Kimley»Horn

May 27, 2025

Texas Commission on Environmental Quality
Water Availability Division, MC-160
12100 Park 35 Circle
Austin, TX 78753

RE: ***Heights at Uptown***
City of Celina, TX

Dear TCEQ Representative:

Horizon Rockhill Heights is proposing a single family development north of Malone Street and East of Preston Road in the City of Celina. This permit application addresses two proposed regional detention ponds and one existing stock pond. Some ponds are proposed to store water for irrigation and all ponds will lose water to evaporation. A groundwater well is proposed to be constructed to maintain the water levels in the ponds, so that State Water is not impounded.

Enclosed is an application to obtain a Water Rights Permit for a proposed project in the Celina, Texas.

If you have any questions, please contact me at [redacted] or 972-335-3580.

Sincerely,

Kelsey L. Campbell, P.E.

RECEIVED
MAY 29 2025
Water Availability Division

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

TCEQ WATER RIGHTS PERMITTING APPLICATION

ADMINISTRATIVE INFORMATION CHECKLIST

Complete and submit this checklist for each application. See Instructions Page 5.

APPLICANT(S): Horizon Rockhill Heights, LLC

Indicate whether the following items are included in your application by writing either Y (for yes) or N (for no) next to each item (all items are not required for every application).

Y/N		Y/N	
Y	**Administrative Information Report**	Y	**Worksheet 3.0**
N	Additional Co-Applicant Information	Y	Additional W.S. 3.0 for each Point
N	Additional Co-Applicant Signature Pages	Y	Recorded Deeds for Diversion Points
Y	Written Evidence of Signature Authority	N	Consent for Diversion Access
Y	**Technical Information Report**	Y	**Worksheet 4.0**
Y	USGS Map (or equivalent)	N	TPDES Permit(s)
Y	Map Showing Project Details	N	WWTP Discharge Data
Y	Original Photographs	Y	Groundwater Well Permit
Y	Water Availability Analysis	N	Signed Water Supply Contract
Y	**Worksheet 1.0**	Y	**Worksheet 4.1**
Y	Recorded Deeds for Irrigated Land	Y	**Worksheet 5.0**
N	Consent for Irrigated Land	N	Addendum to Worksheet 5.0
N	**Worksheet 1.1**	Y	**Worksheet 6.0**
N	Addendum to Worksheet 1.1	N	Water Conservation Plan(s)
N	**Worksheet 1.2**	N	Drought Contingency Plan(s)
Y	**Worksheet 2.0**	N	Documentation of Adoption
Y	Additional W.S. 2.0 for Each Reservoir	Y	**Worksheet 7.0**
N	Dam Safety Documents	Y	Accounting Plan
Y	Notice(s) to Governing Bodies	Y	**Worksheet 8.0**
Y	Recorded Deeds for Inundated Land	Y	Fees
Y	Consent for Inundated Land	Y	Public Involvement Plan

ADMINISTRATIVE INFORMATION REPORT

The following information **is required** for **all** new applications and amendments.

****Applicants are REQUIRED to schedule a pre-application meeting with TCEQ Staff to discuss Applicant's needs prior to submitting an application. Call the Water Rights Permitting Team to schedule a meeting at* (512) 239-4600.

1. TYPE OF APPLICATION (Instructions, Page. 6)

Indicate, by marking X, next to the following authorizations you are seeking.

X New Appropriation of State Water

____ Amendment to a Water Right *

X Bed and Banks

**If you are seeking an amendment to an existing water rights authorization, you must be the owner of record of the authorization. If the name of the Applicant in Section 2 does not match the name of the current owner(s) of record for the permit or certificate or if any of the co-owners is not included as an applicant in this amendment request, your application could be returned. If you or a co-applicant are a new owner, but ownership is not reflected in the records of the TCEQ, submit a change of ownership request (Form TCEQ-10204) prior to submitting the application for an amendment. See Instructions page. 6. Please note that an amendment application may be returned, and the Applicant may resubmit once the change of ownership is complete.*

Please summarize the authorizations or amendments you are seeking in the space below or attach a narrative description entitled "Summary of Request."

Horizon Rockhill Heights has created Heights at Uptown as a single family development in Celina, Texas. This project includes 2 ponds for recreational purposes and one pond for irrigation along Unnamed Tributary to Little Elm Creek. This application is requesting authorization from TCEQ to impound water. Water lost due to evaporation and irrigation will be replaced by groundwater.

2. APPLICANT INFORMATION (Instructions, Page. 6)

a. Applicant

Indicate the number of Applicants/Co-Applicants 1
(Include a copy of this section for each Co-Applicant, if any)

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

Horizon Rockhill Heights, LLC

(If the Applicant is an entity, 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/index.cfm?fuseaction=cust.CustSearch

CN : CN606158939 (leave blank if you do not yet have a CN).

What is the name and title of the person or persons signing the application? Unless an application is signed by an individual applicant, the person or persons must submit written evidence that they meet the signatory requirements in *30 TAC § 295.14.*

First/Last Name: Ryan Griffin

Title: Manager

Have you provided written evidence meeting the signatory requirements in 30 TAC § 295.14, as an attachment to this application? **Y/N** _____

What is the applicant's mailing address as recognized by the US Postal Service (USPS)? You may verify the address on the USPS website at https://tools.usps.com/go/ZipLookupAction!input.action.

Name: Horizon Rockhill Heights, LLC

Mailing Address: 2801 Network Boulevard Suite 350

City: Frisco State: TX ZIP Code: 75034

Indicate an X next to the type of Applicant:

___Individual	___Sole Proprietorship-D.B.A.
___Partnership	___Corporation
___Trust	___Estate
___Federal Government	___State Government
___County Government	___City Government
___Other Government	X Other Limited Liability Coor

For Corporations or Limited Partnerships, provide:
State Franchise Tax ID Number: 2863523 SOS Charter (filing) Number: 0804304813

3. APPLICATION CONTACT INFORMATION (Instructions, Page. 9)

If the TCEQ needs additional information during the review of the application, who should be contacted? Applicant may submit their own contact information if Applicant wishes to be the point of contact.

First and Last Name: Kelsey L. Campbell, PE

Title: Professional Engineer

Organization Name: Kimley-Horn

Mailing Address: 6160 Warren Parkway, Suite 210

City: Frisco State: TX ZIP Code: 75034

Phone Number: 972-335-3580

Fax Number: _____

E-mail Address: [redacted]

4. WATER RIGHT CONSOLIDATED CONTACT INFORMATION (Instructions, Page. 9)

This section applies only if there are multiple Owners of the same authorization. Unless otherwise requested, Co-Owners will each receive future correspondence from the Commission regarding this water right (after a permit has been issued), such as notices and water use reports. Multiple copies will be sent to the same address if Co-Owners share the same address. Complete this section if there will be multiple owners and **all** owners agree to let one owner receive correspondence from the Commission. Leave this section blank if you would like all future notices to be sent to the address of each of the applicants listed in section 2 above.

I/We authorize all future notices be received on my/our behalf at the following:

First and Last Name: _____

Title: _____

Organization Name: _____

Mailing Address: _____

City: _____ State: _____ ZIP Code: _____

Phone Number: _____

Fax Number: _____

E-mail Address: _____

5. MISCELLANEOUS INFORMATION (Instructions, Page. 9)

a. The application will not be processed unless all delinquent fees and/or penalties owed to the TCEQ or the Office of the Attorney General on behalf of the TCEQ are paid in accordance with the Delinquent Fee and Penalty Protocol by all applicants/co-applicants. If you need assistance determining whether you owe delinquent penalties or fees, please call the Water Rights Permitting Team at (512) 239-4600, prior to submitting your application.

1. Does Applicant or Co-Applicant owe any fees to the TCEQ? **Yes / No** No

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

   Account number: _____ Amount past due: _____

2. Does Applicant or Co-Applicant owe any penalties to the TCEQ? **Yes / No** No

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

   Enforcement order number: _____ Amount past due: _____

b. If the Applicant is a taxable entity (corporation or limited partnership), the Applicant must be in good standing with the Comptroller or the right of the entity to transact business in the State may be forfeited. See Texas Tax Code, Subchapter F. Applicant's may check their status with the Comptroller at https://mycpa.cpa.state.tx.us/coa/
Is the Applicant or Co-Applicant in good standing with the Comptroller? **Yes / No** Yes

c. The commission will not grant an application for a water right unless the applicant has submitted all Texas Water Development Board (TWDB) surveys of groundwater and surface water use – if required. See TWC §16.012(m) and 30 TAC § 297.41(a)(5). Applicants should check survey status on the TWDB website prior to filing:
https://www3.twdb.texas.gov/apps/reports/WU_REP/SurveyStatus_PriorThreeYears
Applicant has submitted all required TWDB surveys of groundwater and surface water?
Yes / No Yes

6. SIGNATURE PAGE (Instructions, Page. 11)

Applicant:

I, Ryan Griffin Manager
(Typed or printed name) (Title)

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 Title 30 Texas Administrative Code §295.14 to sign and submit this document and I have submitted written evidence of my signature authority.

Signature: Ryan W Griffin Date: 4/8/25
(Use blue ink)

Subscribed and Sworn to before me by the said

on this 8th day of April, 2025.

My commission expires on the 20th day of February, 2029.

Notary Public Cloreece R. Powrie

County, Texas Collin

[SEAL]

CLOREECE R POWRIE
Notary Public, State of Texas
My Commission Expires
February 20, 2029
NOTARY ID 6154062

If the Application includes Co-Applicants, each Applicant and Co-Applicant must submit an original, separate signature page

HORIZON ROCKHILL HEIGHTS, LLC

WRITTEN CONSENT OF THE MANAGERS TO CERTAIN ACTION

In accordance with the Texas Business Organizations Code, and other applicable provisions of law, the undersigned, being all the managers (the "***Managers***") of HORIZON ROCKHILL HEIGHTS, LLC, a Texas limited liability company ("***Seller***"), do hereby acknowledge, confirm and stipulate that the recitals set forth herein are true and correct, and consent and agree to and approve the following Resolutions and the same are hereby adopted:

RESOLVED, that the undersigned are all the managers of the Company;

RESOLVED FURTHER, that Company desires to obtain a water rights permit for the detention pond ("Water Rights Permit") that will be located in the subdivision referenced in ***Exhibit A*** attached hereto and incorporated herein for all purposes ("***Property***");

RESOLVED FURTHER, that RYAN W. GRIFFIN ("***Authorized Party***") is hereby authorized to execute and deliver the Water Rights Permit and such other instruments (without the necessity of secretarial attestation) as may be required and to take such other actions in the consummation of the transaction herein contemplated as the Authorized Party shall deem to be necessary or desirable, and any and all acts heretofore taken by the Authorized Party to such end are hereby expressly ratified and confirmed as the acts and deeds of the Company;

RESOLVED FURTHER, that with respect to all of the aforestated resolutions, any and all acts heretofore taken by the Authorized Party in furtherance of and conformity therewith are ratified and adopted in full as if these resolutions predate said actions; and

RESOLVED FURTHER, that for the purposes of negotiating and finalizing the closing documents, any signed document (including this resolution) transmitted by electronic means shall be treated in all manner and respects as an original document. Any such transmittal shall be considered to have the same binding legal effect as an original document. The signatures of the undersigned Managers shall be considered for these purposes as original signatures.

[Signatures appear on following page]

EXECUTED and adopted as of the 7th day of April, 2025.

MANAGERS:

RYAN W. GRIFFIN

MARK D. SMITH

EXHIBIT A

All of the lots in the Final Plat of the Heights at Uptown, Phase 1, an Addition to the City of Celina, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 2024, Pages 1131-1135, of the Map and/or Plat Records of Collin County, Texas.

TECHNICAL INFORMATION REPORT
WATER RIGHTS PERMITTING

This Report is required for applications for new or amended water rights. Based on the Applicant's responses below, Applicants are directed to submit additional Worksheets (provided herein). A completed Administrative Information Report is also required for each application.

Applicants are REQUIRED to schedule a pre-application meeting with TCEQ Permitting Staff to discuss Applicant's needs and to confirm information necessary for an application prior to submitting such application. Please contact the Water Availability Division at (512) 239-4600 or WRPT@tceq.texas.gov to schedule a meeting.

Date of pre-application meeting: 4/30/25

1. New or Additional Appropriations of State Water. Texas Water Code (TWC) § 11.121 (Instructions, Page. 12)

State Water is: *The water of the ordinary flow, underflow, and tides of every flowing river, natural stream, and lake, and of every bay or arm of the Gulf of Mexico, and the storm water, floodwater, and rainwater of every river, natural stream, canyon, ravine, depression, and watershed in the state. TWC § 11.021.*

a. Applicant requests a new appropriation (diversion or impoundment) of State Water? **Y / N** Y

b. Applicant requests an amendment to an existing water right requesting an increase in the appropriation of State Water or an increase of the overall or maximum combined diversion rate? **Y / N** N (If yes, indicate the Certificate or Permit number: _____)

If Applicant answered yes to (a) or (b) above, does Applicant also wish to be considered for a term permit pursuant to TWC § 11.1381? **Y / N** N

c. Applicant requests to extend an existing Term authorization or to make the right permanent? **Y / N** N (If yes, indicate the Term Certificate or Permit number: _____)

If Applicant answered yes to (a), (b) or (c), the following worksheets and documents are required:

- **Worksheet 1.0 – Quantity, Purpose, and Place of Use Information Worksheet**
- **Worksheet 2.0 - Impoundment/Dam Information Worksheet** (submit one worksheet for each impoundment or reservoir requested in the application)
- **Worksheet 3.0 - Diversion Point Information Worksheet** (submit one worksheet for each diversion point and/or one worksheet for the upstream limit and one worksheet for the downstream limit of each diversion reach requested in the application)
- **Worksheet 5.0 – Environmental Information Worksheet**
- **Worksheet 6.0 – Water Conservation Information Worksheet**
- **Worksheet 7.0 – Accounting Plan Information Worksheet**
- **Worksheet 8.0 – Calculation of Fees**
- **Fees calculated on Worksheet 8.0** – see instructions **Page. 34.**
- **Maps** – See instructions **Page. 15.**
- **Photographs** - See instructions **Page. 30.**

Additionally, if Applicant wishes to submit an alternate source of water for the project/authorization, see Section 3, Page 3 for Bed and Banks Authorizations (Alternate sources may include groundwater, imported water, contract water or other sources).

Additional Documents and Worksheets may be required (see within).

2. Amendments to Water Rights. TWC § 11.122 (Instructions, Page. 12)

This section should be completed if Applicant owns an existing water right and Applicant requests to amend the water right. ***If Applicant is not currently the Owner of Record in the TCEQ Records, Applicant must submit a Change of Ownership Application (TCEQ-10204) prior to submitting the amendment Application or provide consent from the current owner to make the requested amendment. If the application does not contain consent from the current owner to make the requested amendment, TCEQ will not begin processing the amendment application until the Change of Ownership has been completed and will consider the Received Date for the application to be the date the Change of Ownership is completed.*** **See instructions page. 6.**

Water Right (Certificate or Permit) number you are requesting to amend: N/A

Applicant requests to sever and combine existing water rights from one or more Permits or Certificates into another Permit or Certificate? **Y / N**_____(if yes, complete chart below):

List of water rights to sever	Combine into this ONE water right

a. Applicant requests an amendment to an existing water right to increase the amount of the appropriation of State Water (diversion and/or impoundment)? **Y / N**_____

If yes, application is a new appropriation for the increased amount, complete ***Section 1 of this Report (PAGE. 1) regarding New or Additional Appropriations of State Water.***

b. Applicant requests to amend existing Term authorization to extend the term or make the water right permanent (remove conditions restricting water right to a term of years)? **Y / N**____

If yes, application is a new appropriation for the entire amount, complete ***Section 1 of this Report (PAGE. 1) regarding New or Additional Appropriations of State Water.***

c. Applicant requests an amendment to change the purpose or place of use or to add an additional purpose or place of use to an existing Permit or Certificate? **Y / N**_____
If yes, submit:

- **Worksheet 1.0 – Quantity, Purpose, and Place of Use Information Worksheet**
- **Worksheet 1.2 - Notice: "Marshall Criteria"**

d. Applicant requests to change: diversion point(s); or reach(es); or diversion rate? **Y / N**____
If yes, submit:

- **Worksheet 3.0 - Diversion Point Information Worksheet** (submit one worksheet for each diversion point or one worksheet for the upstream limit and one worksheet for the downstream limit of each diversion reach)
- **Worksheet 5.0 – Environmental Information** (Required for <u>any</u> new diversion points that are not already authorized in a water right)

e. Applicant requests amendment to add or modify an impoundment, reservoir, or dam? **Y / N**____

If yes, submit: **Worksheet 2.0 - Impoundment/Dam Information Worksheet** (submit one worksheet for each impoundment or reservoir)

f. Other - Applicant requests to change any provision of an authorization not mentioned above? **Y / N**_____ *If yes, call the Water Availability Division at (512) 239-4600 to discuss.*

Additionally, all amendments require:

- **Worksheet 8.0 – Calculation of Fees; and Fees calculated – see instructions Page. 34**
- **Maps – See instructions Page. 15.**
- **Additional Documents and Worksheets may be required (see within).**

3. Bed and Banks. TWC § 11.042 (Instructions, Page 13)

a. Pursuant to contract, Applicant requests authorization to convey, stored or conserved water to the place of use or diversion point of purchaser(s) using the bed and banks of a watercourse? TWC § 11.042(a). **Y/N** N

If yes, submit a signed copy of the Water Supply Contract pursuant to 30 TAC §§ 295.101 and 297.101. Further, if the underlying Permit or Authorization upon which the Contract is based does not authorize Purchaser's requested Quantity, Purpose or Place of Use, or Purchaser's diversion point(s), then either:

1. *Purchaser must submit the worksheets required under Section 1 above with the Contract Water identified as an alternate source; or*
2. *Seller must amend its underlying water right under Section 2.*

b. Applicant requests to convey water imported into the state from a source located wholly outside the state using the bed and banks of a watercourse? TWC § 11.042(a-1). **Y / N** N

If yes, submit worksheets 1.0, 2.0, 3.0, 4.0, 5.0, 7.0, 8.0, Maps and fees from the list below.

c. Applicant requests to convey Applicant's own return flows derived from privately owned groundwater using the bed and banks of a watercourse? TWC § 11.042(b). **Y / N** N

If yes, submit worksheets 1.0, 2.0, 3.0, 4.0, 5.0, 7.0, 8.0, Maps, and fees from the list below.

d. Applicant requests to convey Applicant's own return flows derived from surface water using the bed and banks of a watercourse? TWC § 11.042(c). **Y / N** N

If yes, submit worksheets 1.0, 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, Maps, and fees from the list below.

Please note, if Applicant requests the reuse of return flows belonging to others, the Applicant will need to submit the worksheets and documents under Section 1 above, as the application will be treated as a new appropriation subject to termination upon direct or indirect reuse by the return flow discharger/owner.

e. Applicant requests to convey water from any other source, other than (a)-(d) above, using the bed and banks of a watercourse? TWC § 11.042(c). **Y / N** Y

If yes, submit worksheets 1.0, 2.0, 3.0, 4.0, 5.0, 7.0, 8.0, Maps, and fees from the list below.

Worksheets and information:

- **Worksheet 1.0 – Quantity, Purpose, and Place of Use Information Worksheet**
- **Worksheet 2.0 - Impoundment/Dam Information Worksheet** (submit one worksheet for each impoundment or reservoir owned by the applicant through which water will be conveyed or diverted)
- **Worksheet 3.0 - Diversion Point Information Worksheet** (submit one worksheet for the downstream limit of each diversion reach for the proposed conveyances)

- **Worksheet 4.0 - Discharge Information Worksheet** (for each discharge point)
- **Worksheet 5.0 - Environmental Information Worksheet**
- **Worksheet 6.0 - Water Conservation Information Worksheet**
- **Worksheet 7.0 - Accounting Plan Information Worksheet**
- **Worksheet 8.0 - Calculation of Fees; and Fees calculated - see instructions Page. 34**
- **Maps** - See instructions **Page. 15.**
- **Additional Documents and Worksheets may be required (see within).**

4. General Information, Response Required for all Water Right Applications (Instructions, Page 15)

a. Provide information describing how this application addresses a water supply need in a manner that is consistent with the state water plan or the applicable approved regional water plan for any area in which the proposed appropriation is located or, in the alternative, describe conditions that warrant a waiver of this requirement (*not required for applications to use groundwater-based return flows*). Include citations or page numbers for the State and Regional Water Plans, if applicable. Provide the information in the space below or submit a supplemental sheet entitled "Addendum Regarding the State and Regional Water Plans":

Heights at Uptown is located within the City of Celina which is part of the Region C Planning Group for the State's Water Plan. This application proposes use of groundwater wells to replace water loss due to evaporation and irrigation. This approach is consistent with the 2022 State Water Plan which recommends groundwater wells as a way to meet water supply needs (see Chapter 6, pg 84).

b. Did the Applicant perform its own Water Availability Analysis? **Y** / **N** Y

If the Applicant performed its own Water Availability Analysis, provide electronic copies of any modeling files and reports.

c. Does the application include required Maps? (**Instructions Page. 15**) **Y** / **N** Y

WORKSHEET 1.0
Quantity, Purpose and Place of Use

1. New Authorizations (Instructions, Page. 16)

Submit the following information regarding quantity, purpose and place of use for requests for new or additional appropriations of State Water or Bed and Banks authorizations:

Quantity (acre-feet) *(Include losses for Bed and Banks)*	**State Water Source (River Basin) or Alternate Source** *each *alternate source (and new appropriation based on return flows of others) also requires completion of Worksheet 4.0*	**Purpose(s) of Use**	**Place(s) of Use** **requests to move state water out of basin also require completion of Worksheet 1.1 Interbasin Transfer*
111.77	Woodbine Aquifer	Irrigation, Recreation	Collin County
20.89	Trinity River Basin	Reservoir Impoundment	Collin County

132.66 Total amount of water (in acre-feet) to be used annually (*include losses for Bed and Banks applications*)

If the Purpose of Use is Agricultural/Irrigation for any amount of water, provide:

a. Location Information Regarding the Lands to be Irrigated

i) Applicant proposes to irrigate a total of 32.4 acres in any one year. This acreage is all of or part of a larger tract(s) which is described in a supplement attached to this application and contains a total of 130 acres in Collin County, TX.

ii) Location of land to be irrigated: In the Collin County School Land Survey Original Survey No. 15, Abstract No. 75034.

A copy of the deed(s) or other acceptable instrument describing the overall tract(s) with the recording information from the county records must be submitted. Applicant's name must match deeds.

If the Applicant is not currently the sole owner of the lands to be irrigated, Applicant must submit documentation evidencing consent or other documentation supporting Applicant's right to use the land described.

Water Rights for Irrigation may be appurtenant to the land irrigated and convey with the land unless reserved in the conveyance. 30 TAC § 297.81.

WORKSHEET 2.0
Impoundment/Dam Information

This worksheet **is required** for any impoundment, reservoir and/or dam. Submit an additional Worksheet 2.0 for each impoundment or reservoir requested in this application.

If there is more than one structure, the numbering/naming of structures should be consistent throughout the application and on any supplemental documents (e.g., maps).

1. Storage Information (Instructions, Page. 21)

a. Official USGS name of reservoir, if applicable: Pond 1 (Unnoficial name)

b. Provide amount of water (in acre-feet) impounded by structure at normal maximum operating level: 17.20.

c. The impoundment is on-channel X or off-channel ____ (mark one)

i. Applicant has verified on-channel or off-channel determination by contacting Surface Water Availability Team at (512) 239-4600? Y / N N

ii. If on-channel, will the structure have the ability to pass all State Water inflows that Applicant does not have authorization to impound? Y / N Y

d. Is the impoundment structure already constructed? Y / N Y

On channel structure is not a dam

i. For already constructed **on-channel** structures:

1. Date of Construction: 2022

2. Was it constructed to be an exempt structure under TWC § 11.142? Y / N N
   a. If Yes, is Applicant requesting to proceed under TWC § 11.143? Y / N N/A
   b. If No, has the structure been issued a notice of violation by TCEQ? Y / N N

3. Is it a U.S. Natural Resources Conservation Service (NRCS) (formerly Soil Conservation Service (SCS)) floodwater-retarding structure? Y / N N
   a. If yes, provide the Site No. ____ and watershed project name ____;
   b. Authorization to close "ports" in the service spillway requested? Y / N ____

ii. For **any** proposed new structures or modifications to structures:

1. Applicant **must** contact TCEQ Dam Safety Section at (512) 239-0326, *prior to submitting an Application.* Applicant has contacted the TCEQ Dam Safety Section regarding the submission requirements of 30 TAC, Ch. 299? Y / N Y
   Provide the date and the name of the Staff Person ____

2. As a result of Applicant's consultation with the TCEQ Dam Safety Section, TCEQ has confirmed that:
   a. No additional dam safety documents required with the Application. Y / N Y
   b. Plans (with engineer's seal) for the structure required. Y / N ____
   c. Engineer's signed and sealed hazard classification required. Y / N ____
   d. Engineer's statement that structure complies with 30 TAC, Ch. 299 Rules required. Y / N ____

WORKSHEET 2.0
Impoundment/Dam Information

This worksheet **is required** for any impoundment, reservoir and/or dam. Submit an additional Worksheet 2.0 for each impoundment or reservoir requested in this application.

If there is more than one structure, the numbering/naming of structures should be consistent throughout the application and on any supplemental documents (e.g., maps).

1. Storage Information (Instructions, Page. 21)

a. Official USGS name of reservoir, if applicable: Existing Pond 2 (Unofficial name)

b. Provide amount of water (in acre-feet) impounded by structure at normal maximum operating level: 3.69.

c. The impoundment is on-channel X or off-channel ____ (mark one)

i. Applicant has verified on-channel or off-channel determination by contacting Surface Water Availability Team at (512) 239-4600? Y / N N

ii. If on-channel, will the structure have the ability to pass all State Water inflows that Applicant does not have authorization to impound? Y / N Y

d. Is the impoundment structure already constructed? Y / N Y

Existing Dam Sheet included with this submittal

i. For already constructed **on-channel** structures:

1. Date of Construction: Unknown

2. Was it constructed to be an exempt structure under TWC § 11.142? Y / N Y
   a. If Yes, is Applicant requesting to proceed under TWC § 11.143? Y / N N
   b. If No, has the structure been issued a notice of violation by TCEQ? Y / N N

3. Is it a U.S. Natural Resources Conservation Service (NRCS) (formerly Soil Conservation Service (SCS)) floodwater-retarding structure? Y / N N
   a. If yes, provide the Site No. ____ and watershed project name ____;
   b. Authorization to close "ports" in the service spillway requested? Y / N ____

ii. For **any** proposed new structures or modifications to structures:

1. Applicant **must** contact TCEQ Dam Safety Section at (512) 239-0326, *prior to submitting an Application.* Applicant has contacted the TCEQ Dam Safety Section regarding the submission requirements of 30 TAC, Ch. 299? Y / N N
   Provide the date and the name of the Staff Person ____

2. As a result of Applicant's consultation with the TCEQ Dam Safety Section, TCEQ has confirmed that:
   a. No additional dam safety documents required with the Application. Y / N ____
   b. Plans (with engineer's seal) for the structure required. Y / N ____
   c. Engineer's signed and sealed hazard classification required. Y / N ____
   d. Engineer's statement that structure complies with 30 TAC, Ch. 299 Rules required. Y / N ____

3. Applicants **shall** give notice by certified mail to each member of the governing body of each county and municipality in which the reservoir, or any part of the reservoir to be constructed, will be located. (30 TAC § 295.42). Applicant must submit a copy of all the notices and certified mailing cards with this Application. Notices and cards are included? **Y** / **N** Y

iii. Additional information required for **on-channel** storage:

1. Surface area (in acres) of on-channel reservoir at normal maximum operating level: 3.40.

2. Based on the Application information provided, Staff will calculate the drainage area above the on-channel dam or reservoir. If Applicant wishes to also calculate the drainage area they may do so at their option.
Applicant has calculated the drainage area. **Y/N** N
If yes, the drainage area is 0.2185 sq. miles.
(If assistance is needed, call the Surface Water Availability Team prior to submitting the application, (512) 239-4600).

2. Structure Location (Instructions, Page. 23)

a. On Watercourse (if on-channel) (USGS name): Unnamed Tributary to Little Elm Creek

b. Zip Code: 75009

c. In the Collin County School Land Survey Original Survey No. 15, Abstract No. 170, Collin County, Texas.

**** A copy of the deed(s) with the recording information from the county records must be submitted describing the tract(s) that include the structure and all lands to be inundated.***

*****If the Applicant is not currently the sole owner of the land on which the structure is or will be built and sole owner of all lands to be inundated, Applicant must submit documentation evidencing consent or other documentation supporting Applicant's right to use the land described.***

d. A point on the centerline of the dam (on-channel) or anywhere within the impoundment (off-channel) is:

Latitude 33.329386 °N, Longitude 96.782551 °W.

****Provide Latitude and Longitude coordinates in decimal degrees to at least six decimal places***

i. Indicate the method used to calculate the location (examples: Handheld GPS Device, GIS, Mapping Program): AutoCAD

ii. Map submitted which clearly identifies the Impoundment, dam (where applicable), andthe lands to be inundated. See instructions Page. 15. **Y** / **N** Y

3. Applicants **shall** give notice by certified mail to each member of the governing body of each county and municipality in which the reservoir, or any part of the reservoir to be constructed, will be located. (30 TAC § 295.42). Applicant must submit a copy of all the notices and certified mailing cards with this Application. Notices and cards are included? **Y / N** Y

iii. Additional information required for **on-channel** storage:

1. Surface area (in acres) of on-channel reservoir at normal maximum operating level: 0.9.

2. Based on the Application information provided, Staff will calculate the drainage area above the on-channel dam or reservoir. If Applicant wishes to also calculate the drainage area they may do so at their option.
Applicant has calculated the drainage area. **Y/N** N
If yes, the drainage area is 0.115 sq. miles.
(If assistance is needed, call the Surface Water Availability Team prior to submitting the application, (512) 239-4600).

2. Structure Location (Instructions, Page. 23)

a. On Watercourse (if on-channel) (USGS name): Unnamed Tributary to Little Elm Creek

b. Zip Code: 75009

c. In the Collin County School Land Survey Original Survey No. 15, Abstract No. 170, Collin County, Texas.

* ***A copy of the deed(s) with the recording information from the county records must be submitted describing the tract(s) that include the structure and all lands to be inundated.***

*****If the Applicant is not currently the sole owner of the land on which the structure is or will be built and sole owner of all lands to be inundated, Applicant must submit documentation evidencing consent or other documentation supporting Applicant's right to use the land described.***

d. A point on the centerline of the dam (on-channel) or anywhere within the impoundment (off-channel) is:

Latitude 33.333187 °N, Longitude 96.779461 °W.

****Provide Latitude and Longitude coordinates in decimal degrees to at least six decimal places***

i. Indicate the method used to calculate the location (examples: Handheld GPS Device, GIS, Mapping Program): AutoCAD

ii. Map submitted which clearly identifies the Impoundment, dam (where applicable), andthe lands to be inundated. See instructions Page. 15. **Y / N** Y

WORKSHEET 3.0
DIVERSION POINT (OR DIVERSION REACH) INFORMATION

This worksheet **is required** for each diversion point or diversion reach. Submit one Worksheet 3.0 for **each** diversion point and two Worksheets for **each** diversion reach (one for the upstream limit and one for the downstream limit of each diversion reach).

The numbering of any points or reach limits should be consistent throughout the application and on supplemental documents (e.g., maps).

1. Diversion Information (Instructions, Page. 24)

a. This Worksheet is to add new (select 1 of 3 below):

1. x Diversion Point No.
2. ____Upstream Limit of Diversion Reach No.
3. ____Downstream Limit of Diversion Reach No.

b. Maximum Rate of Diversion for **this new point**_____cfs (cubic feet per second) or 244 gpm (gallons per minute)

c. Does this point share a diversion rate with other points? **Y / N** N
*If yes, submit Maximum **Combined** Rate of Diversion for all points/reaches*_____cfs or_____gpm

d. For amendments, is Applicant seeking to increase combined diversion rate? **Y / N** N/A

*** An increase in diversion rate is considered a new appropriation and would require completion of Section 1, New or Additional Appropriation of State Water.*

e. Check (√) the appropriate box to indicate diversion location and indicate whether the diversion location is existing or proposed):

Check one		Write: Existing or Proposed
☐	Directly from stream	
☑	From an on-channel reservoir	PROPOSED
☐	From a stream to an on-channel reservoir	
☐	Other method (explain fully, use additional sheets if necessary)	

f. Based on the Application information provided, Staff will calculate the drainage area above the diversion point (or reach limit). If Applicant wishes to also calculate the drainage area, you may do so at their option.

Applicant has calculated the drainage area. **Y / N** Y

If yes, the drainage area is 0.2185 sq. miles.
(*If assistance is needed, call the Surface Water Availability Team at (512) 239-4600, prior to submitting application*)

2. Diversion Location (Instructions, Page 25)

a. On watercourse (USGS name): Unnamed Tributary to Little Elm Creek

b. Zip Code: 75009

c. Location of point: In the Collin County School Land Survey Original Survey No. 15, Abstract No. 170, Collin County, Texas.

A copy of the deed(s) with the recording information from the county records must be submitted describing tract(s) that include the diversion structure.

For diversion reaches, the Commission cannot grant an Applicant access to property that the Applicant does not own or have consent or a legal right to access, the Applicant will be required to provide deeds, or consent, or other documents supporting a legal right to use the specific points when specific diversion points within the reach are utilized. Other documents may include, but are not limited to a recorded easement, a land lease, a contract, or a citation to the Applicant's right to exercise eminent domain to acquire access.

d. Point is at:
Latitude 33.329386 °N, Longitude 96.782551 °W.
Provide Latitude and Longitude coordinates in decimal degrees to at least six decimal places

e. Indicate the method used to calculate the location (examples: Handheld GPS Device, GIS, Mapping Program): AutoCAD

f. Map submitted must clearly identify each diversion point and/or reach. See instructions Page. 15.

g. If the Plan of Diversion is complicated and not readily discernable from looking at the map, attach additional sheets that fully explain the plan of diversion.

WORKSHEET 4.0
DISCHARGE INFORMATION

This worksheet required for any requested authorization to discharge water into a State Watercourse for conveyance and later withdrawal or in-place use. Worksheet 4.1 is also required for each Discharge point location requested. **Instructions Page. 26.** ***Applicant is responsible for obtaining any separate water quality authorizations which may be required and for insuring compliance with TWC, Chapter 26 or any other applicable law.***

a. The purpose of use for the water being discharged will be TO REPLACE WATER LOST TO EVAPORATION AND IRRIGATION.

b. Provide the amount of water that will be lost to transportation, evaporation, seepage, channel or other associated carriage losses 29.24 ac-ft (% or amount) and explain the method of calculation: Calculated using TWBD maximum monthly lake surface evaporation and pan coefficients for Quad 411. See attached calculations.

c. Is the source of the discharged water return flows? **Y / N** N If yes, provide the following information:

1. The TPDES Permit Number(s)._____(attach a copy of the **current** TPDES permit(s))

2. Applicant is the owner/holder of each TPDES permit listed above? **Y / N**_____

PLEASE NOTE: If Applicant is not the discharger of the return flows, or the Applicant is not the water right owner of the underlying surface water right, or the Applicant does not have a contract with the discharger, the application should be submitted under Section 1, New or Additional Appropriation of State Water, as a request for a new appropriation of state water. If Applicant is the discharger, the surface water right holder, or the contract holder, then the application should be submitted under Section 3, Bed and Banks.

3. Monthly WWTP discharge data for the past 5 years in electronic format. (Attach and label as "Supplement to Worksheet 4.0").

4. The percentage of return flows from groundwater_____, surface water_____?

5. If any percentage is surface water, provide the base water right number(s)_____.

d. Is the source of the water being discharged groundwater? **Y / N** Y If yes, provide the following information:

1. Source aquifer(s) from which water will be pumped: Woodbine Aquifer

2. If the well has not been constructed, provide production information for wells in the same aquifer in the area of the application. See SEE ATTACHED GROUNDWATER AVAILABILITY EVALUATION http://www.twdb.texas.gov/groundwater/data/gwdbrpt.asp. Additionally, provide well numbers or identifiers_____.

3. Indicate how the groundwater will be conveyed to the stream or reservoir.

Groundwater will be pumped to recharge the pond through a proposed well, anticipated to be discharged with an air gap.

4. A copy of the groundwater well permit if it is located in a Groundwater Conservation District (GCD) or evidence that a groundwater well permit is not required. Permit is attached.

di. Is the source of the water being discharged a surface water supply contract? **Y / N** N If yes, provide the signed contract(s).

dii. Identify any other source of the water_____

WORKSHEET 4.1
DISCHARGE POINT INFORMATION

This worksheet is required for **each** discharge point. Submit one Worksheet 4.1 for each discharge point. If there is more than one discharge point, the numbering of the points should be consistent throughout the application and on any supplemental documents (e.g., maps). **Instructions, Page 27.**

For water discharged at this location provide:

a. The amount of water that will be discharged at this point is 111.77 acre-feet per year. The discharged amount should include the amount needed for use and to compensate for any losses.

b. Water will be discharged at this point at a maximum rate of 0.23 cfs or 104 gpm.

c. Name of Watercourse as shown on Official USGS maps: Unnamed Tributary to Little Elm Creek

d. Zip Code 75009

e. Location of point: In the Collin County School Land Survey Original Survey No. 15, Abstract No. 170, Collin County, Texas.

f. Point is at:
Latitude 33.330452 °N, Longitude 96.781957 °W.

Provide Latitude and Longitude coordinates in decimal degrees to at least six decimal places

g. Indicate the method used to calculate the discharge point location (examples: Handheld GPS Device, GIS, Mapping Program): AutoCAD

Map submitted must clearly identify each discharge point. See instructions Page. 15.

Groundwater well will be connected via pipe system to Pond 2 to replace water lost due to evaporation

WORKSHEET 5.0
ENVIRONMENTAL INFORMATION

1. Impingement and Entrainment

This section is required for any new diversion point that is not already authorized. Indicate the measures the applicant will take to avoid impingement and entrainment of aquatic organisms (ex. Screens on any new diversion structure that is not already authorized in a water right). **Instructions, Page 28.**

Screens will be included on any new diversion that is not already authorized.

2. New Appropriations of Water (Canadian, Red, Sulphur, and Cypress Creek Basins only) and Changes in Diversion Point(s)

This section is required for new appropriations of water in the Canadian, Red, Sulphur, and Cypress Creek Basins and in all basins for requests to change a diversion point. **Instructions, Page 30.**

Description of the Water Body at each Diversion Point or Dam Location. (Provide an Environmental Information Sheet for each location),

IT IS OUR UNDERSTANDING THAT THIS IS NOT REQUIRED FOR THE TRINITY RIVER BASIN.

a. Identify the appropriate description of the water body.

☐ Stream

☐ Reservoir

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

☐ Other, specify: 0804304813

b. Flow characteristics

If a stream, was checked above, provide the following. For new diversion locations, check one of the following that best characterize the area downstream of the diversion (check one).

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

☐ Intermittent with Perennial Pools - enduring pools

☐ Perennial - normally flowing

Check the method used to characterize the area downstream of the new diversion location.

☐ USGS flow records

☐ Historical observation by adjacent landowners

☐ Personal observation

☐ Other, specify: _____

c. Waterbody aesthetics

Check one of the following that best describes the aesthetics of the stream segments affected by the application and the area surrounding those stream segments.

☐ Wilderness: outstanding natural beauty; usually wooded or unpastured area; water clarity exceptional

☐ Natural Area: trees and/or native vegetation common; 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

d. Waterbody Recreational Uses

Are there any known recreational uses of the stream segments affected by the application?

☐ Primary contact recreation (swimming or direct contact with water)

☐ Secondary contact recreation (fishing, canoeing, or limited contact with water)

☐ Non-contact recreation

e. Submit the following information in a Supplemental Attachment, labeled Addendum to Worksheet 5.0:

1. Photographs of the stream at the diversion point or dam location. Photographs should be in color and show the proposed point or reservoir and upstream and downstream views of the stream, including riparian vegetation along the banks. Include a description of each photograph and reference the photograph to the mapsubmitted with the application indicating the location of the photograph and the direction of the shot.

2. If the application includes a proposed reservoir, also include:

   i. A brief description of the area that will be inundated by the reservoir.

   ii. If a United States Army Corps of Engineers (USACE) 404 permit is required, provide the project number and USACE project manager.

   iii. A description of how any impacts to wetland habitat, if any, will be mitigated if the reservoir is greater than 5,000 acre-feet.

3. Alternate Sources of Water and/or Bed and Banks Applications

This section is required for applications using an alternate source of water and bed and banks applications in any basins. **Instructions, page 31.**

a. For all bed and banks applications:

i. Submit an assessment of the adequacy of the quantity and quality of flows remaining after the proposed diversion to meet instream uses and bay and estuary freshwater inflow requirements. The application only requests to discharge and subsequently divert groundwater. The amount of water diverted will not exceed the amount of water discharged, less losses, therefore there should be no changes to downstream instream flows or freshwater inflows.

b. For all alternate source applications:

i. If the alternate source is treated return flows, provide the TPDES permit number_____

ii. If groundwater is the alternate source, or groundwater or other surface water will be discharged into a watercourse provide:
Reasonably current water chemistry information including but not limited to the following parameters in the table below. Additional parameters may be requested if there is a specific water quality concern associated with the aquifer from which water is withdrawn. If data for onsite wells are unavailable; historical data collected from similar sized wells drawing water from the same aquifer may be provided. However, onsite data may still be required when it becomes available. Provide the well number or well identifier. Complete the information below for each well and provide the Well Number or identifier.

Woodbine Aquifer

Parameter	Average Conc.	Max Conc.	No. of Samples	Sample Type	Sample Date/Time
Sulfate, mg/L	229	1400	29	Historical	1938-2010
Chloride, mg/L	98	700	29	Historical	1938-2010
Total Dissolved Solids, mg/L	880	3728	29	Historical	1938-2010
pH, standard units	8.1	9	29	Historical	1938-2010
Temperature*, degrees Celsius	27	38	20	Historical	1938-2010

* Temperature must be measured onsite at the time the groundwater sample is collected.

iii. If groundwater will be used, provide the depth of the well ~870 ft and the name of the aquifer from which water is withdrawn Woodbine Aquifer.

WORKSHEET 6.0 N/A
Water Conservation/Drought Contingency Plans

This form is intended to assist applicants in determining whether a Water Conservation Plan and/or Drought Contingency Plans is required and to specify the requirements for plans. **Instructions, Page 31.**

The TCEQ has developed guidance and model plans to help applicants prepare plans. Applicants may use the model plan with pertinent information filled in. For assistance submitting a plan call the Resource Protection Team (Water Conservation staff) at 512-239-4600, or e-mail wras@tceq.texas.gov. The model plans can also be downloaded from the TCEQ webpage. ***Please use the most up-to-date plan documents available on the webpage.***

1. Water Conservation Plans

a. The following applications must include a completed Water Conservation Plan (30 TAC § 295.9) for each use specified in 30 TAC, Chapter 288 (municipal, industrial or mining, agriculture - including irrigation, wholesale):

1. Request for a new appropriation or use of State Water.

2. Request to amend water right to increase appropriation of State Water.

3. Request to amend water right to extend a term.

4. Request to amend water right to change a place of use.
   **does not apply to a request to expand irrigation acreage to adjacent tracts.*

5. Request to amend water right to change the purpose of use.
   **applicant need only address new uses.*

6. Request for bed and banks under TWC § 11.042(c), when the source water is State Water.
   **including return flows, contract water, or other State Water.*

b. If Applicant is requesting any authorization in section (1)(a) above, indicate each use for which Applicant is submitting a Water Conservation Plan as an attachment:

1. _____Municipal Use. See 30 TAC § 288.2. **

2. _____Industrial or Mining Use. See 30 TAC § 288.3.

3. _____Agricultural Use, including irrigation. See 30 TAC § 288.4.

4. _____Wholesale Water Suppliers. See 30 TAC § 288.5. **

If Applicant is a water supplier, Applicant must also submit documentation of adoption of the plan. Documentation may include an ordinance, resolution, or tariff, etc. See 30 TAC §§ 288.2(a)(1)(J)(i) and 288.5(1)(H). Applicant has submitted such documentation with each water conservation plan? **Y / N___

c. Water conservation plans submitted with an application must also include data and information which: supports applicant's proposed use with consideration of the plan's water conservation goals; evaluates conservation as an alternative to the proposed

appropriation; and evaluates any other feasible alternative to new water development. See 30 TAC § 288.7.
Applicant has included this information in each applicable plan? **Y / N**____

2. Drought Contingency Plans

a. A drought contingency plan is also required for the following entities if Applicant is requesting any of the authorizations in section (1) (a) above - indicate each that applies:

1. _____Municipal Uses by public water suppliers. See 30 TAC § 288.20.

2. _____Irrigation Use/ Irrigation water suppliers. See 30 TAC § 288.21.

3. _____Wholesale Water Suppliers. See 30 TAC § 288.22.

b. If Applicant must submit a plan under section 2(a) above, Applicant has also submitted documentation of adoption of drought contingency plan (*ordinance, resolution, or tariff, etc. See 30 TAC § 288.30*) **Y / N**___

ACCOUNTING PLAN SPREADSHEET AND INSTRUCTIONS ATTACHED

WORKSHEET 7.0
ACCOUNTING PLAN INFORMATION WORKSHEET

The following information provides guidance on when an Accounting Plan may be required for certain applications and if so, what information should be provided. An accounting plan can either be very simple such as keeping records of gage flows, discharges, and diversions; or, more complex depending on the requests in the application. Contact the Surface Water Availability Team at 512-239-4600 for information about accounting plan requirements, if any, for your application. **Instructions, Page 34.**

1. Is Accounting Plan Required

Accounting Plans are generally required:

- For applications that request authorization to divert large amounts of water from a single point where multiple diversion rates, priority dates, and water rights can also divert from that point;
- For applications for new major water supply reservoirs;
- For applications that amend a water right where an accounting plan is already required, if the amendment would require changes to the accounting plan;
- For applications with complex environmental flow requirements;
- For applications with an alternate source of water where the water is conveyed and diverted; and
- For reuse applications.

2. Accounting Plan Requirements

a. A **text file** that includes:
   1. an introduction explaining the water rights and what they authorize;
   2. an explanation of the fields in the accounting plan spreadsheet including how they are calculated and the source of the data;
   3. for accounting plans that include multiple priority dates and authorizations, a section that discusses how water is accounted for by priority date and which water is subject to a priority call by whom; and
   4. Should provide a summary of all sources of water.

b. A **spreadsheet** that includes:
   1. Basic daily data such as diversions, deliveries, compliance with any instream flow requirements, return flows discharged and diverted and reservoir content;
   2. Method for accounting for inflows if needed;
   3. Reporting of all water use from all authorizations, both existing and proposed;
   4. An accounting for all sources of water;
   5. An accounting of water by priority date;
   6. For bed and banks applications, the accounting plan must track the discharged water from the point of delivery to the final point of diversion;
   7. Accounting for conveyance losses;
   8. Evaporation losses if the water will be stored in or transported through a reservoir. Include changes in evaporation losses and a method for measuring reservoir content resulting from the discharge of additional water into the reservoir;
   9. An accounting for spills of other water added to the reservoir; and
   10. Calculation of the amount of drawdown resulting from diversion by junior rights or diversions of other water discharged into and then stored in the reservoir.

WORKSHEET 8.0
CALCULATION OF FEES

This worksheet is for calculating required application fees. Applications are not Administratively Complete until all required fees are received. **Instructions, Page. 34**

1. NEW APPROPRIATION

	Description		Amount ($)
Filing Fee	Circle fee correlating to the total amount of water* requested for any new appropriation and/or impoundment. Amount should match total on Worksheet 1, Section 1. Enter corresponding fee under **Amount ($).** In Acre-Feet		$250.00
	a. Less than 100	$100.00	
	b. 100 - 5,000	$250.00	
	c. 5,001 - 10,000	$500.00	
	d. 10,001 - 250,000	$1,000.00	
	e. More than 250,000	$2,000.00	
Recording Fee			$25.00
Agriculture Use Fee	*Only for those with an Irrigation Use.* Multiply 50¢ x 32.4 Number of acres that will be irrigated with State Water. **		$16.20
Use Fee	*Required for all Use Types, **excluding Irrigation Use.*** Multiply $1.00 x_____Maximum annual diversion of State Water in acre-feet. **		
Recreational Storage Fee	*Only for those with Recreational Storage.* Multiply $1.00 x 20.89 acre-feet of in-place Recreational Use State Water to be stored at normal max operating level.		$20.89
Storage Fee	*Only for those with Storage, **excluding Recreational Storage.*** Multiply 50¢ x_____acre-feet of State Water to be stored at normal max operating level.		
Mailed Notice	Cost of mailed notice to all water rights in the basin. Contact Staff to determine the amount (512) 239-4600.		$524.52
		TOTAL	$ 836.61

2. AMENDMENT *OR* SEVER AND COMBINE

	Description	Amount ($)
Filing Fee	Amendment: $100	
	OR Sever and Combine: $100 x____of water rights to combine	
Recording Fee		$12.50
Mailed Notice	Additional notice fee to be determined once application is submitted.	
	TOTAL INCLUDED	$

3. BED AND BANKS

	Description	Amount ($)
Filing Fee		$100.00
Recording Fee		$12.50
Mailed Notice	Additional notice fee to be determined once application is submitted.	
	TOTAL INCLUDED	$ 112.50

ATTACHMENT A
TAX INFORMATION

Kenneth L. Maun
Tax Assessor\Collector
Collin County
P.O. Box 8046
McKinney, TX 75070

Physical Location:
2300 Bloomdale Road Ste. 2324
McKinney, TX 75071
Ph: 972-547-5020

TAX STATEMENT 2023+

STATEMENT DATE: 08/06/2024
ACCOUNT: R617000200901

LEGAL: ABS A0170 COLLIN COUNTY SCHOOL LAND
#15 SURVEY
SHEET 2
TRACT 9
104.5479 ACRES

OWNER: HORIZON ROCKHILL HEIGHTS LLC
PARCEL ADDRESS: COUNTY ROAD 95
EXEMPTION CODES: AG002

PIDN: 2863523
ACRES: 104.548

NON-HOMESITE VAL	AG DEFERRED VAL	AG LAND	APPRAISED VALUE		
4,376,282	3,319,059	3,249	7,698,590		

TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER $100	BASE TAX	PENALTY & INTEREST
COLLIN COUNTY	3,319,059	4,379,531	0.149343	0.00	0.00
CELINA CITY	3,319,059	4,379,531	0.612154	0.00	0.00
CELINA ISD	3,319,059	4,379,531	1.238100	0.00	0.00
COLLIN COLLEGE	3,319,059	4,379,531	0.081220	0.00	0.00
UPTOWN MUD #1	3,319,059	4,379,531	0.800000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
			TOTAL AMOUNT DUE	**0.00**	

This top portion and your canceled check will serve as your receipt.

^ *Detach on perforation and return this portion with your check payable to:*

Collin County
P.O. Box 8046
McKinney, TX 75070
972-547-5020

TOTAL AMOUNT DUE
$0.00

^^AMOUNT DUE ON RECEIPT^^

OWNER: HORIZON ROCKHILL HEIGHTS LLC
2863523

ACCOUNT: R617000200901 2023+

HORIZON ROCKHILL HEIGHTS LLC
9550 JOHN W ELLIOTT DR STE 106
FRISCO TX 75033-2200

IF PAID IN	AMOUNT DUE
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00
JAN	0.00
FEB	0.00

20230R617000200901000000000000000000000000000000000000000000C01

ATTACHMENT F
WATER AVAILABILITY ANALYSIS

R W HARDEN &ASSOCIATES INC
GROUNDWATER RESOURCE PROFESSIONALS
9009 Mountain Ridge Dr • Suite 100 • Austin Texas 78759 • ph (512) 345-2379 • fax (512) 338-9372

March 30, 2022

Mr. Kyle A. Dickey, P.E.
Kimley-Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75304

Re: Groundwater Availability Evaluation – Celina 115 Development, Northern Collin County, Texas

Dear Mr. Dickey,

R.W. Harden & Associates (RWH&A) has completed an evaluation of the groundwater resources beneath the Celina 115 property (Property), which is located just north of the City of Celina in northern Collin County, Texas. This study focused on estimating the availability of groundwater for irrigation and replenishing evaporative losses from surface ponds on the Property. Based on information provided by your office, it is estimated that average annual needs for irrigation will be approximately 24,825,000 gallons annually, or approximately 50 gallons per minute (gpm).

For this work, RWH&A compiled information regarding the surrounding geologic structure, lithologic composition, hydraulic properties, and water quality of the production zones beneath the Property. This evaluation included a review of published and unpublished groundwater and geologic maps and reports, well completion records, water level and water quality records maintained by the Texas Water Development Board (TWDB), the Groundwater Availability Model (GAM) for the Northern Trinity-Woodbine aquifer system (TWDB, 2014), documents distributed by Groundwater Management Area No. 8 (GMA-8), and regulations pertaining to groundwater production within the North Texas Groundwater Conservation District (NTGCD or District)

Target Aquifers

The primary water-bearing aquifers located beneath the property include from youngest to oldest: the Woodbine Group (Woodbine), Paluxy Formation (Paluxy), and the Twin Mountains Formation, which is also referred to as the Lower Trinity Group (Lower Trinity). The shallowest aquifer, the Woodbine, occurs from approximately from 400 feet to 850 feet below ground level bgl. The Paluxy is present from about 1,400 to 1,550 feet bgl and is hydraulically isolated from the overlying Woodbine by the relatively-impermeable interbedded limestone, shale, marl, and clay of the Fredericksburg/Washita Groups. The Lower Trinity, comprised of the Twin Mountain formation, is present from approximately 2,050 feet to 2,600 feet bgl, and is hydraulically isolated from the overlying Paluxy aquifer by the relatively-impermeable Glen Rose formation. The productive portions of these aquifers are primarily composed of interbedded layers of quartz sand that outcrop (i.e. occur at the surface) in areas northwest of the Property and dip toward the southeast at about 60 to 90 feet per mile.

Infiltration of precipitation in outcrop areas is the primary source of groundwater recharge. Once infiltrated, groundwater percolates downdip within the pore spaces between the sand grains that comprise the productive portions of the aquifers. Figure 1 shows the location of the Property and Figure 2 depicts a geologic cross-section of the general subsurface structure of the aquifers, which was derived from GAM structure data.

Figure 1. Project Location Map

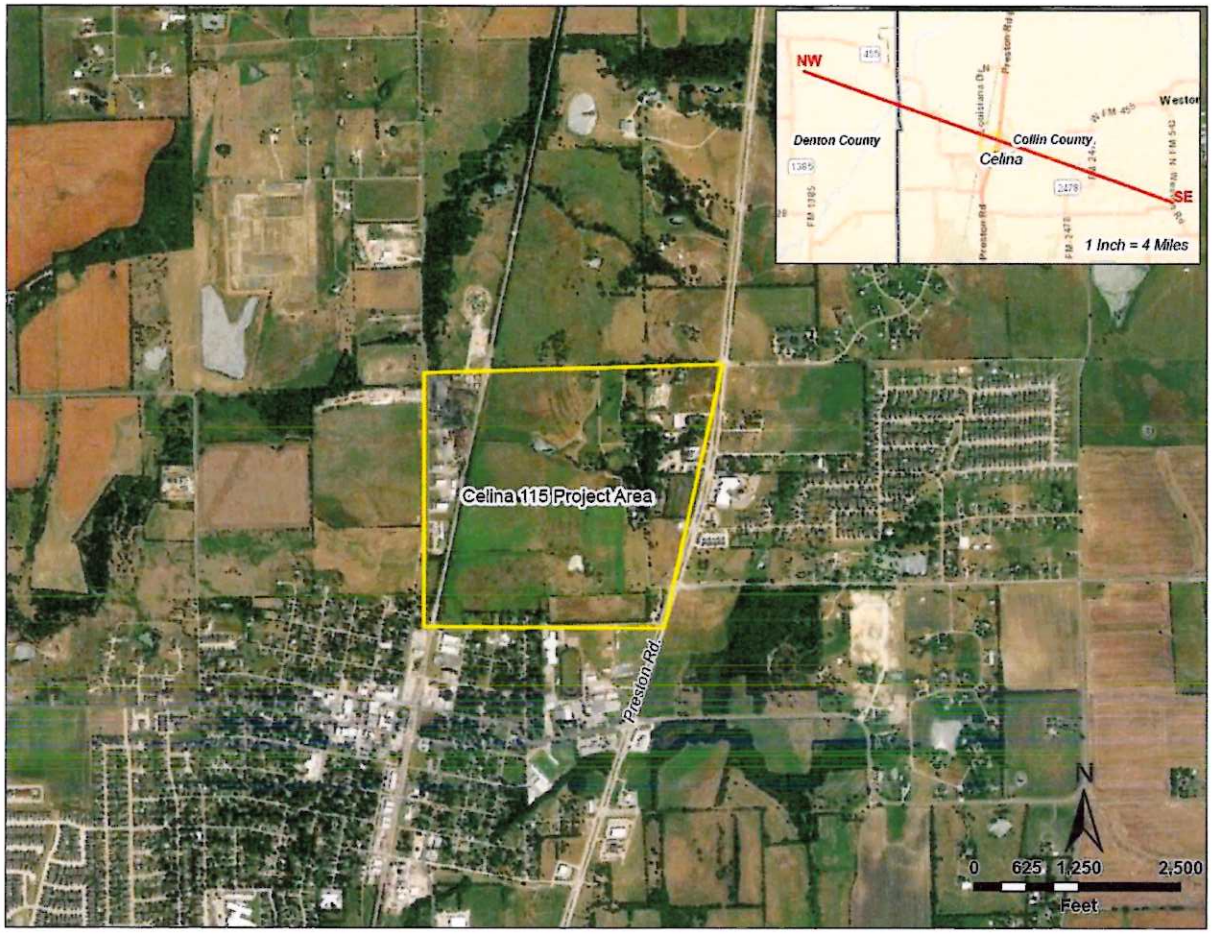
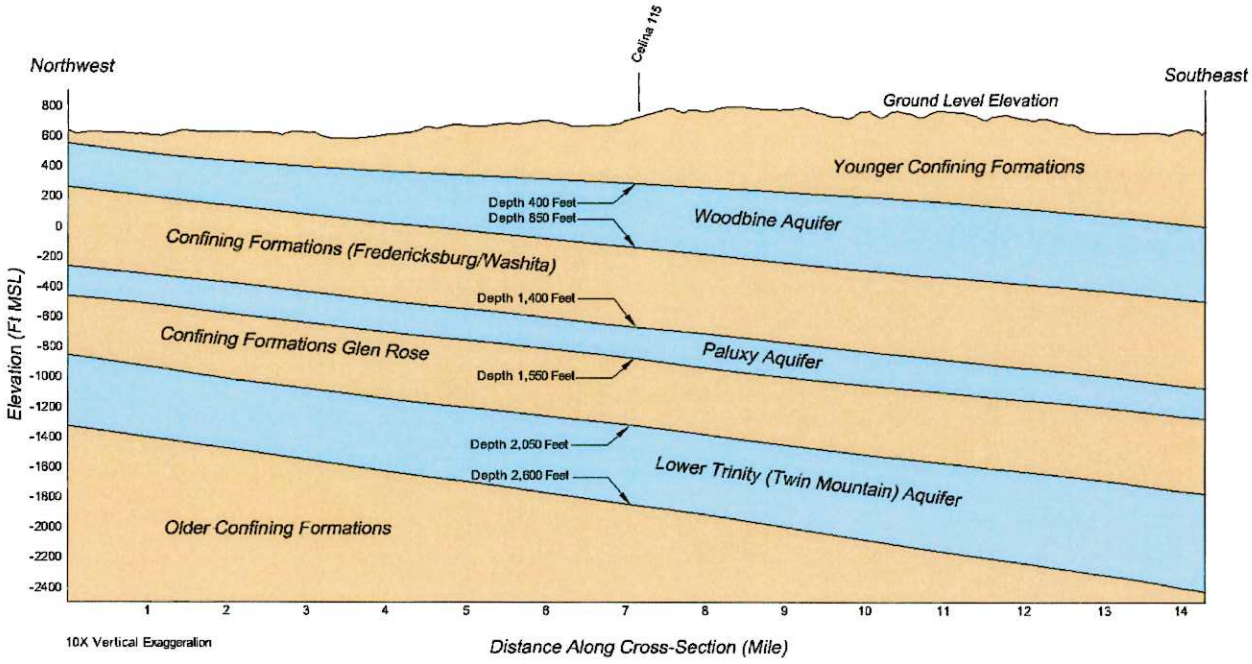


Figure 2. Schematic Cross Section of the Aquifers Underlying Celina 115



Water Quality

Table 1 lists the concentrations for some of the commonly reported chemical constituents and parameters from the three target aquifers within approximately ten miles of the Property, as reported in the groundwater database maintained by the TWDB.

Total dissolved solids (TDS) is commonly used as a general indicator of water quality; water with TDS concentrations below 1,000 milligrams per liter (mg/L) is considered fresh, brackish water contains TDS concentrations between 1,000 and 10,000 mg/L TD, and water with TDS concentrations greater than 10,000 mg/L TDS is considered saline. For reference, the average TDS of sea water is approximately 35,000 mg/L. As shown in the table below, average TDS concentrations in the groundwater of all three aquifers range from approximately 691 to 880 mg/L, indicating that water quality is generally fresh. However, TDS concentrations in the Woodbine range from approximately 207 to more than 3,700 mg/L, indicating that water quality is variable and site-specific. It is also important to note that water quality data for the Paluxy and Lower Trinity surrounding Celina 115 is sparse, and therefore, water quality in the Paluxy and Lower Trinity beneath the Property may differ from concentrations reported in Table 1.

Table 1. Reported Water Quality for the Woodbine, Paluxy, and Lower Trinity Aquifers

	Woodbine				Paluxy				Lower Trinity			
Parameter	Min	Max	Avg	No. Samples	Min	Max	Avg	No. Samples	Min	Max	Avg	No. Samples
TDS (mg/L)	207	3,728	880	29	529	805	691	6	542	1,568	853	11
pH	7.2	9	8.1	29	8.5	9	8.7	6	8.2	8.8	9	11
SAR Ratio	1	66	28	29	34	63	53	6	23	54	38	11
Bicarbonate (mg/L)	137	927	421	29	389	637	534	6	300	558	374	11
Calcium (mg/L)	1	85	14	29	1	3	2	6	1	8	4	11
Chloride (mg/L)	12	700	98	29	17	28	23	6	19	707	193	11
Magnesium (mg/L)	0	26.0	5	29	0.1	2.1	0.6	6	0	2.5	1.4	11
Sodium (mg/L)	30	1,340	308	29	176	323	273	6	208	602	331	11
Sulfate (mg/L)	22	1,400	229	29	59	109	86	6	79	230	117	11
Hardness (mg/L)	3	299	57	29	3	16	7	6	5	27	15	11

The results in Table 1 indicate that sodium-bicarbonate water is produced from the three target aquifers, which may not be appropriate as a sole source of irrigation water in poorly-drained soils. Excess sodium can be toxic to many plant species, and both bicarbonate and sodium can negatively impact soil permeability over time. The Sodium Adsorption Ratio (SAR) is commonly used to evaluate the suitability of water for irrigation use. In general, the higher the SAR, the less suitable the water is for irrigation. The average values of the Sodium Adsorption Ratio (SAR) are approximately 28, 53, and 38, from groundwater within the Woodbine, Paluxy, and Lower Trinity aquifers, respectively. While different species of plants and types of soil can tolerate a wide range of sodium and bicarbonate, the SAR values shown here are generally considered high for sustained, long-term irrigation. If unblended or untreated groundwater from any of the target aquifers is to be the main source of irrigation water, RWH&A recommends an evaluation of local soils and planned crops be performed by a qualified agronomist.

Groundwater Regulation

RWH&A reviewed the NTGCD Rules (Amended February 11, 2020) to determine the requirements for regulating groundwater production and well spacing in Collin County. The rules most applicable to this project are:

- A production permit must be obtained prior to drilling, construction, or operation of a well or well system.
- If the permit applicant is requesting water for the purposes of irrigating more than one acre of landscape, the applicant must agree to install and maintain a smart irrigation controller (weather or soil moisture-based) on the irrigation system.
- Multiple wells that are part of a well system and that are owned and operated by the same entity and are completed in the same aquifer may be aggregated under a single permit.
- Wells must be located at least 50 feet from the nearest uncontrolled property.
- New wells must be located at least 1,175 ft + (1.2 x GPM) from any other well completed in the same aquifer. RWH&A communications with NTGCD staff indicate that this spacing rule does not apply to wells constructed on the same property as an aggregate well field. In other words, this rule only applies to the spacing between existing wells on adjoining properties and future wells on the Property.
- The District assesses a production fee of $0.10 per 1,000 gallons for all non-exempt water uses except agricultural use, which is assessed a fee of $1.00 per acre-foot of water. For reference, one acre-foot of water is approximately 325,851 gallons.

As a member of GMA-8, the NTGCD must engage in joint planning with other northern Texas groundwater conservation districts to develop aquifer impact limits and associated groundwater production amounts, which are termed "desired future conditions" (DFC) and "modeled available groundwater" (MAG), respectively. Table 2 lists the currently-adopted MAG values for Collin County for each target aquifer, by decade. The project demands may require pumpage ranging between 50 to 100 gpm (approximately 80 to 160 acre-feet per year), which represents a relatively-small portion of the MAG values assigned to the target aquifers. Consequently, permitting the proposed supply will likely not meet significant resistance from the District or other users in the region.

Table 2. Aquifer MAG Values for Collin County

Aquifer	Modeled Available Groundwater (MAG) (Acre-Feet per Year)			
	2020	2030	2040	2050
Woodbine	4,263	4,251	4,263	4,251
Paluxy	1,551	1,547	1,551	1,547
Lower Trinity	4,256	4,245	4,256	4,245

Aquifer Transmissivity, Well Efficiency, and Available Drawdown

Maximum well productivity is primarily a function of three parameters: 1) aquifer transmissivity, 2) well efficiency, and 3) available drawdown. The term "transmissivity" describes an aquifer's ability to transmit water through a vertical section of sediments and is used as a general measure of its productivity. All other aspects of a groundwater system being equal, an aquifer with twice the transmissivity of another aquifer can sustain about twice as much production. Well efficiency is a measure of the ease with which an individual well can transmit water from the aquifer through the screen/gravel pack to the well. Well efficiencies are defined by calculating the ratio of the declines predicted to occur in a theoretical, "perfect" well that incurs no added head loss as water moves from the aquifer to the well to the measured drawdown in a real-world well. Typical efficiencies range from about 50% for wells with straightwall construction, to greater than 80% for wells constructed for higher-capacity municipal applications.

Groundwater is vertically confined within the Woodbine, Paluxy, and Lower Trinity by relatively-impermeable geologic formations. The downward pressure of near-surface groundwater in aquifer outcrop/recharge zones to the northwest pressurizes the groundwater beneath the Property. Consequently, aquifer (artesian) pressure will drive well bore water levels above the top of the aquifer that is screened by a well. As wells are pumped, the decline in water level observed in the wells is the result of decreased groundwater pressure rather than desaturation of the aquifer sediments near the well bore. The vertical distance between the static (non-pumping) wellbore water level and the top of the aquifer is commonly referred to as "available drawdown." This distance is important with respect to groundwater availability because, as is the case with aquifer transmissivity, a well with twice as much available drawdown can produce groundwater at twice the rate. However, rather than assuming that 100% of the available drawdown at a site may be utilized for production, it is beneficial to ensure some "safety factor" to account for hydrologic uncertainties and unforeseen impacts from other and/or future groundwater users when determining the availability of groundwater supply over the long-term. Given that the target aquifers are a major source of groundwater for the region, declines in artesian pressure levels and available drawdown are likely in the future, which may affect the availability of groundwater.

Water level data recorded during constant-rate aquifer tests are generally the most reliable method of estimating the hydraulic properties of an aquifer. However, there are no properly conducted aquifer tests from wells in the Celina 115 area. To calculate the anticipated impacts to the proposed well pumping at a constant rate of 50 gpm, RWH&A estimated a range of aquifer characteristics (aquifer hydraulic conductivity, aquifer depths, and artesian pressure.) for the target aquifers using data and information compiled from the TWDB, Submitted Drillers Reports (SDRs), and the GAM.

Groundwater Modeling

RWH&A conducted analytical groundwater modeling using proprietary CAD-based software that utilizes the Theis (1940) non-equilibrium solution to evaluate the maximum potential productivity in the Woodbine, Paluxy and Lower Trinity aquifers beneath the Property. Production was modeled over a 30-year period at average continuous production rates, which allows for accurate assessment of average aquifer declines over that period. It is important to note that, due to the lack of site-specific hydrogeologic data, the modeling results represent estimated aquifer production capacities based on assumed aquifer properties. Actual wellfield drawdown and well capacities vary with site-specific aquifer hydraulic properties and individual well characteristics.

Model Parameters and Assumptions

Regional data indicates that the hydraulic properties of the target aquifers are variable in the areas surrounding the Property. To bracket potential well productivity, both low and high estimated transmissivity scenarios were evaluated for each aquifer. Table 3 shows parameters that were used in the model scenarios. The model for this study assumes a 50% well efficiency, which is typical for properly constructed straight wall irrigation-supply well.

Table 3. Model Scenario Parameters

Aquifer	*Low Transmissivity (gal/day/ft)*	*High Transmissivity (gal/day/ft)*	*Available Drawdown (ft)*
Woodbine	1,350	3,400	140
Paluxy	770	6,000	370
Lower Trinity	4,500	6,200	700

Low transmissivity values for the target aquifers were obtained from the GAM, and high transmissivity values were obtained from TDWB and SDR pumping test records and reports. As stated in the previous section, aquifer characteristics such as aquifer hydraulic conductivity, aquifer depths, and artesian pressure were obtained from the GAM and previous RWH&A efforts.

Model Results

The model results are summarized in Table 4, which lists the simulated, long-term maximum production rates (in gallons per minute) for 30 years from a well completed in the target aquifers.

Table 4. Model Results

Aquifer	*Low Transmissivity Maximum Well Yield (gpm)*	*High Transmissivity Maximum Well Yield (gpm)*
Woodbine	25	65
Paluxy	60	400
Lower Trinity	690	920

The model results suggest that the Woodbine aquifer may be capable of producing approximately 25 gallons per minute (gpm) to 65 gpm from a single well, and the Paluxy may be capable of producing up to approximately 60 gpm up to 400 gpm from a single well. Low productivity from the Woodbine aquifer is due to a combination of factors, including low aquifer transmissivity and shallow aquifer depth. However, the Woodbine may still be able to achieve higher production rates suitable for long-term use depending on the site-specific hydraulic properties of the aquifer and local demand requirements. The Lower Trinity is predicted to be the most productive, with individual well yields ranging from 690 gpm to 920 gpm. However, the relatively high cost of constructing a deep Lower Trinity well may not be consistent with the budgetary constraints of the project.

Conclusions

Based on the available data and groundwater modeling results of RWH&A's groundwater modeling simulations, the Woodbine, Paluxy, or Lower Trinity are capable of providing the required supply, but the productivity will vary on a site-by-site basis. Selection of one or more preferred aquifer zones typically depends on a combination of factors, including productivity, reliability, water quality, and cost. The following summarizes the findings associated with each of the potential target aquifers.

Woodbine Aquifer

- Well depth of approximately 870 feet
- Less expensive well
- Likely fresh but some brackish water quality found locally
- Maximum Well Yield: 25 to 65 gpm

Paluxy Aquifer

- Well depth of approximately 1,600 feet
- Moderately expensive well
- Fresh water quality
- Maximum Well Yield: 60 to 400 gpm

Lower Trinity Aquifer

- Well depth of approximately 2,400 feet
- Higher cost well
- Likely fresh water quality
- Maximum Well Yield: 690 to 920 gpm

The Woodbine is the least productive aquifer beneath the site and contains groundwater that is generally fresh but may be locally brackish. Due to the low productivity of the Woodbine, it is recommended that two smaller capacity wells (25 gpm) be constructed in the Woodbine, as opposed to one larger capacity well (50 gpm), which would provide a higher "safety factor" for unforeseen interference effects from existing and future groundwater users. The Paluxy contains fresh water in the region and can likely sustain the required demand given current artesian pressure levels. The Lower Trinity likely contains fresh water

ATTACHMENT G
GROUNDWATER PERMIT

NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT

PRODUCTION PERMIT

Permit No. NPW029

Well Owner ("Permittee"):

Horizon Rockhill Heights, LLC.
9550 John W Elliot Dr Suite 106
Frisco, TX 75033

Total Number of Wells: 1
Purpose of Use: Landscape Irrigation and Surface Impoundment(s)
Aquifer: Woodbine

Well(s) Information:

ID	Well Name	Latitude	Longitude	Capacity	Drilling Deadline
NT-5745	Heights @ uptown #1	33.330422	-96.782090	195 GPM	10/12/2023

Term and Renewal: This permit is effective beginning on **2/14/2023**. This permit is perpetual in nature; provided, however, that the District will conduct inspections and will request information from a permit holder from time-to-time as required to ensure the accuracy and integrity of the District's information, and to enforce compliance with District Rules, the District Act, and Chapter 36 of the Texas Water Code.

Notice of Revocation: Failure to pay groundwater use fees, report pumpage, comply with District rules, orders, special provisions, and permit conditions can result in revocation of this permit.

Amount of Authorized Production: The amount of groundwater needed for use by Permittee for beneficial use, which shall not exceed: **32,290,000 gallons for 2023 and 17,340,000 gallons/year after 2023** for only that well or well system identified above.

Permit Conditions – This Permit is conditioned on each of the following precise terms:

1. This permit is granted subject to the District's rules, orders of the District Board of Directors, special provisions, permit conditions, and laws of the State of Texas, including but not limited to Chapter 36 of the Texas Water Code and the District's enabling legislation codified at Chapter 8856 of the Special District Local Laws Code.
2. Acceptance of this permit and production of groundwater under the authority granted herein by Permittee constitutes acknowledgement and agreement that Permittee is required to abide by the precise terms of this permit and comply with the District's rules, orders of the District Board of Directors, special provisions, permit conditions, and laws applicable to Permittee.
3. Violation of the terms of this permit shall result in enforcement in accordance with the District's Enforcement Policy and Civil Penalty Schedule, Chapter 36 of the Texas Water Code, and the District's enabling legislation codified at Chapter 8856 of the Special District Local Laws Code.
4. This permit does not confer any rights and/or privileges to Permittee other than those expressly set forth herein.
5. The well(s) identified in this permit shall be installed, equipped, operated, maintained, plugged, capped, or closed, as may be appropriate in accordance with the District's rules.

6. Permittee's production shall not exceed the Amount of Authorized Production set forth in this permit.
7. Produced groundwater shall be put to a beneficial use at all times. Operation of the well(s) under this permit shall be conducted in a manner so as to avoid waste, pollution, or harm to groundwater resources.
8. The well site shall be accessible to District representatives and/or agents for inspection during business hours and during emergencies. The Permittee agrees to cooperate fully in any reasonable monitoring or sampling of the well(s).
9. Permittee shall provide written notice to the District of any change of ownership, name of Permittee or Permittee's authorized representative, well operator, mailing address or telephone number in accordance with District rules.
10. Permittee shall reduce water production as required by District rules and orders of the Board of Directors, including but not limited to proportional adjustments issued based on achievement of the District's Desired Future Conditions, and/or adjustments due to times of drought and in accordance with the District's Drought Contingency Plan, as applicable.
11. The application pursuant to which this permit has been granted is incorporated herein, and this permit has been granted based on the accuracy thereof. A finding that false information has been supplied to the District shall be grounds for immediate revocation of this permit, and shall subject Permittee to enforcement.
12. This permit contains all matters approved by the District related to Permittee's use of groundwater, and all other matters requested by Permittee not included in this Permit are denied.
13. Any production of groundwater above the Authorized Production Amount, or above any additional amount as otherwise authorized by District Rules (e.g., initiation of Drought Buffer under District Rule 6.2), or a change to the well(s) or use authorized under this permit requires the submission of a Permit Amendment Application prior to such change being made.
14. In the event of a conflict between the terms of this permit and the application pursuant to which this permit has been granted, the terms of this permit shall prevail.

Special Conditions/Terms: *Smart irrigation controllers (weather-based or soil moisture-based) are required for any irrigation systems using the groundwater from this permit.*

District Approval

Signature

Paul M. Sigle
Print Name

General Manager
Title

2/15/2023
Date

Applicant Signature
Required for permit to be effective

Signature

Stephanie Centofonti
Print Name

Project Manager
Title

04/13/2023
Date

Return one signed original copy to the District at: P.O. Box 508, Gainesville, TX 76241

ATTACHMENT H
EVAPORATION CALCULATIONS

Monthly Evaporation Summary

Month	TWDB Evaporation - Max (in.)	Pond 1	Pond 2	Total (ac-ft)
		Surface Area (ac.)		
		3.4	0.9	
		Evaporation Volume (ac-ft)		
January	4.30	1.22	0.32	1.54
February	5.29	1.50	0.40	1.90
March	5.65	1.60	0.42	2.02
April	6.32	1.79	0.47	2.26
May	6.59	1.87	0.49	2.36
June	8.95	2.54	0.67	3.21
July	10.47	2.97	0.79	3.75
August	11.14	3.16	0.84	3.99
September	8.82	2.50	0.66	3.16
October	6.00	1.70	0.45	2.15
November	4.32	1.22	0.32	1.55
December	3.75	1.06	0.28	1.34
Annual	81.60	23.12	6.12	29.24
Annual Evaporation (ac-ft)		29.24		
Annual Evaporation (gallons)		9,527,883		

ATTACHMENT I
LAND DEEDS

Independence Title/GF#2108786-ATDA/APW

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

GENERAL WARRANTY DEED
WITH VENDOR'S LIEN

Effective Date: March 21, 2022

Grantor: RCI - CELINA 115, LP, a Texas limited partnership

Grantor's Mailing Address:

9550 John W. Elliott, Suite 106
Frisco, Texas 75033

Grantee: HORIZON ROCKHILL HOLDINGS, LLC, a Texas limited liability company

Grantee's Mailing Address:

9550 John W. Elliott, Suite 106
Frisco, Texas 75033

Consideration: In consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, and the further consideration for the execution and delivery by Grantee of that certain promissory note (the "**Note**") of even date herewith in the principal sum of $15,220,878.00 made payable to the order of WESTERN ALLIANCE BANK ("**Lender**"), as therein provided and bearing interest at a rate therein specified, the payment of which Note is being secured by the vendor's lien hereby retained (the "**Vendor's Lien**"), and is additionally secured by a Deed of Trust, Security Agreement, Assignment of Leases, Assignment of Rents, and Financing Statement of even date herewith to J. BRIAN MEMORY, Trustee, for the benefit of Lender.

Property (including any improvements): See **Exhibit A** which is attached hereto and incorporated herein by reference. The Property includes all rights, titles, and interests appurtenant thereto including, without limitation, Grantor's interest, if any, in any and all adjacent streets, alleys, rights of way and any adjacent strips and gores and all of Grantor's right to title and interest in and to all easements, tenements, hereditaments, privileges, appurtenances, and to the extent owned by Grantor, water and water rights, mineral interests, royalty rights, and reservations (if any), and utility capacity in any way belonging or relating to the same (such land and interests are hereinafter collectively referred to as the "**Property**").

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: This conveyance is made and delivered subject to those matters of title (the "Permitted Exceptions") set forth on **Exhibit B** attached hereto and

incorporated herein by reference, but only to the extent the same, in fact, do exist and are applicable to the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Vendor's Lien against and superior title to the Property are retained by Grantor and transferred to Lender, until the indebtedness above mentioned, as evidence by the Note, both principal and interest, are fully paid according to its terms at which time this deed shall become absolute.

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

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed with Vendor's Lien on the date set forth in the notary clause and it shall be effective on the Effective Date.

{Intentionally Blank-Signature on the following page}

GRANTOR:

RCI-CELINA 115 LP,
a Texas limited partnership

By: RCI-CELINA 115 GP, LLC,
a Texas limited liability company
its general partner

By: BBCT Holdings, LLC,
a Texas limited liability company
Its manager

By: ______________________
Printed Name: Brett Brantley
Title: MANAGER

THE STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on March 21, 2022 by Brett Brantley (printed name) Manager (title) of BBCT Holdings, LLC, a Texas limited liability company, manager of RCI-Celina 115 GP, LLC, a Texas limited liability company, general partner of RCI-Celina 115, LP, a Texas limited partnership, on behalf of said entities.

DEANN SHARP
Notary Public
STATE OF TEXAS
ID# 714[illegible]
Comm. Exp. July 30, 2024

____
Notary Public, State of Texas

PREPARED BY:
Kimberly A. Markel, Esq.
Markel Law Firm, PLLC
106 Old Town Blvd. S.
Argyle, Texas 76226
(940) 240-1031

EXHIBIT A
LEGAL DESCRIPTION

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 170, Collin County, Texas and being a portion of a called 114.889 acre tract of land described in a Special Warranty Deed to RCI-Celina 115, LP., as recorded in Instrument No. 20200306000332040 of the Official Public Records of Collin County, Texas, a portion of a called 11.202 acre tract of land described in a Special Warranty Deed with Vendor's Lien to RCI-Celina 115 LP, as recorded in Instrument No. 20200306000332150 of the Official Public Records of Collin County, Texas, a portion of a called 2.932 acre tract of land described in a General Warranty Deed to RCI-Celina 115 LP, as recorded in Instrument No. 20200306000332120 of the Official Public Records of Collin County, Texas and a portion of a called 0.868 acre tract of land described as Tract 1 in a General Warranty Deed to RCI-Celina 115 LP, as recorded in Instrument No. 20200306000332190 of the Official Public Records of Collin County, Texas, and all of a called 0.088 acre tract of land described as Alley A and abandoned by Ordinance No. 2020-97, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 114.889 acre tract, common to the southwest corner of a called 95.343 acre tract described as the First Tract in a deed to Michael B. Merritt and wife, Margaret A. Merritt, as recorded in Instrument No.93-0101758 of the Land Records of Collin County, Texas, said being on the easterly right-of-way line of St. Louis, San Francisco and Texas Railroad, a 100-feet wide right-of-way, same also being in the approximate centerline of County Road No. 95, a variable width right-of-way, no record found;

THENCE North 88°56'24" East, departing the easterly right-of-way line of said St. Louis, San Francisco and Texas Railroad, along the approximate centerline of said County Road No. 95, the northerly line of said 114.889 acre tract and the southerly line of said 95.343 acre tract, a distance of 1,315.03 feet to a 1/2 inch iron rod found for the northeast corner of said 114.889 acre tract, common to the northwest corner of a called 11.365 acre tract of land described in a deed to Walter Shousan Tung and wife, Suhchyn Tsai Tung, as recorded in Volume 4952, Page 4325 of the Deed Records of Collin County, Texas;

THENCE South 01°14'32" East, departing the approximate centerline of said County Road No. 95, along the easterly line of said 114.889 acre tract and along the westerly line of said 11.365 acre tract, a distance of 915.57 feet to a 1/2 inch iron rod with a plastic cap stamped "ONEAL 6570" found for the southwest corner of said 11.365 acre tract, common to an ell corner of said 114.889 acre tract;

THENCE North 89°39'56" East, continuing along the easterly line of said 114.889 acre tract and along the southerly line of said 11.365 acre tract, a distance of 70.00 feet to a 1/2 inch iron rod with a plastic cap stamped "EOC&D RPLS 5439" found for the northwest corner of a called 5.718 acre tract of land described in a deed to Jon W. Stephens, as recorded in Volume 5539, Page 3084 of the Deed Records of Collin County, Texas, common to a northeast corner of said 114.889 acre tract;

THENCE South 00°21'35" East, departing the southerly line of said 11.365 acre tract, continuing along the easterly line of said 114.889 acre tract and along the westerly line of said 5.718 acre tract, passing en route a 1/2 inch iron rod found for the northernmost southwest corner of said 5.718 acre tract, common to the northernmost corner of a called 2.12 acre tract of land described in a General Warranty Deed to Richard M. Ochoa and Cierra M. Boone, as recorded in Instrument No. 20161205001647840 of the Official Public Records of Collin County, Texas, continuing along the same course, a distance of 416.63 feet to a 1/2 inch iron rod with a plastic cap stamped "EOC&D RPLS 5439" found for an ell corner of said 2.12 acre tract, common to a southeast corner of said 114.889 acre tract;

THENCE South 89°24'35" West, continuing along the easterly line of said 114.889 acre tract and along the northerly line of said 2.12 acre tract, a distance of 133.76 feet to the southwest corner of said 2.12 acre tract, common to an ell corner of said 114.889 acre tract, from which a 1/2 inch iron rod with a plastic cap stamped "ONEAL 6570" found for witness, bears North 15°26'52" East, 0.90 feet;

THENCE South 00°30'19" East, continuing along the easterly line of said 114.889 acre tract and along the westerly line of said 2.12 acre tract, a distance of 244.76 feet to the southwest corner of said 2.12 acre tract, common to the northwest corner of aforementioned 11.202 acre tract, and an ell corner of said 114.889 acre tract, from which a 1/2 iron rod found for witness bears North 17°27'42" West, 0.42 feet;

THENCE North 89°21'41" East, departing the easterly line of said 114.889 acre tract, along the southerly line of said 2.12 acre tract and along the northerly line of said 11.202 acre tract, a distance of 320.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly northeast corner of said 11.202 acre tract, common to the northwest corner of a called 1.042 acre tract of land described in deed to Troy Davis and Sheryl Wilson Davis, as recorded in Instrument No. 20141117001250970 and corrected by Instrument No. 20141205001326850 of the Official Public Records of Collin County, Texas;

THENCE South 00°30'54" East, along the easterly line of said 11.202 acre tract, the westerly line of said 1.042 acre tract and the westerly line of a called 3.34 acre tract of land described in a deed to Pat Hunn and wife, Cynthia Hunn, as recorded in Volume 2953, Page 756 of the Deed Records of Collin County, Texas, passing en route a 1/2 inch iron rod with a plastic cap stamped "RPLS 6439" found for the southwest corner of said 1.042 acre tract, common to the northwest corner of said 3.34 acre tract, and continuing along the same course, for a total distance of 530.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 3.34 acre tract, common to an ell corner of said 11.202 acre tract;

THENCE North 88°39'06" East, along the southerly line of said 3.34 acre tract and along the northerly line of said 11.202 acre tract, a distance of 268.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost northeast corner of said 11.202 acre tract, common to the southeast corner of said 3.34 acre tract, same also being in the approximate centerline of Shade Tree Lane, a variable width right-of-way, no record found;

THENCE South 02°04'47" East, along the easterly line of said 11.202 acre tract and along the approximate centerline of said Shade Tree Lane, passing en route the southeast corner of said 11.202 acre tract, common to the southerly northeast corner of said 114.889 acre tract, and continuing along the same course and along the easterly line of said 114.889 acre tract, a distance of 564.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of a called 0.343 right-of-way as dedicated in dedicated in Schultz Veterinary Hospital Addition, according to the plat thereof recorded in Cabinet P, Slide 647, of the Plat Records of Collin County, Texas;

THENCE South 00°22'46" West, departing the approximate centerline of said Shade Tree Lane and continuing along the easterly line of said 114.889 acre tract and along the westerly line of said 0.343 acre tract, a distance of 54.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the easterly line of said 114.889 acre tract and the westerly line of said 0.343 acre tract, and crossing said 114.889 acre tract, said 11.202 acre tract, aforementioned 2.932 acre tract, and aforementioned Tract 1, the following courses and distances:

North 85°27'10" West, a distance of 90.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°37'14" West, a distance of 199.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 390.00 feet, a central angle of 66°49'09", and a chord bearing and distance of North 56°14'09" West, 429.20 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 454.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 22°49'05" West, a distance of 90.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 48.50 feet, a central angle of 42°44'24", and a chord bearing and distance of North 44°13'17" West, 35.35 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 36.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 72.00 feet, a central angle of 18°21'45", and a chord bearing and distance of North 56°24'37" West, 22.98 feet;

In a northerly direction, with said reverse curve to the right, an arc distance of 23.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 48.50 feet, a central angle of 42°44'24", and a chord bearing and distance of North 68°35'57" West, 35.35 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 36.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°58'09" West, a distance of 221.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 310.00 feet, a central angle of 42°34'51", and a chord bearing and distance of South 68°44'26" West, 225.12 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 230.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°27'00" West, a distance of 116.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 390.00 feet, a central angle of 42°34'51", and a chord bearing and distance of South 68°44'26" West, 283.21 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 289.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°58'09" West, a distance of 380.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 310.00 feet, a central angle of 88°48'56", and a chord bearing and distance of South 45°37'23" West, 433.85 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 480.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°12'55" West, a distance of 218.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of said Tract 1, same being on the northerly right-of-way line of East Malone Street, a variable width right-of-way;

THENCE North 89°28'47" West, along the northerly right-of-way line of said East Malone Street, the southerly line of said Tract 1, and the southerly line of aforementioned abandoned Alley A, a distance of 80.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said abandoned Alley A, common to the southeast corner of a called 0.438 acre tract of land described as Tract 2 in aforementioned deed to RCI-Celina 115, LP., as recorded in Instrument No. 20200306000[illegible]2190 of the Official Public Records of Collin County, Texas;

THENCE North 01°12'55" East, departing the northerly right-of-way line of said East Malone Street, along the westerly line of said abandoned Alley A and along the easterly line of said Tract 2, passing en[illegible] the northeast corner of said Tract 2, being on the southerly line of said 2.932 acre tract, and continuing along the same course and crossing said 2.932 acre tract, for a total distance of 219.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 390.00 feet, a central angle of 15°57'27", and a chord bearing and distance of North 09°11'39" East, 108.27 feet;

THENCE in an easterly direction, continuing across said 2.932 acre tract, and with said tangent curve to the right, an arc distance of 108.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°58'09" West, continuing across said 2.932 acre tract, a distance of 277.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said 2.932 acre tract, same being the easterly right-of-way line of aforementioned St. Louis, San Francisco and Texas Railroad;

THENCE North 12°26'54" East, along the easterly right-of-way line of said St. Louis, San Francisco and Texas Railroad, the westerly line of said 2.932 acre tract and the westerly line of said 114.889 acre tract, passing en route a 1/2 inch iron rod with a plastic cap stamped "4613" found for the northwest corner of said 2.932 acre tract, common to the westernmost southwest corner of said 114.889 acre tract, and continuing along the same course, for a total distance of 2,835.20 feet to the POINT OF BEGINNING and containing 104.772 acres (4,563,808 square feet) of land, more or less.

SAVE AND EXCEPT that certain tract or parcel of land as described in Warranty Deed executed by RCI - Celina 115, LP to Celina 17, LLC, dated 2/28/2022, filed 3/1/2022, recorded in Document No. 20220301000332240, Official Public Records, Collin County, Texas.

EXHIBIT B
PERMITTED EXCEPTIONS

1. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the Public Records.

2. Easement:
   Recorded: Volume 608, Page 332, Official Public Records, Collin County, Texas
   To: Texas Power & Light Company
   Purpose: Right of Way

3. Easement:
   Recorded: Volume 549, Page 114, Official Public Records, Collin County, Texas
   To: Paul Norris
   Purpose: Water Line

4. Easement:
   Recorded: Volume 549, Page 118, Official Public Records, Collin County, Texas, as shown on that survey dated 3/7/2022, prepared by Sylviana Gunawan, R.P.L.S. 6461
   Purpose: Access

5. Easement:
   Recorded: Volume 5533, Page 5523, Official Public Records, Collin County, Texas, as shown on that survey dated 3/7/2022, prepared by Sylviana Gunawan, R.P.L.S. 6461
   To: Shula Netzer
   Purpose: Ingress/egress

6. Easement:
   Recorded: Volume 5533, Page 5525, Official Public Records, Collin County, Texas, as shown on that survey dated 3/7/2022, prepared by Sylviana Gunawan, R.P.L.S. 6461
   To: Spencer B. Marks
   Purpose: Ingress/egress

7. Easement:
   Recorded: Volume 5602, Page 247, Official Public Records, Collin County, Texas
   Purpose: Reservation of future right of way

8. Easement:
   Recorded: Volume 5527, Page 3470, Official Public Records, Collin County, Texas, as shown on that survey dated 3/7/2022, prepared by Sylviana Gunawan, R.P.L.S. 6461
   Purpose: Ingress/egress

9. Terms, Conditions and Stipulations in the Maintenance Roadway Agreement:
   Recorded: Volume 4553, Page 2284, Official Public Records, Collin County, Texas.

10. Terms, Conditions, and Stipulations in the Maintenance of Roadway Agreement:

Recorded: Volume 5527, Page 3477, Official Public Records, Collin County, Texas, as shown on that survey prepared by Sylviania Gunaway RPLS 6461 dated 4/9/2020.

11. Terms, Conditions, and Stipulations in the Maintenance of Roadway Agreement:
Recorded: Volume 5333, Page 5534, Official Public Records, Collin County, Texas and as shown on survey prepared by Sylviana Gunawan RPLS 6461, dated 4/9/2020.

12. Terms, Conditions, and Stipulations in the Development Agreement:
Recorded: Document No. 20191219001619930, affected Document Nos. 20200618000922630; 20210226000383060, 20200309000333730 and 20211216002537420, Official Public Records, Collin County, Texas.

13. Terms, Conditions, and Stipulations in Oil, Gas and Mineral Lease:
Recorded: Volume 2850, Page 734, Official Public Records, Collin County, Tex[illegible]

14. Terms, Conditions, and Stipulations in Oil, Gas and Mineral Lease:
Recorded: Volume 2850, Page 738, Official Public Records, Collin County, Texas.

15. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and oth[illegible]ther with all rights incident thereto:
Recorded: Volume 1149, Page 114, Official Public Records, [illegible]n County, Texas.

16. Mineral and/or royalty interest in and to all coal, lignit[illegible], gas and other m[illegible]erals; together with all rights incident thereto:
Recorded: Volume 1149, Page 117, Official Public [illegible]cords, Collin [illegible]y, Texas.

17. Mineral and/or royalty interest in and to all [illegible]oal, lignite, [illegible]il, gas a[illegible] other minerals; together with all rights incident thereto:
Recorded: Volume 341, Page 6, Offici[illegible] Public Re[illegible]ds, Collin County, Texas.

18. Mineral and/or royalty interest in[illegible] to all [illegible], lignit[illegible] oil, gas and other minerals; together with all rights incident thereto[illegible]
Recorded: Volume 5602, P[illegible] 247, Offici[illegible] Public Records, Collin County, Texas.

19. Any claim, right, or assertio[illegible]de by the adjoining land owner in and to that strip of land located between th[illegible]operty line and the fence(s) as shown on that survey dated 3/7/2022, prepared by Syl[illegible]ana Gu[illegible]awan, R.P.L.S. 6461.

20. Matters reflected on survey dated 3/7/2022, prepared by Sylviana Gunawan, R.P.L.S. 6461.

Portion of property lying within County Road 95; Encroachment/protrusion of cattle guard onto adjacent property; 30" CMP on the east line;
4" PVC pipe on the east portion.

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
03/24/2022 03:30:43 PM
$62.00 OCARTER
20220324000474550

ATTACHMENT J
PUBLIC INVOLVEMENT PLAN

Texas Commission on Environmental Quality

Public Involvement Plan Form for Permit and Registration Applications

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

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

Section 1. Preliminary Screening

☒ New Permit or Registration Application

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

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

Section 2. Secondary Screening

☒ Requires public notice,

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

☐ Located within any of the following geographical locations:

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

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

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

Public Involvement Plan is not applicable due to the size of this project.

N/A

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.

N/A

Section 5. Community and Demographic Information

Community information can be found using EPA's EJ Screen, U.S. Census Bureau information, or generally available demographic tools.

Information gathered in this section can assist with the determination of whether alternative language notice is necessary. Please provide the following information.

(City)

(County)

(Census Tract)
Please indicate which of these three is the level used for gathering the following information.

☐ City ☐ County ☐ Census Tract

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

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

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

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

(e) Languages commonly spoken in area by percentage

(f) Community and/or Stakeholder Groups

(g) Historic public interest or involvement

N/A

Section 6. Planned Public Outreach Activities

(a) Is this application subject to the public participation requirements of Title 30 Texas Administrative Code (30 TAC) Chapter 39?

☐ Yes ☐ No

(b) If yes, do you intend at this time to provide public outreach other than what is required by rule?

☐ Yes ☐ No

If Yes, please describe.

If you answered "yes" that this application is subject to 30 TAC Chapter 39, answering the remaining questions in Section 6 is not required.

(c) Will you provide notice of this application in alternative languages?

☐ Yes ☐ No

Please refer to Section 5. If more than 5% of the population potentially affected by your application is Limited English Proficient, then you are required to provide notice in the alternative language.

If yes, how will you provide notice in alternative languages?

☐ Publish in alternative language newspaper
☐ Posted on Commissioner's Integrated Database Website
☐ Mailed by TCEQ's Office of the Chief Clerk
☐ Other (specify)

(d) Is there an opportunity for some type of public meeting, including after notice?

☐ Yes ☐ No

(e) If a public meeting is held, will a translator be provided if requested?

☐ Yes ☐ No

(f) Hard copies of the application will be available at the following (check all that apply):

☐ TCEQ Regional Office ☐ TCEQ Central Office
☐ Public Place (specify)

Section 7. Voluntary Submittal

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

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

☐ Yes ☐ No

What types of notice will be provided?

☐ Publish in alternative language newspaper
☐ Posted on Commissioner's Integrated Database Website
☐ Mailed by TCEQ's Office of the Chief Clerk
☐ Other (specify)

ATTACHMENT K
ACCOUNTING PLAN

HEIGHTS AT UPTOWN WATER RIGHTS ACCOUNTING PLAN
FOR APPLICATION NO. XXXX
PONDS 1-2

Kimley-Horn and Associates, Inc., Updated XXXXX

INTRODUCTION

This memorandum describes the accounting plan submitted for Application No. XXX. The application authorizes the following:

- Storage of supplemental water with a storage capacity of 20.9 acre-feet and a surface area of 4.3 acres.
- Diversion of up to 76.2 acre-feet of supplemental water per year for irrigation purposes from the perimeter of Pond 1.
- Discharge and bed and banks transfer up to 105.4 acre-feet per year of supplemental groundwater.

The applicant will not be diverting any state water, but will divert supplemental water based on private groundwater produced by the applicant and discharged into the pond (Groundwater). **NOTE:** the diversion is limited to 76.2 acre-feet per year; the diversion pump needs to be turned off for the remainder of the year once the 76.2 acre-feet is reached, but the well must remain in operation to keep the pond full.

The accounting plan assumes that storage in the reservoirs is constant. Change in storage is minimal and can be ignored. Thus this accounting plan is premised on a fundamental mass balance equation of water inflows and outflows from the three reservoirs:

Groundwater = Irrigation Diversion + Evaporation Losses

The applicant has installed meters on the Irrigation diversion and its discharges of groundwater and will read those meters daily. Net evaporation losses will be based on daily values measured by the U.S. Army Corps of Engineers (USACE) at Lewisville Lake https://www.swf-wc.usace.army.mil/radar/. If evaporation data are not available, the accounting plan will use the 75th percentile evaporation for the local area for the period from 1954 through 2013, calculated on a monthly basis, as published by the Texas Water Development Board (TWDB).

ELEMENTS OF THE ACCOUNTING PLAN

The accounting plan has been created as an Excel spreadsheet. The spreadsheet includes cells in which the applicant will insert readings for Irrigation, Groundwater, on-site lake elevations, Lewisville Lake precipitation, and Lewisville Lake evaporation rates. The spreadsheet will use the data entered in those cells to automatically calculate evaporated losses. Header columns and rows in the spreadsheet are shaded in various colors, input cells are shaded white, and automatically calculated cells are shaded in grey. All cells that include formulas will be locked once the accounting plan is approved, so that they

cannot be inadvertently altered. The accounting plan covers one calendar year, and a new Excel document will need to be created for each year.

There are 17 tabs in the accounting plan spreadsheet:

1. INSTRUCTIONS Tab – a copy of this instruction document.
2. ANNUAL Tab – summarizes water use, supplemental groundwater, and evaporative losses.
3. Monthly Tabs (JAN through DEC) – the applicant will enter daily readings
4. EVAP DATA Tab – default evaporation rates
5. TWDB PAN LAKE COEFF Tab – data from the TWDB for Monthly Pan Coefficients
6. TWDB EVAP Tab – data from TWDB for monthly lake surface evaporation for Quadrangle 411

ANNUAL TAB

The ANNUAL tab calculates a mass balance for ponds 1 and 2 covered by Application XXXXX. All figures on the ANNUAL tab are populated from the monthly tabs or calculated in the ANNUAL tab, so the applicant will not enter any data into the ANNUAL tab. The exception is in cell B6, where the applicant enters the current year.

The ANNUAL tab contains 7 columns (A through G) and 14 rows. The columns in the table are as follows:

Column A — Month. Labels for each month in a separate row.

Column B — Diversion (ac-ft). Contains the monthly Irrigation Diversions in acre-feet. Imported from Column C of the respective monthly tab and converted from gallons to acre-feet (1 acre-foot equals 325,851 gallons).

Column C — Groundwater Volume (ac-ft). Contains the monthly Groundwater Volume in acre-feet. Imported from Column F of the respective monthly tab and converted from gallons to acre-feet (1 acre-foot equals 325,851 gallons).

Columns D through F contain the mass balance calculations.

Column D — Net Evaporation (ac-ft). Contains the monthly evaporation imported from column N of the respective monthly worksheet.

Column E — Calculated Net Inflow (ac-ft). Contains the monthly calculated net inflows in acre-feet. Imported from Column P of the respective monthly tab and converted from gallons to acre-feet (1 acre-foot equals 325,851 gallons).

Column F — Depleted Net Inflow (ac-ft). Contains the monthly depleted net inflows in acre-feet. Imported from Column Q of the respective monthly tab and converted from gallons to acre-feet (1 acre-foot equals 325,851 gallons).

Column G — Supplemental Groundwater Release (ac-ft). Contains the monthly supplemental groundwater release in acre-feet. Imported from Column R of the respective monthly tab and converted from gallons to acre-feet (1 acre-foot equals 325,851 gallons).

MONTHLY TABS

The accounting plan includes 12 monthly spreadsheets, labeled JAN through DEC. Each worksheet contains 22 columns (A through V). The number of rows varies between 28 and 31 based on the number of days in the month and the row numbers correspond to the day of the month. The applicant will manually enter Column B "Pond 1 Irrigation Meter Reading (10,000 gal)", Column D "Groundwater Telemetric Reading to Pond 1 (10,000 gal)", Column E "Groundwater Telemetric Reading to Pond 2 (10,000 gal)", Columns G through H "Pond x Elevation (ft) (msl)", Column I "Lake Lewisville Precipitation Rate (in)", and Column J "Lake Lewisville Evaporation Rate (in)". These cells are ***NOT*** shaded to notate these are user entries. All other cells will be filled automatically based on those entries.

Column A Day. Lists the day of the month and is shaded orange. The JAN worksheet includes a row for December 31 of the prior year in order to record the starting point for meter readings. This row is identified as Day 0.

Columns B through C list diverted waters from Pond 1, and their headers are shaded blue.

Column B Pond 1 Irrigation Meter Reading (10,000 gal). Cells for the applicant to enter daily meter readings from the Irrigation Diversion out of Pond 1. The irrigation Diversion meter reads in units of 10,000 gallons. Make special note of the "February 29" day in the accounting spreadsheet in the case of a leap year.

Column C Diversion (gal). Calculates the total daily Irrigation Diversions in gallons for Pond 1, by taking the meter reading for that day, subtracting the meter reading for the prior day, and multiplying by 10,000. The cell for the first day of each month references the cell for the last day of the prior month.

Columns D through F list supplemental inflows to the reservoirs, and their headings are shaded green.

Column D Groundwater Telemetric Reading to Pond 1 (10,000 gal). Cells for the applicant to enter daily telemetric readings from the Groundwater well that discharges into Pond 1. The Groundwater well telemetric data reads in units of 10,000 gallons.

Column E Groundwater Telemetric Reading to Pond 2 (10,000 gal). Cells for the applicant to enter daily telemetric readings from the Groundwater well that discharges into Pond 2. The Groundwater well telemetric data reads in units of 10,000 gallons.

Column F Groundwater Volume (gal). Calculates the daily Groundwater discharges in gallons, by taking the combined telemetric reading for that day, subtracting the combined telemetric reading for the prior day, and multiplying by 10,000. The cell for the first day of each month references the cell for the last day of the prior month.

Columns G through H reports the daily water elevations for the reservoirs, and their headings are shaded gold.

Column G Pond 1 Elevation (ft) (msl). Reports the water surface level of the pond. The elevations should be downloaded from the float sensor. This column is to ensure that the groundwater pump is supplying the pond with sufficient water to maintain its design elevation.

Column H — Pond 2 Elevation (ft) (msl). Reports the water surface level of the pond. The elevations should be downloaded from the float sensor. This column is to ensure that the groundwater pump is supplying the pond with sufficient water to maintain its design elevation.

Columns I through M are associated with Lewisville Lake pan evaporation and precipitation values entered from the USACE website. The headers for these columns are shaded pink.

Column I — Lewisville Lake Precipitation Rate (in). The daily precipitation values for Lake Lewisville, obtained from the USACE website at https://www.swf-wc.usace.army.mil/radar/.

Column J — Lewisville Lake Evaporation Rate (in). The daily pan evaporation values for Lewisville Lake, obtained from the USACE website at https://www.swf-wc.usace.army.mil/radar/.

Column K — Default Evaporation Rate (in). This column is used on days when Lewisville Lake evaporation data is not available. If the value in Column M is blank, then Column N displays the 75th percentile daily pan evaporation value from Column D of the EVAP DATA Worksheet.

Column L — Total Evaporation Rate (in). This final daily pan evaporation rate based on either the values entered in Column M or the 75th percentile values in Column N.

Column M — Net Evaporation Rate (in). Calculates the final net evaporation rate (evaporation rate multiplied by pan factor less precipitation) in inches.

Columns N through O contain the daily calculations for ponds 1 and 2. The headers for these columns are shaded in light blue.

Column N — Net Evaporation (ac-ft). Calculated Net Evaporation, obtained by converting the Net Evaporation Rate in Column M to feet and multiplying it by the total surface area of ponds 1 and 2 in cell B6.

Column O — Net Evaporation (gal). Same as Column N reported in gallons.

Columns P through S contain the total values for the mass balance of the inflows and outflows. The headers for these columns are shaded in purple.

Column P — Calculated Net Inflow (gal). The calculated net inflow is determined by subtracting the groundwater inflow to the reservoir (Column F) from the sum of the evaporative loss (Column O) and the diversion (Column C). If the calculated net inflow is negative, then there is more inflow into the reservoir than can be held and this amount flows downstream.

Column Q — Depleted Net Inflow (gal). The depleted net inflow is the positive calculated net inflow from Column P. If the calculated net inflow is less than zero, then this value is equal to zero. The Depleted Net Inflow represents the amount needed to be made up through supplemental groundwater pumping.

Column R — Supplemental Groundwater Release (gal). The total supplemental groundwater release is the sum of the depleted net inflow (Column Q) reported biweekly in December, January,

Row 70 75^{th} Percentile. Calculates the 75^{th} percentile evaporation rate for each month from 1954 to 2013.

CONCLUSION

An Accounting Plan Data Log for each calendar year must be maintained in perpetuity. Name an excel file "XXXX Accounting Plan Data Log.xls" for each year where the XXXX represents the calendar year. All excel files should be saved in an easily accessible common location.

WORKSHEET 8.0
CALCULATION OF FEES

This worksheet is for calculating required application fees. Applications are not Administratively Complete until all required fees are received. **Instructions, Page. 34**

1. NEW APPROPRIATION

	Description	Amount ($)
Filing Fee	Circle fee correlating to the total amount of water* requested for any new appropriation and/or impoundment. Amount should match total on Worksheet 1, Section 1. Enter corresponding fee under **Amount ($)**. In Acre-Feet a. Less than 100 — $100.00 b. 100 - 5,000 — $250.00 c. 5,001 - 10,000 — $500.00 d. 10,001 - 250,000 — $1,000.00 e. More than 250,000 — $2,000.00	$250.00
Recording Fee		$25.00
Agriculture Use Fee	*Only for those with an Irrigation Use.* Multiply 50¢ x 32.4 Number of acres that will be irrigated with State Water. **	$16.20
Use Fee	*Required for all Use Types, **excluding Irrigation Use.*** Multiply $1.00 x_____Maximum annual diversion of State Water in acre-feet. **	
Recreational Storage Fee	*Only for those with Recreational Storage.* Multiply $1.00 x 20.89 acre-feet of in-place Recreational Use State Water to be stored at normal max operating level.	$20.89
Storage Fee	*Only for those with Storage, **excluding Recreational Storage.*** Multiply 50¢ x_____acre-feet of State Water to be stored at normal max operating level.	
Mailed Notice	Cost of mailed notice to all water rights in the basin. Contact Staff to determine the amount (512) 239-4600.	$524.52
	TOTAL	$836.61

2. AMENDMENT *OR* SEVER AND COMBINE

	Description	Amount ($)
Filing Fee	Amendment: $100	
	OR Sever and Combine: $100 x___of water rights to combine	
Recording Fee		$12.50
Mailed Notice	Additional notice fee to be determined once application is submitted.	
	TOTAL INCLUDED	$

3. BED AND BANKS

	Description	Amount ($)
Filing Fee		$100.00
Recording Fee		$12.50
Mailed Notice	Additional notice fee to be determined once application is submitted.	
	TOTAL INCLUDED	$112.50

ATTACHMENT L
EXISTING DAM INFORMATION

Texas Commission on Environmental Quality
Dam Safety Section
Critical Infrastructure Division MC-177
12100 Park 35 Circle, Bldg. A
Mail: P.O. Box 13087
Austin, TX 78711-3087

INFORMATION SHEET: EXISTING DAM

(Please print or type and complete **all** Sections, unless otherwise specified)
Reference Title 30 Texas Administrative Code (TAC), Chapter 299, Dams and Reservoirs

SECTION 1: OWNER INFORMATION

Owner's (or representative) Name: Ryan Griffin

Organization: Horizon Rockhill Heights LLC

_____ _____
(Signature of Owner) *(Date)*

Owner's Address: 2801 Network Blvd. Suite 350

City: Frisco State: TX Zip Code: 75034

Phone: ( ) _____ Emergency Contact Phone: ( ) _____

Email: _____

Owner Code (*Please check one*): ☐ Federal (F) ☐ State (O) ☐ Local Government (L) ☐ Other (O) specify: _____ ☐ Utility (U) ■ Private (P)

Year Built: N/A Year Modified: N/A

Engineering Firm: N/A

State Tax I.D. Number: N/A TBPE Firm Number: N/A

Project Engineer: N/A TBPE License Number: N/A

Engineering Firm Address: N/A

City: N/A State: N/A Zip Code: N/A

Phone: ( ) N/A Emergency Contact Phone: ( ) N/A

Email: N/A

SECTION 2: GENERAL INFORMATION

Name of Dam: Pond 2 (Unofficial Name)

Texas Dam Safety (TX) Number: N/A Location: Celina, TX

Latitude: 33.333160 N Longitude: 96.779437 W

County: Collin Stream Name: Unnamed Tributary to Little Elm Creek

River Basin: Trinity River Basin General Location: South of CR 95 and west of Lindy Ln

Date of Emergency Action Plan (EAP), if one exists: N/A

SECTION 3: INFORMATION ON DAM

Classification

Size Classification: ☐ Large ☐ Intermediate ■ Small

Hazard Classification: ☐ High ☐ Significant ■ Low

Study Year: 2024

Type of Dam: ■ Earthen ☐ Concrete ☐ Gravity ☐ Rockfill ☐ Masonry ☐ Other (specify): _____

Dam Structure (dimensions to nearest tenth of foot, volume to nearest acre-foot or cubic yard, areas to nearest acre):

Height of Dam (ft): 11 *(effective crest to lowest point of original streambed)*

Structural Height of Dam (ft): 5 *(effective crest to lowest structural point of the dam)*

Length of Dam (ft): 295 Crest Width (ft): 25

Normal Pool (ft-msl): 696 Service Spillway (ft-msl): 696.45

Emergency Spillway (ft-msl): N/A Effective Top of Dam (ft-msl): 699

Downstream Toe (ft-msl): 688 Embankment Volume (cubic yard): _____

Maximum Reservoir Capacity (ac-ft): 12.17 Normal Reservoir Capacity (ac-ft): 7.21

Normal Pool Surface Area (ac): 3.69

Total Spillway Capacity (cfs): 961.8 *(at the effective crest of the dam)*

Outlet (Drain and/or Low Flow)

Outlet Effective Diameter: 16 ■ in ☐ ft

Type: CMP

Service Spillway

Type: ■ Open Channel ☐ Overflow Structure ☐ Drop Inlet ☐ Gate ☐ Siphon ☐ Conduit ☐ Other (specify): _____

Width/Diameter (ft): 45 Capacity (cfs): 961.8

Emergency Spillway N/A

Type: ☐ Open Channel ☐ Overflow Structure ☐ Drop Inlet ☐ Gate ☐ Siphon ☐ Conduit ☐ Other (specify): _____

Width/Diameter (ft): _____ Capacity (cfs): _____

SECTION 4: HYDROLOGIC INFORMATION

Required Hydrologic Criteria (% PMF): 75 PMF Passing (%): 75

PMF Study Year: 2024 Drainage Area (ac): 85.06 ☐ square miles ■ acres

ARC III CN Number (if needed): 95.6 Time of Concentration (min): 16

Design Storm Peak Discharge (cfs): 969.9 Design Storm Peak Stage (ft-msl): 699

Design Storm Duration (hr): 1-hr

If you have questions on how to fill out this form or about the Dam Safety Program, please contact us at 512-239-5195. Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512-239-3282.

James Pole

Irrigation Consultants
Irrigation Design, Consulting, and
Landscape Water Management

April 16, 2025

Kelsey L. Campbell
Kimley-Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034

RE: Estimated Landscape Irrigation Demand, Updated 04.16.25
The Heights

Kelsey,

Based on square foot area numbers that you have provided for the development noted above, the estimated landscape irrigation system water demands are as follows:

Ph. 1 (878,743 s.f) will require 16,750,000 gallons per year. During peak summertime watering cycles approximately 553,500 gallons will be needed per week. During these peak times, nighttime irrigation on six nights per week will require an irrigation flow rate of approximately 150 gallons per minute.

Ph. 2 (532,429 s.f) will require 10,145,146 gallons per year. During peak summertime watering cycles approximately 337,874 gallons will be needed per week. During these peak times, nighttime irrigation on six nights per week will require an irrigation flow rate of approximately 94 gallons per minute.

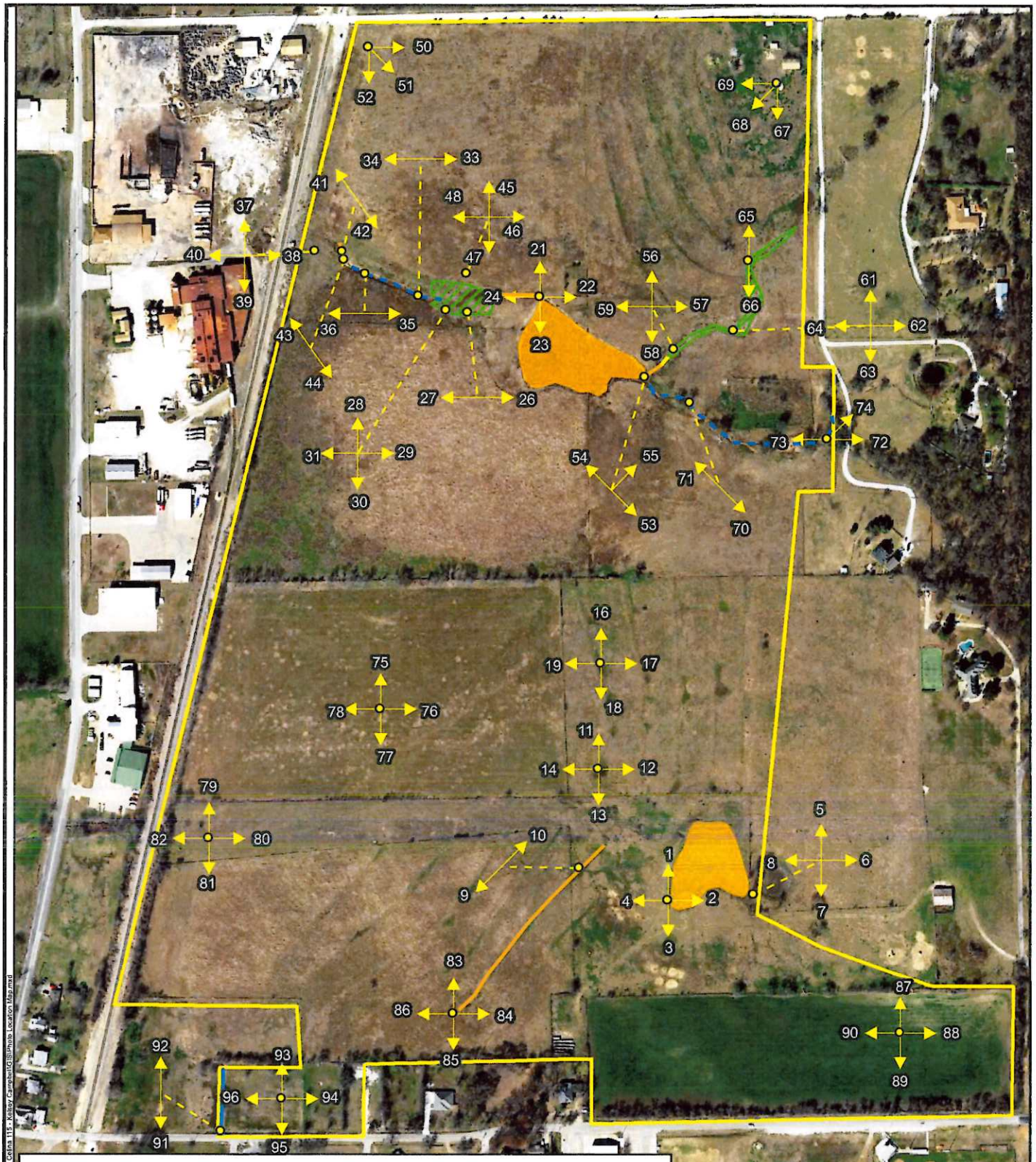
Keep in mind that we can only irrigate this frequently if we are using non-potable water. If we were using City water meters, there would likely be restrictions limiting the watering frequency and increasing the required rate of flow.

These numbers reflect the estimated volume of water required to sustain a typical "established" landscape in North Texas. Initial plant establishment will require more water for a limited time.

Respectfully,

James Pole
James Pole Irrigation Consultants

100 North Locust Street, Suite 3 • Denton, TX 76201
Texas Licensed Irrigator #658
Phone 940.243.2364



SHEET 5	DATE: 07/22/2019 DRAWN: EKR CHECKED: MREA KHA NO.: 063237207	Photo Location Map Aerial Source: TNRIS 2015	Celina 115 Celina, Collin County, Texas	N	Kimley»Horn This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Appendix B

SITE VISIT PHOTOGRAPHS

1

2

3

4

5

6

Photos were taken on 07/25/2019

7

8

9

10

11

12

Photos were taken on 07/25/2019

13

14

15

16

17

18

Photos were taken on 07/25/2019

19

20

21

22

23

24

Photos were taken on 07/25/2019

25

26

27

28

29

30

Photos were taken on 07/25/2019

31

32

33

34

35

36

Photos were taken on 07/25/2019

37

38

39

40

41

42

Photos were taken on 07/25/2019

43

44

45

46

47

48

Photos were taken on 07/25/2019

49

50

51

52

53

54

Photos were taken on 07/25/2019

55

56

57

58

59

60

Photos were taken on 07/25/2019

61

62

63

64

65

66

Photos were taken on 07/25/2019

67

68

69

70

71

72

Photos were taken on 07/25/2019

73

74

75

76

77

78

Photos were taken on 07/25/2019

79

80

81

82

83

84

Photos were taken on 07/25/2019

85

86

87

88

89

90

Photos were taken on 07/25/2019

91

92

93

94

95

96

Photos were taken on 07/25/2019

ATTACHMENT E
NOTIFICATION LETTERS

9589 0710 5270 2295 6674 08

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

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

McKinney, TX 75071

OFFICIAL USE

Certified Mail Fee	$4.85
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.72
$	
Total	$5.58

0034 25

Postmark Here

MAY 27 2025 TEXAS 75034

05/27/2025

The Honorable Cheryl Williams
Collin County Commissioner Precinct 2
2300 Bloomdale Road
McKinney, TX 75071

9589 0710 5270 2295 6673 92

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

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

McKinney, TX 75071

OFFICIAL USE

Certified Mail Fee	$4.85
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.72
$	
Total	$5.58

0034 25

Postmark Here

MAY 27 2025 TEXAS 75034

05/27/2025

The Honorable Susan Fletcher
Collin County Commissioner Precinct 1
2300 Bloomdale Road
McKinney, TX 75071

9589 0710 5270 2295 6673 78

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

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

Celina, TX 75009

OFFICIAL USE

Certified Mail Fee	$4.85
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.72
$	
Total	$5.58

0034 25

Postmark Here

05/27/2025

The Honorable Brandon Grumbles
Celina Council Member, Place 6
142 N. Ohio Street
Celina, TX 75009

9589 0710 5270 2295 6674 15

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

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

McKinney, TX 75071

OFFICIAL USE

Certified Mail Fee	$4.85
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.72
$	
Total	$5.58

0034 25

Postmark Here

05/27/2025

The Honorable Darrell Hale
Collin County Commissioner Precinct 3
2300 Bloomdale Road
McKinney, TX 75071

9589 0710 5270 2295 6673 61

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

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

OFFICIAL USE

Certified Mail Fee	$4.85
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.72
$	
Total	$5.58

0034 25

Postmark Here

05/27/2025

The Honorable Mindy Koehne
Celina Deputy Mayor Pro Tem, Place 5
142 N. Ohio Street
Celina, TX 75009

9589 0710 5270 2295 6673 85

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

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

McKinney, TX 75071

OFFICIAL USE

Certified Mail Fee	$4.85
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.72
$	
Total	$5.58

0034 25

Postmark Here

MAY 27 2025 TEXAS 75034

05/27/2025

The Honorable Chris Hill
Collin County Judge
2300 Bloomdale Road
McKinney, TX 75071

9589 0710 5270 2295 6673 47

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

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72

Total $5.57

0034 25

Postmark Here

05/27/2025

The Honorable Andy Hopkins
Celina Mayor Pro Tem, Place 3
142 N. Ohio Street
Celina, TX 75009

9589 0710 5270 2295 6673 54

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

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

Celina, TX 75009

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72

0034 25

Postmark Here

The Honorable Wendie Wigginton
Celina Council Member, Place 4
142 N. Ohio Street
Celina, TX 75009

9589 0710 5270 2295 6673 23

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

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

Celina, TX 75009

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72

0034 25

Postmark Here

05/27/2025

The Honorable Philip Ferguson
Celina Council Member, Place 1
142 N. Ohio Street
Celina, TX 75009

9589 0710 5270 2295 6673 30

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

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

Celina, TX 75009

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72

0034 25

Postmark Here

05/27/2025

The Honorable Eddie Cawlfield
Celina Council Member, Place 2
142 N. Ohio Street
Celina, TX 75009

9589 0710 5270 2295 6674 22

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

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

McKinney, TX 75071

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72

0034 25

Postmark Here

05/27/2025

The Honorable Duncan Webb
Collin County Commissioner Precinct 4
2300 Bloomdale Road
McKinney, TX 75071

9589 0710 5270 2295 6673 16

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

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72

0034 25

Postmark Here

05/27/2025

The Honorable Ryan Tubbs
Mayor of Celina
142 N. Ohio Street
Celina, TX 75009

ROCKHILL
CAPITAL & INVESTMENTS

May 23, 2025

The Honorable Ryan Tubbs
Mayor of Celina
City Council Representative
City Hall
142 N. Ohio Street
Celina, TX 75009

Subject: Heights at Uptown
Application for Permit to Appropriate State Water
City of Celina, Collin County, Texas

Dear Mr. Tubbs:

Horizon Rockhill Heights, LLC is currently developing the Heights at Uptown, a single-family development within the City of Celina, Texas. The project is north of Malone Street and east of Preston Road.

As part of the plan for the development, Horizon Rockhill Heights, LLC is applying for a Water Rights Permit to construct, redevelop, and maintain reservoirs for in-place recreation and irrigation. These ponds are central amenity features as well as a source for irrigation. A groundwater well is proposed to replenish water lost to evaporation and irrigation. The ponds will be located on Little Elm Creek Tributaries A-3 and A-4.

Horizon Rockhill Heights, LLC is pursuing this application to appropriate State Water with the Texas Commission on Environmental Quality (TCEQ). Notification of the application will be sent to all Water Rights holders in the Little Elm Creek Watershed as well as to all of the members of the Celina City Council and Collin County Commissioners Court.

Sincerely,

Ryan Griffin, *on behalf of Horizon Rockhill Heights, LLC*

ROCKHILL
CAPITAL & INVESTMENTS

May 23, 2025

The Honorable Philip Ferguson
Celina Council Member, Place 1
City Council Representative
City Hall
142 N. Ohio Street
Celina, TX 75009

Subject: Heights at Uptown
Application for Permit to Appropriate State Water
City of Celina, Collin County, Texas

Dear Mr. Ferguson:

Horizon Rockhill Heights, LLC is currently developing the Heights at Uptown, a single-family development within the City of Celina, Texas. The project is north of Malone Street and east of Preston Road.

As part of the plan for the development, Horizon Rockhill Heights, LLC is applying for a Water Rights Permit to construct, redevelop, and maintain reservoirs for in-place recreation and irrigation. These ponds are central amenity features as well as a source for irrigation. A groundwater well is proposed to replenish water lost to evaporation and irrigation. The ponds will be located on Little Elm Creek Tributaries A-3 and A-4.

Horizon Rockhill Heights, LLC is pursuing this application to appropriate State Water with the Texas Commission on Environmental Quality (TCEQ). Notification of the application will be sent to all Water Rights holders in the Little Elm Creek Watershed as well as to all of the members of the Celina City Council and Collin County Commissioners Court.

Sincerely,

Ryan Griffin, *on behalf of Horizon Rockhill Heights, LLC*

ROCKHILL
CAPITAL & INVESTMENTS

May 23, 2025

The Honorable Eddie Cawlfield
Celina Council Member, Place 2
City Council Representative
City Hall
142 N. Ohio Street
Celina, TX 75009

Subject: Heights at Uptown
Application for Permit to Appropriate State Water
City of Celina, Collin County, Texas

Dear Mr. Cawlfield:

Horizon Rockhill Heights, LLC is currently developing the Heights at Uptown, a single-family development within the City of Celina, Texas. The project is north of Malone Street and east of Preston Road.

As part of the plan for the development, Horizon Rockhill Heights, LLC is applying for a Water Rights Permit to construct, redevelop, and maintain reservoirs for in-place recreation and irrigation. These ponds are central amenity features as well as a source for irrigation. A groundwater well is proposed to replenish water lost to evaporation and irrigation. The ponds will be located on Little Elm Creek Tributaries A-3 and A-4.

Horizon Rockhill Heights, LLC is pursuing this application to appropriate State Water with the Texas Commission on Environmental Quality (TCEQ). Notification of the application will be sent to all Water Rights holders in the Little Elm Creek Watershed as well as to all of the members of the Celina City Council and Collin County Commissioners Court.

Sincerely,

Ryan Griffin, *on behalf of Horizon Rockhill Heights, LLC*

ROCKHILL
CAPITAL & INVESTMENTS

May 23, 2025

The Honorable Andy Hopkins
Celina Mayor Pro Tem, Place 3
City Council Representative
City Hall
142 N. Ohio Street
Celina, TX 75009

Subject: Heights at Uptown
Application for Permit to Appropriate State Water
City of Celina, Collin County, Texas

Dear Mr. Hopkins:

Horizon Rockhill Heights, LLC is currently developing the Heights at Uptown, a single-family development within the City of Celina, Texas. The project is north of Malone Street and east of Preston Road.

As part of the plan for the development, Horizon Rockhill Heights, LLC is applying for a Water Rights Permit to construct, redevelop, and maintain reservoirs for in-place recreation and irrigation. These ponds are central amenity features as well as a source for irrigation. A groundwater well is proposed to replenish water lost to evaporation and irrigation. The ponds will be located on Little Elm Creek Tributaries A-3 and A-4.

Horizon Rockhill Heights, LLC is pursuing this application to appropriate State Water with the Texas Commission on Environmental Quality (TCEQ). Notification of the application will be sent to all Water Rights holders in the Little Elm Creek Watershed as well as to all of the members of the Celina City Council and Collin County Commissioners Court.

Sincerely,

Ryan Griffin, *on behalf of Horizon Rockhill Heights, LLC*

ROCKHILL
CAPITAL & INVESTMENTS

May 23, 2025

The Honorable Wendie Wigginton
Celina Council Member, Place 4
City Council Representative
City Hall
142 N. Ohio Street
Celina, TX 75009

Subject: Heights at Uptown
Application for Permit to Appropriate State Water
City of Celina, Collin County, Texas

Dear Ms. Wigginton:

Horizon Rockhill Heights, LLC is currently developing the Heights at Uptown, a single-family development within the City of Celina, Texas. The project is north of Malone Street and east of Preston Road.

As part of the plan for the development, Horizon Rockhill Heights, LLC is applying for a Water Rights Permit to construct, redevelop, and maintain reservoirs for in-place recreation and irrigation. These ponds are central amenity features as well as a source for irrigation. A groundwater well is proposed to replenish water lost to evaporation and irrigation. The ponds will be located on Little Elm Creek Tributaries A-3 and A-4.

Horizon Rockhill Heights, LLC is pursuing this application to appropriate State Water with the Texas Commission on Environmental Quality (TCEQ). Notification of the application will be sent to all Water Rights holders in the Little Elm Creek Watershed as well as to all of the members of the Celina City Council and Collin County Commissioners Court.

Sincerely,

Ryan Griffin, *on behalf of Horizon Rockhill Heights, LLC*

ROCKHILL
CAPITAL & INVESTMENTS

May 23, 2025

The Honorable Mindy Koehne
Celina Deputy Mayor Pro Tem, Place 5
City Council Representative
City Hall
142 N. Ohio Street
Celina, TX 75009

Subject: Heights at Uptown
Application for Permit to Appropriate State Water
City of Celina, Collin County, Texas

Dear Ms. Koehne:

Horizon Rockhill Heights, LLC is currently developing the Heights at Uptown, a single-family development within the City of Celina, Texas. The project is north of Malone Street and east of Preston Road.

As part of the plan for the development, Horizon Rockhill Heights, LLC is applying for a Water Rights Permit to construct, redevelop, and maintain reservoirs for in-place recreation and irrigation. These ponds are central amenity features as well as a source for irrigation. A groundwater well is proposed to replenish water lost to evaporation and irrigation. The ponds will be located on Little Elm Creek Tributaries A-3 and A-4.

Horizon Rockhill Heights, LLC is pursuing this application to appropriate State Water with the Texas Commission on Environmental Quality (TCEQ). Notification of the application will be sent to all Water Rights holders in the Little Elm Creek Watershed as well as to all of the members of the Celina City Council and Collin County Commissioners Court.

Sincerely,

Ryan Griffin, *on behalf of Horizon Rockhill Heights, LLC*

ROCKHILL
CAPITAL & INVESTMENTS

May 23, 2025

The Honorable Brandon Grumbles
Celina Council Member, Place 6
City Council Representative
City Hall
142 N. Ohio Street
Celina, TX 75009

Subject: Heights at Uptown
Application for Permit to Appropriate State Water
City of Celina, Collin County, Texas

Dear Mr. Grumbles:

Horizon Rockhill Heights, LLC is currently developing the Heights at Uptown, a single-family development within the City of Celina, Texas. The project is north of Malone Street and east of Preston Road.

As part of the plan for the development, Horizon Rockhill Heights, LLC is applying for a Water Rights Permit to construct, redevelop, and maintain reservoirs for in-place recreation and irrigation. These ponds are central amenity features as well as a source for irrigation. A groundwater well is proposed to replenish water lost to evaporation and irrigation. The ponds will be located on Little Elm Creek Tributaries A-3 and A-4.

Horizon Rockhill Heights, LLC is pursuing this application to appropriate State Water with the Texas Commission on Environmental Quality (TCEQ). Notification of the application will be sent to all Water Rights holders in the Little Elm Creek Watershed as well as to all of the members of the Celina City Council and Collin County Commissioners Court.

Sincerely,

Ryan Griffin, *on behalf of Horizon Rockhill Heights, LLC*

ROCKHILL
CAPITAL & INVESTMENTS

May 23, 2025

The Honorable Chris Hill
Collin County Judge
Commissioners Court
Administration Building
2300 Bloomdale Road
McKinney, TX 75071

Subject: Heights at Uptown
Application for Permit to Appropriate State Water
City of Celina, Collin County, Texas

Dear Mr. Hill:

Horizon Rockhill Heights, LLC is currently developing the Heights at Uptown, a single-family development within the City of Celina, Texas. The project is north of Malone Street and east of Preston Road.

As part of the plan for the development, Horizon Rockhill Heights, LLC is applying for a Water Rights Permit to construct, redevelop, and maintain reservoirs for in-place recreation and irrigation. These ponds are central amenity features as well as a source for irrigation. A groundwater well is proposed to replenish water lost to evaporation and irrigation. The ponds will be located on Little Elm Creek Tributaries A-3 and A-4.

Horizon Rockhill Heights, LLC is pursuing this application to appropriate State Water with the Texas Commission on Environmental Quality (TCEQ). Notification of the application will be sent to all Water Rights holders in the Little Elm Creek Watershed as well as to all of the members of the Celina City Council and Collin County Commissioners Court.

Sincerely,

Ryan Griffin, *on behalf of Horizon Rockhill Heights, LLC*

2801 Network Boulevard, Suite 350, Frisco, Texas 75034 | 972.292.9890
www.rockhillinvestments.com

ROCKHILL
CAPITAL & INVESTMENTS

May 23, 2025

The Honorable Susan Fletcher
Collin County Commissioner Precinct 1
Commissioners Court
Administration Building
2300 Bloomdale Road
McKinney, TX 75071

Subject: Heights at Uptown
Application for Permit to Appropriate State Water
City of Celina, Collin County, Texas

Dear Ms. Fletcher:

Horizon Rockhill Heights, LLC is currently developing the Heights at Uptown, a single-family development within the City of Celina, Texas. The project is north of Malone Street and east of Preston Road.

As part of the plan for the development, Horizon Rockhill Heights, LLC is applying for a Water Rights Permit to construct, redevelop, and maintain reservoirs for in-place recreation and irrigation. These ponds are central amenity features as well as a source for irrigation. A groundwater well is proposed to replenish water lost to evaporation and irrigation. The ponds will be located on Little Elm Creek Tributaries A-3 and A-4.

Horizon Rockhill Heights, LLC is pursuing this application to appropriate State Water with the Texas Commission on Environmental Quality (TCEQ). Notification of the application will be sent to all Water Rights holders in the Little Elm Creek Watershed as well as to all of the members of the Celina City Council and Collin County Commissioners Court.

Sincerely,

Ryan Griffin, *on behalf of Horizon Rockhill Heights, LLC*

ROCKHILL
CAPITAL & INVESTMENTS

May 23, 2025

The Honorable Cheryl Williams
Collin County Commissioner Precinct 2
Commissioners Court
Administration Building
2300 Bloomdale Road
McKinney, TX 75071

Subject: Heights at Uptown
Application for Permit to Appropriate State Water
City of Celina, Collin County, Texas

Dear Ms. Williams:

Horizon Rockhill Heights, LLC is currently developing the Heights at Uptown, a single-family development within the City of Celina, Texas. The project is north of Malone Street and east of Preston Road.

As part of the plan for the development, Horizon Rockhill Heights, LLC is applying for a Water Rights Permit to construct, redevelop, and maintain reservoirs for in-place recreation and irrigation. These ponds are central amenity features as well as a source for irrigation. A groundwater well is proposed to replenish water lost to evaporation and irrigation. The ponds will be located on Little Elm Creek Tributaries A-3 and A-4.

Horizon Rockhill Heights, LLC is pursuing this application to appropriate State Water with the Texas Commission on Environmental Quality (TCEQ). Notification of the application will be sent to all Water Rights holders in the Little Elm Creek Watershed as well as to all of the members of the Celina City Council and Collin County Commissioners Court.

Sincerely,

Ryan Griffin, *on behalf of Horizon Rockhill Heights, LLC*

ROCKHILL
CAPITAL & INVESTMENTS

May 23, 2025

The Honorable Darrell Hale
Collin County Commissioner Precinct 3
Commissioners Court
Administration Building
2300 Bloomdale Road
McKinney, TX 75071

Subject: Heights at Uptown
Application for Permit to Appropriate State Water
City of Celina, Collin County, Texas

Dear Mr. Hale:

Horizon Rockhill Heights, LLC is currently developing the Heights at Uptown, a single-family development within the City of Celina, Texas. The project is north of Malone Street and east of Preston Road.

As part of the plan for the development, Horizon Rockhill Heights, LLC is applying for a Water Rights Permit to construct, redevelop, and maintain reservoirs for in-place recreation and irrigation. These ponds are central amenity features as well as a source for irrigation. A groundwater well is proposed to replenish water lost to evaporation and irrigation. The ponds will be located on Little Elm Creek Tributaries A-3 and A-4.

Horizon Rockhill Heights, LLC is pursuing this application to appropriate State Water with the Texas Commission on Environmental Quality (TCEQ). Notification of the application will be sent to all Water Rights holders in the Little Elm Creek Watershed as well as to all of the members of the Celina City Council and Collin County Commissioners Court.

Sincerely,

Ryan Griffin, *on behalf of Horizon Rockhill Heights, LLC*

ROCKHILL
CAPITAL & INVESTMENTS

May 14, 2025

The Honorable Duncan Webb
Collin County Commissioner Precinct 4
Commissioners Court
Administration Building
2300 Bloomdale Road
McKinney, TX 75071

Subject: Heights at Uptown
Application for Permit to Appropriate State Water
City of Celina, Collin County, Texas

Dear Mr. Webb:

Horizon Rockhill Heights, LLC is currently developing the Heights at Uptown, a single-family development within the City of Celina, Texas. The project is north of Malone Street and east of Preston Road.

As part of the plan for the development, Horizon Rockhill Heights, LLC is applying for a Water Rights Permit to construct, redevelop, and maintain reservoirs for in-place recreation and irrigation. These ponds are central amenity features as well as a source for irrigation. A groundwater well is proposed to replenish water lost to evaporation and irrigation. The ponds will be located on Little Elm Creek Tributaries A-3 and A-4.

Horizon Rockhill Heights, LLC is pursuing this application to appropriate State Water with the Texas Commission on Environmental Quality (TCEQ). Notification of the application will be sent to all Water Rights holders in the Little Elm Creek Watershed as well as to all of the members of the Celina City Council and Collin County Commissioners Court.

Sincerely,

Ryan Griffin, *on behalf of Horizon Rockhill Heights, LLC*

[DATE]

[Title Name]
[Place Name]
[Address 1]
[Address 1]

Subject: Heights at Uptown
Application for Permit to Appropriate State Water
City of Celina, Collin County, Texas

Dear Mr./Mrs._____:

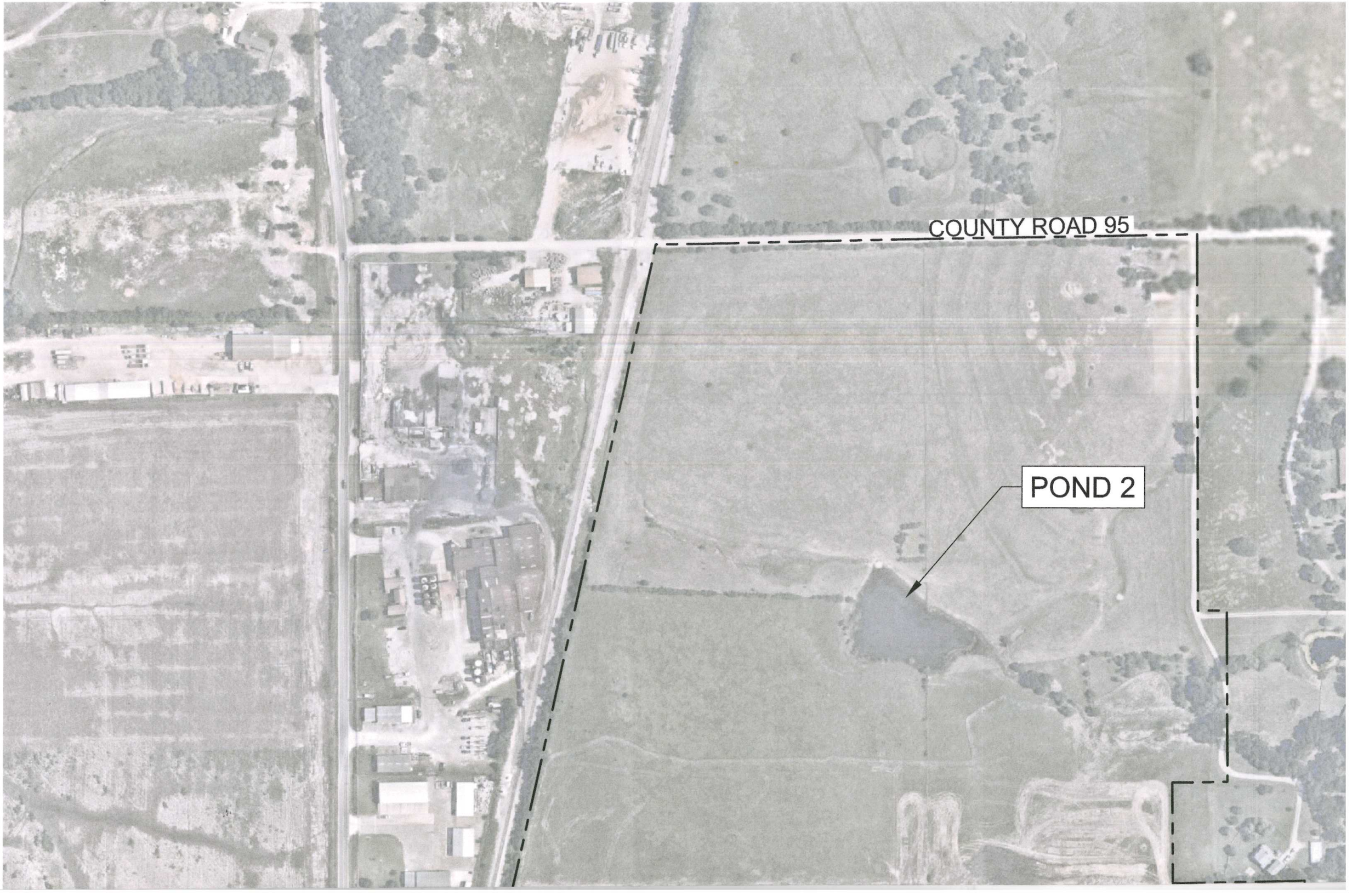
Horizon Rockhill Heights, LLC is proposing to construct the Heights at Uptown, a single-family development within the City of Celina, Texas. The project is north of Malone Street and east of Preston Road.

As part of the plan for the development, the Horizon Rockhill Heights, LLC is applying for a Water Rights Permit to construct and maintain reservoirs for in-place recreation and irrigation. These ponds are central amenity features as well as a source for irrigation. A groundwater well is proposed to replenish water lost to evaporation and irrigation. The ponds will be located on Little Elm Creek Tributaries A-3 and A-4.

Horizon Rockhill Heights, LLC is pursuing this application to appropriate State Water with the Texas Commission on Environmental Quality (TCEQ). Notification of the application will be sent to all Water Rights holders in the Little Elm Creek Watershed as well as to all of the members of the Celina City Council and Collin County Commissioners Courts.

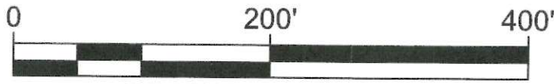
Sincerely,

Ryan Griffin, *on behalf of Horizon Rockhill Heights, LLC*


COUNTY ROAD 95
POND 2

DWG NAME
LAST SAVED

K:\FRI_CIVIL\063237207-CELINA 115\CAD\PHASE 1\EXHIBITS\PLANSHEETS\WATER RIGHTS PERMIT\VICNITY MAP\VICINITY MAP.DWG
8/6/2024 5:28 PM



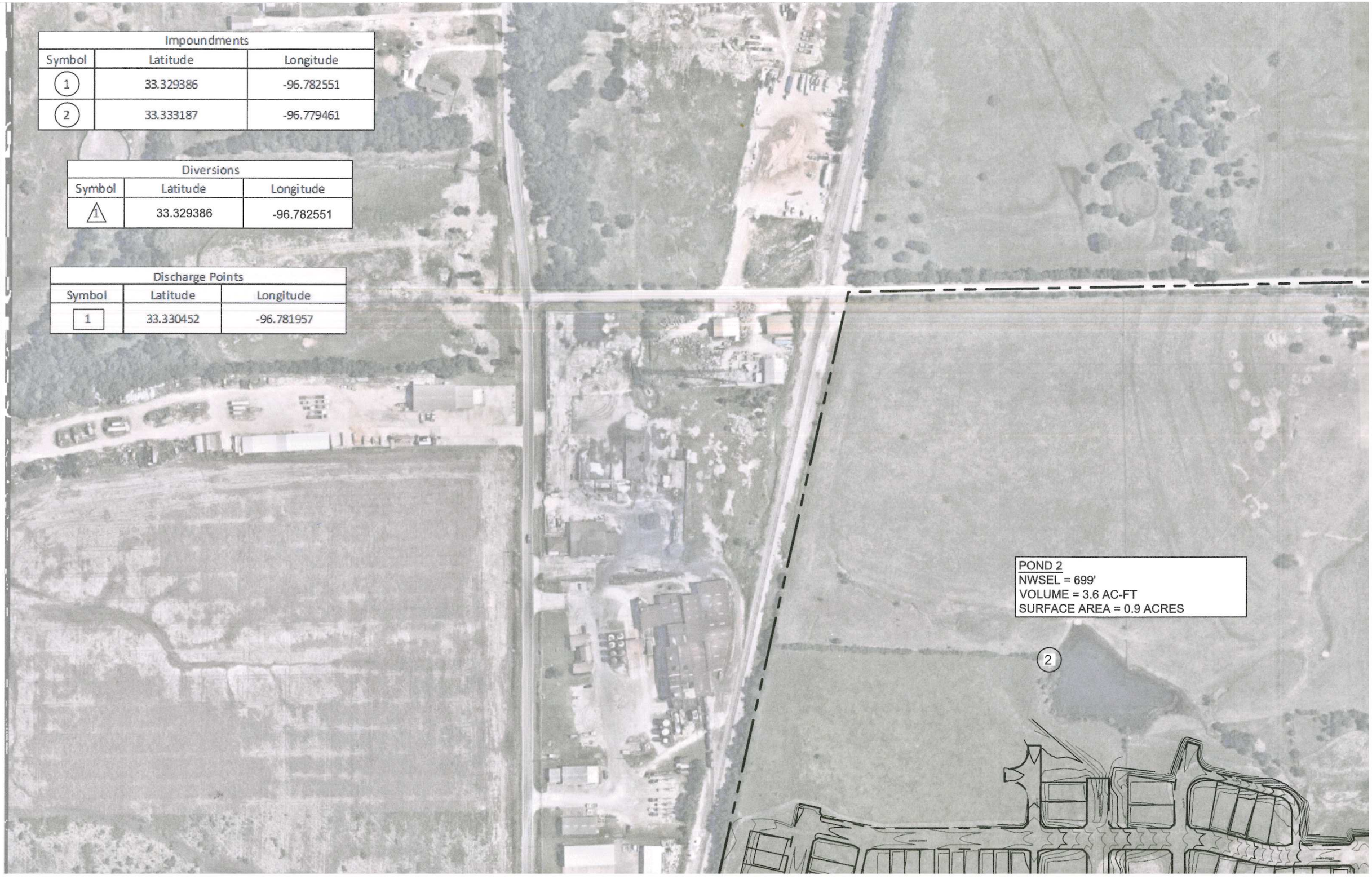
GRAPHIC SCALE 200'

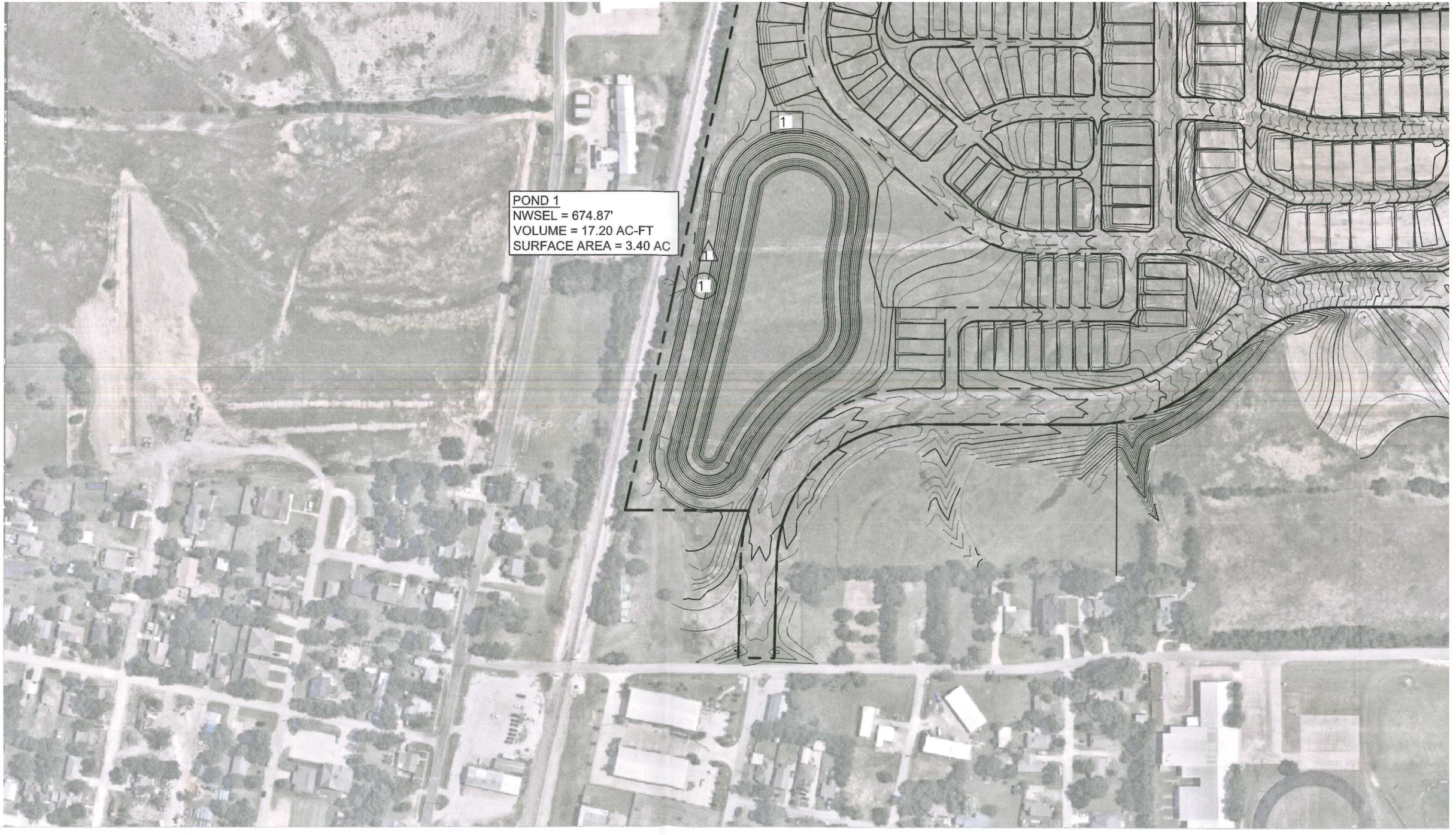
VICINITY MAP

Celina, Texas
APRIL 2025

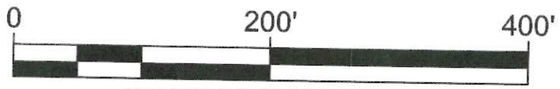
Kimley»Horn

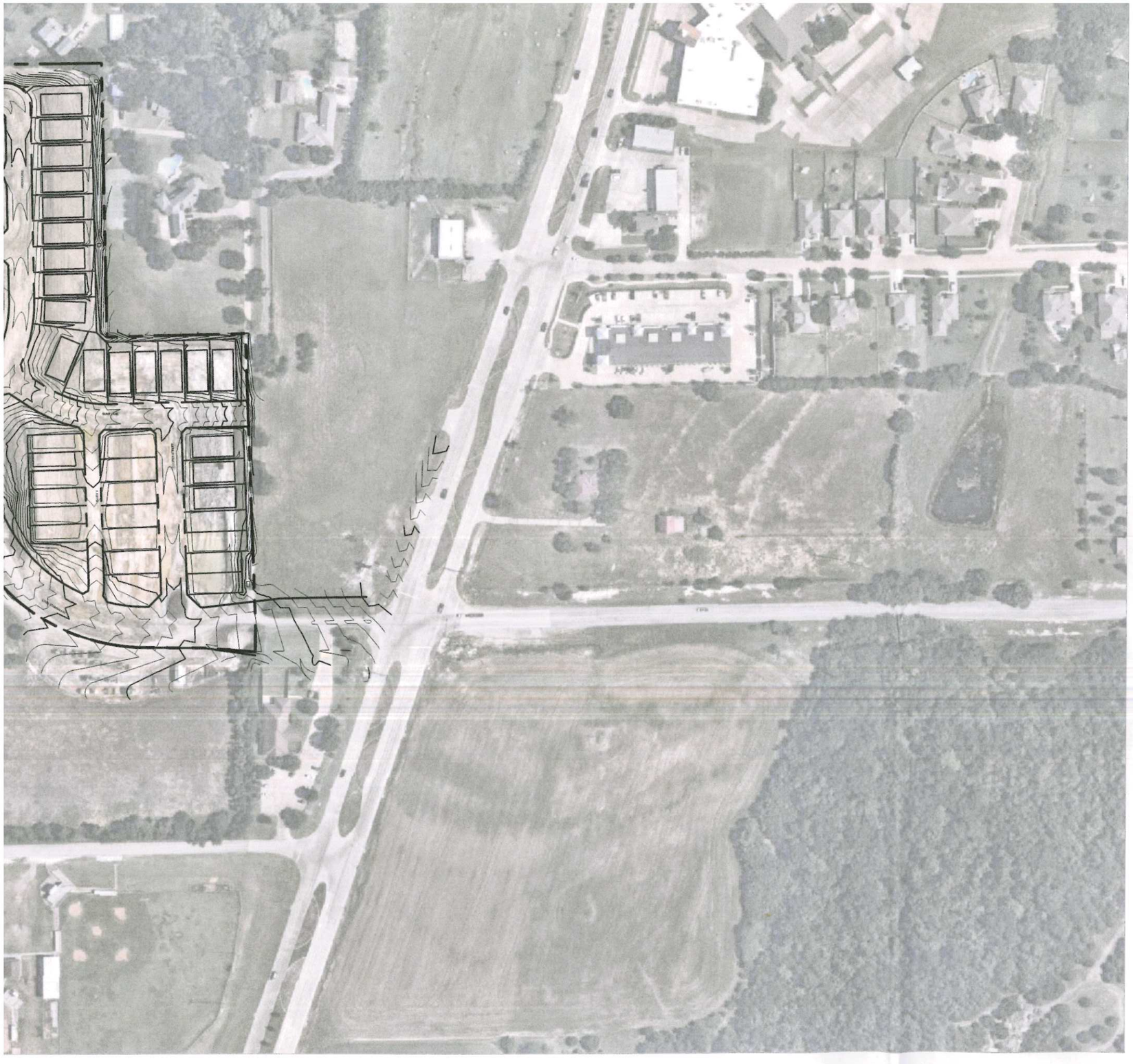
6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580


Impoundments
Symbol | Latitude | Longitude
1 | 33.329386 | -96.782551
2 | 33.333187 | -96.779461
Diversions
Symbol | Latitude | Longitude
1 | 33.329386 | -96.782551
Discharge Points
Symbol | Latitude | Longitude
1 | 33.330452 | -96.781957
POND 2
NWSEL = 699'
VOLUME = 3.6 AC-FT
SURFACE AREA = 0.9 ACRES
2


POND 1
NWSEL = 674.87'
VOLUME = 17.20 AC-FT
SURFACE AREA = 3.40 AC
1
1
1


N
W
E
S


0
200'
400'
GRAPHIC SCALE 200'

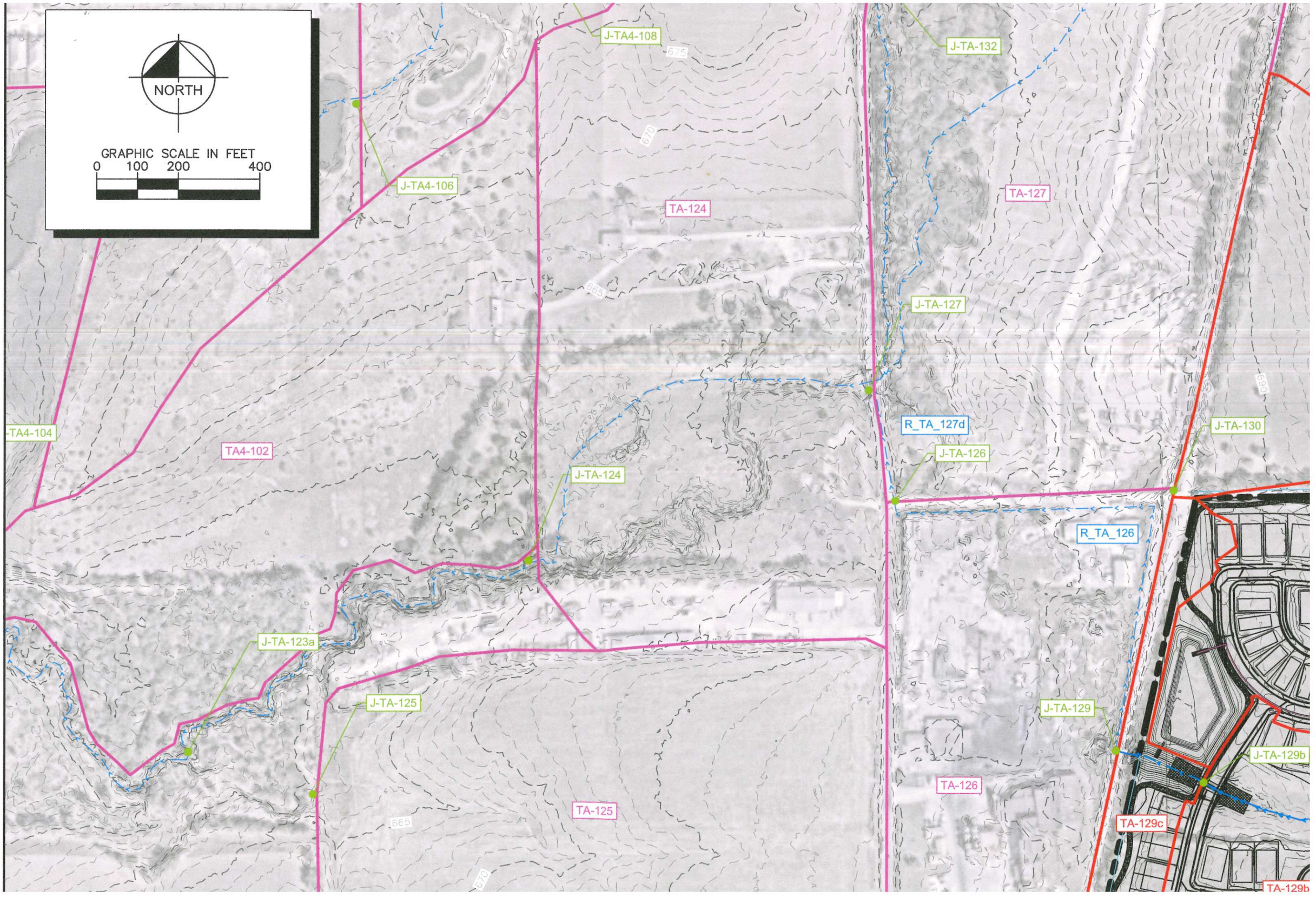


DISCHARGE AND DIVERSION EXHIBIT

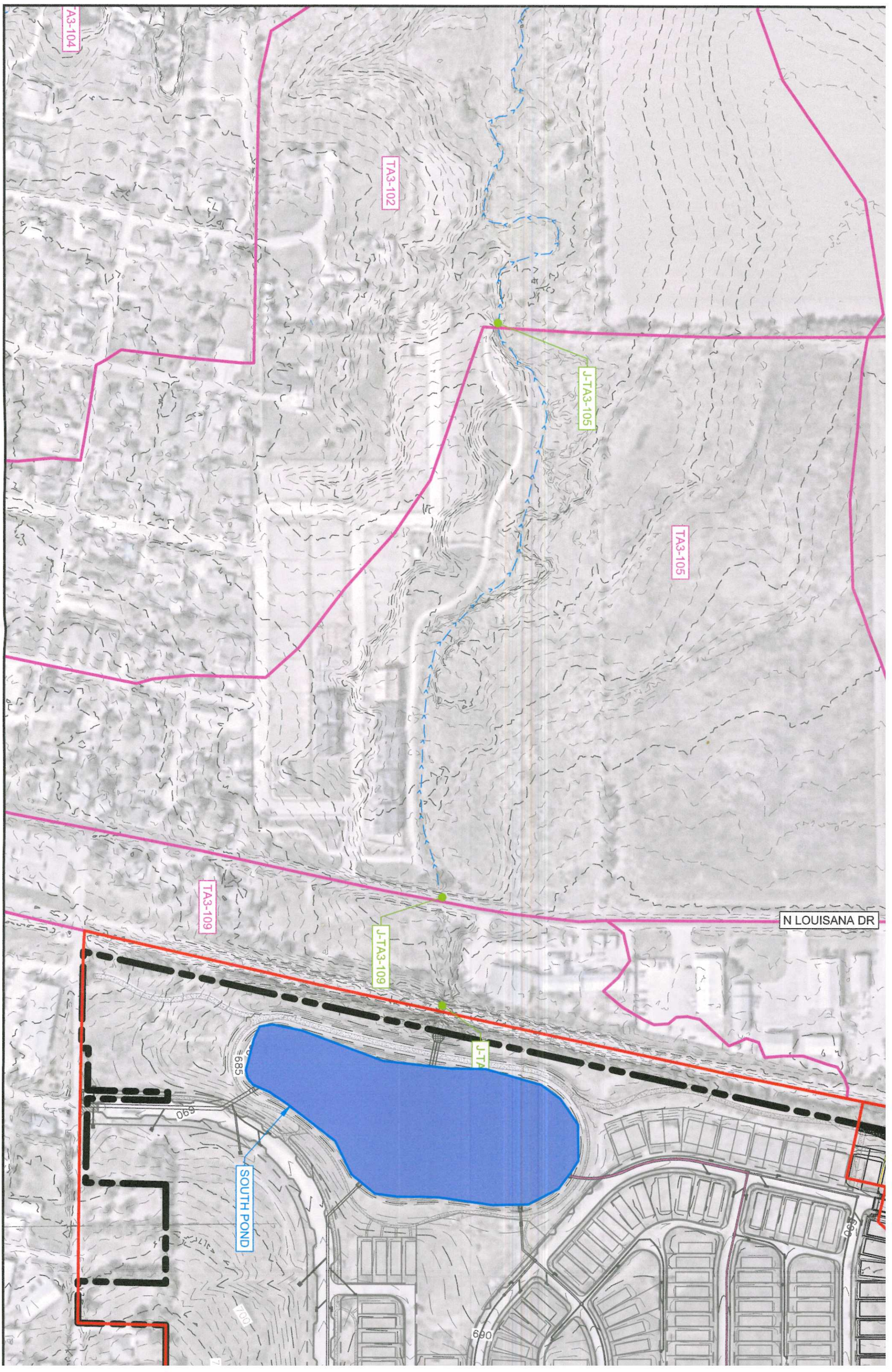
Celina, Texas
MAY 2025

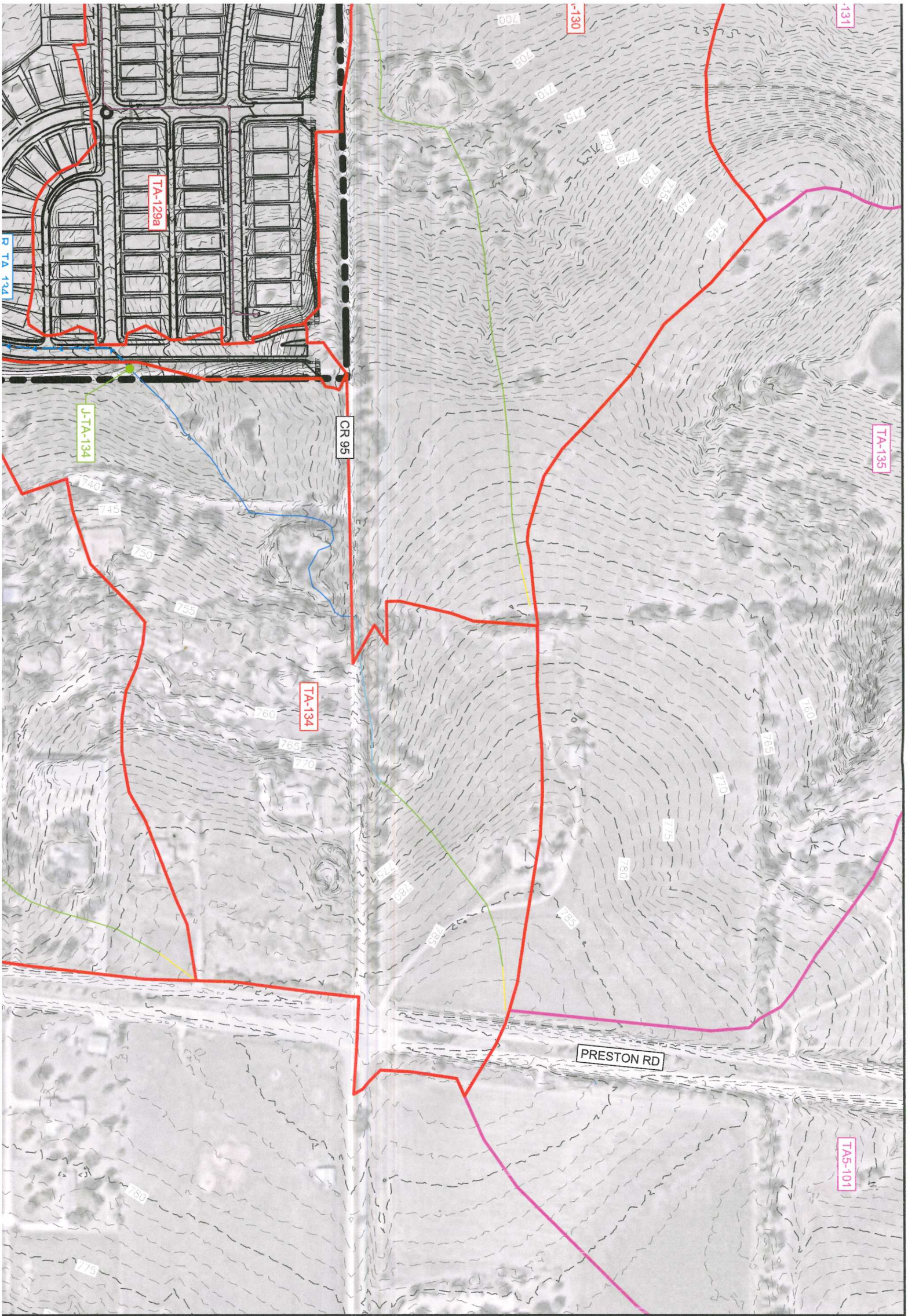
Kimley»Horn

6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580



IMAGES EPSG2276_Date20220111_Lat33.329588_Lon-96.783456_Mpp1.200_Vert - Vert -
XREFS XREF x2436_Landscape - XREF xAerial - XREF oEG-Lidar - XREF xDA-PreProject - XREF xDA-PostProject - XREF oEG-Lidar-Celina 500 - XREF xBndy - XREF xAlign - XREF oSurf-FG-HUP2 - XREF oSurf-FG-RTP1
PLOTTED BY KRUZICH, CONNOR 3/27/2025 9:25 AM
DWG NAME K:\FRI_HYDRO\063237207 - CELINA 115\CAD V2020\EXHIBITS\EXH- DAM.DWG
LAST SAVED 3/25/2025 5:07 PM





Kimley»Horn

6160 Warren Parkway, SUITE 210
FRISCO, TEXAS 75034
PHONE: 972-335-3580 FAX: 972-335-3779
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
CHRISTOPHER MACLAURIN

No.	REVISIONS	DATE	BY

KINNEY DR

R_TA_129

TA-143

AT UPTOWN PHASE 1

TA3-110

E ST

LEGEND

- 750 — 1-FOOT EXISTING AERIAL TOPOGRAPHY (TNRIS, 2020)
- 750 — 1-FOOT EXISTING CONTOURS (KH, 2025)
- 750 — 1-FOOT PROPOSED CONTOURS (KH, 2025)
- HEC-HMS REACH
- PROPERTY BOUNDARY
- CITY EFFECTIVE DRAINAGE AREA
- TA-126 — CITY EFFECTIVE DRAINAGE AREA LABEL
- POST-PROJECT DRAINAGE AREA
- TA3-110 — POST-PROJECT DRAINAGE AREA LABEL
- J-TA3-110 — HEC-HMS JUNCTION
- R_TA_129 — HEC-HMS REACH LABEL
- SHEET FLOW PATH
- SHALLOW CONCENTRATED FLOW PATH
- SWALE FLOW PATH
- OPEN CHANNEL FLOW PATH
- STORM SEWER FLOW PATH

PROJECT NO. 063237207

DATE: MARCH 2025

SCALE: AS SHOWN

DESIGNED BY: CMK

DRAWN BY: CMK

CHECKED BY: CJM

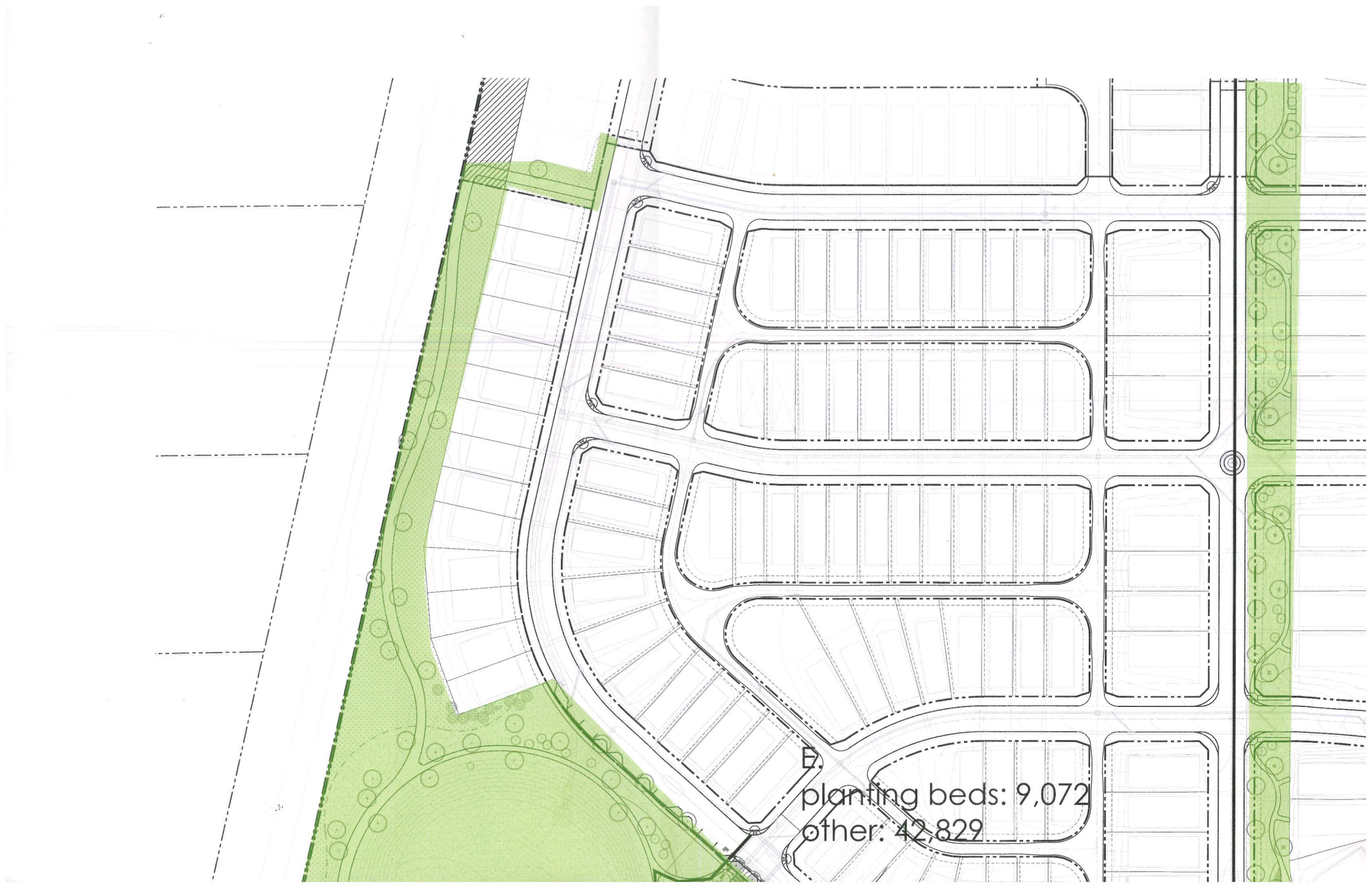
HEIGHTS AT UPTOWN PHASE 2

CITY OF CELINA, COLLIN COUNTY, TEXAS

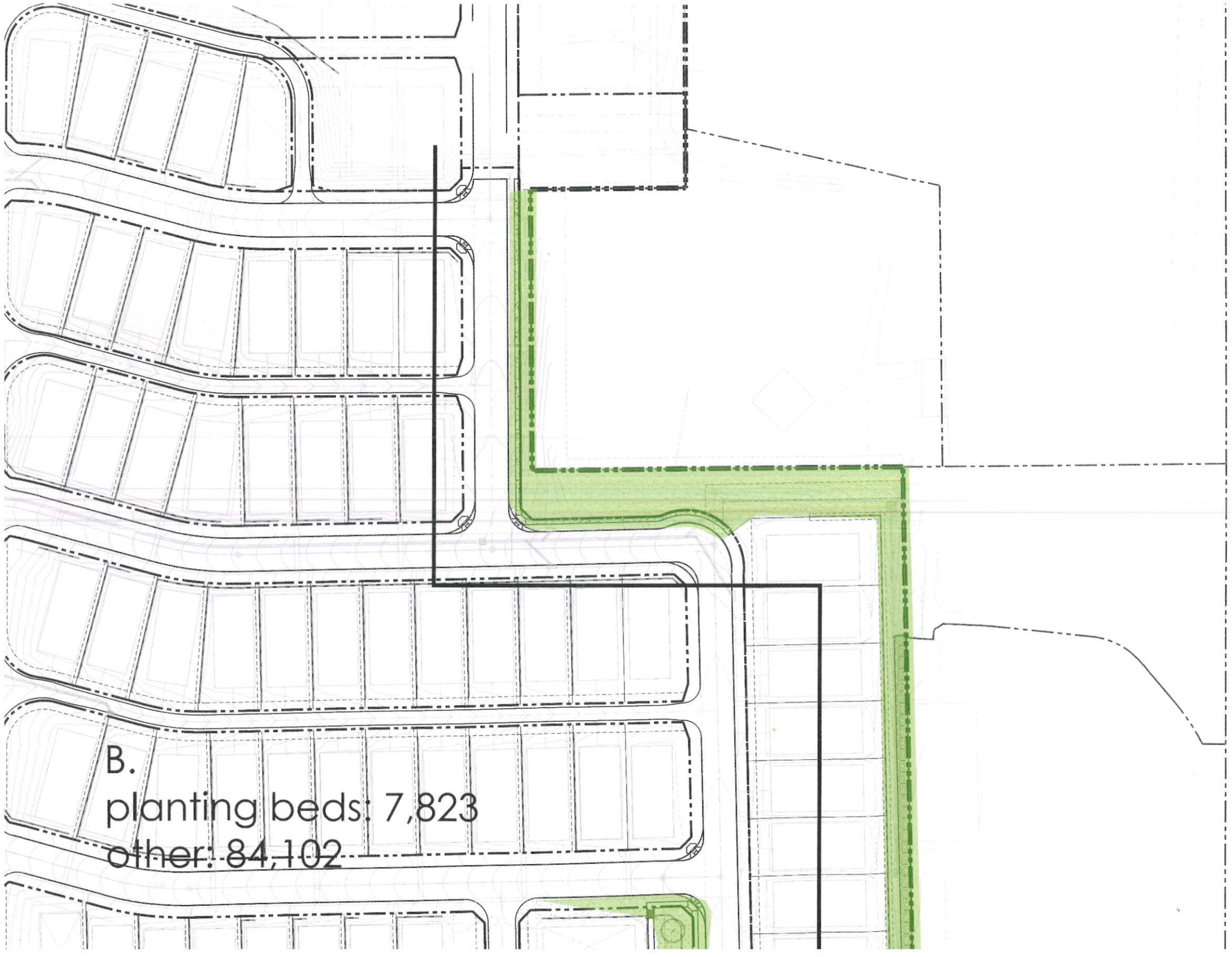
POST-PROJECT DRAINAGE AREA MAP

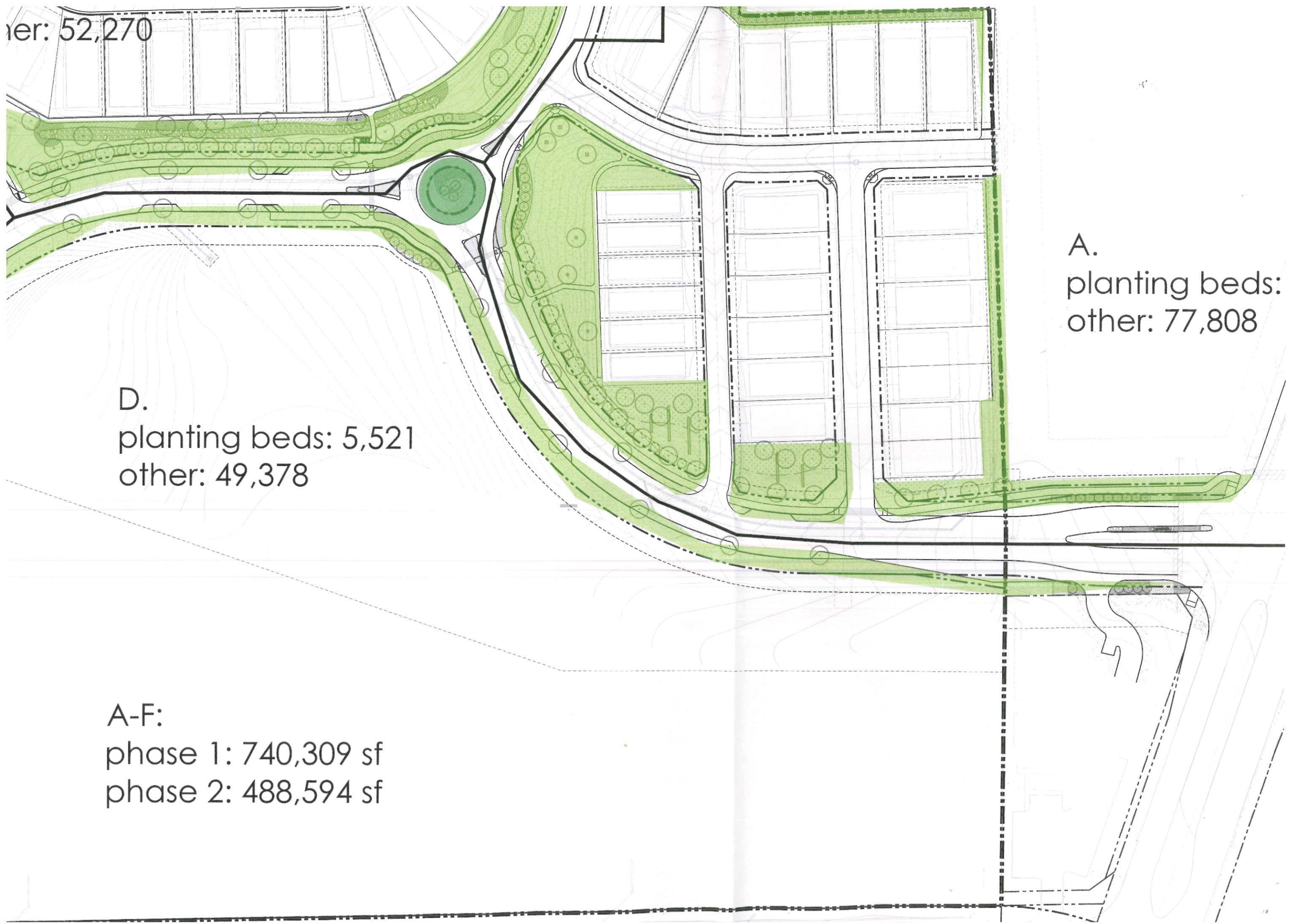
SHEET NUMBER

ATTACHMENT C
IRRIGATION INFORMATION


B.
planting beds: 9,072
other: 42,829


400,604
approx.
100,000 sf


B.
planting beds: 7,823
other: 84,102



ner: 52,270

A.
planting beds:
other: 77,808

D.
planting beds: 5,521
other: 49,378

A-F:
phase 1: 740,309 sf
phase 2: 488,594 sf


75,397 sf


22,373 sf
5,968 sf
22,
ALLEY Y
GARRETT PARKWAY
BANKS STREET
3+00
4+00
5+00
6+00
7+00
8+00
9+00

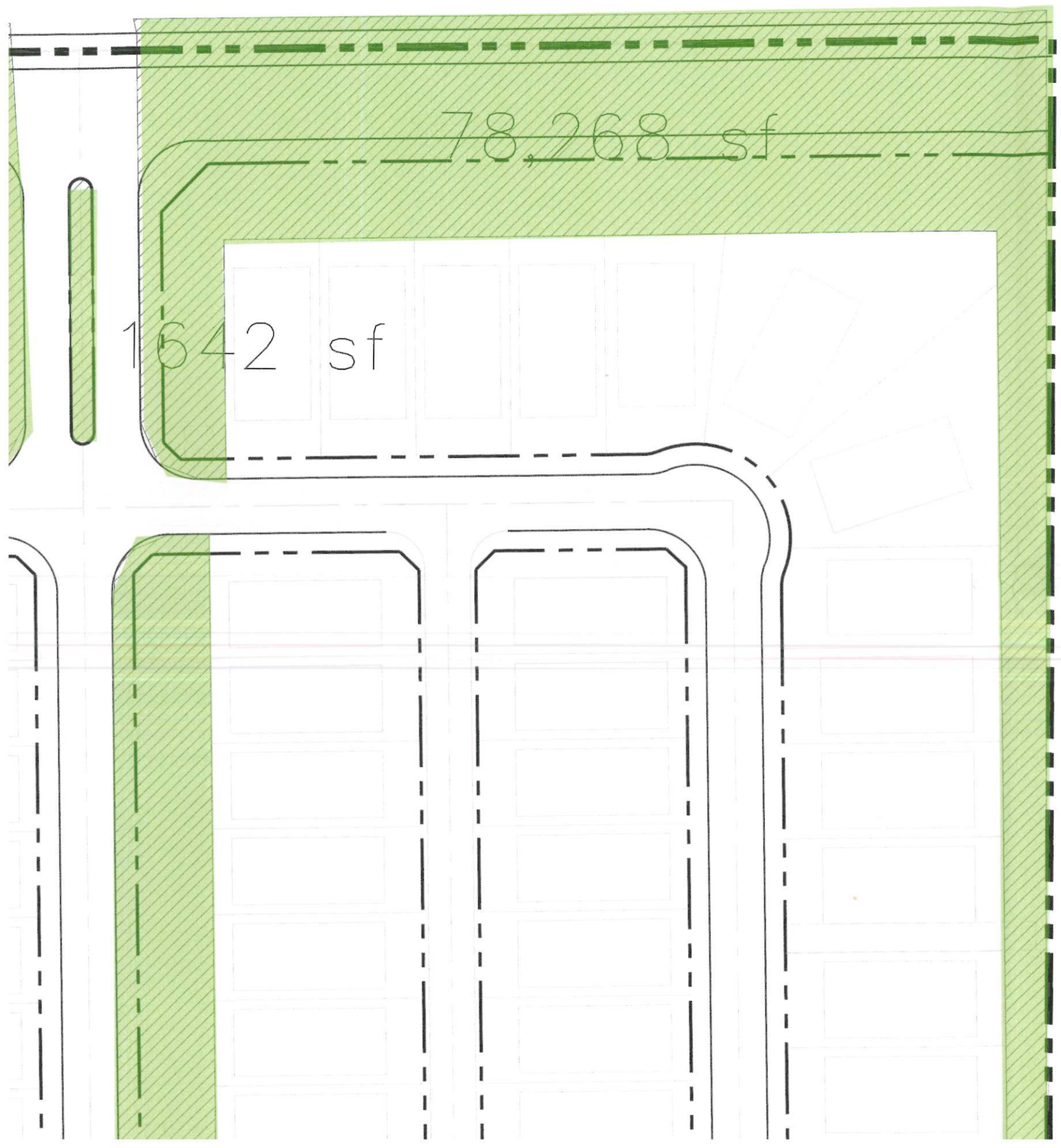
total: 488,594 sf

7,362 sf

sf

ALLEY X

ALLEY F


78,268 sf
1642 sf