



# Administrative Package Cover Page

**This file contains the following documents:**

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



# Portada de Paquete Administrativo

**Este archivo contiene los siguientes documentos:**

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



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

# SUMMARY OF APPLICATION IN PLAIN LANGUAGE FOR TPDES OR TLAP PERMIT APPLICATIONS

## Summary of Application (in plain language) 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 of your facility and application as required by Title 30, Texas Administrative Code (30 TAC), Chapter 39, Subchapter H. You may modify the template as necessary to accurately describe your 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 you 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. After filling in the information for your facility delete these instructions.

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

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

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

Fort Bend County MUD 275 (CN606391589) proposes to operate Fort Bend County MUD 275 Wastewater Treatment Plant (RN112145230), a new Wastewater Treatment Facility. The facility is located at approximately 1.7 miles southeast of the intersection of Texas Heritage Parkway and Farm-to-Market Road 1093, in Fulshear, Fort Bend County, Texas 77406. The facility will have 4 phases: 0.875 MGD, 1.75 MGD, 2.265 MGD, and 3.5 MGD. The treated effluent will be discharged to a 30-inch storm sewer pipe into Channel II-E-10-B (Tributary 2 of Flewellen Creek); thence to Flewellen Creek, thence to Upper Oyster Creek.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD5), total suspended solids (TSS), ammonia nitrogen (NH3-N), nitrate nitrogen (NO3-N), and Escherichia coli. Domestic sewage is treated by a fine screen for preliminary treatment, complete mix, activated sludge biological nitrification for carbon and

ammonia oxidation, clarification for suspended solids removal, chlorine contact basin for disinfection, and aerobic digestion.

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

### AGUAS RESIDUALES DOMÉSTICAS /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.*

Fort Bend County MUD 275 (CN606391589) propone operar la planta de tratamiento de aguas residuales de el Condado de Fort Bend del MUD No. 275 (RN112145230), una nueva instalación de tratamiento de aguas residuales. La instalación estará ubicada en Aproximadamente 1.7 millas al sureste de la intersección de Texas Heritage Parkway y Farm-to-Market Road 1093, en Fulshear, Condado de Fort Bend, Texas 77406. La instalación tendrá 4 fases: 0.875 MGD, 1.75 MGD, 2.265 MGD y 3.5 MGD. El efluente tratado se descargará a una tubería pluvial de 30 pulgadas que desemboca en el Canal II-E-10-B (Tributario 2 de Flewellen Creek); luego a Flewellen Creek y posteriormente a Upper Oyster Creek..

Se espera que las descargas de la instalación contengan demanda bioquímica carbonosa de oxígeno de cinco días (CBOD5), sólidos suspendidos totales (SST), nitrógeno amoniacal (NH3-N), nitrógeno nitrato (NO3-N) y Escherichia coli. Las aguas residuales domesticas. estará tratado por una criba fina para el tratamiento preliminar, mezcla completa, nitrificación biológica de lodos activados para la oxidación de carbóno y amoníaco, clarificación para eliminación de sólidos en suspensión, un tanque de contacto con cloro para desinfección y digestión aeróbica.



# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



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

**PROPOSED PERMIT NO. WQ0016730001**

**APPLICATION.** Fort Bend County Municipal Utility District No. 275, 202 Century Square Boulevard, Sugar Land, Texas 77478, has applied to the Texas Commission on Environmental Quality (TCEQ) for proposed Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016730001 (EPA I.D. No. TX0147478) to authorize the discharge of treated wastewater at a volume not to exceed an annual average flow of 3,500,000 gallons per day. The domestic wastewater treatment facility will be located approximately 1.7 miles southeast of the intersection of Texas Heritage Parkway and Farm-to-Market Road 1093, near the city of Fulshear, in Fort Bend County, Texas 77406. The discharge route will be from the plant site via pipe to an unnamed tributary, thence to Flewellen Creek, thence to Upper Oyster Creek. TCEQ received this application on February 17, 2025. The permit application will be available for viewing and copying at George Memorial Library, 1001 Golfview Drive, Richmond, in Fort Bend County, Texas prior to the date this notice is published in the newspaper. The application, including any updates, and associated notices are available electronically at the following webpage:

<https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications>.

This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For the exact location, refer to the application.

<https://gisweb.tceq.texas.gov/LocationMapper/?marker=-95.863333,29.669722&level=18>

**ALTERNATIVE LANGUAGE NOTICE.** Alternative language notice in Spanish is available at:

<https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications>.

El aviso de idioma alternativo en español está disponible en

<https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications>.

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

**PUBLIC COMMENT / PUBLIC MEETING.** You may submit public comments or request a public meeting on this application. The purpose of a public meeting is to provide the opportunity to submit comments or to ask questions about the application. TCEQ will hold a

public meeting if the Executive Director determines that there is a significant degree of public interest in the application or if requested by a local legislator. A public meeting is not a contested case hearing.

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

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

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

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

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

**INFORMATION AVAILABLE ONLINE.** For details about the status of the application, visit the Commissioners' Integrated Database at [www.tceq.texas.gov/goto/cid](http://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](http://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 Fort Bend County Municipal Utility District No. 275 at the address stated above or by calling Mr. Taylor Reed, P.E., Vogler & Spencer Engineering, at 713-782-0042.

Issuance Date: June 12, 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. WQ0016730001**

**SOLICITUD.** Fort Bend County Municipal Utility District No. 275, 202 Century Square Boulevard, Sugar Land, Texas 77478, ha solicitado a la Comisión de Calidad Ambiental del Estado de Texas (TCEQ) para el propuesto Permiso No. WQ0016730001 (EPA I.D. No. TX0147478) 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 anual de 3,500,000 galones por día. La planta estará ubicada aproximadamente 1,7 millas al sureste de la intersección de Texas Heritage Parkway y Farm-to-Market Road 1093, cerca de la ciudad de Fulshear, en el condado de Fort Bend, Texas 77406. La ruta de descarga estará del sitio de la planta a través de una tubería hasta un afluente sin nombre, de allí a Flewellen Creek, de allí a Upper Oyster Creek. La TCEQ recibió esta solicitud el 17 de febrero de 2025. La solicitud para el permiso estará disponible para leerla y copiarla en Biblioteca George Memorial, 1001 Golfview Drive, Richmond, condado de Fort Bend, Texas antes de la fecha de publicación de este aviso en el periódico. La solicitud (cualquier actualización y aviso inclusive) está disponible electrónicamente en la siguiente página web:

<https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications>.

Este enlace a un mapa electrónico de la ubicación general del sitio o de la instalación es proporcionado como una cortesía y no es parte de la solicitud o del aviso. Para la ubicación exacta, consulte la solicitud.

<https://gisweb.tceq.texas.gov/LocationMapper/?marker=-95.863333,29.669722&level=18>

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

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

**COMENTARIO PUBLICO / REUNION PUBLICA.** Usted puede presentar comentarios públicos o pedir una reunión pública sobre esta solicitud. El propósito de una reunión pública es dar

la oportunidad de presentar comentarios o hacer preguntas acerca de la solicitud. La TCEQ realiza una reunión pública si el Director Ejecutivo determina que hay un grado de interés público suficiente en la solicitud o si un legislador local lo pide. Una reunión pública no es una audiencia administrativa de lo contencioso.

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

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

Después del cierre de todos los períodos de comentarios y de petición que aplican, el Director Ejecutivo enviará la solicitud y cualquier petición para reconsideración o para una audiencia de caso impugnado a los Comisionados de la TCEQ para su consideración durante una reunión programada de la Comisión.

La Comisión sólo puede conceder una solicitud de una audiencia de caso impugnado sobre los temas que el solicitante haya presentado en sus comentarios oportunos que no fueron retirados posteriormente. **Si se concede una audiencia, el tema de la audiencia estará limitado a cuestiones de hecho en disputa o cuestiones mixtas de hecho y de derecho relacionadas a intereses pertinentes y materiales de calidad del agua que se hayan presentado durante el período de comentarios.**

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

solicitud. Además, puede pedir que la TCEQ ponga su nombre en una o más de las listas correos siguientes (1) la lista de correo permanente para recibir los avisos del 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 agregue su nombre en una de las listas designe cual lista(s) y envía por correo su pedido a la Oficina del Secretario Principal de la TCEQ.

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

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

También se puede obtener información adicional del Fort Bend County Municipal Utility District No. 275 a la dirección indicada arriba o llamando a Sr. Taylor Reed, P.E., Vogler & Spencer Engineering, al 713-782-0042.

Fecha de emisión: 12 de junio de 2025

## Leah Whallon

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**From:** Mehdi Kettani <MKettani@vs-eng.com>  
**Sent:** Thursday, June 5, 2025 9:23 AM  
**To:** Leah Whallon; Taylor Reed  
**Cc:** Andres Dillon  
**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP  
**Attachments:** NOD.pdf; Landowner Map.pdf; Landowners List.xlsx; Mailing Labels.docx; Reference Numbers.docx

Leah,

I do apologize for the multiple emails.

Yes, we will be changing the mailing address, I have included a revised core data form in the attached NOD response. I'm attaching all the revisions to this email that we don't have multiple emails with different attachments.

Please let me know if you need anything else.

Thank you,

**Mehdi Kettani, P.E.**  
Project Engineer

**Vogler & Spencer Engineering, Inc.**  
TBPE Firm No. F-148  
E: [Mkettani@vs-eng.com](mailto:Mkettani@vs-eng.com)  
P: 713.782.0042 | C: 713.382.9748  
777 N. Eldridge Pkwy, Ste 500, Houston, TX 77079  
W: [www.vs-eng.com](http://www.vs-eng.com)



Top Workplace 2 years in a row - Houston Chronicle



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**From:** Mehdi Kettani  
**Sent:** Thursday, June 5, 2025 8:56 AM  
**To:** Leah Whallon <Leah.Whallon@Tceq.Texas.Gov>; Taylor Reed <TReed@vs-eng.com>  
**Cc:** Andres Dillon <ADillon@vs-eng.com>  
**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Good morning Leah,

I just realized the landowner map was not attached to the last email.

Thank you,

**Mehdi Kettani, P.E.**  
Project Engineer

**Vogler & Spencer Engineering, Inc.**  
TBPE Firm No. F-148  
E: [Mkettani@vs-eng.com](mailto:Mkettani@vs-eng.com)  
P: 713.782.0042 | C: 713.382.9748  
777 N. Eldridge Pkwy, Ste 500, Houston, TX 77079  
W: [www.vs-eng.com](http://www.vs-eng.com)



Top Workplace 2 years in a row - Houston Chronicle



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**From:** Mehdi Kettani  
**Sent:** Wednesday, June 4, 2025 11:22 PM  
**To:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>; Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>  
**Cc:** Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>  
**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Leah,

Revised landowners map, mailing labels, and DAR page are attached.

Thank you,

**Mehdi Kettani, P.E.**  
Project Engineer

**Vogler & Spencer Engineering, Inc.**  
TBPE Firm No. F-148  
E: [Mkettani@vs-eng.com](mailto:Mkettani@vs-eng.com)  
P: 713.782.0042 | C: 713.382.9748  
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W: [www.vs-eng.com](http://www.vs-eng.com)



Top Workplace 2 years in a row - Houston Chronicle



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**From:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>  
**Sent:** Wednesday, June 4, 2025 12:47 PM  
**To:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>; Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>  
**Cc:** Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>

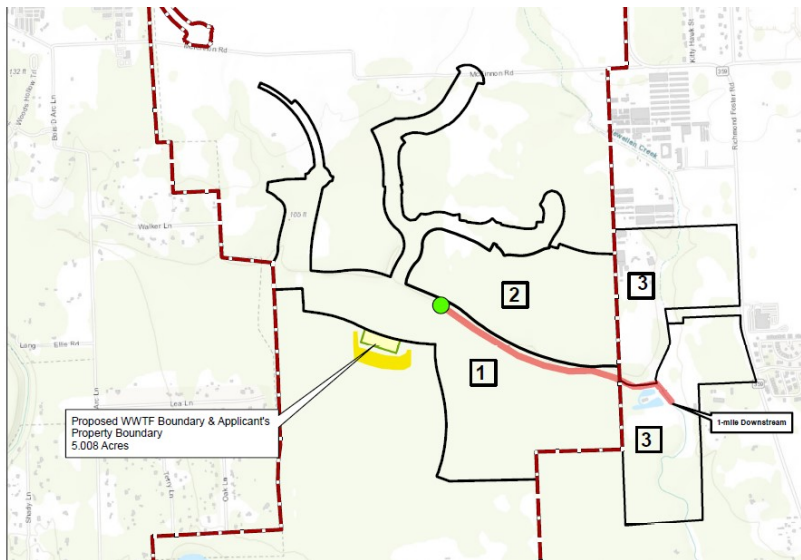


**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Good Afternoon,

I'm making all of the final updates to complete the administrative review and there are a few items that need to be updated to reflect all of the revisions.

1. For the affected landowner information, please provide an updated landowner map that clearly shows and labels all adjacent and downstream landowners. The image below shows a highlighted area for an adjacent property that was not numbered. Also, if any of the adjacent properties have multiple owners, please include each owner on the cross-reference list. Please provide an updated cross-reference list on a separate page from the map, and the updated list formatted for mailing labels in a Microsoft Word document.



2. Section 3.A of the administrative report is missing the name of the person signing the application. Please provide an updated page.
3. Please confirm the mailing address for Fort Bend County MUD No. 275. The core data form item 15 lists the mailing address of the prior applicant. Please provide an updated page 1 the core data form.

Please let me know if you have any questions.

Thanks,



**Leah Whallon**

Texas Commission on Environmental Quality  
Water Quality Division  
512-239-0084  
[leah.whallon@tceq.texas.gov](mailto:leah.whallon@tceq.texas.gov)

How is our customer service? Fill out our online customer satisfaction survey at  
[www.tceq.texas.gov/customersurvey](http://www.tceq.texas.gov/customersurvey)

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**From:** Leah Whallon  
**Sent:** Wednesday, June 4, 2025 9:55 AM  
**To:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>; Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>  
**Cc:** Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>  
**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Thank you, Taylor.

I'll let you know if we need anything else, otherwise will send the notice information in a separate email shortly. Please let me know if you have any questions.

Thanks,



**Leah Whallon**  
Texas Commission on Environmental Quality  
Water Quality Division  
512-239-0084  
[leah.whallon@tceq.texas.gov](mailto:leah.whallon@tceq.texas.gov)

How is our customer service? Fill out our online customer satisfaction survey at  
[www.tceq.texas.gov/customersurvey](http://www.tceq.texas.gov/customersurvey)

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**From:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>  
**Sent:** Tuesday, June 3, 2025 11:14 AM  
**To:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>; Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>  
**Cc:** Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>  
**Subject:** Re: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Leah,

Attached is the second Special Warranty Deed executed. Please let us know if you have any questions.

Thanks,

**Taylor Reed, P.E.**  
Partner/Project Manager  
TBPE Firm No. F-148

**Vogler & Spencer Engineering, Inc.**  
E: [Treed@vs-eng.com](mailto:Treed@vs-eng.com)  
P: 713.782.0042 | C: 832.374.4677  
777 N. Eldridge Pkwy, Ste 500, Houston, TX 77079  
W: [www.vs-eng.com](http://www.vs-eng.com)



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**From:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>

**Sent:** Friday, May 30, 2025 11:18 AM

**To:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>; Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>

**Cc:** Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>

**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Thank you for the update!

Thanks,



**Leah Whallon**

Texas Commission on Environmental Quality

Water Quality Division

512-239-0084

[leah.whallon@tceq.texas.gov](mailto:leah.whallon@tceq.texas.gov)

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---

**From:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>

**Sent:** Friday, May 30, 2025 11:08 AM

**To:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>; Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>

**Cc:** Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>

**Subject:** Re: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Hey Leah,

Attached is the special warranty deed for one of the two tracts that make up the WWTF. We should have the next one in the next week or so. Sorry for the delay and thank you for your patience.

Thanks,

**Taylor Reed, P.E.**

Partner/Project Manager

TBPE Firm No. F-148

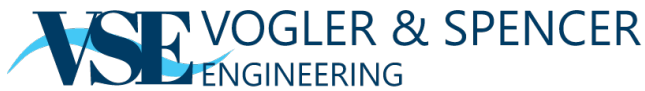
**Vogler & Spencer Engineering, Inc.**

E: [Treed@vs-eng.com](mailto:Treed@vs-eng.com)

P: 713.782.0042 | C: 832.374.4677

777 N. Eldridge Pkwy, Ste 500, Houston, TX 77079

W: [www.vs-eng.com](http://www.vs-eng.com)



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**From:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>

**Sent:** Friday, May 30, 2025 11:01 AM

**To:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>; Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>

**Cc:** Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>

**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Hi Taylor,

Is there any update on this application?

Thank you,



**Leah Whallon**

Texas Commission on Environmental Quality

Water Quality Division

512-239-0084

[leah.whallon@tceq.texas.gov](mailto:leah.whallon@tceq.texas.gov)

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---

**From:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>

**Sent:** Thursday, May 15, 2025 8:12 AM

**To:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>; Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>

**Cc:** Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>

**Subject:** Re: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Hey Leah,

We are hopeful to have it by end of this week. But at the latest it should be by middle of next week.

Thank you for your patience and understanding.

Thanks,

**Taylor Reed, P.E.**

Partner/Project Manager

TBPE Firm No. F-148

**Vogler & Spencer Engineering, Inc.**

E: [Treed@vs-eng.com](mailto:Treed@vs-eng.com)

P: 713.782.0042 | C: 832.374.4677

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**From:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>

**Sent:** Wednesday, May 14, 2025 4:58 PM

**To:** Taylor Reed <[Treed@vs-eng.com](mailto:Treed@vs-eng.com)>; Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>

**Cc:** Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>

**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Thank you for the update. Do you have an estimate for how much more time is needed?

Thanks,



**Leah Whallon**

Texas Commission on Environmental Quality

Water Quality Division

512-239-0084

[leah.whallon@tceq.texas.gov](mailto:leah.whallon@tceq.texas.gov)

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**From:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>  
**Sent:** Wednesday, May 14, 2025 2:58 PM  
**To:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>; Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>  
**Cc:** Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>  
**Subject:** Re: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Good afternoon Leah,

Attached are the special warranty deeds for the two tracts that make up the Fort Bend County MUD 275 WWTF. We are awaiting the executed documents from the developers.

Thanks,

**Taylor Reed, P.E.**

Partner/Project Manager

*TBPE Firm No. F-148*

**Vogler & Spencer Engineering, Inc.**

E: [Treed@vs-eng.com](mailto:Treed@vs-eng.com)

P: 713.782.0042 | C: 832.374.4677

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**From:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>  
**Sent:** Wednesday, May 14, 2025 11:35 AM

**To:** Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>

**Cc:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>; Ryan Vogler <[RVogler@vs-eng.com](mailto:RVogler@vs-eng.com)>; Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>

**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Good Morning Mehdi,

I'm following up on this application. Do you have an update on providing the remaining documents?

Thank you,



**Leah Whallon**

Texas Commission on Environmental Quality

Water Quality Division

512-239-0084

[leah.whallon@tceq.texas.gov](mailto:leah.whallon@tceq.texas.gov)

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---

**From:** Leah Whallon

**Sent:** Tuesday, April 22, 2025 9:40 AM

**To:** Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>

**Cc:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>; Ryan Vogler <[RVogler@vs-eng.com](mailto:RVogler@vs-eng.com)>; Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>

**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Thank you, Mehdi.

Erwin has okayed to place the application on hold for a few weeks while waiting for the updated information. Please let me know if you have any questions.

Thanks,



**Leah Whallon**

Texas Commission on Environmental Quality

Water Quality Division

512-239-0084

[leah.whallon@tceq.texas.gov](mailto:leah.whallon@tceq.texas.gov)

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---

**From:** Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>  
**Sent:** Monday, April 21, 2025 5:04 PM  
**To:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>  
**Cc:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>; Ryan Vogler <[RVogler@vs-eng.com](mailto:RVogler@vs-eng.com)>; Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>  
**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Good afternoon Leah,


Thank you for working with us on this.

We are getting the metes and bounds for the WWTF finalized, we should have a deed out to you in the next 2-3 weeks. We will be keeping the MUD as the applicant and property owner.

Thanks,

**Mehdi Kettani, P.E.**  
Project Engineer

**Vogler & Spencer Engineering, Inc.**  
TBPE Firm No. F-148  
E: [Mkettani@vs-eng.com](mailto:Mkettani@vs-eng.com)  
P: 713.782.0042 | C: 713.382.9748  
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W: [www.vs-eng.com](http://www.vs-eng.com)

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**From:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>  
**Sent:** Thursday, April 17, 2025 9:31 AM  
**To:** Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>  
**Cc:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>; Ryan Vogler <[RVogler@vs-eng.com](mailto:RVogler@vs-eng.com)>; Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>  
**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Hi Mehdi,

To follow up from our phone call, if the application is revised to list the current owners as the applicants, updated application pages for the administrative report 1.0, Section 3, Section 9, and the signature page Section 14 are needed. Each applicant will also need a Core Data Form.

Also, the new applicants' property boundaries will need to be shown on the affected landowner map, and all properties adjacent to their property boundaries will need to be shown as the affected landowners. We will need an updated affected landowner map, cross-reference list, and mailing labels.

Because the application has past the 30 day extension previously given, please provide an estimate of when these items can be provided and I will confirm if we can allow some additional time on this application.



Please let me know if you have any questions.

Thanks,



**Leah Whallon**

Texas Commission on Environmental Quality  
Water Quality Division  
512-239-0084  
[leah.whallon@tceq.texas.gov](mailto:leah.whallon@tceq.texas.gov)

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---

**From:** Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>  
**Sent:** Thursday, April 17, 2025 9:15 AM  
**To:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>  
**Cc:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>; Ryan Vogler <[RVogler@vs-eng.com](mailto:RVogler@vs-eng.com)>; Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>  
**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Good morning Leah,

I tried calling you a couple of times, but I don't think you could hear me. I just wanted clarification on the previous email, did you need another lease agreement between the current owners and the MUD? I want to make sure we're not missing anything for this application.

Thank you,

**Mehdi Kettani, P.E.**  
Project Engineer

**Vogler & Spencer Engineering, Inc.**  
TBPE Firm No. F-148  
E: [MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)  
P: 713.782.0042 | C: 713.382.9748  
777 N. Eldridge Pkwy, Ste 500, Houston, TX 77079  
W: [www.vs-eng.com](http://www.vs-eng.com)



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**From:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>  
**Sent:** Thursday, April 17, 2025 8:44 AM  
**To:** Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>  
**Cc:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>; Ryan Vogler <[RVogler@vs-eng.com](mailto:RVogler@vs-eng.com)>; Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>

**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Thank you, Mehdi.

The updated application and attached deeds now show the owners of the land are Andiron TX 1, LLC and TBPH Fulshear LLC. The second part of Section 9.D would still be required since the owners are not the applicant – Fort Bend County Municipal Utility District No. 275. This is the requested attachment for either a lease agreement or recorded easement between the owners – Andiron TX 1, LLC and TBPH Fulshear LLC, and the applicant – Fort Bend County Municipal Utility District No. 275. Regardless of who the owner and applicant are, if they are not the same entity, the lease agreement or easement is always needed.

Thank you,



**Leah Whallon**

Texas Commission on Environmental Quality  
Water Quality Division  
512-239-0084  
[leah.whallon@tceq.texas.gov](mailto:leah.whallon@tceq.texas.gov)

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---

**From:** Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>  
**Sent:** Wednesday, April 16, 2025 5:30 PM  
**To:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>  
**Cc:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>; Ryan Vogler <[RVogler@vs-eng.com](mailto:RVogler@vs-eng.com)>; Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>  
**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Leah,

Attached is the land owner information and the special warranty deeds.

Thank you,

**Mehdi Kettani, P.E.**  
Project Engineer

**Vogler & Spencer Engineering, Inc.**  
TBPE Firm No. F-148  
E: [Mkettani@vs-eng.com](mailto:Mkettani@vs-eng.com)  
P: 713.782.0042 | C: 713.382.9748  
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W: [www.vs-eng.com](http://www.vs-eng.com)

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**From:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>

**Sent:** Wednesday, April 16, 2025 8:39 AM

**To:** Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>

**Cc:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>; Ryan Vogler <[RVogler@vs-eng.com](mailto:RVogler@vs-eng.com)>; Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>

**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Hi Mehdi,

I'm reviewing the response and have a question about Section 9, Item D. The application was revised to list the applicant as Fort Bend County Municipal Utility District No. 275 and Section 9.D lists the owner of the land where the facility will be located as Hines Texas Heritage Investors LP. Section 9.D also requires that either a deed recorded easement or executed lease agreement be provided when the applicant is not the owner, but no attachment was included. Are you able to provide one of these documents to complete the application?

Thank you,



**Leah Whallon**

Texas Commission on Environmental Quality

Water Quality Division

512-239-0084

[leah.whallon@tceq.texas.gov](mailto:leah.whallon@tceq.texas.gov)

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**From:** Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>

**Sent:** Thursday, April 10, 2025 4:49 PM

**To:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>; Michelle Labrie <[Michelle.Labrie@tceq.texas.gov](mailto:Michelle.Labrie@tceq.texas.gov)>

**Cc:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>; Ryan Vogler <[RVogler@vs-eng.com](mailto:RVogler@vs-eng.com)>; Andres Dillon <[ADillon@vs-eng.com](mailto:ADillon@vs-eng.com)>

**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Leah,

Please see the attached responses to the previous notice of deficiency.

Changes include:

- Updated applicant name
- Included permit number
- Added a signature page with the new applicant, Fort Bend County Municipal Utility District No. 275
- Corrected outfall location
- Updated landowners map w/ mailing labels.

Thank you,

**Mehdi Kettani, P.E.**

Project Engineer

**Vogler & Spencer Engineering, Inc.**

TBPE Firm No. F-148

E: [Mkettani@vs-eng.com](mailto:Mkettani@vs-eng.com)

P: 713.782.0042 | C: 713.382.9748

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**From:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>

**Sent:** Friday, March 14, 2025 9:08 AM

**To:** Taylor Reed <[TReed@vs-eng.com](mailto:TReed@vs-eng.com)>

**Cc:** Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>; [richard@mullerlawgroup.com](mailto:richard@mullerlawgroup.com); [Carson.Nunnelly@hines.com](mailto:Carson.Nunnelly@hines.com)

**Subject:** Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Good Morning,

Please see the attached Notice of Deficiency 30-Day Will Return Letter dated March 14, 2025 requesting the response needed to declare the application administratively complete. The original will be sent by certified mail. Please send the complete response by April 13, 2025.

Thank you,



**Leah Whallon**

Texas Commission on Environmental Quality

Water Quality Division

512-239-0084

[leah.whallon@tceq.texas.gov](mailto:leah.whallon@tceq.texas.gov)

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

- ☒ TPDES Permit  
☐ TLAP  
☐ TPDES Permit with TLAP component  
☐ Subsurface Area Drip Dispersal System (SADDS)

d. Check the box next to the appropriate application type

- ☒ New  
☐ Major Amendment with Renewal  
☐ Major Amendment without Renewal  
☐ Renewal without changes  
☐ Minor Amendment with Renewal  
☐ Minor Amendment without Renewal  
☐ Minor Modification of permit

e. For amendments or modifications, describe the proposed changes: [Click to enter text.](#)

f. For existing permits:

Permit Number: WQ00 [Click to enter text.](#)

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

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

### Section 3. Facility Owner (Applicant) and Co-Applciant 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?

Fort Bend County Municipal Utility District No. 275

*(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: 606354348

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: Garrett, David

Title: President, Board of Directors 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.)*



# TCEQ Core Data Form

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

## SECTION I: General Information

<b>1. Reason for Submission</b> (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
<b>2. Customer Reference Number</b> (if issued)	<a href="#">Follow this link to search for CN or RN numbers in Central Registry**</a>	<b>3. Regulated Entity Reference Number</b> (if issued)
CN 606354348		RN 112145230

## SECTION II: Customer Information

<b>4. General Customer Information</b>		<b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy)			
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>					
<b>6. Customer Legal Name</b> (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
Fort Bend County Municipal Utility District No. 275					
<b>7. TX SOS/CPA Filing Number</b>		<b>8. TX State Tax ID</b> (11 digits)		<b>9. Federal Tax ID</b> (9 digits)	<b>10. DUNS Number</b> (if applicable)
<b>11. Type of Customer:</b>		<input type="checkbox"/> Corporation		<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		<input type="checkbox"/> Other:	
<b>12. Number of Employees</b>				<b>13. Independently Owned and Operated?</b>	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>14. Customer Role</b> (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant					
<b>15. Mailing Address:</b>	202 Century Square Blvd				
	<b>City</b>	Sugar Land	<b>State</b>	TX	<b>ZIP</b> 77478 <b>ZIP + 4</b>
<b>16. Country Mailing Information</b> (if outside USA)				<b>17. E-Mail Address</b> (if applicable)	

<b>18. Telephone Number</b>	<b>19. Extension or Code</b>	<b>20. Fax Number (if applicable)</b>
( 281 ) 500-6050		(   ) -

## SECTION III: Regulated Entity Information

<b>21. General Regulated Entity Information</b> (If 'New Regulated Entity' is selected, a new permit application is also required.)								
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>								
<b>22. Regulated Entity Name</b> (Enter name of the site where the regulated action is taking place.)								
Fort Bend County MUD 275 WWTP								
<b>23. Street Address of the Regulated Entity:</b>  (No PO Boxes)								
	City		State		ZIP		ZIP + 4	
<b>24. County</b>	Fort Bend County							

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

<b>25. Description to Physical Location:</b>	Approximately 1.7 miles southeast of the intersection of Texas Heritage Parkway and Farm-to-Market Road 1093							
<b>26. Nearest City</b>					<b>State</b>	<b>Nearest ZIP Code</b>		
Fulshear					Tx	77406		
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>								
<b>27. Latitude (N) In Decimal:</b>		29.669639			<b>28. Longitude (W) In Decimal:</b>		-95.863375	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
29	40	10.70	-95	51	48.15			
<b>29. Primary SIC Code</b> (4 digits)	<b>30. Secondary SIC Code</b> (4 digits)		<b>31. Primary NAICS Code</b> (5 or 6 digits)		<b>32. Secondary NAICS Code</b> (5 or 6 digits)			
<b>33. What is the Primary Business of this entity?</b> (Do not repeat the SIC or NAICS description.)								
Wasterwater Treatment Facility								
<b>34. Mailing Address:</b>	202 Century Square Blvd							
	City	Sugar Land	State	TX	ZIP	77478	ZIP + 4	
<b>35. E-Mail Address:</b>								
<b>36. Telephone Number</b>			<b>37. Extension or Code</b>			<b>38. Fax Number (if applicable)</b>		
( 281 ) 500-6050						(   ) -		



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED  
(Wastewater Treatment Plant B: 2.808 Acres)**

Effective Date:

May 6, 2025

Grantor:

Andiron TX 1, LLC, a Delaware limited liability company

Grantor Mailing Address:

520 Madison Avenue, 21st Floor  
New York, NY 10022

Grantee:

Fort Bend County Municipal Utility District No. 275, a political subdivision of the State of Texas

Grantee's Mailing Address:

c/o The Muller Law Group, PLLC  
202 Century Square Blvd.  
Sugar Land, Texas 77478

Consideration:

Good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.



Property (including any improvements):

That certain tract of land located in Fort Bend County, Texas, containing 2.808 acres, as more particularly described and shown in **Exhibit A** attached hereto and incorporated herein for all purposes.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. However, Grantor, for itself and on behalf of its successors and assigns, hereby waives and releases all rights of ingress and egress to and from the surface of the Property relating to the mineral estate reserved by Grantor.

Exceptions to Warranty:

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Property and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent the same are in effect and validly enforceable against the Property ("Permitted Encumbrances"); provided, however, to the extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with the exercise of Grantee's rights in the Property and use of the Property.

Grant of Property:

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys and does hereby grant, sell, and convey to Grantee and Grantee's heirs, successors, and assigns the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor, but not otherwise, except as to the Reservations from Conveyance and Exceptions to Warranty.

When context requires, singular nouns and pronouns include the plural.

[Execution page follows.]

The individual signing this instrument on behalf of Grantor represents that it has the requisite authority to bind Grantor.

EXECUTED on May 20, 2025, to be effective as of the Effective Date.

**GRANTOR:**

ANDIRON TX 1, LLC,  
a Delaware limited liability company

By: DW General Partner, LLC,  
a Delaware limited liability company  
its Manager

By: [Signature]  
Name: Houdin Honarvar  
Title: Authorized Signatory

STATE OF New York

COUNTY OF New York

This instrument was acknowledged before me this 20<sup>th</sup> day of May, 2025, by Houdin Honarvar, Authorized Signatory of DW General Partner, LLC, a Delaware limited liability company, the Manager of Andiron TX 1, LLC, a Delaware limited liability company, on behalf of said limited liability companies.

(NOTARY SEAL)

JOSEPHINE G CIMINO  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01C10026551  
Qualified in Nassau County  
My Commission Expires 7-5-2028

Josephine G. Cimino  
Notary Public, State of New York

**Attachment:**

Exhibit A – Property Description: 2.808 acres

JOSEPHINE G CIMINO  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01C10026551  
Qualified in Nassau County  
My Commission Expires 7-5-2028



## EXHIBIT A

# WINDROSE

LAND SURVEYING | PLATTING

## DESCRIPTION OF 2.808 ACRES OR 122,304 SQ. FT.

A TRACT OR PARCEL CONTAINING 2.808 ACRES OR 122,304 SQUARE FEET OF LAND SITUATED IN THE J. FOSTER SURVEY, ABSTRACT NO. 26, FORT BEND COUNTY, TEXAS, BEING OUT OF A CALLED 499.6 ACRE TRACT OF LAND DESCRIBED IN DEED TO ANDIRON TX 1, LLC AS RECORDED UNDER FORT BEND COUNTY CLERKS FILE (F.B.C.C.F.) NO. 2025017883, WITH SAID 2.808 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

**BEGINNING** AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTHERLY LINE OF SAID 499.6 ACRE TRACT, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE NORTHERLY NORTHEAST CORNER OF SAID 499.6 ACRE TRACT BEARS WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 3,912.76 FEET, A CENTRAL ANGLE OF 11 DEG. 05 MIN. 39 SEC., AN ARC LENGTH OF 757.62 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 83 DEG. 08 MIN. 20 SEC. EAST, - 756.44 FEET;


**THENCE**, OVER AND ACROSS SAID 499.6 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

SOUTH 17 DEG. 33 MIN. 55 SEC. WEST, A DISTANCE OF 286.93 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 72 DEG. 26 MIN. 05 SEC. WEST, A DISTANCE OF 434.59 FEET TO A POINT ON THE COMMON LINE OF SAID 499.6 ACRE TRACT AND A CALLED 884.6 ACRE TRACT OF LAND DESCRIBED IN DEED TO TBPH FULSHEAR LLC AS RECORDED UNDER F.B.C.C.F. NO. 2024125319, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, WITH THE COMMON LINE OF SAID 499.6 ACRE TRACT AND SAID 884.6 ACRE TRACT, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3,178.14 FEET, A CENTRAL ANGLE OF 04 DEG. 55 MIN. 07 SEC., AN ARC LENGTH OF 272.84 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 14 DEG. 21 MIN. 01 SEC. EAST, - 272.75 FEET TO THE COMMON NORTHERLY CORNER OF SAID 499.6 ACRE TRACT AND SAID 884.6 ACRE TRACT, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, WITH THE NORTHERLY LINE OF SAID 499.6 ACRE TRACT, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,912.76 FEET, A CENTRAL ANGLE OF 06 DEG. 35 MIN. 42 SEC., AN ARC LENGTH OF 450.37 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 74 DEG. 17 MIN. 40 SEC. EAST, - 450.12 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.808 ACRES OR 122,304 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 61054-WWTP-B, PREPARED BY WINDROSE.

  
MATTHEW CARPENTER  
R.P.L.S. NO. 6942  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10108800

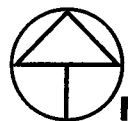


04-29-2025  
DATE:

## GENERAL NOTES

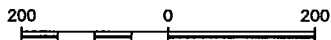
1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

RESIDUE OF  
CALLED 2,951.9 AC.  
HINES TEXAS HERITAGE INVESTORS LP  
F.B.C.C.F. NOS. 2024125245  
& 2024125246

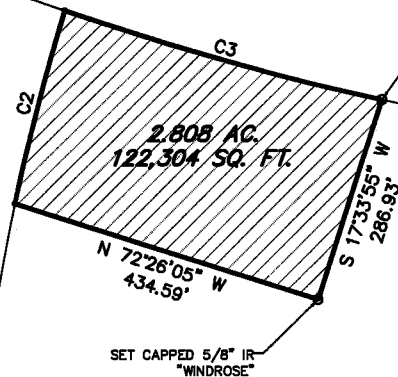


NORTH

SCALE: 1" = 200'



CALLED 884.6 AC.  
TBPH FULSHEAR LLC  
F.B.C.C.F. NO. 2024125319



P.O.B.  
SET CAPPED 5/8" IR  
"WINDROSE"

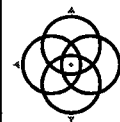
CALLED 499.6 AC.  
ANDIRON TX 1, LLC  
F.B.C.C.F. NO. 2025017883

## CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	3,912.76'	11°05'39"	757.62'	S 83°08'20" E	756.44'
C2	3,178.14'	4°55'07"	272.84'	N 14°21'01" E	272.75'
C3	3,912.76'	6°35'42"	450.37'	S 74°17'40" E	450.12'

EXHIBIT OF  
2.808 AC. / 122,304 SQ. FT.  
SITUATED IN THE  
J. FOSTER SURVEY, A-26  
FORT BEND COUNTY, TEXAS

FIELD BY:	-	DATE:	04-29-2025
DRAWN BY:	TW	REV:	
CHECKED BY:	MC	REV:	
JOB NO.	61054-WWTP-B	REV:	
SHEET 1 OF 2		REV:	



**WINDROSE**  
LAND SURVEYING | PLATTING

5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**  
**(Wastewater Treatment Plant A: 2.200 Acres)**

Effective Date:

May 6, 2025

Grantor:

TBPH Fulshear LLC, a Delaware limited liability company

Grantor Mailing Address:

3200 Southwest Freeway, Suite 2800  
Houston, TX 77027

Grantee:

Fort Bend County Municipal Utility District No. 275, a political subdivision of the State of Texas

Grantee's Mailing Address:

c/o The Muller Law Group, PLLC  
202 Century Square Blvd.  
Sugar Land, Texas 77478

Consideration:

Good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

Property (including any improvements):

That certain tract of land located in Fort Bend County, Texas, containing 2.200 acres, as more particularly described and shown in **Exhibit A** attached hereto and incorporated herein for all purposes.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. However, Grantor, for itself and on behalf of its successors and assigns, hereby waives and releases all rights of ingress and egress to and from the surface of the Property relating to the mineral estate reserved by Grantor.

Exceptions to Warranty:

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Property and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent the same are in effect and validly enforceable against the Property ("Permitted Encumbrances"); provided, however, to the extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with the exercise of Grantee's rights in the Property and use of the Property.

Grant of Property:

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys and does hereby grant, sell, and convey to Grantee and Grantee's heirs, successors, and assigns the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor, but not otherwise, except as to the Reservations from Conveyance and Exceptions to Warranty.

When context requires, singular nouns and pronouns include the plural.

[Execution page follows.]

The individual signing this instrument on behalf of Grantor represents that it has the requisite authority to bind Grantor.

EXECUTED on May 30, 2025, to be effective as of the Effective Date.

**GRANTOR:**

TBPH FULSHEAR LLC,  
a Delaware limited liability company

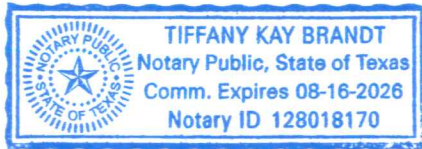
By: JF Jenkins  
Name: JIMMIE F. JENKINS  
Title: VICE PRESIDENT

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me this 30 day of May, 2025, by Jimmie Jenkins, Vice President of TBPH Fulshear LLC, a Delaware limited liability company, on behalf of said limited liability company.

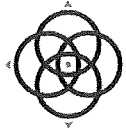
(NOTARY SEAL)



Tiffany Kay Brandt  
Notary Public, State of Texas

**Attachment:**

**Exhibit A** – Property Description: 2.200 acres



## EXHIBIT A

# WINDROSE

LAND SURVEYING | PLATTING

### DESCRIPTION OF 2.200 ACRES OR 95,829 SQ. FT.

A TRACT OR PARCEL CONTAINING 2.200 ACRES OR 95,829 SQUARE FEET OF LAND SITUATED IN THE J. FOSTER SURVEY, ABSTRACT NO. 26, FORT BEND COUNTY, TEXAS, BEING OUT OF A CALLED 884.6 ACRE TRACT OF LAND DESCRIBED IN DEED TO TBPH FULSHEAR LLC AS RECORDED UNDER FORT BEND COUNTY CLERKS FILE (F.B.C.C.F.) NO. 2024125319, WITH SAID 2.200 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

**BEGINNING** AT THE COMMON NORTHERLY CORNER OF SAID 884.6 ACRE TRACT AND A CALLED 499.6 ACRE TRACT OF LAND DESCRIBED IN DEED TO ANDIRON TX 1, LLC AS RECORDED UNDER F.B.C.C.F. NO. 2025017883, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE NORTHERLY NORTHEAST CORNER OF SAID 499.6 ACRE TRACT BEARS WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 3,912.76 FEET, A CENTRAL ANGLE OF 17 DEG. 41 MIN. 20 SEC., AN ARC LENGTH OF 1,207.99 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 79 DEG. 50 MIN. 29 SEC. EAST, - 1,203.20 FEET;

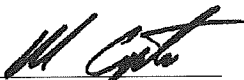
**THENCE**, WITH THE COMMON LINE OF SAID 884.6 ACRE TRACT AND SAID 499.6 ACRE TRACT, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3,178.14 FEET, A CENTRAL ANGLE OF 04 DEG. 55 MIN. 07 SEC., AN ARC LENGTH OF 272.84 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 14 DEG. 21 MIN. 01 SEC. WEST, - 272.75 FEET TO A POINT FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, OVER AND ACROSS SAID 884.6 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

NORTH 72 DEG. 26 MIN. 05 SEC. WEST, A DISTANCE OF 350.41 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 17 DEG. 33 MIN. 55 SEC. EAST, A DISTANCE OF 295.16 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTHERLY LINE OF SAID 884.6 ACRE TRACT, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, WITH THE NORTHERLY LINE OF SAID 884.6 ACRE TRACT, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,912.76 FEET, A CENTRAL ANGLE OF 04 DEG. 55 MIN. 12 SEC., AN ARC LENGTH OF 336.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 68 DEG. 32 MIN. 13 SEC. EAST, - 335.90 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.200 ACRES OR 95,829 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 61054-WWTP-A, PREPARED BY WINDROSE.

  
MATTHEW CARPENTER  
R.P.L.S. NO. 6942  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10108800

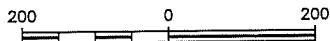


04-29-2025  
DATE:





SCALE: 1" = 200'



RESIDUE OF  
CALLED 2,951.9 AC.  
HINES TEXAS HERITAGE INVESTORS LP  
F.B.C.C.F. NOS. 2024125245  
& 2024125246

SET CAPPED 5/8" IR  
"WINDROSE"

295.16'  
N 17°33'55" E

2.200 AC.  
95,829 SQ. FT.

P.O.B.

SET CAPPED 5/8" IR  
"WINDROSE"

N 72°26'05" W  
350.41'

CALLED 884.6 AC.  
TBPH FULSHEAR LLC  
F.B.C.C.F. NO. 2024125319

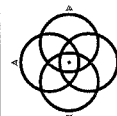
CALLED 499.6 AC.  
ANDIRON TX 1, LLC  
F.B.C.C.F. NO. 2025017883

CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	3,912.76'	17°41'20"	1,207.99'	S 79°50'29" E	1,203.20'
C2	3,178.14'	4°55'07"	272.84'	S 14°21'01" W	272.75'
C3	3,912.76'	4°55'12"	336.00'	S 68°32'13" E	335.90'

EXHIBIT OF  
2.200 AC. / 95,829 SQ. FT.  
SITUATED IN THE  
J. FOSTER SURVEY, A-26  
FORT BEND COUNTY, TEXAS

FIELD BY:	-	DATE:	04-28-2025
DRAWN BY:	TW	REV:	
CHECKED BY:	MC	REV:	
JOB NO.	61054-WWTP-A	REV:	
SHEET 1 OF 2		REV:	

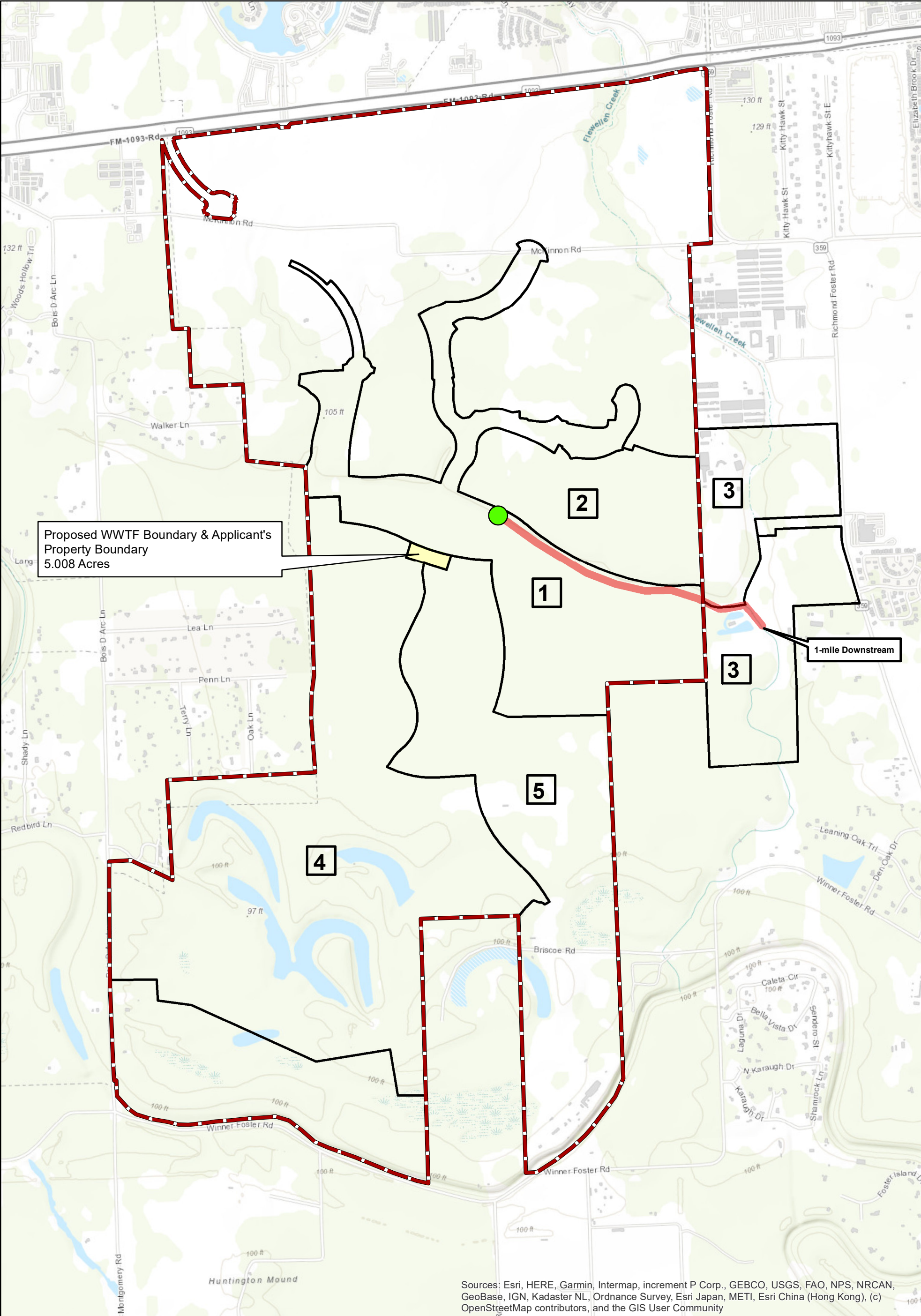


**WINDROSE**  
LAND SURVEYING | PLATTING

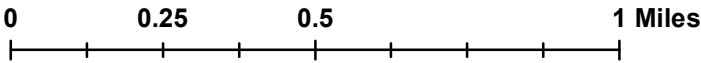
5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.



- Legend**
- WWTF Outfall
  - Fulshear Ranch Service Area
  - 1-mile Down Stream
  - Wastewater Treatment Facility



## Landowner Map



List	Owner
1	HINES TEXAS HERITAGE INVESTORS LP
2	FRIENDSWOOD DEVELOPMENT CO.
3	COMERVILLE ACRES INC
4	TBPH FULSHEAR LLC
5	ANDIRON TX 1, LLC

<b>Mailing Address</b>		
845 TEXAS AVENUE, SUITE 3300	HOUSTON TX	77002
681 GREENS PKWY, SUITE 200	HOUSTON TX	77067-4544
3 SADDLEBROOK LN	HOUSTON, TX	77024-3404
3200 SOUTHWEST FREEWAY, SUITE 2800	HOUSTON, TX	77027
520 MADISON AVENUE, 21ST FLOOR	NEW YORK, NY	10022

[illegible]



# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

## DOMESTIC WASTEWATER PERMIT APPLICATION CHECKLIST

Complete and submit this checklist with the application.

APPLICANT NAME: Fort Bend County Municipal Utility District No. 275

PERMIT NUMBER (If new, leave blank): WQ0016730001

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

	Y	N		Y	N
Administrative Report 1.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Original USGS Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Administrative Report 1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Affected Landowners Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SPIF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner Disk or Labels	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Core Data Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Buffer Zone Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Summary of Application (PLS)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flow Diagram	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Involvement Plan Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Technical Report 1.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Original Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Technical Report 1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Design Calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Worksheet 2.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solids Management Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Worksheet 2.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Balance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Worksheet 3.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 4.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 5.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 6.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Worksheet 7.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

For TCEQ Use Only

Segment Number \_\_\_\_\_ County \_\_\_\_\_  
Expiration Date \_\_\_\_\_ Region \_\_\_\_\_  
Permit Number \_\_\_\_\_

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

- ☒ TPDES Permit  
☐ TLAP  
☐ TPDES Permit with TLAP component  
☐ Subsurface Area Drip Dispersal System (SADDS)

d. Check the box next to the appropriate application type

- ☒ New  
☐ Major Amendment with Renewal  
☐ Major Amendment without Renewal  
☐ Renewal without changes  
☐ Minor Amendment with Renewal  
☐ Minor Amendment without Renewal  
☐ Minor Modification of permit

e. For amendments or modifications, describe the proposed changes: [Click to enter text.](#)

f. For existing permits:

Permit Number: WQ00 [Click to enter text.](#)

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

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

### Section 3. Facility Owner (Applicant) and Co-Applciant 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?

Fort Bend County Municipal Utility District No. 275

*(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: 606354348

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.](#)

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.)*



☒ Yes ☐ No

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

☐ Yes ☒ No

5. If the answer is **yes** to **question 1, 2, 3, or 4**, public notices in an alternative language are required. Which language is required by the bilingual program? Spanish

#### F. Summary of Application in Plain Language Template

Complete the F. Summary of Application in Plain Language Template (TCEQ Form 20972), also known as the plain language summary or PLS, and include as an attachment.

**Attachment:** 2

#### G. Public Involvement Plan Form

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

**Attachment:** 3

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

A. If the site is currently regulated by TCEQ, provide the Regulated Entity Number (RN) issued to this site. RN 112145230

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

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

Fort Bend County MUD 275 WWTP

C. Owner of treatment facility: Fort Bend County Municipal Utility District No. 275

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

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

Prefix: Mr.

Last Name, First Name: Nunnelly, Carson

Title: Managing Director

Credential: Click to enter text.

Organization Name: Hines Texas Heritage Investors LP

Mailing Address: 845 Texas Avenue, Suite 3300

City, State, Zip Code: Houston, Texas 77002

Phone No.: 713-237-5605

E-mail Address: Carson.Nunnelly@hines.com

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

**Attachment:** Click to enter text.

E. Owner of effluent disposal site:

Prefix: Click to enter text.

Last Name, First Name: Click to enter text.

Title: Click to enter text.

Credential: Click to enter text.



## Section 14. Signature Page (Instructions Page 34)

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

Permit Number: WQ0016730001

Applicant: Fort Bend County Municipal Utility District No. 275

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.

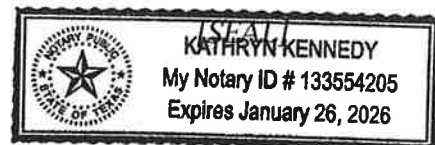
Signatory name (typed or printed): David Garrett

Signatory title: President, Board of Directors

Signature: David Garrett Date: April 10, 2025  
(Use blue ink)

Subscribed and Sworn to before me by the said David Garrett  
on this 10<sup>th</sup> day of April, 20 25.  
My commission expires on the 26<sup>th</sup> day of January, 20 26.

[Signature]  
Notary Public  
Fort Bend  
County, Texas



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.**

Fine screen for preliminary treatment. Complete-mix, activated sludge with combined biological nitrification will be used for carbon and ammonia oxidation. Secondary clarification to remove suspended solids. Chlorine is used for disinfection. Aerobic digestion.

## 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 Basin	4	77' x 36' x 17'
Clarifier	4	61' Dia
Aerobic Digester	4	40' x 55' x 17'
Thickener	1	43 Dia
Disinfection Basin	4	36' x 18' x 10'

## C. Process Flow Diagram

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

**Attachment:** [Click to enter text.](#)

## Section 3. Site Information and Drawing (Instructions Page 43)

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

- Latitude: 29.6717
- Longitude: -95.8589

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

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

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

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

**Attachment:** 6



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

# SUMMARY OF APPLICATION IN PLAIN LANGUAGE FOR TPDES OR TLAP PERMIT APPLICATIONS

## Summary of Application (in plain language) 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 of your facility and application as required by Title 30, Texas Administrative Code (30 TAC), Chapter 39, Subchapter H. You may modify the template as necessary to accurately describe your 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 you 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. After filling in the information for your facility delete these instructions.

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

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

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

Fort Bend County Municipal Utility District No. 275 (CN606354348) proposes to operate Fort Bend County MUD 275 Wastewater Treatment Plant (RN112145230), a new Wastewater Treatment Facility. The facility is located at approximately 1.7 miles southeast of the intersection of Texas Heritage Parkway and Farm-to-Market Road 1093, in Fulshear, Fort Bend County, Texas 77406. The facility will have 4 phases: 0.875 MGD, 1.75 MGD, 2.265 MGD, and 3.5 MGD. The treated effluent will be discharged to a 30-inch storm sewer pipe into Channel II-E-10-B (Tributary 2 of Flewellen Creek); thence to Flewellen Creek, thence to Upper Oyster Creek.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD5), total suspended solids (TSS), ammonia nitrogen (NH3-N), nitrate nitrogen (NO3-N), and Escherichia coli. Domestic sewage is treated by a fine screen for preliminary treatment, complete mix, activated sludge biological nitrification for carbon and

ammonia oxidation, clarification for suspended solids removal, chlorine contact basin for disinfection, and aerobic digestion.

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

### AGUAS RESIDUALES DOMÉSTICAS /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.*

Fort Bend County Municipal Utility District No. 275 (CN606354348) propone operar la planta de tratamiento de aguas residuales de el Condado de Fort Bend del MUD No. 275 (RN112145230), una nueva instalación de tratamiento de aguas residuales. La instalación estará ubicada en Aproximadamente 1.7 millas al sureste de la intersección de Texas Heritage Parkway y Farm-to-Market Road 1093, en Fulshear, Condado de Fort Bend, Texas 77406. La instalación tendrá 4 fases: 0.875 MGD, 1.75 MGD, 2.265 MGD y 3.5 MGD. El efluente tratado se descargará a una tubería pluvial de 30 pulgadas que desemboca en el Canal II-E-10-B (Tributario 2 de Flewellen Creek); luego a Flewellen Creek y posteriormente a Upper Oyster Creek..

Se espera que las descargas de la instalación contengan demanda bioquímica carbonosa de oxígeno de cinco días (CBOD5), sólidos suspendidos totales (SST), nitrógeno amoniacal (NH3-N), nitrógeno nitrato (NO3-N) y Escherichia coli. Las aguas residuales domesticas. **estará** tratado por una criba fina para el tratamiento preliminar, mezcla completa, nitrificación biológica de lodos activados para la oxidación de carbóno y amoníaco, clarificación para eliminación de sólidos en suspensión, un tanque de contacto con cloro para desinfección y digestión aeróbica.

## INSTRUCTIONS

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

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

### Example 1: Industrial Wastewater TPDES Application (ENGLISH)

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

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

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

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

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

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

## **Example 2: Domestic Wastewater TPDES Renewal application**

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

The City of Texas (CN000000000) operates the City of Texas wastewater treatment plant (RN000000000), an activated sludge process plant operated in the complete mix mode. The facility is located at 123 Texas Street, near the City of More Texas, Texas County, Texas 71234.

This application is for a renewal to discharge at an annual average flow of 1,200,000 gallons per day of treated domestic wastewater via Outfalls 001 and 002.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD<sub>5</sub>), total suspended solids (TSS), ammonia nitrogen (NH<sub>3</sub>-N), and *Escherichia coli*. Additional potential pollutants are included in the Domestic Technical Report 1.0, Section 7. Pollutant Analysis of Treated Effluent and Domestic Worksheet 4.0 in the permit application package. Domestic wastewater is treated by an activated sludge process plant and the treatment units include a bar screen, a grit chamber, aeration basins, final clarifiers, sludge digesters, a belt filter press, chlorine contact chambers and a dechlorination chamber.

## **Example 3: Domestic Wastewater TPDES New Application**

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

The City of Texas (CN000000000) proposes to operate the City of Texas wastewater treatment plant (RN000000000), an activated sludge process plant operated in the extended aeration mode. The facility will be located at 123 Texas Street, in the City of More Texas, Texas County, Texas 71234.

This application is for a new application to discharge at a daily average flow of 200,000 gallons per day of treated domestic wastewater.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD<sub>5</sub>), total suspended solids (TSS), ammonia nitrogen (NH<sub>3</sub>-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 bar screen, a grit chamber, aeration basins, final clarifiers, sludge digesters, a belt filter press, chlorine contact chambers and a dechlorination chamber.

## **Example 4: Domestic Wastewater TLAP Renewal application**

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



*of the permit application.*

The City of Texas (CN000000000) operates the City of Texas wastewater treatment plant (RN000000000), an activated sludge process plant operated in the complete mix mode. The facility is located at 123 Texas Street, near the City of More Texas, Texas County, Texas 71234.

This application is for a renewal to dispose a daily average flow not to exceed 76,500 gallons per day of treated domestic wastewater via public access subsurface drip irrigation system with a minimum area of 32 acres. This permit will not authorize a discharge of pollutants into water in the state.

Land application of domestic wastewater from the facility are expected to contain five-day biochemical oxygen demand (BOD<sub>5</sub>), total suspended solids (TSS), 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 is treated by an activated sludge process plant and the treatment units include a bar screen, an equalization basin, an aeration basin, a final clarifier, an aerobic sludge digester, tertiary filters, and a chlorine contact chamber. In addition, the facility includes a temporary storage that equals to at least three days of the daily average flow.

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

## SUPPLEMENTAL PERMIT INFORMATION FORM (SPIF)

### FOR AGENCIES REVIEWING DOMESTIC OR INDUSTRIAL TPDES WASTEWATER PERMIT APPLICATIONS

#### TCEQ USE ONLY:

Application type: \_\_\_\_Renewal \_\_\_\_Major Amendment \_\_\_\_Minor Amendment \_\_\_\_New

County: \_\_\_\_\_ Segment Number: \_\_\_\_\_

Admin Complete Date: \_\_\_\_\_

Agency Receiving SPIF:

\_\_\_\_ Texas Historical Commission

\_\_\_\_ U.S. Fish and Wildlife

\_\_\_\_ Texas Parks and Wildlife Department

\_\_\_\_ U.S. Army Corps of Engineers

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

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

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

The following applies to all applications:

1. Permittee: Fort Bend County Municipal Utility District No. 275

Permit No. WQ00 16730001

EPA ID No. TX 0147478

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

Approximately 1.7 miles southeast of the intersection of Texas Heritage Parkway and Farm-to-Market Road 1093

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

Fort Bend County MUD 275
--------------------------

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

**Collection System Information**

Collection System Name	Owner Name	Owner Type	Population Served
Fort Bend County MUD No. 275	<u>Fort Bend County MUD 275</u>	Privately Owned	40,000
		Choose an item.	
		Choose an item.	
		Choose an item.	

**Section 4. Unbuilt Phases (Instructions Page 44)**

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

☐ Yes ☒ No

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

☐ Yes ☐ No

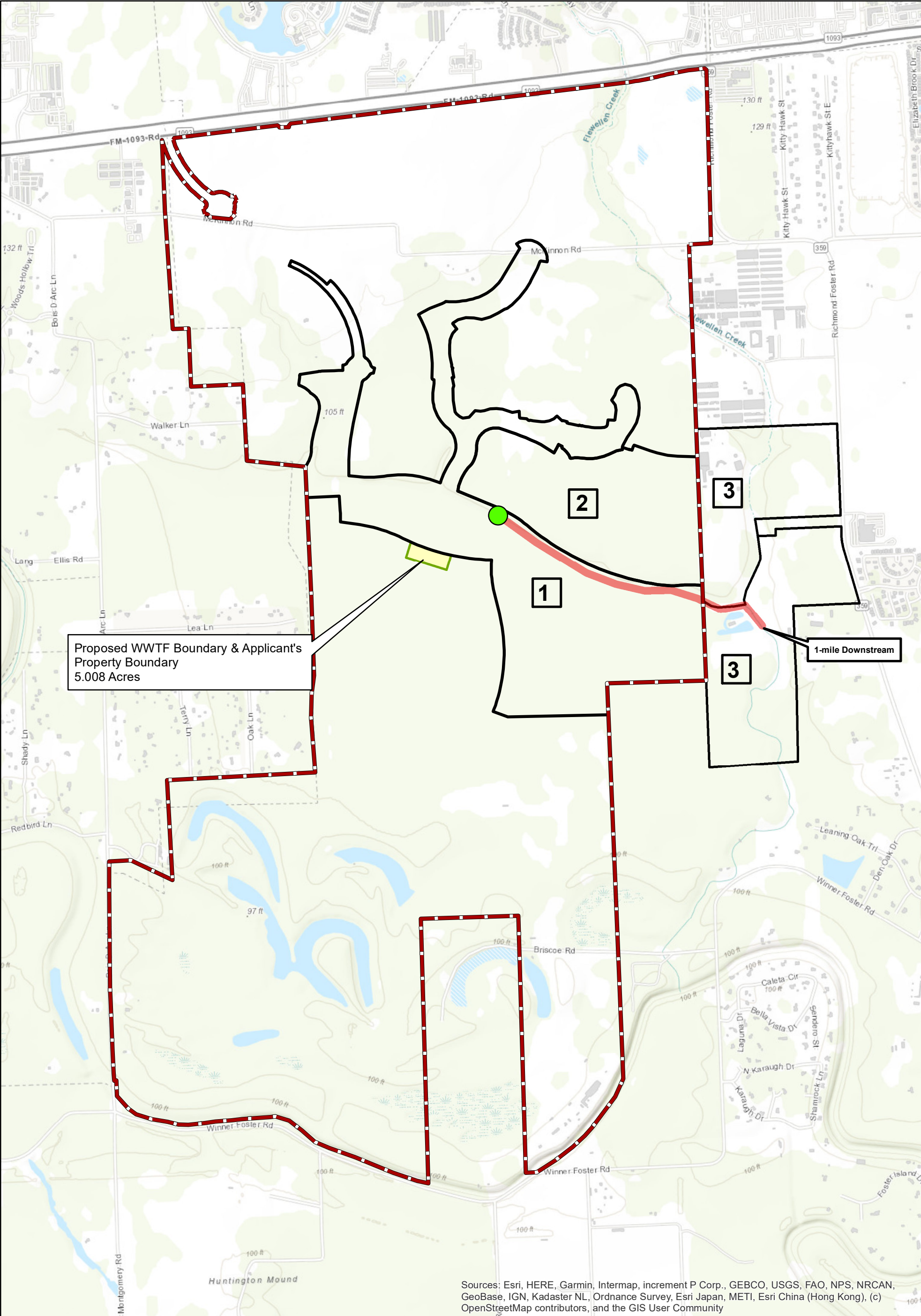
**If yes**, provide a detailed discussion regarding the continued need for the unbuilt phase. **Failure to provide sufficient justification may result in the Executive Director recommending denial of the unbuilt phase or phases.**

N/A
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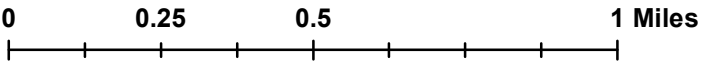
**Section 5. Closure Plans (Instructions Page 44)**

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

☐ Yes ☒ No



- Legend**
- WWTF Outfall
  - Fulshear Ranch Service Area
  - 1-mile Down Stream
  - Wastewater Treatment Facility



**Landowner Map**



## Leah Whallon

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**From:** Leah Whallon  
**Sent:** Wednesday, March 12, 2025 10:09 AM  
**To:** Mehdi Kettani  
**Cc:** Taylor Reed; Andres Dillon  
**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Hi Mehdi,

I'm reviewing the response and have a few questions about the maps and owner information. Your response indicates there are no affected landowners because the downstream land is owned by the owner themselves.

The applicant is Hines Texas Heritage Investors LP and they are also listed as the owner of the land where the facility will be located in Section 9.D of the administrative report. The landowner list identifies the owner as DJH Ranching LP, which is not the applicant or owner listed in the application. Also, neither the USGS map or affected landowner map label the required item of the "applicant's property boundary" this is the land owned by the applicant – Texas Heritage Investors LP.

Please clarify if the applicant owns the land where the facility will be located. If the applicant does not own the land where the facility will be located, please update Section 9.D to identify the owner. If the owner of the land is not the same as the applicant, either an executed lease agreement or deed recorded easement is required, OR the owner must be included as a co-applicant.

Please provide updated USGS and affected landowners maps that show and label the applicant's property boundary. The landowner map must also show and label all properties adjacent to the applicant's property boundary.

This information will need to be corrected before the application can be considered administratively complete. If additional time is needed to provide the complete response, I can send a 30 day extension letter after the initial due date of the NOD letter passes on Friday 03/14.

Please let me know if you have any questions.

Thank you,



**Leah Whallon**

Texas Commission on Environmental Quality  
Water Quality Division  
512-239-0084  
[leah.whallon@tceq.texas.gov](mailto:leah.whallon@tceq.texas.gov)

How is our customer service? Fill out our online customer satisfaction survey at [www.tceq.texas.gov/customersurvey](http://www.tceq.texas.gov/customersurvey)



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**From:** Mehdi Kettani <MKettani@vs-eng.com>  
**Sent:** Friday, March 7, 2025 11:38 AM  
**To:** Leah Whallon <Leah.Whallon@Tceq.Texas.Gov>  
**Cc:** Taylor Reed <TReed@vs-eng.com>; Andres Dillon <ADillon@vs-eng.com>  
**Subject:** RE: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

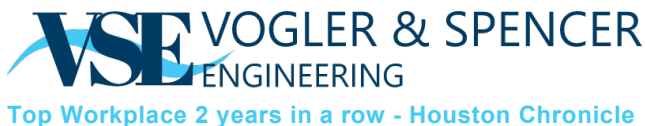
Good morning Leah,

Attached is our response to the NOD. Regarding the landowners information, you guys should've received a flashdrive with the permit, if not, I'm attaching the contents of that flashdrive, see attachments beginning with "Landowners". Just want to mention that the only owner downstream of the outfall is the owner themselves so no mailing labels were created. Please let us know if you need anything else.

Thank you,

**Mehdi Kettani, P.E.**  
Project Engineer

**Vogler & Spencer Engineering, Inc.**  
TBPE Firm No. F-148  
E: [MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)  
P: 713.782.0042 | C: 713.382.9748  
777 N. Eldridge Pkwy, Ste 500, Houston, TX 77079  
W: [www.vs-eng.com](http://www.vs-eng.com)



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**From:** Leah Whallon <[Leah.Whallon@Tceq.Texas.Gov](mailto:Leah.Whallon@Tceq.Texas.Gov)>  
**Sent:** Wednesday, March 5, 2025 10:49 AM  
**To:** Mehdi Kettani <[MKettani@vs-eng.com](mailto:MKettani@vs-eng.com)>  
**Subject:** FW: Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Hi Medhi,

Regarding the PIP form, here is an alternate source for information on the languages:  
<https://www.census.gov/library/visualizations/interactive/people-that-speak-english-less-than-very-well.html>.

Thanks,



**Leah Whallon**  
Texas Commission on Environmental Quality  
Water Quality Division  
512-239-0084  
[leah.whallon@tceq.texas.gov](mailto:leah.whallon@tceq.texas.gov)

How is our customer service? Fill out our online customer satisfaction survey at [www.tceq.texas.gov/customersurvey](http://www.tceq.texas.gov/customersurvey)

---

**From:** Leah Whallon

**Sent:** Thursday, February 27, 2025 10:53 AM

**To:** [treed@vs-eng.com](mailto:treed@vs-eng.com)

**Cc:** [Carson.Nunnelly@hines.com](mailto:Carson.Nunnelly@hines.com)

**Subject:** Application for Proposed Permit No. WQ0016730001; Hines Texas Heritage Investors LP; Fort Bend County MUD 275 WWTP

Good Morning,

Please see the attached Notice of Deficiency letter dated February 27, 2025 requesting additional information needed to declare the application administratively complete. Please send the complete response by March 13, 2025.

Please let me know if you have any questions.

Thank you,



**Leah Whallon**

Texas Commission on Environmental Quality

Water Quality Division

512-239-0084

[leah.whallon@tceq.texas.gov](mailto:leah.whallon@tceq.texas.gov)

How is our customer service? Fill out our online customer satisfaction survey at [www.tceq.texas.gov/customersurvey](http://www.tceq.texas.gov/customersurvey)

<b>18. Telephone Number</b>	<b>19. Extension or Code</b>	<b>20. Fax Number (if applicable)</b>
( 713 ) 621-8000		(   ) -

## SECTION III: Regulated Entity Information

<b>21. General Regulated Entity Information</b> (If 'New Regulated Entity' is selected, a new permit application is also required.)								
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>								
<b>22. Regulated Entity Name</b> (Enter name of the site where the regulated action is taking place.)								
Fort Bend County MUD 275 WWTP								
<b>23. Street Address of the Regulated Entity:</b>  (No PO Boxes)								
	City		State		ZIP		ZIP + 4	
<b>24. County</b>	Fort Bend County							

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

<b>25. Description to Physical Location:</b>	Approximately 1.7 miles southeast of the intersection of Texas Heritage Parkway and Farm-to-Market Road 1093							
<b>26. Nearest City</b>					<b>State</b>	<b>Nearest ZIP Code</b>		
Fulshear					Tx	77406		
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>								
<b>27. Latitude (N) In Decimal:</b>		29.669639			<b>28. Longitude (W) In Decimal:</b>		-95.863375	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
29	40	10.70	-95	51	48.15			
<b>29. Primary SIC Code</b> (4 digits)	<b>30. Secondary SIC Code</b> (4 digits)		<b>31. Primary NAICS Code</b> (5 or 6 digits)		<b>32. Secondary NAICS Code</b> (5 or 6 digits)			
<b>33. What is the Primary Business of this entity?</b> (Do not repeat the SIC or NAICS description.)								
Wasterwater Treatment Facility								
<b>34. Mailing Address:</b>	845 Texas Avenue, Suite 3300							
	City	Houston	State	TX	ZIP	77002	ZIP + 4	
<b>35. E-Mail Address:</b>		Carson.Nunnelly@hines.com						
<b>36. Telephone Number</b>			<b>37. Extension or Code</b>			<b>38. Fax Number (if applicable)</b>		
( 713 ) 237-5606						(   ) -		



B. Prefix: Mr. Last Name, First Name: Muller Richard Jr.  
Title: Attorney Credential: Click to enter text.  
Organization Name: The Muller Law Group, PLLC  
Mailing Address: 202 Century Square Blvd City, State, Zip Code: Sugar Land Texas 77478  
Phone No.: (281) 500-6050 E-mail Address: Click to enter text.

## 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: Nunnelly, Carson  
Title: Managing Director Credential: Click to enter text.  
Organization Name: Hines Texas Heritage Investors LP  
Mailing Address: 845 Texas Avenue, Suite 3300 City, State, Zip Code: Houston, Texas 77002  
Phone No.: 713-237-5605 E-mail Address: Carson.Nunnelly@hines.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: 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.

## Section 8. Public Notice Information (Instructions Page 27)

### A. Individual Publishing the Notices

Prefix: Mr. Last Name, First Name: Reed, Taylor  
Title: Project Manager Credential: P.E.  
Organization Name: Vogler & Spencer Engineering  
Mailing Address: 777 North Eldridge Parkway, Suite 500 City, State, Zip Code: Houston, TX 77079  
Phone No.: 713-782-0042 E-mail Address: treed@vs-eng.com

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

CN: Click to enter text.

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

Prefix: Click to enter text.

Last Name, First Name: Click to enter text.

Title: Click to enter text.

Credential: Click to enter text.

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

### C. Core Data Form

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

## Section 4. Application Contact Information (Instructions Page 27)

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

- A. Prefix: Mr. Last Name, First Name: Reed, Taylor  
Title: Project Manager Credential: P.E.  
Organization Name: Vogler & Spencer Engineering  
Mailing Address: 777 Eldridge Parkway, Suite 500 City, State, Zip Code: Houston, TX 77079  
Phone No.: 713-782-0042 E-mail Address: treed@vs-eng.com  
Check one or both: ☐ Administrative Contact ☒ Technical Contact
- B. Prefix: Mr. Last Name, First Name: Muller Richard Jr.  
Title: Attorney Credential: Click to enter text.  
Organization Name: The Muller Law Group, PLLC  
Mailing Address: 202 Century Square Blvd City, State, Zip Code: Sugar Land Texas 77478  
Phone No.: (281) 500-6050 E-mail Address: richard@mullerlawgroup.com  
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: Reed, Taylor  
Title: Project Manager Credential: P.E.  
Organization Name: Vogler & Spencer Engineering  
Mailing Address: 777 N Eldridge Parkway, Suite 500 City, State, Zip Code: Houston, TX 77079  
Phone No.: 713-782-0042 E-mail Address: treed@vs-eng.com

B. Prefix: Mr. Last Name, First Name: Muller Richard Jr.  
Title: Attorney Credential: Click to enter text.  
Organization Name: The Muller Law Group, PLLC  
Mailing Address: 202 Century Square Blvd City, State, Zip Code: Sugar Land Texas 77478  
Phone No.: (281) 500-6050 E-mail Address: richard@mullerlawgroup.com

## Section 6. Billing Contact Information (Instructions Page 27)

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

Prefix: Mr. Last Name, First Name: Nunnelly, Carson  
Title: Managing Director Credential: Click to enter text.  
Organization Name: Hines Texas Heritage Investors LP  
Mailing Address: 845 Texas Avenue, Suite 3300 City, State, Zip Code: Houston, Texas 77002  
Phone No.: 713-237-5605 E-mail Address: Carson.Nunnelly@hines.com

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

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

Prefix: Ms. Last Name, First Name: Young, Susan  
Title: Assistant VP Regulatory Affairs Credential: Click to enter text.  
Organization Name: Municipal District Services  
Mailing Address: 406 W Grand Parkway S, Suite 260 City, State, Zip Code: Katy, TX 77494  
Phone No.: 281-290-6500 E-mail Address: syoun@mdswater.com

## Section 8. Public Notice Information (Instructions Page 27)

### A. Individual Publishing the Notices

Prefix: Mr. Last Name, First Name: Reed, Taylor  
Title: Project Manager Credential: P.E.  
Organization Name: Vogler & Spencer Engineering  
Mailing Address: 777 North Eldridge Parkway, Suite 500 City, State, Zip Code: Houston, TX 77079  
Phone No.: 713-782-0042 E-mail Address: treed@vs-eng.com

Organization Name: [Click to enter text.](#)

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

Phone No.: [Click to enter text.](#) E-mail Address: [Click to enter text.](#)

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

**Attachment:** [Click to enter text.](#)

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

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

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

Organization Name: [Click to enter text.](#)

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

Phone No.: [Click to enter text.](#) E-mail Address: [Click to enter text.](#)

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

**Attachment:** [Click to enter text.](#)

## Section 10. TPDES Discharge Information (Instructions Page 31)

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

☐ Yes ☒ No

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

Approximately 1.7 miles southeast of the intersection of Texas Heritage Parkway and Farm-to-Market Road 1093

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

☐ Yes ☐ No

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

The treated effluent will be discharged to a 30-inch storm sewer pipe into Channel II-E-10-B (Tributary 2 of Flewellen Creek); thence to Flewellen Creek, thence to Upper Oyster Creek a classified stream #1245

City nearest the outfall(s): Fulshear

County in which the outfalls(s) is/are located: Fort Bend

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

☒ Yes ☐ No

If **yes**, indicate by a check mark if:

☒ Authorization granted ☐ Authorization pending

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

## SUPPLEMENTAL PERMIT INFORMATION FORM (SPIF)

### FOR AGENCIES REVIEWING DOMESTIC OR INDUSTRIAL TPDES WASTEWATER PERMIT APPLICATIONS

**TCEQ USE ONLY:**

Application type: \_\_\_\_Renewal \_\_\_\_Major Amendment \_\_\_\_Minor Amendment \_\_\_\_New

County: \_\_\_\_\_ Segment Number: \_\_\_\_\_

Admin Complete Date: \_\_\_\_\_

## Agency Receiving SPIF:

\_\_\_\_ Texas Historical Commission

\_\_\_\_ U.S. Fish and Wildlife

\_\_\_\_ Texas Parks and Wildlife Department

\_\_\_\_ U.S. Army Corps of Engineers

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

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

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

The following applies to all applications:

1. Permittee: Hines Texas Heritage Investors LP

Permit No. WQ00 \_\_\_\_\_

EPA ID No. TX \_\_\_\_\_

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

Approximately 1.7 miles southeast of the intersection of Texas Heritage Parkway and Farm-to-Market Road 1093

## 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)

(Census Tract)

Please indicate which of these three is the level used for gathering the following information.

City

County

Census Tract

- (a) Percent of people over 25 years of age who at least graduated from high school
- (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

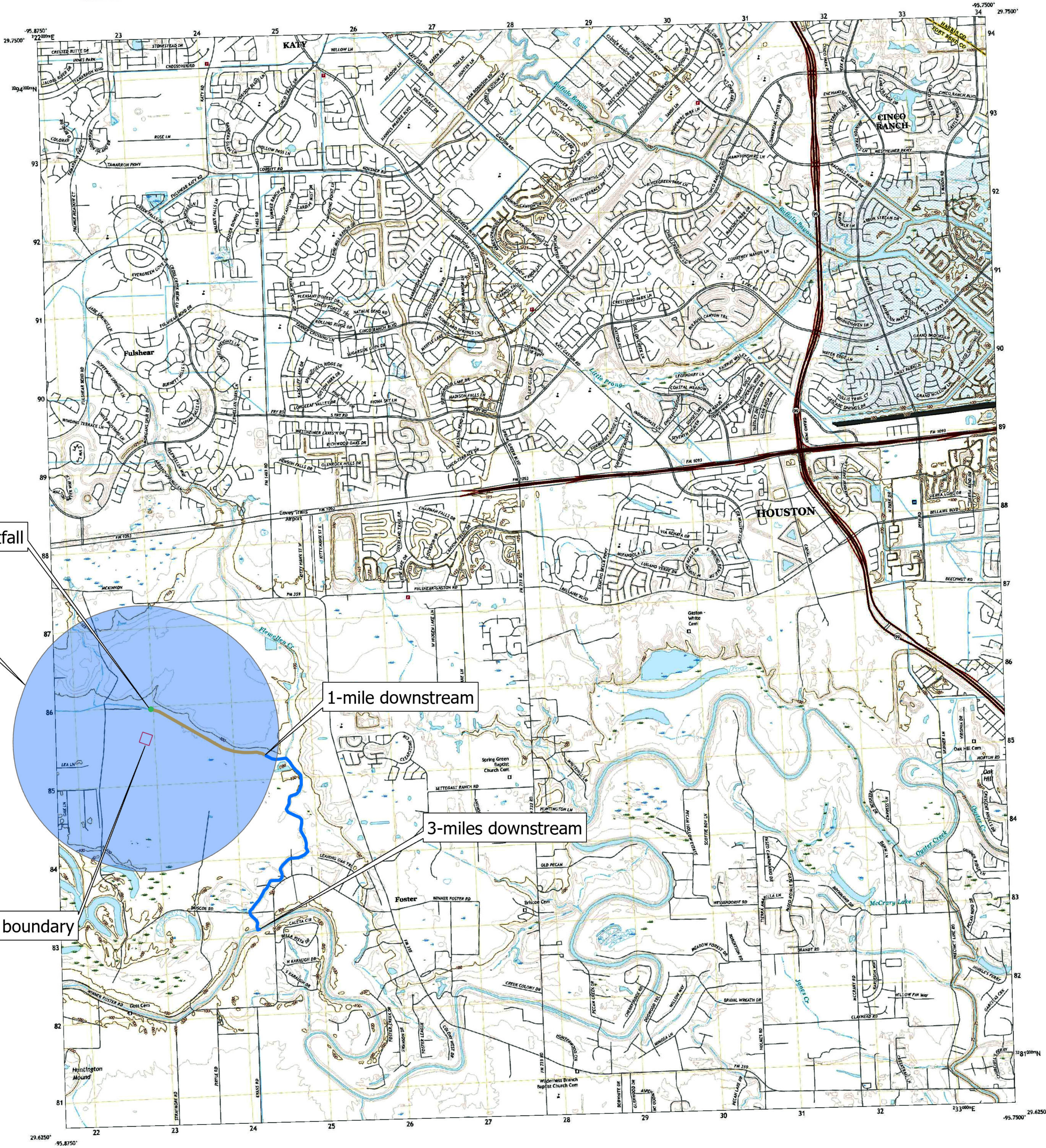




U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

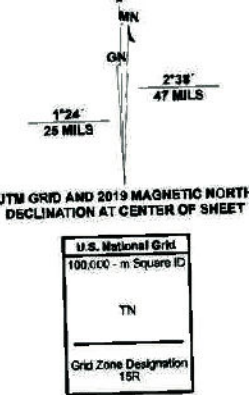


RICHMOND NE QUADRANGLE  
TEXAS  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
1 000 meter geotidal datum. True meridian, Zone 15E.  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations may not be shown. Obtain permission before  
entering private lands.

Inventory	Source	Scale	Year	Notes
Topography	USGS	1:24,000	2015	2015
Hydrography	USGS	1:24,000	2015	2015
Boundaries	NAD83	1:24,000	2015	2015
Wetlands	NWIS	1:24,000	2015	2015



SCALE 1:24 000  
1 000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000  
FEET  
1 000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000  
METERS  
CONTOUR INTERVAL 5 FEET  
NAD(83) AMERICAN VERTICAL DATUM OF 1988  
This map was produced to conform with the  
National Geospatial Program US Topo Product Standard.



1	2	3
4	5	6
7	8	9

QUADRANGLE LOCATION

ROAD CLASSIFICATION  
Expressway  
Secondary Hwy  
Ramp  
Local Connector  
Local Road  
AWD  
US Route  
State Route

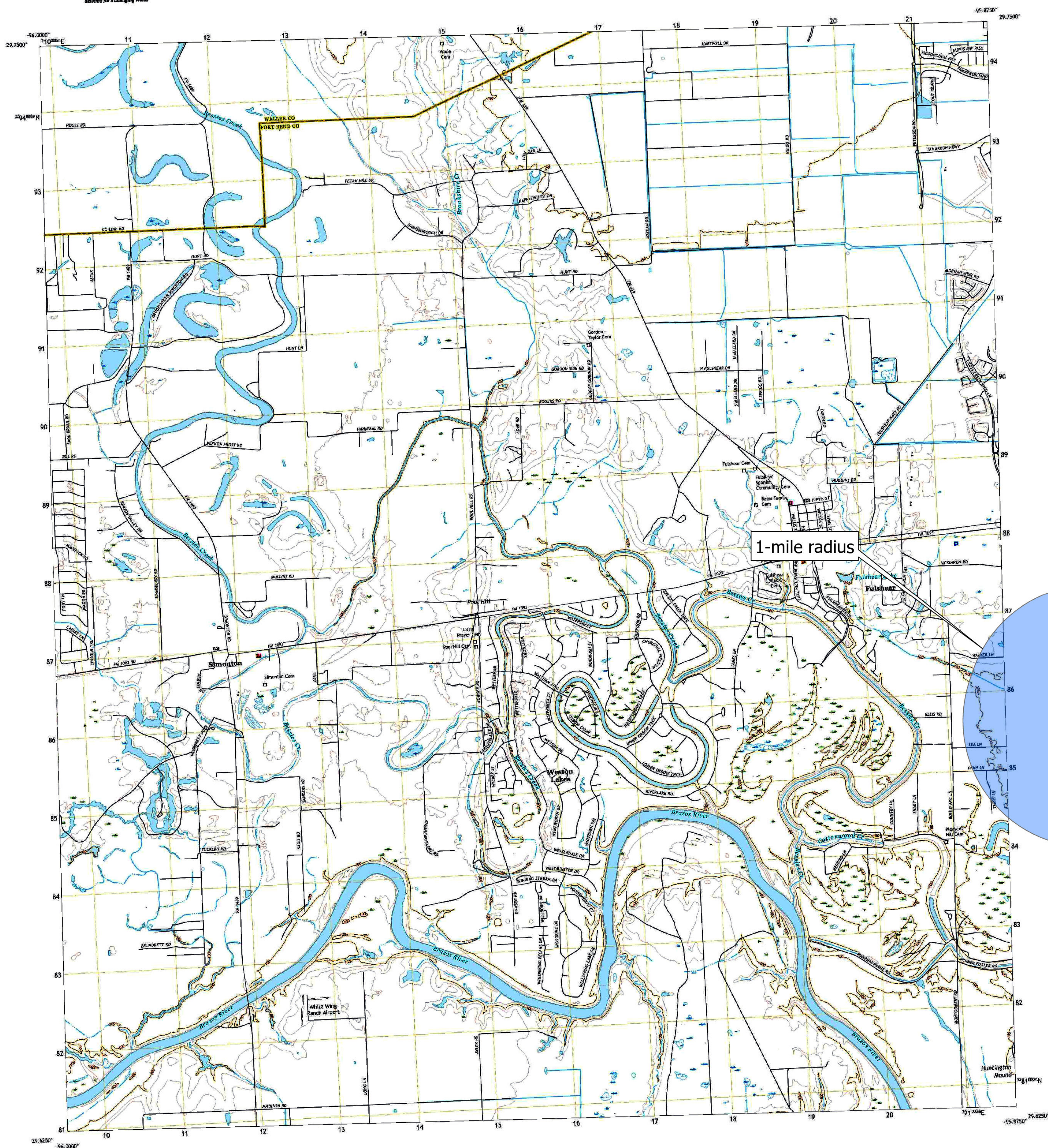
RICHMOND NE, TX  
2022







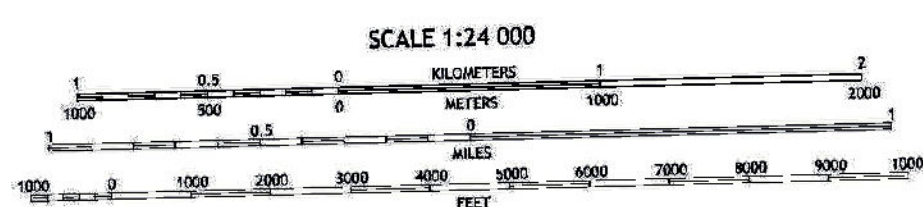
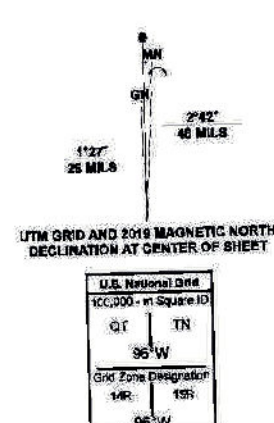
**FULSHEAR QUADRANGLE  
TEXAS  
7.5-MINUTE SERIES**



Produced by the United States Geological Survey  
North American Edition of 1983 (NA83D3)  
World Geologic System of 1964 (WG64A). Projection and  
1:000-meter scale (Universal). Universal Mercator. Zone 14B15R.  
This map is not a legal document. Boundaries within government  
jurisdiction for this map scale. Private lands within government  
jurisdiction may not be shown. Obtain permission before  
entering private lands.

Imagery..... NIP, Sept 1983  
Roads..... U.S. Census  
Names..... National Hydrography D  
Contours..... National Elevation  
Boundaries..... Multiple sources; see metadata

Wetlands..... FWS National Wetlands invent



CONTOUR INTERVAL 10 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988



This map was produced to conform with the  
National Geospatial Program US Topo Product Standard.






	2	3
4		5
6	7	8

1. Sun  
2. Bro  
3. Kat  
4. Wh  
5. Ric  
6. Ea  
7. Gr  
8. Ric

### ROAD CLASSIFICATION

Expressway		Local Connector	
Secondary Hwy		Local Road	
Ramp		4WD	

 Interstate Route
  US Route
  State Route

FULSHEAR, TX  
2022

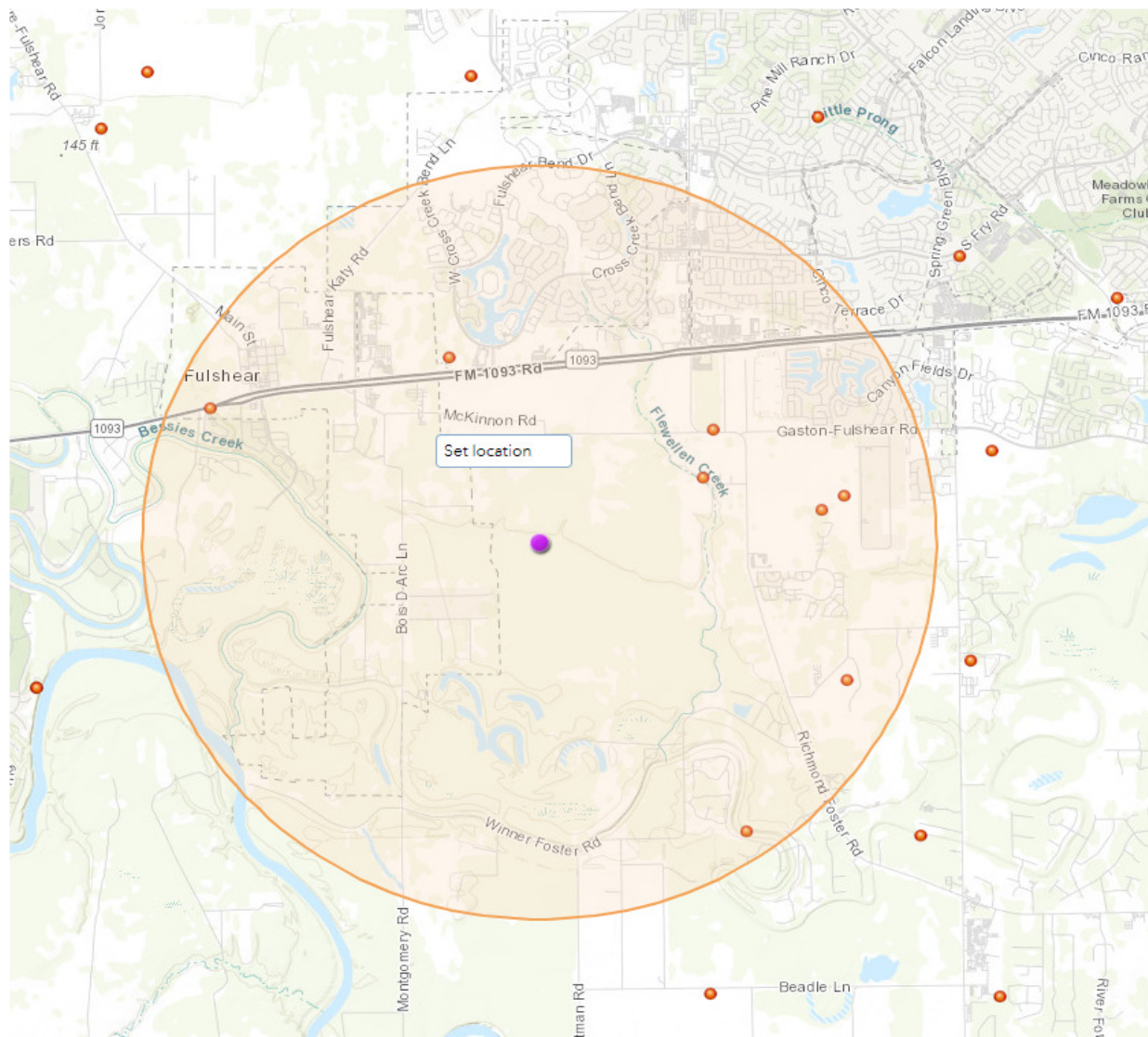




## List of Facilities & Collection Systems

Within a 3-mile radius

Permittee's Name	Permit Number
Fulshear MUD 1	13314-001
Fort Bend County MUD 170	14745-001
T & W WATER SERVICE COMPANY	15975-001
LONE STAR GROWERS LP	03015-000
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO 142	15308-001
FORT BEND COUNTY MUD NO 229	15881-001
JDS NURSERY TRACT LLC	16224-001
Fort Bend County MUD 246	15985-001





## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

# SUMMARY OF APPLICATION IN PLAIN LANGUAGE FOR TPDES OR TLAP PERMIT APPLICATIONS

## Summary of Application (in plain language) 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 of your facility and application as required by Title 30, Texas Administrative Code (30 TAC), Chapter 39, Subchapter H. You may modify the template as necessary to accurately describe your 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 you 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. After filling in the information for your facility delete these instructions.

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

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

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

Hines Texas Heritage Investors LP (CN606354348) proposes to operate Fort Bend County MUD 275 Wastewater Treatment Plant (RN112145230), a new Wastewater Treatment Facility. The facility is located at approximately 1.7 miles southeast of the intersection of Texas Heritage Parkway and Farm-to-Market Road 1093, in Fulshear, Fort Bend County, Texas 77406. The facility will have 4 phases: 0.875 MGD, 1.75 MGD, 2.265 MGD, and 3.5 MGD. The treated effluent will be discharged to a 30-inch storm sewer pipe into Channel II-E-10-B (Tributary 2 of Flewellen Creek); thence to Flewellen Creek, thence to Upper Oyster Creek.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD5), total suspended solids (TSS), ammonia nitrogen (NH3-N), nitrate nitrogen (NO3-N), and Escherichia coli. Domestic sewage is treated by a fine screen for preliminary treatment, complete mix, activated sludge biological nitrification for carbon and

ammonia oxidation, clarification for suspended solids removal, chlorine contact basin for disinfection, and aerobic digestion.

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

### AGUAS RESIDUALES DOMÉSTICAS /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.*

Hines Texas Heritage Investors LP (CN606354348) propone operar la planta de tratamiento de aguas residuales de el Condado de Fort Bend del MUD No. 275 (RN112145230), una nueva instalación de tratamiento de aguas residuales. La instalación estará ubicada en Aproximadamente 1.7 millas al sureste de la intersección de Texas Heritage Parkway y Farm-to-Market Road 1093, en Fulshear, Condado de Fort Bend, Texas 77406. La instalación tendrá 4 fases: 0.875 MGD, 1.75 MGD, 2.265 MGD y 3.5 MGD. El efluente tratado se descargará a una tubería pluvial de 30 pulgadas que desemboca en el Canal II-E-10-B (Tributario 2 de Flewellen Creek); luego a Flewellen Creek y posteriormente a Upper Oyster Creek..

Se espera que las descargas de la instalación contengan demanda bioquímica carbonosa de oxígeno de cinco días (CBOD5), sólidos suspendidos totales (SST), nitrógeno amoniacal (NH3-N), nitrógeno nitrato (NO3-N) y Escherichia coli. Las aguas residuales domesticas. estará tratado por una criba fina para el tratamiento preliminar, mezcla completa, nitrificación biológica de lodos activados para la oxidación de carbóno y amoníaco, clarificación para eliminación de sólidos en suspensión, un tanque de contacto con cloro para desinfección y digestión aeróbica.

## INSTRUCTIONS

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

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

### Example 1: Industrial Wastewater TPDES Application (ENGLISH)

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

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

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

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

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

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

## **Example 2: Domestic Wastewater TPDES Renewal application**

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

The City of Texas (CN000000000) operates the City of Texas wastewater treatment plant (RN000000000), an activated sludge process plant operated in the complete mix mode. The facility is located at 123 Texas Street, near the City of More Texas, Texas County, Texas 71234.

This application is for a renewal to discharge at an annual average flow of 1,200,000 gallons per day of treated domestic wastewater via Outfalls 001 and 002.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD<sub>5</sub>), total suspended solids (TSS), ammonia nitrogen (NH<sub>3</sub>-N), and *Escherichia coli*. Additional potential pollutants are included in the Domestic Technical Report 1.0, Section 7. Pollutant Analysis of Treated Effluent and Domestic Worksheet 4.0 in the permit application package. Domestic wastewater is treated by an activated sludge process plant and the treatment units include a bar screen, a grit chamber, aeration basins, final clarifiers, sludge digesters, a belt filter press, chlorine contact chambers and a dechlorination chamber.

## **Example 3: Domestic Wastewater TPDES New Application**

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

The City of Texas (CN000000000) proposes to operate the City of Texas wastewater treatment plant (RN000000000), an activated sludge process plant operated in the extended aeration mode. The facility will be located at 123 Texas Street, in the City of More Texas, Texas County, Texas 71234.

This application is for a new application to discharge at a daily average flow of 200,000 gallons per day of treated domestic wastewater.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD<sub>5</sub>), total suspended solids (TSS), ammonia nitrogen (NH<sub>3</sub>-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 bar screen, a grit chamber, aeration basins, final clarifiers, sludge digesters, a belt filter press, chlorine contact chambers and a dechlorination chamber.

## **Example 4: Domestic Wastewater TLAP Renewal application**

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

*of the permit application.*

The City of Texas (CN000000000) operates the City of Texas wastewater treatment plant (RN000000000), an activated sludge process plant operated in the complete mix mode. The facility is located at 123 Texas Street, near the City of More Texas, Texas County, Texas 71234.

This application is for a renewal to dispose a daily average flow not to exceed 76,500 gallons per day of treated domestic wastewater via public access subsurface drip irrigation system with a minimum area of 32 acres. This permit will not authorize a discharge of pollutants into water in the state.

Land application of domestic wastewater from the facility are expected to contain five-day biochemical oxygen demand (BOD<sub>5</sub>), total suspended solids (TSS), 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 is treated by an activated sludge process plant and the treatment units include a bar screen, an equalization basin, an aeration basin, a final clarifier, an aerobic sludge digester, tertiary filters, and a chlorine contact chamber. In addition, the facility includes a temporary storage that equals to at least three days of the daily average flow.





# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

## DOMESTIC WASTEWATER PERMIT APPLICATION CHECKLIST

Complete and submit this checklist with the application.

APPLICANT NAME: Hines Texas Heritage Investors LP

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

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

	Y	N		Y	N
Administrative Report 1.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Original USGS Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Administrative Report 1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Affected Landowners Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SPIF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner Disk or Labels	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Core Data Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Buffer Zone Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Summary of Application (PLS)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flow Diagram	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Involvement Plan Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Technical Report 1.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Original Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Technical Report 1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Design Calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Worksheet 2.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solids Management Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Worksheet 2.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Balance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Worksheet 3.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 4.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 5.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 6.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Worksheet 7.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

For TCEQ Use Only

Segment Number \_\_\_\_\_ County \_\_\_\_\_  
Expiration Date \_\_\_\_\_ Region \_\_\_\_\_  
Permit Number \_\_\_\_\_

## **ADMINISTRATIVE REPORT 1.0**



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 <input type="checkbox"/>	\$315.00 <input type="checkbox"/>
≥0.05 but <0.10 MGD	\$550.00 <input type="checkbox"/>	\$515.00 <input type="checkbox"/>
≥0.10 but <0.25 MGD	\$850.00 <input type="checkbox"/>	\$815.00 <input type="checkbox"/>
≥0.25 but <0.50 MGD	\$1,250.00 <input type="checkbox"/>	\$1,215.00 <input type="checkbox"/>
≥0.50 but <1.0 MGD	\$1,650.00 <input type="checkbox"/>	\$1,615.00 <input type="checkbox"/>
≥1.0 MGD	\$2,050.00 <input checked="" type="checkbox"/>	\$2,015.00 <input type="checkbox"/>

Minor Amendment (for any flow) \$150.00 ☐

**Payment Information:**

Mailed      Check/Money Order Number: 021034  
Check/Money Order Amount: \$2,050  
Name Printed on Check: Vogler & Spencer Engineering  
EPAY      Voucher Number: Click to enter text.  
Copy of Payment Voucher enclosed?      Yes ☐

**Section 2. Type of Application (Instructions Page 26)**

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

- ☐ Publicly Owned Domestic Wastewater  
☒ Privately-Owned Domestic Wastewater  
☐ Conventional Water Treatment

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

- ☐ Active      ☒ Inactive

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

- ☒ TPDES Permit  
☐ TLAP  
☐ TPDES Permit with TLAP component  
☐ Subsurface Area Drip Dispersal System (SADDS)

d. Check the box next to the appropriate application type

- ☒ New  
☐ Major Amendment with Renewal  
☐ Major Amendment without Renewal  
☐ Renewal without changes  
☐ Minor Amendment with Renewal  
☐ Minor Amendment without Renewal  
☐ Minor Modification of permit

e. For amendments or modifications, describe the proposed changes: [Click to enter text.](#)

f. For existing permits:

Permit Number: WQ00 [Click to enter text.](#)

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

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

### Section 3. Facility Owner (Applicant) and Co-Applcant 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?

Hines Texas Heritage Investors LP

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

If the applicant is currently a customer with the TCEQ, what is the Customer Number (CN)?

You may search for your CN on the TCEQ website at <http://www15.tceq.texas.gov/crpub/>

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

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

Prefix: Mr.

Last Name, First Name: Nunnelly, Carson

Title: Managing Director

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: Click to enter text.

### C. Core Data Form

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

## Section 4. Application Contact Information (Instructions Page 27)

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

- A. Prefix: Mr. Last Name, First Name: Reed, Taylor  
Title: Project Manager Credential: P.E.  
Organization Name: Vogler & Spencer Engineering  
Mailing Address: 777 Eldridge Parkway, Suite 500 City, State, Zip Code: Houston, TX 77079  
Phone No.: 713-782-0042 E-mail Address: treed@vs-eng.com  
Check one or both: ☐ Administrative Contact ☒ Technical Contact
- B. Prefix: Mr. Last Name, First Name: Muller Richard Jr.  
Title: Attorney Credential: Click to enter text.  
Organization Name: The Muller Law Group, PLLC  
Mailing Address: 202 Century Square Blvd City, State, Zip Code: Sugar Land Texas 77478  
Phone No.: (281) 500-6050 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: Reed, Taylor  
Title: Project Manager Credential: P.E.  
Organization Name: Vogler & Spencer Engineering  
Mailing Address: 777 N Eldridge Parkway, Suite 500 City, State, Zip Code: Houston, TX 77079  
Phone No.: 713-782-0042 E-mail Address: treed@vs-eng.com

B. Prefix: Mr. Last Name, First Name: Muller Richard Jr.  
Title: Attorney Credential: Click to enter text.  
Organization Name: The Muller Law Group, PLLC  
Mailing Address: 202 Century Square Blvd City, State, Zip Code: Sugar Land Texas 77478  
Phone No.: (281) 500-6050 E-mail Address: Click to enter text.

## 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: Nunnelly, Carson  
Title: Managing Director Credential: Click to enter text.  
Organization Name: Hines Texas Heritage Investors LP  
Mailing Address: 845 Texas Avenue, Suite 3300 City, State, Zip Code: Houston, Texas 77002  
Phone No.: 713-237-5605 E-mail Address: Carson.Nunnelly@hines.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: 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.

## Section 8. Public Notice Information (Instructions Page 27)

### A. Individual Publishing the Notices

Prefix: Mr. Last Name, First Name: Reed, Taylor  
Title: Project Manager Credential: P.E.  
Organization Name: Vogler & Spencer Engineering  
Mailing Address: 777 North Eldridge Parkway, Suite 500 City, State, Zip Code: Houston, TX 77079  
Phone No.: 713-782-0042 E-mail Address: treed@vs-eng.com

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

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

☒ E-mail Address

☐ Fax

☒ Regular Mail

## C. Contact permit to be listed in the Notices

Prefix: Mr.

Last Name, First Name: Reed, Taylor

Title: Project Manager

Credential: P.E.

Organization Name: Vogler & Spencer Engineering

Mailing Address: 777 North Eldridge Parkway, Suite 500 City, State, Zip Code: Houston, TX 77079

Phone No.: 713-782-0042

E-mail Address: treed@vs-eng.com

## D. Public Viewing Information

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

Public building name: George Memorial Library

Location within the building: Adult Service Department, 1st Floor

Physical Address of Building: 1001 Golfview Drive

City: Richmond

County: Fort Bend

Contact (Last Name, First Name): Lori Lessey

Phone No.: 281-342-4455 Ext.: Click to enter text.

## E. Bilingual Notice Requirements

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

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

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

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

☒ Yes

☐ No

If **no**, publication of an alternative language notice is not required; **skip to** Section 9 below.

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

☒ Yes

☐ No

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

☒ Yes ☐ No

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

☐ Yes ☒ No

5. If the answer is **yes** to **question 1, 2, 3, or 4**, public notices in an alternative language are required. Which language is required by the bilingual program? Spanish

#### F. Summary of Application in Plain Language Template

Complete the F. Summary of Application in Plain Language Template (TCEQ Form 20972), also known as the plain language summary or PLS, and include as an attachment.

Attachment: 2

#### G. Public Involvement Plan Form

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

Attachment: 3

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

A. If the site is currently regulated by TCEQ, provide the Regulated Entity Number (RN) issued to this site. RN Click to enter text.

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

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

Fort Bend County MUD No. 275

C. Owner of treatment facility: Hines Texas Heritage Investors LP

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

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

Prefix: Mr.

Last Name, First Name: Nunnelly, Carson

Title: Managing Director

Credential: Click to enter text.

Organization Name: Hines Texas Heritage Investors LP

Mailing Address: 845 Texas Avenue, Suite 3300

City, State, Zip Code: Houston, Texas 77002

Phone No.: 713-237-5605

E-mail Address: Carson.Nunnelly@hines.com

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

Attachment: Click to enter text.

E. Owner of effluent disposal site:

Prefix: Click to enter text.

Last Name, First Name: Click to enter text.

Title: Click to enter text.

Credential: Click to enter text.



Organization Name: [Click to enter text.](#)

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

Phone No.: [Click to enter text.](#) E-mail Address: [Click to enter text.](#)

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

**Attachment:** [Click to enter text.](#)

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

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

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

Organization Name: [Click to enter text.](#)

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

Phone No.: [Click to enter text.](#) E-mail Address: [Click to enter text.](#)

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

**Attachment:** [Click to enter text.](#)

## Section 10. TPDES Discharge Information (Instructions Page 31)

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

☐ Yes ☒ No

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

Latitude 29°40'10.70"N Longitude 95°51'48.15"W

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

☐ Yes ☐ No

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

The treated effluent will be discharged to a 30-inch storm sewer pipe into Channel II-E-10-B (Tributary 2 of Flewellen Creek); thence to Flewellen Creek, thence to Upper Oyster Creek a classified stream #1245

City nearest the outfall(s): Fulshear

County in which the outfalls(s) is/are located: Fort Bend

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

☒ Yes ☐ No

If **yes**, indicate by a check mark if:

☒ Authorization granted ☐ Authorization pending

For **new and amendment** applications, provide copies of letters that show proof of contact and the approval letter upon receipt.

**Attachment: 4**

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

## Section 11. TLAP Disposal Information (Instructions Page 32)

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

☐ Yes ☐ No

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

[Click to enter text.](#)

- B. City nearest the disposal site: [Click to enter text.](#)

- C. County in which the disposal site is located: [Click to enter text.](#)

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

[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.](#)

## Section 12. Miscellaneous Information (Instructions Page 32)

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

☐ Yes ☒ No

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

☐ Yes ☐ No ☒ Not Applicable

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

[Click to enter text.](#)

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

☐ Yes ☒ No

If yes, list each person formerly employed by the TCEQ who represented your company and was paid for service regarding the application: [Click to enter text.](#)

D. Do you owe any fees to the TCEQ?

☐ Yes ☒ No

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

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

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

E. Do you owe any penalties to the TCEQ?

☐ Yes ☒ No

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

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

Amount past due: [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
  - Treatment facility boundary
  - Labeled point of discharge for each discharge point (TPDES only)
  - Highlighted discharge route for each discharge point (TPDES only)
  - Onsite sewage sludge disposal site (if applicable)
  - Effluent disposal site boundaries (TLAP only)
  - New and future construction (if applicable)
  - 1 mile radius information
  - 3 miles downstream information (TPDES only)
  - All ponds.
- ☐ Attachment 1 for Individuals as co-applicants
- ☐ Other Attachments. Please specify: [Click to enter text.](#)

## Section 14. Signature Page (Instructions Page 34)

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

Permit Number: Click to enter text.

Applicant: Click to enter text. Hines Texas Heritage Investors LP

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): Click to enter text. Carson Nunnelly

Signatory title: Click to enter text. Managing Director

Signature:  Date: 2.06.2025  
(Use blue ink)

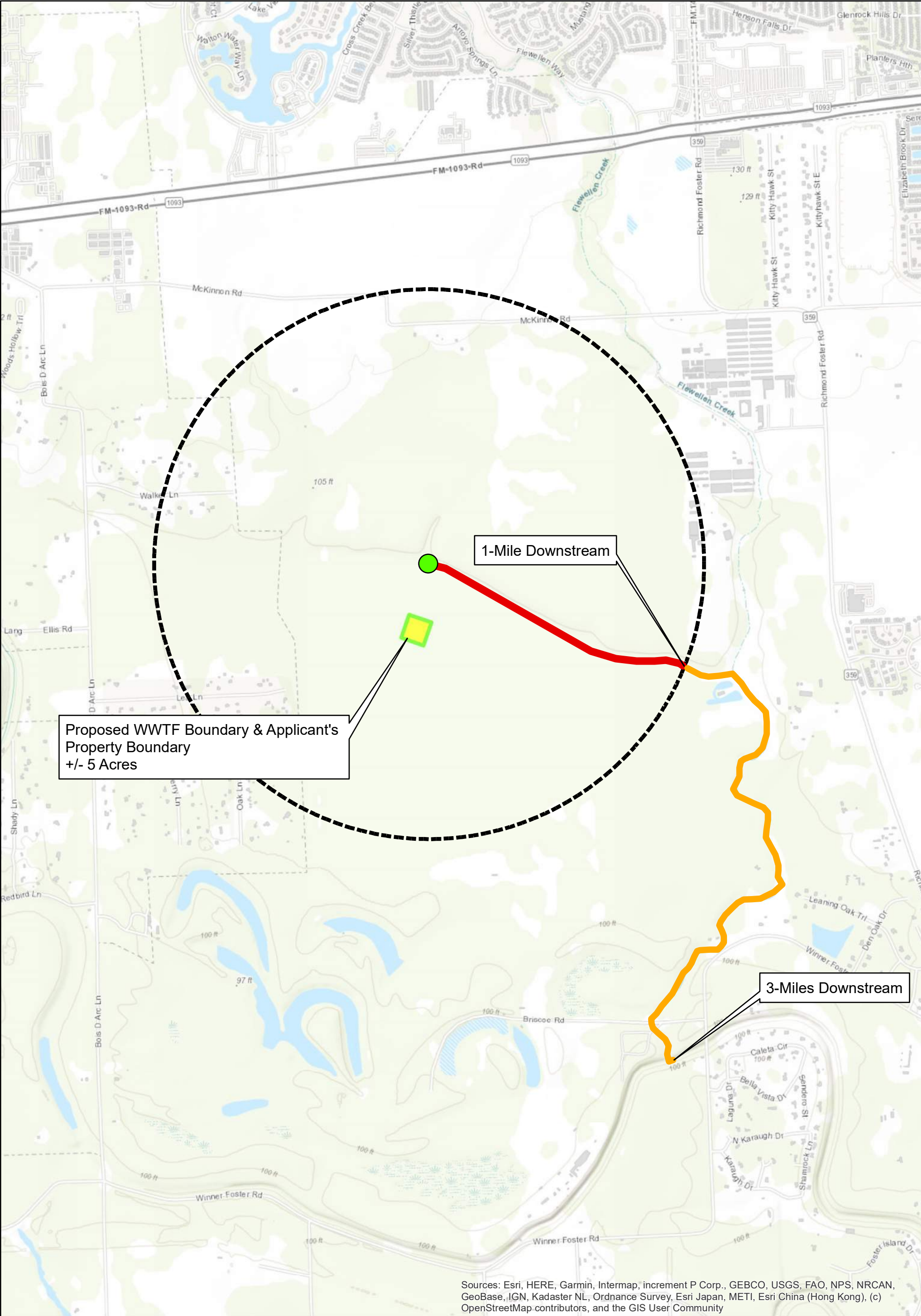
Subscribed and Sworn to before me by the said CARSON MUNNELLY  
on this 6 day of FEBRUARY, 20 25.  
My commission expires on the 22 day of OCTOBER, 20 26.

  
Notary Public



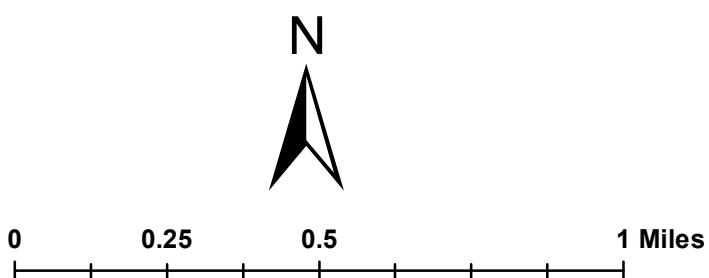
[SEAL]

Harris  
County, Texas



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

- Legend**
- WWTF Outfall
  - Discharge Route - 3 Miles Downstream
  - Discharge Route -1 Mile Downstream
  - 1-Mile Radius
  - Proposed WWTF Property Boundary



**Fulshear Ranch  
WWTF USGS Topo**



## **ADMINISTRATIVE REPORT 1.1**

# DOMESTIC WASTEWATER PERMIT APPLICATION ADMINISTRATIVE REPORT 1.0

The following information is required for new and amendment applications.

## Section 1. Affected Landowner Information (Instructions Page 36)

- A. Indicate by a check mark that the landowners map or drawing, with scale, includes the following information, as applicable:
- ☒ The applicant's property boundaries
  - ☒ The facility site boundaries within the applicant's property boundaries
  - ☐ The distance the buffer zone falls into adjacent properties and the property boundaries of the landowners located within the buffer zone
  - ☐ The property boundaries of all landowners surrounding the applicant's property (Note: if the application is a major amendment for a lignite mine, the map must include the property boundaries of all landowners adjacent to the new facility (ponds).)
  - ☒ The point(s) of discharge and highlighted discharge route(s) clearly shown for one mile downstream
  - ☒ The property boundaries of the landowners located on both sides of the discharge route for one full stream mile downstream of the point of discharge
  - ☐ The property boundaries of the landowners along the watercourse for a one-half mile radius from the point of discharge if the point of discharge is into a lake, bay, estuary, or affected by tides
  - ☐ The boundaries of the effluent disposal site (for example, irrigation area or subsurface drainfield site) and all evaporation/holding ponds within the applicant's property
  - ☐ The property boundaries of all landowners surrounding the effluent disposal site
  - ☐ The boundaries of the sludge land application site (for land application of sewage sludge for beneficial use) and the property boundaries of landowners surrounding the applicant's property boundaries where the sewage sludge land application site is located
  - ☐ The property boundaries of landowners within one-half mile in all directions from the applicant's property boundaries where the sewage sludge disposal site (for example, sludge surface disposal site or sludge monofill) is located
- B. ☒ Indicate by a check mark that a separate list with the landowners' names and mailing addresses cross-referenced to the landowner's map has been provided.
- C. ☒ Indicate by a check mark that the landowners list has also been provided as mailing labels in electronic format (Avery 5160).
- D. Provide the source of the landowners' names and mailing addresses: Fort Bend County Appraisal District
- E. As required by *Texas Water Code § 5.115*, is any permanent school fund land affected by this application?
- ☐ Yes      ☒ No



If **yes**, provide the location and foreseeable impacts and effects this application has on the land(s):

Click to enter text.

## Section 2. Original Photographs (Instructions Page 38)

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

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

## Section 3. Buffer Zone Map (Instructions Page 38)

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

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

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

- ☐ Ownership
- ☐ Restrictive easement
- ☐ Nuisance odor control
- ☐ Variance

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

- ☒ Yes      ☐ No



# DOMESTIC WASTEWATER PERMIT APPLICATION

## SUPPLEMENTAL PERMIT INFORMATION FORM (SPIF)

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

**Attachment:** 5

# TECHNICAL REPORT 1.0



# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

## DOMESTIC WASTEWATER PERMIT APPLICATION TECHNICAL REPORT 1.0

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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 42)

#### A. Existing/Interim I Phase

Design Flow (MGD): 0.825

2-Hr Peak Flow (MGD): 3.3

Estimated construction start date: October 2025

Estimated waste disposal start date: October 2027

#### B. Interim II Phase

Design Flow (MGD): 1.75

2-Hr Peak Flow (MGD): 7.0

Estimated construction start date: Q2 of 2030

Estimated waste disposal start date: Q2 of 2030

#### C. Final Phase

Design Flow (MGD): 3.5

2-Hr Peak Flow (MGD): 14.0

Estimated construction start date: 2040

Estimated waste disposal start date: 2040

#### D. Current Operating Phase

Provide the startup date of the facility: March 2027

### Section 2. Treatment Process (Instructions Page 42)

#### 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.**

Fine screen for preliminary treatment. Complete-mix, activated sludge with combined biological nitrification will be used for carbon and ammonia oxidation. Secondary clarification to remove suspended solids. Chlorine is used for disinfection. Aerobic digestion.

## 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 Basin	4	77' x 36' x 17'
Clarifier	4	61' Dia
Aerobic Digester	4	40' x 55' x 17'
Thickener	1	43 Dia
Disinfection Basin	4	36' x 18' x 10'

## C. Process Flow Diagram

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

**Attachment:** [Click to enter text.](#)

## Section 3. Site Information and Drawing (Instructions Page 43)

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

- Latitude: 29.67304
- Longitude: -95.863701

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

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

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

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

**Attachment:** 6

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

Hines Texas Heritage Investors LP
-----------------------------------

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

**Collection System Information**

Collection System Name	Owner Name	Owner Type	Population Served
Fort Bend County MUD No. 275	<u>Hines Texas Heritage Investors LP</u>	Privately Owned	40,000
		Choose an item.	
		Choose an item.	
		Choose an item.	

**Section 4. Unbuilt Phases (Instructions Page 44)**

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

☐ Yes ☒ No

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

☐ Yes ☐ No

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

N/A
-----

**Section 5. Closure Plans (Instructions Page 44)**

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

N/A

## Section 6. Permit Specific Requirements (Instructions Page 44)

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

### A. Summary transmittal

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

☐ Yes ☐ No

If **yes**, provide the date(s) of approval for each phase: [Click to enter text.](#)

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

[Click to enter text.](#)

### B. Buffer zones

Have the buffer zone requirements been met?

☐ Yes ☐ No

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

[Click to enter text.](#)

### C. Other actions required by the current permit

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

☐ Yes ☐ No

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

Click to enter text.

### D. Grit and grease treatment

#### 1. Acceptance of grit and grease waste

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

☐ Yes ☐ No

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

#### 2. Grit and grease processing

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

Click to enter text.

#### 3. Grit disposal

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

☐ Yes ☐ No

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

Describe the method of grit disposal.

[Click to enter text.](#)

#### 4. *Grease and decanted liquid disposal*

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

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

[Click to enter text.](#)

### E. Stormwater management

#### 1. *Applicability*

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

☐ Yes ☐ No

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

☐ Yes ☐ No

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

#### 2. *MSGP coverage*

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

☐ Yes ☐ No

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

TXR05 [Click to enter text.](#) or TXRNE [Click to enter text.](#)

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

☐ Yes ☐ No

#### 3. *Conditional exclusion*

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

☐ Yes ☐ No



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

Click to enter text.

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

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

☐ Yes ☐ No

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

Click to enter text.

**5. *Zero stormwater discharge***

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

☐ Yes ☐ No

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

Click to enter text.

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

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

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

☐ Yes ☐ No

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

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

[Click to enter text.](#)

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

#### F. Discharges to the Lake Houston Watershed

Does the facility discharge in the Lake Houston watershed?

☐ Yes ☐ No

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

[Click to enter text.](#)

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

##### 1. *Acceptance of sludge from other WWTPs*

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

☐ Yes ☐ No

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

In addition, provide the date the plant started or is anticipated to start accepting sludge, an estimate of monthly sludge acceptance (gallons or millions of gallons), an estimate of the BOD<sub>5</sub> concentration of the sludge, and the design BOD<sub>5</sub> 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<sub>5</sub> concentration of the septic waste, and the design BOD<sub>5</sub> concentration of the influent from the collection system. Also note if this information has or has not changed since the last permit action.

Click to enter text.

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

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

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

☐ Yes ☐ No

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

Click to enter text.

## Section 7. Pollutant Analysis of Treated Effluent (Instructions Page 49)

Is the facility in operation?

☐ Yes ☒ No

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

If **yes**, provide effluent analysis data for the listed pollutants. **Wastewater treatment facilities** complete Table 1.0(2). **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 <sub>5</sub> , 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					
<i>E.coli</i> (CFU/100ml) freshwater					
Enterococci (CFU/100ml) saltwater					
Total Dissolved Solids, mg/l					
Electrical Conductivity, $\mu$ mohs/cm, †					
Oil & Grease, mg/l					
Alkalinity (CaCO <sub>3</sub> )*, mg/l					

\*TPDES permits only

†TLAP permits only

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

Pollutant	Average Conc.	Max Conc.	No. of Samples	Sample Type	Sample Date/Time
Total Suspended Solids, mg/l					
Total Dissolved Solids, mg/l					
pH, standard units					
Fluoride, mg/l					
Aluminum, mg/l					
Alkalinity (CaCO <sub>3</sub> ), mg/l					

## Section 8. Facility Operator (Instructions Page 49)

Facility Operator Name: Municipal District Services, LLCFacility Operator's License Classification and Level: Click to enter text.Facility Operator's License Number: OC0000129

## Section 9. Sludge and Biosolids Management and Disposal (Instructions Page 50)

### A. WWTP's Sewage Sludge or Biosolids Management Facility Type

Check all that apply. See instructions for guidance

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

### B. WWTP's Sewage Sludge or Biosolids Treatment Process

Check all that apply. See instructions for guidance.

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

### C. Sewage Sludge or Biosolids Management

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

permit will authorize all sewage sludge or 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
Choose an item.	Choose an item.	Choose an item.		Choose an item.	Choose an item.
Choose an item.	Choose an item.	Choose an item.		Choose an item.	Choose an item.
Choose an item.	Choose an item.	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): [Click to enter text.](#)

#### D. Disposal site

Disposal site name: [Click to enter text.](#)

TCEQ permit or registration number: [Click to enter text.](#)

County where disposal site is located: [Click to enter text.](#)

#### E. Transportation method

Method of transportation (truck, train, pipe, other): [Click to enter text.](#)

Name of the hauler: [Click to enter text.](#)

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

Sludge is transported as a:

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

## Section 10. Permit Authorization for Sewage Sludge Disposal (Instructions Page 52)

#### A. Beneficial use authorization

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

☐ Yes ☐ No

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

☐ Yes ☐ No

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

☐ Yes ☐ No

## B. Sludge processing authorization

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

Sludge Composting	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Marketing and Distribution of Biosolids	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Sludge Surface Disposal or Sludge Monofill	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Temporary storage in sludge lagoons	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

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

☐ Yes ☐ No

## Section 11. Sewage Sludge Lagoons (Instructions Page 53)

Does this facility include sewage sludge lagoons?

☐ Yes ☒ No

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

### A. Location information

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

- Original General Highway (County) Map:  
**Attachment:** [Click to enter text.](#)
- USDA Natural Resources Conservation Service Soil Map:  
**Attachment:** [Click to enter text.](#)
- Federal Emergency Management Map:  
**Attachment:** [Click to enter text.](#)
- Site map:  
**Attachment:** [Click to enter text.](#)

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

- ☐ Overlap a designated 100-year frequency flood plain
- ☐ Soils with flooding classification
- ☐ Overlap an unstable area
- ☐ Wetlands
- ☐ Located less than 60 meters from a fault
- ☐ None of the above

**Attachment:** [Click to enter text.](#)

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

[Click to enter text.](#)

## B. Temporary storage information

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

Nitrate Nitrogen, mg/kg: [Click to enter text.](#)

Total Kjeldahl Nitrogen, mg/kg: [Click to enter text.](#)

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

Phosphorus, mg/kg: [Click to enter text.](#)

Potassium, mg/kg: [Click to enter text.](#)

pH, standard units: [Click to enter text.](#)

Ammonia Nitrogen mg/kg: [Click to enter text.](#)

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

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

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

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

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

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

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

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

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

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

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

Provide the following information:

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

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

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

## C. Liner information

Does the active/proposed sludge lagoon(s) have a liner with a maximum hydraulic conductivity of  $1 \times 10^{-7}$  cm/sec?

☐ Yes ☐ No



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

[Click to enter text.](#)

#### D. Site development plan

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

[Click to enter text.](#)

Attach the following documents to the application.

- Plan view and cross-section of the sludge lagoon(s)  
**Attachment:** [Click to enter text.](#)
- Copy of the closure plan  
**Attachment:** [Click to enter text.](#)
- Copy of deed recordation for the site  
**Attachment:** [Click to enter text.](#)
- Size of the sludge lagoon(s) in surface acres and capacity in cubic feet and gallons  
**Attachment:** [Click to enter text.](#)
- Description of the method of controlling infiltration of groundwater and surface water from entering the site  
**Attachment:** [Click to enter text.](#)
- Procedures to prevent the occurrence of nuisance conditions  
**Attachment:** [Click to enter text.](#)

#### E. Groundwater monitoring

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

☐ Yes ☐ No

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

**Attachment:** [Click to enter text.](#)

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

**A. Additional authorizations**

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

☐ Yes ☒ No

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

Click to enter text.

**B. Permittee enforcement status**

Is the permittee currently under enforcement for this facility?

☐ Yes ☒ No

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

☐ Yes ☒ No

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

Click to enter text.

**Section 13. RCRA/CERCLA Wastes (Instructions Page 55)****A. RCRA hazardous wastes**

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

☐ Yes ☐ No

**B. Remediation activity wastewater**

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

☐ Yes ☐ No

**C. Details about wastes received**

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

**Attachment:** [Click to enter text.](#)

## Section 14. Laboratory Accreditation (Instructions Page 55)

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

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

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

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

### CERTIFICATION:

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

Printed Name: [Click to enter text.](#)

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## **TECHNICAL REPORT 1.1**

# 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 56)

#### A. Justification of permit need

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

The site and surrounding area are currently undeveloped, however about 3,500 acres of land is proposed to be developed into residential areas while 600 acres will be commercial. The rapid future development of the area will require a wastewater treatment facility and permit to accommodate municipal wastewater.

#### B. Regionalization of facilities

For additional guidance, please review [TCEQ's Regionalization Policy for Wastewater Treatment](#)<sup>1</sup>.

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

##### 1. *Municipally incorporated areas*

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

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

☐ Yes ☒ No ☐ Not Applicable

If yes, within the city limits of: [Click to enter text.](#)

If yes, attach correspondence from the city.

**Attachment:** [Click to enter text.](#)

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

**Attachment:** [Click to enter text.](#)

##### 2. *Utility CCN areas*

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

☐ Yes ☒ No

---

<sup>1</sup> <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.

**Attachment:** [7](#)

**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:** [8](#)

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

**Attachment:** [Click to enter text.](#)

## **Section 2. Proposed Organic Loading (Instructions Page 58)**

Is this facility in operation?

☐ Yes ☒ No

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

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

### **A. Current organic loading**

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

Average Influent Organic Strength or BOD<sub>5</sub> Concentration in mg/l: [Click to enter text.](#)

Average Influent Loading (lbs/day = total average flow X average BOD<sub>5</sub> conc. X 8.34): [Click to enter text.](#)

Provide the source of the average organic strength or BOD<sub>5</sub> 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		
TOTAL FLOW from all sources		
AVERAGE BOD <sub>5</sub> from all sources		

## Section 3. Proposed Effluent Quality and Disinfection (Instructions Page 58)

### A. Existing/Interim I Phase Design Effluent Quality

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

Total Suspended Solids, mg/l: 15

Ammonia Nitrogen, mg/l: 3

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

Dissolved Oxygen, mg/l: 6

Other: Click to enter text.



## B. Interim II Phase Design Effluent Quality

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

Total Suspended Solids, mg/l: 15

Ammonia Nitrogen, mg/l: 3

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

Dissolved Oxygen, mg/l: 6

Other: Click to enter text.

## C. Final Phase Design Effluent Quality

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

Total Suspended Solids, mg/l: 15

Ammonia Nitrogen, mg/l: 3

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

Dissolved Oxygen, mg/l: 6

Other: Click to enter text.

## D. Disinfection Method

Identify the proposed method of disinfection.

☒ Chlorine: Click to enter text. mg/l after Click to enter text. minutes detention time at peak flow

Dechlorination process: Click to enter text.

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

☐ Other: Click to enter text.

## Section 4. Design Calculations (Instructions Page 58)

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

**Attachment:** Click to enter text.

## Section 5. Facility Site (Instructions Page 59)

### A. 100-year floodplain

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

☒ Yes ☐ No

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

Click to enter text.

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

FEMA Maps

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

☐ Yes ☒ No

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

☐ Yes ☐ No

**If yes**, provide the permit number: [Click to enter text.](#)

**If no**, provide the approximate date you anticipate submitting your application to the Corps: [Click to enter text.](#)

## B. Wind rose

Attach a wind rose: [Click to enter text.](#)

# Section 6. Permit Authorization for Sewage Sludge Disposal (Instructions Page 59)

## A. Beneficial use authorization

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

☐ Yes ☒ No

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

## B. Sludge processing authorization

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

- ☐ Sludge Composting
- ☐ Marketing and Distribution of sludge
- ☐ Sludge Surface Disposal or Sludge Monofill

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

# Section 7. Sewage Sludge Solids Management Plan (Instructions Page 60)

Attach a solids management plan to the application.

**Attachment:** [Click to enter text.](#)

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.

## **WORKSHEET 2.0**

# DOMESTIC WASTEWATER PERMIT APPLICATION

## WORKSHEET 2.0: RECEIVING WATERS

The following information is required for all TPDES permit applications.

### Section 1. Domestic Drinking Water Supply (Instructions Page 63)

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 to 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 63)

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 63)

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

☐ Yes ☒ No

If **yes**, this Worksheet is complete.

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

### Section 4. Description of Immediate Receiving Waters (Instructions Page 63)

Name of the immediate receiving waters: Tributary 2 of Flewellen Creek (identified as Channel II-E-10-B)

#### A. Receiving water type

Identify the appropriate description of the receiving waters.

- ☐ 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).

- ☒ Intermittent - dry for at least one week during most years
- ☐ Intermittent with Perennial Pools - enduring pools with sufficient habitat to maintain significant aquatic life uses
- ☐ Perennial - normally flowing

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

- ☐ USGS flow records
- ☐ Historical observation by adjacent landowners
- ☒ Personal observation

☐ Other, specify: [Click to enter text.](#)

**C. Downstream perennial confluences**

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

Flewellen Creek, Upper Oyster Creek

**D. Downstream characteristics**

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

☐ Yes ☒ No

If yes, discuss how.

[Click to enter text.](#)

**E. Normal dry weather characteristics**

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

Dry creek floor, no turbidity

Date and time of observation: 12/06/2024 @ 11:20 a.m.

Was the water body influenced by stormwater runoff during observations?

☐ Yes ☒ No

## Section 5. General Characteristics of the Waterbody (Instructions Page 65)

**A. Upstream influences**

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

☐ Oil field activities

☒ Urban runoff

☒ Upstream discharges

☐ Agricultural runoff

☐ Septic tanks

☐ Other(s), specify: [Click to enter text.](#)

## B. Waterbody uses

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

- |  |  |
|--|--|
| <input type="checkbox"/> Livestock watering    | <input type="checkbox"/> Contact recreation                            |
| <input type="checkbox"/> Irrigation withdrawal | <input type="checkbox"/> Non-contact recreation                        |
| <input type="checkbox"/> Fishing               | <input type="checkbox"/> Navigation                                    |
| <input type="checkbox"/> Domestic water supply | <input type="checkbox"/> Industrial water supply                       |
| <input type="checkbox"/> Park activities       | <input checked="" type="checkbox"/> Other(s), specify: <u>Drainage</u> |

## C. Waterbody aesthetics

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

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



## **WORKSHEET 6.0**

# DOMESTIC WASTEWATER PERMIT APPLICATION WORKSHEET

## 6.0: INDUSTRIAL WASTE CONTRIBUTION

The following is required for all publicly owned treatment works.

### Section 1. All POTWs (Instructions Page 87)

#### A. Industrial users (IUs)

Provide the number of each of the following types of industrial users (IUs) that discharge to your POTW and the daily flows from each user. See the Instructions for definitions of Categorical IUs, Significant IUs – non-categorical, and Other IUs.

**If there are no users, enter 0 (zero).**

Categorical IUs:

Number of IUs: 0

Average Daily Flows, in MGD: 0

Significant IUs – non-categorical:

Number of IUs: 0

Average Daily Flows, in MGD: 0

Other IUs:

Number of IUs: 0

Average Daily Flows, in MGD: 0

#### B. Treatment plant interference

In the past three years, has your POTW experienced treatment plant interference (see instructions)?

☐ Yes ☒ No

**If yes**, identify the dates, duration, description of interference, and probable cause(s) and possible source(s) of each interference event. Include the names of the IUs that may have caused the interference.

Click to enter text.

### C. Treatment plant pass through

In the past three years, has your POTW experienced pass through (see instructions)?

☐ Yes ☒ No

If **yes**, identify the dates, duration, a description of the pollutants passing through the treatment plant, and probable cause(s) and possible source(s) of each pass through event. Include the names of the IUs that may have caused pass through.

Click to enter text.

### D. Pretreatment program

Does your POTW have an approved pretreatment program?

☐ Yes ☒ No

If **yes**, complete Section 2 only of this Worksheet.

Is your POTW required to develop an approved pretreatment program?

☐ Yes ☒ No

If **yes**, complete Section 2.c. and 2.d. only, and skip Section 3.

If **no to either question above**, skip Section 2 and complete Section 3 for each significant industrial user and categorical industrial user.

## Section 2. POTWs with Approved Programs or Those Required to Develop a Program (Instructions Page 87)

### A. Substantial modifications

Have there been any **substantial modifications** to the approved pretreatment program that have not been submitted to the TCEQ for approval according to *40 CFR §403.18*?

☐ Yes ☐ No

If **yes**, identify the modifications that have not been submitted to TCEQ, including the purpose of the modification.

Click to enter text.

## B. Non-substantial modifications

Have there been any **non-substantial modifications** to the approved pretreatment program that have not been submitted to TCEQ for review and acceptance?

☐ Yes ☐ No

If yes, identify all non-substantial modifications that have not been submitted to TCEQ, including the purpose of the modification.

Click to enter text.

## C. Effluent parameters above the MAL

In Table 6.0(1), list all parameters measured above the MAL in the POTW's effluent monitoring during the last three years. Submit an attachment if necessary.

**Table 6.0(1) – Parameters Above the MAL**

Pollutant	Concentration	MAL	Units	Date

## D. Industrial user interruptions

Has any SIU, CIU, or other IU caused or contributed to any problems (excluding interferences or pass throughs) at your POTW in the past three years?

☐ Yes ☐ No

If yes, identify the industry, describe each episode, including dates, duration, description of the problems, and probable pollutants.

Click to enter text.

### Section 3. Significant Industrial User (SIU) Information and Categorical Industrial User (CIU) (Instructions Page 88)

#### A. General information

Company Name: [Click to enter text.](#)

SIC Code: [Click to enter text.](#)

Contact name: [Click to enter text.](#)

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

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

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

Email address: [Click to enter text.](#)

#### B. Process information

Describe the industrial processes or other activities that affect or contribute to the SIU(s) or CIU(s) discharge (i.e., process and non-process wastewater).

[Click to enter text.](#)

#### C. Product and service information

Provide a description of the principal product(s) or services performed.

[Click to enter text.](#)

#### D. Flow rate information

See the Instructions for definitions of “process” and “non-process wastewater.”

Process Wastewater:

Discharge, in gallons/day: [Click to enter text.](#)

Discharge Type: ☐ Continuous ☐ Batch ☐ Intermittent

Non-Process Wastewater:

Discharge, in gallons/day: [Click to enter text.](#)

Discharge Type: ☐ Continuous ☐ Batch ☐ Intermittent

### E. Pretreatment standards

Is the SIU or CIU subject to technically based local limits as defined in the instructions?

☐ Yes ☐ No

Is the SIU or CIU subject to categorical pretreatment standards found in *40 CFR Parts 405-471*?

☐ Yes ☐ No

**If subject to categorical pretreatment standards**, indicate the applicable category and subcategory for each categorical process.

Category: Subcategories: [Click to enter text.](#)

[Click or tap here to enter text.](#) [Click to enter text.](#)

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

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

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

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

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

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

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

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

### F. Industrial user interruptions

Has the SIU or CIU caused or contributed to any problems (e.g., interferences, pass through, odors, corrosion, blockages) at your POTW in the past three years?

☐ Yes ☐ No

**If yes**, identify the SIU, describe each episode, including dates, duration, description of problems, and probable pollutants.

[Click to enter text.](#)

**ATTACHMENT 1**  
**TCEQ CORE DATA FORM**



# TCEQ Core Data Form

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

## SECTION I: General Information

<b>1. Reason for Submission</b> (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)		<input type="checkbox"/> Other
<b>2. Customer Reference Number</b> (if issued)	<a href="#">Follow this link to search for CN or RN numbers in Central Registry**</a>	<b>3. Regulated Entity Reference Number</b> (if issued)
CN		RN

## SECTION II: Customer Information

<b>4. General Customer Information</b>		<b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy)			
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>					
<b>6. Customer Legal Name</b> (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
Hines Texas Heritage Investors LP					
<b>7. TX SOS/CPA Filing Number</b>		<b>8. TX State Tax ID</b> (11 digits)		<b>9. Federal Tax ID</b> (9 digits)	
805788631		32097619533		33-1921445	
<b>10. DUNS Number</b> (if applicable)					
<b>11. Type of Customer:</b>		<input type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited	
<b>12. Number of Employees</b>				<b>13. Independently Owned and Operated?</b>	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>14. Customer Role</b> (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant					
<b>15. Mailing Address:</b>		845 Texas Avenue, Suite 3300			
City		Houston		State	TX
ZIP		77002		ZIP + 4	
<b>16. Country Mailing Information</b> (if outside USA)				<b>17. E-Mail Address</b> (if applicable)	



<b>18. Telephone Number</b>	<b>19. Extension or Code</b>	<b>20. Fax Number (if applicable)</b>
( 713 ) 621-8000		(   ) -

## SECTION III: Regulated Entity Information

<b>21. General Regulated Entity Information</b> (If 'New Regulated Entity' is selected, a new permit application is also required.)								
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>								
<b>22. Regulated Entity Name</b> (Enter name of the site where the regulated action is taking place.)								
Hines Texas Heritage Investors								
<b>23. Street Address of the Regulated Entity:</b>  (No PO Boxes)	845 Texas Avenue, Suite 3300							
	<b>City</b>	Houston	<b>State</b>	TX	<b>ZIP</b>	77002	<b>ZIP + 4</b>	
<b>24. County</b>	Fort Bend County							

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

<b>25. Description to Physical Location:</b>								
<b>26. Nearest City</b>					<b>State</b>	<b>Nearest ZIP Code</b>		
Fulshear					Tx	77406		
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>								
<b>27. Latitude (N) In Decimal:</b>		29.672417			<b>28. Longitude (W) In Decimal:</b>		-95.865697	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
29	40	20.7	-95	51	56.5			
<b>29. Primary SIC Code</b> (4 digits)	<b>30. Secondary SIC Code</b> (4 digits)		<b>31. Primary NAICS Code</b> (5 or 6 digits)		<b>32. Secondary NAICS Code</b> (5 or 6 digits)			
<b>33. What is the Primary Business of this entity?</b> (Do not repeat the SIC or NAICS description.)								
Wasterwater Treatment Facility								
<b>34. Mailing Address:</b>	845 Texas Avenue, Suite 3300							
	<b>City</b>	Houston	<b>State</b>	TX	<b>ZIP</b>	77002	<b>ZIP + 4</b>	
<b>35. E-Mail Address:</b>		Carson.Nunnelly@hines.com						
<b>36. Telephone Number</b>			<b>37. Extension or Code</b>			<b>38. Fax Number (if applicable)</b>		
( 713 ) 237-5606						(   ) -		

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

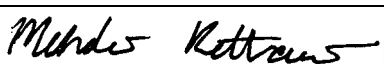
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input checked="" type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

## **SECTION IV: Preparer Information**

<b>40. Name:</b>	Mehdi Kettani	<b>41. Title:</b>	P.E.
<b>42. Telephone Number</b>	<b>43. Ext./Code</b>	<b>44. Fax Number</b>	<b>45. E-Mail Address</b>
( 713 ) 782-0042		( ) -	Mkettani@vs-eng.com

## **SECTION V: Authorized Signature**

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

<b>Company:</b>	Vogler & Spencer Engineering, Inc.	<b>Job Title:</b>	P.E.
<b>Name (In Print):</b>	Mehdi Kettani	<b>Phone:</b>	( 713 ) 782- 0042
<b>Signature:</b>		<b>Date:</b>	2/14/2025

**ATTACHMENT 2**  
**PLAIN LANGUAGE SUMMARY**



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

# SUMMARY OF APPLICATION IN PLAIN LANGUAGE FOR TPDES OR TLAP PERMIT APPLICATIONS

## Summary of Application (in plain language) 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 of your facility and application as required by Title 30, Texas Administrative Code (30 TAC), Chapter 39, Subchapter H. You may modify the template as necessary to accurately describe your 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 you 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. After filling in the information for your facility delete these instructions.

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

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

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

Hines Texas Heritage Investors LP (2. Enter Customer Number here (i.e., CN6#####)) proposes to operate Fort Bend County MUD 275 Wastewater Treatment Plant (5. Enter Regulated Entity Number here (i.e., RN1#####)), a new Wastewater Treatment Facility. The facility is located at east of Bois D'Arc Lane and approximately 9,245 feet west of Bentley Elementary School whose address is 10166 FM 359, Richmond, TX 77406., in Fulshear, Fort Bend County, Texas 77406. The treated effluent will be discharged to a 30-inch storm sewer pipe into Channel II-E-10-B (Tributary 2 of Flewellen Creek); thence to Flewellen Creek, thence to Upper Oyster Creek.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD5), total suspended solids (TSS), ammonia nitrogen (NH3-N), nitrate nitrogen (NO3-N), and Escherichia coli. Domestic sewage is treated by a fine screen for preliminary treatment, complete mix, activated sludge biological nitrification for carbon and

ammonia oxidation, clarification for suspended solids removal, chlorine contact basin for disinfection, and aerobic digestion.

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

### AGUAS RESIDUALES DOMÉSTICAS /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.*

Hines Texas Heritage Investors LP (CN6#####) propone operar la planta de tratamiento de aguas residuales de el Condado de Fort Bend del MUD numero 275 (RN1#####), una nueva instalación de tratamiento de aguas residuales. La instalación estará ubicada en al este de Bois D'Arc Lane y aproximadamente a 9,245 pies al oeste de Bentley Elementary School cuya direccion es 10166 FM 359, Richmond, TX 77406, en Fulshear, Condado de Fort Bend, Texas 77406. El efluente tratado se descargará a una tubería pluvial de 30 pulgadas que desemboca en el Canal II-E-10-B (Tributario 2 de Flewellen Creek); luego a Flewellen Creek y posteriormente a Upper Oyster Creek..

Se espera que las descargas de la instalación contengan demanda bioquímica carbonosa de oxígeno de cinco días (CBOD5), sólidos suspendidos totales (SST), nitrógeno amoniacal (NH3-N), nitrógeno nitrato (NO3-N) y Escherichia coli. Las aguas residuales domesticas. estará tratado por una criba fina para el tratamiento preliminar, mezcla completa, nitrificación biológica de lodos activados para la oxidación de carbóno y amoníaco, clarificación para eliminación de sólidos en suspensión, un tanque de contacto con cloro para desinfección y digestión aeróbica.



## INSTRUCTIONS

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

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

### Example 1: Industrial Wastewater TPDES Application (ENGLISH)

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

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

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

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

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

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

## **Example 2: Domestic Wastewater TPDES Renewal application**

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

The City of Texas (CN000000000) operates the City of Texas wastewater treatment plant (RN000000000), an activated sludge process plant operated in the complete mix mode. The facility is located at 123 Texas Street, near the City of More Texas, Texas County, Texas 71234.

This application is for a renewal to discharge at an annual average flow of 1,200,000 gallons per day of treated domestic wastewater via Outfalls 001 and 002.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD<sub>5</sub>), total suspended solids (TSS), ammonia nitrogen (NH<sub>3</sub>-N), and *Escherichia coli*. Additional potential pollutants are included in the Domestic Technical Report 1.0, Section 7. Pollutant Analysis of Treated Effluent and Domestic Worksheet 4.0 in the permit application package. Domestic wastewater is treated by an activated sludge process plant and the treatment units include a bar screen, a grit chamber, aeration basins, final clarifiers, sludge digesters, a belt filter press, chlorine contact chambers and a dechlorination chamber.

## **Example 3: Domestic Wastewater TPDES New Application**

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

The City of Texas (CN000000000) proposes to operate the City of Texas wastewater treatment plant (RN000000000), an activated sludge process plant operated in the extended aeration mode. The facility will be located at 123 Texas Street, in the City of More Texas, Texas County, Texas 71234.

This application is for a new application to discharge at a daily average flow of 200,000 gallons per day of treated domestic wastewater.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD<sub>5</sub>), total suspended solids (TSS), ammonia nitrogen (NH<sub>3</sub>-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 bar screen, a grit chamber, aeration basins, final clarifiers, sludge digesters, a belt filter press, chlorine contact chambers and a dechlorination chamber.

## **Example 4: Domestic Wastewater TLAP Renewal application**

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

*of the permit application.*

The City of Texas (CN000000000) operates the City of Texas wastewater treatment plant (RN000000000), an activated sludge process plant operated in the complete mix mode. The facility is located at 123 Texas Street, near the City of More Texas, Texas County, Texas 71234.

This application is for a renewal to dispose a daily average flow not to exceed 76,500 gallons per day of treated domestic wastewater via public access subsurface drip irrigation system with a minimum area of 32 acres. This permit will not authorize a discharge of pollutants into water in the state.

Land application of domestic wastewater from the facility are expected to contain five-day biochemical oxygen demand (BOD<sub>5</sub>), total suspended solids (TSS), 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 is treated by an activated sludge process plant and the treatment units include a bar screen, an equalization basin, an aeration basin, a final clarifier, an aerobic sludge digester, tertiary filters, and a chlorine contact chamber. In addition, the facility includes a temporary storage that equals to at least three days of the daily average flow.

**ATTACHMENT 3**  
**PUBLIC INVOLVEMENT PLAN FORM**



Texas Commission on Environmental Quality

## Public Involvement Plan Form for Permit and Registration Applications

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

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

### Section 1. Preliminary Screening

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

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

### Section 2. Secondary Screening

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

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

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

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



### Section 3. Application Information

#### Type of Application (check all that apply):

Air ☐ Initial ☐ Federal ☐ Amendment ☐ Standard Permit ☐ Title V  
Waste ☐ Municipal Solid Waste ☐ Industrial and Hazardous Waste ☐ Scrap Tire  
☐ Radioactive Material Licensing ☐ Underground Injection Control

#### Water Quality

☒ Texas Pollutant Discharge Elimination System (TPDES)  
☐ Texas Land Application Permit (TLAP)  
☐ State Only Concentrated Animal Feeding Operation (CAFO)  
☐ Water Treatment Plant Residuals Disposal Permit  
☐ Class B Biosolids Land Application Permit  
☐ Domestic Septage Land Application Registration

#### Water Rights New Permit

☐ New Appropriation of Water  
☐ New or existing reservoir

#### Amendment to an Existing Water Right

☐ Add a New Appropriation of Water  
☐ Add a New or Existing Reservoir  
☐ Major Amendment that could affect other water rights or the environment

### Section 4. Plain Language Summary

Provide a brief description of planned activities.

See Attachment 2

## 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.**

Fulshear

(City)

Fort Bend

(County)

(Census Tract)

Please indicate which of these three is the level used for gathering the following information.

☒

City

☐

County

☐

Census Tract

(a) Percent of people over 25 years of age who at least graduated from high school

97.9%

(b) Per capita income for population near the specified location

\$60,425

(c) Percent of minority population and percent of population by race within the specified location

N/A

(d) Percent of Linguistically Isolated Households by language within the specified location

N/A

(e) Languages commonly spoken in area by percentage

N/A

(f) Community and/or Stakeholder Groups

N/A

(g) Historic public interest or involvement

N/A

## Section 6. Planned Public Outreach Activities

(a) Is this application subject to the public participation requirements of Title 30 Texas Administrative Code (30 TAC) Chapter 39?

☒ Yes ☐ No

(b) If yes, do you intend at this time to provide public outreach other than what is required by rule?

☐ Yes ☒ No

If Yes, please describe.

**If you answered "yes" that this application is subject to 30 TAC Chapter 39, answering the remaining questions in Section 6 is not required.**

(c) Will you provide notice of this application in alternative languages?

☐ Yes ☐ No

**Please refer to Section 5. If more than 5% of the population potentially affected by your application is Limited English Proficient, then you are required to provide notice in the alternative language.**

If yes, how will you provide notice in alternative languages?

- ☐ Publish in alternative language newspaper
- ☐ Posted on Commissioner's Integrated Database Website
- ☐ Mailed by TCEQ's Office of the Chief Clerk
- ☐ Other (specify)

(d) Is there an opportunity for some type of public meeting, including after notice?

☐ Yes ☐ No

(e) If a public meeting is held, will a translator be provided if requested?

☐ Yes ☐ No

(f) Hard copies of the application will be available at the following (check all that apply):

- ☐ TCEQ Regional Office ☐ TCEQ Central Office
- ☐ Public Place (specify)

## Section 7. Voluntary Submittal

For applicants voluntarily providing this Public Involvement Plan, who are not subject to formal public participation requirements.

Will you provide notice of this application, including notice in alternative languages?

☐ Yes ☐ No

What types of notice will be provided?

- ☐ Publish in alternative language newspaper
- ☐ Posted on Commissioner's Integrated Database Website
- ☐ Mailed by TCEQ's Office of the Chief Clerk
- ☐ Other (specify)

**ATTACHMENT 4**  
**APPROVAL TO DISCHARGE**



## DRAINAGE DISTRICT

Fort Bend County, Texas

December 3, 2024

Grant Dietrich, E.I.T.  
Vogler & Spencer Engineering, Inc.  
777 North Eldridge Parkway, Suite 500  
Houston, TX 77079  
Phone: 713-782-0042  
Email: GDietrich@vs-eng.com

Re: Fulshear Ranch New Wastewater Plant  
Latitude: 29°40'10.70"N  
Longitude: 95°51'48.15"W  
Application for Discharge Permit

Dear Grant:

The Fort Bend County Drainage District (District) received the above referenced request for authorization to discharge treated effluent from the proposed Fulshear Ranch Wastewater Plant into Tributary 2 of Flewellen Creek (identified as Channel II-E-10-B). The plant is anticipated to be built in four phases, with discharge rates of 0.75 MGD in Phase 1, 1.5 MGP in Phase 2, 2.25 MGD in Phase 3, and 3.5 MGD in the final phase. The first phase is expected to be operational by the second quarter of 2027 and the final phase is projected to be operational by 2040. The District does not own, nor hereby represents to own "fee title" to the underlying property within the creek. The District does however have a drainage easement along the section of channel, which grants the District specific rights for maintaining the channel.

Respective to the rights granted in the above referenced drainage easement, the District hereby interposes no objection to the proposed wastewater plant discharge of treated effluent into Channel II-E-10-B (Tributary 2 of Flewellen Creek) located in Fort Bend County. The District's no objection pertains solely to the proposed daily volume / flow rate of the discharge and does not release the requirements of any other governmental agency regarding approval, permitting, or construction.

The Drainage District retains the right to review, approve, disapprove, and permit all construction within the right-of-way of any Drainage District maintained channel impacted by this treatment facility.

Please let me know if you have any questions.

Sincerely,

Neil J. Goertz  
Engineer  
Fort Bend County Drainage District

**ATTACHMENT 5**

**SPIF**



# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

## SUPPLEMENTAL PERMIT INFORMATION FORM (SPIF)

### FOR AGENCIES REVIEWING DOMESTIC OR INDUSTRIAL TPDES WASTEWATER PERMIT APPLICATIONS

**TCEQ USE ONLY:**

Application type: \_\_\_\_Renewal \_\_\_\_Major Amendment \_\_\_\_Minor Amendment \_\_\_\_New

County: \_\_\_\_\_ Segment Number: \_\_\_\_\_

Admin Complete Date: \_\_\_\_\_

## Agency Receiving SPIF:

\_\_\_\_ Texas Historical Commission

\_\_\_\_ U.S. Fish and Wildlife

\_\_\_\_ Texas Parks and Wildlife Department

\_\_\_\_ U.S. Army Corps of Engineers

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

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

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

The following applies to all applications:

1. Permittee: Hines Texas Heritage Investors LP

Permit No. WQ00 \_\_\_\_\_

EPA ID No. TX \_\_\_\_\_

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

East of Bois D'Arc Lane and approximately 9,245 feet west of Bentley Elementary School whose address is 10166 FM 359, Richmond, TX 77406 Latitude 29.67304, Longitude -95.863701

Provide the name, address, phone and fax number of an individual that can be contacted to answer specific questions about the property.

Prefix (Mr., Ms., Miss): Mr.

First and Last Name: Taylor Reed

Credential (P.E, P.G., Ph.D., etc.): P.E.

Title: Project Manager

Mailing Address: 777 Eldridge Parkway, Suite 500

City, State, Zip Code: Houston, Texas 77079

Phone No.: 713-782-0042 Ext.:

Fax No.:

E-mail Address: treed@vs-eng.com

2. List the county in which the facility is located: Fort Bend
3. If the property is publicly owned and the owner is different than the permittee/applicant, please list the owner of the property.

N/A

4. Provide a description of the effluent discharge route. The discharge route must follow the flow of effluent from the point of discharge to the nearest major watercourse (from the point of discharge to a classified segment as defined in 30 TAC Chapter 307). If known, please identify the classified segment number.

The treated effluent will be discharged to a 30-inch storm sewer pipe into Channel II-E-10-B; thence to Flewellen Creek, thence to Upper Oyster Creek a classified stream #1245

5. Please provide a separate 7.5-minute USGS quadrangle map with the project boundaries plotted and a general location map showing the project area. Please highlight the discharge route from the point of discharge for a distance of one mile downstream. (This map is required in addition to the map in the administrative report).

Provide original photographs of any structures 50 years or older on the property.

Does your project involve any of the following? Check all that apply.

- ☒ Proposed access roads, utility lines, construction easements
- ☐ Visual effects that could damage or detract from a historic property's integrity
- ☐ Vibration effects during construction or as a result of project design
- ☐ Additional phases of development that are planned for the future
- ☐ Sealing caves, fractures, sinkholes, other karst features

☐ Disturbance of vegetation or wetlands

1. List proposed construction impact (surface acres to be impacted, depth of excavation, sealing of caves, or other karst features):

2. Describe existing disturbances, vegetation, and land use:

Vacant land, grass lands and areas covered in trees

THE FOLLOWING ITEMS APPLY ONLY TO APPLICATIONS FOR NEW TPDES PERMITS AND MAJOR AMENDMENTS TO TPDES PERMITS

3. List construction dates of all buildings and structures on the property:

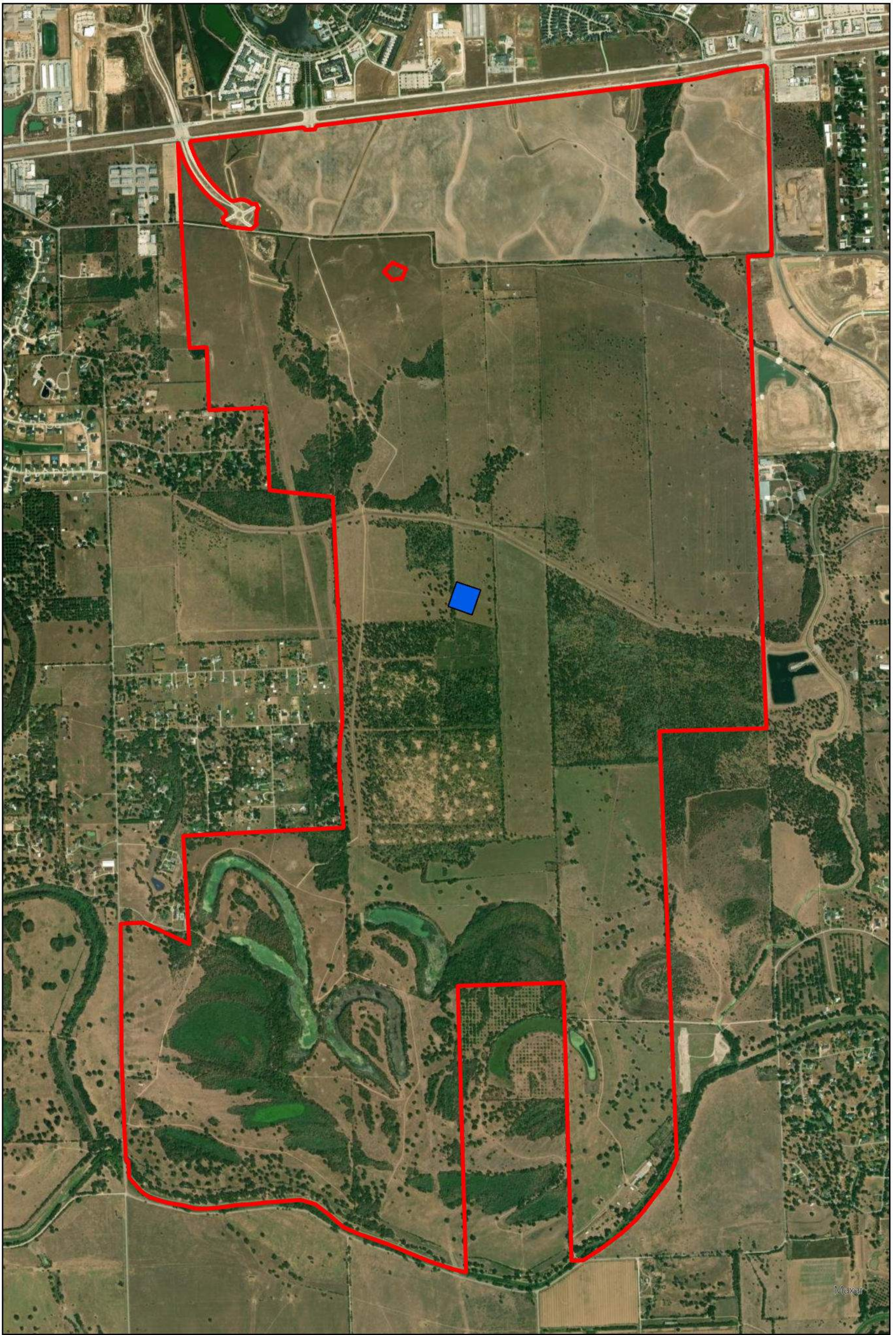
March 2027 is the beginning of construction

4. Provide a brief history of the property, and name of the architect/builder, if known.

N/A

**ATTACHMENT 6**  
**SITE INFORMATION AND DRAWING**





— Service Area  
— WWTF Site Boundary



0 0.25 0.5 1 Miles

## Service Area Map





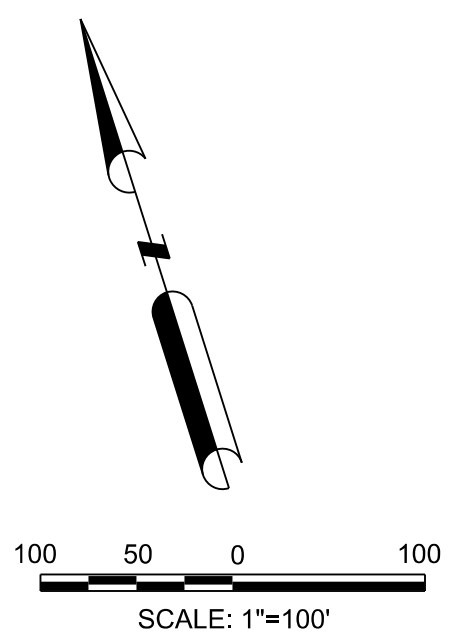
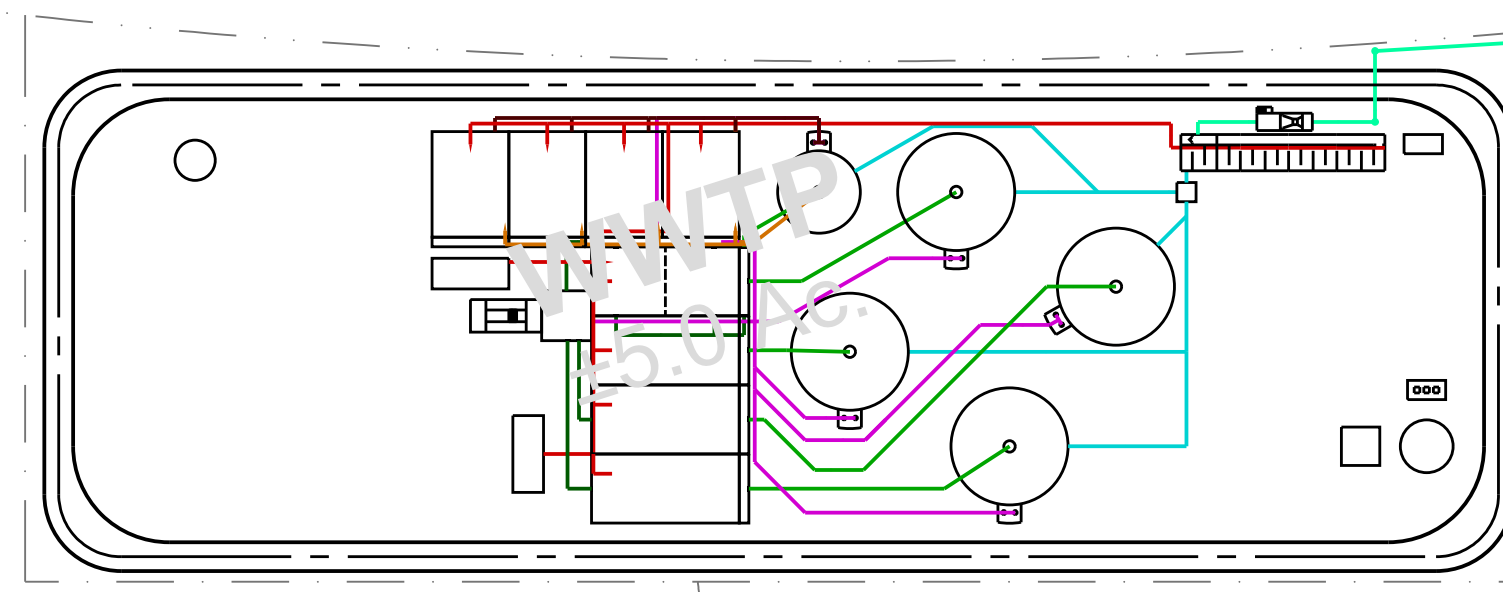
MITIGATION  
±37.3 Ac.

HDR-2  
±38.4 Ac.

DETENTION  
±13.0 Ac.

SF-25A  
53 LOTS  
(TYP.40'X120') ±10.0 Ac.  
54 LOTS  
(TYP.45'X120') ±11.4 Ac.  
±21.4 Ac.

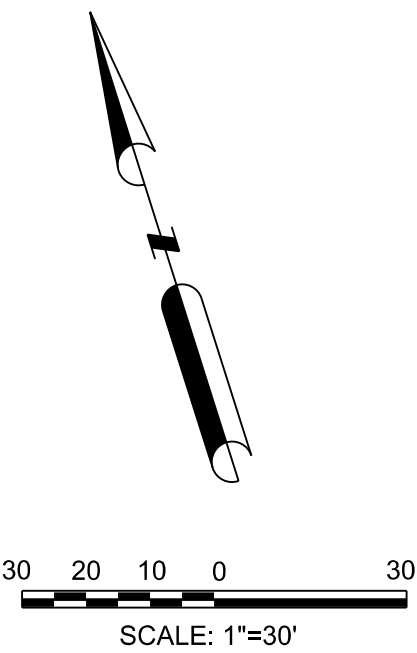
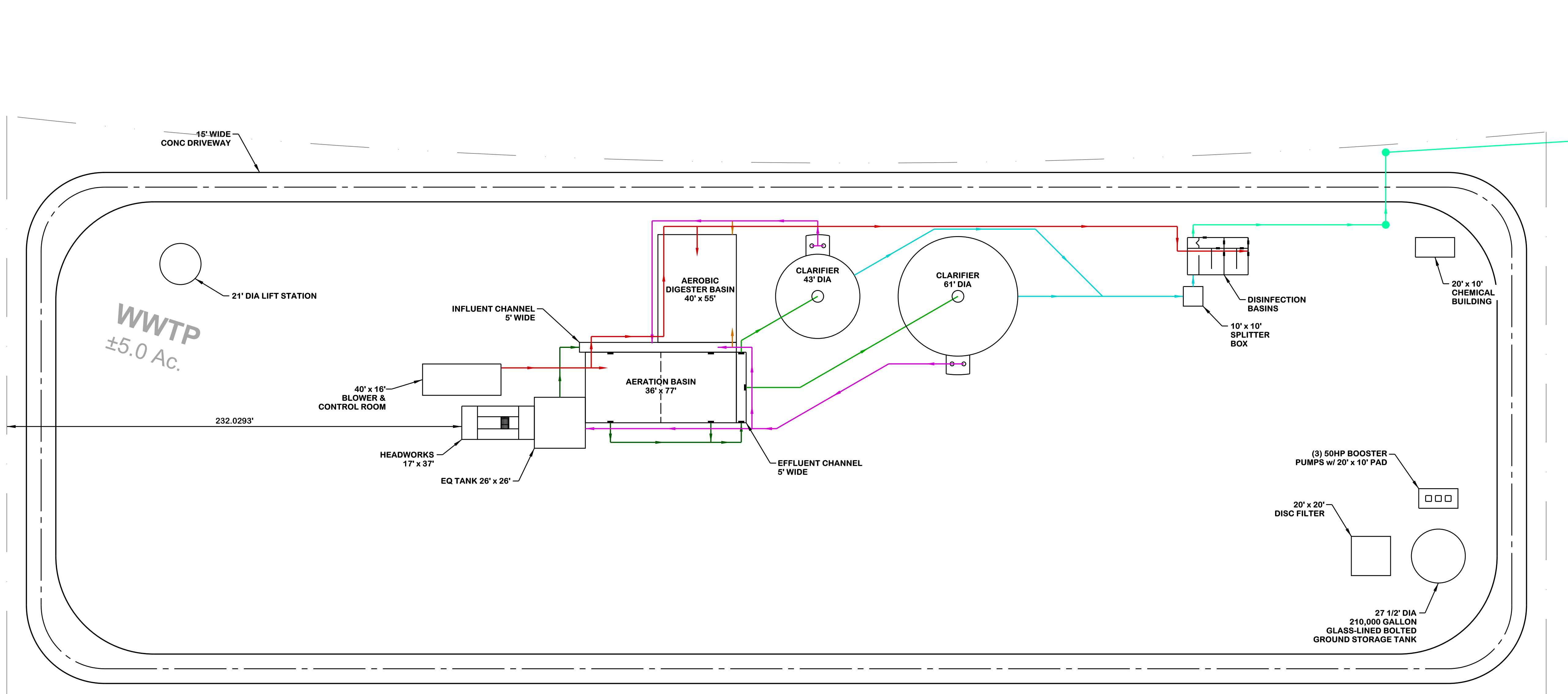
SF-25B



**FULSHEAR RANCH  
WWTF OVERALL 3.5 MGD  
SITE LAYOUT**

**VSE**  
VOGLER & SPENCER  
ENGINEERING  
777 North Eldridge Parkway, Suite 500  
Houston, Texas 77079  
713-782-0042  
www.vs-eng.com  
Texas P. E. Firm Registration No. F148  
DRAWN BY:  
JOB No: DATE:

Richard-SR  
10/00/52 AM  
F:\32700 FulShear Ranch Master MUD\001-1 Wastewater Plant Phase 1\CAD\Exhibit\002-Exhibit-Proposed WWTF Phase 1 Site Layout.dgn



#### SERVICE & COLOR CLASSIFICATION:

CE	CLARIFIED EFFLUENT
CL	CHLORINE GAS
CS	CHLORINE SOLUTION
DE	DISINFECTED EFFLUENT
DR	DRAIN
DS	DIGESTED SLUDGE
FM	FORCE MAIN
INF	INFLUENT
ML	MIXED LIQUOR
NPW	NON POTABLE WATER
PA	PROCESS AIR
PW	POTABLE WATER
RAS	RETURN ACTIVATED SLUDGE
SC	SCUM
SN	SUPERNATANT
SO2	SULPHUR DIOXIDE GAS
WAS	WASTE ACTIVATED SLUDGE
VT	VENT

#### FULSHEAR RANCH WWTF PHASE No. 1 0.875 MGD SITE LAYOUT

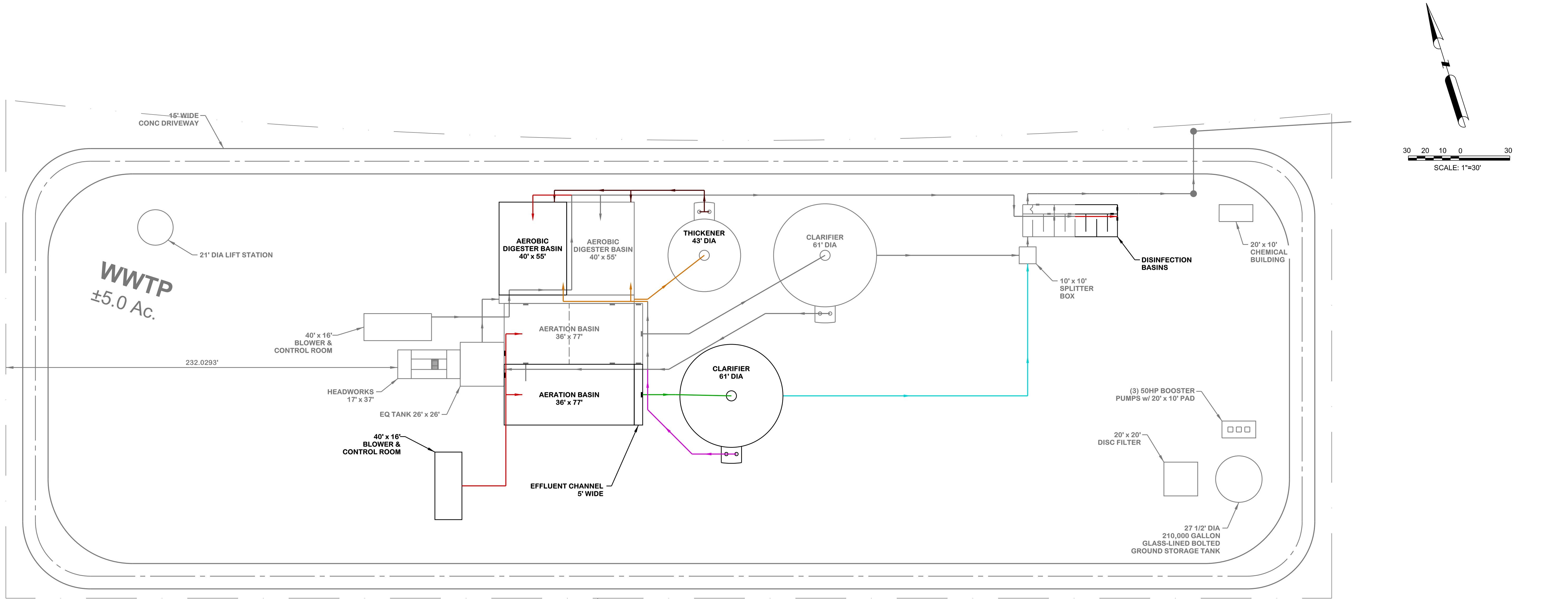


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www.vse-eng.com  
Texas P. E. Firm Registration No. F148

DRAWN BY:  
JOB No: DATE:



RichardS-HR 2/6/2025 10:01:16 AM F:\32700 Fulshear Ranch Master MUD\001-1 Wastewater Plant Phase 1\CAD\Exhibit\003-Exhibit-Proposed WWTF Phase 2 Site Layout.dgn



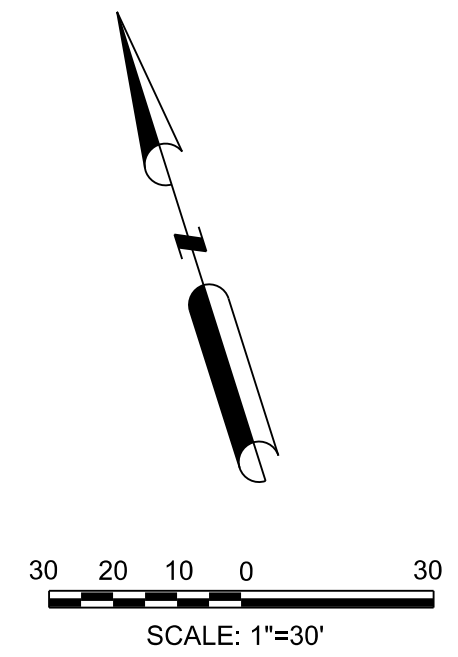
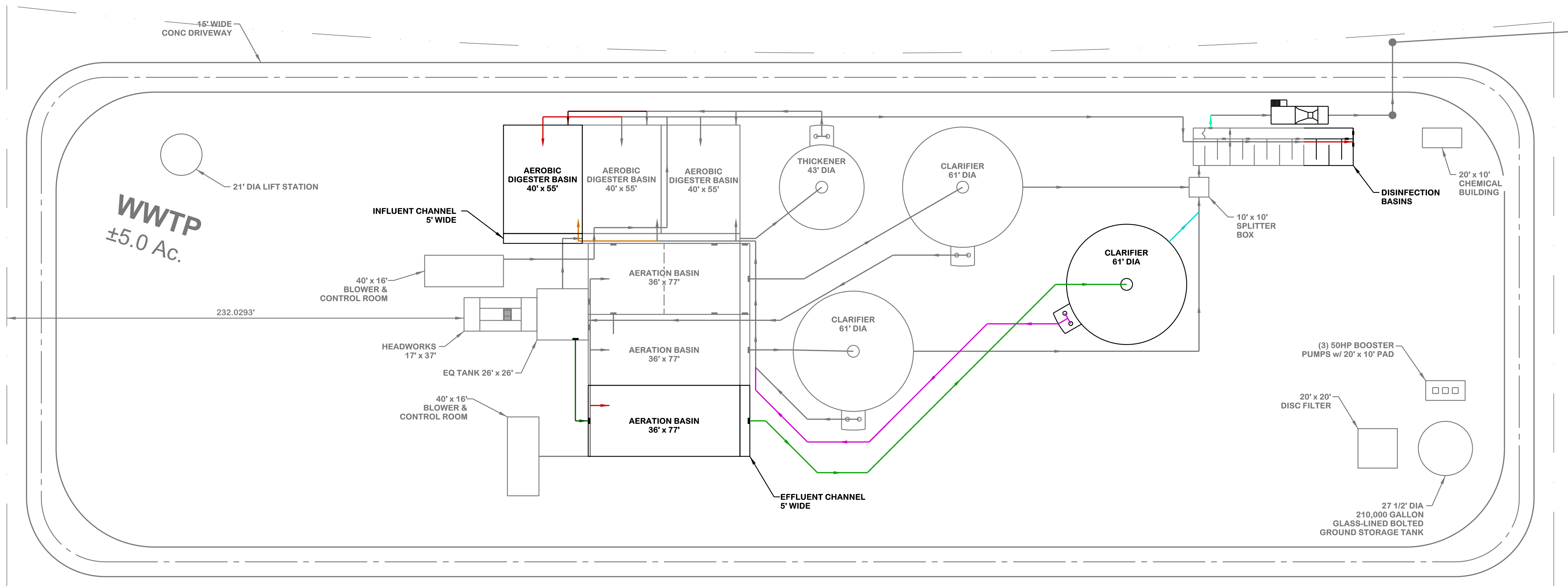
**SERVICE & COLOR CLASSIFICATION:**

CE	CLARIFIED EFFLUENT
CL	CHLORINE GAS
CS	CHLORINE SOLUTION
DE	DISINFECTED EFFLUENT
DR	DRAIN
DS	DIGESTED SLUDGE
FM	FORCE MAIN
INF	INFLUENT
ML	MIXED LIQUOR
NPW	NON POTABLE WATER
PA	PROCESS AIR
PW	POTABLE WATER
RAS	RETURN ACTIVATED SLUDGE
SC	SCUM
SN	SUPERNATANT
SO2	SULPHUR DIOXIDE GAS
WAS	WASTE ACTIVATED SLUDGE
VT	VENT

**FULSHEAR RANCH  
WWTF PHASE No. 2  
1.75 MGD  
SITE LAYOUT**

**VSE**  
VOGLER & SPENCER  
ENGINEERING  
777 North Eldridge Parkway, Suite 500  
Houston, Texas 77079  
713-782-0042  
www.vs-eng.com  
Texas P. E. Firm Registration No. F148  
DRAWN BY: DATE:  
JOB No:

RichardS-HR 2/6/2025 10:01:54 AM F:\32700 Fulshear Ranch Master MUD\001-1 Wastewater Plant Phase 1\CAD\Exhibit\004-Exhibit-Proposed WWTF Phase 3 Site Layout.dgn



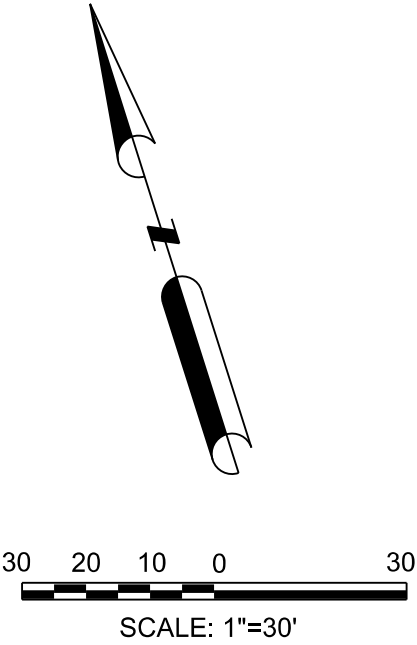
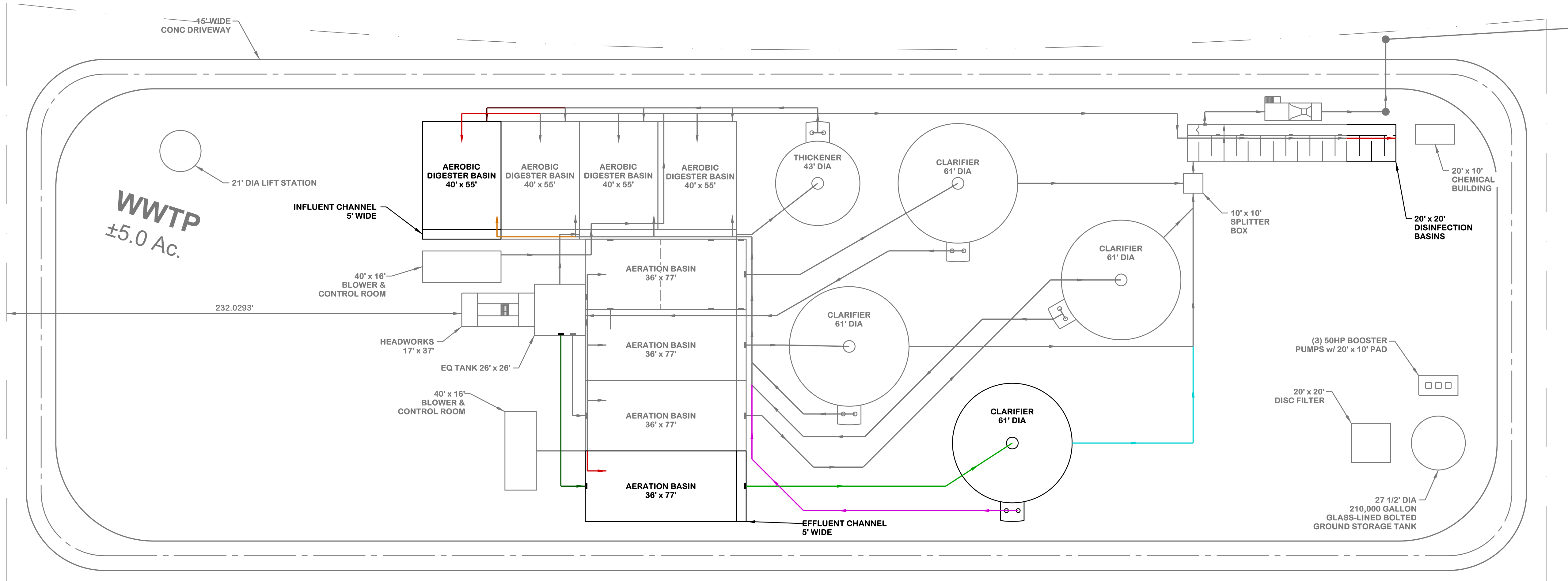
**SERVICE & COLOR CLASSIFICATION:**

CE	CLARIFIED EFFLUENT
CL	CHLORINE GAS
CS	CHLORINE SOLUTION
DE	DISINFECTED EFFLUENT
DR	DRAIN
DS	DIGESTED SLUDGE
FM	FORCE MAIN
INF	INFLUENT
ML	MIXED LIQUOR
NPW	NON POTABLE WATER
PA	PROCESS AIR
PW	POTABLE WATER
RAS	RETURN ACTIVATED SLUDGE
SC	SCUM
SN	SUPERNATANT
SO2	SULPHUR DIOXIDE GAS
WAS	WASTE ACTIVATED SLUDGE
VT	VENT

**FULSHEAR RANCH  
WWTF PHASE No. 3  
2.265 MGD  
SITE LAYOUT**

**VSE**  
VOGLER & SPENCER  
ENGINEERING  
777 North Eldridge Parkway, Suite 500  
Houston, Texas 77079  
713-782-0042  
www.vse-eng.com  
Texas P. E. Firm Registration No. F148  
DRAWN BY: \_\_\_\_\_  
JOB No: \_\_\_\_\_ DATE: \_\_\_\_\_

Richard-SR  
10/02/21 AM  
F:\32700 Fulshear Ranch Master MUD\001-1 Wastewater Plant Phase 1\CAD\Exhibit\005-Exhibit-Proposed WWTF Phase 4 Site Layout.dgn



**SERVICE & COLOR CLASSIFICATION:**

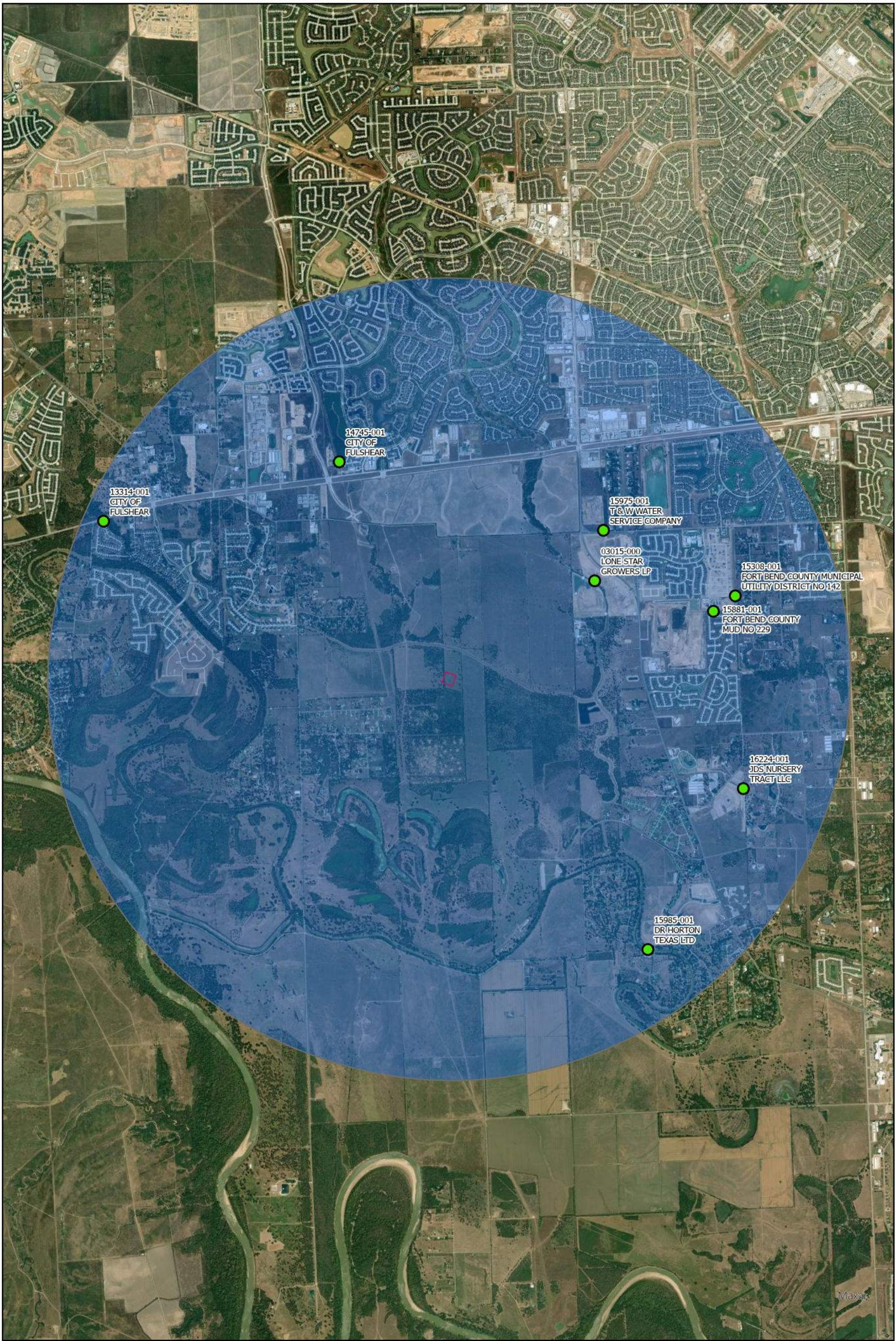
CE	CLARIFIED EFFLUENT
CL	CHLORINE GAS
CS	CHLORINE SOLUTION
DE	DISINFECTED EFFLUENT
DR	DRAIN
DS	DIGESTED SLUDGE
FM	FORCE MAIN
INF	INFLUENT
ML	MIXED LIQUOR
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PA	PROCESS AIR
PW	POTABLE WATER
RAS	RETURN ACTIVATED SLUDGE
SC	SCUM
SN	SUPERNATANT
SO2	SULPHUR DIOXIDE GAS
WAS	WASTE ACTIVATED SLUDGE
VT	VENT

**FULSHEAR RANCH  
WWTF PHASE No. 4  
3.5 MGD  
SITE LAYOUT**

**VSE**  
VOGLER & SPENCER  
ENGINEERING  
777 North Eldridge Parkway, Suite 500  
Houston, Texas 77079  
713-782-0042  
www.vs-eng.com  
Texas P. E. Firm Registration No. F148  
DRAWN BY:  
JOB No: DATE:

**ATTACHMENT 7**  
**NEARBY WWTF**

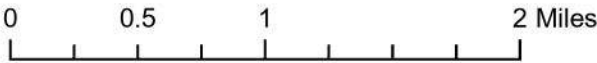




- WWTF Outfalls
- 3-Mile Radius
- WWTF Site Boundary



Nearby WWTF





**ATTACHMENT 8**  
**MAILING REQUESTS**



777 North Eldridge Parkway, Suite 500  
Houston, TX 77079  
713.782.0042 | Fax 713.782.5337  
info@vs-eng.com  
www.vs-eng.com



November 26, 2024

Fort Bend Municipal Utility District No. 170 c/o  
BGE INC  
10777 WESTHEIMER RD STE 400  
HOUSTON, TX 77042-3475

Re: Hines Texas Heritage Investors LP  
Hines Texas Heritage Investors LP Wastewater Treatment Plant  
New TPDES Permit Application  
Vogler & Spencer Engineering Project No. 20242-500-0

Dear Jason Svatek:

Hines Texas Heritage Investors LP is applying for a new TPDES wastewater discharge permit with an ultimate flow of 3,500,000 gallons per day. As part of the permitting process, the Texas Commission on Environmental Quality (TCEQ) requires each applicant to contact all wastewater treatment plant owners within a three (3) mile radius to determine if available treatment and collection capacity is available to treat the additional flow.

Please indicate below whether or not the Fort Bend Municipal Utility District No. 170 Wastewater Treatment Plant has sufficient treatment and collection system capacity to accept this additional flow.

☐ YES, our WWTP can accept the additional 3.5 MGD.

☒ NO, our WWTP cannot accept the additional 3.5 MGD.

  
Name

12/2/2024

Date

Your timely response to this matter is greatly appreciated and can be directed to my attention via return mail at 777 Eldridge Parkway, Suite 500 Houston, Texas 77079 or via email at gdietrich@vs-eng.com. Please feel free to contact me at (713) 782-0042, if you have any questions or concerns.

Sincerely,

Grant Dietrich

Engineer III





777 North Eldridge Parkway, Suite 500  
Houston, TX 77079  
713.782.0042 | Fax 713.782.5337  
info@vs-eng.com  
www.vs-eng.com



November 26, 2024

Fort Bend Municipal Utility District No. 142 c/o  
Quiddity Engineering LLC  
1575 SAWDUST RD STE 400  
THE WOODLANDS, TX 77380-2161

Re: Hines Texas Heritage Investors LP  
Hines Texas Heritage Investors LP Wastewater Treatment Plant  
New TPDES Permit Application  
Vogler & Spencer Engineering Project No. 20242-500-0

Dear Bradley Jenkins:

Hines Texas Heritage Investors LP is applying for a new TPDES wastewater discharge permit with an ultimate flow of 3,500,000 gallons per day. As part of the permitting process, the Texas Commission on Environmental Quality (TCEQ) requires each applicant to contact all wastewater treatment plant owners within a three (3) mile radius to determine if available treatment and collection capacity is available to treat the additional flow.

Please indicate below whether or not the Fort Bend Municipal Utility District No. 142 Wastewater Treatment Plant has sufficient treatment and collection system capacity to accept this additional flow.

- ☐ YES, our WWTP can accept the additional 3.5 MGD.  
☒ NO, our WWTP cannot accept the additional 3.5 MGD.

  
Name

12/16/2024  
Date

Your timely response to this matter is greatly appreciated and can be directed to my attention via return mail at 777 Eldridge Parkway, Suite 500 Houston, Texas 77079 or via email at gdietrich@vs-eng.com. Please feel free to contact me at (713) 782-0042, if you have any questions or concerns.

Sincerely,

Grant Dietrich

Engineer III



777 North Eldridge Parkway, Suite 500  
Houston, TX 77079  
713.782.0042 | Fax 713.782.5337  
info@vs-eng.com  
www.vs-eng.com



November 26, 2024

Fort Bend Municipal Utility District No. 229 c/o  
Quiddity Engineering LLC  
1575 SAWDUST RD STE 400  
THE WOODLANDS, TX 77380-2161

Re: Hines Texas Heritage Investors LP  
Hines Texas Heritage Investors LP Wastewater Treatment Plant  
New TPDES Permit Application  
Vogler & Spencer Engineering Project No. 20242-500-0

Dear Devin Espinosa:

Hines Texas Heritage Investors LP is applying for a new TPDES wastewater discharge permit with an ultimate flow of 3,500,000 gallons per day. As part of the permitting process, the Texas Commission on Environmental Quality (TCEQ) requires each applicant to contact all wastewater treatment plant owners within a three (3) mile radius to determine if available treatment and collection capacity is available to treat the additional flow.

Please indicate below whether or not the Fort Bend Municipal Utility District No. 229 Wastewater Treatment Plant has sufficient treatment and collection system capacity to accept this additional flow.

- ☐ YES, our WWTP can accept the additional 3.5 MGD.  
☒ NO, our WWTP cannot accept the additional 3.5 MGD.

Name

12/17/2024

Date

Your timely response to this matter is greatly appreciated and can be directed to my attention via return mail at 777 Eldridge Parkway, Suite 500 Houston, Texas 77079 or via email at [gdietrich@vs-eng.com](mailto:gdietrich@vs-eng.com). Please feel free to contact me at (713) 782-0042, if you have any questions or concerns.

Sincerely,

Grant Dietrich

Engineer III



777 North Eldridge Parkway, Suite 500  
Houston, TX 77079  
713.782.0042 | Fax 713.782.5337  
info@vs-eng.com  
www.vs-eng.com



November 26, 2024

City of Fulshear Wastewater Treatment Facility c/o  
City of Fulshear  
6611 W. Cross Creek Bend Lane,  
Fulshear, Texas 77441

Re: Hines Texas Heritage Investors LP  
Hines Texas Heritage Investors LP Wastewater Treatment Plant  
New TPDES Permit Application  
Vogler & Spencer Engineering Project No. 20242-500-0

Dear Ben Glynn:

Hines Texas Heritage Investors LP is applying for a new TPDES wastewater discharge permit with an ultimate flow of 3,500,000 gallons per day. As part of the permitting process, the Texas Commission on Environmental Quality (TCEQ) requires each applicant to contact all wastewater treatment plant owners within a three (3) mile radius to determine if available treatment and collection capacity is available to treat the additional flow.

Please indicate below whether or not the City of Fulshear Wastewater Treatment Facility has sufficient treatment and collection system capacity to accept this additional flow.

- ☐ YES, our WWTP can accept the additional 3.5 MGD.  
☒ NO, our WWTP cannot accept the additional 3.5 MGD.

C. Ben Glynn, Utilities Director

1/17/2025

Name

Date

Your timely response to this matter is greatly appreciated and can be directed to my attention via return mail at 777 Eldridge Parkway, Suite 500 Houston, Texas 77079 or via email at gdietrich@vs-eng.com. Please feel free to contact me at (713) 782-0042, if you have any questions or concerns.

Sincerely,

Grant Dietrich

Engineer III

**ATTACHMENT 9**

**CHECK**