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, el Aviso de Recepción de Solicitud e Intención de Obtener un Permiso)
   - 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
Enter 'INDUSTRIAL' or 'DOMESTIC' here WASTEWATER/STORMWATER
The following summary is provided for this pending water quality permit application being reviewed by the Texas Commission on Environmental Quality as required by 30 TAC Chapter 39. The information provided in this summary may change during the technical review of the application and is not a federal enforceable representation of the permit application.

7 Coves Development Ltd. (CN606416790) proposes to operate Seven Coves Wastewater Treatment Plant (RN112264528), a wastewater treatment plant. The facility will be located at approximately 0.6 miles northwest of the intersection of Seven Coves Road and Farrell Rd, in Willis, Montgomery County, Texas 77378. This application is for a new permit to discharge 480,000 gallons per day of treated wastewater effluent via oufall.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand ($CBOD_5$), total suspended solids (TSS), and ammonia nitrogen (NH_3-N). Domestic Wastewater will be treated by an activated sludge process plant and the treatment units include a bar screen, aeration basins, clarifiers, aerobic digesters, and chlorine contact basin..

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

AGUAS RESIDUALES Introduzca 'INDUSTRIALES' o 'DOMÉSTICAS' aquí **/AGUAS PLUVIALES**

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

7 Coves Development Ltd. (CN606416790) propone operar Seven Coves Wastewater Treatment Plant (RN112264528), una planta de tratamiento de aguas residuales. La instalación estará ubicada en approximadamenta 0.6 milla al noroests de Seven Coves Road y Farrell Rd. , en Willis, Condado de Montgomery, Texas 77378. La solicitud es para la instalacion de WWTP por 0.48 MGD. Este permiso no autorizará una descarga de contaminantes en el agua en el estado.

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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

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

PROPOSED PERMIT NO. WQ0016859001

APPLICATION. 7 Coves Development, Ltd., 28408 Sweetgum Road, Suite B3, Magnolia, Texas 77354, has applied to the Texas Commission on Environmental Quality (TCEQ) proposed for Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016859001 (EPA I.D. No. TX0148300) to authorize the discharge of treated wastewater at a volume not to exceed a daily average flow of 480,000 gallons per day. The domestic wastewater treatment facility will be located approximately 0.6 miles northwest of the intersection of Farrell Road and Seven Coves Road, near the city of Willis, in Montgomery County, Texas 77384. The discharge route will be from the plant site to unnamed tributary, thence to East Fork Crystal Creek, thence to Crystal Creek, thence to the West Fork San Jacinto River. TCEQ received this application on August 4, 2025. The permit application will be available for viewing and copying at RF Meador Branch Library, Public Records Viewing Area, 709 West Montgomery Street, Willis, Texas prior to the date this notice is published in the newspaper. The application, including any updates, and associated notices are available electronically at the following webpage: https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For the exact location, refer to the application.
https://gisweb.tceq.texas.gov/LocationMapper/?marker=-95.4528,30.4014&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 7 Coves Development, Ltd. at the address stated above or by calling Mr. Jonathan D. Liu, P.E., Project Manager, A&S Engineers, at 713-942-2700.

Issuance Date: September 3, 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. WQ0016859001

SOLICITUD. 7 Coves Development Ltd., 28408 Sweetgum Road, Suite B3, Magnolia, Texas 77354, ha solicitado a la Comisión de Calidad Ambiental del Estado de Texas (TCEQ) para el propuesto Permiso No. WQ0016859001 (EPA I.D. No. TX0148300) 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 480,000 galones por día. La planta estará ubicada aproximadamente 0.6 milla al noroeste de la intersección de Farrell Road Y Seven Coves Road en el Condado de Montgomery, Texas 77384. La ruta de descarga será desde el sitio de la planta hasta un afluente no nombrado, de allí al East Fork Crystal Creek, de allí al Crystal Creek, y de allí al West Fork San Jacinto River. La TCEQ recibió esta solicitud el agosto 4, 2025. La solicitud para el permiso estará disponible para leerla y copiarla en RF Meador Branch Library, Public Records Viewing Area, 709 West Montgomery Street, Willis, Texas antes de la fecha de publicación de este aviso en el periódico. La solicitud (cualquier actualización y aviso inclusive) está disponible electrónicamente en la siguiente página web:
https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications.
Este enlace a un mapa electrónico de la ubicación general del sitio o de la instalación es proporcionado como una cortesía y no es parte de la solicitud o del aviso. Para la ubicación exacta, consulte la solicitud.
https://gisweb.tceq.texas.gov/LocationMapper/?marker=-95.4528,30.4014&level=18

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

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

avisos de esta solicitud. El aviso dará la fecha límite para someter comentarios públicos.

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

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

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

Después del cierre de todos los períodos de comentarios y de petición que aplican, el Director Ejecutivo enviará la solicitud y cualquier petición para reconsideración o para

una audiencia de caso impugnado a los Comisionados de la TCEQ para su consideración durante una reunión programada de la Comisión.

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

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

INFORMACION DISPONIBLE EN LINEA. 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 numero de permiso para esta solicitud que aparece en la parte superior de este aviso.

CONTACTOS E INFORMACIÓN DE LA TCEQ. Todos los comentarios escrito del público y solicitudes deben ser presentadas electronicmanete via http://www14.tceq.texas.gov/epic/eComment/ o por escrito dirigidos a la Comision de Texas de Calidad Ambiental, Oficial de la Secretaria (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 mas información acerca de esta solicitud de permiso o el proceso de permisos, llama al programa de educación publica de la TCEQ, gratis, al 1-800-687-4040. Si desea información en Espanol, puede llamar al 1-800-687-4040.

También se puede obtener información adicional del 7 Coves Development, Ltd. a la dirección indicada arriba o llamando a Mr. Jonathan Liu, P.E., A&S Engineers, Inc. al 713-942-2700.

Fecha de emisión 3 de septiembre de 2025

A&S Engineers, Inc.

July 21, 2025

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

Re: Domestic Wastewater Discharge Permit - New
7 Coves Development Ltd.
A&S Project No. 660008.01

Ladies and Gentlemen:

7 Coves Development Ltd. seeks a TCEQ permit for a wastewater treatment plant to serve a proposed single family residence development. Attached is a Permit Application for the wastewater treatment plant.

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

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

Sincerely,

Jonathan Liu

Jonathan D. Liu, P.E.
Project Manager

Enclosures: TPDES Permit Application Package.

cc w/enclosures: TCEQ-Houston

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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

DOMESTIC WASTEWATER PERMIT APPLICATION CHECKLIST

Complete and submit this checklist with the application.

APPLICANT NAME: 7 Coves Development Ltd

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: A&S Engineers, Inc.

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: 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?

7 Coves Development Ltd

(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: 605334285

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: Gurler, Ismail

Title: Board Member Credential: Click to enter text.

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

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

Click to enter text.

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

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

CN: Click to enter text.

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

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

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

Provide a brief description of the need for a co-permittee: 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. **Exhibit No. 1**

Section 4. Application Contact Information (Instructions Page 27)

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

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

Title: Project Manager Credential: P.E.

Organization Name: A&S Engineers, Inc.

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

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

Check one or both: ☒ Administrative Contact ☒ Technical Contact

A. Prefix: Mr. Last Name, First Name: Gurler, Ismail

Title: Credential: Click to enter text.

Organization Name: 7 Coves Development Ltd.

Mailing Address: 28408 Sweetgum Road City, State, Zip Code: Magnolia, TX 77354

Phone No.: 364-634-1228 E-mail Address: ihg@previllagered.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.

B. Prefix: Mr. Last Name, First Name: Gurler, Ismail

Title: Click to enter text. Credential:

Organization Name: 7 Coves Development Ltd.

Mailing Address: 28408 Sweetgum Road City, State, Zip Code: Magnolia, TX 77354

Phone No.: 364-634-1228 E-mail Address: ihg@previllagered.com

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

Title: Project Manager Credential: P.E.

Organization Name: A&S Engineers, Inc.

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

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

Section 6. Billing Contact Information (Instructions Page 27)

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

Prefix: Ms. Last Name, First Name: Gurler, Ismail

Title: Credential: Click to enter text.

Organization Name: 7 Coves Development Ltd

Mailing Address: 28408 Sweetgum Road City, State, Zip Code: Magnolia, TX,77354

Phone No.: (364) 634 1228 E-mail Address: ihg@previllagered.com

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

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

Prefix: Ms. Last Name, First Name: Gurler, Ismail

Title: Credential: Click to enter text.

Organization Name: 7 Coves Development Ltd

Mailing Address: 28408 Sweetgum Road City, State, Zip Code: Magnolia, TX,77354

Phone No.: (364) 634 1228 E-mail Address: ihg@previllagered.com

Section 8. Public Notice Information (Instructions Page 27)

A. Individual Publishing the Notices

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

Title: Project Manager Credential: P.E.

Organization Name: A&S Engineers, Inc.

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

Phone No.: 723-942-2700 E-mail Address: jdl@as-engineers.com

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

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

☒ E-mail Address

☐ Fax

☐ Regular Mail

C. Contact permit to be listed in the Notices

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

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

Organization Name: A&S Engineers

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

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

D. Public Viewing Information

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

Public building name: RF Meador Branch Library

Location within the building: Public Records Viewing Area

Physical Address of Building: 709 W Montgomery St, Willis, TX 77378

City: Willis County: Montgomery

Contact (Last Name, First Name): Kovacs, Michelle

Phone No.: (936) 442-7740 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? Click to enter text.

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: Exhibit 2

G. Public Involvement Plan Form

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

Attachment: Exhibit 3

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

A. If the site is currently regulated by TCEQ, provide the Regulated Entity Number (RN) issued to this site. **RN** 111525853

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):

Seven Coves Wastewater Treatment Plant

C. Owner of treatment facility: 7 Coves Development Ltd.

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

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

Prefix: Mr. Last Name, First Name: Gurler, Ismail

Title: Board Member Credential: Click to enter text.

Organization Name: 7 Coves Development Ltd.

Mailing Address: 28408 Sweetgum Road City, State, Zip Code: Magnolia, TX, 77354

Phone No.: (364) 634 1228 E-mail Address: ihg@previllagered.com

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

Attachment: Click to enter text.

E. Owner of effluent disposal site:

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

Title: Credential: Click to enter text.

Organization Name: Click to enter text.

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

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

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

Attachment: Click to enter text.

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

Prefix: N/A Last Name, First Name: Click to enter text.

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

Organization Name: Click to enter text.

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

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

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

Attachment: Click to enter text.

Section 10. TPDES Discharge Information (Instructions Page 31)

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

☐ Yes ☐ No

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

Approximately 0.6 miles northwest of the intersection of Seven Coves Rd. and Farrell Rd. in Montgomery County.

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:

Approximately 0.6 miles northwest of the intersection of Seven Coves Rd. and Farrell Rd. in Montgomery County. Discharge into an unnamed tributary then to East Fork Crystal Creek, then into the West Fork San Jacinto River, then to San Jacinto River.

City nearest the outfall(s): Willis

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

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

☐ Yes ☒ No

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

☐ Authorization granted ☐ Authorization pending

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

Attachment: N/A

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

Section 11. TLAP Disposal Information (Instructions Page 32)

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

☐ Yes ☐ No

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

Click to enter text.

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

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

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

Click to enter text.

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

Section 12. Miscellaneous Information (Instructions Page 32)

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

☐ Yes ☒ No

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

☐ Yes ☐ No ☒ Not Applicable

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

Click to enter text.

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

☐ Yes ☒ No

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

D. Do you owe any fees to the TCEQ?

☐ Yes ☒ No

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

Account number: Click to enter text.

Amount past due: Click to enter text.

E. Do you owe any penalties to the TCEQ?

☐ Yes ☒ No

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

Enforcement order number: Click to enter text.

Amount past due: Click to enter text.

Section 13. Attachments (Instructions Page 33)

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

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

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

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

☐ Attachment 1 for Individuals as co-applicants

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

Section 14. Signature Page (Instructions Page 34)

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

Permit Number: Click to enter text.

Applicant: 7 Coves Development LTD.

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): Ismail Hamdi Gurler

Signatory title: Board Member

Signature: _____ Date: 7 / 22 / 2025

(Use blue ink)

Subscribed and Sworn to before me by the said Ismail Hamdi Gurler

on this 22 day of July, 2025.

My commission expires on the ~~Oct~~ 11 day of October, 2027.

_____
Notary Public

LUISA FERNANDEZ
Notary ID #132209420
My Commission Expires
October 11, 2027

[SEAL]

Montgomery
County, Texas

DOMESTIC WASTEWATER PERMIT APPLICATION ADMINISTRATIVE REPORT 1.0

The following information is required for new and amendment applications.

Section 1. Affected Landowner Information (Instructions Page 36)

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

- ☒ The applicant's property boundaries
- ☒ The facility site boundaries within the applicant's property boundaries
- ☒ The distance the buffer zone falls into adjacent properties and the property boundaries of the landowners located within the buffer zone
- ☒ The property boundaries of all landowners surrounding the applicant's property (Note: if the application is a major amendment for a lignite mine, the map must include the property boundaries of all landowners adjacent to the new facility (ponds).)
- ☒ The point(s) of discharge and highlighted discharge route(s) clearly shown for one mile downstream
- ☒ The property boundaries of the landowners located on both sides of the discharge route for one full stream mile downstream of the point of discharge
- ☐ The property boundaries of the landowners along the watercourse for a one-half mile radius from the point of discharge if the point of discharge is into a lake, bay, estuary, or affected by tides
- ☐ The boundaries of the effluent disposal site (for example, irrigation area or subsurface drainfield site) and all evaporation/holding ponds within the applicant's property
- ☐ The property boundaries of all landowners surrounding the effluent disposal site
- ☐ The boundaries of the sludge land application site (for land application of sewage sludge for beneficial use) and the property boundaries of landowners surrounding the applicant's property boundaries where the sewage sludge land application site is located
- ☐ The property boundaries of landowners within one-half mile in all directions from the applicant's property boundaries where the sewage sludge disposal site (for example, sludge surface disposal site or sludge monofill) is located

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

C. ☒ Indicate by a check mark 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: MCAD

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: Exhibit No. 8

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

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)

Existing/Interim I Phase

Design Flow (MGD): 0.08

2-Hr Peak Flow (MGD): 0.30

Estimated construction start date: 01/01/2027

Estimated waste disposal start date: 08/01/2027

Interim II Phase

Design Flow (MGD): 0.16

2-Hr Peak Flow (MGD): 0.60

Estimated construction start date: 01/01/2028

Estimated waste disposal start date: 10/01/2028

Final Phase

Design Flow (MGD): 0.48

2-Hr Peak Flow (MGD): 1.92

Estimated construction start date: 01/01/2029

Estimated waste disposal start date: 10/01/2029

Current Operating Phase

Provide the startup date of the facility: 08/01/2027

Section 2. Treatment Process (Instructions Page 42)

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**.

Reference Exhibit 9

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)
Ref Exhibit 10		

Process Flow Diagram

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

Attachment: Ref Exhibit 11

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

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

- Latitude: 30° 24’ 05”
- Longitude: 95° 27’ 09”

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

- Latitude: 30° 23’ 59”
- Longitude: 95° 26’ 57”

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

The boundaries of the treatment facility;

The boundaries of the area served by the treatment facility;

If land disposal of effluent, the boundaries of the disposal site and all storage/holding ponds; and

If sludge disposal is authorized in the permit, the boundaries of the land application or disposal site.

Attachment: Ref. Exhibits 12
Provide the name **and** a description of the area served by the treatment facility.

The facility is planned to serve the Seven Coves Subdivision, a single-family residential subdivision of approximately 491 single family residents in Montgomery County TX, and the undeveloped area to the west of the planned Seven Coves Subdivision for future 1100 single-family residents.

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
Seven Coves	7 Coves Development Ltd	**Privately Owned**	491 single family residents and planned 1100 single family residents in surrounding area
		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.

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.

Buffer zones

Have the buffer zone requirements been met?

☒ Yes ☐ No

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

Click to enter text.

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.

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.

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.

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.

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). W***ater treatment facilities*** discharging filter backwash water, complete Table 1.0(3). Provide copies of the laboratory results sheets. **These tables are not applicable for a minor amendment without renewal.** See the instructions for guidance.

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

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

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

Electrical Conductivity, µmohs/cm, †					
Oil & Grease, mg/l					
Alkalinity ($CaCO_3$)*, mg/l					

*TPDES permits only
†TLAP permits only

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

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

Section 8. Facility Operator (Instructions Page 49)

Facility Operator Name: TBD

Facility Operator's License Classification and Level: TBD

Facility Operator's License Number: TBD

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

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)

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.

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	Bulk		N/A: Transported to another facility for further processing	N/A: Trasporrted to another facility for further processing
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): **Transport to another WWTP**

Disposal site

Disposal site name: TBD

TCEQ permit or registration number: TBD

County where disposal site is located: TBD

Transportation method

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

Name of the hauler: TBD

Hauler registration number: Click to enter text.

Sludge is transported as a:

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

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

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

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.

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.

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.

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.

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.

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)

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.

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)

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

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

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: Ismail Hamdi Gurler

Title: Board Member

Signature: _____

Date: 7/22/2025

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)

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 Seven Coves development will ultimately consist of approximately 495 connections. Expected sales are 20 single family residences per month based on an average 300 gpd wastewater flow per household per 30 TAC Chapter 217.32(a)(3)(Table B.1). The construction for the Seven Coves WWTP is scheduled for June 2026. The first phase of WWTP construction will be sufficient in capacity for the first phase of the subdivision. The Seven Coves WWTP will then have an additional 2 phases with a timeline on construction depending on the development pace of the Seven Coves development and the area surrounding the Seven Coves development. See Exhibit No. 17 for population projections.

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.

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

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.

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: Exhibit 13

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: Exhibit 13

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

Attachment: N/A

Section 2. Proposed Organic Loading (Instructions Page 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

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.

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	0.08/0.16/0.48	300/300/75
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	0.08/0.16/0.48	
AVERAGE BOD_5 from all sources		300/300/75

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

Existing/Interim I Phase Design Effluent Quality

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

Total Suspended Solids, mg/l: 15

Ammonia Nitrogen, mg/l: 3.0

Total Phosphorus, mg/l: N/A

Dissolved Oxygen, mg/l: 4.0

Other: N/A

Interim II Phase Design Effluent Quality

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

Total Suspended Solids, mg/l: 15

Ammonia Nitrogen, mg/l: 3.0

Total Phosphorus, mg/l: N/A

Dissolved Oxygen, mg/l: 4.0

Other: N/A

Final Phase Design Effluent Quality

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

Total Suspended Solids, mg/l: 15

Ammonia Nitrogen, mg/l: 3.0

Total Phosphorus, mg/l: N/A

Dissolved Oxygen, mg/l: 4.0

Other: N/A

Disinfection Method

Identify the proposed method of disinfection.

☒ Chlorine: 2.0 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: Exhibit 14

Section 5. Facility Site (Instructions Page 59)

100-year floodplain

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

☒ Yes ☐ No

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

Click to enter text.

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

FEMA GIS data

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.

Wind rose

Attach a wind rose: Exhibit 15

Section 6. Permit Authorization for Sewage Sludge Disposal (Instructions Page 59)

Beneficial use authorization

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

☐ Yes ☒ No

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

Sludge processing authorization

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

☐ Sludge Composting

☐ Marketing and Distribution of sludge

☐ Sludge Surface Disposal or Sludge Monofill

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

Section 7. Sewage Sludge Solids Management Plan (Instructions Page 60)

Attach a solids management plan to the application.

Attachment: Exhibit 16

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.

Receiving water outfall

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

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.

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: Unnamed Tributary

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.

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.

Downstream perennial confluences

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

N/A

Downstream characteristics

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

☐ Yes ☒ No

If yes, discuss how.

Click to enter text.

Normal dry weather characteristics

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

Intermediate unnamed tributary

Date and time of observation: Click to enter text.

Was the water body influenced by stormwater runoff during observations?

☐ Yes ☒ No

Section 5. General Characteristics of the Waterbody (Instructions Page 65)

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.

Waterbody uses

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

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

Waterbody aesthetics

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

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

Domestic Wastewater Permit Application

EXHIBIT 1

Core Data Form

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

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**3. Regulated Entity Reference Number** *(if issued)*
CN 605334285		**RN 111525853**

SECTION II: Customer Information

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

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

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

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)* — *If new Customer, enter previous Customer below:*

7 Coves Deveopment Ltd

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0805823346	32098006995		

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

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

12. Number of Employees

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

13. Independently Owned and Operated?

☒ **Yes** ☐ **No**

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

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

15. Mailing Address:	28408 Sweetgum Road						
	City	Magnolia	**State**	TX	**ZIP**	77354	**ZIP + 4**

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(364) 634-1228		( ) -

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.)*

Seven Coves Wastewater Treatment Plant

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	10000 Seven Coves Rd.							
	City	Willis	**State**	TX	**ZIP**	77384	**ZIP + 4**	
24. County	Montgomery							

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

25. Description to Physical Location:	Approximately 0.6 miles northwest of the intersection of Seven Coves Rd and Farrell Rd in Montgomery County.				
26. Nearest City			**State**	**Nearest ZIP Code**	
Willis			TX	77378	

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

27. Latitude (N) In Decimal:	30.4014		**28. Longitude (W) In Decimal:**	-95.4528	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	24	05	-95	27	10

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			

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

Serves to treat residental wastewater

34. Mailing Address:	**28408 Sweetgum Road**							
	City	**M**agnolia	**State**	T**X**	**ZIP**	**7**7354	**ZIP + 4**	
35. E-Mail Address:	**ihg@previllagered.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(364 **) 6**34-**1**228		( ) -

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:	Jonathan D. Liu, P.E.	41. Title:	Project Manager

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(713) 942-2700		(713) 942-2799	jdl@as-engineers.com

SECTION V: Authorized Signature

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

Company:	7 Coves Development LTD.	Job Title:	Board Member
Name *(In Print)*:	Ismail Hamdi Gurler	Phone:	(346) 634 1228
Signature:		Date:	7/22/2025

Domestic Wastewater Permit Application

EXHIBIT 2

Plain Language Summary

A&S Engineers, Inc.

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

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

7 Coves Development Ltd. (CN605334285) proposes to operate Seven Coves Wastewater Treatment Plant (RN111525853), a wastewater treatment plant. The facility will be located at approximately 0.6 miles northwest of the intersection of Seven Coves Road and Farrell Rd, in Willis, Montgomery County, Texas 77378. This application is for a new permit to discharge 480,000 gallons per day of treated wastewater effluent via oufall.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand ($CBOD_5$), total suspended solids (TSS), and ammonia nitrogen (NH_3-N). Domestic Wastewater will be treated by an activated sludge process plant and the treatment units include a bar screen, aeration basins, clarifiers, aerobic digesters, and chlorine contact basin..

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

AGUAS RESIDUALES Introduzca 'INDUSTRIALES' o 'DOMÉSTICAS' aquí **/AGUAS PLUVIALES**

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

7 Coves Development Ltd. (CN605334285) propone operar Seven Coves Wastewater Treatment Plant RN111525853, una planta de tratamiento de aguas residuales. La instalación estará ubicada en approximadamenta 0.6 milla al noroests de Seven Coves Road y Farrell Rd. , en Willis, Condado de Montgomery, Texas 77378. La solicitud es para la instalacion de WWTP por 0.48 MGD. *<<Para las solicitudes de TLAP incluya la siguiente oración, de lo contrario, elimine:>>* Este permiso no autorizará una descarga de contaminantes en el agua en el estado.

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

Domestic Wastewater Permit Application

EXHIBIT 3

Public Involvement Plan

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

Texas Commission on Environmental Quality

Public Involvement Plan Form for Permit and Registration Applications

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

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

Section 1. Preliminary Screening

☒ New Permit or Registration Application

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

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

Section 2. Secondary Screening

☒ Requires public notice,

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

☐ Located within any of the following geographical locations:

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

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

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

Section 3. Application Information

Type of Application (check all that apply):

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

Waste ☐ Municipal Solid Waste ☐ Industrial and Hazardous Waste ☐ Scrap Tire
☐ Radioactive Material Licensing ☐ Underground Injection Control

Water Quality

☒ Texas Pollutant Discharge Elimination System (TPDES)

☐ Texas Land Application Permit (TLAP)

☐ State Only Concentrated Animal Feeding Operation (CAFO)

☐ Water Treatment Plant Residuals Disposal Permit

☐ Class B Biosolids Land Application Permit

☐ Domestic Septage Land Application Registration

Water Rights New Permit

☐ New Appropriation of Water

☐ New or existing reservoir

Amendment to an Existing Water Right

☐ Add a New Appropriation of Water

☐ Add a New or Existing Reservoir

☐ Major Amendment that could affect other water rights or the environment

Section 4. Plain Language Summary

Provide a brief description of planned activities.

7 Coves Development Ltd. (CN605334285) proposes to operate Seven Coves WWTP (RN111525853), a domestic wastewater treatment plant. The facility will be located at approximately 0.6 miles northwest of the intersection of Seven Coves Rd and Farrell Rd in Willis, Montgomery County, Texas 77378. This application is for a new permit to discharge 480,000 gallons per day of treated wastewater effluent via outfall.
Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD5), total suspended solids (TSS), ammonia nitrogen (NH3-N). Domestic wastewater will be treated by an activated sludge process plant and the treatment units include a bar screen, aeration basins, clarification, aerobic digesters, and chlorine contact basin.

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.

Willis

(City)

Montgomery

(County)

(Census Tract)

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

☐ City ☐ County ☐ Census Tract

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

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

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

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

(e) Languages commonly spoken in area by percentage

(f) Community and/or Stakeholder Groups

(g) Historic public interest or involvement

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) RF Meador Public Library

Section 7. Voluntary Submittal

For applicants voluntarily providing this Public Involvement Plan, who are not subject to formal public participation requirements.

Will you provide notice of this application, including notice in alternative languages?

☐ Yes ☐ No

What types of notice will be provided?

☐ Publish in alternative language newspaper

☐ Posted on Commissioner's Integrated Database Website

☐ Mailed by TCEQ's Office of the Chief Clerk

☐ Other (specify)

Domestic Wastewater Permit Application

EXHIBIT 4

USGS MAP

A&S Engineers, Inc.

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

Applicant's Property Boundary

Discharge Location

Future Housing Development

One-Mile Radius

Three-Mile Downstream

CONROE

Clifton Lake

Camp Cr.

Farrells Lake

E Fork Crystal Cr

Stewarts Cr

SEVEN COVES TRACT

USGS MAP

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

A&S Engineers, Inc.

1" equals 2,000 feet

0 2,000 4,000

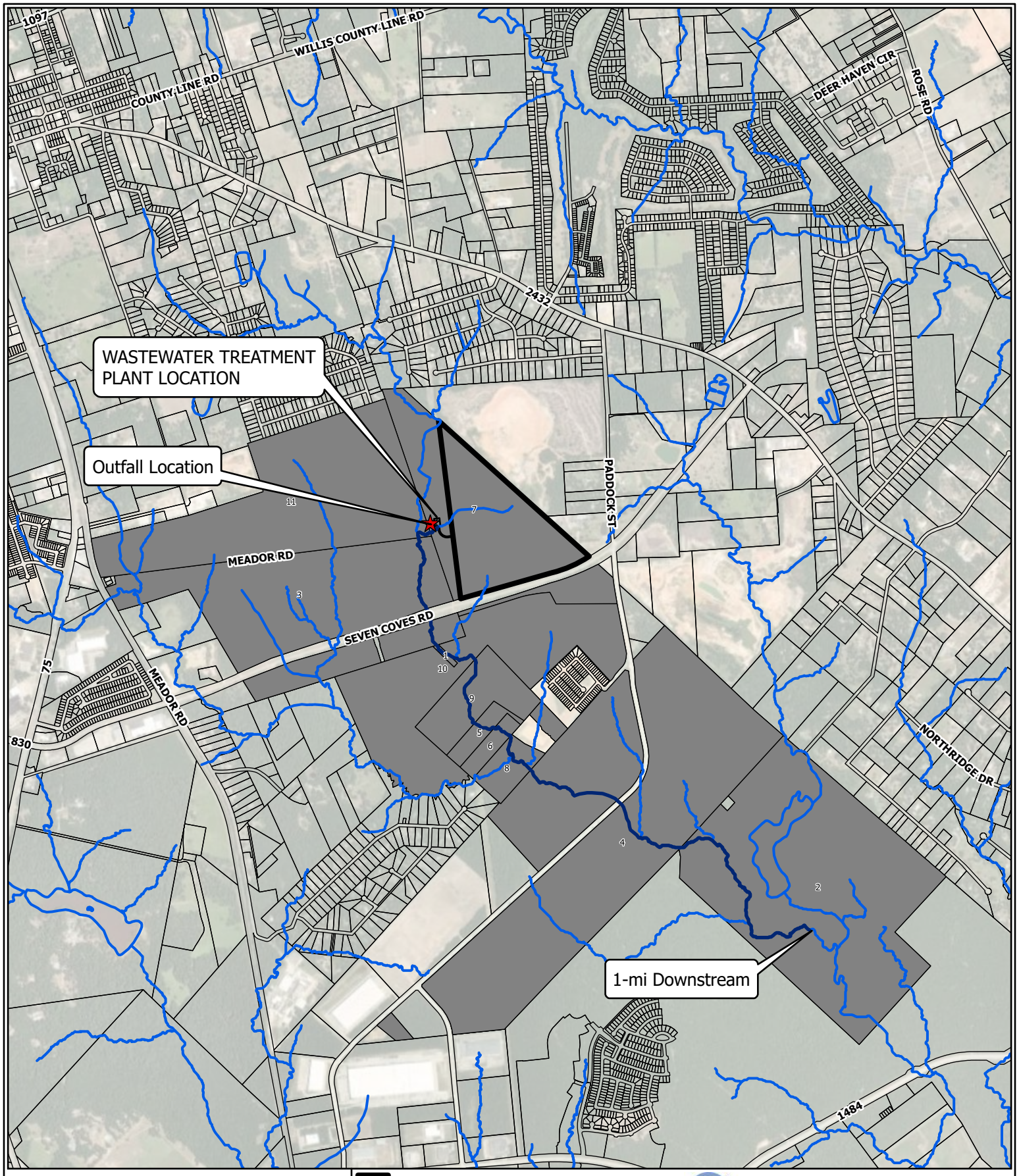
N W E S

Domestic Wastewater Permit Application

EXHIBIT 5

Landowner Map & List

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



SEVEN COVES TRACT

AFFECTED LAND OWNERS MAP

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

A&S Engineers, Inc.

DRAWING NOT TO SCALE

N W E S

Path: X:\Special_Projects\660008.01\working.aprx Layout: Pg4_AffectedLandOwnersMap Date: 5/19/2025 10:25 AM User: mrm

Affected Landowners List

Exhibit ID	Owner Name	Mailing Address	City	Sate	Zip	Property Address	MCAD#
1	FOSSATI, TARYNN	107 APRIL WATERS DR W	MONTGOMERY	TX	77356		496584
2	DOYLE, DAMEON M	3809 BROWNWIND TRL	DEER PARK	TX	77536		51874
3	RMDMG LTD	PO BOX 1220	CONROE	TX	77305		42804
4	CONROE INDUSTRIAL DEVELOPMENT CORP	PO BOX 3066	CONROE	TX	77305		482226
5	ALBITTER FAMILY PROPERTIES LLC	15054 CREIGHTON RD	CONROE	TX	77302	10559 FARRELL RD	46066
6	ALBITTER FAMILY PROPERTIES LLC	15054 CREIGHTON RD	CONROE	TX	77302		46064
7	7 COVES DEVELOPMENT LTD	28408 SWEETGUM RD	MAGNOLIA	TX	77354		46058
8	KB HOME LONE STAR LP	11320 RICHMOND AVE	HOUSTON	TX	77082		243605
9	KB HOME LONE STAR LP	11320 RICHMOND AVE	HOUSTON	TX	77082	10551 FARRELL RD	213983
10	MAXEDON CAPITAL INVESTMENTS LLC	107 APRIL WATERS DR W	MONTGOMERY	TX	77356	10201 FARRELL RD	429682
11	MC & GE I LLC	PO BOX 1220	CONROE	TX	77305	11260 MEADOR RD	42802

FOSSATI, TARYNN
107 APRIL WATERS DR W
MONTGOMERY, TX 77356

DOYLE, DAMEON M
3809 BROWNWIND TRL
DEER PARK, TX 77536

RMDMG LTD
PO BOX 1220
CONROE, TX 77305

CONROE INDUSTRIAL DEVELOPMENT CORP
PO BOX 3066
CONROE, TX 77305

ALBITTER FAMILY PROPERTIES LLC
15054 CREIGHTON RD
CONROE, TX 77302

ALBITTER FAMILY PROPERTIES LLC
15054 CREIGHTON RD
CONROE, TX 77302

7 COVES DEVELOPMENT LTD
28408 SWEETGUM RD
MAGNOLIA, TX 77354

KB HOME LONE STAR LP
11320 RICHMOND AVE
HOUSTON, TX 77082

KB HOME LONE STAR LP
11320 RICHMOND AVE
HOUSTON, TX 77082

MAXEDON CAPITAL INVESTMENTS LLC
107 APRIL WATERS DR W
MONTGOMERY, TX 77356

MC & GE I LLC
PO BOX 1220
CONROE, TX 77305

,

,

,

,

,

,

,

,

,

,

,

,

,

,

,

,

,

,

Domestic Wastewater Permit Application

EXHIBIT 6

Original Photographs & Map

A&S Engineers, Inc.

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

Picture 1: Map


Picture 2: WWTP Site

Picture 3: Discharge

Picture 4: Discharge

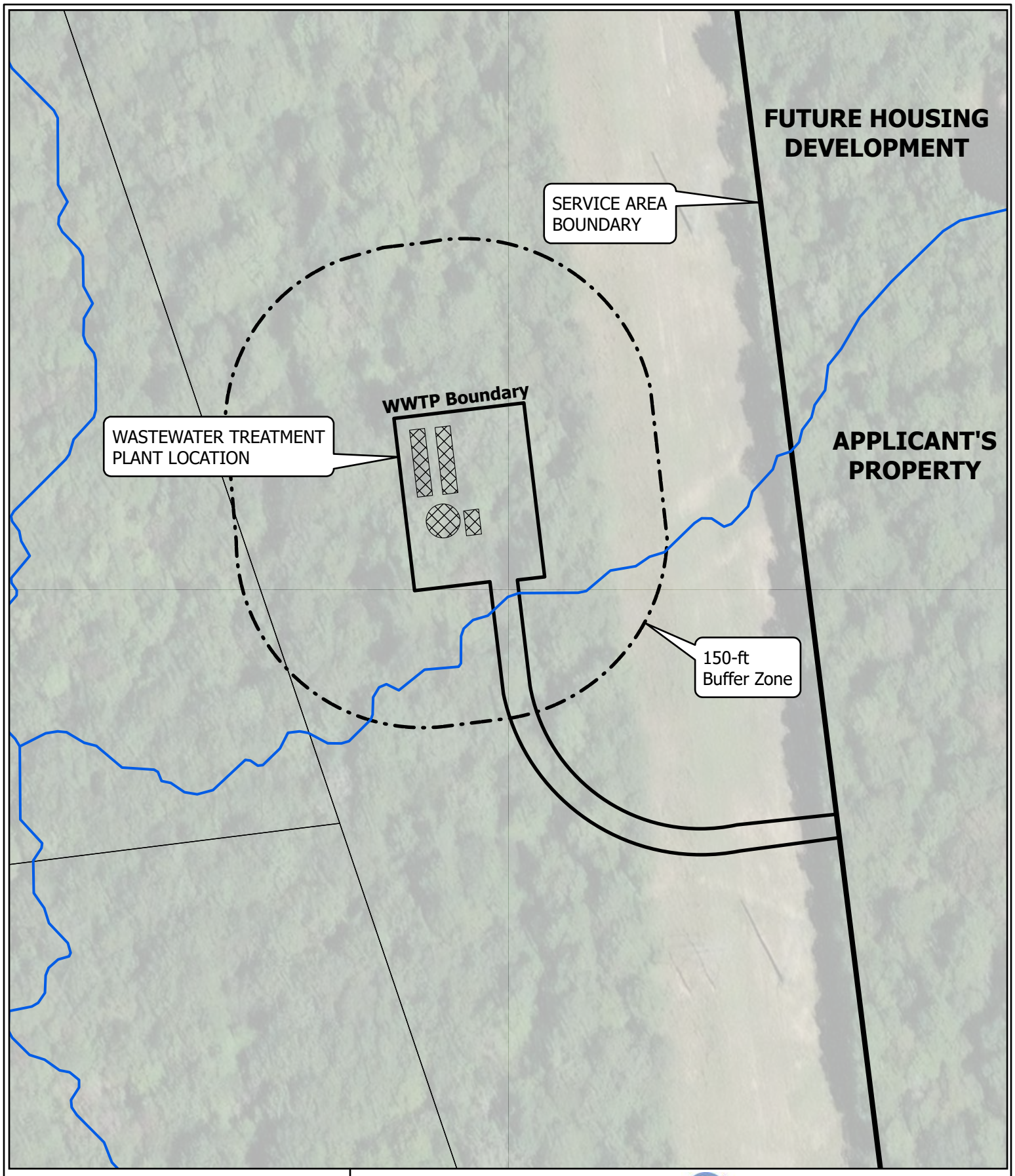
Domestic Wastewater Permit Application

EXHIBIT 7

Buffer Zone Map

A&S Engineers, Inc.

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



SEVEN COVES TRACT

SITE PLAN MAP (PHASE I)

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

A&S Engineers, Inc.

1 INCH EQUALS 100 FEET

0 50 100 150

N W E S

Path: X:\Special_Projects\660008.01\working.aprx Layout: Pg10_WWTP_SitePlan_Ph1_Map Date: 5/19/2025 11:58 AM User: mrm

Domestic Wastewater Permit Application

EXHIBIT 8

SPIF

A&S Engineers, Inc.

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

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: 7 Coves Development Ltd.

   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):

   Approximately 0.6 miles northwest of the intersection of Seven Coves Rd and Farrell Rd in Montgomery County

Provide the name, address, phone and fax number of an individual that can be contacted to answer specific questions about the property.

Prefix (Mr., Ms., Miss): Mr.

First and Last Name: Jonathan Liu

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

Title: Project Manager

Mailing Address: 10377 Stella Link Dr

City, State, Zip Code: Houston, TX 77025

Phone No.: 713-942-2700 Ext.: Click here to enter text. Fax No.: Click here to enter text.

E-mail Address: jdl@as-engineers.com

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

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.

Discharge into an unnamed tributary then to East Fork Crystal Creek, then into the West Fork San Jacinto River, then to San Jacinto River.

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):

Click here to enter text.

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

Click here to enter text.

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:

Click here to enter text.

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

Click here to enter text.

Domestic Wastewater Permit Application

EXHIBIT 9

Treatment Process Description and Design Features

A&S Engineers, Inc.

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

Treatment Process Description and Design Features

The proposed Phase I is designed to treat a flow rate 0.08 MGD. The proposed Phase I facility will be a wastewater treatment plant operating as a suspended growth activated sludge process in the single-stage nitrification mode and will be comprised of one (1) onsite grinder pump station, one (1) common headworks with manual bar screen, one (1) aeration basins, one (1) clarifier, one (1) chlorine contact basin, and one (1) aerobic digester. Raw sewage will be pumped from the grinder pump station to the headworks. Then the influent flows to the aeration basin where it will be mixed with return activated sludge to create mixed liquor. The aeration basin will operate in the single –stage nitrification mode to consume organics and break down ammonia. From the aeration basin, the mixed liquor flows to the secondary clarifier for clarification. After clarification, the treated effluent flows to the chorine contact basin for disinfection and the waste activated sludge is pumped to the digester for further treatment before being hauled off. From the chlorine contact basin, the effluent flows over a weir for flow measurement then on to the outfall.

The proposed Phase II is designed to treat a flow rate 0.16 MGD and will expand the existing wastewater treatment plant. The facility will continue to operate as a suspended growth activated sludge process in the single-stage nitrification mode and will be comprised of one (1) onsite grinder lift station, one (1) common headworks with manual bar screens and flow splitting weirs, two (2) aeration basins, one (1) clarifier, one (1) chlorine contact basin, and two (2) aerobic digesters. Raw sewage will be pumped from the lift station to the existing headworks where flow is split into two (2) separate trains. Then the influent flows to the aeration basins where it is mixed with return activated sludge to create mixed liquor. The aeration basins operate in the single –stage nitrification mode to consume organics and break down ammonia. From the aeration basins, the mixed liquor flows to the secondary clarifiers for clarification. After clarification, the treated effluent flows to the chorine contact basin for disinfection and the waste activated sludge is pumped to the digester for further treatment before being hauled off. From the chlorine contact basin, the effluent flows over a weir for flow measurement then on to the outfall.

The final phase of the facility is the proposed operational phase of 0.48 MGD. The proposed facilities for this phase will replace the existing plants with a new proposed plant that is designed and constructed to treat 0.48 MGD and will operate as a suspended growth activated sludge process in single-stage nitrification mode. This phase will include the existing onsite lift station, one (1) headworks with mechanical bar screen and flow splitting weirs, two (2) aeration basins, two (2) clarifiers, two (2) chlorine contact basins, and two (2) aerobic digesters. In this phase, raw sewage will be pumped from the existing onsite lift station to the proposed headworks where flow will be split into two (2) separate trains. Then the influent flows to the aeration basins where it is mixed with return activated sludge to create mixed liquor. The aeration basins operate in the single –stage nitrification mode to consume organics and break down ammonia. From the aeration basins, the mixed liquor flows to the secondary clarifiers for clarification. After clarification, the treated effluent flows to the chorine contact basin for disinfection and the waste activated sludge is pumped to the digester for further treatment before being

hauled off. From the chlorine contact basin, the effluent flows over a weir for flow measurement then on to the outfall.

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

Domestic Wastewater Permit Application

EXHIBIT 10

Treatment Units

A&S Engineers, Inc.

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

DIMENSIONS OF TREATMENT UNITS

A. WWTP PLANT: 0.08 MGD WWTP Complete Mix Activated Sludge

Type of Unit	# of Units	Size (depth, width, length & volume)
Aeration Basin	1	10.5' water depth x 15.0' width x 40.0' length each. Total Volume = 6,300 CF
Clarifier	1	30' diameter has 707 sq. feet, sidewater depth of 10.5', Volume of 7,422 CF
Chlorine Contact	1	Depth = 10.5', width = 5', Length = 25.0', Volume = 1,313 CF
Digester	2	10.5' water depth x 15.0' width x 35.0' length each. Total Volume = 11,025 cf

B. WWTP PLANT: 0.16 MGD WWTP Complete Mix Activated Sludge

Type of Unit	# of Units	Size (depth, width, length & volume)
Aeration Basin	2	10.5' water depth x 15.0' width x 40.0' length each. Total Volume = 12,600 CF
Clarifier	1	30' diameter has 707 sq. feet, sidewater depth of 10.5', Volume of 7,422 CF
Chlorine Contact	1	Depth = 10.5', width = 5', Length = 25.0', Volume = 1,313 CF
Digester	3	10.5' water depth x 15.0' width x 35.0' length each. Total Volume = 16,538 cf

C. WWTP PLANT: 0.48 MGD WWTP Complete Mix Activated Sludge

Type of Unit	# of Units	Size (depth, width, length & volume)
Aeration Basin	2	10.5' water depth x 25.0' width x 75.0' length each. Volume = 39,375 CF total
Clarifier	2	50' diameter has 3,927 sq. feet, sidewater depth of 10.5', Volume of 41,232 CF total
Chlorine Contact	2	Depth = 10.5', width = 5.0', Length = 35.0', Volume = 3,675 CF
Digester	2	10.5' water depth x 30.0' width x 75.0' length each. Volume = 47,250 CF total

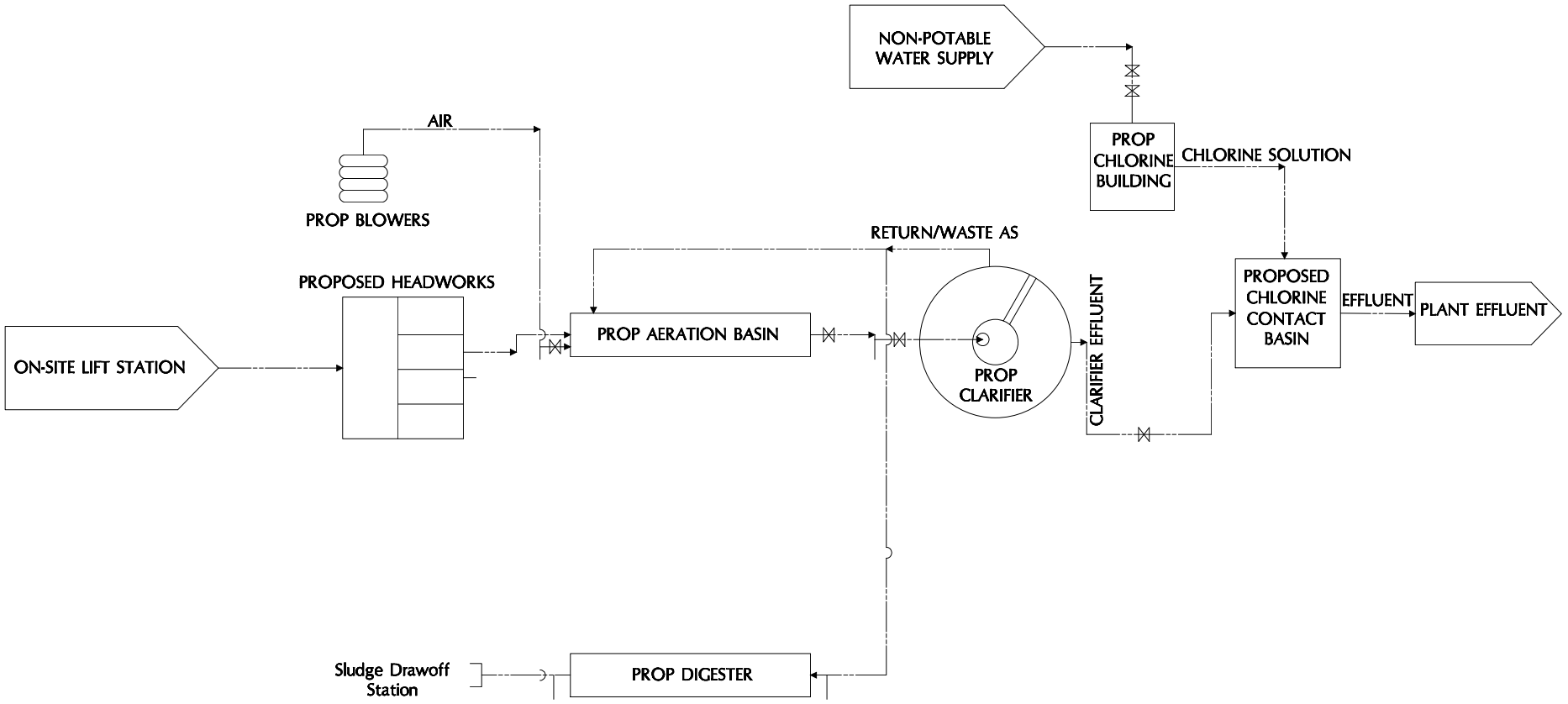
Domestic Wastewater Permit Application

EXHIBIT 11

Schematic Flow Diagram Process

A&S Engineers, Inc.

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

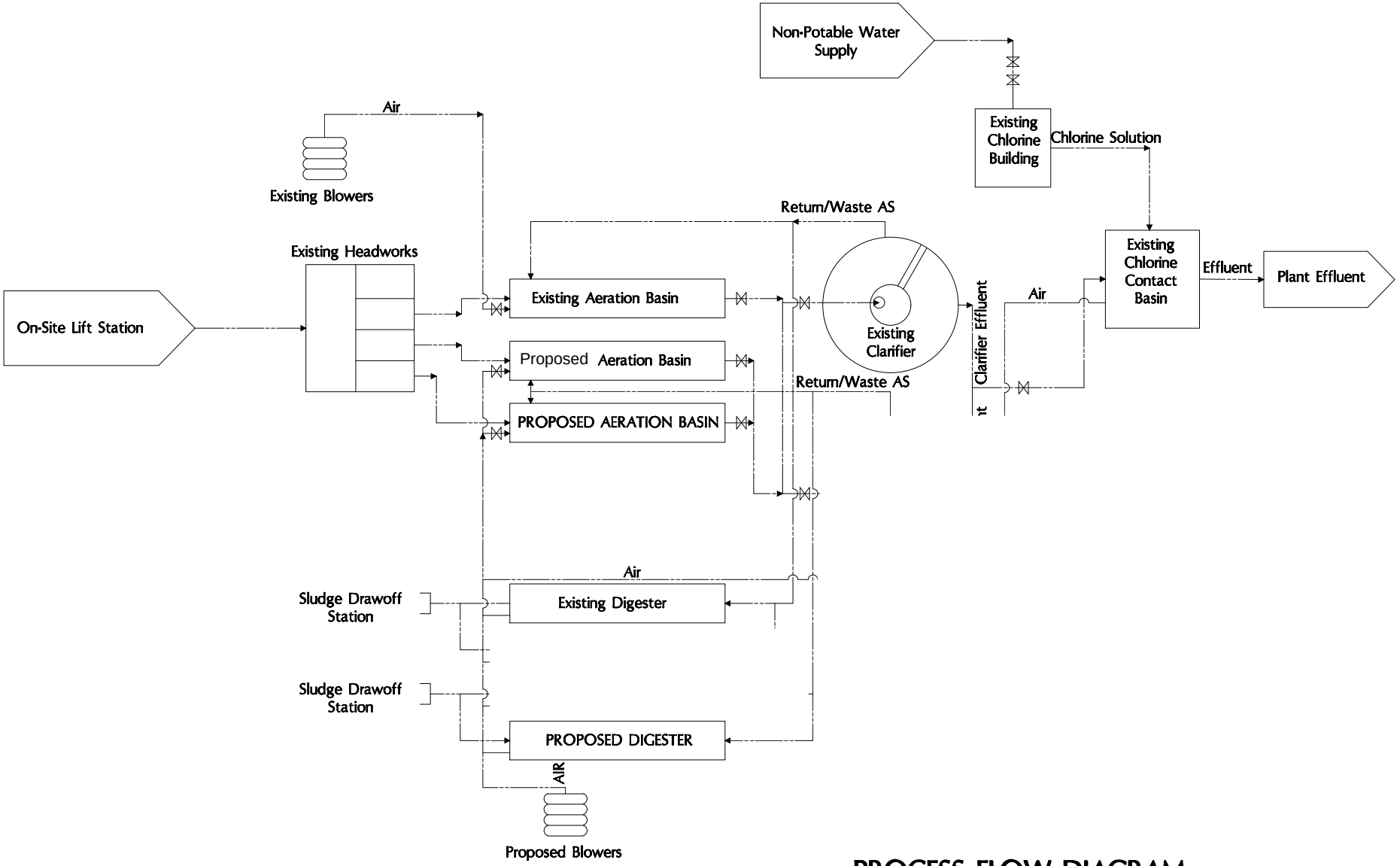


PROCESS FLOW DIAGRAM

EXHIBIT 11A
INTERIM I – 0.08 MGD

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

NOT TO SCALE | SEPTEMBER 2024 | JOB NO: 725118

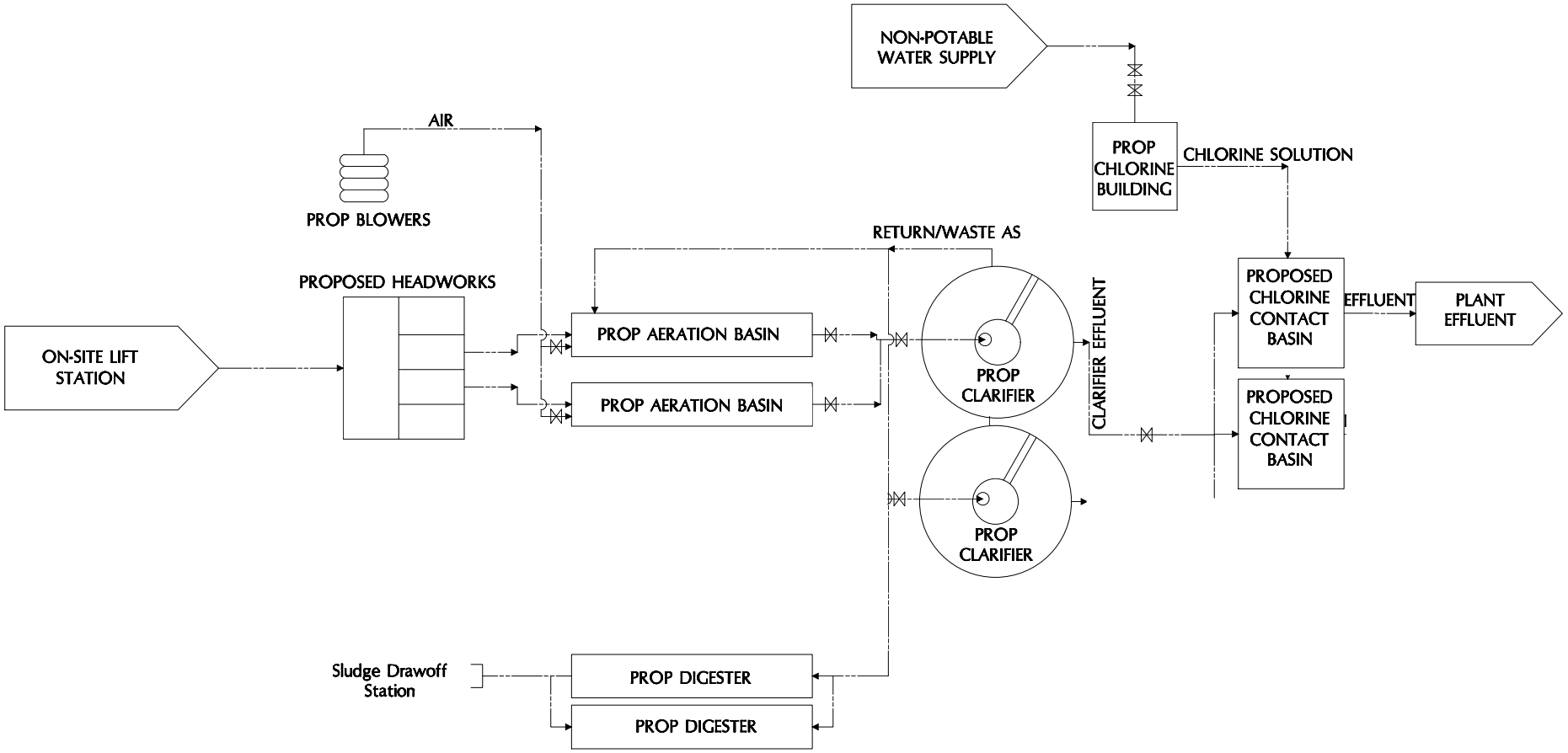


PROCESS FLOW DIAGRAM

EXHIBIT 11B
INTERIM II – 0.16 MGD

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

NOT TO SCALE | SEPTEMBERR 2024 | JOB NO:725118



PROCESS FLOW DIAGRAM

EXHIBIT 11C
INTERIM III – 0.48 MGD

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

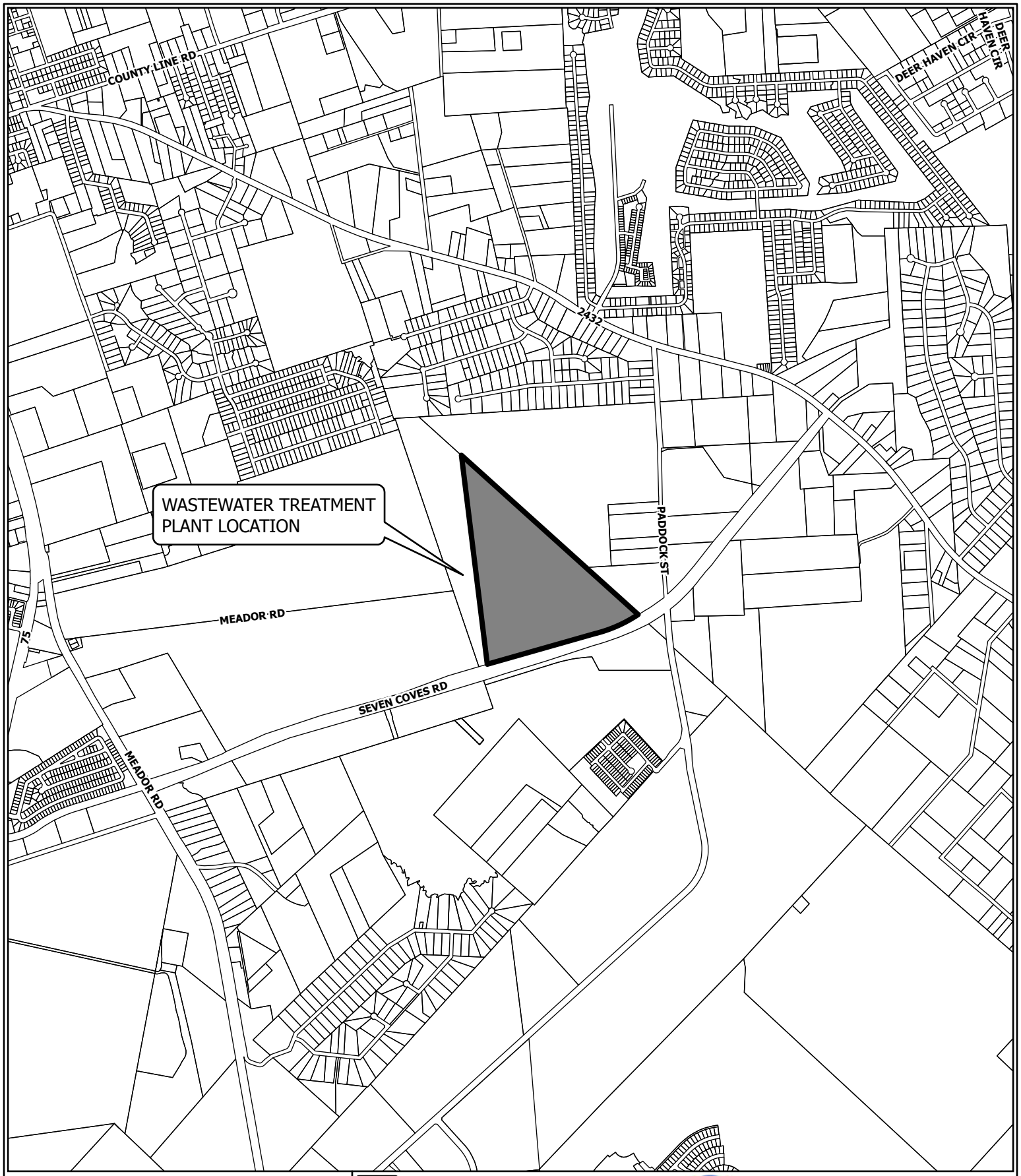
NOT TO SCALE | SEPTEMBER 2024 | JOB NO:725118

Domestic Wastewater Permit Application

EXHIBIT 12

Service Area Map

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



SEVEN COVES TRACT

SERVICE AREA MAP

Service Area

MCAD Parcels

A&S Engineers, Inc.

DRAWING NOT TO SCALE

N

W E

S

Path: X:\Special_Projects\660008.01\working.aprx Layout: Pg5_ServiceAreaMap Date: 5/19/2025 10:26 AM User: mrm

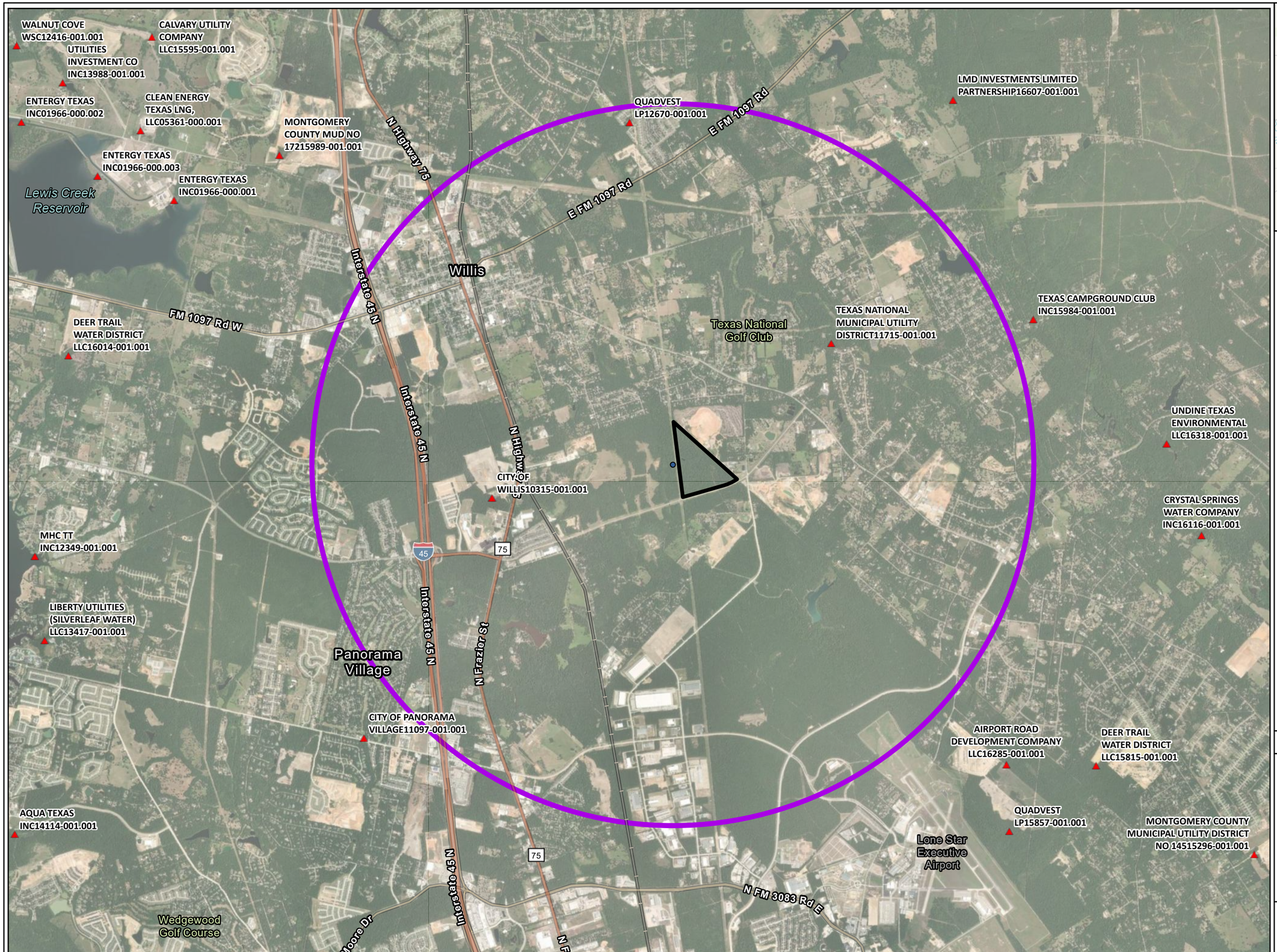
Domestic Wastewater Permit Application

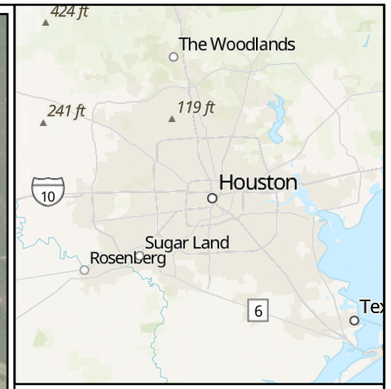
EXHIBIT 13

Regionalization Map and Letters

A&S Engineers, Inc.

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





TCEQ WWTP Permittee

Proposed WWTP

Service Area

WWTP 3-Mile Buffer

1" equals 4,000 feet

0 2,000 4,000 6,000

SEVEN COVES TRACT

PERMITTED WASTEWATER TREATMENT PLANTS 3-MILE RADIUS

A&S Engineers, Inc.

Path: X:\Special_Projects\660008.01\working.aprx Layout: Pg6_PermittedWWTPMap Date: 5/19/2025 9:39 AM User: mrm

A&S Engineers, Inc.

June 27, 2025

City of Willis
200 N Bell Street
Willis, TX 77378

Attn: City Engineer

Re: 7 Coves Development Ltd.
TCEQ Wastewater Discharge Permit Application
Regionalization Inquiry – City of Willis WWTP
A&S Project No. 660008.01

To Whom It May Concern:

7 Coves Development Ltd. has prepared a wastewater discharge permit application for a new domestic wastewater treatment plant in Montgomery County with a ultimate final capacity of 0.48 MGD. One of the items to be addressed by the Texas Commission on Environmental Quality in a wastewater discharge permit application is regionalization. As part of this process, we will investigate the feasibility of obtaining capacity for the 0.48 MGD wastewater flow from a neighboring plant.

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

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

By: _____ Date: _____

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

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

Regards,

Jonathan D. Liu, P.E.
Project Manager

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

City of Willis
200 N Bell Street
Willis, TX 77378

9590 9402 8867 4005 7765 03

2. Article Number (Transfer from service label)

9589 0710 5270 2283 5177 39

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ red Mail
- ☐ red Mail Restricted Delivery
- r $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CERTIFIED MAIL

9589 0710 5270 2283 5177 39

9589 0710 5270 2283 5177 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To
City of Willis
Street and Apt. No., or PO Box No.
200 N Bell Street
City, State, ZIP+4®
Willis, TX 77378

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

USPS TRACKING #

9590 9402 8867 4005 7765 03

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

* Sender: Please print your name, address, and ZIP+4® in this box*

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025

A&S Engineers, Inc.

June 27, 2025

NextEra Water Texas, LLC
6710 Spring Stuebner Road, Suite 709
PMB 1051
Spring, Texas 77389

Attn: Caddo Village WWTP Engineer

Re: 7 Coves Development Ltd.
TCEQ Wastewater Discharge Permit Application
Regionalization Inquiry – CADDO VILLAGE WWTP
A&S Project No. 660008.01

To Whom It May Concern:

7 Coves Development Ltd. has prepared a wastewater discharge permit application for a new domestic wastewater treatment plant in Montgomery County with a ultimate final capacity of 0.48 MGD. One of the items to be addressed by the Texas Commission on Environmental Quality in a wastewater discharge permit application is regionalization. As part of this process, we will investigate the feasibility of obtaining capacity for the 0.48 MGD wastewater flow from a neighboring plant.

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

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

By: _____ Date: _____

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

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

Regards,

Jonathan D. Liu, P.E.
Project Manager

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NextEra Water Texas, LLC
6710 Spring Stuebner Road, Ste 709
PMB 1051
Spring, TX 77389

9590 9402 6675 1060 2384 79

2. Article Number (Transfer from service label)

9589 0710 5270 2283 5177 15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ red Mail
- ☐ red Mail Restricted Delivery ·$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CERTIFIED MAIL

9589 0710 5270 2283 5177 15

9589 0710 5270 2283 5177 15

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To
NextEra Water Texas, LLC
Street and Apt. No., or PO Box No.
6710 Spring Stuebner Road, Suite 709 PMB 1051
City, State, ZIP+4®
Spring, TX 77389

PS Form 3800, January 2023 See Reverse for Instructions

USPS TRACKING #

9590 9402 6675 1060 2384 79

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

* Sender: Please print your name, address, and ZIP+4® in this box*

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025

A&S Engineers, Inc.

June 27, 2025

Bleyl Engineering
10515 Rodgers Rd
Houston, TX 77070

Attn: District Engineer

Re: 7 Coves Development Ltd.
TCEQ Wastewater Discharge Permit Application
Regionalization Inquiry – Texas National MUD WWTP
A&S Project No. 660008.01

To Whom It May Concern:

7 Coves Development Ltd. has prepared a wastewater discharge permit application for a new domestic wastewater treatment plant in Montgomery County with a ultimate final capacity of 0.48 MGD. One of the items to be addressed by the Texas Commission on Environmental Quality in a wastewater discharge permit application is regionalization. As part of this process, we will investigate the feasibility of obtaining capacity for the 0.48 MGD wastewater flow from a neighboring plant.

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

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

By: _____ Date: _____

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

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

Regards,

Jonathan D. Liu, P.E.
Project Manager

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bleyl Engineering
10515 Rodgers Rd
Houston, Tx 77070

9590 9402 6675 1060 2375 19

2. Article Number *(Transfer from service label)*

9589 0710 5270 2283 5177 22

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ed Mail
- ed Mail Restricted Delivery $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CERTIFIED MAIL

9589 0710 5270 2283 5177 22

9589 0710 5270 2283 5177 22

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To Bleyl Engineering
Street and Apt. No., or PO Box No. 10515 Rodgers Rd
City, State, ZIP+4® Houston, Tx 77070

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

USPS TRACKING #

9590 9402 6675 1060 2375 19

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

* Sender: Please print your name, address, and ZIP+4® in this box*

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025

Domestic Wastewater Permit Application

EXHIBIT 14

Design Calculations

A&S Engineers, Inc.

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

DESIGN CALCULATIONS

SEVEN COVES

WASTEWATER TREATMENT PLANT

WWTP PROCESS SIZING CALCULATIONS

PHASE I : 0.08 MGD

6/24/25

I. DESIGN PARAMETERS

A. Influent Composition

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

B. Hydraulic Considerations

1.	Design Flow after Expansion	=	**0.080**	MGD
2.	No. 1 Unit Change		56	gpm
3.	Hydraulic Peaking Factor for Design	=	**4.00**	Q
4.	Peak Hydraulic Flow	=	0.32	MGD
5.	No. 4 Unit Change		222	gpm

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

1.	Mass BOD Loading	=	200	lb/day
2.	Mass TSS Loading	=	200	lb/day
3.	Mass NH3-N Loading	=	50	lb/day

D. Effluent Composition

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

DESIGN CALCULATIONS

SEVEN COVES

WASTEWATER TREATMENT PLANT

II. ACTIVATED SLUDGE

A. Aeration Influent Composition

1.	Total Design Flow	=	0.08	MGD	
2.	Total Influent BOD	=	200	lb/day	
3.	Total Influent TSS	=	200	lb/day	
4.	Total Influent NH3-N	=	50	lb/day	

B. TCEQ Organic Loading Criteria

1.	Organic Loading (TCEQ 217.154)	=	**35**	lb BOD/1000 cu ft
2.	Organic Loading to Aeration	=	200	lb/day
3.	Aeration Basin Volume Required	=	**5,719**	cu. ft

C. Minimum Aeration Volume

1.	Min Aeration Volume Based on controlling criteria	=	**5,719**	cu. ft
2.	Equivalent Loading based on Min Volume	=	35.0	lb BOD/1000 cu ft

Solids Balance Method

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

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

=

40.032 lbs/day + 64.0512 lbs/day + (0.6 lb VSS produced / lb BOD applied)(200.16 lbs/day) + (0.12 lb/VSS produced / lb NH3-N applied)(50.04 lbs/day) - (0.06 lb VSS destroyed / lb MLSS-day)(1064.8 lbs) + 0 lbs/day

= 166 lb/day

Where:

		% of Fixed Influent TSS to Aeration Basin	=	20%	of TSS
		(Total Influent TSS to Aeration Basin)	=	200	lbs/day
Xi1	=	Fixed Influent TSS to Aeration Basin	=	40	lbs/day
		% of Non-biodegradable Influent VSS	=	40%	of VSS
		(Volatile Influent TSS to Aeration Basin)	=	160	lbs/day
Xi2	=	Non-biodegradable Influent VSS	=	64	lbs/day
a	=	Synthesis Coefficient	=	0.60	lb VSS produced / lb BOD applied
So	=	Influent BOD5	=	200	lbs/day
a*	=	Nitrifier Synthesis Coefficient	=	0.12	lb/ VSS produced / lb NH3-N app
N	=	Influent NH3-N	=	50	lbs/day
b	=	Endogenous Coefficient	=	0.06	lb VSS destroyed / lb MLSS-day
Xv	=	MLVSS in Aeration Basin	=	1,065	lbs
Xe	=	Effluent TSS (based on effluent 5 mg/L)	=	0.0	lbs/day

Find MLSS in Aeration Basin for WWTP

Ratio of Volatile to Total Suspended Solids	=	0.8	MLVSS / MLSS
Design MLSS Concentration	=	3,000.0	mg/L
Estimated MLVSS Concentration	=	2,400.0	mg/L
Design Solid Retention Time (SRT)	=	8.0	days
MLSS in Aeration Basin	=	1,331	lbs
MLVSS in Aeraton Basin	=	1,065	lbs
Verify MLSS Assumption (SRT x delta X/delta T)	=	1,330	lbs

Fixed Influent TSS to Aeration Basin	=	40	lbs/day
Nonbiodegradable Influent VSS	=	64	lbs/day
Growth Due to Synthesis	=	120.096	lbs/day
Growth Due to Nitrifiers	=	6	lbs/day
Endogenous Destruction	=	64	lbs/day

DESIGN CALCULATIONS

SEVEN COVES

WASTEWATER TREATMENT PLANT

	Effluent TSS	=	0	lbs/day
	Excess Sludge Produced per Day	=	166	lbs/day
	Design F:M Ratio	=	0.15	lb BOD / lb SS
	Maximum BOD5 Loading Rate	=	28.14	lbs BOD5 / 1000 cu. Ft.
	Required Aeration Basin Volume	=	7,112.0	cu. Ft.
	Hydraulic Retention Time	=	16.0	hours
2.	Required Aeration Basin Volume per Solids Balance Method			
	*1331 lbs / (8.34 x 3000 mg/L)*10^6/7.48*	=	7,112.0	cu. Ft.

D. Number of Aeration Basin Trains

1.	Number of Basins	=	**1.0**	# trains
2.	Design per Flow Basin	=	0.080	MGD

E. Aeration Basin Sizing Calculations

1.	Minimum Total Volume Required	=	7,112	cu. ft
2.	Assumed Side Water Depth of Aeration Basin	=	**10.50**	ft.
3.	Minimum Total Surface Area Required	=	677	sq. ft
4.	Minimum Total Surface Area Required per Train	=	677	sq. ft

F. Proposed Aeration Basin Configuration

1.	Proposed Basin Dimensions			
	a. Width	=	**15.0**	ft.
	b. Length	=	**40.0**	ft.
	c. Proposed Length to Width Ratio	=	2.67	
2.	Number of Aeration Basin Trains (from above)	=	1	# trains
3.	Total Volume of Proposed Basins	=	6,300	cu. ft
4.	Actual Aeration Basin Loading	=	32	lb BOD5 / 1000 cu. Ft.
5.	Actual Hydraulic Retention Time	=	14	hours
6.	Actual F:M Ratio	=	0.17	lb BOD / lb SS
7.	Check of Proposed Total Basin Volume	=	***OK***	

DESIGN CALCULATIONS

SEVEN COVES

WASTEWATER TREATMENT PLANT

III. SECONDARY/FINAL CLARIFICATION

A.	**Number of Secondary/Final Clarifiers**	=	**1**		
	1. Total Flow to Clarifiers	=	0.08	MGD	
B.	**Surface Area Design (TCEQ 217.154(c)(1))**				
	1. Maximum Surface Loading @ Peak Flow	=	**1,200**	gpd/sq. ft	
	2. Surface Area Required @ Peak Flow per Clarifier	=	267	sq. ft	
C.	**Hydraulic Detention Time Design (TCEQ 217.154(c))**				
	1. Minimum Effective Detention Time @ Peak Flow	=	**1.80**	Hours	
	2. Volume Required @ Peak Flow per Clarifier	=	3,209	cu. Ft.	
	3. Surface Area Required @ Peak Flow (From Above) per Clarifier		267	sq. ft.	
D.	**Effluent Weir Design (TCEQ 217.152(c)(4-5))**				
	1. Weir loading for plants 1.0 MGD or less	=	**20,000**	gpd/ft	
	2. Weir loading for plants over 1.0 MGD	=	**30,000**	gpd/ft	
	3. Controlling Criteria	=	20,000	gpd/ft	
	4. Total Length of Weir Required @ Peak Flow per Clarifier	=	16.0	ft	
E.	**Clarifer Basin Check**				
	1. Number of Clarifiers	=	**1**	# clarifiers	
	2. Minimum Surface Area (From Above) per Clarifier	=	267	sq. ft.	
	3. Minimums Volume Time (From Above) per Clarifier	=	3,209	cu. Ft.	
	4. Minimum Weir Total Length (From Above) per Clarifier	=	16.0	ft	
	5. Clarifier Size (Circular)	=	**30**	ft	
	6. Surface Area Per Clarifier (Circular)	=	707	sq. ft.	
	7. Total Surface Area	=	707	sq. ft.	
	8. Surface Area Check	=	***OK***		
	9. Effective Side Water Depth	=	**10.50**	ft.	
	10. Total Clarifer Volume	=	7,422	cu. Ft.	
	11. Total Clarifer Hydraulic Detention Time (Using Prop. Surface Area)	=	4.2	Hours	
	12. Hydraulic Detention Time Check	=	***OK***		
	13. Design Weir Width - Width of Launder Trough	=	**1.0**	ft	
	14. Distance From Outer Concrete Wall	=	**1.0**	ft	
	15. Thickness of Each Launder Trough Walls	=	**0.00**	ft	
	16. Subsequent Outer Diameter of Effluent Weir	=	28.0	ft	
	17. Weir Length per Clarifier	=	88.0	ft	
	18. Weir Loading @ Peak Flow per Clarifier	=	3,638	gpd/ft	
	19. Weir Length (Loading Rate) per Clarifier Check	=	***OK***		
F.	**Return Activated Sludge Flow Rates**				
	1. Lower Limit Underflow Rate (TCEQ 217.152)	=	**200**	gpd/sq ft	
	2. Minimum Total RAS Flow Rate	=	98	gpm	
	3. Upper Limit Underflow Rate (TCEQ 217.152)	=	**400**	gpd/sq ft	
	4. Maximum Total RAS Flow Rate	=	196	gpm	

DESIGN CALCULATIONS

SEVEN COVES

WASTEWATER TREATMENT PLANT

IV. DISINFECTION/ CHLORINE CONTACT BASIN

A.	1.	Minimum Effective Detention Time @ Peak Flow Ch. 217.281(b)(1)	=	**20**	minutes
	2.	Required Volume @ Peak Flow	=	4,444	Gallons
	3.	Unit Change	=	594	cu. Ft.
	4.	Proposed Basin Dimensions			
		Number of Proposed Basins	=	**1**	
		Length of Each Basin	=	**25**	
		Width of Each Basin	=	**5**	
		Side Water Depth of Each Basin	=	**10.5**	
	4.	Total Volume of Proposed Basin	=	**1,313**	cu. Ft
	5.	Check of Proposed Total Basin Volume	=	***OK***	mins
	6.	Hydraulic Detetion Time at Design Flow	=	176.7	mins
	7.	Hydraulic Detetion Time at Peak Flow	=	44.2	mins
	8.	CHECK	=	***OK***	

B. Chlorine Contact Basin Air

	1.	Air Required (CCB Volume * 20 SCFM/1000 CF)	=	**26.3**	scfm

V. SOLIDS HANDLING

A. Digester Sizing

	1.	Percent Biodegradeable Volitile Solids in WAS, %	=	**70%**	
	2.	Percent Destruction, %	=	**30%**	
	3.	Digested Solids Production, lbs/day	=	158	lbs/day
	4.	Solids from Clarifier	=	200	lbs/day
	5.	Average Solids	=	179	lbs/day
	6.	Assumed Dig. Conc., mg/l	=	**15,000**	mg/L
	7.	Req'd. Retention Time, days (TCEQ 217.249 (t)(4)(b))	=	**40**	days
	8.	Req'd. Volume, cf	=	7,658	cu. ft
	9.	Volume to Loading Ratio. cf/lb BOD/day	=	38.3	cf/lb BOD/day

B. Digester Design

	1.	Proposed Digester Dimensions			
		Width of Each Digester	=	**15**	
		Length of Each Digester	=	**35**	
		Side Water Depth of Each Digester	=	**10.5**	
	2.	Number of Digesters	=	**2**	
	3.	Total Digester Volume	=	11,025	cu. ft
	3.	Actual Digester Storage Capacity	=	58	days
	3.	Digester Volume check	=	OK	

C. Digester Air

	1.	Air Required (Digester Volume x 20scfm/1000cf)	=	221	scfm

DESIGN CALCULATIONS

SEVEN COVES

WASTEWATER TREATMENT PLANT

VI. AIRFLOW CALCULATIONS

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

1.	Total Influent BOD_5	=	200	lb/day
2.	Total Influent NH3-N	=	50	lb/day
3.	BOD5 Removal	=	200	lb/day
4.	Nh3-N Removal	=	50	lb/day
5.	Oxygen Required for Carbonaceous Demand TCEQ 217.155 (a) (3)	=	**1.2**	lbs O_2/lb BOD_5
6.	Oxygen Required for Carbonaceous Demand TCEQ 217.155 (a) (3)	=	**4.3**	lbs O_2/lb NH3-N
7.	Oxygen Required per Pound of BOD	=	2.3	
8.	Depth of Submergence of Diffusers	=	**9.00**	ft
9.	Diffuser Type (Coarse or Fine)	=	**Fine**	
10.	Clean Water Transfer Efficiency of Fine Bubble Diffuser	=	**1.50%**	per ft of submergence
11.	Clean Water Transfer Efficiency @ Stated Depth	=	18.0%	
12.	Wastewater Transfer Efficiency Coeficient for Fine Bubble Diffusers	=	0.45	
13.	Wastewater Transfer Efficiency	=	8.1%	
14.	Manufacturer Proposed SOTE	=	30.0%	
15.	Maximum Clean Water Transfer Efficiency TCEQ 217.155 (b) (2) (A) (iii)	=	26.0%	
16.	Check if Over Regulated Maximum	=	OK	
17.	Density of Air @ 20 Deg C	=	**0.075**	
18.	Ratio of Oxygen to Air	=	**0.230**	
19.	Diffuser Submergence Correction Factor	=	**1.690**	
20.	Minimum Air Required for Mixing	=	72.000	scfm
21.	Air Required for Treatment	=	382	
22.	Manufacturer Proposed Air Required for Treatment	=	136	scfm

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

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

C.	**Total Air Required**	**=**	**709**	**scfm**
D.	**150% of Design Flow TCEQ 217.155 (b)(5)(c)(iii) for Air Piping**	=	1,064	scfm
E.	**Proposed Number of Blowers**	=	**2**	# of blowers
F	**Invdividual Blower Capacity @ Design Pressure/Largest Out of Service**	**=**	**709**	**scfm**
G.	**Proposed Maximum Air Loss in Air Piping (Calculated Separately)**	**=**	**1**	**psig**
H	**Design Pressure of Blower**	=	**4.9**	**psig**

VII. CHLORINE DOSAGE CALCULATIONS

A. Chlorine Dosage Rate TCEQ 217.272 (b)

		=	**8.0**	mg/l
1.	Calculated Chlorine Dosage Rate @ Design Flow Eq. K.1 TCEQ 217.272 (a)	=	5	lbs/day
2.	Calculated Chlorine Dosage Rate @ Peak Flow Eq. K.1 TCEQ 217.272 (a)	=	21	lbs/day
3.	System Set-up (Vacuum or Manifold)	=	Vacuum	
4.	Minimum Ambient TemperatureTCEQ 217.275 (a) (1)	=	**55**	Degrees F
5.	Max Withdrawal Rate for One 150-lb Cylinder TCEQ 217.274 (a) (1)	=	55	lbs/day
6.	Max Withdrawal Rate for One Ton Cylinder TCEQ 217.274 (a) (1)	=	440	lbs/day
7.	Required Number of 150-lb Cylinders Eq. K.3 TCEQ 217.273 (b)	=	1	# of cylinders
8.	Required Number of One Ton Cylinders Eq. K.3 TCEQ 217.273 (b)	=	1	# of cylinders
9.	Method of Chlorine Storage ("ton" or "150's")	=	**150-lb**	
10.	Peak Withdrawal Rate	=	55	lbs/day

DESIGN CALCULATIONS

SEVEN COVES

WASTEWATER TREATMENT PLANT

WWTP PROCESS SIZING CALCULATIONS

PHASE II : 0.16 MGD

6/24/25

I. DESIGN PARAMETERS

A. Influent Composition

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

B. Hydraulic Considerations

1.	Design Flow after Expansion	=	**0.160**	MGD
2.	No. 1 Unit Change		111	gpm
3.	Hydraulic Peaking Factor for Design	=	**4.00**	Q
4.	Peak Hydraulic Flow	=	0.64	MGD
5.	No. 4 Unit Change		444	gpm

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

1.	Mass BOD Loading	=	400	lb/day
2.	Mass TSS Loading	=	400	lb/day
3.	Mass NH3-N Loading	=	100	lb/day

D. Effluent Composition

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

DESIGN CALCULATIONS

SEVEN COVES

WASTEWATER TREATMENT PLANT

II. ACTIVATED SLUDGE

A. Aeration Influent Composition

1.	Total Design Flow	=	0.16	MGD	
2.	Total Influent BOD	=	400	lb/day	
3.	Total Influent TSS	=	400	lb/day	
4.	Total Influent NH3-N	=	100	lb/day	

B. TCEQ Organic Loading Criteria

1.	Organic Loading (TCEQ 217.154)	=	**35**	lb BOD/1000 cu ft
2.	Organic Loading to Aeration	=	400	lb/day
3.	Aeration Basin Volume Required	=	**11,438**	cu. ft

C. Minimum Aeration Volume

1.	Min Aeration Volume Based on controlling criteria	=	**11,438**	cu. ft
2.	Equivalent Loading based on Min Volume	=	35.0	lb BOD/1000 cu ft

Solids Balance Method

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

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

=

80.064 lbs/day + 128.1024 lbs/day + (0.6 lb VSS produced / lb BOD applied)(400.32 lbs/day) + (0.12 lb/VSS produced / lb NH3-N applied)(100.08 lbs/day) - (0.06 lb VSS destroyed / lb MLSS-day)(2128.8 lbs) + 0 lbs/day

= 333 lb/day

Where:

		% of Fixed Influent TSS to Aeration Basin	=	20%	of TSS
		(Total Influent TSS to Aeration Basin)	=	400	lbs/day
Xi1	=	Fixed Influent TSS to Aeration Basin	=	80	lbs/day
		% of Non-biodegradable Influent VSS	=	40%	of VSS
		(Volatile Influent TSS to Aeration Basin)	=	320	lbs/day
Xi2	=	Non-biodegradable Influent VSS	=	128	lbs/day
a	=	Synthesis Coefficient	=	0.60	lb VSS produced / lb BOD applied
So	=	Influent BOD5	=	400	lbs/day
a*	=	Nitrifier Synthesis Coefficient	=	0.12	lb/ VSS produced / lb NH3-N app
N	=	Influent NH3-N	=	100	lbs/day
b	=	Endogenous Coefficient	=	0.06	lb VSS destroyed / lb MLSS-day
Xv	=	MLVSS in Aeration Basin	=	2,129	lbs
Xe	=	Effluent TSS (based on effluent 5 mg/L)	=	0.0	lbs/day

Find MLSS in Aeration Basin for WWTP

Ratio of Volatile to Total Suspended Solids	=	0.8	MLVSS / MLSS
Design MLSS Concentration	=	3,000.0	mg/L
Estimated MLVSS Concentration	=	2,400.0	mg/L
Design Solid Retention Time (SRT)	=	8.0	days
MLSS in Aeration Basin	=	2,661	lbs
MLVSS in Aeraton Basin	=	2,129	lbs
Verify MLSS Assumption (SRT x delta X/delta T)	=	2,661	lbs

Fixed Influent TSS to Aeration Basin	=	80	lbs/day
Nonbiodegradable Influent VSS	=	128	lbs/day
Growth Due to Synthesis	=	240.192	lbs/day
Growth Due to Nitrifiers	=	12	lbs/day
Endogenous Destruction	=	128	lbs/day

DESIGN CALCULATIONS

SEVEN COVES

WASTEWATER TREATMENT PLANT

	Effluent TSS	=	0	lbs/day
	Excess Sludge Produced per Day	=	333	lbs/day
	Design F:M Ratio	=	0.15	lb BOD / lb SS
	Maximum BOD5 Loading Rate	=	28.15	lbs BOD5 / 1000 cu. Ft.
	Required Aeration Basin Volume	=	14,218.6	cu. Ft.
	Hydraulic Retention Time	=	16.0	hours
2.	Required Aeration Basin Volume per Solids Balance Method			
	*2661 lbs / (8.34 x 3000 mg/L)*10^6/7.48*	=	14,218.6	cu. Ft.

D. Number of Aeration Basin Trains

1.	Number of Basins	=	**2.0**	# trains
2.	Design per Flow Basin	=	0.080	MGD

E. Aeration Basin Sizing Calculations

1.	Minimum Total Volume Required	=	14,219	cu. ft
2.	Assumed Side Water Depth of Aeration Basin	=	**10.50**	ft.
3.	Minimum Total Surface Area Required	=	1,354	sq. ft
4.	Minimum Total Surface Area Required per Train	=	677	sq. ft

F. Proposed Aeration Basin Configuration

1.	Proposed Basin Dimensions			
	a. Width	=	**15.0**	ft.
	b. Length	=	**40.0**	ft.
	c. Proposed Length to Width Ratio	=	2.67	
2.	Number of Aeration Basin Trains (from above)	=	2	# trains
3.	Total Volume of Proposed Basins	=	12,600	cu. ft
4.	Actual Aeration Basin Loading	=	32	lb BOD5 / 1000 cu. Ft.
5.	Actual Hydraulic Retention Time	=	14	hours
6.	Actual F:M Ratio	=	0.17	lb BOD / lb SS
7.	Check of Proposed Total Basin Volume	=	***OK***	

DESIGN CALCULATIONS

SEVEN COVES

WASTEWATER TREATMENT PLANT

III. SECONDARY/FINAL CLARIFICATION

A.	**Number of Secondary/Final Clarifiers**	=	**1**		
	1. Total Flow to Clarifiers	=	0.16	MGD	
B.	**Surface Area Design (TCEQ 217.154(c)(1))**				
	1. Maximum Surface Loading @ Peak Flow	=	**1,200**	gpd/sq. ft	
	2. Surface Area Required @ Peak Flow per Clarifier	=	533	sq. ft	
C.	**Hydraulic Detention Time Design (TCEQ 217.154(c))**				
	1. Minimum Effective Detention Time @ Peak Flow	=	**1.80**	Hours	
	2. Volume Required @ Peak Flow per Clarifier	=	6,417	cu. Ft.	
	3. Surface Area Required @ Peak Flow (From Above) per Clarifier		533	sq. ft.	
D.	**Effluent Weir Design (TCEQ 217.152(c)(4-5))**				
	1. Weir loading for plants 1.0 MGD or less	=	**20,000**	gpd/ft	
	2. Weir loading for plants over 1.0 MGD	=	**30,000**	gpd/ft	
	3. Controlling Criteria	=	20,000	gpd/ft	
	4. Total Length of Weir Required @ Peak Flow per Clarifier	=	32.0	ft	
E.	**Clarifer Basin Check**				
	1. Number of Clarifiers	=	**1**	# clarifiers	
	2. Minimum Surface Area (From Above) per Clarifier	=	533	sq. ft.	
	3. Minimums Volume Time (From Above) per Clarifier	=	6,417	cu. Ft.	
	4. Minimum Weir Total Length (From Above) per Clarifier	=	32.0	ft	
	5. Clarifier Size (Circular)	=	**30**	ft	
	6. Surface Area Per Clarifier (Circular)	=	707	sq. ft.	
	7. Total Surface Area	=	707	sq. ft.	
	8. Surface Area Check	=	***OK***		
	9. Effective Side Water Depth	=	**10.50**	ft.	
	10. Total Clarifer Volume	=	7,422	cu. Ft.	
	11. Total Clarifer Hydraulic Detention Time (Using Prop. Surface Area)	=	2.1	Hours	
	12. Hydraulic Detention Time Check	=	***OK***		
	13. Design Weir Width - Width of Launder Trough	=	**1.0**	ft	
	14. Distance From Outer Concrete Wall	=	**1.0**	ft	
	15. Thickness of Each Launder Trough Walls	=	**0.00**	ft	
	16. Subsequent Outer Diameter of Effluent Weir	=	28.0	ft	
	17. Weir Length per Clarifier	=	88.0	ft	
	18. Weir Loading @ Peak Flow per Clarifier	=	7,276	gpd/ft	
	19. Weir Length (Loading Rate) per Clarifier Check	=	***OK***		
F.	**Return Activated Sludge Flow Rates**				
	1. Lower Limit Underflow Rate (TCEQ 217.152)	=	**200**	gpd/sq ft	
	2. Minimum Total RAS Flow Rate	=	98	gpm	
	3. Upper Limit Underflow Rate (TCEQ 217.152)	=	**400**	gpd/sq ft	
	4. Maximum Total RAS Flow Rate	=	196	gpm	

DESIGN CALCULATIONS

SEVEN COVES

WASTEWATER TREATMENT PLANT

IV. DISINFECTION/ CHLORINE CONTACT BASIN

A.	1.	Minimum Effective Detention Time @ Peak Flow Ch. 217.281(b)(1)	=	**20**	minutes
	2.	Required Volume @ Peak Flow	=	8,889	Gallons
	3.	Unit Change	=	1,188	cu. Ft.
	4.	Proposed Basin Dimensions			
		Number of Proposed Basins	=	**1**	
		Length of Each Basin	=	**25**	
		Width of Each Basin	=	**5**	
		Side Water Depth of Each Basin	=	**10.5**	
	4.	Total Volume of Proposed Basin	=	**1,313**	cu. Ft
	5.	Check of Proposed Total Basin Volume	=	***OK***	mins
	6.	Hydraulic Detetion Time at Design Flow	=	88.4	mins
	7.	Hydraulic Detetion Time at Peak Flow	=	22.1	mins
	8.	CHECK	=	***OK***	

B. Chlorine Contact Basin Air

	1.	Air Required (CCB Volume * 20 SCFM/1000 CF)	=	**26.3**	scfm

V. SOLIDS HANDLING

A. Digester Sizing

	1.	Percent Biodegradeable Volitile Solids in WAS, %	=	**70%**	
	2.	Percent Destruction, %	=	**30%**	
	3.	Digested Solids Production, lbs/day	=	316	lbs/day
	4.	Solids from Clarifier	=	400	lbs/day
	5.	Average Solids	=	358	lbs/day
	6.	Assumed Dig. Conc., mg/l	=	**15,000**	mg/L
	7.	Req'd. Retention Time, days (TCEQ 217.249 (t)(4)(b))	=	**40**	days
	8.	Req'd. Volume, cf	=	15,316	cu. ft
	9.	Volume to Loading Ratio. cf/lb BOD/day	=	38.3	cf/lb BOD/day

B. Digester Design

	1.	Proposed Digester Dimensions			
		Width of Each Digester	=	**15**	
		Length of Each Digester	=	**35**	
		Side Water Depth of Each Digester	=	**10.5**	
	2.	Number of Digesters	=	**3**	
	3.	Total Digester Volume	=	16,538	cu. ft
	3.	Actual Digester Storage Capacity	=	43	days
	3.	Digester Volume check	=	OK	

C. Digester Air

	1.	Air Required (Digester Volume x 20scfm/1000cf)	=	331	scfm

DESIGN CALCULATIONS

SEVEN COVES

WASTEWATER TREATMENT PLANT

VI. AIRFLOW CALCULATIONS

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

1.	Total Influent BOD_5	=	400	lb/day
2.	Total Influent NH3-N	=	100	lb/day
3.	BOD5 Removal	=	400	lb/day
4.	Nh3-N Removal	=	100	lb/day
5.	Oxygen Required for Carbonaceous Demand TCEQ 217.155 (a) (3)	=	**1.2**	lbs O_2/lb BOD_5
6.	Oxygen Required for Carbonaceous Demand TCEQ 217.155 (a) (3)	=	**4.3**	lbs O_2/lb NH3-N
7.	Oxygen Required per Pound of BOD	=	2.3	
8.	Depth of Submergence of Diffusers	=	**9.00**	ft
9.	Diffuser Type (Coarse or Fine)	=	**Fine**	
10.	Clean Water Transfer Efficiency of Fine Bubble Diffuser	=	**1.50%**	per ft of submergence
11.	Clean Water Transfer Efficiency @ Stated Depth	=	18.0%	
12.	Wastewater Transfer Efficiency Coeficient for Fine Bubble Diffusers	=	0.45	
13.	Wastewater Transfer Efficiency	=	8.1%	
14.	Manufacturer Proposed SOTE	=	30.0%	
15.	Maximum Clean Water Transfer Efficiency TCEQ 217.155 (b) (2) (A) (iii)	=	26.0%	
16.	Check if Over Regulated Maximum	=	OK	
17.	Density of Air @ 20 Deg C	=	**0.075**	
18.	Ratio of Oxygen to Air	=	**0.230**	
19.	Diffuser Submergence Correction Factor	=	**1.690**	
20.	Minimum Air Required for Mixing	=	144.000	scfm
21.	Air Required for Treatment	=	765	
22.	Manufacturer Proposed Air Required for Treatment	=	272	scfm

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

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

C.	**Total Air Required**	**=**	**1,202**	**scfm**
D.	**150% of Design Flow TCEQ 217.155 (b)(5)(c)(iii) for Air Piping**	=	1,803	scfm
E.	**Proposed Number of Blowers**	=	**2**	# of blowers
F	**Invdividual Blower Capacity @ Design Pressure/Largest Out of Service**	**=**	**1,202**	**scfm**
G.	**Proposed Maximum Air Loss in Air Piping (Calculated Separately)**	**=**	**1**	**psig**
H	**Design Pressure of Blower**	=	**4.9**	**psig**

VII. CHLORINE DOSAGE CALCULATIONS

A. Chlorine Dosage Rate TCEQ 217.272 (b)

	Chlorine Dosage Rate TCEQ 217.272 (b)	=	**8.0**	mg/l
1.	Calculated Chlorine Dosage Rate @ Design Flow Eq. K.1 TCEQ 217.272 (a)	=	11	lbs/day
2.	Calculated Chlorine Dosage Rate @ Peak Flow Eq. K.1 TCEQ 217.272 (a)	=	43	lbs/day
3.	System Set-up (Vacuum or Manifold)	=	Vacuum	
4.	Minimum Ambient TemperatureTCEQ 217.275 (a) (1)	=	**55**	Degrees F
5.	Max Withdrawal Rate for One 150-lb Cylinder TCEQ 217.274 (a) (1)	=	55	lbs/day
6.	Max Withdrawal Rate for One Ton Cylinder TCEQ 217.274 (a) (1)	=	440	lbs/day
7.	Required Number of 150-lb Cylinders Eq. K.3 TCEQ 217.273 (b)	=	1	# of cylinders
8.	Required Number of One Ton Cylinders Eq. K.3 TCEQ 217.273 (b)	=	1	# of cylinders
9.	Method of Chlorine Storage ("ton" or "150's")	=	**150-lb**	
10.	Peak Withdrawal Rate	=	55	lbs/day

Domestic Wastewater Permit Application

EXHIBIT 15

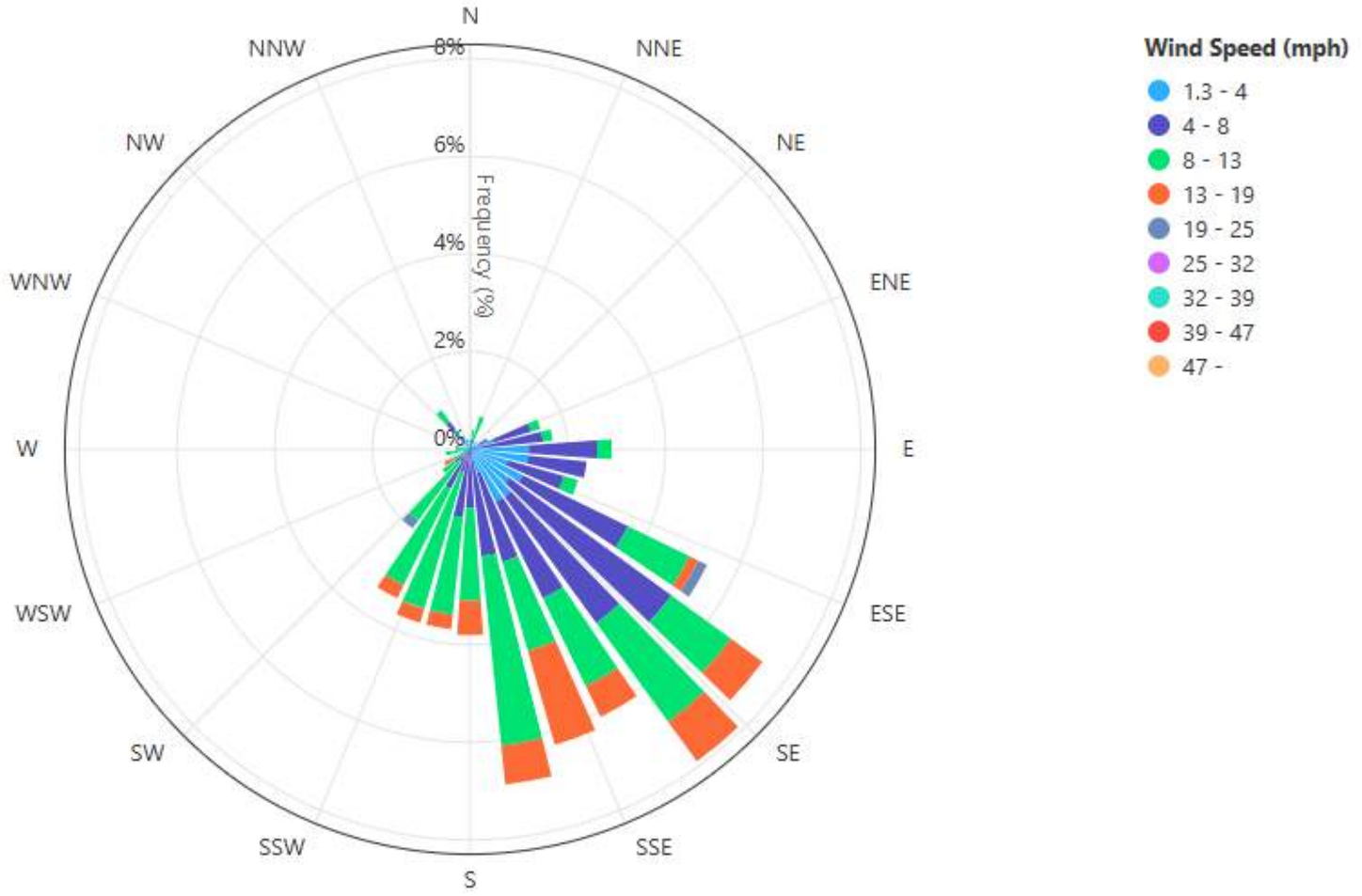
Wind Rose

A&S Engineers, Inc.

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

CONROE MONTGOMERY COUNTY AP (TX) Wind Rose

June 01, 2025 - June 27, 2025
Sub-Interval: January 1 - December 31, 0 - 24



Click and drag to zoom

CONROE MONTGOMERY COUNTY AP (TX)- Wind Frequency Table (percentage)

Latitude : 30.3611
Longitude : -95.4176
Elevation : 228 ft.
Element : Mean Wind Speed

Start Date : June 01, 2025
End Date : June 27, 2025
# of Days : 27 of 27
obs : poss : 614 of 648

Sub Interval Windows

	Start	End
Date	January 1	December 31
Hour	0	24

Domestic Wastewater Permit Application

EXHIBIT 16

Solids Management Plan

A&S Engineers, Inc.

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

SLUDGE MANAGEMENT PLAN

Proposed Phase I – 0.08 MGD

1. Type of Treatment Process

AERATION BASINS

The proposed facility is a 0.08 million gallons per day (MGD) conventional activated sludge process utilizing an aeration basin. The following table shows the process design and sludge generation calculations for the design flow of this facility.

BOD = 300 mg/l x 8.34 lbs/gal x 0.08 MGD = 200 lbs BOD per Day

2. Dimensions and Capacities

AEROBIC DIGESTER

The treatment facility has solids holding tanks with maximum total volume of 11,025 cubic feet. The tanks are 15-feet W by 35-feet L with 10.5 foot side water depth.

The total Digester capacity of 11,025 cubic feet is greater than the required digester capacity based on 20 cubic feet per lb. of BOD times 200 lbs of BOD loading for the 0.08 MGD WWTP.

3. Sludge Generation Calculations

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

Solids @ 100% Qavg lb/day	Solids @ 75% Qavg lb/day	Solids @ 50% Qavg lb/day	Solids @ 25% Qavg lb/day
200	150	100	50

4. Operating Range of Mixed Liquor Suspended Solids

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

5. Solids Removal Procedures

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

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

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

PHASE I	@100% Flow Capacity		@75% Flow Capacity		@50% Flow Capacity		@25% Flow Capacity	
0.08 MGD	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day
	2.5	2,000	2.5	1,500	2.5	1,000	2.5	500

Sludge Age
The sludge age based on having 11,025 cubic feet (82,473 gallons) of total digester capacity, 2.5% solids and the above generated sludge volume is 41 days for 100% flow capacity, 55 days for 75% capacity, 82 days for 50% capacity, and 165 days for 25% capacity.

7. Identification of Disposal Site

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

SLUDGE MANAGEMENT PLAN

Proposed Phase I – 0.16 MGD

1. Type of Treatment Process

AERATION BASINS

The proposed facility is a 0.16 million gallons per day (MGD) conventional activated sludge process utilizing an aeration basin. The following table shows the process design and sludge generation calculations for the design flow of this facility.

BOD = 300 mg/l x 8.34 lbs/gal x 0.16 MGD = 400 lbs BOD per Day

2. Dimensions and Capacities

AEROBIC DIGESTER

The treatment facility has solids holding tanks with maximum total volume of 16,538 cubic feet. The tanks are 15-feet W by 35-feet L with 10.5 foot side water depth.

The total Digester capacity of 16,538 cubic feet is greater than the required digester capacity based on 20 cubic feet per lb. of BOD times 400 lbs of BOD loading for the 0.16 MGD WWTP.

3. Sludge Generation Calculations

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

Solids @ 100% Qavg lb/day	Solids @ 75% Qavg lb/day	Solids @ 50% Qavg lb/day	Solids @ 25% Qavg lb/day
400	300	200	100

4. Operating Range of Mixed Liquor Suspended Solids

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

5. Solids Removal Procedures

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

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

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

PHASE I	@100% Flow Capacity		@75% Flow Capacity		@50% Flow Capacity		@25% Flow Capacity	
0.16 MGD	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day
	2.5	4,000	2.5	3,000	2.5	2,000	2.5	1,000

Sludge Age
The sludge age based on having 16,538 cubic feet (123,704 gallons) of total digester capacity, 2.5% solids and the above generated sludge volume is 31 days for 100% flow capacity, 41 days for 75% capacity, 62 days for 50% capacity, and 124 days for 25% capacity.

7. Identification of Disposal Site

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

SLUDGE MANAGEMENT PLAN

Proposed Phase I – 0.48 MGD

1. Type of Treatment Process

AERATION BASINS

The proposed facility is a 0.48 million gallons per day (MGD) conventional activated sludge process utilizing an aeration basin. The following table shows the process design and sludge generation calculations for the design flow of this facility.

BOD = 300 mg/l x 8.34 lbs/gal x 0.48 MGD = 1,201 lbs BOD per Day

2. Dimensions and Capacities

AEROBIC DIGESTER

The treatment facility has solids holding tanks with maximum total volume of 47,250 cubic feet. The tanks are 30-feet W by 75-feet L with 10.5 foot side water depth.

The total Digester capacity of 47,250 cubic feet is greater than the required digester capacity based on 20 cubic feet per lb. of BOD times 1,201 lbs of BOD loading for the 0.48 MGD WWTP.

3. Sludge Generation Calculations

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

Solids @ 100% Qavg lb/day	Solids @ 75% Qavg lb/day	Solids @ 50% Qavg lb/day	Solids @ 25% Qavg lb/day
1,201	901	601	300

4. Operating Range of Mixed Liquor Suspended Solids

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

5. Solids Removal Procedures

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

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

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

PHASE I	@100% Flow Capacity		@75% Flow Capacity		@50% Flow Capacity		@25% Flow Capacity	
0.48 MGD	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day	% Solids	Gal/Day
	2.5	12,000	2.5	9,000	2.5	6,000	2.5	3,000

Sludge Age
The sludge age based on having 47,250 cubic feet (353,430 gallons) of total digester capacity, 2.5% solids and the above generated sludge volume is 29 days for 100% flow capacity, 39 days for 75% capacity, 59 days for 50% capacity, and 118 days for 25% capacity.

7. Identification of Disposal Site

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

Domestic Wastewater Permit Application

EXHIBIT 17

Population Projections

A&S Engineers, Inc.

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

POPULATION PROJECTIONS

City of Willis Population Projection

Year	2030	2040	2050	2060	2070	2080
Population	6,593	7,061	7,519	7,913	8,252	8,507
% Increase		7%	6%	5%	4%	3%

Seven Coves Subdivision Population Projection

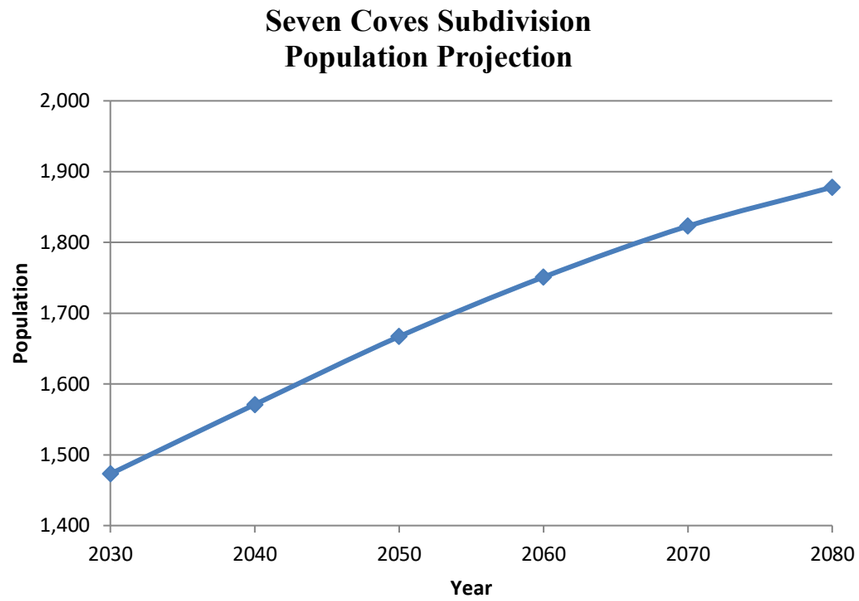
Year	2030	2040	2050	2060	2070	2080
Population	1,473	1,571	1,667	1,751	1,823	1,878

Notes:

(1) Data retrieved from TWDB 2026 Regional Water Plan.

(2) Willis TX is the nearest city to the Seven Coves Subdivision and is used to be representative of the population growth in the area.

(3) The population projections do not take into account surrounding residential or commercial developments that would require additional regional sewer capacity.



August 21, 2025

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

Attn: Rachel Ellis

Re: Application for New Domestic Wastewater Discharge Permit
TPDES Permit No. WQ0016859001
7 Coves Development , Ltd. (CN606416790); Seven Coves WWTP (RN112264528)
Response to Notice of Deficiency

Dear Ms. Ellis:

We have received your comments on the above referenced permit application and provide the following responses:

1. Core Data Form (CDF)
    a. The Core Data Form has been updated to only include the location description and attached.
2. Admin Report, Bilingual Notice Requirements, Section 8/E, item 5
    a. The blank has been completed; the required language is Spanish, and the updated 10053 Page 7 is attached.
3. Administrative Report 1.0, Section 9 item D
    a. The owner of the land has been revised to 7 Coves Development Ltd., and the updated 10053 Page 7 is attached.
4. USGS Map
    a. The revised USGS Map is attached.
5. Landowner Map
    a. The parcel in question was incorrectly highlighted as it is not adjacent to the discharge route. Revised Landowner Map is attached.
6. NORI
    a. Please update the facility location to match revised Core Data Form "The domestic wastewater treatment facility will be located approximately 0.6 miles northwest of the intersection of Seven Coves Rd. and Farrell Rd. in Montgomery County, Texas 77378."
    b. Please revise the contact number at the bottom of the notice to 713-942-2700.
7. Spanish NORI – Spanish NORI is attached.

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

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

Sincerely,

Jonathan D. Liu, P.E.
Project Engineer

Enclosures: Core Data Form
10053 Page 7
USGS Map
Landowner Map
Spanish NORI

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: 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?

7 Coves Development Ltd

(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: 606416790

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: Gurler, Ismail

Title: Board Member Credential: Click to enter text.

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

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

Click to enter text.

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

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: Exhibit 2

G. Public Involvement Plan Form

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

Attachment: Exhibit 3

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

A. If the site is currently regulated by TCEQ, provide the Regulated Entity Number (RN) issued to this site. **RN** 112264528

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):

Seven Coves Wastewater Treatment Plant

C. Owner of treatment facility: 7 Coves Development Ltd.

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: 7 Coves Development Ltd.

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

Organization Name: 7 Coves Development Ltd.

Mailing Address: 28408 Sweetgum Road City, State, Zip Code: Magnolia, TX, 77354

Phone No.: (364) 634 1228 E-mail Address: ihg@previllagered.com

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

Attachment: Click to enter text.

TCEQ Core Data Form

TCEQ Use Only

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.)*

1:8:J New Permit, Registration or Authorization *(Core Data Form should be submitted with the program application.)*

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

D Other

2. Customer Reference Number *(if issued)*

CN 606416790

Follow this link to search for CN or RN numbers in Central Registry**

3. Regulated Entity Reference Number *(if issued)*

RN 112264528

SECTION II: Customer Information

4. General Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy)

D New Customer 1:8:J Update to Customer Information D 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:*

7 Coves Development Ltd

7. TX SOS/CPA Filing Number

0805823346

8. TX State Tax ID (11 digits)

32098006995

9. Federal Tax ID

(9 digits)

10. DUNS Number *(if applicable)*

11. Type of Customer: 1:8:J Corporation D Individual Partnership: D General D Limited

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

12. Number of Employees

1:8:J 0-20 D 21-100 D 101-250 D 251-500 D 501 and higher

13. Independently Owned and Operated?

1:8:J **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*

1:8:Jowner D Operator D Owner & Operator

☐occupational Licensee **D** Responsible Party **0** VCP/BSA Applicant D Other:

15. Mailing Address:

28408 Sweetgum Road, Ste B3

City Magnolia **State** TX **ZIP** 77354 **ZIP+4**

16. Country Mailing Information *(if outside USA)*

17. E-Mail Address *(if applicable)*

ihg@previllagered.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(364) 634-1228		( ) -

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.)*

Seven Coves Wastewater Treatment Plant

23. Street Address of the Regulated Entity: ***(No PO Boxes)***								
	City		**State**		**ZIP**		**ZIP + 4**	
24. County	Montgomery							

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

25. Description to Physical Location:	Approximately 0.6 miles northwest of the intersection of Seven Coves Rd and Farrell Rd in Montgomery County.				
26. Nearest City			**State**	**Nearest ZIP Code**	
Willis			TX	77378	

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

27. Latitude (N) In Decimal:	30.4014		**28. Longitude (W) In Decimal:**	-95.4528	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	24	05	-95	27	10

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			

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

Serves to treat residental wastewater

34. Mailing Address:	**28408 Sweetgum Road**							
	City	Magnolia	**State**	TX	**ZIP**	77354	**ZIP + 4**	

35. E-Mail Address:	ihg@previllagered.com

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(364) 634-1228		( ) -

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:

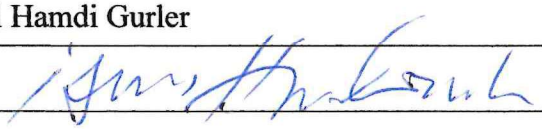
SECTION IV: Preparer Information

40. Name:	Jonathan D. Liu, P.E.	41. Title:	Project Manager

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(713) 942-2700		(713) 942-2799	jdl@as-engineers.com

SECTION V: Authorized Signature

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

Company:	7 Coves Development LTD.	Job Title:	Board Member
Name *(In Print)*:	Ismail Hamdi Gurler	Phone:	(346) 634 1228
Signature:		Date:	7/22/2025

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: Exhibit 2

G. Public Involvement Plan Form

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

Attachment: Exhibit 3

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

A. If the site is currently regulated by TCEQ, provide the Regulated Entity Number (RN) issued to this site. **RN** 111525853

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):

Seven Coves Wastewater Treatment Plant

C. Owner of treatment facility: 7 Coves Development Ltd.

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: 7 Coves Development Ltd.

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

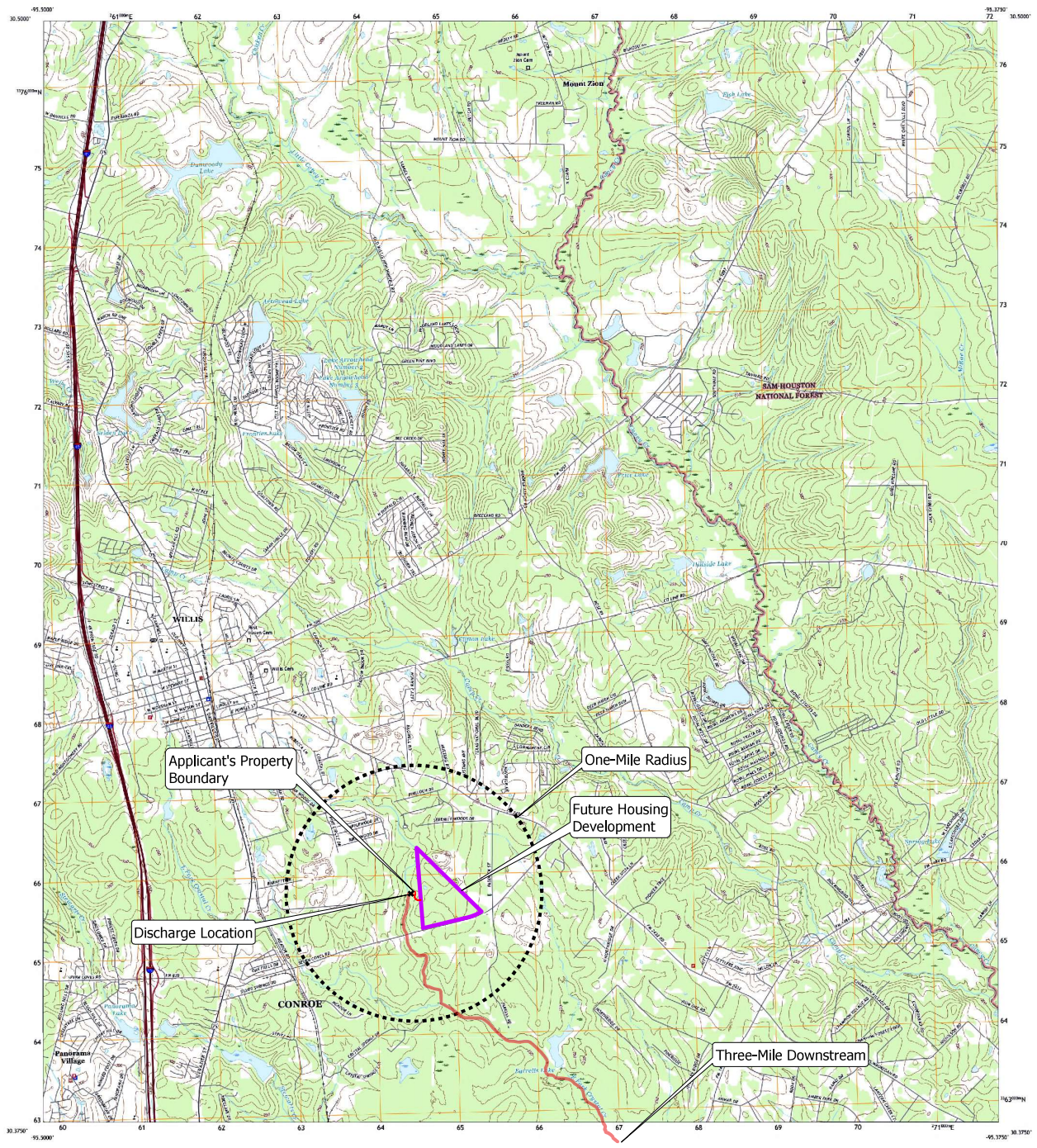
Organization Name: 7 Coves Development Ltd.

Mailing Address: 28408 Sweetgum Road City, State, Zip Code: Magnolia, TX, 77354

Phone No.: (364) 634 1228 E-mail Address: ihg@previllagered.com

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

Attachment: Click to enter text.



SEVEN COVES TRACT

USGS MAP

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

A&S Engineers, Inc.

1" equals 2,000 feet

0 4,000 8,000

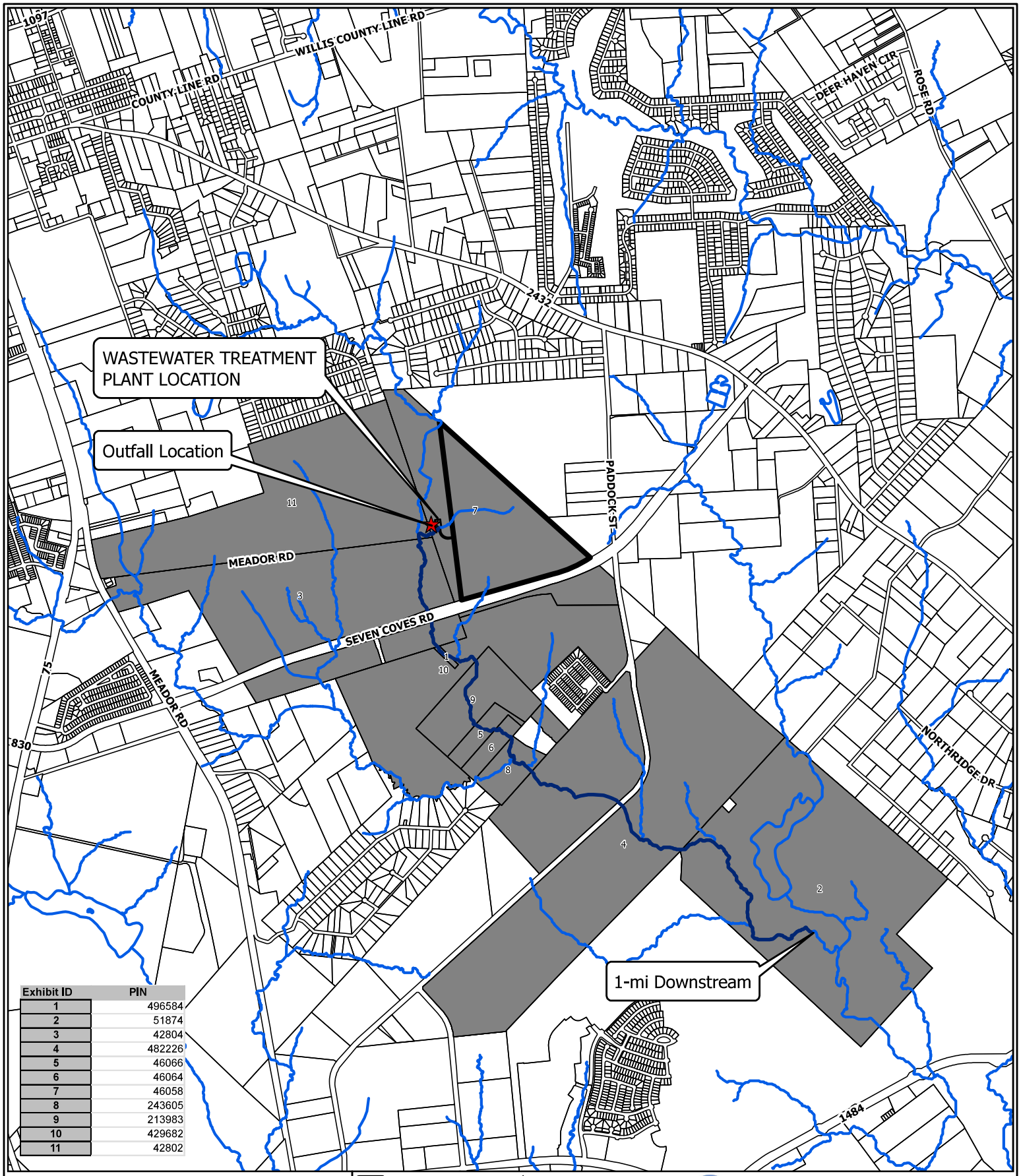


Exhibit ID	PIN
1	496584
2	51874
3	42804
4	482226
5	46066
6	46064
7	46058
8	243605
9	213983
10	429682
11	42802

SEVEN COVES TRACT

AFFECTED LAND OWNERS MAP

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

A&S Engineers, Inc.

DRAWING NOT TO SCALE

N
W
E
S

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. WQ0016859001

SOLICITUD. 7 Coves Development Ltd., 28408 Sweetgum Road, Magnolia, Texas 77354, ha solicitado a la Comisión de Calidad Ambiental del Estado de Texas (TCEQ) para el propuesto Permiso No. WQ000016859001 (EPA I.D. No. TX 0148300) 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 480,000 galones por día. La planta estará ubicada aproximadamente 0.6 milla al noroeste de la intersección de Seven Coves Road Y Farrell Road en el Condado de Montgomery, Texas 77384. La ruta de descarga estará del sitio de la planta a [pending RWA]. La TCEQ recibió esta solicitud el Agosto 4, 2025. La solicitud para el permiso estará disponible para leerla y copiarla en RF Meador Branch Library, Public Records Viewing Area, 709 West Montgomery Street, Willis, Texas antes de la fecha de publicación de este aviso en el periódico. La solicitud (cualquier actualización y aviso inclusive) está disponible electrónicamente en la siguiente página web: https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications.
Este enlace a un mapa electrónico de la ubicación general del sitio o de la instalación es proporcionado como una cortesía y no es parte de la solicitud o del aviso. Para la ubicación exacta, consulte la solicitud.
https://gisweb.tceq.texas.gov/LocationMapper/?marker=-95.4528,30.4014&level=18

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

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

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

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

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

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

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

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

INFORMACION DISPONIBLE EN LINEA. 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 numero de permiso para esta solicitud que aparece en la parte superior de este aviso.

CONTACTOS E INFORMACIÓN DE LA TCEQ. Todos los comentarios escrito del público y solicitudes deben ser presentadas electronicmanete via http://www14.tceq.texas.gov/epic/eComment/ o por escrito dirigidos a la Comision de Texas de Calidad Ambiental, Oficial de la Secretaria (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 mas información acerca de esta solicitud de permiso o el proceso de permisos, llama al programa de educación publica de la TCEQ, gratis, al 1-800-687-4040. Si desea información en Espanol, puede llamar al 1-800-687-4040.

También se puede obtener información adicional del 7 Coves Development, Ltd. a la dirección indicada arriba o llamando a Mr. Jonathan Liu, P.E., A&S Engineers, Inc. al 713-942-2700.

Fecha de emisión _____ *[Date notice issued]*