

Kathleen Hartnett White, *Chairman*  
Lary R. Soward, *Commissioner*  
Glenn Shankle, *Executive Director*



Doc# 00706029884

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

March 19, 2007

Mr. Perry Blanton  
Blanton Development Company, a Texas Corporation  
4404 W. William Cannon Dr., #P-167  
Austin, TX 78749

Re: Edwards Aquifer, Comal County  
NAME OF PROJECT: Georg Ranch Subdivision Unit 11; Located at the intersection of FM 3009 and Tuscan Hills Drive; Garden Ridge, Texas  
TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer  
Edwards Aquifer Protection Program File No. 2618.00  
Regulated Entity No.: RN105155840  
Investigation No.: 538972

Dear Mr. Blanton:

The Contributing Zone Plan application for the referenced project was submitted to the San Antonio Regional Office by Stephen E Schultz, of The Schultz Group, Inc. on behalf of Blanton Development Company, a Texas Corporation on January 29, 2007. Additional material was received on March 8, 2007. Final review of the CZP modification was completed on March 15, 2007. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Contributing Zone Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10% of the construction has commenced on the project or an extension of time has been requested.*

### PROJECT DESCRIPTION

The proposed residential project is 9.7 acres and is located within the Edwards Aquifer Contributing Zone within the Transition Zone. The development or regulated activities proposed are part of a larger common plan of development or sale with the potential to disturb cumulatively five or more acres.

The development of unit 11 will consist of two single family residential lots and one residential amenity center site. The development will have 61,832 sq. ft. of impervious cover. The impervious cover will consist of the following:

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210-490-3096 • FAX 210-545-4329

P.O. Box 13067 • Austin, Texas 78711-3087 • 512-239-1000 • Internet address: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)

printed on recycled paper using soy-based ink

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Accommodation Recording  
UTTCO GF# DH1 Schertz-330

Deed Recordation Affidavit  
Edwards Aquifer Protection Plan Doc# 200706029884

2618.00

THE STATE OF TEXAS §

County of COWAL §

BEFORE ME, the undersigned authority, on this day personally appeared Perry O. Blanton who, being duly sworn by me, deposes and says:

- (1) That my name is Perry O. Blanton and that I own the real property described below.
- (2) That said real property is subject to an EDWARDS AQUIFER PROTECTION PLAN which was required under the 30 Texas Administrative Code (TAC) Chapter 213.
- (3) That the EDWARDS AQUIFER PROTECTION PLAN for said real property was approved by the Texas Commission on Environmental Quality (TCEQ) on March 17, 2007

A copy of the letter of approval from the TCEQ is attached to this affidavit as Exhibit A and is incorporated herein by reference.

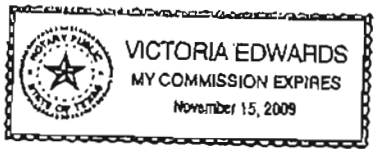
- (4) The said real property is located in COWAL County, Texas, and the legal description of the property is as follows:

GEORGE RANCH SUBDIVISION UNIT II  
GARDEN RIDGE, TX.

Perry O. Blanton  
LANDOWNER-AFFIANT

SWORN AND SUBSCRIBED TO before me, on this 3 day of July, 2007

Victoria Edwards  
NOTARY PUBLIC



THE STATE OF Texas §  
County of Guadalupe

BEFORE ME, the undersigned authority, on this day personally appeared Perry Blanton known to me to be the person whose name is subscribed to the foregoing Instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 3 day of July, 2007

Victoria Edwards  
NOTARY PUBLIC

Victoria Edwards  
Typed or Printed Name of Notary

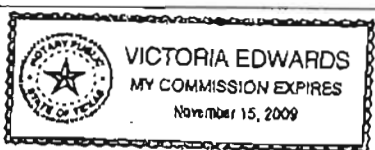
MY COMMISSION EXPIRES: 11-15-09

"RECEIVED TCEQ"  
SAN ANTONIO  
REGION  
2007 SEP 27 AM 10:45

Return To:

United Title of Texas  
17323 IH 35 North, Suite 111  
Schertz, TX 78154

TCEQ-0625 (Rev. 10/01/04)



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- 14,000 sq. ft. of residences (assuming 7000 sq. ft. of impervious cover per lot),
- 2,665 sq. ft. of sidewalks,
- 5,100 sq. ft. basketball court,
- 14,400 sq. ft. for tennis courts (2),
- 21,777 sq. ft. for parking,
- 1,225 sq. ft. picnic pavilion,
- 494 sq. ft. for signage,
- 1,176 sq. ft. of drainage structures,
- 995 sq. ft. of retaining walls,
- utilities,
- septic tanks and associated drain fields.

The site will also feature two pervious structures. The pervious cover features will consist of the following:

- 3,000 sq. ft. volleyball court (constructed of sand), and a
- 3,500 sq. ft. playscape area (constructed of wood mulch).

The 9.7 acre site will have 1.42 acres (or 14.6%) of impervious cover.

According to a letter dated, January 24, 2007, signed by Thomas H. Hornseth, P.E., with Comal County, the development is acceptable for the use of on-site sewage facilities.

#### PERMANENT POLLUTION ABATEMENT MEASURES

The applicant requested a waiver of the requirement for permanent BMP's because the single-family residential site will have less than 20% impervious cover. Based upon the TCEQ's review of the proposed activities, the application, and the site conditions, an exemption from permanent BMP's is approved.

#### SPECIAL CONDITIONS

- I. Since this single-family residential subdivision will have less than 20% impervious cover, an exemption from permanent BMPs is approved. This exemption from permanent BMP's must be recorded in the county deed records, with a notice that if the percentage of impervious cover ever increases above 20% or the land use changes, the exemption for the whole site as described in the Contributing Zone Plan, may no longer apply and the property owner must notify the San Antonio Regional Office of these changes.
- II. Intentional discharges of sediment laden stormwater are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetative filter strips, sediment traps, rock berms, silt fence rings, filters, etc.
- III. A copy of the on site sewage facility permit for each on site sewage facility system that will be installed on the site must be provided within 30 days of the permit being issued.
- IV. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant

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must submit to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to record the approval is enclosed.

- V. The applicant shall provide all contractors with a copy of pages 1-35 through 1-60 of TCEQ TGM RG-348 (2005) as a guide for soil stabilization practices and assure that any soil stabilization is performed in accordance with these practices and the approved plan.
- VI. In addition to the rules of the commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

#### STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

#### Prior to Commencement of Construction:

2. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project until all regulated activities are completed.
3. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
4. The applicant must provide written notification of intent to commence construction of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
5. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

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During Construction:

6. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
8. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
9. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

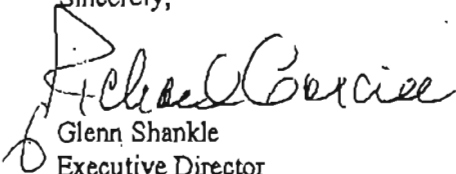
10. Owners of permanent BMPs and measures must insure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the San Antonio Regional Office within 30 days of site completion.
11. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCBQ-10263) is enclosed.
12. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

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13. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50% of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
14. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact Amy Burroughs of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4073.

Sincerely,



Glenn Shankle  
Executive Director  
Texas Commission on Environmental Quality

GS/AEB/eg

Enclosure(s): Deed Recordation Affidavit, Form TCEQ-0625

cc: Mr. Stephen E Schultz, of The Schultz Group, Inc.  
Ms. Nancy Cain, City Administrator, City of Garden Ridge  
Mr. Tom Hornseth, Comal County  
Mr. Robert J. Potts, Edwards Aquifer Authority  
TCEQ Central Records, Building F, MC 212

Doc# 200706029884  
# Pages 6  
07/19/2007 11:22AM  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees \$36.00



*Joy Streater*

Doc# 200706029884