, Suite A City, State, Zip Code: Cypress, TX 77429

Phone No.: 281-373-0500

E-mail Address: syoung@waterengineers.com

Check one or both:

 \boxtimes Administrative Contact Technical Contact

B. 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.

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: Wren, Chris

Title: Managing Member

Credential: Click to enter text.

Organization Name: Treaty Oak Developers LLC

Mailing Address: 1135 Grand Central Pkwy., Suite 250 City, State, Zip Code: Conroe, TX 77304

Phone No.: 936-283-1236

E-mail Address: cwren@treatyoakdev.com

B. Prefix: Mr. Last Name, First Name: Heinrich, Brett

Title: Vice President of Acquisitions Credential: Click to enter text.

Organization Name: Treaty Oak Developers LLC

Mailing Address: 1135 Grand Central Pkwy., Suite 250 City, State, Zip Code: Conroe, TX 77304

Phone No.: <u>936-283-1236</u> E-mail Address: <u>brett@treatoakdev.com</u>

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: Wren, Chris

Title: Managing Member

Credential: Click to enter text.

Organization Name: Treaty Oak Developers LLC

Mailing Address: 1135 Grand Central Pkwy., Suite 250 City, State, Zip Code: Conroe, TX 77304

Phone No.: <u>936-283-1236</u>

E-mail Address: cwren@treatoakdev.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: Mr.

Last Name, First Name: Wren, Chris

Title: Managing Member

Credential: Click to enter text.

Organization Name: Treaty Oak Developers LLC

Mailing Address: 1135 Grand Central Pkwy., Suite 250 City, State, Zip Code: Conroe, TX 77304

Phone No.: 936-283-1236

E-mail Address: cwren@treatoakdev.com

Section 8. Public Notice Information (Instructions Page 27)

A. Individual Publishing the Notices

Prefix: Ms.

Last Name, First Name: Young, Shelley

Title: Engineer

Credential: P.E.

Organization Name: WaterEngineers, Inc.

Mailing Address: 17230 Huffmeister Rd, Ste A City, State, Zip Code: Cypress, TX 77429

Phone No.: 281-373-0500

E-mail Address: syoung@waterengineers.com

D.		ckage	or Receiving	g NOU	uce of Receipt and Intent to Obtain a water Quality Permit	
	In	dicate b	y a check m	ark t	the preferred method for receiving the first notice and instruction	ıs:
	\boxtimes	E-ma	il Address			
		Fax				
		Regul	lar Mail			
C.	Co	ntact p	ermit to be	liste	d in the Notices	
	Pr	efix: <u>Ms</u>	<u>.</u>		Last Name, First Name: Young, Shelley	
	Ti	tle: <u>Eng</u> i	neer		Credential: <u>P.E.</u>	
	Or	ganizat	ion Name: <u>V</u>	Vaterl	Engineers, Inc.	
	Ma	ailing A	ddress: <u>1723</u>	o Huf	ffmeister Rd, Ste A City, State, Zip Code: Cypress, TX 77429	
	Ph	one No.	281-373-05	00	E-mail Address: syoung@waterengineers.com	
D.	Pu	blic Vi	wing Infor	natio	on	
		-	lity or outfal ist be provid		ocated in more than one county, a public viewing place for each	
	Pu	blic bui	lding name:	Char	eles B. Stewart-West Branch Library	
	Lo	cation v	vithin the bu	uildin	ng: <u>Reference Desk</u>	
	Ph	ysical A	ddress of B	uildir	ng: 202 Bessie Price Owens Dr.	
	Cit	y: Mont	gomery 7735	<u>6</u>	County: Montgomery	
	Co	ntact (L	ast Name, F	irst N	Name): <u>Mat Wilson</u>	
	Ph	one No.	936-788-83	14 Ex	xt.: Click to enter text.	
E.	Bil	ingual 1	Notice Requ	irem	nents	
					ed for new, major amendment, minor amendment or minor l applications.	
	be	needed		nstrı	tion is only used to determine if alternative language notices will uctions on publishing the alternative language notices will be in e.	
	ob	ase call tain the quired.	the bilingua following in	al/ES nforn	SL coordinator at the nearest elementary and middle schools and nation to determine whether an alternative language notices are	
	1.				program required by the Texas Education Code at the elementar st to the facility or proposed facility?	y
		\boxtimes	Yes		No	
		If no , p	oublication o	of an	alternative language notice is not required; skip to Section 9	
	2.				ttend either the elementary school or the middle school enrolled rogram at that school?	in
		\boxtimes	Yes		No	

	3.	Do the locatio	students at n?	these	schools	attend	a bilingual	educa	ation pro	gram a	it another
			Yes	\boxtimes	No						
	4.	Would waived	the school b	oe requ requir	uired to p ement ur	provide nder 19	a bilingua TAC §89.	l educ 1205(g	ation pro 3)?	ogram	but the school has
			Yes	\boxtimes	No						
	5.	If the a	inswer is ye : ed. Which lai	s to qu nguage	testion 1 e is requi	, 2, 3, ored by	or 4, public the bilingu	notic	es in an gram? <u>S</u> ı	alterna panish	ative language are
F.	Pla	in Lang	guage Summ	ary T	emplate						
	Co	mplete	the Plain Laı	nguage	e Summa	ry (TCI	EQ Form 20	972) a	and inclu	de as a	an attachment.
			nt: <u>ADMIN.o</u>								
G.	Pu	blic Inv	olvement P	lan Fo	rm						
						ı Form	(TCEO For	m 209)60) for e	ach ar	plication for a
	ne	w perm	it or major a	ameno	dment to	a perr	nit and incl	lude a	s an atta	chmen	t.
	Atı	tachmei	nt: <u>ADMIN.o</u>	5							
-											
Se	ecti	on 9.	•		ntity a	nd Pe	rmitted	Site	Inform	ation	(Instructions
<u> </u>	TC 4	la a -24 a 2	Page 29		. 11 55	250					
Α.	thi	ne site i s site. R	is currently i	regula	ted by TC	JEQ, pr	ovide the F	Regula	ited Entit	y Num	ber (RN) issued to
	Sea the	rch the site is	TCEQ's Cen currently reg	tral Re	egistry at d by TCE	<u>http:/</u> Q.	/www15.tc	eq.tex	as.gov/c	rpub/	to determine if
В.	Naı	me of p	roject or site	e (the i	name kno	own by	the comm	unity	where lo	cated):	
	Lor	nestar Liv	vin' WWTP								
C.	Ow	ner of t	reatment fac	cility: ˈ	Treaty Oa	k Devel	opers LLC				
	Ow	nership	of Facility:		Public		Private		Both		Federal
D.	Ow	ner of la	and where to	reatme	ent facilit	y is or	will be:				
	Pre	fix: Clic	k to enter te	ext.	Last	Name	, First Nam	e: Clic	k to ente	er text.	
	Titl	e: Click	to enter tex	t.	Cred	dential	Click to ea	nter te	ext.		
	Org	ganizatio	on Name: <u>Tr</u>	eaty O	ak Develo	pers LL	<u>C</u>				
	Mai	ling Ad	dress: <u>1135 G</u>	Grand (Central Pk	wy., Su	ite 250City,	State	, Zip Cod	e: <u>Con</u>	roe, TX 77304
			936-283-123				dress: <u>cwre</u>				
	If th	ne lando eement	owner is not or deed reco	the sa orded	ame pers easemen	on as t t. See i	he facility on structions	owner 8.	or co-ap	plican	t, attach a lease
		Attachr	nent: Click t	o ente	r tovt						

B.

C.

D.

	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 ente	er text.
	Mailing Address: Click to enter to	ext. 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 agreement or deed recorded ease	person as the facility owner or co-applicant, attach a lease ement. See instructions.
	Attachment: Click to enter te	xt.
F.	Owner sewage sludge disposal si property owned or controlled by	te (if authorization is requested for sludge disposal on the applicant)::
	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 ente	er text.
	Mailing Address: Click to enter to	ext. 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 agreement or deed recorded ease	person as the facility owner or co-applicant, attach a lease ement. See instructions.
	Attachment: Click to enter te	xt.
-	.' 10 EBBECB! !	
		ge Information (Instructions Page 31)
		ge Information (Instructions Page 31) ity location in the existing permit accurate?
	Is the wastewater treatment facility ☐ Yes ☐ No If no, or a new permit application	
A.	Is the wastewater treatment facility Yes No If no, or a new permit application Approximately 2,725 feet south sour in Montgomery County	ity location in the existing permit accurate? on, please give an accurate description:
A.	Is the wastewater treatment facility Yes No If no, or a new permit application Approximately 2,725 feet south sour in Montgomery County	ity location in the existing permit accurate? on, please give an accurate description: theast of the intersection of Nicholson Road and FM 149 Road
A.	Is the wastewater treatment facility ☐ Yes ☐ No If no, or a new permit application Approximately 2,725 feet south sour in Montgomery County Are the point(s) of discharge and ☐ Yes ☐ No If no, or a new or amendment perpoint of discharge and the discharge and TAC Chapter 307:	ity location in the existing permit accurate? on, please give an accurate description: theast of the intersection of Nicholson Road and FM 149 Road the discharge route(s) in the existing permit correct? ermit application, provide an accurate description of the arge route to the nearest classified segment as defined in 30
A.	Is the wastewater treatment facility Yes No If no, or a new permit application Approximately 2,725 feet south sour in Montgomery County Are the point(s) of discharge and Yes No If no, or a new or amendment perpoint of discharge and the discharge TAC Chapter 307: From the plant site to an unnamed	ity location in the existing permit accurate? on, please give an accurate description: theast of the intersection of Nicholson Road and FM 149 Road the discharge route(s) in the existing permit correct? ermit application, provide an accurate description of the
A.	Is the wastewater treatment facility Yes No If no, or a new permit application Approximately 2,725 feet south sour in Montgomery County Are the point(s) of discharge and Yes No If no, or a new or amendment perpoint of discharge and the discharge TAC Chapter 307: From the plant site to an unnamed	ity location in the existing permit accurate? on, please give an accurate description: theast of the intersection of Nicholson Road and FM 149 Road the discharge route(s) in the existing permit correct? ermit application, provide an accurate description of the arge route to the nearest classified segment as defined in 30 tributary of Spring Branch; thence to Spring Branch; thence to sek in Segment No. 1015 of the San Jacinto River Basin.
A.	Is the wastewater treatment facility ☐ Yes ☐ No If no, or a new permit application Approximately 2,725 feet south sour in Montgomery County Are the point(s) of discharge and ☐ Yes ☐ No If no, or a new or amendment perpoint of discharge and the discharge and the discharge and the perpoint of discharge and the discharge and the plant site to an unnamed Landrum Creek; thence to Lake Creek	ity location in the existing permit accurate? in, please give an accurate description: theast of the intersection of Nicholson Road and FM 149 Road the discharge route(s) in the existing permit correct? ermit application, provide an accurate description of the arge route to the nearest classified segment as defined in 30 tributary of Spring Branch; thence to Spring Branch; thence to sek in Segment No. 1015 of the San Jacinto River Basin.
A.	Is the wastewater treatment facility Yes No If no, or a new permit application Approximately 2,725 feet south sour in Montgomery County Are the point(s) of discharge and Yes No If no, or a new or amendment perpoint of discharge and the discharge and the discharge and the permit of discharge and the discharge and the permit of the plant site to an unnamed Landrum Creek; thence to Lake Creek City nearest the outfall(s): Montgoth County in which the outfalls(s) is	ity location in the existing permit accurate? In, please give an accurate description: theast of the intersection of Nicholson Road and FM 149 Road the discharge route(s) in the existing permit correct? Permit application, provide an accurate description of the arge route to the nearest classified segment as defined in 30 tributary of Spring Branch; thence to Spring Branch; thence to lek in Segment No. 1015 of the San Jacinto River Basin. In the discharge route(s) in the existing permit correct? Permit application, provide an accurate description of the large route to the nearest classified segment as defined in 30 tributary of Spring Branch; thence to Spring Branch; thence to lek in Segment No. 1015 of the San Jacinto River Basin. Permit application, provide an accurate description of the large route to the nearest classified segment as defined in 30 tributary of Spring Branch; thence to lek in Segment No. 1015 of the San Jacinto River Basin.

E. Owner of effluent disposal site:

	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: Click to enter text.					
D.	2. For all applications involving an average daily discharge of 5 MGD or more, provide the names of all counties located within 100 statute miles downstream of the point(s) of discharge: Click to enter text.					
Se	ection 11. TLAP Disposal Information (Instructions Page 32)					
Α.	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:					
	Click to enter text.					
R	City nearest the disposal site: Click to enter text.					
	County in which the disposal site is located: Click to enter text.					
	For TLAPs , describe the routing of effluent from the treatment facility to the disposal site:					
	Click to enter text.					
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.					
Se	ction 12. Miscellaneous Information (Instructions Page 32)					
	Is the facility located on or does the treated effluent cross American Indian Land?					
	□ Yes ⊠ No					
В.	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.					
	Click to enter text.					

C.	service regarding this application?			
		Yes	\boxtimes	No
				on formerly employed by the TCEQ who represented your company and regarding the application: Click to enter text.
D.	Do you	ı owe any	fees	to the TCEQ?
		Yes	\boxtimes	No
	If yes,	provide t	the fo	ollowing information:
	Acc	count nur	nber:	Click to enter text.
	Am	ount pas	t due	: Click to enter text.
E.	Do you	ı owe any	pena	alties to the TCEQ?
		Yes	\boxtimes	No
	If yes,	please pi	ovid	e the following information:
	Enf	orcement	t ord	er number: Click to enter text.

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

Amount past due: Click to enter text.

- 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: <u>Admin.o2-Proof of Application Fee, Admin.o3-Core Data</u>
 Form, Admin.o4-Plain Language Summary, Admin.o5-Public Involvement Plant, Admin.o6-Downstream
 and Adjacent Landowner Map and List, Admin.o7-Photographs, Admin.o8-Buffer Zone Map, Admin.o9SPIF

Section 14. Signature Page (Instructions Page 34)

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

Permit Number: New

Applicant: Treaty Oak Developers LLC

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): <u>Chris Wren</u>
Signatory title: Managing Member
Signature: Date: 12/9/24 (Use blue ink)
Subscribed and Sworn to before me by the said Chris Wien
on this day of December, 2024.
on this day of December, 2024. My commission expires on the day of Apr: 1, 2028.
Stephan Stephan [SEAL]
STEPHANIE STIPSKY My Notary ID # 130639399 Evoires April 27, 2028

DOMESTIC WASTEWATER PERMIT APPLICATION ADMINISTRATIVE REPORT 1.0

The following information is required for new and amendment applications.

A.

B.

C.

D.

E.

Section 1. Affected Landowner Information (Instructions Page 36)

Indicate by a check mark that the landowners map or drawing, with following information, as applicable:	n scale, includes the					
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 application is a major amendment for a lignite mine, the r	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) cl downstream	early shown for one mile					
	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 ef	fluent disposal site					
for beneficial use) and the property boundaries of landowners	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						
☐ Indicate by a check mark that a separate list with the landown addresses cross-referenced to the landowner's map has been provi						
Indicate by a check mark in which format the landowners list is su	bmitted:					
□ Four sets of labels						
Provide the source of the landowners' names and mailing addresse Appraisal District	es: Montgomery County					
As required by <i>Texas Water Code § 5.115</i> , is any permanent school this application?	ol fund land affected by					
□ Yes ⊠ No						

	If yes , provide the location and foreseeable impacts and effects this application has on the land(s):				
		k to enter text.			
Sc	ctio	n 2 Original Photographs (Instructions Dago 29)			
	ctio	n 2. Original Photographs (Instructions Page 38) original ground level photographs. Indicate with checkmarks that the following			
		tion 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 downstream (photo 1) and upstream (photo 2) as can be captured. If the discharge is an open water body (e.g., lake, bay), the point of discharge should be in the right or 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			
Co		2 D. C. 7 M. (L. 1			
		n 3. Buffer Zone Map (Instructions Page 38)			
Α.	A. Buffer zone map. Provide a buffer zone map on 8.5×11 -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 Check all that apply.					
	\boxtimes	Ownership			
		Restrictive easement			
		Nuisance odor control			
		Variance			
C.		itable site characteristics. Does the facility comply with the requirements regarding itable site characteristic found in 30 TAC § 309.13(a) through (d)?			
	\boxtimes	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: Admin.09

SECOMMISSION OF STREET

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): <u>0.030</u> 2-Hr Peak Flow (MGD): 0.120

Estimated construction start date: Q3 2025
Estimated waste disposal start date: Q2 2026

B. Interim II Phase

Design Flow (MGD): <u>Click to enter text</u>. 2-Hr Peak Flow (MGD): <u>Click to enter text</u>.

Estimated construction start date: <u>Click to enter text.</u>
Estimated waste disposal start date: <u>Click to enter text.</u>

C. Final Phase

Design Flow (MGD): <u>0.030</u> 2-Hr Peak Flow (MGD): <u>0.120</u>

Estimated construction start date: Q3 2025
Estimated waste disposal start date: Q2 2026

D. Current Operating Phase

Provide the startup date of the facility: N/A – new permit

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**.

Flow will enter the plug flow activated sludge with nitrification plant through a bar screen into the aeration basin, thence to the clarifier, thence to the chlorine contact chamber for disinfection and discharge. Sludge from the bottom of the clarifier will either be returned to the aeration basin or wasted to the digester. This project will include only one phase.

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)
Aeration	1	52 ft L x 12 ft W x 10.5 ft SWD (each)
Clarifier	1	28 ft diam x 10.5 ft SWD (each)
Cl2 Contact	1	12 ft L x 12 ft W x 8.5 ft SWD (each)
Digestion	1	52 ft L x 12 ft W x 10.5 ft SWD (each)

C. Process Flow Diagram

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

Attachment: TECH.02

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

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

• Latitude: 30.327583

Longitude: <u>-95.696103</u>

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

Latitude: N/ALongitude: 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: <u>TECH.03</u>

Provide the name and a des	cription of the area se	erved by the treatmen	it facility.
The Lonestar Livin' WWTP will development in Montgomery		nestar Livin' tiny home,	recreational vehicle
Collection System Informatic each uniquely owned collection systems. examples. Collection System Informatio	ction system, existing Please see the instru	and new, served by the	his facility, including
Collection System Name	Owner Name	Owner Type	Population Served
Lonestar Livin' Collection System	Treaty Oak Developers LLC	Privately Owned	Ultimately ~375
		Choose an item.	
		Choose an item.	
		Choose an item.	
If yes, does the existing per years of being authorized b Yes No If yes, provide a detailed dis Failure to provide sufficient	y the TCEQ? scussion regarding th at justification may re	e continued need for esult in the Executive	the unbuilt phase.
Click to enter text.	e undunt phase of ph	idoses.	
		D 45)	
	Plans (Instruction		
Have any treatment units be out of service in the next five		ce permanently, or wi	ii any units be taken
□ Yes ⊠ No			

If y	If yes , was a closure plan submitted to the TCEQ?							
□ Yes □ No								
If y	If yes, provide a brief description of the closure and the date of plan approval.							
	ction 6. Permit Specific Requirements (Instructions Page 45)							
Fo	r applicants with an existing permit, check the Other Requirements or Special ovisions of the permit.							
	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: Click to enter text.							
	Provide information, including dates, on any actions taken to meet a <i>requirement or provision</i> pertaining to the submission of a summary transmittal letter. Provide a copy of an approval letter from the TCEQ, if applicable .							
	Click to enter text.							
В.	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.							
	Click to enter text.							

C. Other actions required by the current permit

	su	bmission of any other information or other required actions? Examples include otification of Completion, progress reports, soil monitoring data, etc.	
		□ Yes ⊠ No	
		yes , provide information below on the status of any actions taken to meet the nditions of an <i>Other Requirement</i> or <i>Special Provision</i> .	
	C	lick to enter text.	
D.	Gr	it 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.		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.	Sto	ormwater 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 wil 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. See Attachment TECH.04
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 the 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.
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

3.

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). *Water 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			
*TDDEC normita only		 	

^{*}TPDES permits only †TLAP permits only

Table 1.0(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: Not yet chosen

Facility Operator's License Classification and Level: Corhigher

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

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

Α.	WWTP's	s Biosolids	Management	Facility	y Ty	yp	e
----	--------	-------------	------------	----------	------	----	---

Check all that apply. See instructions for guidance

 \square Design flow>= 1 MGD

		Serves >= 10,000 people
		Class I Sludge Management Facility (per 40 CFR § 503.9)
	\boxtimes	Biosolids generator
		Biosolids end user – land application (onsite)
		Biosolids end user – surface disposal (onsite)
		Biosolids end user - incinerator (onsite)
В.	ww	TP's Biosolids Treatment Process
	Che	ck all that apply. See instructions for guidance.
	\boxtimes	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		Domestic Septage: pH	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): <u>Transport to another WWTP</u>

D. Disposal site

Disposal site name: Mt. Houston Road 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: <u>21484</u>

Sludge is transported as a:

Liquid ☑ semi-liquid □ semi-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 , benefic			questing to continue this authorization to land apply sewage sludge for			
	Yes		No			
	Form		upleted Application for Permit for Beneficial Land Use of Sewage Sludge 10451) attached to this permit application (see the instructions for			
	Yes		No			

solid

B.	Sludge	e processing authorization						
		the existing permit include authorization foge or disposal options?	r an	y of the	follow	ving sludge processing,		
	Slu	idge Composting		Yes		No		
	Ma	rketing and Distribution of sludge		Yes	\boxtimes	No		
	Slu	idge Surface Disposal or Sludge Monofill		Yes	\boxtimes	No		
	Te	mporary storage in sludge lagoons		Yes	\boxtimes	No		
	author Techn	to any of the above sludge options and the rization, is the completed Domestic Wastev lical Report (TCEQ Form No. 10056) attach Yes No	v ate i ed to	r Permi o this po	t Appl ermit a	ication: Sewage Sludge application?		
		11. Sewage Sludge Lagoons (Ins	truc	ctions	Page	2 53)		
Do		facility include sewage sludge lagoons?						
-0		es 🛮 No						
If y	es, cor	nplete the remainder of this section. If no, p	oroc	eed to S	ection	12.		
A.		on information						
		llowing maps are required to be submitted le the Attachment Number.	as p	art of th	ne app	lication. For each map,		
	•	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:							
	ъ.	Attachment: Click to enter text.						
	Discus apply.	s in a description if any of the following exi	ist w	ithin th	ie lago	on area. Check all that		
		Overlap a designated 100-year frequency i	flood	d plain				
		Soils with flooding classification						
		Overlap an unstable area						
		Wetlands						
		Located less than 60 meters from a fault						
		None of the above						
	Att	Attachment: Click to enter text						

	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 <i>Section 7 of Technical Report 1.0</i> .
	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: <u>Click to enter text.</u>
	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?
	Conductivity of 1x10 cm/sec:

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

	_	
	Clicl	x to enter text.
D.	Site d	evelopment plan
		de a detailed description of the methods used to deposit sludge in the lagoon(s):
		to enter text.
	Attac	n 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.	Grour	ndwater monitoring
	groun	undwater monitoring currently conducted at this site, or are any wells available for dwater monitoring, or are groundwater monitoring data otherwise available for the lagoon(s)?
		Yes □ No
	types	andwater monitoring data are available, provide a copy. Provide a profile of soil encountered down to the groundwater table and the depth to the shallowest dwater as a separate attachment.
	At	tachment: Click to enter text.

Section 12. Authorizations/Compliance/Enforcement (Instructions

E.

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

□ Yes ⊠ No

RCRA hazardous waste?

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:
 - o periodically inspected by the TCEQ; or
 - o located in another state and is accredited or inspected by that state; or
 - o performing work for another company with a unit located in the same site; or
 - o 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.

Printe	ed Name:	<u>N/A</u> -	- New	Permit
Title:	Click to	enter	text.	

Signature:	
Date:	

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.

	recommending demar of the proposed phase(s) or permit.	
	Treaty Oak Developers LLC will provide wastewater utility services to the proposed Lone Livin' tiny home and recreational vehicle development. There are currently 250 tiny hom and recreational vehicle spaces proposed. Treaty Oak Developers LLC plans to have the development built out in 2026.	
В.	Regionalization of facilities	
	For additional guidance, please review \underline{TCEQ} 's Regionalization Policy for Wastewat $\underline{Treatment}^1$.	<u>er</u>
	Provide the following information concerning the potential for regionalization of owastewater treatment facilities:	domestic
	1. Municipally incorporated areas	
	If the applicant is a city, then Item 1 is not applicable. Proceed to Item 2 Utility areas.	CCN
	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 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: Click to enter text.			
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.			
	A transfer of the Province of			

Attachment: TECH.07

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: TECH.07

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: N/A

Section 2. Proposed Organic Loading (Instructions Page 59)

Is this facility in	n operation?		

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

Yes 🛛 No

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

Average Influent Organic Strength or BOD₅ Concentration in mg/l: Click to enter text.

Average Influent Loading (lbs/day = total average flow X average BOD₅ conc. X 8.34): $\underline{\text{Click}}$ to enter text.

Provide the source of the average organic strength or BOD₅ 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		
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	0.03	300
TOTAL FLOW from all sources	0.03	
AVERAGE BOD₅ from all sources		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: N/A

Dissolved Oxygen, mg/l: 4

Other: E. Coli 126 mpn/100 ml

B.	Interim II Phase Design Effluent Quality
	Biochemical Oxygen Demand (5-day), mg/l:
	Total Suspended Solids, mg/l: Click to enter text.
	Ammonia Nitrogen, mg/l: Click to enter text.
	Total Phosphorus, mg/l: Click to enter text.
	Dissolved Oxygen, mg/l: Click to enter text.
	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: <u>N/A</u>
	Dissolved Oxygen, mg/l: 4
	Other: <u>E. Coli 126 mpn/100 ml</u>
D.	Disinfection Method
	Identify the proposed method of disinfection.
	\boxtimes Chlorine: 1-4 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.
C	
	ction 4. Design Calculations (Instructions Page 59)
	tach design calculations and plant features for each proposed phase. Example 4 of the structions includes sample design calculations and plant features.
1110	Attachment: TECH.01
Se	ction 5. Facility Site (Instructions Page 60)
A.	100-year floodplain
	Will the proposed facilities be located <u>above</u> 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.

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

Click to enter text.

FEMA Flood Map 48339C0350G
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: <u>Click to enter text.</u>
If no, provide the approximate date you anticipate submitting your application to the Corps: <u>Click to enter text.</u>
Wind rose
Attach a wind rose: <u>Included on Attachment TECH.03</u>
ection 6. Permit Authorization for Sewage Sludge Disposal (Instructions Page 60)
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.
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: TECH.04

B.

B.

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.

64)
6

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. **Description of Immediate Receiving Waters (Instructions** Section 4. **Page 65)** Name of the immediate receiving waters: An unnamed tributary of Spring Branch A. Receiving water type Identify the appropriate description of the receiving waters. X Stream Freshwater Swamp or Marsh Lake or Pond Surface area, in acres: Click to enter text. Average depth of the entire water body, in feet: Click to enter text. Average depth of water body within a 500-foot radius of discharge point, in feet: Click to enter text. 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). \boxtimes 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 X Personal observation Other, specify: Click to enter text.

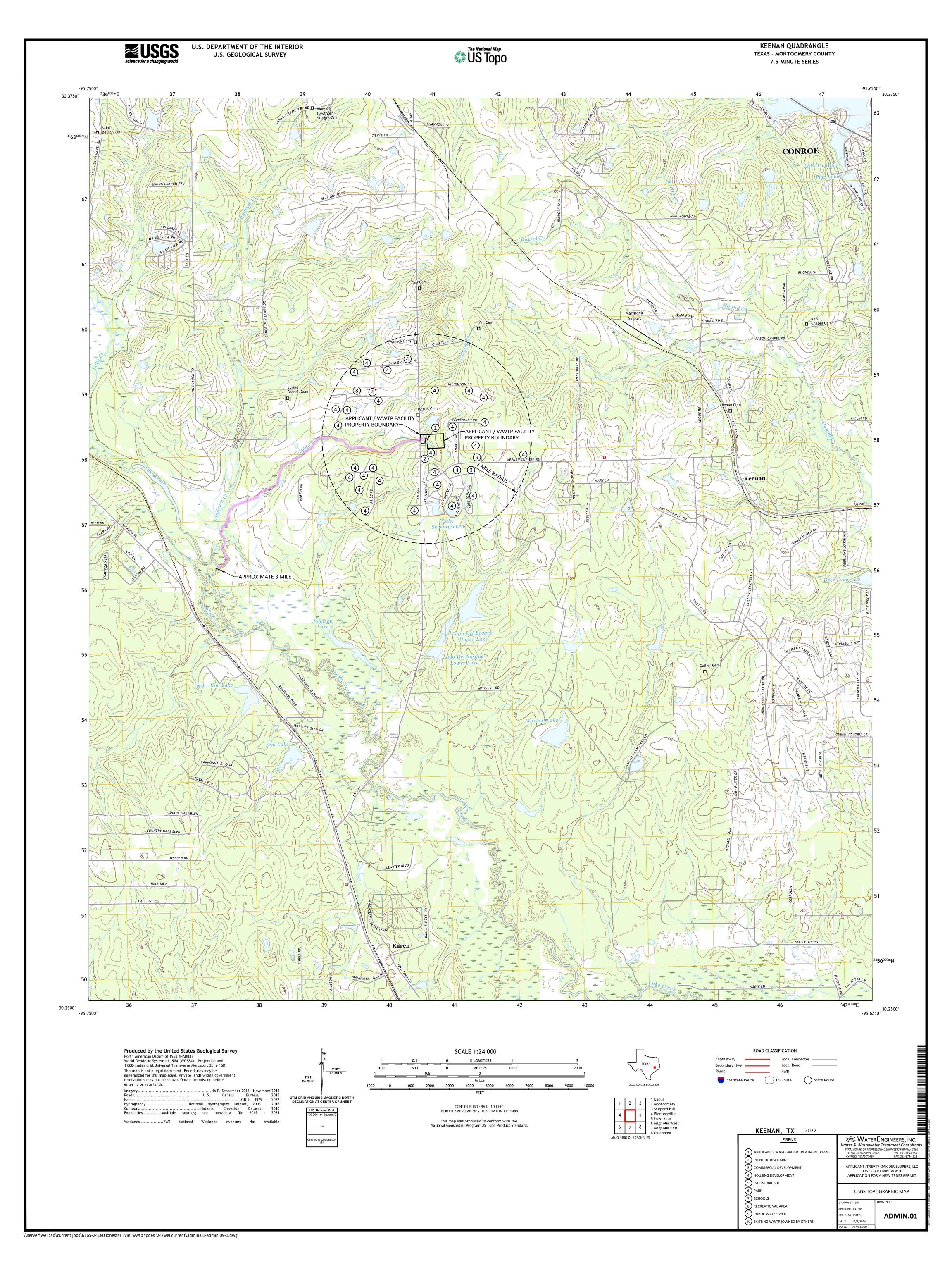
Spr	ing Branch										
D. Dow	Downstream characteristics										
		ics change within three miles downstream of the le dams, ponds, reservoirs, etc.)?									
	l Yes ⊠ No										
If ye	s, discuss how.										
Circ	k to enter text.										
. Norr	nal dry weather characteristic	re -									
		e water body during normal dry weather conditions.									
Unn	ide general observations of the	e water body during normal dry weather conditions. nal dry weather conditions									
Unn	ide general observations of the named tributary is dry during normal and time of observation: 11/20	e water body during normal dry weather conditions. nal dry weather conditions									
Unn	ide general observations of the named tributary is dry during normal and time of observation: 11/20 the water body influenced by s	e water body during normal dry weather conditions. mal dry weather conditions 0/2024 @ 10:00									
Unn Date Was	ide general observations of the lamed tributary is dry during normal and time of observation: 11/20 the water body influenced by some some some some some some some some	e water body during normal dry weather conditions. mal dry weather conditions 0/2024 @ 10:00									
Date Was	ide general observations of the lamed tributary is dry during normal and time of observation: 11/20 the water body influenced by some No	e water body during normal dry weather conditions. mal dry weather conditions 0/2024 @ 10:00 stormwater runoff during observations?									
Date Was	and time of observations of the tamed tributary is dry during normal and time of observation: 11/20 the water body influenced by some 1 Yes No 1 Seneral Character Page 66) ream influences	e water body during normal dry weather conditions. mal dry weather conditions 2/2024 @ 10:00 stormwater runoff during observations? eristics of the Waterbody (Instructions) ostream of the discharge or proposed discharge site									
Date Was Cection L. Upst Is the	and time of observations of the tamed tributary is dry during normal and time of observation: 11/20 the water body influenced by some series of the tamed tributary is dry during normal time of observation: 11/20 the water body influenced by some series of the following?	e water body during normal dry weather conditions. mal dry weather conditions 2/2024 @ 10:00 stormwater runoff during observations? eristics of the Waterbody (Instructions ostream of the discharge or proposed discharge site									
Date Was Cection L. Upst Is the influence of the control of the	and time of observations of the amed tributary is dry during normal and time of observation: 11/20 the water body influenced by some series of the series of	e water body during normal dry weather conditions. mal dry weather conditions 2/2024 @ 10:00 stormwater runoff during observations? eristics of the Waterbody (Instructions ostream of the discharge or proposed discharge site Check all that apply.									

C. Downstream perennial confluences

B.	Waterl	rbody uses										
	Observed or evidences of the following uses. Check all that apply.											
		Livestock watering		Contact recreation								
		Irrigation withdrawal		Non-contact recreation								
		Fishing		Navigation								
		Domestic water supply		Industrial water supply								
		Park activities		Other(s), specify: unknown								
C.	Waterb	oody 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; was clarity exceptional Natural Area: trees and/or native vegetation; some development evident (from fields, pastures, dwellings); water clarity discolored 											
		or turbid										

ATTACHMENT ADMIN.01 USGS Topographic Map

(Reference Administrative Report 1.0, Page 10, Question 13)



ATTACHMENT ADMIN.02

Proof of Payment

(Reference Administrative Report 1.0, Page 10, Question 13)

WATER QUALITY PERMIT

PAYMENT SUBMITTAL FORM

Use this form to submit the Application Fee, if the mailing the payment.

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

Mail this form and the check or money order to:

BY REGULAR U.S. MAIL

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

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

Fee Code: WQP Waste Permit No: New

- 1. Check or Money Order Number: 1475
- 2. Check or Money Order Amount: \$350.00
- 3. Date of Check or Money Order: Click to enter text.
- 4. Name on Check or Money Order: WaterEngineers, Inc.
- 5. APPLICATION INFORMATION

Name of Project or Site: Lonestar Livin' WWTP

Physical Address of Project or Site: No physical address has been assigned

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

WATERENGINEERS, INC.

17230 HUFFMEISTER ROAD, SUITE A CYPRESS, TX 77429 (281) 373-0500 AmegyBank.
RO. Box 27459
Houston, Texas 77227-7459
AmegyBank.com • 713-235-8810
35-1125/1130

12/5/2024

PAY TO THE ORDER OF

TCEQ

****350.00**

Three Hundred Fifty and 00/100**

DOLLARS

1475

TCEQ 12100 PARK 35 CIRCLE MC-214 AUSTIN, TX 78753-1808

VOID AFTER NAVETY DAYS

MEMO

New TPDES Treaty Oak Dev. 6165-24180

ATTACHMENT ADMIN.03

Core Data Form

(Reference Administrative Report 1.0, Page 4, Section 3C)



I OLW OSC OIII)	TCEQ	Use	Only
-----------------	------	-----	------

TCEQ Core Data Form

	detailed instructions regardi I: General Inforn	•	f this form,	please	read th	e Cor	e Data I	Form Instructions	or call 512-2	?39-5175 .	
	or Submission (If other is		describe in	space	provid	ed.)					
New Pe	rmit, Registration or Authori	zation (Core Dat	ta Form sho	ould be	submit	ted wi	th the p	rogram applicatio	n.)		
Renewa	al (Core Data Form should	be submitted wit	th the renev	val for	n) [] 0	ther				
2. Customer	Reference Number <i>(if is</i> s		Follow this li			3. R	egulate	d Entity Referen	ce Number	(if issued)	
CN 6061	83200		for CN or RN Central F			RI	١				
SECTION	II: Customer Info	rmation									
4. General C	customer Information	5. Effective D	ate for Cus	stomer	Inform	nation	Updat	es (mm/dd/yyyy)			
☐ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership											
	Legal Name (Verifiable wit										
	omer Name submitted	•	•			•			rrent and	active with the	
	cretary of State (SOS)				udiic A						
6. Customer	Legal Name (If an individua	l, print last name f	îrst: eg: Doe,	John)		<u> [f</u>	new Cu	stomer, enter previ	ous Custome	<u>er below:</u>	
Treaty Oa	ak Developers LLC										
	PA Filing Number	8. TX State Ta		s)		9.	Federa	al Tax ID (9 digits)	10. DUN	S Number (if applicable)	
08030479	97	320675484	3449				-				
11. Type of	Customer:	on		Individ	ual		Partnership: ☐ General ☐ Limited				
Government:	☐ City ☐ County ☐ Federal ☐	☐ State ☐ Other	☐ Sole Proprietorsh			rship					
12. Number ⊠ 0-20 □	of Employees 21-100 101-250	251-500				13. Independently Owned and Operated? Yes No					
14. Custome	er Role (Proposed or Actual) -	as it relates to the	e Regulated	Entity li	isted on	this fo	rm. Plea	se check one of the	following:		
	Opera	tor Insible Party			Opera y Clear		plicant	Other:			
	1135 Grand Central	l Parkway, S	uite 250					-			
15. Mailing	ng										
Address:	City Conroe		State	TX		ZIP	7730)4	ZIP + 4		
16. Country	Mailing Information (if outsi	de USA)	17. E-M			Mail Address (if applicable)					
			cwren			en@treatyoakdev.com					
18. Telephor	ne Number	1	19. Extension or Code			20. Fax Number (if applicable)					
(936) 28	(936) 283-1236										
ECTION	III: Regulated En	tity Inforn	nation								
	Regulated Entity Informati			y" is se	lected i	below	this for	m should be acco	mpanied by	a permit application)	
New Regulation New	ulated Entity Update	to Regulated En	tity Name		Jpdate	to Re	gulated	Entity Information			
_	ated Entity Name sub- ational endings such a	•	•	ed in	order	to m	eet T	CEQ Agency L	Data Stan	dards (removal	
	d Entity Name (Enter name			action i	is taking	place.)				
Lonestar I	Livin' Wastewater Tro	eatment Plan	nt								

TCEQ-10400 (04/15) Page 1 of 3

23. Street Address	s of	No address has been assigned												
the Regulated Ent														
(No PO Boxes)		City	Montgo	mery	State	T	X	ZIP	773	16	ZIF	+ 4		
24. County		Montg	omery											
		Е	nter Physical	Locatio	n Descripti	on if no	street	address	s provi	ded.				
25. Description to Physical Location			kimately 2, ad in Mon				ast of	the inte	ersecti	on of Ni	cholsc	n Ro	ad & F	M
26. Nearest City									State			Nea	rest ZIP C	Code
Montgomery									TX			773	16	
27. Latitude (N)	In Decin	nal:	30.3275	67			28. Lo Decim	ngitude (W) Ir	V) In		95.695772		
Degrees		Minutes		Secor	nds		Degree			Minutes	L		Seconds	
30			19		39.24			-95			41		44.7	' 8
29. Primary SIC C	ode (4 di	gits) 30	. Secondary	SIC Cod	le (4 digits)		Primary 6 digits)	NAICS C	ode		econda digits)	ry NAİ	CS Code	
6552							7210			,,,,,,	- u.gu.j			
33. What is the Pr	imary B	usiness of	f this entity?	(Do not	repeat the SIC	or NAICS	descripti	on.)						
Developing lan	nd													
					1135	Grand	Central	Parkway	, Suite	250				
34. Mailing Address:														
Address:		City Conroe			State		тх	ZIP		77304	ZII	P + 4		
35. E-Mail Ad	ddress:					cwi	ren@tr	eatyoakd	ev.com					
36.	Telepho	ne Numbe	er	- i	37. Extens	ion or	Code		3	B. Fax Nun	nber <i>(if a</i>	applica	nble)	
	(281) 3	64-7440								(281) 364-7	110		
9. TCEQ Programs rm. See the Core Data	and ID N	Numbers C	heck all Progra	ms and w	vrite in the per	mits/regi	stration	numbers th	at will be	affected by	the upda	ites sub	mitted on t	his
Dam Safety	ronn ins	District		_	Edwards Aqui	fer] Emissions	Invento	rv Air	□ Indus	trial Ha	zardous W	aste
sam calaty			·		Edital do / iqui			Limbolone	rinvente	7,111		, mai ma	Larabab **	0010
☐ Municipal Solid V	Vaste	☐ New So	ource Review Ai	r 🗆	OSSF			Petroleum	Storage	Tank	☐ PWS			_
☐ Sludge		Storm \	Nater	☐ Title V Air			Tires				☐ Used Oil			
☐ Voluntary Cleanu	ip	Waste	Water		Wastewater A	griculture	e [Water Rig	hts		Other	r:		
		New												
ECTION IV:	Prep	arer In	formatio	<u>n</u>										
0. Name: Shel	ley Yo	oung					41. Ti	tle: (Consu	lting En	gineer			
2. Telephone Num	ber	43. Ext	./Code	44. Fax	k Number		45. E	E-Mail Add	dress					
281)373-0500				(281) 373-111	3	syo	ung@w	aterei	ngineers	.com			
ECTION V:	Auth	orized	Signature	e										
6. By my signature lignature authority to entified in field 39.	below, I	certify, to	the best of my	m knowle										
							itle:	Engine	er					
		oung, P.E				1		1	Pho	ne: (281)37	73-Q50) ,	
Signature:	SA	ellen	- your	10-	<u> </u>				Dat		121	5/2	m24	
0	Au	nux	your	y					Dat	·.	100	NX	Va	

TCEQ-10400 (04/15) Page 2 of 3

ATTACHMENT ADMIN.04

Plain Language Summary

(Reference Administrative Report 1.0, Page 7, Section 8F)



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 <u>Title 30, Texas Administrative Code (30 TAC), Chapter 39, Subchapter H</u>. 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 Enter 'INDUSTRIAL' or 'DOMESTIC' here 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.

Treaty Oak Developers LLC (CN606183200) proposes to operate the Lonestar Livin' Wastewater Treatment Plant (RN), an activated sludge process with nitrification operated in the complete mix mode. The facility will be located at approximately 2,725 feet south southeast of the intersection of Nicholson Road and FM 149 Road, in Montgomery, Montgomery County, Texas 77316. This application for a new application to discharge a daily average flow of 30,000 gallons per day of treated domestic wastewater.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD₅), total suspended solids (TSS), ammonia nitrogen (NH₃-N), and *Escherichia coli*. Additional potential pollutants are included in the Domestic Technical Report 1.0, Section 7. Pollutant Analysis of Treated Effluent in the permit application package. Domestic wastewater will be treated by an activated sludge process plant and the treatment units will include a screening facility, aeration basin, final clarifier, sludge digester, and chlorine contact chamber.

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

AGUAS RESIDUALES Introduzca 'INDUSTRIALES' o 'DOMÉSTICAS' aquí /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.

Treaty Oak Developers LLC (CN606183200) propone operar la Planta de Tratamiento de Aguas Residuales de Lonestar Livin' (RN New), un proceso de lodos activados con nitrificación operado en el modo de mezcla completa. La instalación estará ubicada en aproximadamente 2,725 pies al sur sureste de la interseccion de Camino Nicholson y Camino FM 149, en Montgomery, Condado de Montgomery, Texas 77316. Esta solicitud es para una nueva aplicación para descargar a un flujo promedio diario de 30,000 galones por día de aguas residuales domésticas tratadas.

Se espera que las descargas de la instalación contengan demanda bioquímica de oxígeno carbonoso de cinco días (CBOD₅), solidos totalmente suspendidos (TSS), nitrógeno amoniacal (NHe-N), y *Escherichia coli*. Los contaminantes potenciales adicionales se incluyen en el Informe Técnico Domésticas 1.0, Seccion 7 Análisis de Contaminantes de Efluente Tratado en el paquete de solicitud de permisos.. Las aguas residuales domésticas. estará tratado por una planta de proceso de lodos activados y las unidades de tratamiento incluirán una pantalla de barras, balsa de aireación, clarificador finales, digestor de lodos, y cámara de contacto de cloro.

ATTACHMENT ADMIN.05

Public Involvement Plan

(Reference Administrative Report 1.0, Page 7, Section 8G)

WQ00New Treaty Oak Developers LLC Lonestar Livin' WWTP



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 TCEO-20960-inst.

Section 1. Preliminary Screening
🛚 New Permit or Registration Application
\square New Activity - modification, registration, amendment, facility, etc. (see instructions)
If neither of the above boxes are checked, a Public Involvement Plan is not necessary. Completion of the remaining sections not required.
Section 2. Secondary Screening
 ☒ Requires public notice, ☐ Considered to have significant public interest, and ☒ Located within any of the following geographical locations: Austin San Antonio
• Dallas • West Texas
• Fort Worth • Texas Panhandle
 Houston Along the Texas/Mexico Border
 Other geographical locations should be decided on a case-by-case basis
If all of the above boxes are not checked, a Public Involvement Plan is not necessary. Stop after Section 2.
☑ Public Involvement Plan not applicable to this application. Provide brief explanation. The area affected by this permit action is not environmentally highly sensitive and, to the best of my knowledge, not been part of any other contested permit action.
Section 3. Application Information
Type of Application (check all that apply):

TCEQ-20960 (10-10-2022) Page 1 of 4

☐ Initial ☐ Federal ☐ Amendment ☐ Standard Permit ☐ Title V

☐ Industrial and Hazardous Waste

☐ Underground Injection Controls

Air

Waste □ Municipal Solid Waste

☐ Radioactive Materials Licensing

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
in Major Amenament that could affect other water rights of the chartonment
Section 4. Plain Language Summary
Provide a brief description of planned activities.
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.
(City)
(County)

TCEQ-20960 (10-10-2022)

Please indicate which of these three is the level used for gathering the following information.
□ County
□ Census Tract
(a) Percent of people over 25 years of age who at least graduated from high school
(b) Per capita income for population near the specified location
(c) Percent of minority population and percent of population by race within the specified location
(d) Percent of Linguistically Isolated Households by language within the specified location
(e) Languages commonly spoken in area by percentage
(f) Community and/or Stakeholder Groups
(g) Historic public interest or involvement
Continue C. Dlaward Dublic Outros of Astirities
Section 6. Planned Public Outreach Activities
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?
(a) Is this application subject to the public participation requirements of Title 30 Texas
(a) Is this application subject to the public participation requirements of Title 30 Texas Administrative Code (30 TAC) Chapter 39?
(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
 (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?
(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.
(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.
(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,
(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.
(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?
(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
(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.

TCEQ-20960 (10-10-2022)

☐ 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)
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)

ATTACHMENT ADMIN.06 Affected Landowners Map and Table

(Reference Administrative Report 1.1, Page 12, Section 1A&B)

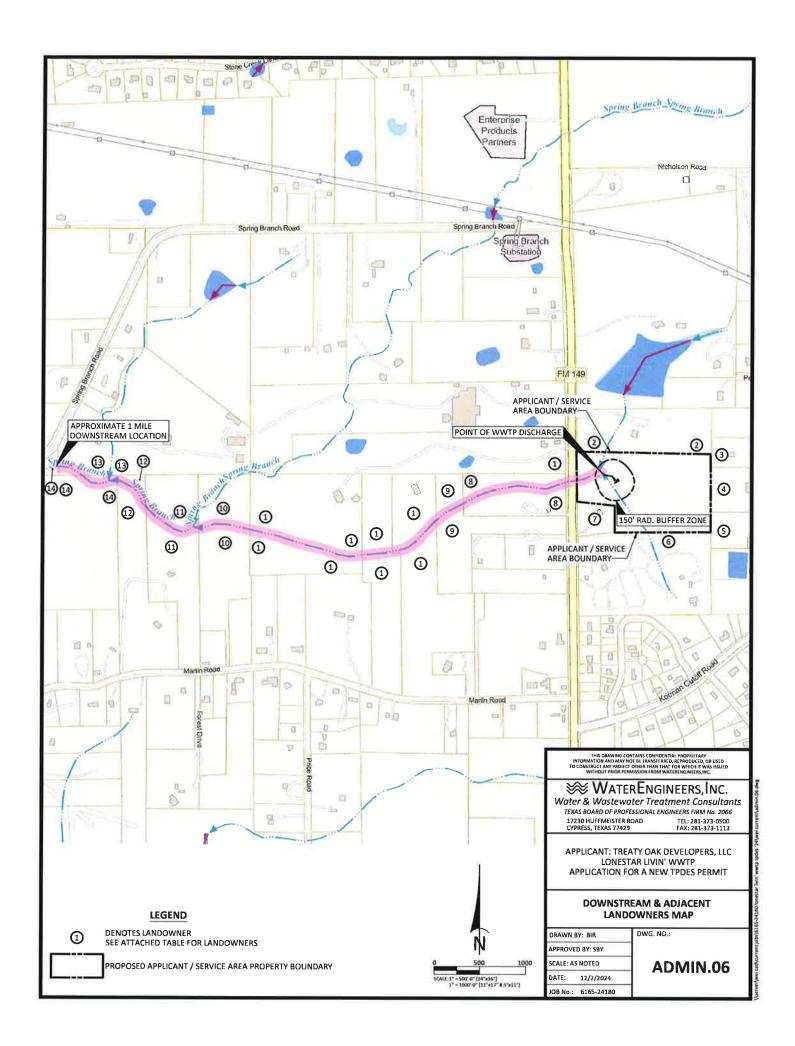


TABLE "ADMIN.06"

TREATY OAK DEVELOPERS LLC

Lonestar Livin' Wastewater Treatment Plant

Adjacent & Downstream Land Ownership Table Source: Montgomery County Appraisal Districts

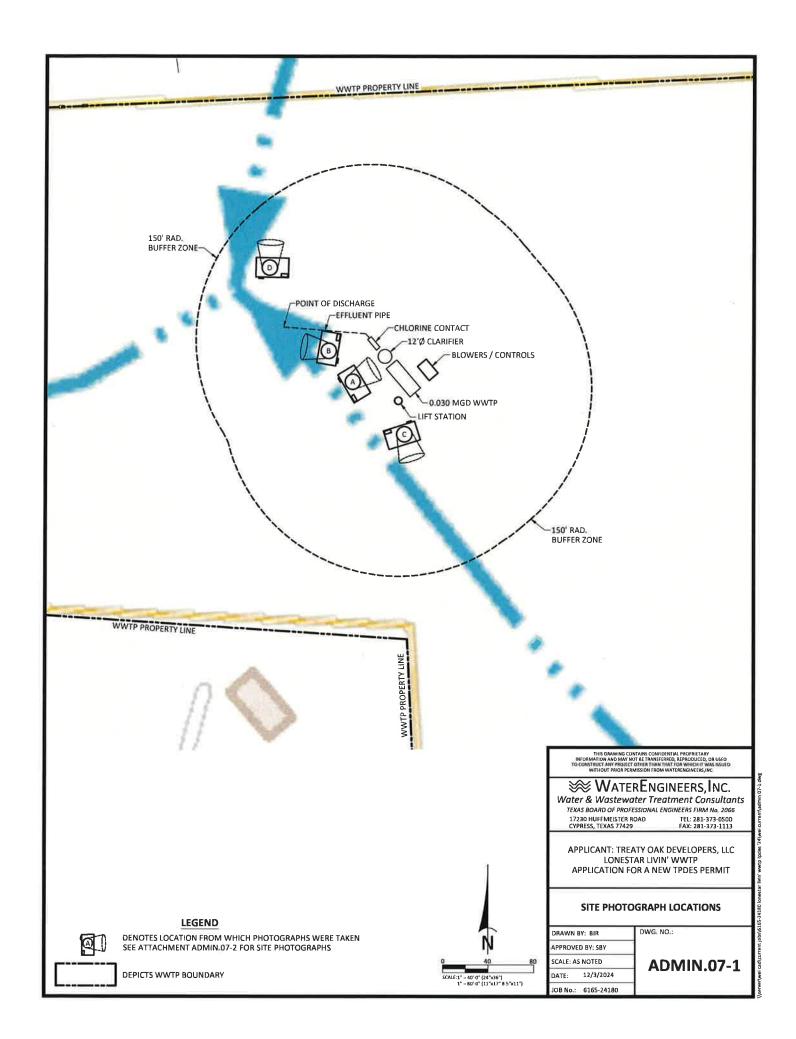
Tract No.	Title Owner & Address				
(See Attachment "ADMIN.04" Map)					
	KEITH & DIANA ANDERSON				
1	10191 FM 149				
	MONTGOMERY TX 77316				
	JEFFREY RUSSELL BURRELL TRUST				
2	12107 GALLEON POINT DRIVE				
	PEARLAND TX 77584				
	ALBERT & KATHY GEISENDORFF				
3	4034 EMMETT DRIVE				
	MONTGOMERY TX 77316				
	MICHAEL & LINDSEY PIRIE				
4	4128 EMMETT DRIVE				
	MONTGOMERY TX 77316				
	BRANT & SARAH MAGRUDER				
5	4176 EMMETT DRIVE				
	MONTGOMERY TX 77316				
	JAMES & MARGARET SCHROEDER				
6	4300 EMMETT DRIVE				
	MONTGOMERY TX 77316				
	PWP LAND CO LLC				
7	20160 FM 1488 ROAD				
	MAGNOLIA TX 77355				
	NH – BELLA INVESTMENTS LLC				
8	30619 ALDINE WESTFIELD ROAD				
	SPRING TX 77386				
	RICHARD & DEBRA MILLER				
9	10091 FM 149				
	MONTGOMERY TX 77316				
	MARK SANDERS				
10	P O BOX 268				
	MONTGOMERY TX 77356-0268				
	MARGARET POWELL				
11	3031 HEMINGWAY DRIVE				
	MONTGOMERY TX 77356				
	CATHERINE WILLIS				
12	1518 ADAMS WALK COURT				
	HOUSTON TX 77077				

	KIM WILLIS
13	21998 MARTIN ROAD
	MONTGOMERY TX 77316
	BYRNE FAMILY REVOCABLE TRUST
14	6100 SPRING BRANCH ROAD
	MONTGOMERY TX 77316
	BETTY WATSON
15	5757 SPRING BRANCH ROAD
	MONTGOMERY TX 77316

ATTACHMENT ADMIN.07

Photographs

(Reference Administrative Report 1.1, Page 13, Section 2)



PROPOSED WASTEWATER TREATMENT PLANT SITE





POINT OF DISCHARGE





THIS DRAWING CONTAINS CONFIDENTIAL PROPRIETARY
INFORMATION AND MAY NOT BE TRANSFERRED, REPRODUCED, OR USED
TO CONSTRUCT ANY PROJECT OTHER THAN THAT FOR WHICH IT WAS ISSUE
WITHOUT PLOS PLANSSOON TAOM WATER NOTIFIES THE

WATER ENGINEERS, INC.

Water & Wastewater Treatment Consultants
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No. 2066
17230 HUFFMEISTER ROAD
TEL: 281-373-0500
CYPRESS, TEXAS 77429
FAX: 281-373-1113

APPLICANT: TREATY OAK DEVELOPERS, LLC LONESTAR LIVIN' WWTP APPLICATION FOR A NEW TPDES PERMIT

SITE PHOTOGRAPHS

DWG. NO.:

DRAWN BY: BIR
APPROVED BY: SBY

SCALE: AS NOTED

DATE: 12/2/2024 JOB No.: 6165-24180

ADMIN.07-2

UPSTREAM OF POINT OF DISCHARGE





DOWNSTREAM OF POINT OF DISCHARGE





** SEE ADMIN.07-1 FOR LOCATION IN WHICH PHOTOGRAPHS WERE TAKEN

WATER ENGINEERS, INC.

Water & Wastewater Treatment Consultants
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No. 2066
17230 HUFFMEISTER ROAD TEL: 281-373-0500
CYPRESS, TEXAS 77429 FAX: 281-373-1113

APPLICANT: TREATY OAK DEVELOPERS, LLC LONESTAR LIVIN' WWTP APPLICATION FOR A NEW TPDES PERMIT

SITE PHOTOGRAPHS

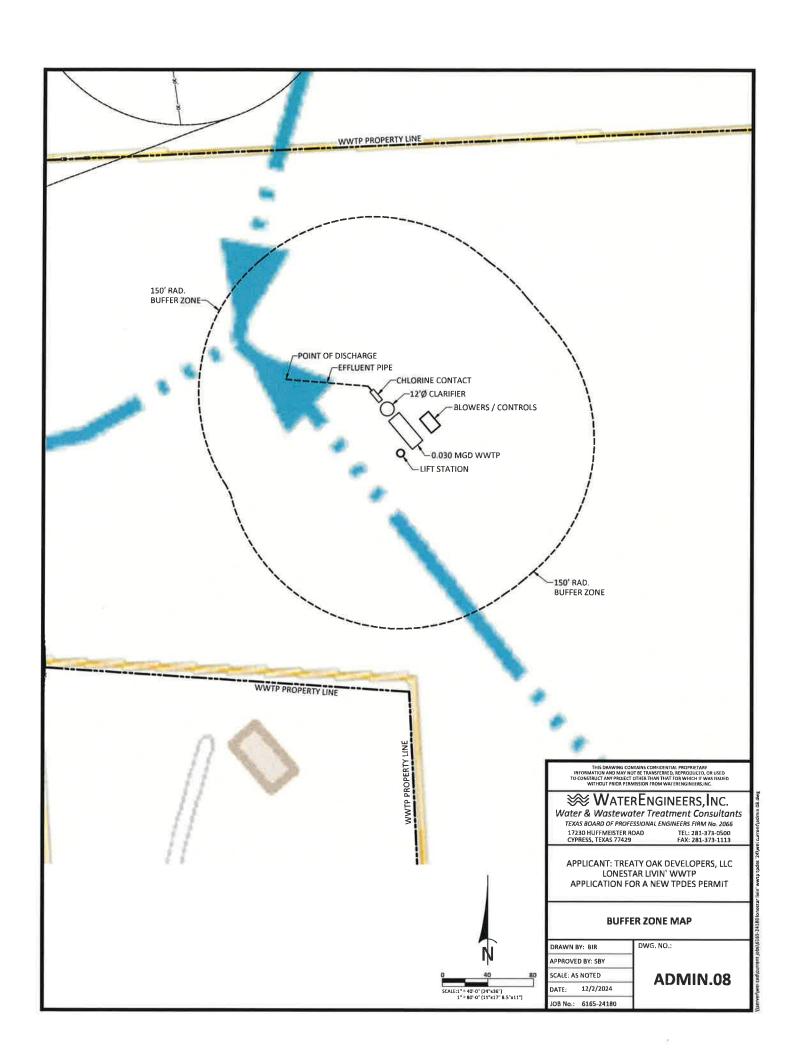
DRAWN BY: BIR APPROVED BY: SBY SCALE: AS NOTED 12/2/2024 DATE; JOB No.: 6165-24180 DWG. NO.:

ADMIN.07-3

ATTACHMENT ADMIN.08

Buffer Zone Map

(Reference Administrative Report 1.1, Page 13, Section eA)



ATTACHMENT ADMIN.09 Supplemental Permit Information Form and USGS Map

(Reference Administrative Report Page 14)

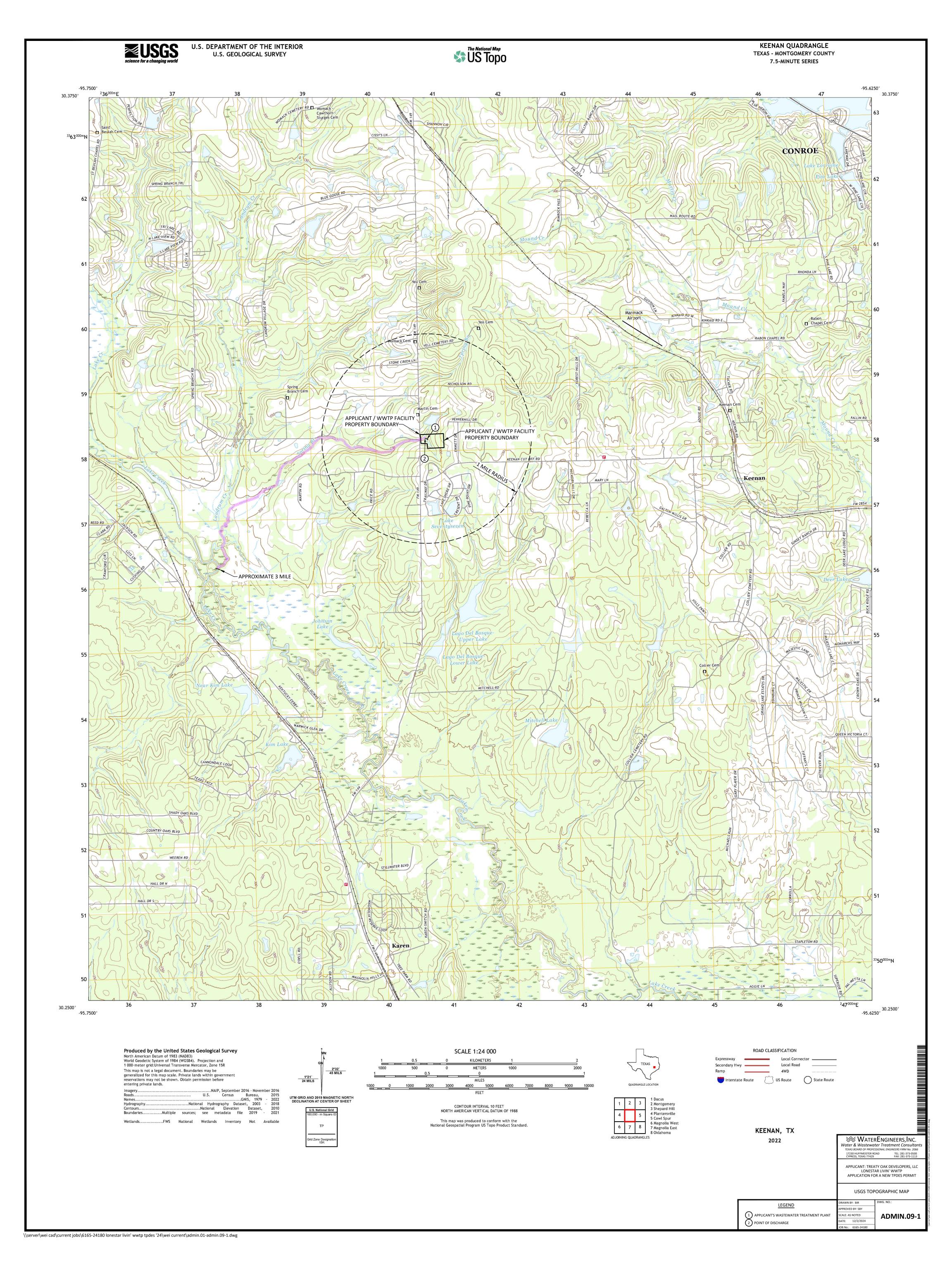
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY SUPPLEMENTAL PERMIT INFORMATION FORM (SPIF)

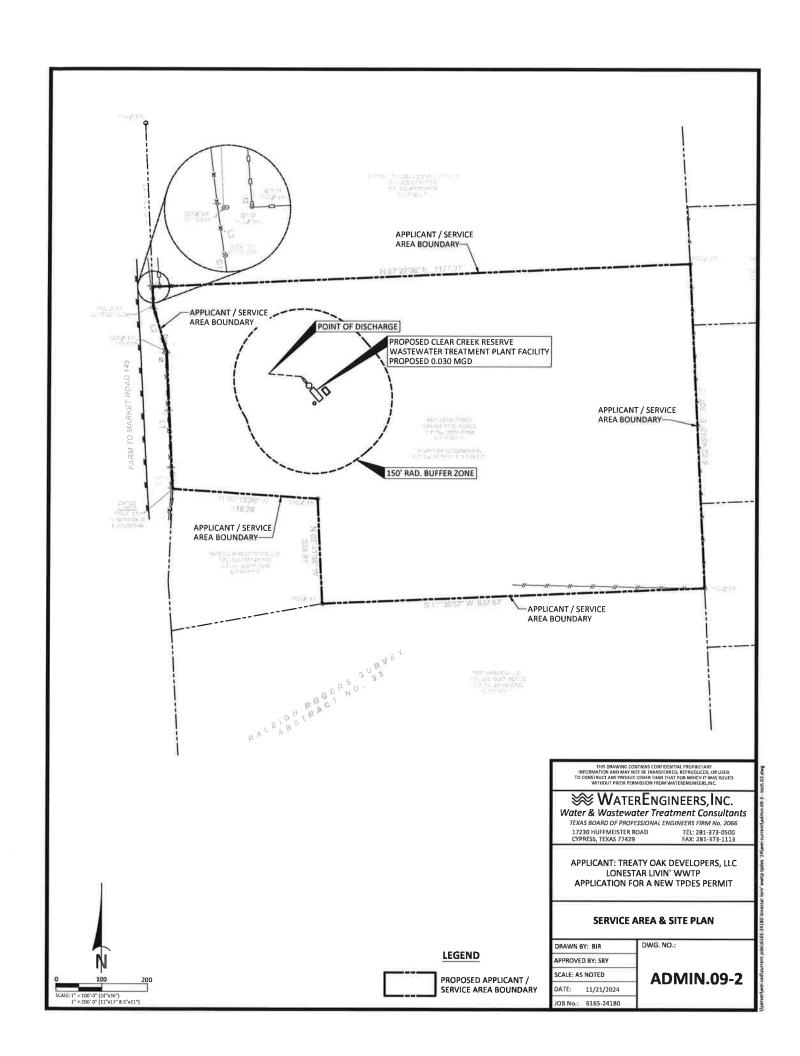
FOR AGENCIES REVIEWING DOMESTIC OR INDUSTRIAL TPDES WASTEWATER PERMIT APPLICATIONS

TCEQ USE ONLY:	
Application type:RenewalMajor AmendmentMinor AmendmentNew	
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 requir our agreement with EPA. If any of the items are not completely addressed or further inform is needed, we will contact you to provide the information before issuing the permit. Addres each item completely.	ation
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 may be directed to the Water Quality Division's Application Review and Processing Team by email at WO-ARPTeam@tceq.texas.gov or by phone at (512) 239-4671.	form
The following applies to all applications:	
1. Permittee: <u>Treaty Oak Developers LLC</u>	
Permit No. WQ00 <u>New</u> EPA ID No. TX <u>New</u>	
Address of the project (or a location description that includes street/highway, city/vicin and county): Approximately 2,725 feet south southeast of the intersection of Nicholson Road and FN 149 Road, Montgomery, Montgomery County 77316	•

	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): <u>Ms.</u>				
	First a	nd Last Name: <u>Shelley Young</u>				
	Crede	ntial (P.E, P.G., Ph.D., etc.): <u>P.E.</u>				
	Title: <u>I</u>	Engineer				
	Mailin	g Address: <u>17230 Huffmeister Road, Suite A</u>				
	City, S	tate, Zip Code: <u>Cypress, TX 77429</u>				
	Phone	No.: 281-373-0500 Ext.: Click here to enter text, Fax No.: 281-373-1113				
	E-mail	Address: syoung@waterengineers.com				
2.	List th	e county in which the facility is located: Montgomery				
3.	please	property is publicly owned and the owner is different than the permittee/applicant, list the owner of the property.				
	N/A					
4.	Provid	e 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 identithe classified segment number.					
	From the plant site to an unnamed tributary of Spring Branch; thence to Spring Branch;					
		e to Landrum Creek; thence to Lake Creek in Segment No. 1015 of the San Jacinto Basin.				
	KIVCI	Daom.				
		19				
5.	plotted route f	provide a separate 7.5-minute USGS quadrangle map with the project boundaries d and a general location map showing the project area. Please highlight the discharge from the point of discharge for a distance of one mile downstream. (This map is ed in addition to the map in the administrative report).				
	Provid	e original photographs of any structures 50 years or older on the property.				
	Does y	our 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): The plant site will encompass approximately 1.5 acres. Excavation is not expected to be
	more than 10-12'. Other disturbances will include clearing and grubbing of the site.
2.	Describe existing disturbances, vegetation, and land use: Land is currently vacant and used for timber.
	Land is currently vacant and used for timber.
	E FOLLOWING ITEMS APPLY ONLY TO APPLICATIONS FOR NEW TPDES PERMITS AND MAJOR IENDMENTS TO TPDES PERMITS
3.	List construction dates of all buildings and structures on the property:
	See No. 2 above
4.	Provide a brief history of the property, and name of the architect/builder, if known.
	See No. 2 above





ATTACHMENT TECH.01 Design & Loading Criteria Table And Design Features for Reliability

(Reference Technical Report Page 2, Question 2b And Page 22, Question 4)

ATTACHMENT TECH.01-01 DESIGN & LOADING CRITERIA LONESTAR LIVIN' WASTEWATER TREATMENT PLANT

Parameter INFLUENT CONDITIONS	Phase 1
Average Daily Flow, gpd	30,000
Ratio Average/Peak Flow	4.00
Peak 2-Hour Flow, gpd	120,000
Peak 2-Hour Flow, gpm	83 300
BOD, mg/l BOD, lb/day	300 75
ACTIVATED SLUDGE PROCESS	,,
Aeration Basin	
Aeration Length Provided, ft	20.0
Aeration Basin Width Provided, ft	12
SWD at Avg Daily Flow, ft	10.50
Total Aeration Volume, cu ft	2,520
BOD Load, #/1000 cu ft Detention time, hrs	29.8 15.1
O2 Reg'd @ 2.2 # O2/lb BOD, #/day	165
Correction Factor (Coarse Bubble)	0.65
Air Diffuser Eff., %	16.6%
Process Air Flow Rate, scfm	62
Mixing Air @ 20 scfm/1000 cu ft	50
Selected Air Supply Rate, scfm	62
Temperature Correction Factor for 30 deg F Temperature Corrected Air Flow Rate, scfm	1.27 78
No. diffusers (24-inch wide SS band diffuser)	12.0
Air Flow per Diffuser, scfm	6.5
Air Supply, scfm/1000 cf	31
R.S. Airlift Air, scfm	5
Skimmer Airlift Air, scfm	5
CLARIFIER	
No. of clarifiers	1
Selected Clarifier Diameter, ft Clarifier Wall Height, ft	12 12.00
Side Water Depth @ Qavg, ft	10.50
Total Area sq ft	113
Total Volume, cu ft	1,188
Total Volume, gallons	8,883
Avg. SOR, gpd/sq ft	265
Peak SOR, gpd/sq ft	1,061
Avg. Detention, hr	7.11
Peak Detention, hr Max Qr @ 400 gpd/sf, gpm (each)	1.8 31
Max Qr @ 400 gpd/sf, gpd (each)	45,239
Max Qp + Qr, gpd (each)	165,239
CHLORINE CONTACT BASIN	
No. of chlorine basins	1
Proposed Length, ft	12.00
Proposed Width, ft	4.00
Proposed SWD, ft Actual Volume, cu ft	8.5 408
Air Supply Required @ 15 scfm/1000 cu ft	6
Actual Detention @ Qp, minutes	36.62
AEROBIC DIGESTION/SLUDGE HOLDING	
Proposed Length, ft	12.0
Proposed Width, ft	12
Proposed SWD, ft Volume Provided, cu ft	10,5 1,512
Volume Provided, gallons	11,310
Loading, cu ft/# BOD	20,1
Air Supply Rate, scfm/1000 cu ft	30
Total Air Supply, cfm	45.4
Air Flow per Diffuser, scfm	20
Minimum No. of diffusers	2
AIR BLOWERS Aeration Basin Air Supply, scfm	78
Aerobic Digester Air Supply, scrim	76 45
Chlorine Basin Air Supply, scfm	6
Return Sludge Airlift Air Supply, scfm	5
Skimmer Airlift Air Supply, scfm	5
Required Air Supply. cfm	139
No. of Blowers	2
Required Capacity, sofm	139
Selected Capacity, scfm Blower Op Pressure, psi	265 5.58
-1	

Design & Loading Criteria-0.030 MGD Coarse 11/26/2024 10:21 AM

DESIGN FEATURES FOR RELIABILITY

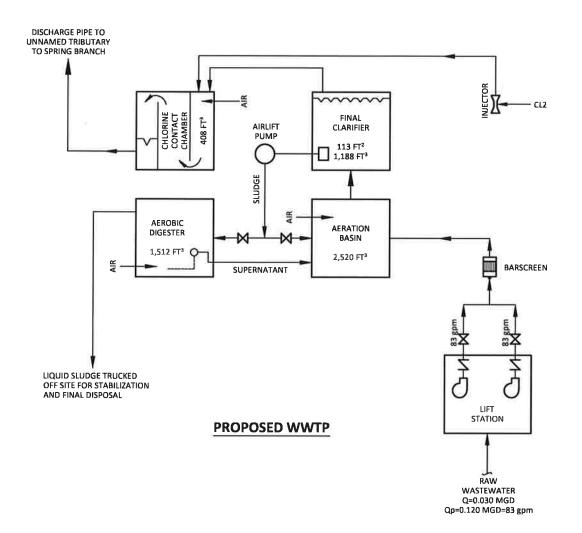
The Lonestar Livin' Wastewater Treatment Plant facilities will be designed to provide a high degree of mechanical reliability consistent with TCEQ Design Criteria. The following describe design features that will be incorporated at the facilities to prevent bypassing or overflows of untreated wastewater:

- A. No infiltration/inflow is anticipated since the collection system will be new and not subject to the effects of age and deterioration at this time.
- B. The electrical service that will serve the Lonestar Livin' WWTP is reliable with most outages lasting less than 2-4 hours. However, Treaty Oak Developers LLC plans to purchase a generator to operate necessary plant components during extended outages.
- C. All mechanical units, such as influent pumps, blowers and chemical feed pumps will be installed with spare units in the event a piece of equipment is out of service for repairs.
- D. Plant units will be maintained per TCEQ standards and repaired as quickly as possible should failure occur.
- E. The facilities will include an auto-dialer that will call the operator in case of power outages, blower malfunctions, lift station malfunctions or high-water alarm situations.

ATTACHMENT TECH.02

Process Flow Diagram

(Reference Technical Report Page 2, Question 2c)



THIS ORAWING CONTAINS CONTIGENTIAL PROPRIETARY
INFORMATION AND MAY NOT BE TRANSFERRED, REPRODUCED, OR USED
TO CONSTRUCT ANY PROJECT OTHER THAN THAT FOR WHICH IT WAS ISSUED
WITHOUT PRIOR PERMISSION FROM WATERENGINEERS, INC.

₩ WATER ENGINEERS, INC.

Water & Wastewater Treatment Consultants TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No. 2066

17230 HUFFMEISTER ROAD CYPRESS, TEXAS 77429

TEL: 281-373-0500 FAX: 281-373-1113

APPLICANT: TREATY OAK DEVELOPERS, LLC LONESTAR LIVIN' WWTP APPLICATION FOR A NEW TPDES PERMIT

FLOW SCHEMATIC

DRAWN BY: BIR DWG. NO.:

APPROVED BY: SBY

SCALE: AS NOTED

DATE: 12/2/2024

JOB No.: 6165-24180

TECH.02

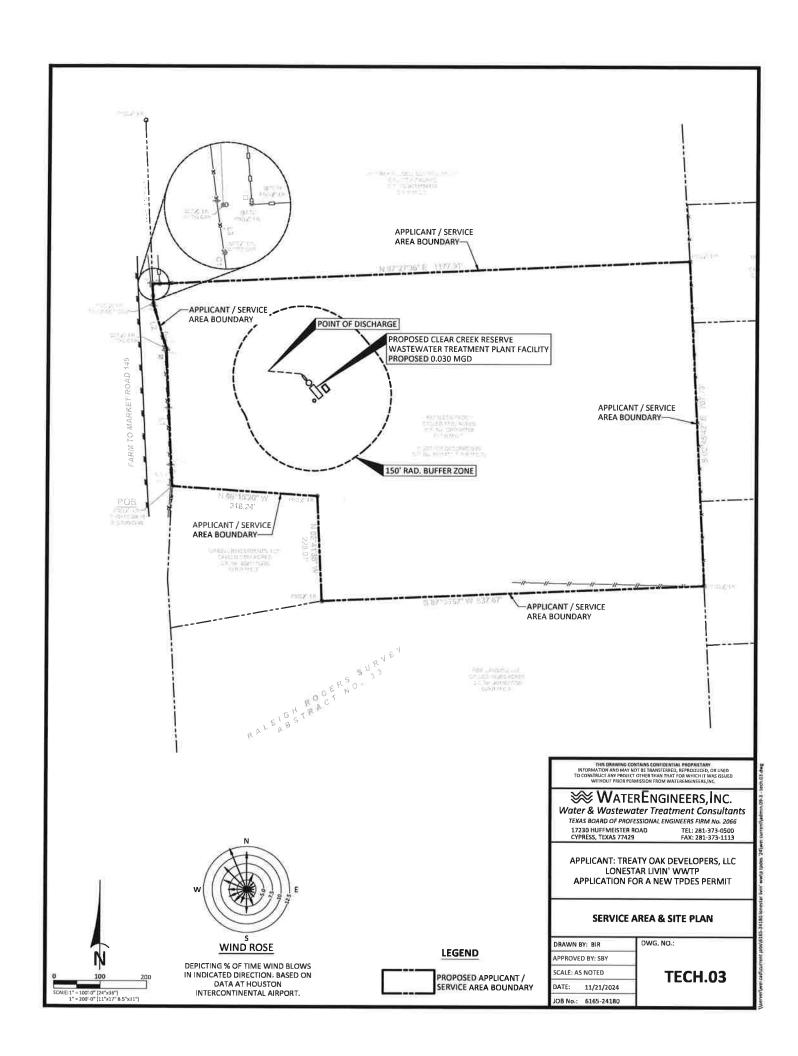
ATTACHMENT TECH.03

Site Drawing

(Reference Technical Report Page 2, Question 3)

(Including Wind Rose)

(Reference Technical Report Page 23, Question 7)



ATTACHMENT TECH.04

Solids Management Plan

(Reference Technical Report Page 8, Question 6F And Page 23, Question 5B)

ATTACHMENT TECH.04 SLUDGE MANAGEMENT PLAN

1. Type of Wastewater Treatment Process Used

The Lonestar Livin' Wastewater Treatment Plant (WWTP) will use the activated sludge with nitrification process. Solids analyses have been made based upon a spreadsheet calculation set up using sludge kinetic calculations developed by Dr. Ross McKinney and published in <u>Notes on Activated Sludge</u>, 1971, by Brian L. Goodman. Table TECH.04-01 shows the process design and sludge generation calculations for the design flow of 30,000 gpd.

2. Dimensions and Capacities

The treatment facility will have a digester tank with a volume of 1,512 cu. ft., a surface area of 144 sq. ft. and a 10.5 ft. side water depth. The digester will provide a total design flow loading of 20.14 cu. ft./1b BOD.

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 Attachments TECH.04. These are the solids that must be wasted from the activated sludge process and that must be stabilized in the aerobic digester. The results are summarized in the following table:

Phase	Solids @	Solids @	Solids @	Solids @
	100% Qavg,	75% Qavg,	50% Qavg,	25% Qavg,
	lb/day	lb/day	lb/day	lb/day
Final	51	38	26	13

4. Operating Range of Mixed Liquor Suspended Solids

The calculations that predict the mixed liquor suspended solids in the activated sludge process are located in the following table:

	Predicted Solids @100% Flow		Predicted Solids @75% Flow		Predicted Solids @50% Flow		Predicted Solids @25% Flow	
	sludge age, days	MLSS mg/l	sludge age, days	MLSS mg/l	sludge age, days	MLS S mg/l	sludge age, days	MLSS mg/l
Final	10.5	3,539	14	3,541	21	3,543	42	3,545

5. Solids Removal Procedures

The removal of waste activated sludge from the activated sludge process is achieved by wasting sludge from the bottom of the clarifier into the aerobic digester using the waste sludge airlift pump. In order to thicken solids prior to putting them into the digester, the air lift is turned off for approximately one hour prior to wasting. Periodically (two to three times a week) the air supply to the aerobic digester is shut off, allowing solids to settle to the bottom of the digester. Then the supernatant liquor is decanted with an adjustable decant airlift pump and returned to the aeration basin. After a sufficient period of digestion and/or the digester is full, sludge is removed from the digester by a vacuum truck by hooking the truck hose to the piping connection and opening the shut off valve.

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

The quantity of solids to be removed at the various plant loadings are presented in the following table. These quantities shown in the tabulation are *monthly* quantities based upon an influent BOD of 300 mg/l and TSS of 200 mg/l. If the strength of the influent wastewater varies significantly, solids removal quantities will be different.

	@ 100 % Flow		@ 75 % Flow		@ 50 % Flow		@ 25 % Flow	
	Capacity		Capacity		Capacity		Capacity	
Phase	%	Gal/	%	Gal/	%	Gal/	%	Gal/
	Solids	Month	Solids	Month	Solids	Month	Solids	Month
Final	2.0	7,313	2.0	5,487	2.0	3,660	2.0	1,831

7. Identification of Disposal Site

The disposal of sludge from the WWTP is contracted to sludge management and disposal contractor, Magna-Flow Environmental., who transports liquid sludge from the digester to other wastewater treatment facilities for further processing. Solids documentation is assured by measuring the volume of each sludge withdrawal and measuring the sludge solids concentrations. All required data is included in the annual sludge report to the TCEQ.

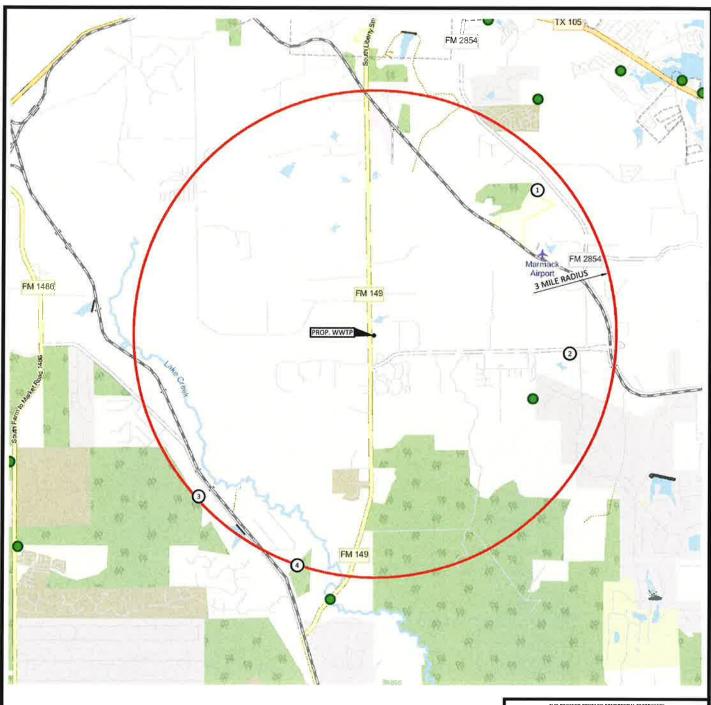
ATTACHMENT TECH.04-01 PROCESS DESIGN AND SLUDGE GENERATION CALCULATIONS DESIGN & LOADING CRITERIA

INFLUENT CONDITIONS						
	0.030		Acretics 1	Val a 6		2 520
Design Flow Rate, mgd			Aeration \			2,520
Infl. BOD, mg/l	300			iameter, ft	4 _ 4	12
Infl. TSS, mg/l	200			ide Wall D		10.50
Infl. VSS, mg/l	160			urface Are		113
BOD Loading, lb/day	75			olume, cu		1,188
BOD Load, #/1000 cu ft	29.83		remperat	ure, deg (,	20
Actual Plant Loading, %		100%	75.0%		50%	25.0%
Actual Flow Rate, mgd		0.030	0.023	(0.015	0.008
BOD Loading, #/Day		75	56		38	19
Ret. Sludge Rate, gpd/sq ft		400	400		400	400
Ret. Sludge Flow, mgd		0.05	0.05		0.05	0.05
t = Aeration Time, days		0.628	0.838	1	1.257	2.513
ts = Sludge Age, Days		10.5	14.0		21.0	42.0
Km = BOD Removal Metabolic F	actor	360	360		360	360
Ks = Synthesis Factor		250	250		250	250
Ke = Endogenous Metabolism F	actor	0.23	0.17		0.11	0.06
F = Effl Soluble BOD		1.32	0.99		0.66	0.33
Ma = Active Mass		1,019	1,021	•	1,022	1,023
Me = Endogenous Mass		587	588		589	589
Mi = Inert Organic Mass		936	936		936	936
Mii = Inert Inorganic Mass		996	996		997	997
Mt = Total Mass, mg/l		3,539	3,541	3	3,543	3,545
Total Mass in Aeration Basin, Ib		556	557		557	557
Lb BOD/Lb MLSS/Day		0.135	0.101	(0.067	0.034
Effl TSS, mg/l		7	7		7	7
Effl BOD, mg/l		3	2		2	2
Sludge Accumulation, lb/day		53	40		27	13
TSS Lost In Effluent, Ib/day		2	1		1	0
Waste Sludge, Ib/day		51	38		26	13
Return Sludge Conc, mg/l		5,885	5,302		1,717	4,132
Waste Sludge Conc, mg/l		10,000	10,000	10	0,000	10,000
Waste Sludge Flow, gpd		614	461		307	154
AEROBIC DIGESTER						
Volume, cu ft		1,512				
Design Loading, cu ft/lb BOD		20.14	26.86	4	10.29	80.58
Incoming Sludge Conc, mg/l		10,000	10,000	10	0,000	10,000
Thick Sludge Conc, mg/l		20,000	20,000	20	0,000	20,000
Detention, Days		36.84	49.09	7	73.59	147.11
Infl Total Solids, lb/day		51	38		26	13
Infl Active Mass, lb/day		15	11		7	4
Effl Active Mass, lb/Day		2	1		1	0
Active Mass Red., lb/day		11	8		5	3
Digester Effl Solids, lb/day		41	31		20	10
Sludge Disposed, lb/mg		1,355	1,356	•	1,357	1,357
Sludge Disposed, tons/mg		0.68	0.68		0.68	0.68
Sludge Hauled, gal/day		244	183		122	61
Sludge Hauled, gal/month		7,313	5,487	3	3,660	1,831

ATTACHMENT TECH.07 Map and List of Facilities within 3 Miles And

Service Request Correspondence

(Reference Technical Report Page 20, Section 1B3)



PERMITTEE IDENTIFICATION TABLE				
CALL OUT	REGISTRATION #			
1	WQ0015341001			
2	WQ0016546001 TPDES PERMIT NOT YET GRANTED			
3	WQ0016001001			
4	WQ0016015001			

THIS DRAWING CONTAINS CONFIDENTIAL PROPRIETARY
INFORMATION AND MAY NOT BE TRANSFERED, REPRODUCED, OR USED
TO CONSTRUCT ANY PROJECT OTHER THAN THAT FOR WHICH IT WAS ISSUED
WITHOUT PRIOR PERMISSION FROM WATERENGINERS, INC.

₩ WATERENGINEERS,INC.

Water & Wastewater Treatment Consultants
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No. 2066

17230 HUFFMEISTER ROAD TEL: 281-373-0500 CYPRESS, TEXAS 77429 FAX: 281-373-1113

APPLICANT: TREATY OAK DEVELOPERS, LLC LONESTAR LIVIN' WWTP APPLICATION FOR A NEW TPDES PERMIT

THREE MILE RADIUS PERMITEE MAP

DRAWN BY: BIR

APPROVED BY: SBY

SCALE: AS NOTED

DATE: 12/5/2024

JOB No.: 6165-24180

DWG. NO.:

TECH.07



WATER & WASTEWATER TREATMENT CONSULTANTS

17230 HUFFMEISTER ROAD, SUITE A~CYPRESS, TEXAS 77429-1643 Tel: 281-373-0500 Fax: 281-373-1113

November 19, 2024

Cert. Mail Receipt 7022 2410 0002 3501 2692

MSEC Waste Water Inc. P. O. Box 970 Navasota, Texas 77868

Re:

TPDES Permit No. WQ0015341001

Dear Permittee:

We are writing to you on behalf of Treaty Oak Developers LLC regarding a proposed wastewater treatment plant project to serve the proposed development located at 1005 FM 149 in Montgomery County as shown on the attached map. The proposed wastewater system will serve approximately 250 tiny homes and recreational vehicles Treaty Oak Developers LLC is in the process of applying for a new TCEQ Wastewater Discharge Permit for 30,000 gpd.

We are required to contact all existing TCEQ Wastewater Discharge Permittees and/or districts or sewer CCN holders within a 3-mile radius of the project to inquire if an existing permit holder is willing to provide the wastewater treatment capacity needed. According to TCEQ records, you are a permittee having an existing wastewater treatment plant, a district or sewer CCN holder, located within three miles of the project and have a TCEQ Waste Discharge Permit. If we find a wastewater treatment plant permit holder within three miles that has the required capacity available or will expand their facility to make it available, we will conduct a feasibility study to determine if it is cost effective to obtain service from them.

We will appreciate receiving a response from you indicating if 30,000 gpd of wastewater treatment capacity in your facility is available, and if so, under what terms. A handwritten reply on a copy of this letter will be adequate. You may email your response to me at syoung@waterengineers.com or fax to (281) 373-1113. Please feel free to call me at 281-373-0500 if you have any questions. Thank you for your assistance.

Sincerely, WATERENGINEERS, INC.

Shelley Young

Shelley Young, P.E.

cc: Treaty Oak Developers LLC

	REPL	.Y	
Date of Reply:		signature:	
Name of Permittee:	W	Printed Name:	
Capacity Available (Yes / No)? _	— all	Title:	
Terms (if available)	Non	Address:	_
-	- Color		_
	10	Telephone:	_
		Email:	



WATER & WASTEWATER TREATMENT CONSULTANTS

17230 HUFFMEISTER ROAD, SUITE A~CYPRESS, TEXAS 77429-1643 Tel: 281-373-0500 Fax: 281-373-1113

November 19, 2024

Cert. Mail Receipt 7022 2410 0002 3501 2678

FMRWD LLC 28910 Hardin Store Road Suite 101 Magnolia, Texas 77354

Re:

TPDES Permit No. WQ0016015001

Dear Permittee:

We are writing to you on behalf of Treaty Oak Developers LLC regarding a proposed wastewater treatment plant project to serve the proposed development located at 1005 FM 149 in Montgomery County as shown on the attached map. The proposed wastewater system will serve approximately 250 tiny homes and recreational vehicles Treaty Oak Developers LLC is in the process of applying for a new TCEQ Wastewater Discharge Permit for 30,000 gpd.

We are required to contact all existing TCEQ Wastewater Discharge Permittees and/or districts or sewer CCN holders within a 3-mile radius of the project to inquire if an existing permit holder is willing to provide the wastewater treatment capacity needed. According to TCEQ records, you are a permittee having an existing wastewater treatment plant, a district or sewer CCN holder, located within three miles of the project and have a TCEQ Waste Discharge Permit. If we find a wastewater treatment plant permit holder within three miles that has the required capacity available or will expand their facility to make it available, we will conduct a feasibility study to determine if it is cost effective to obtain service from them.

We will appreciate receiving a response from you indicating if 30,000 gpd of wastewater treatment capacity in your facility is available, and if so, under what terms. A handwritten reply on a copy of this letter will be adequate. You may email your response to me at syoung@waterengineers.com or fax to (281) 373-1113. Please feel free to call me at 281-373-0500 if you have any questions. Thank you for your assistance.

Sincerely, WATERENGINEERS, INC.

Shelley Young

Shelley Young, P.E.

cc: Treaty Oak Developers LLC

	REP	PLY	
Date of Reply:		Sigflature:	
Name of Permittee:		Printed Name:	
Capacity Available (Yes / No)? _		Title:	
Terms (if available)	N	Address:	
	- M		
	- Kin .	Telephone:	
		Email:	



WATER & WASTEWATER TREATMENT CONSULTANTS

17230 HUFFMEISTER ROAD, SUITE A~CYPRESS, TEXAS 77429-1643 Tel: 281-373-0500 Fax: 281-373-1113

November 19, 2024

Cert. Mail Receipt 7022 2410 0002 3501 2685

Lennar Homes of Texas Land and Construction Ltd. 681 Greens Parkway Suite 220 Houston, Texas 77067

Re:

TPDES Permit No. WQ0016001001

Dear Permittee:

We are writing to you on behalf of Treaty Oak Developers LLC regarding a proposed wastewater treatment plant project to serve the proposed development located at 1005 FM 149 in Montgomery County as shown on the attached map. The proposed wastewater system will serve approximately 250 tiny homes and recreational vehicles Treaty Oak Developers LLC is in the process of applying for a new TCEQ Wastewater Discharge Permit for 30,000 gpd.

We are required to contact all existing TCEQ Wastewater Discharge Permittees and/or districts or sewer CCN holders within a 3-mile radius of the project to inquire if an existing permit holder is willing to provide the wastewater treatment capacity needed. According to TCEQ records, you are a permittee having an existing wastewater treatment plant, a district or sewer CCN holder, located within three miles of the project and have a TCEQ Waste Discharge Permit. If we find a wastewater treatment plant permit holder within three miles that has the required capacity available or will expand their facility to make it available, we will conduct a feasibility study to determine if it is cost effective to obtain service from them.

We will appreciate receiving a response from you indicating if 30,000 gpd of wastewater treatment capacity in your facility is available, and if so, under what terms. A handwritten reply on a copy of this letter will be adequate. You may email your response to me at syoung@waterengineers.com or fax to (281) 373-1113. Please feel free to call me at 281-373-0500 if you have any questions. Thank you for your assistance.

Sincerely,

WATERENGINEERS, INC.

Shelley Young

Shelley Young, P.E.

cc: Treaty Oak Developers LLC

REP	PLY
Date of Reply:	Veignature:
Name of Permittee:	Printed Name:
Capacity Available (Yes / No)?	Title:
Terms (if available)	Address:
10,	Telephone:
	Email:



KEITH & DIANA ANDERSON 10191 FM 149 MONTGOMERY TX 77316 JEFFREY RUSSELL BURRELL TRUST 12107 GALLEON POINT DRIVE PEARLAND TX 77584 MICHAEL & LINDSEY PIRIE 4128 EMMETT DRIVE MONTGOMERY TX 77316

BRANT & SARAH MAGRUDER 4176 EMMETT DRIVE MONTGOMERY TX 77316 JAMES & MARGARET SCHROEDER 4300 EMMETT DRIVE MONTGOMERY TX 77316 PWP LAND CO LLC 20160 FM 1488 ROAD MAGNOLIA TX 77355

NH – BELLA INVESTMENTS LLC 30619 ALDINE WESTFIELD ROAD SPRING TX 77386 RICHARD & DEBRA MILLER 10091 FM 149 MONTGOMERY TX 77316

MARK SANDERS P O BOX 268 MONTGOMERY TX 77356-0268

MARGARET POWELL 3031 HEMINGWAY DRIVE MONTGOMERY TX 77356 CATHERINE WILLIS 1518 ADAMS WALK COURT HOUSTON TX 77077 KIM WILLIS 21998 MARTIN ROAD MONTGOMERY TX 77316

BYRNE FAMILY REVOCABLE TRUST 6100 SPRING BRANCH ROAD MONTGOMERY TX 77316 BETTY WATSON 5757 SPRING RANCH ROAD MONTGOMERY TX 77316