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.

HK Bella's Ranch, LLC (CN606404234) proposes to operate Bella's Ranch Wastewater Treatment Facility (RN112244231), a 0.25 MGD wastewater plant. The facility will be located at 4356 US HWY 181N and County Road 320. The Property is North of Shannon Ridge Dr and West of Spring Ranch Road., in Floresville, Wilson County, Texas 78114. This is a new application to discharge 250,000 gallons per day of process wastewater on an intermittent and flow-variable basis.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD5), total suspended solids (TSS), ammonia nitrogen (NH3-N), and Escherichia Coli . Additional potential pollutants are included in the Domestic Technical Report 1.0, Section 7. Domestic wastewater will be treated by a membrane bioreactor (MBR) wastewater treatment system and the treatment units will include a mechanical auger screen,

equalization basin, aeration tanks, membrane bioreactor trains and a chlorine contact chamber. This facility will also utilize dechlorination prior to discharge.

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.

HK Bella's Ranch, LLC (CN606404234) propone operar la Planta de Tratamiento de Aguas Residuales de Bella's Ranch (RN112244231), una planta de tratamiento de aguas residuales de 0.25 MGD. La planta estará ubicada aproximadamente a 0.5 millas al sureste de la intersección de la US HWY 181N y la County Road 320. La propiedad se encuentra al norte de Shannon Ridge Dr y al oeste de Spring Ranch Road, en Floresville, Condado de Wilson, Texas 78114. Esta es una nueva solicitud para descargar 250,000 galones por día de aguas residuales de proceso de forma intermitente y con caudal variable.

Se espera que las descargas de la planta contengan la demanda bioquímica de oxígeno carbonoso (CBOD5) de cinco días, sólidos suspendidos totales (TSS), nitrógeno amoniaco (NH3-N) y Escherichia coli. Se incluyen contaminantes potenciales adicionales en el Informe Técnico Doméstico 1.0, Sección 7. Las aguas residuales domésticas se tratarán mediante un sistema de tratamiento de aguas residuales con biorreactor de membrana (MBR). Las unidades de tratamiento incluirán un tamiz de barrena mecánico, un tanque de ecualización, tanques de aireación, trenes de biorreactores de membrana y una cámara de contacto con cloro. Esta instalación también utilizará decloración antes del vertido.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

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

PROPOSED PERMIT NO. WQ0016844001

APPLICATION. HK Bella's Ranch, LLC, 24607 Fairway Springs, San Antonio, Texas 78260, has applied to the Texas Commission on Environmental Quality (TCEQ) for proposed Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016844001 (EPA I.D. No. TX0148130) to authorize the discharge of treated wastewater at a volume not to exceed a daily average flow of 250,000 gallons per day. The domestic wastewater treatment facility will be located at 4356 U.S. Highway 181 North, near the city of Floresville, in Wilson County, Texas 78114. The discharge route will be from the plant site to Kicaster Creek; thence to the San Antonio River. TCEQ received this application on July 8, 2025. The permit application will be available for viewing and copying at Floresville City Hall, 1120 D Street, Floresville, in Wilson 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=-98.21088,29.206225&level=18

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

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

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

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

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

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

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

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

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

AGENCY CONTACTS AND INFORMATION. All public comments and requests must be submitted either electronically at **https://www14.tceq.texas.gov/epic/eComment/**, or in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105,

P.O. Box 13087, Austin, Texas 78711-3087. Please be aware that any contact information you provide, including your name, phone number, email address and physical address will become part of the agency's public record. For more information about this permit application or the permitting process, please call the TCEQ Public Education Program, Toll Free, at 1-800-687-4040 or visit their website at www.tceq.texas.gov/goto/pep. Si desea información en Español, puede llamar al 1-800-687-4040.

Further information may also be obtained from HK Bella's Ranch, LLC at the address stated above or by calling Ms. Lauren Crone, P.E., Sr. Project Manager/LJA Engineering, at 512-439-4700.

Issuance Date: August 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. WQ0016844001

SOLICITUD. HK Bella's Ranch, LLC, 24607 Fairway Springs, San Antonio, Texas 78260, ha solicitado a la Comisión de Calidad Ambiental del Estado de Texas (TCEQ) para el propuesto Permiso No. WQ0016844001 (EPA I.D. No. TX0148130) del Sistema de Eliminación de Descargas de Contaminantes de Texas (TPDES) para autorizar la descarga de aguas residuales tratadas en un volumen que no sobrepasa un flujo promedio diario de 250,000 galones por día. La planta de tratamiento de aguas residuales domésticas estará ubicada en la carretera estadounidense U.S. Highway 181 4356 norte, cerca la ciudad de Floresville, condado de Wilson, Texas 78114. La ruta de descarga será desde el sitio de la planta hasta Kicaster Creek; de allí al río San Antonio. La TCEQ recibió esta solicitud el 8 de julio de 2025. La solicitud para el permiso estará disponible para leerla y copiarla en Ayuntamiento de Floresville, 1120 D Street, Floresville, en el condado de Wilson 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=-98.21088,29.206225&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 especifico. Si desea que se agrega 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. 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 HK Bella's Ranch, LLC a la dirección indicada arriba o llamando la Sra. Lauren Crone, P.E., LJA Engineering, Inc., al 512-439-4700.

Fecha de emisión: 12 de agosto de 2025

512.439.4700
TBPELS F-1386
TBPELS 10110501
www.LJA.com
7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735

LETTER OF TRANSMITTAL

To: Texas Commission on Environmental Quality
Applications Review and Processing Team
Building F, Room 2101
12100 Park 35 Circle
Austin, Texas 78753
Texas Commission on Environmental Quality

Date: **July 8, 2025**

LJA Job No. SA179-0414

Attention: Applications Review and Processing Team

RE: **Bella's Ranch Wastewater Treatment Plant**

VIA: Delivery

WE ARE SENDING YOU the following items:

☐ Shop Drawings ☐ Prints ☐ Samples ☐ Specifications
☐ Copy of Letter X Plans ☐ Change Order ☐ Other

Copies	Date	Description
1	07/08/2025	TCEQ Domestic Wastewater Application for a Texas Land Application Permit for Bella's RanchWastewater Treatment Plant

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit ___ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit ___ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ___ corrected prints
x For review and comment ☐ For signatures ☐ _____
☐ FOR BIDS DUE _____ ☐ Prints returned after loan to us

REMARKS: Please see attached copy of Bella's Ranch Wastewater Treatment Plant Application for review and comment. If you have any questions, please contact Lauren Crone, P.E. at lcrone@lja.com or call (512) 439-4700. Thank you.

SIGNED: Lyra Manning DATE: 07/08/2025

RECEIVED BY: Kay Valentin DATE: JUL 08 2025

RECEIVED
TCEQ MAIL CENTER
DV

W:\SA179 (HK Real)\SA179-0414 Richter Ranch\WWTP\TPDES Permit 2025\Transmittal_TCEQ_07082025.doc

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
DOMESTIC WASTEWATER PERMIT APPLICATION
FOR A
TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT

FOR

BELLA'S RANCH WASTEWATER TREATMENT FACILITY

JULY 2025

PREPARED FOR
HK BELLA'S RANCH, LLC
24607 FAIRWAY SPRINGS
SAN ANTONIO, TEXAS 78260

PREPARED BY

LJA Engineering, Inc.
7500 RIALTO BLVD
BUILDING II, SUITE 100
Austin, Texas 78735
(512) 439-4700

7/31/25

TABLE OF CONTENTS

EXHIBIT 1

ADMINISTRATIVE REPORT 1.0

ADMINISTRATIVE REPORT 1.1

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

DOMESTIC WASTEWATER PERMIT APPLICATION CHECKLIST

Complete and submit this checklist with the application.

APPLICANT NAME: HK Bella's Ranch, LLC

PERMIT NUMBER (If new, leave blank): WQ00Click to enter text.

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

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

For TCEQ Use Only

Segment Number _____County _____
Expiration Date _____Region_____
Permit Number _____

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

DOMESTIC WASTEWATER PERMIT APPLICATION ADMINISTRATIVE REPORT 1.0

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

Section 1. Application Fees (Instructions Page 26)

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

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

Minor Amendment (for any flow) $150.00 ☐

Payment Information:

Mailed Check/Money Order Number: Click to enter text.

Check/Money Order Amount: $1,250

Name Printed on Check: TCEQ

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-Applicant Information (Instructions Page 26)

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

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

HK Bella's Ranch, LLC

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

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

CN: Click to enter text.

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

Prefix: Mr. Last Name, First Name: Kuo, Paul

Title: Manager 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. APPENDIX A

Section 4. Application Contact Information (Instructions Page 27)

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

A. Prefix: Ms. Last Name, First Name: Crone, Lauren

Title: Sr. Project Manager Credential: P.E.

Organization Name: LJA Engineering

Mailing Address: 7500 Rialto Blvd. Building II. Suite 100 City, State, Zip Code: Austin, TX 78735

Phone No.: 512-439-4700 E-mail Address: lcrone@lja.com

Check one or both: ☒ Administrative Contact ☒ Technical Contact

B. Prefix: Mr. Last Name, First Name: Ryan, Daniel

Title: Vice President Credential: P.E.

Organization Name: LJA Engineering

Mailing Address: 7500 Rialto Blvd. Building II. Suite 100 City, State, Zip Code: Austin, TX 78735

Phone No.: 512-439-4700 E-mail Address: dryan@lja.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: Ms. Last Name, First Name: Crone, Lauren

Title: Sr. Project Manager Credential: P.E.

Organization Name: LJA Engineering

Mailing Address: 7500 Rialto Blvd. Building II. Suite 100 City, State, Zip Code: Austin, TX 78735

Phone No.: 512-439-4700 E-mail Address: lcrone@lja.com

B. Prefix: Mr. Last Name, First Name: Ryan, Daniel

Title: Vice President Credential: P.E.

Organization Name: LJA Engineering

Mailing Address: 7500 Rialto Blvd. Building II. Suite 100 City, State, Zip Code: Austin, TX 78735

Phone No.: 512-439-4700 E-mail Address: dryan@lja.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: Kuo, Paul

Title: Manager Credential: Click to enter text.

Organization Name: HK Bella's Ranch, LLC

Mailing Address: 24607 Fairway Springs City, State, Zip Code: San Antonio, TX 78260

Phone No.: 210-363-4672 E-mail Address: Click to enter text.

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

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

Prefix: Mr. Last Name, First Name: Kuo, Paul

Title: Manager Credential: Click to enter text.

Organization Name: HK Bella's Ranch, LLC

Mailing Address: 24607 Fairway Springs City, State, Zip Code: San Antonio, TX 78260

Phone No.: 210-363-4672 E-mail Address: Click to enter text.

Section 8. Public Notice Information (Instructions Page 27)

A. Individual Publishing the Notices

Prefix: Ms. Last Name, First Name: Crone, Lauren

Title: Sr. Project Manager Credential: P.E.

Organization Name: LJA Engineering

Mailing Address: 7500 Rialto Blvd. Building II, Suite 100 City, State, Zip Code: Austin, TX 78735

Phone No.: 512-439-4700 E-mail Address: lcrone@lja.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: Ms. Last Name, First Name: Crone, Lauren

Title: Sr. Project Manager Credential: P.E.

Organization Name: LJA Engineering

Mailing Address: 7500 Rialto Blvd. Building II, Suite 100 City, State, Zip Code: Austin, TX 78735

Phone No.: 512-439-4700 E-mail Address: lcrone@lja.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: Floresville City Hall

Location within the building: Front Desk

Physical Address of Building: 1120 D Street

City: Floresville County: Wilson County

Contact (Last Name, First Name): Stohr, Monica

Phone No.: 530-393-3105 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: APPENDIX B

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: APPENDIX C

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):

Bella's Ranch Wastewater Treatment Facility

C. Owner of treatment facility: HK Bella's Ranch, LLC

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

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

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: HK Bella's Ranch, LLC

Mailing Address: 24607 Fairway Springs City, State, Zip Code: San Antonio, TX 78260

Phone No.: 210-363-4672 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.

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:

New Permit: The proposed WWTP is located 0.5 mi Southeast of the intersection of US HWY 181N and County Road 320. The Property is North of Shannon Ridge Dr and West of Spring Ranch Road. The treatment plant will be built approximatly 0.25 miles into the property.

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:

New Permit: From the proposed treatment plant, effluent will be routed via force main approximately 1.0 mile to the northeast to the existing Kerry Lane. From there the effluent will be routed via a continuation of the force main for approximately 630 feet southeast along Kerry Lane, then approximately 525 feet northeast along Tipperary Lane, then approximately 640 feet southeast along Blarney Road, then approximately 1300 feet east along Shannon Ridge Drive to the discharge point in Kicaster Creek. The effluent will be discharge south of Shannon Ridge Drive then will flow 4.2 miles along Kicaster Creek to the San Antonio River (Segment 1911).

City nearest the outfall(s): Floresville

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

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: Click to enter text.

D. For all applications involving an average daily discharge of 5 MGD or more, provide the names of all counties located within 100 statute miles downstream of the point(s) of discharge: N/A

Section 11. TLAP Disposal Information (Instructions Page 32)

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

☐ Yes ☐ No

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

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: Appendix A – Core Data Form; Appendix B – Plain Language Summary; Appendix C – Public Involvement Plan Form; Appendix D – USGS Maps; Appendix E – Affected Landowners Map; Appendix F – Original Photographs; Appendix G – Buffer Zone Map; Appendix H – SPIF Map; Appendix I – Process Flow Diagram; Appendix J – Site Drawing; Appendix K – Design Calculations; Appendix L – FEMA Flood Maps; Appendix M – Wind Roses; Appendix N – Sewage Solids Management Plan

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: HK Bellas Ranch, LLC

Certification:

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

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

Signatory name (typed or printed): Paul Kuo

Signatory title: Manager

Signature: _____ Date: 6.18.25

(Use blue ink)

Subscribed and Sworn to before me by the said Paul Kuo

on this 18th day of June, 2025.

My commission expires on the 27th day of July, 2025.

Yvonne Portillo

Notary Public

[SEAL]

Bexar

County, Texas

YVONNE MARIE PORTILLO
Notary Public, State of Texas
Comm. Expires 07-27-2025
Notary ID 133235417

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: Wilson Central 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: APPENDIX H

DOMESTIC WASTEWATER PERMIT APPLICATION CHECKLIST OF COMMON DEFICIENCIES

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

Core Data Form (TCEQ Form No. 10400) ☒ Yes
(Required for all application types. Must be completed in its entirety and signed. Note: Form may be signed by applicant representative.)

Correct and Current Industrial Wastewater Permit Application Forms ☒ Yes
(TCEQ Form Nos. 10053 and 10054. Version dated 6/25/2018 or later.)

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

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

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

Landowners Map ☐ N/A ☒ Yes
(See instructions for landowner requirements)

Things to Know:

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

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

Electronic Application Submittal ☒ Yes
(See application submittal requirements on page 23 of the instructions.)

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

Summary of Application (in Plain Language) ☒ Yes

EXHIBIT 2

DOMESTIC TECHNICAL REPORTS 1.0 AND 1.1

DOMESTIC TECHNICAL REPORT WORKSHEET 2.0

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

DOMESTIC WASTEWATER PERMIT APPLICATION TECHNICAL REPORT 1.0

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

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

Section 1. Permitted or Proposed Flows (Instructions Page 42)

A. Existing/Interim I Phase

Design Flow (MGD): 0.075

2-Hr Peak Flow (MGD): 0.30

Estimated construction start date: 1/1/2027

Estimated waste disposal start date: 6/1/2027

B. Interim II Phase

Design Flow (MGD): 0.15

2-Hr Peak Flow (MGD): 0.60

Estimated construction start date: 1/1/2028

Estimated waste disposal start date: 6/1/2028

C. Final Phase

Design Flow (MGD): 0.25

2-Hr Peak Flow (MGD): 1.00

Estimated construction start date: 1/1/2029

Estimated waste disposal start date: 6/1/2029

D. Current Operating Phase

Provide the startup date of the facility: N/A New WWTP

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**.

The facility is to be constructed in three phases with a total design flow of 250,000 gpd. The first and second phase will treat 75,000 gpd each while the third phase will treat 100,000 gpd. Each phase will operate as a membrane bioreactor (MBR) wastewater treatment system. The treatment units include an influent screening system, anoxic/equalization basin, pre-aeration treatment basin, membrane trains, and effluent disinfection. Wastewater will enter an influent lift station and be pumped up to the plant where it will enter a mechanical auger screen. The influent will then pass the anoxic treatment zone in the equalization basin. From there, the mixed liquor is pumped to the aeration tanks, then through the membrane bioreactor trains and finally to the chlorine contact chamber. The treated effluent will then be discharged into an offsite surface stream using a pipe with a diameter of 8 inches.

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)
Anoxic Aerobic Tank	3 (1per phase)	Phase 1: 25’ x 15’ x 10.5’ D Phase 2: 25’ x 15’ x 10.5’ D Phase 3: 28’ x 15’ x 10.5’ D
Aeration Tank	3 (1per phase)	Phase 1: 25’ L x 15’ W x 10.5’ D Phase 2: 25’ L x 15’ W x 10.5’ D Phase 3: 25’ L x 15’ W x 10.5’ D
MBR Basin	3 (1per phase)	Phase 1: 20’ L x 8’ W x 10.5’ D Phase 2: 20’ L x 8’ W x 10.5’ D Phase 3: 22’ L x 10’ W x 10.5’ D
Chlorine Contact	3 (1per phase)	Phase 1: 25’ L x 3’ W x 7’ D Phase 2: 25’ L x 3’ W x 7’ D Phase 3: 30’ L x 4’ W x 7’ D

C. Process Flow Diagram

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

Attachment: APPENDIX I

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

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

- Latitude: 29.212239
- Longitude: -98.187746

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;

- 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: APPENDIX J
Provide the name **and** a description of the area served by the treatment facility.

Bella's Ranch: A 1,020 lot single-family residential subdivision.

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
Bella's Ranch Wastewater Treatment Facility	HK Bella's Ranch, LLC	**Privately Owned**	Approx. 1,020
		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.**

Click to enter text.

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.

Click to enter text.

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.

150’ Buffer around the treatment plant.

C. Other actions required by the current permit

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

☐ Yes ☒ No

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

Click to enter text.

D. Grit and grease treatment

1. *Acceptance of grit and grease waste*

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

☐ Yes ☒ No

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

2. *Grit and grease processing*

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

Click to enter text.

3. *Grit disposal*

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

☐ Yes ☐ No

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

Describe the method of grit disposal.

Click to enter text.

4. *Grease and decanted liquid disposal*

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

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

Click to enter text.

E. Stormwater management

1. *Applicability*

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

2. *MSGP coverage*

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

☐ Yes ☐ No

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

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

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

☐ Yes ☐ No

3. *Conditional exclusion*

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

☐ Yes ☐ No

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

Click to enter text.

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

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

☐ Yes ☐ No

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

Click to enter text.

5. ***Zero stormwater discharge***

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

☐ Yes ☐ No

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

Click to enter text.

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

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

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

☐ Yes ☐ No

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

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

Click to enter text.

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

F. Discharges to the Lake Houston Watershed

Does the facility discharge in the Lake Houston watershed?

☐ Yes ☒ No

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

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

1. *Acceptance of sludge from other WWTPs*

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

☐ Yes ☒ No

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

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

Click to enter text.

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

2. *Acceptance of septic waste*

Is the facility accepting or will it accept septic waste?

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

Click to enter text.

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

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

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

☐ Yes ☒ No

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

Click to enter text.

Section 7. Pollutant Analysis of Treated Effluent (Instructions Page 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
$CBOD_5$, mg/l					

Total Suspended Solids, mg/l					
Ammonia Nitrogen, mg/l					
Nitrate Nitrogen, mg/l					
Total Kjeldahl Nitrogen, mg/l					
Sulfate, mg/l					
Chloride, mg/l					
Total Phosphorus, mg/l					
pH, standard units					
Dissolved Oxygen*, mg/l					
Chlorine Residual, mg/l					
E.coli (CFU/100ml) freshwater					
Entercocci (CFU/100ml) saltwater					
Total Dissolved Solids, mg/l					
Electrical Conductivity, µmohs/cm, †					
Oil & Grease, mg/l					
Alkalinity ($CaCO_3$)*, mg/l					

*TPDES permits only
†TLAP permits only

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

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

Section 8. Facility Operator (Instructions Page 49)

Facility Operator Name: Crossroads Utility Services

Facility Operator's License Classification and Level: Wastewater Operator A

Facility Operator's License Number: OC0000182

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>= 1 MGD

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

B. WWTP's 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 (>= 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
Other	Off-site Third-Party Handler or Preparer	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): Transported to another WWTP

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): Truck

Name of the hauler: Captex

Hauler registration number: 20745

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

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

☐ Yes ☐ No

Section 11. Sewage Sludge Lagoons (Instructions Page 53)

Does this facility include sewage sludge lagoons?

☐ Yes ☒ No

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

A. Location information

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

- Original General Highway (County) Map:

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

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

  Attachment: Click to enter text.
- Site map:

  Attachment: Click to enter text.

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

☐ Overlap a designated 100-year frequency flood plain

☐ Soils with flooding classification

☐ Overlap an unstable area

☐ Wetlands

☐ Located less than 60 meters from a fault

☐ None of the above

Attachment: Click to enter text.

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

Click to enter text.

B. Temporary storage information

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

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

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

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

Phosphorus, mg/kg: Click to enter text.

Potassium, mg/kg: Click to enter text.

pH, standard units: Click to enter text.

Ammonia Nitrogen mg/kg: Click to enter text.

Arsenic: Click to enter text.

Cadmium: Click to enter text.

Chromium: Click to enter text.

Copper: Click to enter text.

Lead: Click to enter text.

Mercury: Click to enter text.

Molybdenum: Click to enter text.

Nickel: Click to enter text.

Selenium: Click to enter text.

Zinc: Click to enter text.

Total PCBs: Click to enter text.

Provide the following information:

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

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

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

C. Liner information

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

☐ Yes ☐ No

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

Click to enter text.

D. Site development plan

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

Click to enter text.

Attach the following documents to the application.

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

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

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

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

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

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

  Attachment: Click to enter text.

E. Groundwater monitoring

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

☐ Yes ☐ No

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

Attachment: Click to enter text.

Section 12. Authorizations/Compliance/Enforcement (Instructions Page 54)

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: Paul Kuo

Title: Manager

Signature: _____

Date: 6.18.25

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 wastewater treatment facility will serve the proposed residential development. Based on easement and right of way limitations, no route exists from this site to an organized wastewater treatment facility. The use of a central collection treatment and disposal system is being preferred to an equivalent number of private residential septic tank/drain field units. Design flows are based on Living Unit Equivalents (LUEs) or connections associated with the service area. A basis of 245 gallons of wastewater per day per connection (maximum 30-day wet weather average) was assumed for flow projections. The total flow needed at full build out would be 1020 connections x 245 gal/day/connection = 250,000 gal/day assumed.

B. Regionalization of facilities

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

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

1. *Municipally incorporated areas*

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

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

☐ Yes ☒ No ☐ Not Applicable

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

If yes, attach correspondence from the city.

Attachment: Click to enter text.

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

Attachment: Click to enter text.

2. *Utility CCN areas*

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

☐ Yes ☒ No

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.

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

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: Click to enter text.

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: Click to enter text.

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_5 Concentration in mg/l: Click to enter text.

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

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

Click to enter text.

B. Proposed organic loading

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

Table 1.1(1) – Design Organic Loading

Source	Total Average Flow (MGD)	Influent BOD5 Concentration (mg/l)
Municipality		
Subdivision	0.25	400
Trailer park – transient		
Mobile home park		
School with cafeteria and showers		
School with cafeteria, no showers		
Recreational park, overnight use		
Recreational park, day use		
Office building or factory		
Motel		
Restaurant		
Hospital		
Nursing home		
Other		
TOTAL FLOW from all sources	0.25	400
AVERAGE BOD_5 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: 5

Total Suspended Solids, mg/l: 5

Ammonia Nitrogen, mg/l: 2

Total Phosphorus, mg/l: 0.5

Dissolved Oxygen, mg/l: 5

Other: Click to enter text.

B. Interim II Phase Design Effluent Quality

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

Total Suspended Solids, mg/l: 5

Ammonia Nitrogen, mg/l: 2

Total Phosphorus, mg/l: 0.5

Dissolved Oxygen, mg/l: 5

Other: Click to enter text.

C. Final Phase Design Effluent Quality

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

Total Suspended Solids, mg/l: 5

Ammonia Nitrogen, mg/l: 2

Total Phosphorus, mg/l: 0.5

Dissolved Oxygen, mg/l: 5

Other: Click to enter text.

D. Disinfection Method

Identify the proposed method of disinfection.

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

Dechlorination process: Click to enter text.

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

☐ Other: Click to enter text.

Section 4. Design Calculations (Instructions Page 58)

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

Attachment: APPENDIX K

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 MAP: 48493C0300C (APPENDIX L) effective 11/26/2010

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: APPENDIX M

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: APPENDIX N

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

- Treatment units and processes dimensions and capacities
- Solids generated at 100, 75, 50, and 25 percent of design flow
- Mixed liquor suspended solids operating range at design and projected actual flow

- Quantity of solids to be removed and a schedule for solids removal
- Identification and ownership of the ultimate sludge disposal site
- For facultative lagoons, design life calculations, monitoring well locations and depths, and the ultimate disposal method for the sludge from the facultative lagoon

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

DOMESTIC WASTEWATER PERMIT APPLICATION WORKSHEET 2.0: RECEIVING WATERS

The following information is required for all TPDES permit applications.

Section 1. Domestic Drinking Water Supply (Instructions Page 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 it Section 2. **If yes**, provide the following:

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

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

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

Attachment: Click to enter text.

Section 2. Discharge into Tidally Affected Waters (Instructions Page 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: Kicaster Creek

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.

San Antonio River (Segment 1911)

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.

Kicaster Creek flows into the San Antonio River Southwest approximately 4.2 miles past the proposed discharge point.

E. Normal dry weather characteristics

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

This is an intermittent stream that appears to be dry often.

Date and time of observation: 05/07/2025

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.

- ☒ Livestock watering
- ☐ Irrigation withdrawal
- ☐ Fishing
- ☐ Domestic water supply
- ☐ Park activities
- ☐ Contact recreation
- ☐ Non-contact recreation
- ☐ Navigation
- ☐ Industrial water supply
- ☐ Other(s), specify: Click to enter text.

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

APPENDIX A

CORE DATA FORM

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal *(Core Data Form should be submitted with the renewal form)* ☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**3. Regulated Entity Reference Number** *(if issued)*
CN		**RN**

SECTION II: Customer Information

4. General Customer Information	**5. Effective Date for Customer Information Updates** (mm/dd/yyyy)	09/06/2022

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)*	*If new Customer, enter previous Customer below:*
HK Bella's Ranch, LLC	

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0804717061	32086180943		

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees

☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?

☒ **Yes** ☐ **No**

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

☒ Owner ☐ Operator ☐ Owner & Operator ☐ Other:
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant

15. Mailing Address:	24607 Fairway Springs						
	City	San Antonio	**State**	TX	**ZIP**	78260	**ZIP + 4**

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	pkuo@hkdevelopment.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(210) 363-4672		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

Bella's Ranch Wastewater Treatment Facility

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	4356 US HWY 181 N							
	City	Floresville	**State**	TX	**ZIP**	78114	**ZIP + 4**	
24. County	Wilson County							

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

25. Description to Physical Location:	The proposed WWTP is located 0.5 mi Southeast of the intersection of US HWY 181N and County Road 320. The Property is North of Shannon Ridge Dr and West of Spring Ranch Road. The treatment plant will be built approximatly 0.25 miles into the property.

26. Nearest City	State	Nearest ZIP Code
Floresville	TX	78114

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:	29.206225		28. Longitude (W) In Decimal:	-98.210881	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	12	22.41	-98	12	39.17

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)
4952		22132	

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

Proposed housing subdivision

34. Mailing Address:	**24607 Fairway Springs**							
	City	**San Antonio**	**State**	**TX**	**ZIP**	**78260**	**ZIP + 4**	

35. E-Mail Address:	pkuo@hkdevelopment.com

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(210) 636-4672		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	Lauren Crone, P.E.	**41. Title:**	Sr. Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 439-4700		( ) -	lcrone@lja.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	HK Bellas Ranch LLC	**Job Title:**	Manager
Name *(In Print):*	Paul Kuo	**Phone:**	(210) 363- **4672**
Signature:		**Date:**	6.18.25

APPENDIX B

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.

HK Bella's Ranch, LLC (CN6########) proposes to operate Bella's Ranch Wastewater Treatment Facility (RN1########), a 0.25 MGD wastewater plant. The facility will be located at approximately 0.5 mi Southeast of the intersection of US HWY 181N and County Road 320, in Floresville, Wilson County, Texas 78114. This is a new application to discharge 250,000 gallons per day of process wastewater on an intermittent and flow-variable basis.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD5), total suspended solids (TSS), ammonia nitrogen (NH3-N), and Escherichia Coli . Additional potential pollutants are included in the Domestic Technical Report 1.0, Section 7. Domestic wastewater will be treated by a membrane bioreactor (MBR) wastewater treatment system and the treatment units will include a mechanical auger screen, equalization basin, aeration tanks, membrane bioreactor trains and a chlorine contact chamber. This facility will also utilize dechlorination prior to discharge.

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.

HK Bella's Ranch LLC (CN6########) propone operar la Planta de Tratamiento de Aguas Residuales Bella's Ranch (RN1########), una planta de tratamiento de aguas residuales con un caudal de 0.25 millones de galones por día. La instalación estará ubicada en aproximadamente a 0.5 millas al sureste de la intersección de la autopista US 181N y la carretera del condado 320, en Floresville, Condado de Wilson, Texas 78114. Esta es una nueva solicitud para descargar 250,000 galones por día de aguas residuales de proceso de forma intermitente y con caudal variable. .

Se espera que las descargas de la instalación contengan la demanda bioquímica de oxígeno carbonoso (CBOD5) de cinco días, sólidos suspendidos totales (TSS), nitrógeno amoniaco (NH3-N) y Escherichia coli. Se incluyen contaminantes potenciales adicionales en el Informe Técnico Doméstico 1.0, Sección 7. Las aguas residuales domésticas. estará tratado por mediante un sistema de tratamiento de aguas residuales con biorreactor de membrana (MBR). Las unidades de tratamiento incluirán un tamiz de barrena mecánico, un tanque de ecualización, tanques de aireación, trenes de biorreactores de membrana y una cámara de contacto con cloro. Esta instalación también utilizará decloración antes del vertido.

APPENDIX C

PUBLIC INVOLVEMENT PLAN

Texas Commission on Environmental Quality

Public Involvement Plan Form for Permit and Registration Applications

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

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

Section 1. Preliminary Screening

☒ New Permit or Registration Application

☐ New Activity – modification, registration, amendment, facility, etc. (see instructions)

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

Section 2. Secondary Screening

☒ Requires public notice,

☒ Considered to have significant public interest, **and**

☒ Located within any of the following geographical locations:

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

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

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

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.

HK Bella's Ranch, LLC (CN6########) proposes to operate Bella's Ranch Wastewater Treatment Facility (RN1########), a 0.25 MGD wastewater plant. The facility will be located at approximately 0.5 mi Southeast of the intersection of US HWY 181N and County Road 320, in Floresville, Wilson County, Texas 78114. This is a new application to discharge 250,000 gallons per day of process wastewater on an intermittent and flow-variable basis.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD5), total suspended solids (TSS), ammonia nitrogen (NH3-N), and Escherichia Coli . Additional potential pollutants are included in the Domestic Technical Report 1.0, Section 7. Domestic wastewater will be treated by a membrane bioreactor (MBR) wastewater treatment system and the treatment units will include a mechanical auger screen, equalization basin, aeration tanks, membrane bioreactor trains and a chlorine contact chamber. This facility will also utilize dechlorination prior to discharge.

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.

Floresville

(City)

Wilson

(County)

0004.04

(Census Tract)

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

☐ City ☒ County ☐ Census Tract

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

89.6%

(b) Per capita income for population near the specified location

$41,249

(c) Percent of minority population and percent of population by race within the specified location

46.9% Minority population; 40.7% Hispanic or Latino; 2.4% Black or African American; 1.1% American Indian and Alaska Native; 0.9% Asian; 0.1% Native Hawaiian and Other Pacific Islander; 1.7% Two or More Races

(d) Percent of Linguistically Isolated Households by language within the specified location

21.4% Spanish; 0.9% Other Indo-European Languages; 0.5% Asian and Pacific Islander Languages; 0% Other

(e) Languages commonly spoken in area by percentage

77.2% English; 21.4% Spanish; 0.9% Other Indo-European Languages; 0.5% Asian and Pacific Islander Languages; 0% Other

(f) Community and/or Stakeholder Groups

City of Floresville, adjacent property owners

(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)

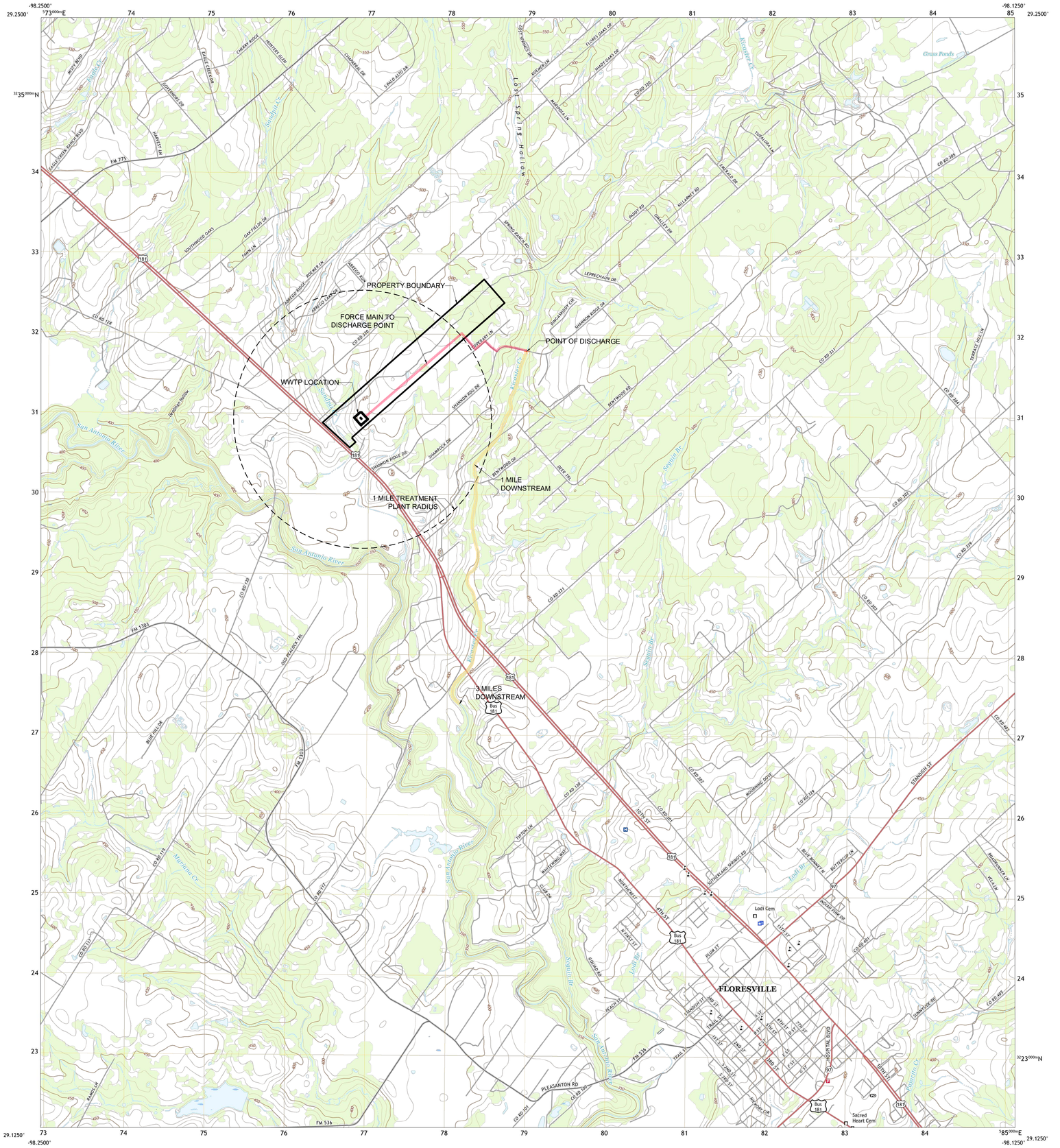
APPENDIX D

USGS MAP

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

The National Map US Topo

FLORESVILLE QUADRANGLE
TEXAS - WILSON COUNTY
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 grid:Universal Transverse Mercator, Zone 14R

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.

Imagery.....NAIP, September 2016 - November 2016
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2018
Hydrography.....National Hydrography Dataset, 2003 - 2018
Contours.....National Elevation Dataset, 2003 - 2004
Boundaries.....Multiple sources; see metadata file 2016 - 2017

Wetlands.....FWS National Wetlands Inventory 1983

MN
GN
3°56'
70 MILS
0°24'
7 MILS

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
NT
Grid Zone Designation
14R

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

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, 2011. A metadata file associated with this product is draft version 0.6.18

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

1 Elmendorf
2 La Vernia SW
3 La Vernia
4 Saspamco
5 Martinelinas Hills
6 Saspamco SE
7 Dewees
8 Poth

ADJOINING QUADRANGLES

ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
State Route	

FLORESVILLE, TX
2019

W:\SA179.01HK Road\SA179.0414 Richter Ranch\WWTP\TXDES Permit 2020\Exhibits\USGS MAP 2025.dwg

1 OF 1

LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

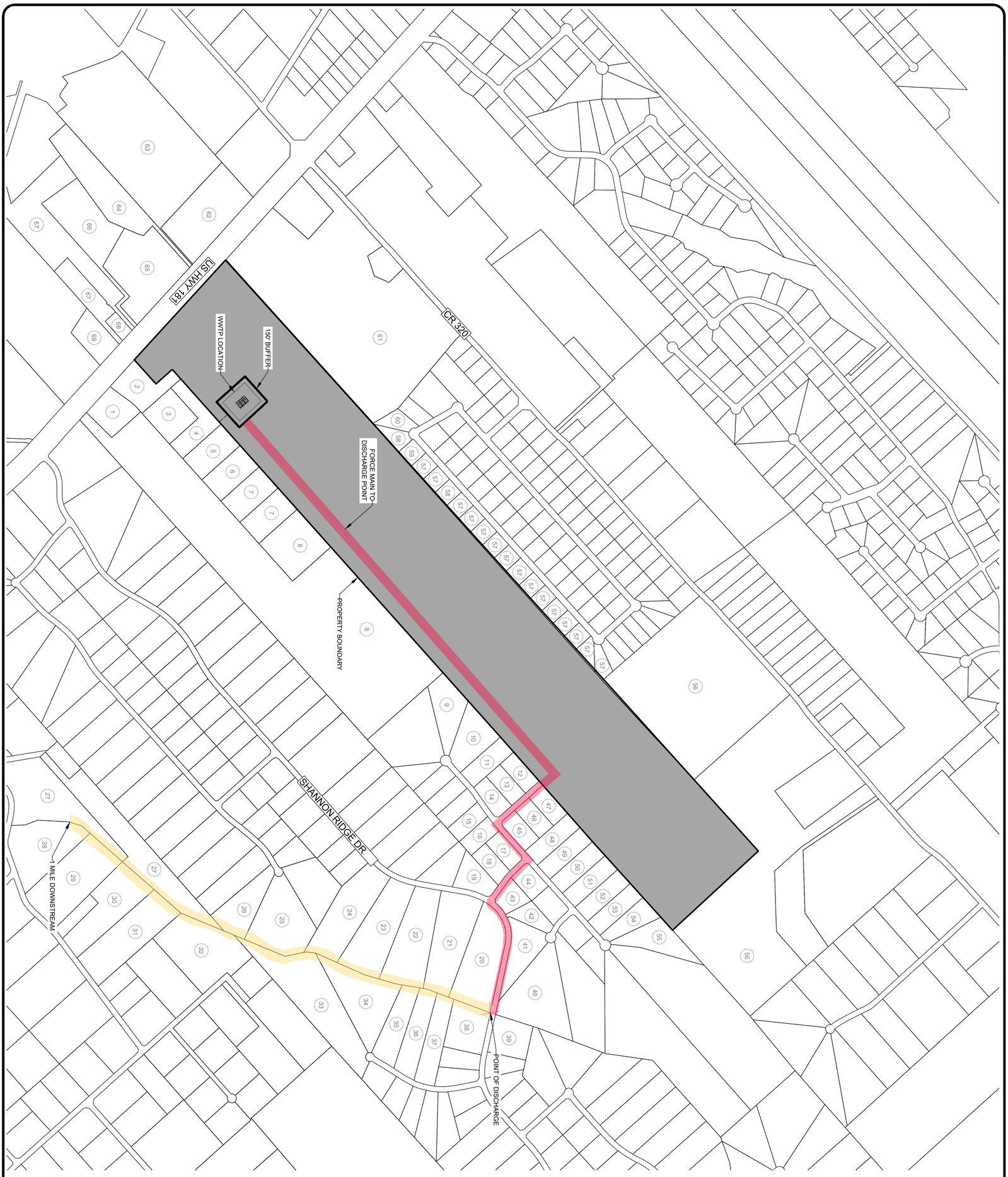
BELLA'S RANCH WWTP

WILSON COUNTY, TX

USGS QUADRANGLE MAP

APPENDIX E

AFFECTED LANDOWNER MAP AND LIST



500 250 0 500 1000

SCALE IN FEET

W:\SA179.01\K Deal\SA179-3414 Richter Ranch\WWTP\TPDES Permit 2022\Exhibits\New 2025 Property Owners + USGS.dwg

1 OF 1

LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

BELLA'S RANCH WWTP

WILSON COUNTY, TX

ADJACENT PROPERTY OWNERS MAP

Map Number	Landowner Name	Landowner Address
1	RODRIGUEZ PEGGY ANN ET AL	4004 US HWY 181 N FLORESVILLE, TX 78114
2	AYALA EMMANUEL & LEAH	4012 US HWY 181 N FLORESVILLE, TX 78114
3	GARZA GLORIA	4014 US HWY 181 N FLORESVILLE, TX 78114
4	GARZA JESUS R	14403 PERCHIN ST SAN ANTONIO, TX 78247
5	CARRILLO DAVID ANTHONY & LEANA ROSE TUTTLE	9328 WHISPER POINT SAN ANTONIO, TX 78240
6	CARRILLO MARCUS DANIEL	12339 COMMANDER DR SAN ANTONIO, TX 78252
7	CARRILLO DAVIS & SANDRA A	C/O LEANA TUTTLE 9328 WHISPER POINT SAN ANTONIO, TX 78240
8	PULLIN JOHN H & ERICKA L	120 SPANISH OAK FLORESVILLE, TX 78114
9	KILTZ LLOYD F	105 TIPPERARY LN FLORESVILLE, TX 78114
10	LITTERLL JOHNNIE J	109 TIPPERARY LN FLORESVILLE, TX 78114
11	GILL ORLANDO E	113 TIPPERARY LN FLORESVILLE, TX 78114
12	AYALA RALPH & NORA	309 KERRY LN FLORESVILLE, TX 78114
13	MARTINEZ ROWLAND	305 KERRY LN FLORESVILLE, TX 78114
14	CHAPA ERNEST	PO BOX 948 POTH, TX 78147
15	FIGUEROA DANIEL & RUBY R	120 TIPPERARY LN FLORESVILLE, TX 78114
16	MENDOZA LUIS G JR & KASSANDRA M ROSALES-MENDOZA	124 TIPPERARY LN FLORESVILLE, TX 78114
17	HERNANDEZ THOMAS E & MELISSA	128 TIPPERARY LN FLORESVILLE, TX 78114
18	GARCIA JUAN JR	505 BLARNEY FLORESVILLE, TX 78114
19	PETERSON TRENT E	185 SHANNON RIDGE DR FLORESVILLE, TX 78114
20	RIVERA EDWIN D	198 SHANNON RIDGE DR FLORESVILLE, TX 78114
21	HIGGINS WILLIAM HOWARD JR & DEBRA LEE	194 SHANNON RIDGE FLORESVILLE, TX 78114
22	MC CARTHY SUSAN K	190 SHANNON RIDGE FLORESVILLE, TX 78114
23	WHITE FAMILY TRUST	186 SHANNON RIDGE FLORESVILLE, TX 78114
24	BIDDLE BRANDON SCOTT & MIRANDA D	182 SHANNON RDG FLORESVILLE, TX 78114
25	IRWIN DAVID & CHERYL	286 SHAMROCK DR FLORESVILLE, TX 78114
26	CASTILLO EZZARD G & DONNA SUE	278 SHAMROCK DR FLORESVILLE, TX 78114
27	YOUNG PATRICIA SUE	1863 KICASTER FLORESVILLE, TX 78114
28	EBROM JOSEPH T & MARILYN	1882 BENTWOOD DR FLORESVILLE, TX 78114
29	FIELDS CHARLES BEN & MARGARET TRUSTEES	1892 BENTWOOD DR FLORESVILLE, TX 78114
30	TONES JOANNA RENEE	1902 BENTWOOD DR FLORESVILLE, TX 78114
31	MEYER NEWTON W & EVELYN S, TRUSTEES	7103 SYMPHONY LN SAN ANTONIO, TX 78214
32	APARICIO GABRIEL & MELLISSA L	1801 DEER TRAIL FLORESVILLE, TX 78114
33	OSBURN LEVI M. & MORGAN B.	322 DUBLIN CIRCLE FLORESVILLE, TX 78114
34	NOLLKAMPER BUBA LEE	318 DUBLIN CIR FLORESVILLE, TX 78114
35	ALBAREZ CHRISTOPHER L & DARLENE M	314 DUBLIN CIR FLORESVILLE, TX 78114
36	ROBINSON JEFFREY QUENTIN	310 DUBLIN CIR FLORESVILLE, TX 78114
37	TAGLE CHRISTOPHER & ANGIELA	2205 MONACO MISSION, TX 78573
38	ALLEN-BEY JIHAD HAFIZ & LACIE NICOLE	210 SHANNON RIDGE DR FLORESVILLE, TX 78114
39	HINOJOSA JOSEPH & ELIZABETH	211 SHANNON RIDGE FLORESVILLE, TX 78114
40	MAY BILL DAVID & STEFANIE D	409 WEXFORD LN FLORESVILLE, TX 78114
41	WILSON COUNTY ROADS	1420 3RD ST STE 101 FLORESVILLE, TX 78114
42	GARZA JOSE	406 WEXFORD LN FLORESVILLE, TX 78114
43	CAMPOS MIGUEL A (SC) FILED	504 BLARNEY RD FLORESVILLE, TX 78114
44	MARCELINO JORGE & ESTELA RODRIGUEZ-MARCELINO	11503 TENGYC CRES SAN ANTONIO, TX 78245
45	SEIDENSTICKER JUDY MARIE & CHRISTOPHER PAUL	129 TIPPERARY LN FLORESVILLE, TX 78114
46	HAMLIN CHRISTOPHER & ORALIA	306 KERRY LN FLORESVILLE, TX 78114
47	PELHAM ADAM L & ELIZABETH	310 KERRY LN FLORESVILLE, TX 78114
48	PELHAM WILLIAM H & HENRIETTA	201 TIPPERARY LN FLORESVILLE, TX 78114
49	BYRNE BONNIE	205 TIPPERARY LN FLORESVILLE, TX 78114
50	FERNANDEZ MANUEL & TERESA	209 TIPPERARY LN FLORESVILLE, TX 78114
51	PAPP ANDREW & MICHELLE	213 TIPPERARY LN FLORESVILLE, TX 78114
52	BARTHOLD ERWIN II & MICHELL	217 TIPPERARY LN FLORESVILLE, TX 78114
53	LUCIO LARRY L	221 TIPPERARY LN FLORESVILLE, TX 78114
54	RODRIGUEZ BERNARDO S JR & IRENE (LTE)	225 TIPPERARY LN FLORESVILLE, TX 78114
55	BILLINGS MICHAEL J & JENNIFER A	229 TIPPERARY LN FLORESVILLE, TX 78114
56	B5 MANAGEMENT GROUP LP	6128 S LOOP 1604E-2 ELMENDORF, TX 78112
57	VILLAS LAS FLORES LLC	8417 MAHOGANY CT LAREDO, TX 78045
58	R&D CUSTOM HOMES	207 W CHIHUAHUA STE 101 LA VERNIA, TX 78121
59	FRAIRE HOMES LLC	16607 BLANCO RD # 601 SAN ANTONIO,TX 78232
60	J&J BLOODSTOCK LLC	24071 180TH ST PURCELL, OK 73080
61	JOHNS BOBBY C & CAROL	4418 US HWY 181 N FLORESVILLE, TX 78114
62	JACKSON JOSEPH EDWARD & JULIE TRUSTEES	201 ABREGO LAKE DR FLORESVILLE, TX 78114
63	SCHELLHASE TERRELL W	1193 CR 128 FLORESVILLE, TX 78114
64	HALFORD EDGAR	4299 US HWY 181 N FLORESVILLE, TX 78114
65	RUBITZ INVESTMENTS INC	7983 US HWY 87 E CHINA GROVE, TX 78263
66	ORTIZ CHRISTOPHER L & CARMEN Z GONZALEZ ORTIZ	PO BOX 275 FLORESVILLE, TX 78114
67	IBARRA JOAQUIN S & LORENA	1407 PLUM ST FLORESVILLE, TX 78114
68	COOK JUSTIN KEITH	979 CR 128 FLORESVILLE, TX 78114
69	CARDOZO WILLIAM & WESLIE	4077 US HWY 181 N FLORESVILLE, TX 78114

APPENDIX F

ORIGINAL PHOTOGRAPHS

500 250 0 500 1000
SCALE IN FEET

N

PHOTO LOCATION MAP

BELLA'S RANCH WWTP

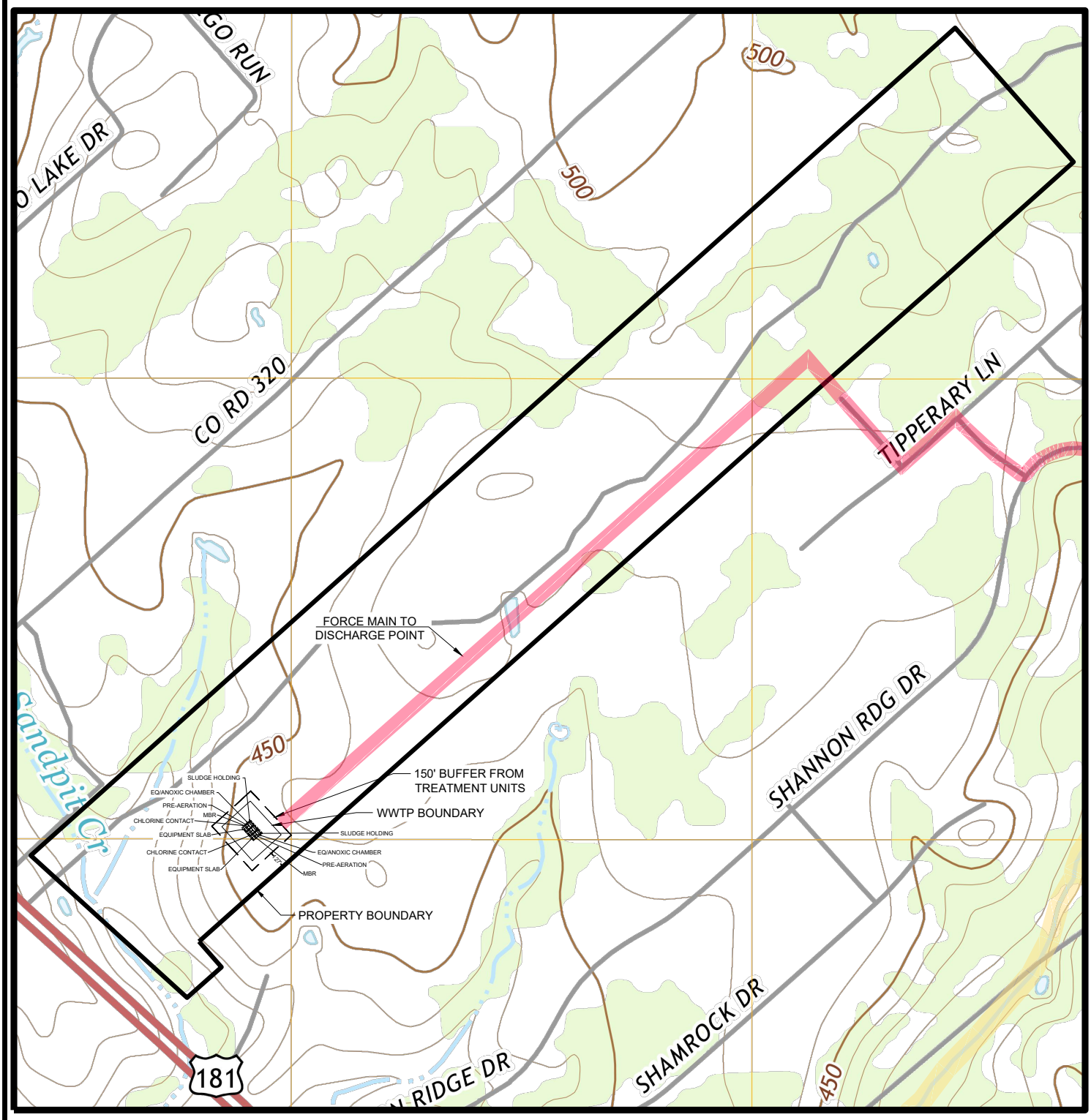
WILSON COUNTY, TX

LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

W:\SA179 (HK Real)\SA179-0414 Richter Ranch\WWTP\TPDES Permit 2025\Exhibits\New 2025 Property Owners + USGS.dwg

APPENDIX G

BUFFER ZONE MAP



LJA Engineering, Inc.
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BELLA'S RANCH WWTP
WILSON COUNTY, TX

BUFFER ZONE MAP

APPENDIX H

SUPPLEMENTAL PERMIT INFORMATION (SPIF) & MAP

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

SUPPLEMENTAL PERMIT INFORMATION FORM (SPIF)

FOR AGENCIES REVIEWING DOMESTIC OR INDUSTRIAL TPDES WASTEWATER PERMIT APPLICATIONS

TCEQ USE ONLY:

Application type: _____Renewal _____Major Amendment ____Minor Amendment _____New

County: _____ Segment Number: _____

Admin Complete Date: _____

Agency Receiving SPIF:

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

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

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

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

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

The following applies to all applications:

1. Permittee: HK Bella's Ranch, LLC

   Permit No. WQ00 Click here to enter text EPA ID No. TX Click here to enter text

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

   New Permit: The proposed WWTP is located 0.5 mi Southeast of the intersection of US HWY 181N and County Road 320. The Property is North of Shannon Ridge Dr and West of Spring Ranch Road. The treatment plant will be built approximatly 0.25 miles into the property.

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): Ms.

First and Last Name: Lauren Crone

Credential (P.E, P.G., Ph.D., etc.): P.E.

Title: Sr. Project Manager

Mailing Address: 7500 Rialto Blvd. Building II, Suite 100

City, State, Zip Code: Austin, TX 78735

Phone No.: 512-439-4700 Ext.: Click here to enter text. Fax No.: Click here to enter text.

E-mail Address: lcrone@lja.com

2. List the county in which the facility is located: Click here to enter text.
3. If the property is publicly owned and the owner is different than the permittee/applicant, please list the owner of the property.

   Click here to enter text.

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.

   New Permit: From the proposed treatment plant, effluent will be routed via force main approximately 1.0 mile to the northeast to the existing Kerry Lane. From there the effluent will be routed via a continuation of the force main for approximately 630 feet southeast along Kerry Lane, then approximately 525 feet northeast along Tipperary Lane, then approximately 640 feet southeast along Blarney Road, then approximately 1300 feet east along Shannon Ridge Drive to the discharge point in Kicaster Creek. The effluent will be discharge south of Shannon Ridge Drive then will flow 4.2 miles along Kicaster Creek to the San Antonio River (Segment 1911).

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):

Approximately 258 acres to be impacted through construction of subdivision improvements. No planned sealing of caves or other features.

2. Describe existing disturbances, vegetation, and land use:

Native Pasture Land

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:

N/A

4. Provide a brief history of the property, and name of the architect/builder, if known.

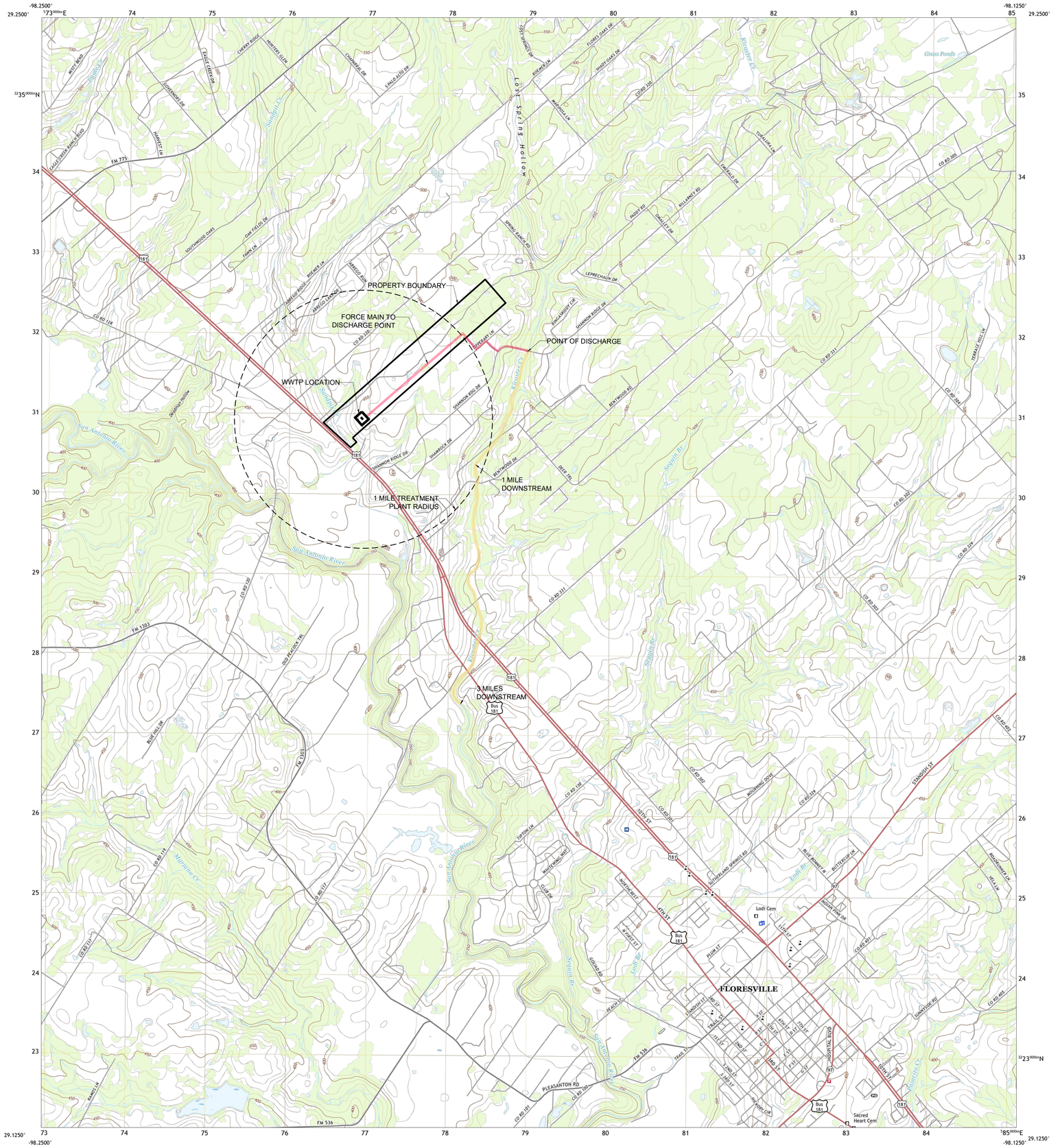
Property is undeveloped and has been used for farming. No builder has been identified however, the proposed single family development will include one or more production builders.

USGS
science for a changing world

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

The National Map
US Topo

FLORESVILLE QUADRANGLE
TEXAS - WILSON COUNTY
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 grid:Universal Transverse Mercator, Zone 14R

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.

Imagery.....NAIP, September 2016 - November 2016
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2018
Hydrography.....National Hydrography Dataset, 2003 - 2018
Contours.....National Elevation Dataset, 2003 - 2004
Boundaries.....Multiple sources; see metadata file 2016 - 2017

Wetlands.....FWS National Wetlands Inventory 1983

MN
GN
3°56'
70 MILS
0°24'
7 MILS

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
NT
Grid Zone Designation
14R

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

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, 2011. A metadata file associated with this product is draft version 0.6.18

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

1 Elmendorf
2 La Vernia SW
3 La Vernia
4 Saspamco
5 Marcelinas Hills
6 Saspamco SE
7 Dewees
8 Poth

ADJOINING QUADRANGLES

ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
State Route	

FLORESVILLE, TX
2019

W:\SA179.01HK Road\SA179.0414 Richter Ranch\WWTP\TXDES Permit 2020\Exhibits\USGS MAP 2025.dwg

1 OF 1

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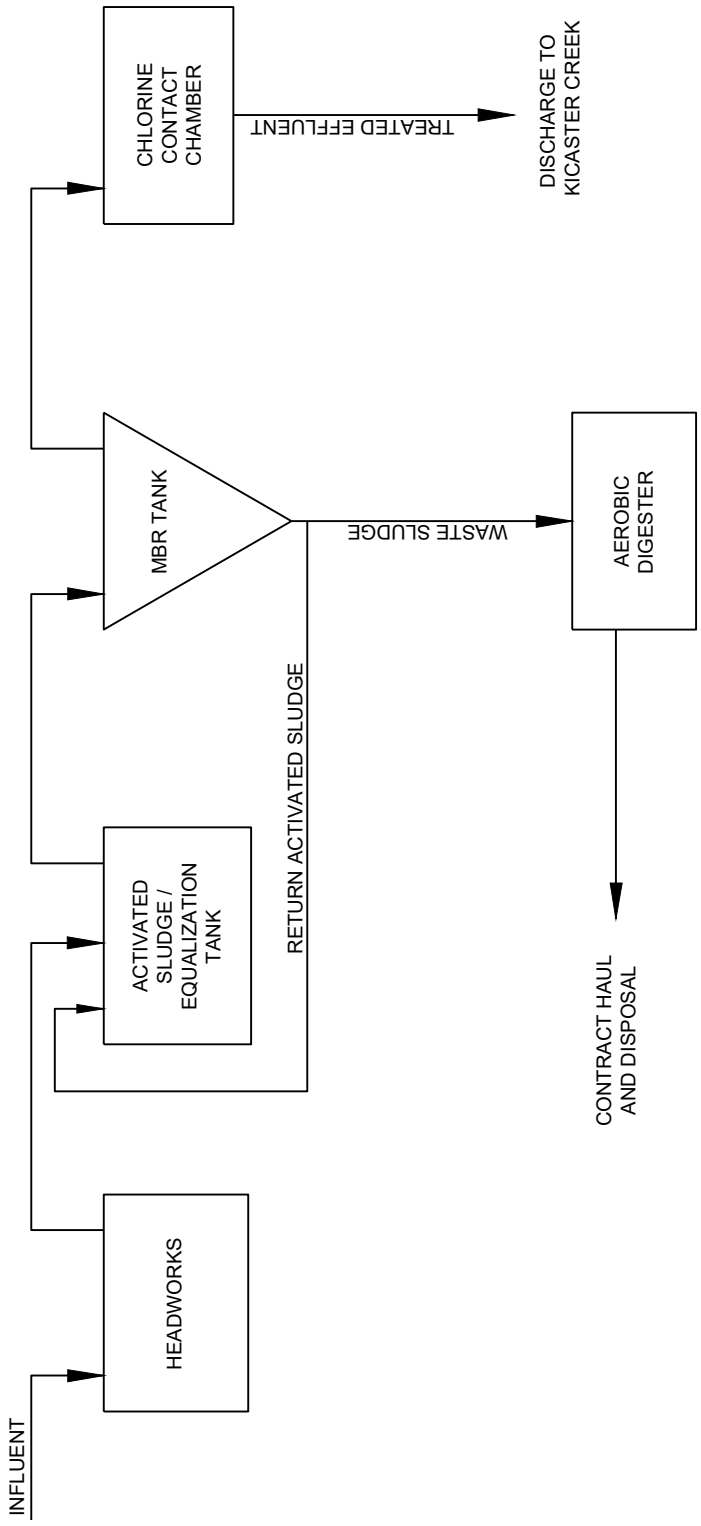
BELLA'S RANCH WWTP

WILSON COUNTY, TX

SPIF USGS MAP

APPENDIX I

PROCESS FLOW DIAGRAM



FOR PLANNING PURPOSES ONLY

PHASE 1

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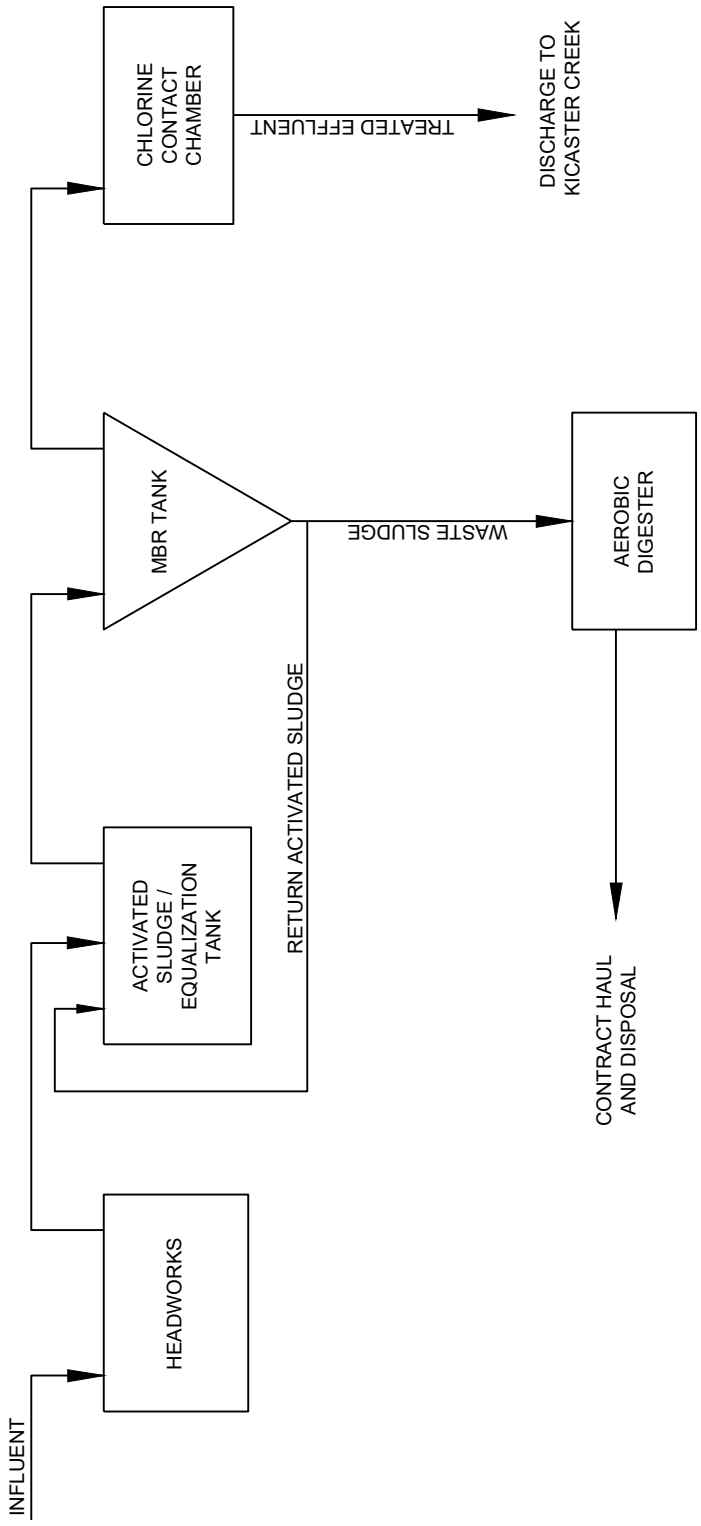
BELLA'S RANCH WWTP

WILSON COUNTY, TX

PROCESS FLOW DIAGRAM

1 OF 1



FOR PLANNING PURPOSES ONLY

PHASE 2

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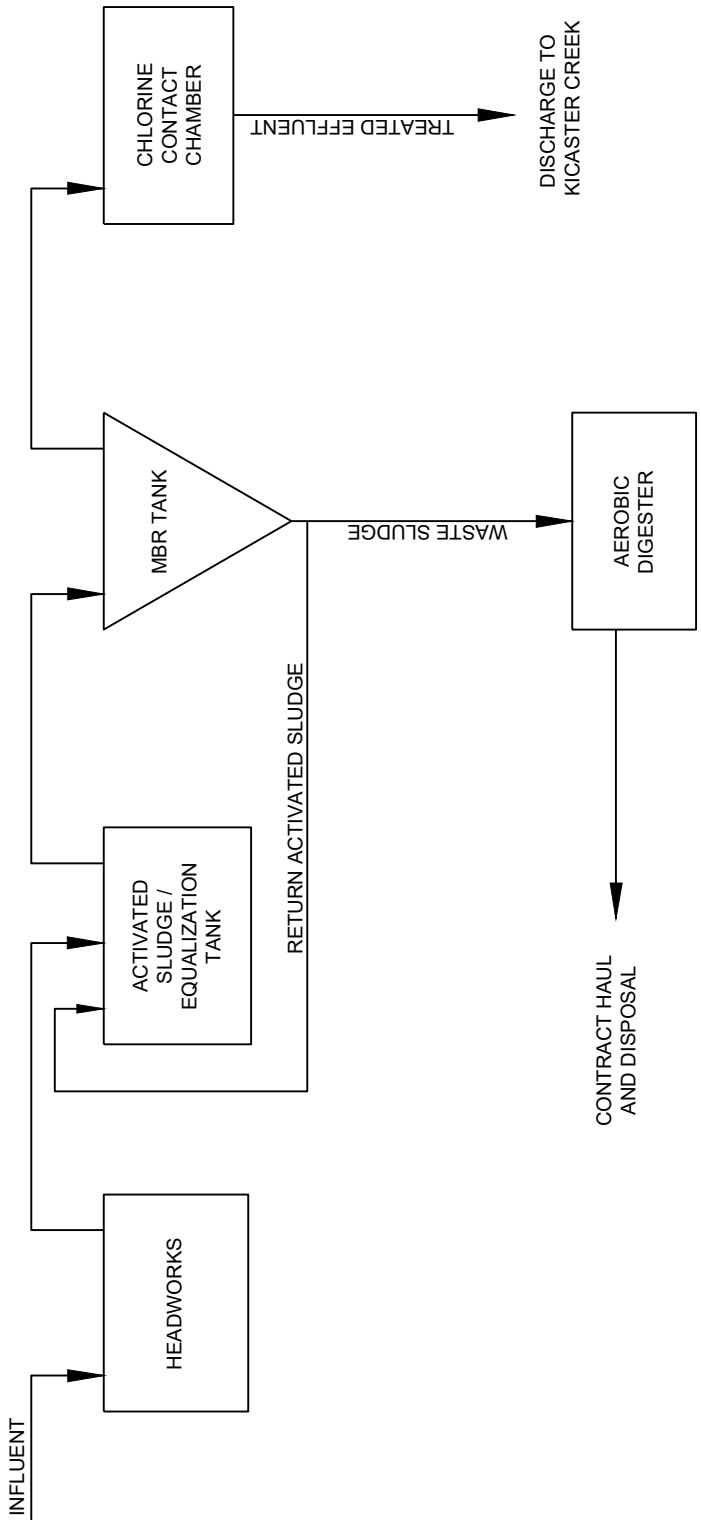
Phone 512.439.4700
Fax 512.439.4716

BELLA'S RANCH WWTP

WILSON COUNTY, TX

PROCESS FLOW DIAGRAM



FOR PLANNING PURPOSES ONLY

FINAL PHASE

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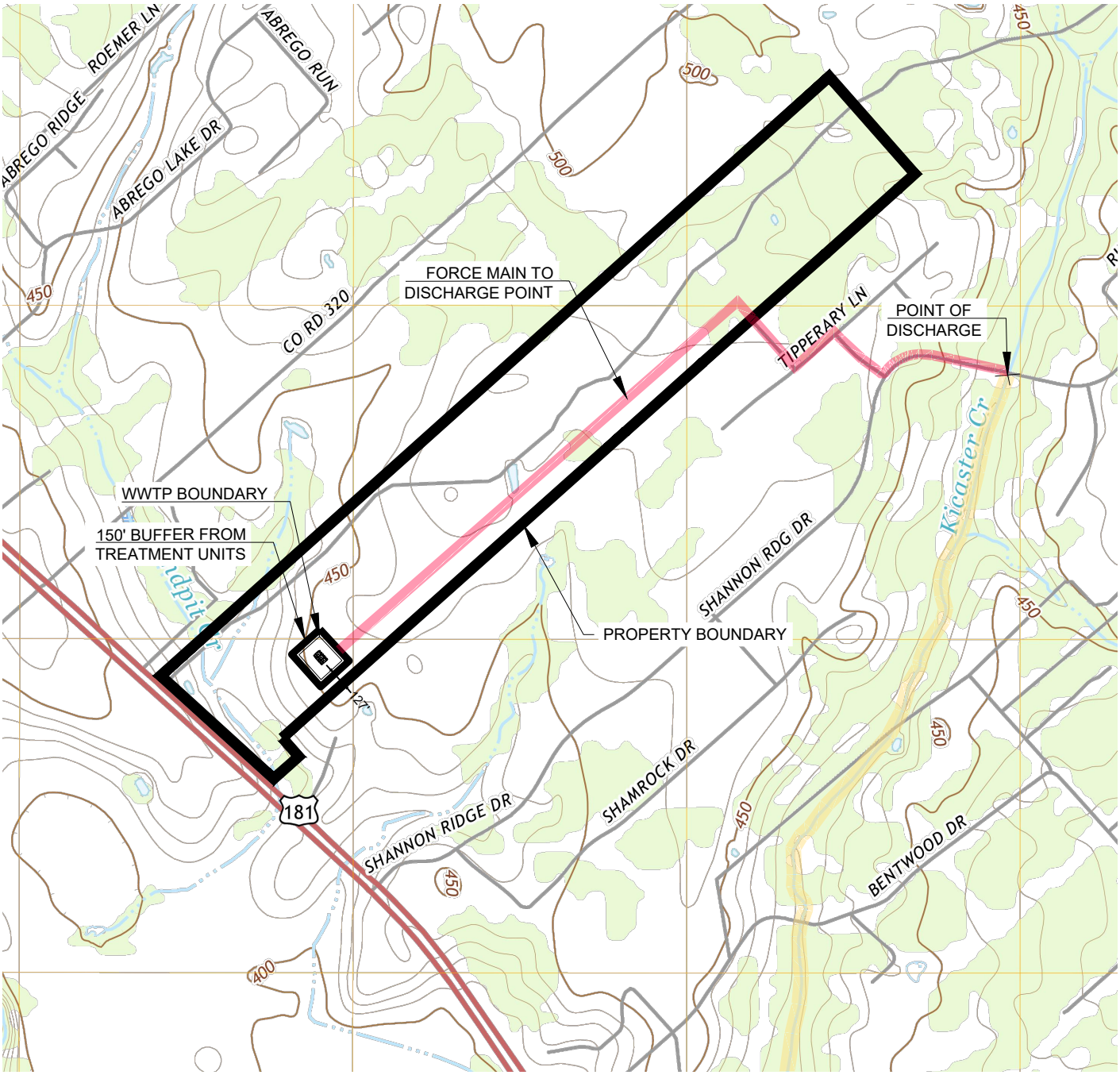
BELLA'S RANCH WWTP

WILSON COUNTY, TX

PROCESS FLOW DIAGRAM

APPENDIX J

SITE DRAWING



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BELLA'S RANCH WWTP
WILSON COUNTY, TX

SITE DRAWING

1 OF 1

APPENDIX K

DESIGN CALCULATIONS

Bella's Ranch - WWTP FLOW PHASES

Phase 1			Phase 2			Phase 3		
Assumptions			**Assumptions**			**Assumptions**		
Average Flow per LUE =	245	gpd	Average Flow per LUE =	245	gpd	Average Flow per LUE =	245	gpd
Average Density	3	LUEs/Ac	Average Density	3	LUEs/Ac	Average Density	3	LUEs/Ac
I/I for Wet Peak	750	gpd/Ac	I/I for Wet Peak	750	gpd/Ac	I/I for Wet Peak	750	gpd/Ac
LUEs	306		LUEs	612		LUEs	1,020	
Average Daily Flow	**74,970**	gpd	Average Daily Flow	**149,940**	gpd	Average Daily Flow	**249,900**	gpd
	52	gpm	Average Daily Flow	104	gpm	Average Daily Flow	174	gpm
Dry Peaking Factor	3.78		Dry Peaking Factor	3.56		Dry Peaking Factor	3.38	
Peak Dry Flow	197	gpm	Peak Dry Flow	371	gpm	Peak Dry Flow	586	gpm
Service Area	86	acres	Service Area	86	acres	Service Area	86	acres
I/I for Peak Wet	64,500	gpd	I/I for Peak Wet	64,500	gpd	I/I for Peak Wet	64,500	gpd
	45	gpm		45	gpm		45	gpm
Total Peak Wet Flow	242	gpm	Total Peak Wet Flow	416	gpm	Total Peak Wet Flow	631	gpm
Minimum Flow Factor	0.19		Minimum Flow Factor	0.22		Minimum Flow Factor	0.24	
Minimum Flow	10	gpm	Minimum Flow	23	gpm	Minimum Flow	42	gpm

PROJECT NAME: Richter Ranch WWTP

Phase 1

PARAMETER		Value		
Operation Type		Suction		
Equalize Flow		Yes		
MBR ADF		454	m3/d	
MBR PDF		908	m3/d	
Plant PHF		1112	m3/d	
MBR AADF		0.115	MGD	
MBR MMADF		**0.075**	MGD	
MBR PDF		0.15	MGD	
Plant PHF		204	GPM	
MBR Peaking Factor		2.0		
Plant PHF Factor		3.0		
Min WW Temp		18	°C	
Max WW Temp		35	°C	
Yield		0.769	lbTSS/lbBOD5	
% Nitrogen in WAS		6.50%		
Residual DO		2.0	mg/L	
Plant Max F:M Ratio		0.1		

Influent Wastewater Characteristics					
Parameter		Conc	Unit	Load	Unit
CBOD5		400	mg/L	400	lb/day
TSS		300	mg/L	300	lb/day
TKN		40	mg/L	40	lb/day
NH3		29	mg/L	28.6	lb/day
NO3		0	mg/L	0	lb/day
TN		40	mg/L	40	lb/day
Total P		12	mg/L	12	lb/day

Permitted Effluent Wastewater Limits					
Parameter		Conc	Unit	Load	Unit
CBOD5		5	mg/L	5	lb/day
TSS		5	mg/L	5	lb/day
TKN		10	mg/L	10	lb/day
NH3		2	mg/L	2	lb/day
NO3		10	mg/L	10	lb/day
TN		20	mg/L	20	lb/day
Total P		1	mg/L	0.5	lb/day

MBR Design		
Parameter	Value	
Effective Membrane Area	7.53	ft2
Target Flux	14	gfd
Number of Membranes	711	
Membranes Per Unit	300	NPH
Required Number of Membrane Units	2.37	
Actual Number of Membrane Units	3.00	
Actual (design) Flux	11.1	gfd
Basin Length	**8**	ft
Number of Basins	**2**	
Basin Width	**10**	ft
Side Water Depth	**10.5**	ft
Basin Volume	6283	gal
Total MBR Volume	12566	gal

Nitrification Process Calculations		
Parameter	Value	
MBR MLSS	11000	mg/L
MLVSS/MLSS	0.8	
Nitrification Rate	0.027	lbN/lbSS*day
Recommended Safety Factor	25%	
Net Nitrification Load	20	lb/day
Required BOD Aeration Volume	25961	gal
Required Aearation Volume	25961	gal
Actual Aeration Volume	27563	gal

Chlorine Contact Basin Design		
Detention Time	20	min at PHF
Required Basin Size	2720	gal
Required Basin Size	364	cubic feet
Actual Basin Provided Length	**25**	
Width	**3**	ft
SWD	**7**	ft
Basin Volume	525	ft
Basin Surface Volume	3927	cf, ea
Chlorine Contact Basin Airflow	15	gal
Airflow Required	1.94	SCFM/1000 cf
SCFM/diffuser	3	SCFM
Number of Headers	1	
SCFM per header	1.94	
Diffusers per Header	1	
Total # of Diffusers	1	

Digester Design Parameters		
BOD Removed	395	lb/day
WAS Sludge Production	304	lb sludge/day
Chemical Sludge Production	33	lb sludge/day
Total Sludge Production	337	lb sludge/day
Sludge Concentration	2%	lb dry solids/lb sludge
Sludge Flow	2022.80	gal sludge/day
WAS Volatile Fraction	75%	
Desired final sludge concentration	4%	
Actual Plant Discharge	728	gal sludge/day
Required Digester Volume	23303	gal
Actual Digester Volume	**24858**	gal

PROJECT NAME: Richter Ranch WWTP

Phase 2

PARAMETER		Value		
Operation Type		Suction		
Equalize Flow		Yes		
MBR ADF		454	m3/d	
MBR PDF		908	m3/d	
Plant PHF		2365	m3/d	
MBR AADF		0.092	MGD	
MBR MMADF		**0.15**	MGD	
MBR PDF		0.3	MGD	
Plant PHF		434	GPM	
MBR Peaking Factor		2.0		
Plant PHF Factor		3.0		
Min WW Temp		18	°C	
Max WW Temp		35	°C	
Yield		0.769	lbTSS/lbBOD5	
% Nitrogen in WAS		6.50%		
Residual DO		2.0	mg/L	
Plant Max F:M Ratio		0.1		

Influent Wastewater Characteristics					
Parameter		Conc	Unit	Load	Unit
CBOD5		400	mg/L	400	lb/day
TSS		300	mg/L	300	lb/day
TKN		40	mg/L	40	lb/day
NH3		29	mg/L	28.6	lb/day
NO3		0	mg/L	0	lb/day
TN		40	mg/L	40	lb/day
Total P		12	mg/L	12	lb/day

Permitted Effluent Wastewater Limits					
Parameter		Conc	Unit	Load	Unit
CBOD5		5	mg/L	5	lb/day
TSS		5	mg/L	5	lb/day
TKN		10	mg/L	10	lb/day
NH3		2	mg/L	2	lb/day
NO3		10	mg/L	10	lb/day
TN		20	mg/L	20	lb/day
Total P		1	mg/L	0.5	lb/day

MBR Design		
Parameter	Value	
Effective Membrane Area	7.53	ft2
Target Flux	14	gfd
Number of Membranes	1423	
Membranes Per Unit	300	NPH
Required Number of Membrane Units	4.74	
Actual Number of Membrane Units	5.00	
Actual (design) Flux	13.3	gfd
Basin Length	8	ft
Number of Basins	2	
Basin Width	10	ft
Side Water Depth	10.5	ft
Basin Volume	6283	gal
Total MBR Volume	25133	gal

Nitrification Process Calculations		
Parameter	Value	
MBR MLSS	11000	mg/L
MLVSS/MLSS	0.8	
Nitrification Rate	0.027	lbN/lbSS*day
Recommended Safety Factor	25%	
Net Nitrification Load	20	lb/day
Required BOD Aeration Volume	48870	gal
Required Aearation Volume	48870	gal
Actual Aeration Volume	55126	gal

Chlorine Contact Basin Design		
Detention Time	20	min at PHF
Required Basin Size	5786	gal
Required Basin Size	774	cubic feet
Actual Basin Provided Length	**25**	
Width	**3**	ft
SWD	**7**	ft
Basin Volume	525	ft
Basin Surface Volume	3927	cf, ea
Chlorine Contact Basin Airflow	15	gal
Airflow Required	1.94	SCFM/1000 cf
SCFM/diffuser	3	SCFM
Number of Headers	1	
SCFM per header	1.94	
Diffusers per Header	1	
Total # of Diffusers	1	

Digester Design Parameters		
BOD Removed	395	lb/day
WAS Sludge Production	304	lb sludge/day
Chemical Sludge Production	33	lb sludge/day
Total Sludge Production	337	lb sludge/day
Sludge Concentration	2%	lb dry solids/lb sludge
Sludge Flow	2022.80	gal sludge/day
WAS Volatile Fraction	75%	
Desired final sludge concentration	4%	
Actual Plant Discharge	728	gal sludge/day
Required Digester Volume	46605	gal
Actual Digester Volume	**49716**	gal

PROJECT NAME: Richter Ranch WWTP

Phase 3

PARAMETER		Value		
Operation Type		Suction		
Equalize Flow		Yes		
MBR ADF		454	m3/d	
MBR PDF		908	m3/d	
Plant PHF		3633	m3/d	
MBR AADF		0.092	MGD	
MBR MMADF		**0.25**	MGD	
MBR PDF		0.5	MGD	
Plant PHF		667	GPM	
MBR Peaking Factor		2.0		
Plant PHF Factor		3.0		
Min WW Temp		18	°C	
Max WW Temp		35	°C	
Yield		0.769	lbTSS/lbBOD5	
% Nitrogen in WAS		6.50%		
Residual DO		2.0	mg/L	
Plant Max F:M Ratio		0.1		

Influent Wastewater Characteristics					
Parameter		Conc	Unit	Load	Unit
CBOD5		400	mg/L	400	lb/day
TSS		300	mg/L	300	lb/day
TKN		40	mg/L	40	lb/day
NH3		29	mg/L	28.6	lb/day
NO3		0	mg/L	0	lb/day
TN		40	mg/L	40	lb/day
Total P		12	mg/L	12	lb/day

Permitted Effluent Wastewater Limits					
Parameter		Conc	Unit	Load	Unit
CBOD5		5	mg/L	5	lb/day
TSS		5	mg/L	5	lb/day
TKN		10	mg/L	10	lb/day
NH3		2	mg/L	2	lb/day
NO3		10	mg/L	10	lb/day
TN		20	mg/L	20	lb/day
Total P		1	mg/L	0.5	lb/day

MBR Design		
Parameter	Value	
Effective Membrane Area	7.53	ft2
Target Flux	14	gfd
Number of Membranes	2371	
Membranes Per Unit	300	NPH
Required Number of Membrane Units	7.90	
Actual Number of Membrane Units	8.00	
Actual (design) Flux	13.8	gfd
Basin Length	11	ft
Number of Basins	2	
Basin Width	10	ft
Side Water Depth	10.5	ft
Basin Volume	8639	gal
Total MBR Volume	37699	gal

Nitrification Process Calculations		
Parameter	Value	
MBR MLSS	11000	mg/L
MLVSS/MLSS	0.8	
Nitrification Rate	0.027	lbN/lbSS*day
Recommended Safety Factor	25%	
Net Nitrification Load	20	lb/day
Required BOD Aeration Volume	79416	gal
Required Aearation Volume	79416	gal
Actual Aeration Volume	80000	gal

Chlorine Contact Basin Design		
Detention Time	20	min at PHF
Required Basin Size	8888	gal
Required Basin Size	1188	cubic feet
Actual Basin Provided Length	**30**	
Width	**4**	ft
SWD	**7**	ft
Basin Volume	840	ft
Basin Surface Volume	6283.2	cf, ea
Chlorine Contact Basin Airflow	15	gal
Airflow Required	1.94	SCFM/1000 cf
SCFM/diffuser	3	SCFM
Number of Headers	1	
SCFM per header	1.94	
Diffusers per Header	1	
Total # of Diffusers	1	

Digester Design Parameters		
BOD Removed	395	lb/day
WAS Sludge Production	304	lb sludge/day
Chemical Sludge Production	33	lb sludge/day
Total Sludge Production	337	lb sludge/day
Sludge Concentration	2%	lb dry solids/lb sludge
Sludge Flow	2022.80	gal sludge/day
WAS Volatile Fraction	75%	
Desired final sludge concentration	4%	
Actual Plant Discharge	728	gal sludge/day
Required Digester Volume	69908	gal
Actual Digester Volume	**82031**	gal

APPENDIX L

FEMA FLOOD MAPS

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures.** Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Texas State Plane south central zone (FIPSZONE 4204). The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum.** For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242,** or visit its website at http://www.ngs.noaa.gov/.

Base map and Benchmark details are noted in Special Notes below.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables *in the Flood Insurance Study report (which contains authoritative hydraulic data* may reflect stream channel distances that differ from what is shown on this map.

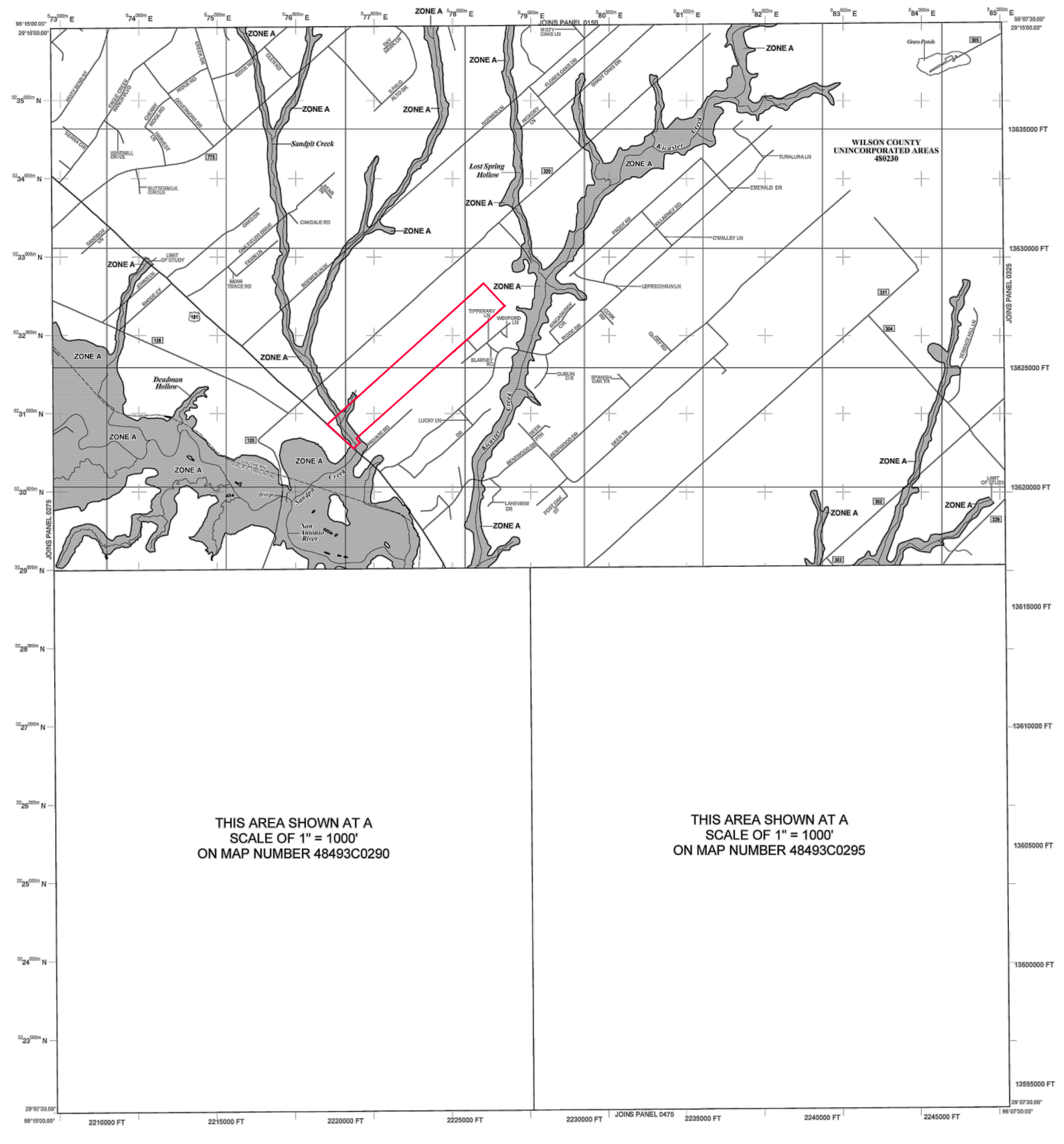
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, *a Flood Insurance Study report,* and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/.

Benchmarks shown on this map were provided by Texas Department of Transportation (TxDOT) and the National Geodetic Survey (NGS). To obtain elevation, description, and location information for TxDOT benchmarks in this region, please contact the Corpus Christi district office by phone at (361) 808-2258 or visit the TxDOT website at http://www.dot.state.tx.us/local_information/corpus_christi_district/. For information regarding the benchmarks by the NGS, please see note above.
Base map information shown on this FIRM was derived from multiple sources. This information was compiled from the U.S. Geological Survey, 2003, National Geodetic Survey, 2003, Texas Department of Transportation, 2003, Strategic Mapping Program (STRATMAP), 2006, Texas Natural Resources Information System (TNRIS), 2004, United States Census Bureau (USCB), 2000, and San Antonio River Authority, 2004.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- **ZONE A** No Base Flood Elevations determined.
- **ZONE AE** Base Flood Elevations determined.
- **ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- **ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- **ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- **ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- **ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- **ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- **ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- **ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- **ZONE D** Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 Base Flood Elevation line and value; elevation in feet*
- (EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988 (NAVD 88)

- A–A Cross section line
- 23–23 Transect line
- 97°07'30", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4275000mN 1000-meter Universal Transverse Mercator grid values, zone 14
- 6000000 FT 5000-foot grid values: Texas State Plane coordinate system, south central zone (FIPSZONE 4204), Lambert Conformal Conic
- DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
November 26, 2010
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 2000'
1000 0 2000 4000 FEET
600 0 600 1200 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0300C

FIRM
FLOOD INSURANCE RATE MAP
WILSON COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL 300 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WILSON COUNTY	480230	0300	C

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
48493C0300C
EFFECTIVE DATE
NOVEMBER 26, 2010

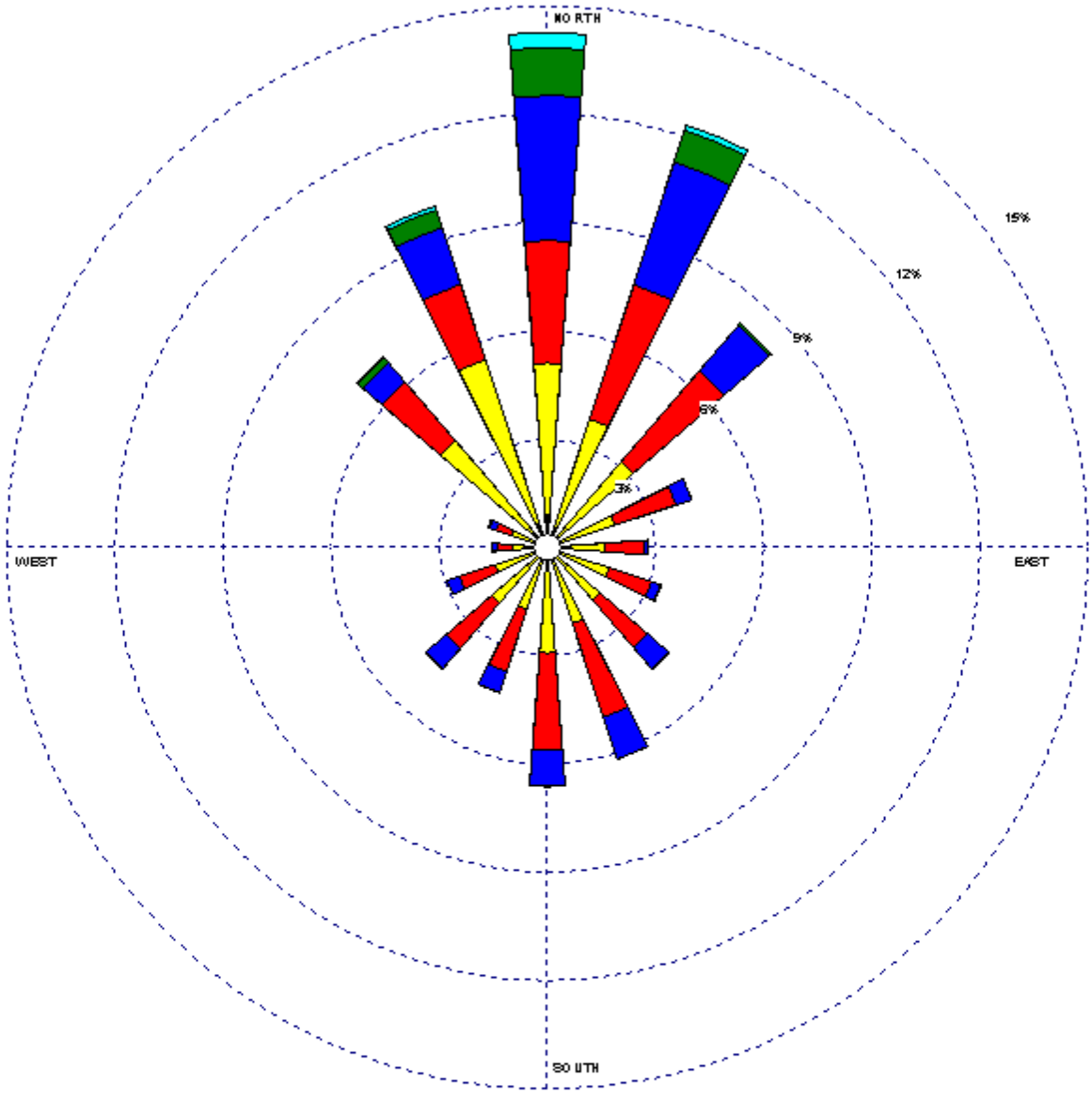
Federal Emergency Management Agency

APPENDIX M

WIND ROSE

WIND ROSE PLOT

Station #12921 - SAN ANTONIO/WSFO, TX



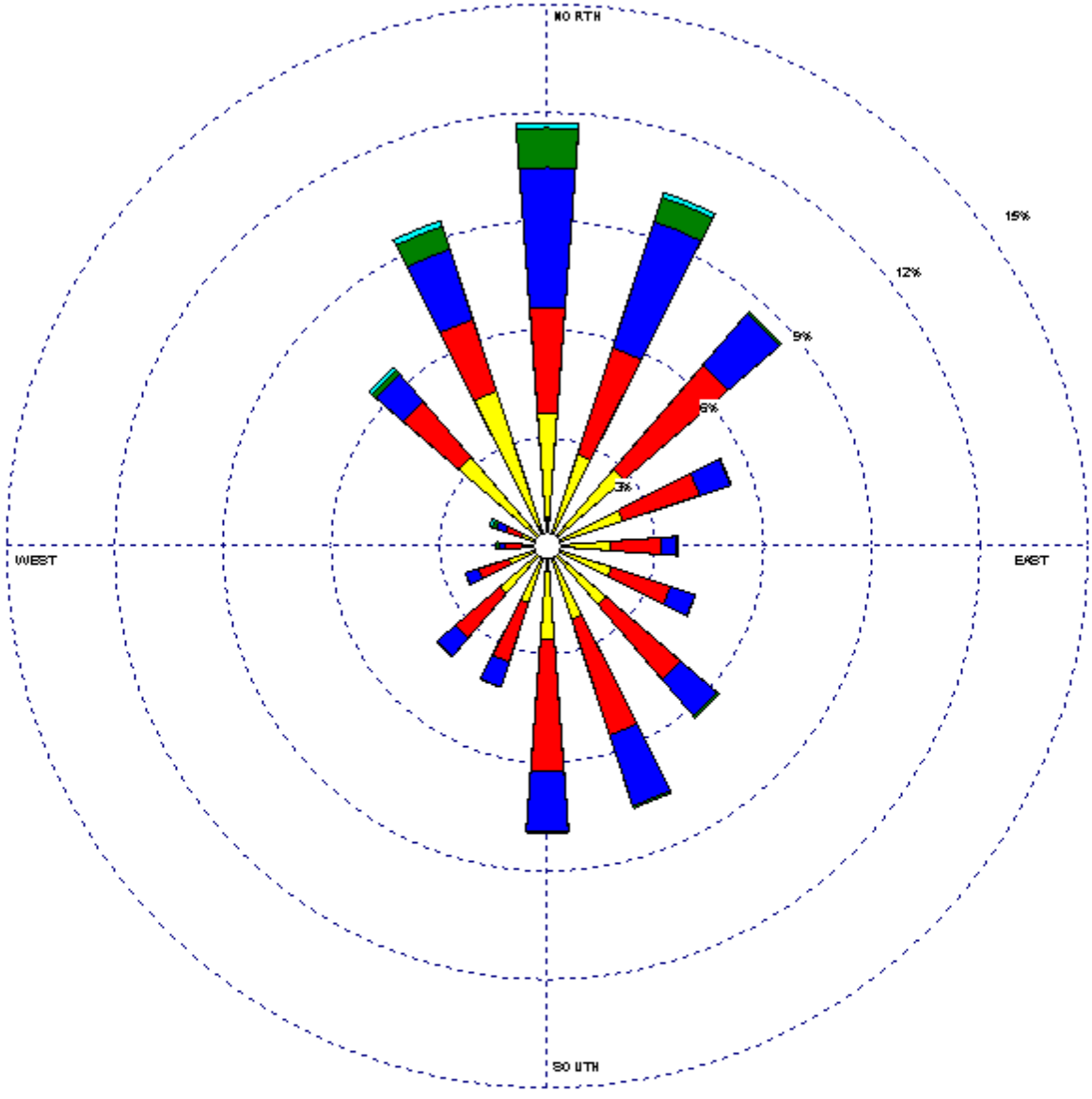
Wind Speed (m/s)

- > 11.06
- 8.49 - 11.06
- 5.40 - 8.49
- 3.34 - 5.40
- 1.80 - 3.34
- 0.51 - 1.80

MODELER	DATE	COMPANY NAME
Sara West	8/29/2002	USDA-ARS
DISPLAY	**UNIT**	**COMMENTS**
Wind Speed	m/s	
AVG. WIND SPEED	**CALM WINDS**	
4.17 m/s	5.71%	
ORIENTATION	**PLOT YEAR-DATE-TIME**	
Direction (blowing from)	1961 Jan 1 - Jan 31 Midnight - 11 PM	

WIND ROSE PLOT

Station #12921 - SAN ANTONIO/WSFO, TX



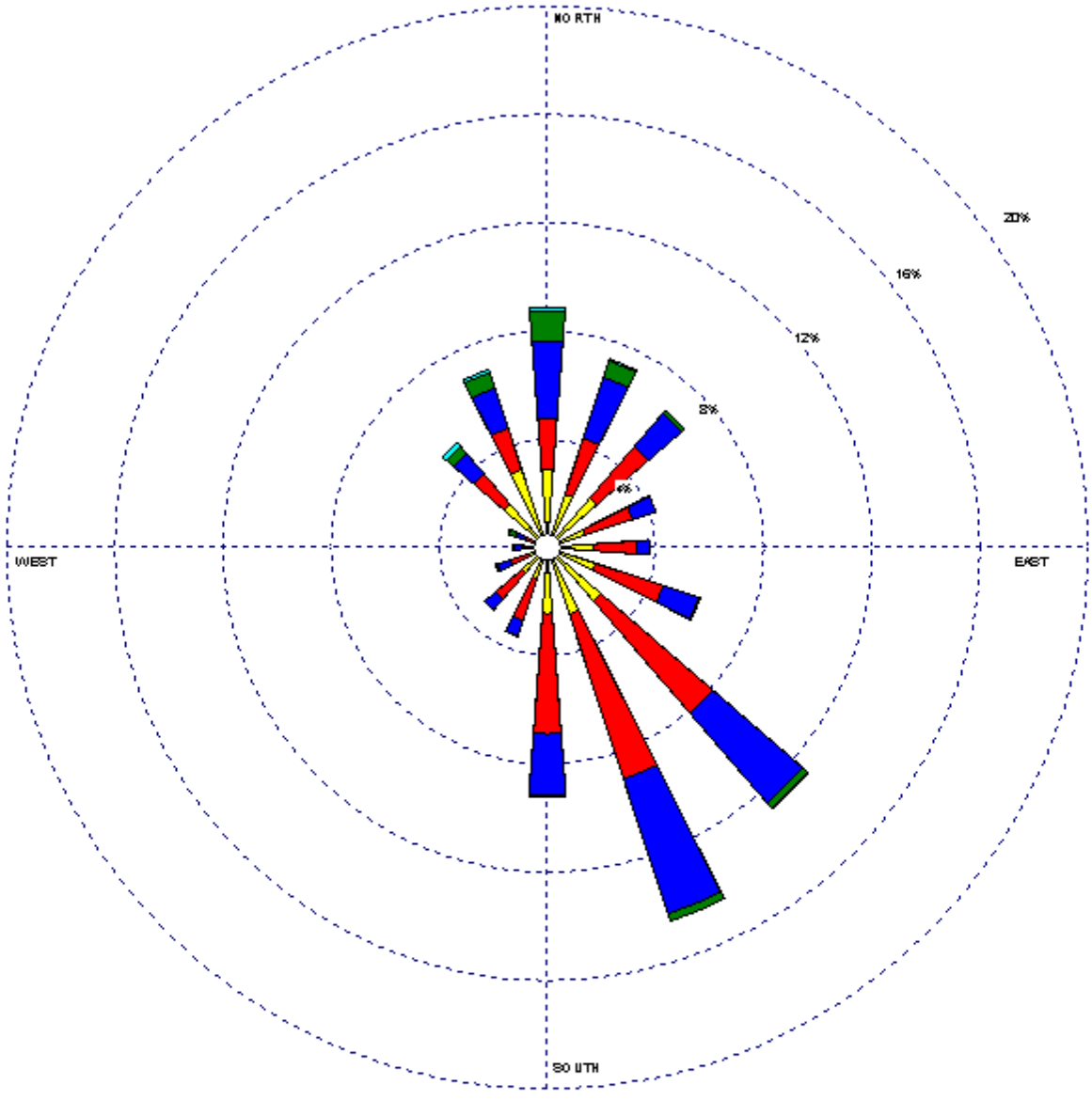
Wind Speed (m/s)

- > 11.06
- 8.49 - 11.06
- 5.40 - 8.49
- 3.34 - 5.40
- 1.80 - 3.34
- 0.51 - 1.80

MODELER	DATE	COMPANY NAME
Sara West	8/29/2002	USDA-ARS
DISPLAY: Wind Speed	UNIT: m/s	COMMENTS
AVG. WIND SPEED: 4.41 m/s	CALM WINDS: 4.43%	
ORIENTATION: Direction (blowing from)	PLOT YEAR-DATE-TIME: 1961 Feb 1 - Feb 29 Midnight - 11 PM	

WIND ROSE PLOT

Station #12921 - SAN ANTONIO/WSFO, TX



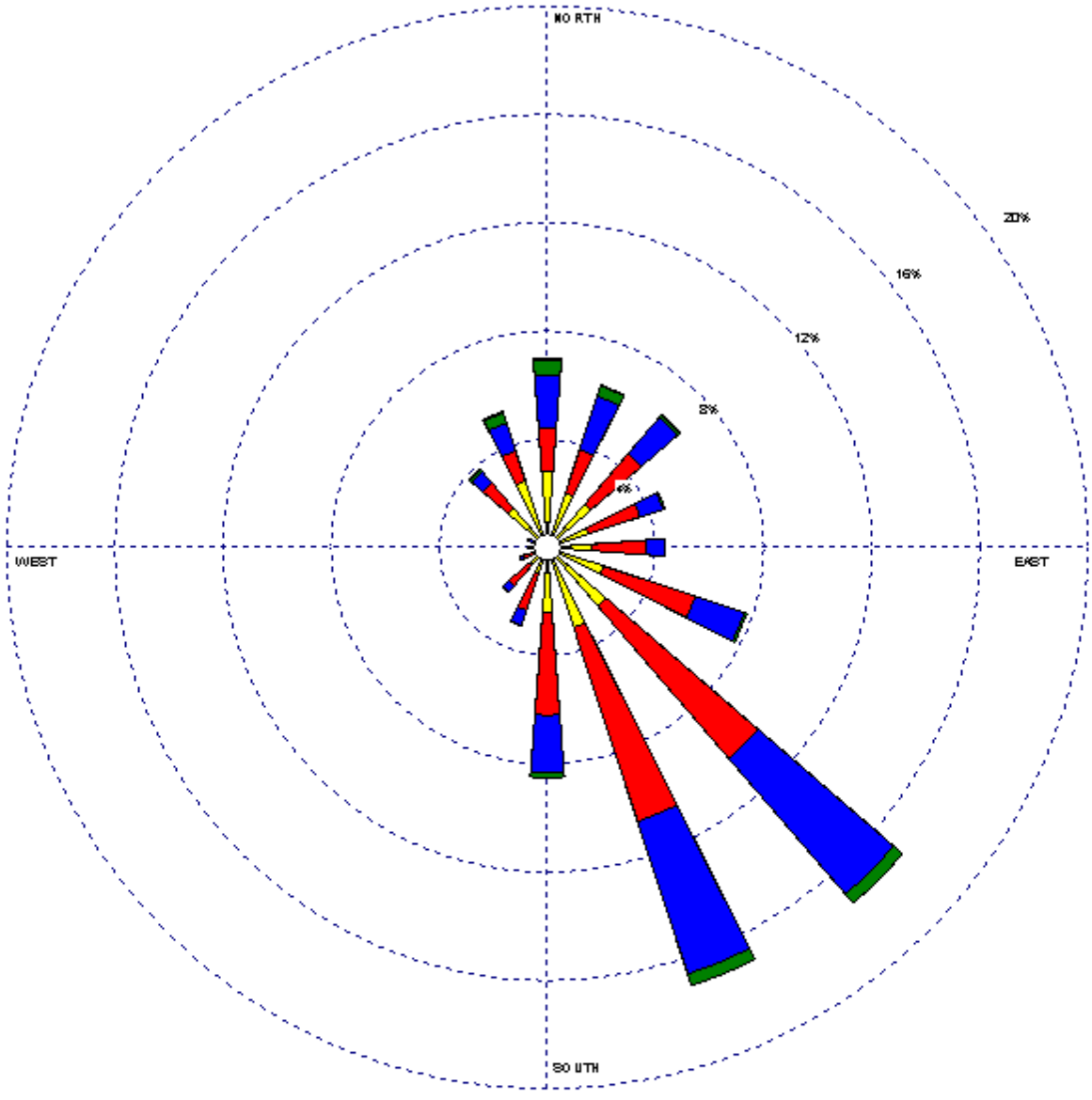
Wind Speed (m/s)

- > 11.06
- 8.49 - 11.06
- 5.40 - 8.49
- 3.34 - 5.40
- 1.80 - 3.34
- 0.51 - 1.80

MODELER: Sara West	DATE: 8/29/2002	COMPANY NAME: USDA-ARS
DISPLAY: Wind Speed	UNIT: m/s	COMMENTS:
AVG. WIND SPEED: 4.69 m/s	CALM WINDS: 3.12%	
ORIENTATION: Direction (blowing from)	PLOT YEAR-DATE-TIME: 1961 Mar 1 - Mar 31 Midnight - 11 PM	

WIND ROSE PLOT

Station #12921 - SAN ANTONIO/WSFO, TX



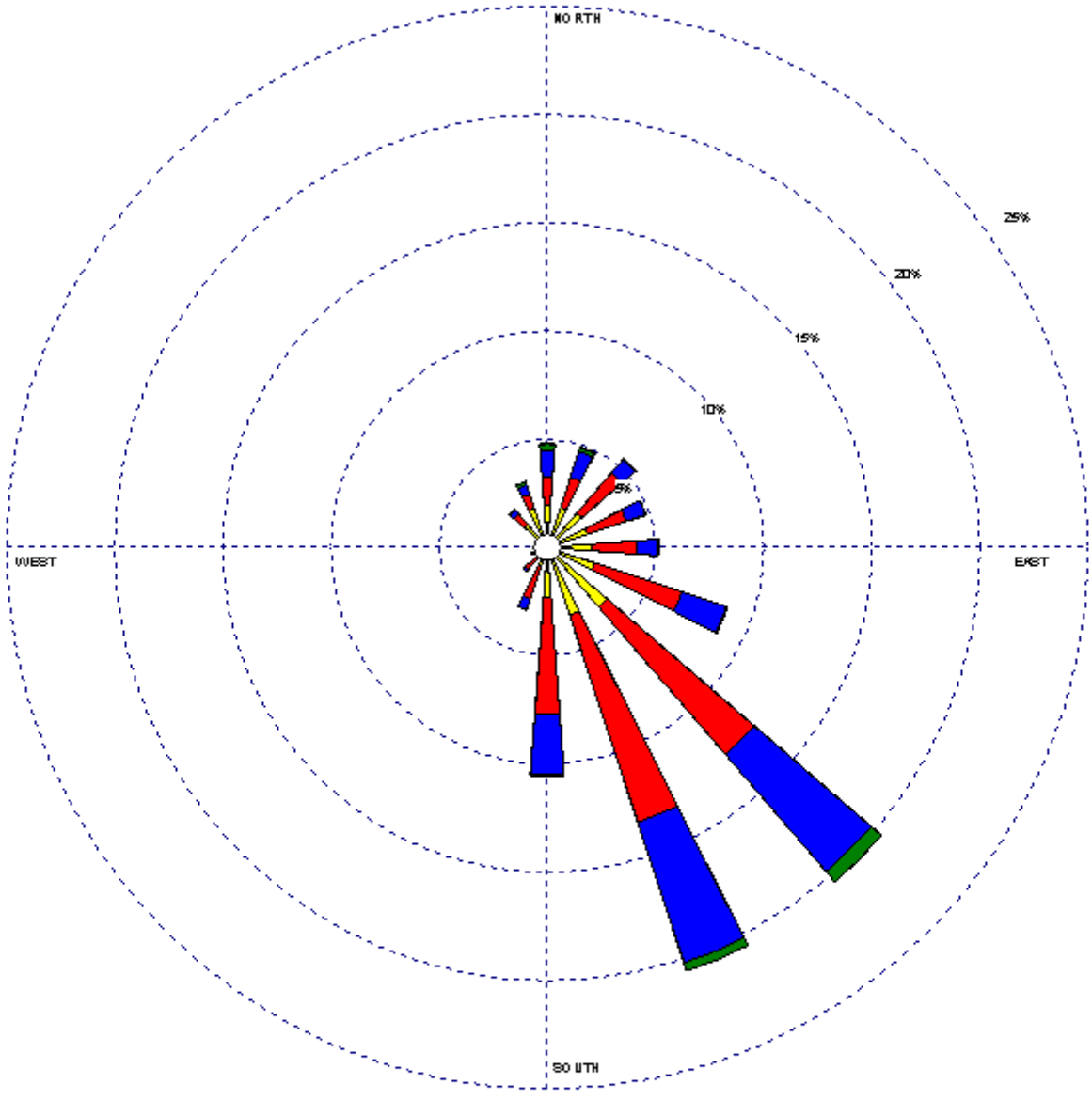
Wind Speed (m/s)

- > 11.06
- 8.49 - 11.06
- 5.40 - 8.49
- 3.34 - 5.40
- 1.80 - 3.34
- 0.51 - 1.80

MODELER	DATE	COMPANY NAME
Sara West	8/29/2002	USDA-ARS
DISPLAY: Wind Speed	UNIT: m/s	COMMENTS
AVG. WIND SPEED: 4.62 m/s	CALM WINDS: 3.51%	
ORIENTATION: Direction (blowing from)	PLOT YEAR-DATE-TIME: 1961 Apr 1 - Apr 30 Midnight - 11 PM	

WIND ROSE PLOT

Station #12921 - SAN ANTONIO/WSFO, TX



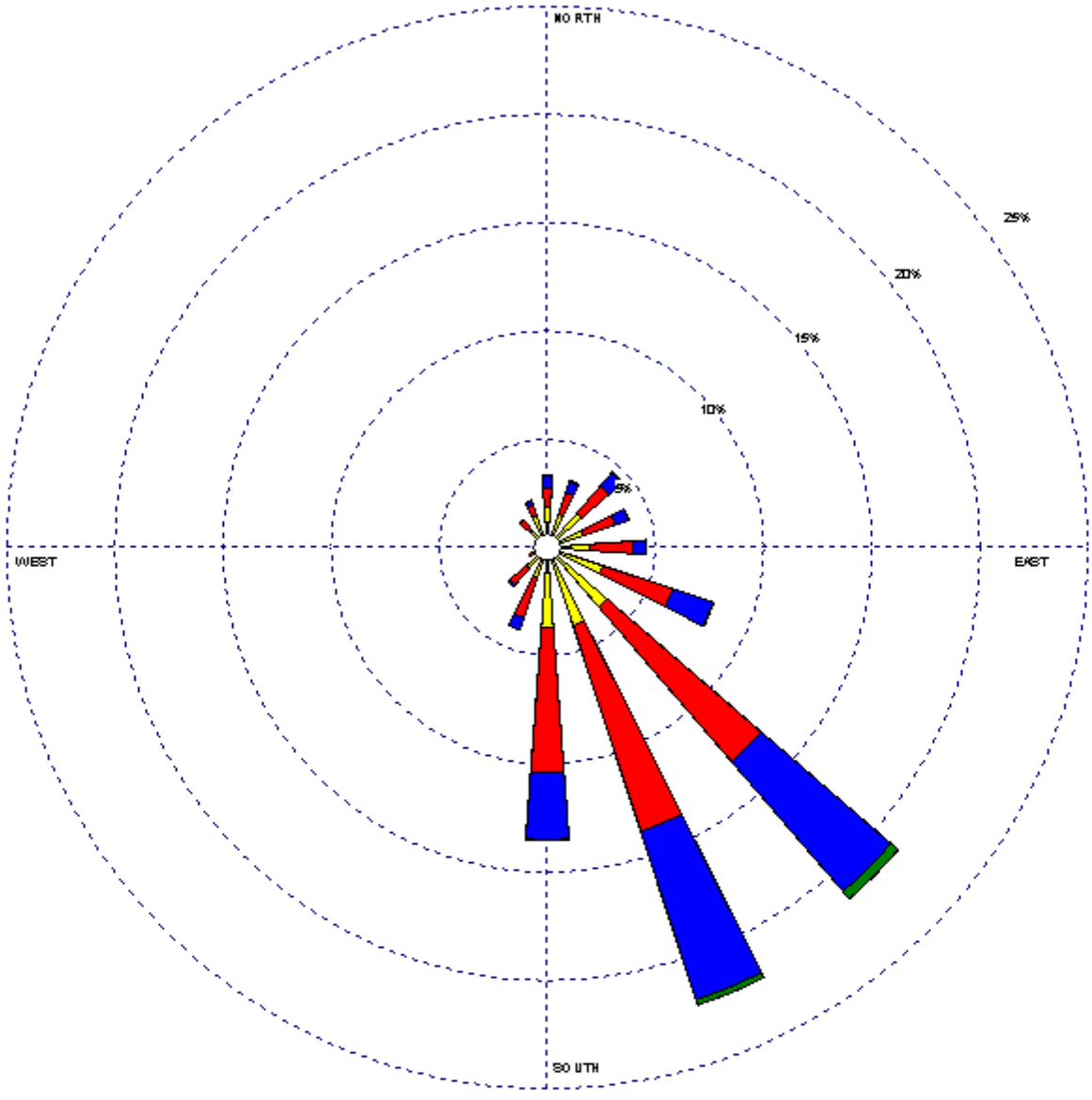
Wind Speed (m/s)

- > 11.06
- 8.49 - 11.06
- 5.40 - 8.49
- 3.34 - 5.40
- 1.80 - 3.34
- 0.51 - 1.80

MODELER Sara West		DATE 8/29/2002	COMPANY NAME USDA-ARS
DISPLAY Wind Speed		UNIT m/s	COMMENTS
AVG. WIND SPEED 4.54 m/s		CALM WINDS 2.68%	
ORIENTATION Direction (blowing from)		PLOT YEAR-DATE-TIME 1961 May 1 - May 31 Midnight - 11 PM	

WIND ROSE PLOT

Station #12921 - SAN ANTONIO/WSFO, TX



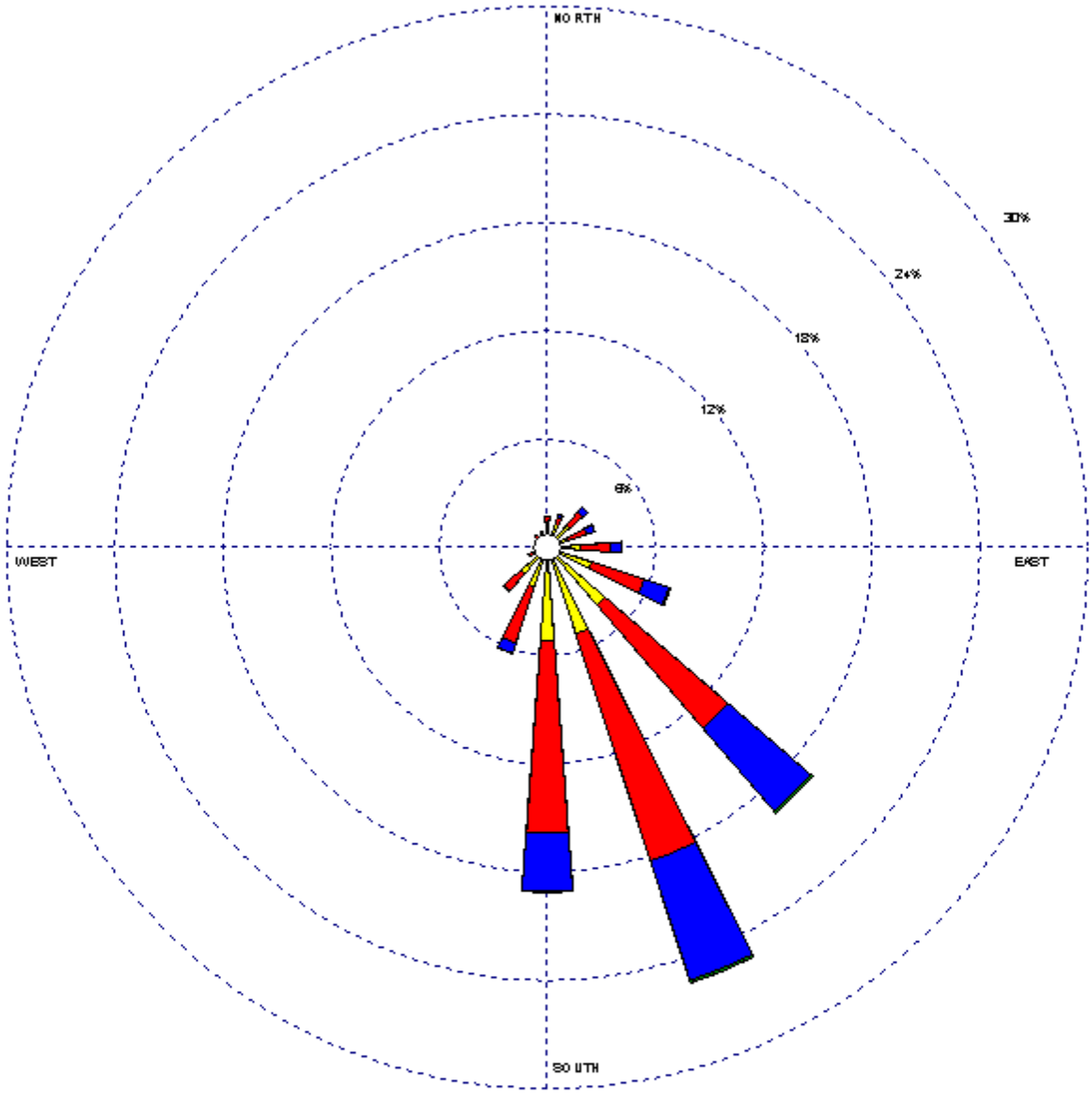
Wind Speed (m/s)

- > 11.06
- 8.49 - 11.06
- 5.40 - 8.49
- 3.34 - 5.40
- 1.80 - 3.34
- 0.51 - 1.80

MODELER	DATE	COMPANY NAME
Sara West	8/29/2002	USDA-ARS
DISPLAY: Wind Speed	UNIT: m/s	COMMENTS
AVG. WIND SPEED: 4.44 m/s	CALM WINDS: 2.46%	
ORIENTATION: Direction (blowing from)	PLOT YEAR-DATE-TIME: 1961 Jun 1 - Jun 30 Midnight - 11 PM	

WIND ROSE PLOT

Station #12921 - SAN ANTONIO/WSFO, TX



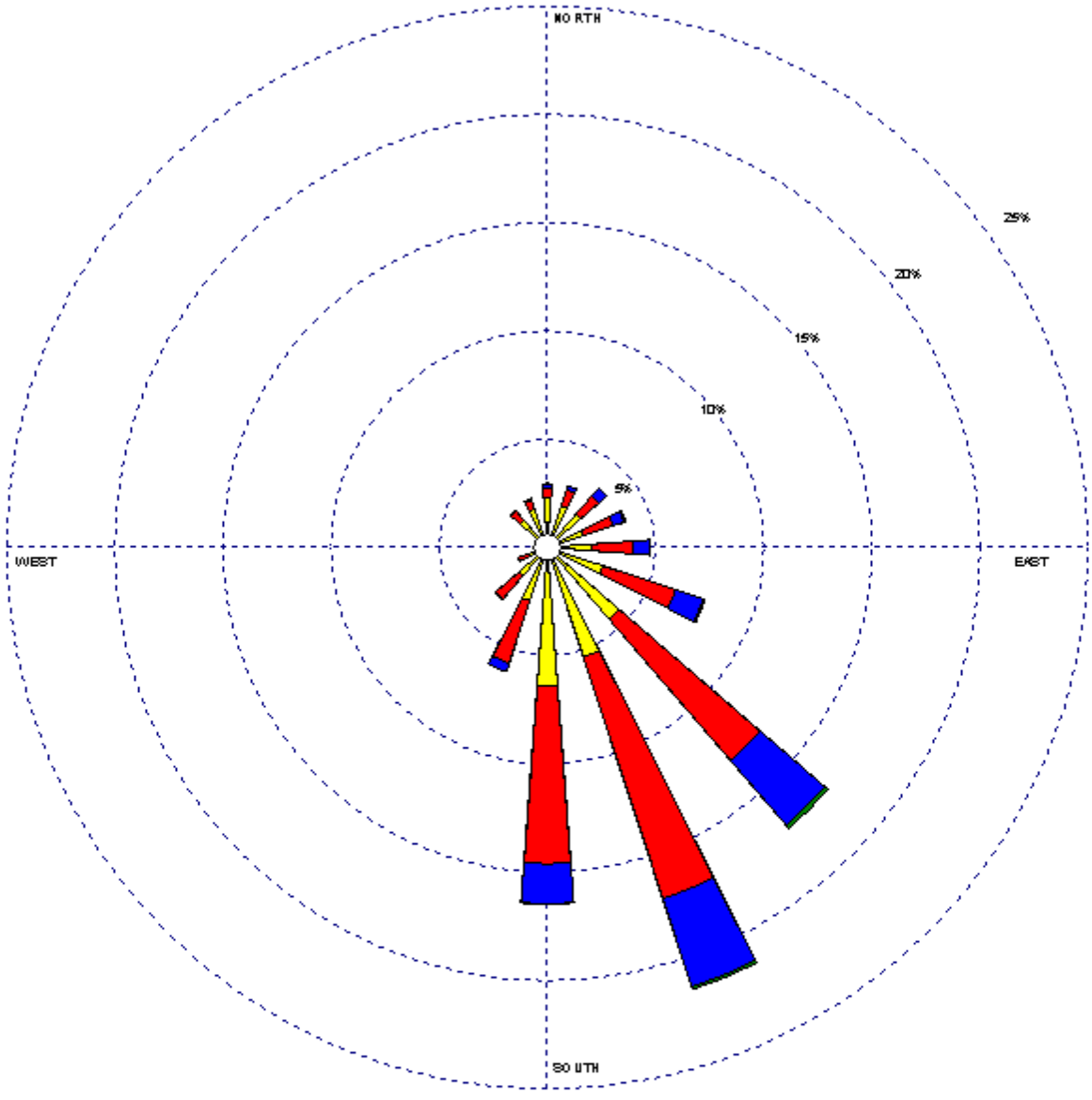
Wind Speed (m/s)

- > 11.06
- 8.49 - 11.06
- 5.40 - 8.49
- 3.34 - 5.40
- 1.80 - 3.34
- 0.51 - 1.80

MODELER	DATE	COMPANY NAME
Sara West	8/29/2002	USDA-ARS
DISPLAY	**UNIT**	**COMMENTS**
Wind Speed	m/s	
AVG. WIND SPEED	**CALM WINDS**	
4.24 m/s	1.79%	
ORIENTATION	**PLOT YEAR-DATE-TIME**	
Direction (blowing from)	1961 Jul 1 - Jul 31 Midnight - 11 PM	

WIND ROSE PLOT

Station #12921 - SAN ANTONIO/WSFO, TX



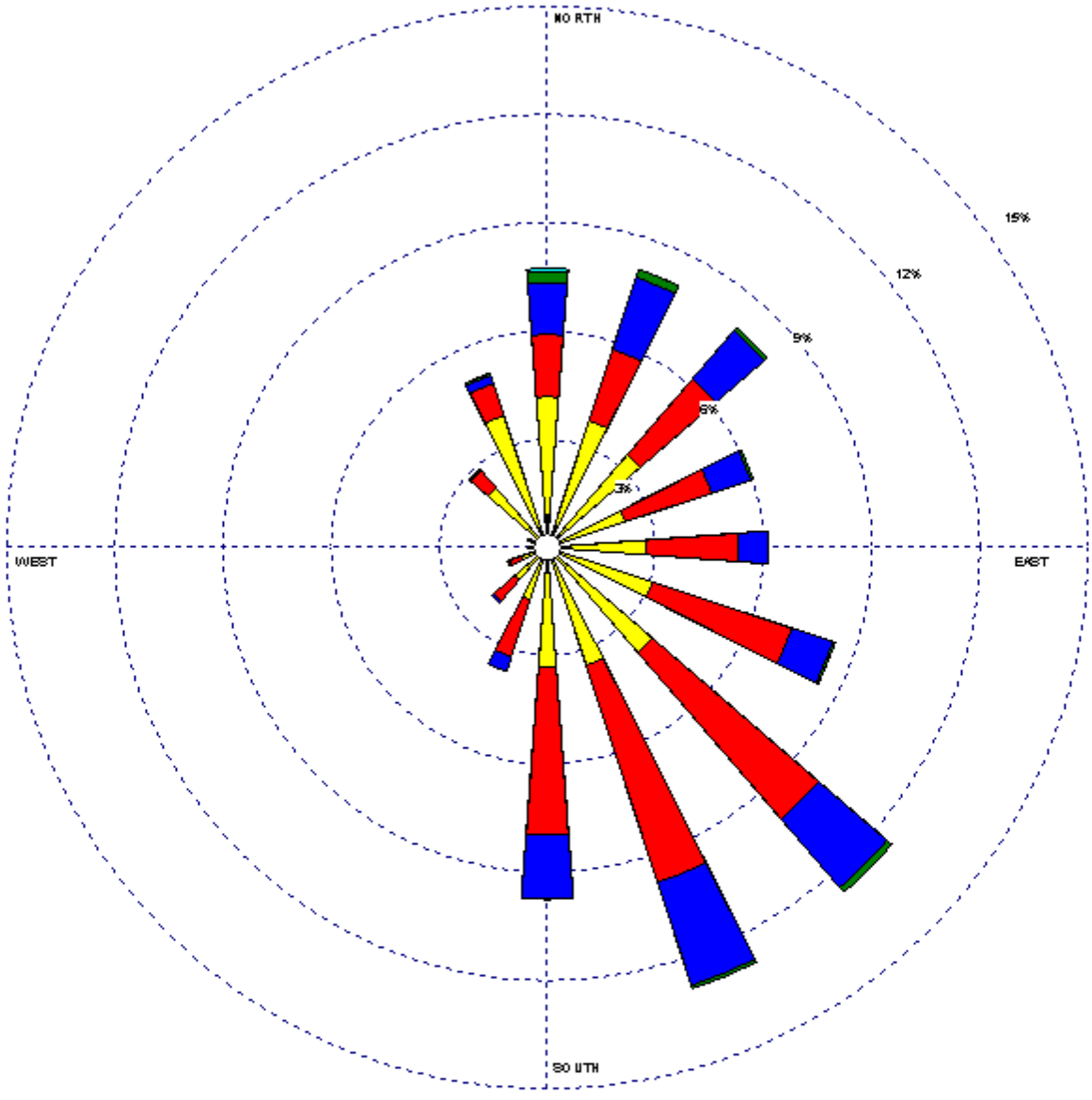
Wind Speed (m/s)

- > 11.06
- 8.49 - 11.06
- 5.40 - 8.49
- 3.34 - 5.40
- 1.80 - 3.34
- 0.51 - 1.80

MODELER	DATE	COMPANY NAME
Sara West	8/29/2002	USDA-ARS
DISPLAY: Wind Speed	UNIT: m/s	COMMENTS
AVG. WIND SPEED: 3.95 m/s	CALM WINDS: 2.51%	
ORIENTATION: Direction (blowing from)	PLOT YEAR-DATE-TIME: 1961 Aug 1 - Aug 31 Midnight - 11 PM	

WIND ROSE PLOT

Station #12921 - SAN ANTONIO/WSFO, TX



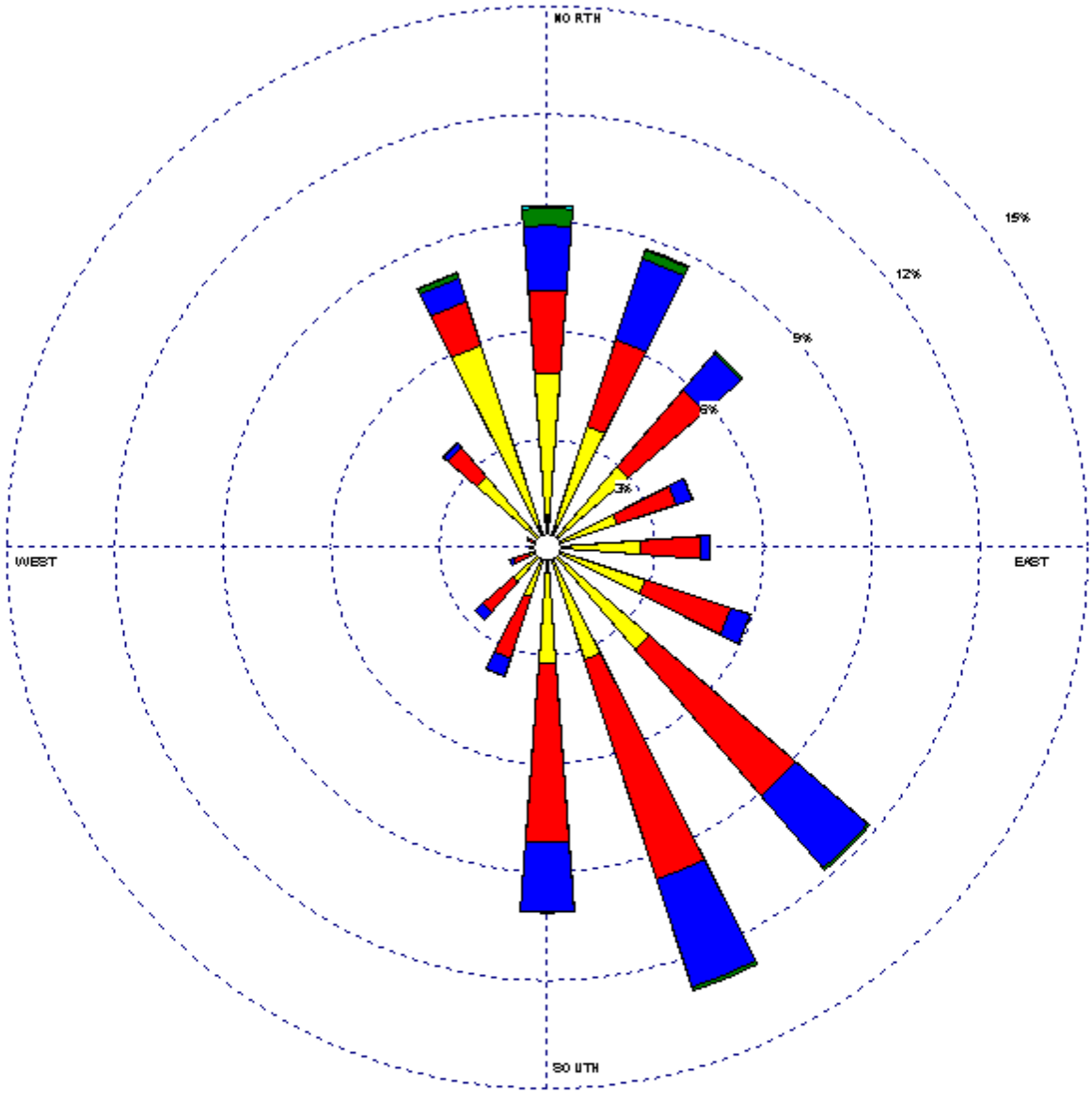
Wind Speed (m/s)

- > 11.06
- 8.49 - 11.06
- 5.40 - 8.49
- 3.34 - 5.40
- 1.80 - 3.34
- 0.51 - 1.80

MODELER	DATE	COMPANY NAME
Sara West	8/29/2002	USDA-ARS
DISPLAY	**UNIT**	**COMMENTS**
Wind Speed	m/s	
AVG. WIND SPEED	**CALM WINDS**	
4.00 m/s	4.34%	
ORIENTATION	**PLOT YEAR-DATE-TIME**	
Direction (blowing from)	1961 Sep 1 - Sep 30 Midnight - 11 PM	

WIND ROSE PLOT

Station #12921 - SAN ANTONIO/WSFO, TX



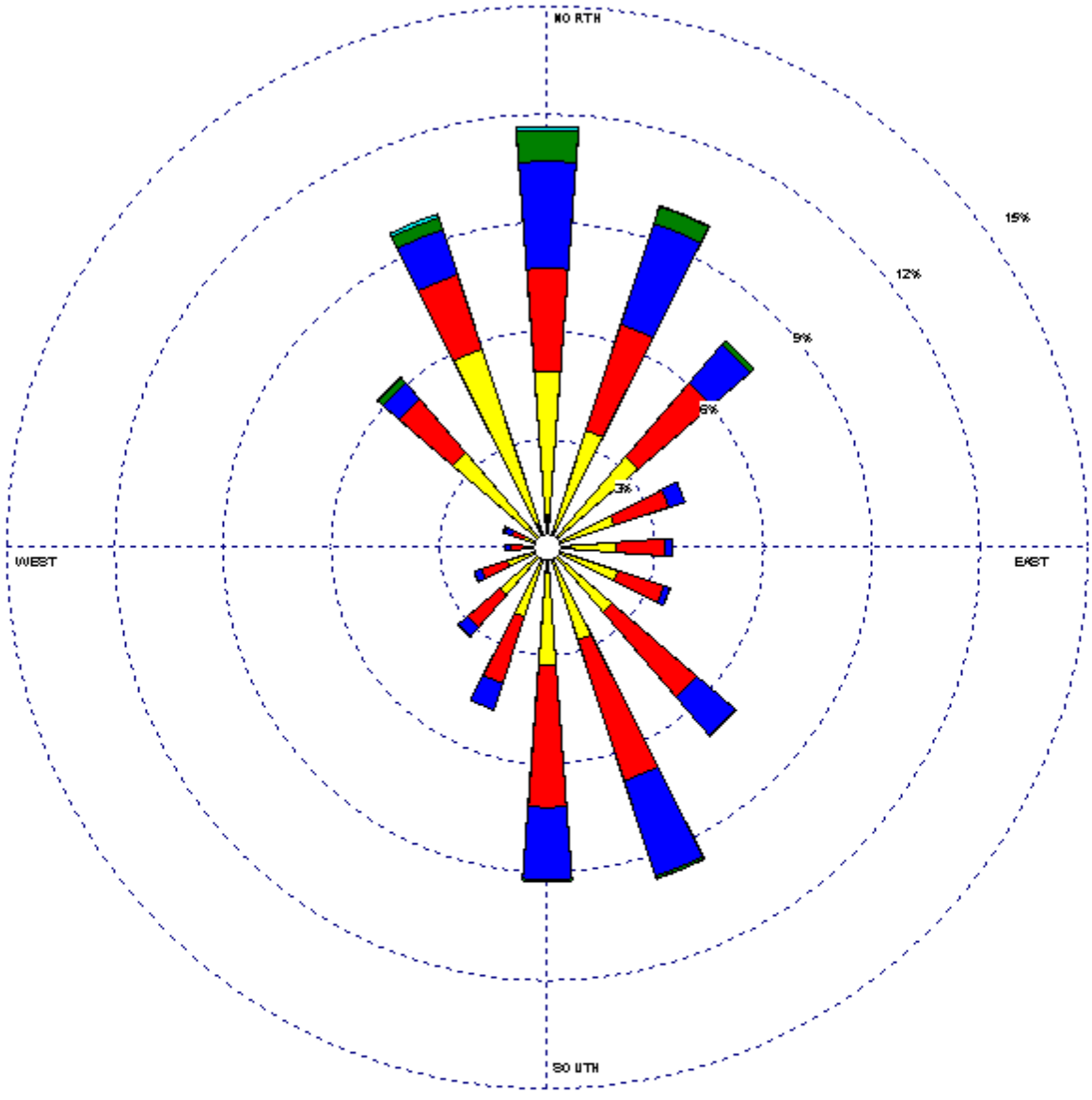
Wind Speed (m/s)

- > 11.06
- 8.49 - 11.06
- 5.40 - 8.49
- 3.34 - 5.40
- 1.80 - 3.34
- 0.51 - 1.80

MODELER	DATE	COMPANY NAME
Sara West	8/29/2002	USDA-ARS
DISPLAY: Wind Speed	UNIT: m/s	COMMENTS
AVG. WIND SPEED: 3.99 m/s	CALM WINDS: 4.54%	
ORIENTATION: Direction (blowing from)	PLOT YEAR-DATE-TIME: 1961 Oct 1 - Oct 31 Midnight - 11 PM	

WIND ROSE PLOT

Station #12921 - SAN ANTONIO/WSFO, TX



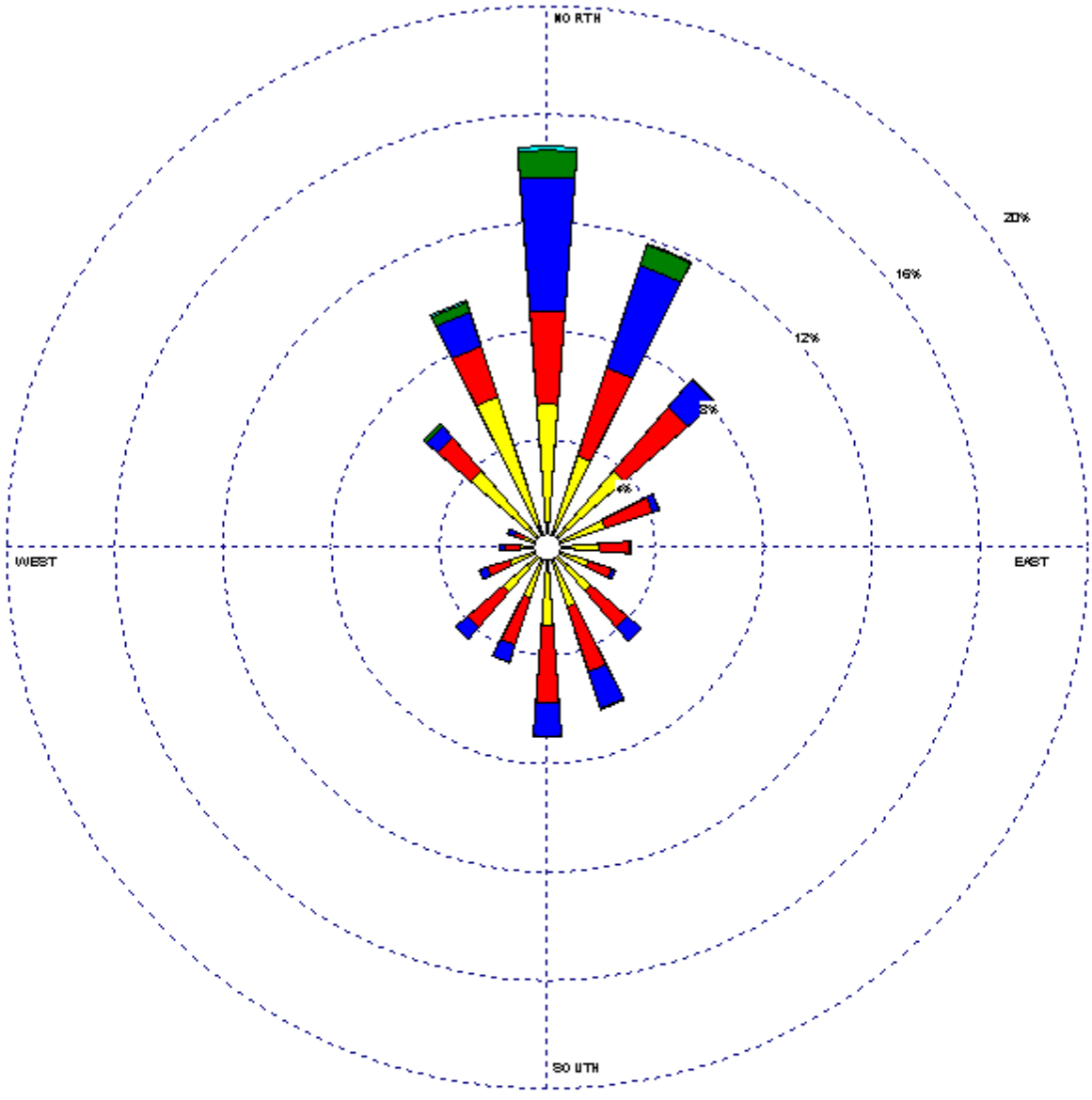
Wind Speed (m/s)

- > 11.06
- 8.49 - 11.06
- 5.40 - 8.49
- 3.34 - 5.40
- 1.80 - 3.34
- 0.51 - 1.80

MODELER	DATE	COMPANY NAME
Sara West	8/29/2002	USDA-ARS
DISPLAY: Wind Speed	UNIT: m/s	COMMENTS
AVG. WIND SPEED: 4.09 m/s	CALM WINDS: 5.25%	
ORIENTATION: Direction (blowing from)	PLOT YEAR-DATE-TIME: 1961 Nov 1 - Nov 30 Midnight - 11 PM	

WIND ROSE PLOT

Station #12921 - SAN ANTONIO/WSFO, TX



Wind Speed (m/s)

- > 11.06
- 8.49 - 11.06
- 5.40 - 8.49
- 3.34 - 5.40
- 1.80 - 3.34
- 0.51 - 1.80

MODELER	DATE	COMPANY NAME
Sara West	8/29/2002	USDA-ARS
DISPLAY	**UNIT**	**COMMENTS**
Wind Speed	m/s	
AVG. WIND SPEED	**CALM WINDS**	
4.06 m/s	6.40%	
ORIENTATION	**PLOT YEAR-DATE-TIME**	
Direction (blowing from)	1961 Dec 1 - Dec 31 Midnight - 11 PM	

APPENDIX N

SEWAGE SLUDGE SOLIDS MANAGEMENT PLAN

First Phase

Design Flow *gpd*	**Vol Dig** *ft³ (gal)*	**Percentage**	**Flow** *gpd*	**P_x** *lbs VSS/day*	**$P_{x\ (ss)}$** *lbs SS/day*	**Q_{Sldg}** *gpd*	**HRT_{Sldg}** *days*
75,000	3,323	25%	18,750	17	21	312	80
		50%	37,500	33	42	623	40
	24,856	75%	56,250	50	62	935	27
		100%	75,000	67	83	1,246	20

Interim Phase

Design Flow *gpd*	**Vol Dig** *ft³ (gal)*	**Percentage**	**Flow** *gpd*	**P_x** *lbs VSS/day*	**$P_{x\ (ss)}$** *lbs SS/day*	**Q_{Sldg}** *gpd*	**HRT_{Sldg}** *days*
150,000	6,646	25%	37,500	33	42	623	40
		50%	75,000	67	83	1,246	20
	49,712	75%	112,500	100	125	1,870	13
		100%	150,000	133	166	2,493	10

Final Phase

Design Flow *gpd*	**Vol Dig** *ft³ (gal)*	**Percentage**	**Flow** *gpd*	**P_x** *lbs VSS/day*	**$P_{x\ (ss)}$** *lbs SS/day*	**Q_{Sldg}** *gpd*	**HRT_{Sldg}** *days*
250,000	9,969	25%	62,500	55	69	1,039	24
		50%	125,000	111	139	2,077	12
	74,568	75%	187,500	166	208	3,116	8
		100%	250,000	222	277	4,155	6

Sludge will be wasted from the clarifier underflow to the digester. Sludge will stay in the digester with the decant returned to the headworks of the plant. Sludge will be removed from the digester on a schedule approximate to the HRT of the digester. The liquid sludge will be hauled by truck to the City of Floresville Wastewater Treatment Plant for further treatment.

Francesca Findlay

From: Lauren Crone <lcrone@lja.com>
Sent: Wednesday, July 16, 2025 10:42 AM
To: Francesca Findlay
Cc: Daniel Ryan
Subject: RE: WQ0016844001 HK Bellas Ranch, LLC
Attachments: TCEQ ePay.pdf; Update 1 .pdf; 2025 Landowner Labels.docx; Municipal Discharge New Spanish NORI (004).docx

Francesca,

Please see the NOD update attached. Let me know if you have any questions or need additional information.

Thank you,

Lauren Crone, P.E. | Senior Director
CENTRAL TEXAS LAND DEVELOPMENT
O: 512.439.4700 | C: 512.971.7693
7500 Rialto Blvd. Building II, Suite 100 Austin, TX 78735
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

From: Francesca Findlay <Francesca.Findlay@tceq.texas.gov>
Sent: Friday, July 11, 2025 4:40 PM
To: Lauren Crone <lcrone@lja.com>
Cc: Daniel Ryan <dryan@lja.com>
Subject: FW: WQ0016844001 HK Bellas Ranch, LLC

[EXTERNAL EMAIL]

Dear Ms. Crone:

The attached Notice of Deficiency letter sent on July 11, 2025, requesting additional information needed to declare the application administratively complete. Please send the complete response to my attention July 26, 2025.

Thank you,

Francesca Findlay
License & Permit Specialist
ARP Team | Water Quality Division
512-239-2441
Texas Commission on Environmental Quality

Please consider whether it is necessary to print this e-mail

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

512.439.4700
TBPELS F-1386
TBPELS 10110501
www.LJA.com
7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735

July 14, 2025

Francesca Findlay
Applications Review and Processing Team
Water Quality Division – TCEQ, MC 148
12100 Park 35 Circle
Austin, Texas 78753

Re: Bellas Ranch Wastewater Treatment Plant
Proposed by HK Bella's Ranch, LLC
Application No. WQ0016844001
HK Bella's Ranch, LLC (CN606404234)
RN112244231
LJA Project No. SA179-0414

Dear Francesca:

Please find the responses related to the permit application for Bella's Ranch WWTP received July 11th, 2025 below.

1. Please provide an updated Plain Language Summary in English and Spanish with the street address that is provided on the Core Data Form.
Response: The Plain Language Summary in English and Spanish has been updated to reflect the same street address.

2. Please submit labels typed in Avery 5160 format (3 columns across, 10 columns down.) Please be advised that if landowners are added to the landowner's map along the discharge route, additional mailing labels will need to be provided for those landowners.
Response: Please see the attached landowner labels in Word Format.

3. Administrative Report 1.0, Section 1: Please provide a check/money order number and the name of the company the check was written by.
Response: Please see attached.

4. APPLICATION. HK Bellas Ranch, LLC, 24607 Fairway Springs, San Antonio, Texas 78260, has applied to the Texas Commission on Environmental Quality (TCEQ) for proposed Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016844001 (EPA I.D. No. TX0148130) to authorize the discharge of treated wastewater at a volume not to exceed a daily average flow of 250,000 gallons per day. The domestic wastewater treatment facility will be located at 4356 U.S. Highway 181 North, in the city of Floresville, in Wilson County, Texas 78114. The discharge route will be from the plant site to PENDING TCEQ RWA REVIEW. TCEQ received this application on July 8, 2025. The permit application will be available for viewing and copying at Floresville City Hall, 1120 D Street, Floresville, in Wilson 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

512.439.4700
TBPELS F-1386
TBPELS 10110501
www.LJA.com
7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735

courtesy and not part of the application or notice. For the exact location, refer to the application.
https://gisweb.tceq.texas.gov/LocationMapper/?marker=-98.21088,29.206225&level=18

Further information may also be obtained from HK Bellas Ranch, LLC at the address stated above or by calling Ms. Lauren Crone, P.E., Sr. Project Manager/LJA Engineering, at 512-439-4700.
Response: The NORI is considered complete, No errors or omissions were found in the notice above.

5. The application indicates that public notices in Spanish are required. After confirming the portion of the NORI above does not contain any errors or omissions, please use the attached template to translate the NORI into Spanish. Only the first and last paragraphs are unique to this application and require translation. Please provide the translated Spanish NORI in a Microsoft Word document.
Response: The Spanish version of the NORI is completed and attached to this response.

Should you have any questions or need any additional information, please do not hesitate to call.

Sincerely,

Lauren Crone

Lauren Crone, P.E.

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.

HK Bella's Ranch, LLC (CN606404234) proposes to operate Bella's Ranch Wastewater Treatment Facility (RN112244231), a 0.25 MGD wastewater plant. The facility will be located at 4356 US HWY 181N and County Road 320. The Property is North of Shannon Ridge Dr and West of Spring Ranch Road., in Floresville, Wilson County, Texas 78114. This is a new application to discharge 250,000 gallons per day of process wastewater on an intermittent and flow-variable basis.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD5), total suspended solids (TSS), ammonia nitrogen (NH3-N), and Escherichia Coli . Additional potential pollutants are included in the Domestic Technical Report 1.0, Section 7. Domestic wastewater will be treated by a membrane bioreactor (MBR) wastewater treatment system and the treatment units will include a mechanical auger screen,

equalization basin, aeration tanks, membrane bioreactor trains and a chlorine contact chamber. This facility will also utilize dechlorination prior to discharge.

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.

HK Bella's Ranch, LLC (CN606404234) propone operar la Planta de Tratamiento de Aguas Residuales de Bella's Ranch (RN112244231), una planta de tratamiento de aguas residuales de 0.25 MGD. La planta estará ubicada aproximadamente a 0.5 millas al sureste de la intersección de la US HWY 181N y la County Road 320. La propiedad se encuentra al norte de Shannon Ridge Dr y al oeste de Spring Ranch Road, en Floresville, Condado de Wilson, Texas 78114. Esta es una nueva solicitud para descargar 250,000 galones por día de aguas residuales de proceso de forma intermitente y con caudal variable.

Se espera que las descargas de la planta contengan la demanda bioquímica de oxígeno carbonoso (CBOD5) de cinco días, sólidos suspendidos totales (TSS), nitrógeno amoniaco (NH3-N) y Escherichia coli. Se incluyen contaminantes potenciales adicionales en el Informe Técnico Doméstico 1.0, Sección 7. Las aguas residuales domésticas se tratarán mediante un sistema de tratamiento de aguas residuales con biorreactor de membrana (MBR). Las unidades de tratamiento incluirán un tamiz de barrena mecánico, un tanque de ecualización, tanques de aireación, trenes de biorreactores de membrana y una cámara de contacto con cloro. Esta instalación también utilizará decloración antes del vertido.