

Buddy Garcia, *Chairman*

Larry R. Seward, *Commissioner*

Bryan W. Shaw, Ph.D., *Commissioner*

Mark R. Vickery, P.G., *Executive Director*

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

December 18, 2008

Mr. John H. Davenport  
Heiser Hollow Partners, LLC  
12790 Merit Drive, Suite 100  
Dallas, TX 75251

Re: Edwards Aquifer, Comal County  
NAME OF PROJECT: **Guadalupe River Club Unit 2**; Located approximately 1600 feet east of FM 2673 and FM 306 intersection, approximately 500 feet on the north side of FM 306; near Sattler, 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 ID No. 2839.00; Investigation No. 704305; Regulated Entity No. RN105628630

Dear Mr. Davenport:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP application for the above-referenced project submitted to the San Antonio Regional Office by Jacob, Carter & Burgess on behalf of Heiser Hollow Partners, LLC on September 26, 2008. Final review of the CZP was completed after additional material was received on December 5, 2008 and December 15, 2008. 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 Edwards Aquifer Protection 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 percent of the construction has commenced on the project or an extension of time has been requested.

### PROJECT DESCRIPTION

The proposed residential project will have an area of approximately 295.52 acres. It will include 280 single family lots with associated roadways and sidewalks. The impervious cover will be 40.67 acres (13.8 percent). Project wastewater will be disposed of by conveyance to a proposed on site treatment facility, Heiser Hollow Water Reclamation, LLC, TPDES Permit No. WQ0014806001. The treatment facility is owned by Heiser Hollow Partners, LLC.

### PERMANENT POLLUTION ABATEMENT MEASURES

This single-family low-density residential project will not have more than 20 percent impervious cover, therefore an exemption from additional permanent BMPs is granted.

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

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • Internet address: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)

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02/19/2008 08:28 FAX 512301748



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5/5  
10/5

Deed Recordation Affidavit  
Contributing Zone Plan

THE STATE OF TEXAS §

County of Comal §

BEFORE ME, the undersigned authority, on this day personally appeared, John H. Davenport who, being duly sworn by me, deposes and says:

- (1) That my name is John Davenport and that I own the real property described below.
- (2) That said real property is subject to an CONTRIBUTING ZONE PLAN which was required under the 30 Texas Administrative Code (TAC) Chapter 213.
- (3) That the CONTRIBUTING ZONE PLAN for said real property was approved by the Texas Commission on Environmental Quality (TCEQ) on December 18, 2008.

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 Comal County, Texas, and the legal description of the property is as follows:

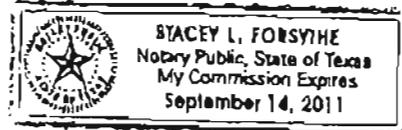
John H. Davenport  
LANDOWNER-AFFRANT

SWORN AND SUBSCRIBED TO before me, on this 18<sup>th</sup> day of Feb., 2009.

Stacey L. Forsythe  
NOTARY PUBLIC

THE STATE OF Texas §

County of Travis §

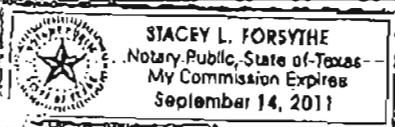


BEFORE ME, the undersigned authority, on this day personally appeared John H. Davenport known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 18<sup>th</sup> day of Feb., 2009.

Stacey L. Forsythe  
NOTARY PUBLIC

Stacey L. Forsythe  
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 14<sup>th</sup> Sept 2011

Mr. John H. Davenport

Page 2

December 18, 2008

SPECIAL CONDITIONS

- I. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant 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 format (Deed Recordation Affidavit, TCEQ-0625A) that you may use to deed record the approved CZP is enclosed.
- II. Since this project will not have more than 20 percent impervious cover, an exemption from additional permanent BMPs is approved. If the percent impervious cover ever increases above 20 percent or the land use changes, the exemption for the whole site as described in the property boundaries required by §213.4(g), may no longer apply and the property owner must notify the appropriate regional office of these changes.
- III. This approval letter is being issued for regulated activities (as defined in Chapter 213) and for best management practices presented in the application. This approval does not constitute a water right permit or authorization from the TCEQ Dam Safety Program. Failure to obtain all necessary authorizations could result in enforcement actions. For more information on Water Rights Permits, please refer to:  
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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.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. 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.

Prior to Commencement of Construction:

4. 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 location until all regulated activities are completed.
5. 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.

Mr. John H. Davenport

Page 3

December 18, 2008

6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation 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.
7. 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.

During Construction:

8. 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.
9. 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).
10. Intentional discharges of sediment laden storm water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. 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.
12. 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.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

Mr. John H. Davenport  
Page 4  
December 18, 2008

After Completion of Construction:

- 14. 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.
- 15. 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 (TCEQ-10263) is enclosed.
- 16. 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.
- 17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent 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.
- 18. 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 Agnieszka Hobson of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4075.

Sincerely,

*Mark R. Vickery*  
 Mark R. Vickery, P.G.  
 Executive Director  
 Texas Commission on Environmental Quality

Filed and Recorded  
 Official Public Records  
 Jay Streater, County Clerk  
 Comal County, Texas  
 02/18/2009 03:33:07 PM  
 KATHY  
 200906095862



*Jay Streater*

MRV/AMH/eg

Enclosure: Deed Recordation Affidavit, Form TCBEQ-0625A

cc: Mr. Sandy Harwood, P.E., Jacob, Carter & Burgess  
 Mr. Thomas Harnseth, P.E., Comal County  
 Ms. Velma Reyes Danielson, Edwards Aquifer Authority  
 TCEQ Central Records, Building F, MC 212

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### PROJECT DESCRIPTION

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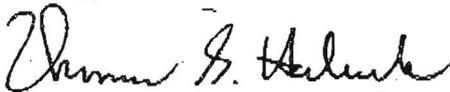
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Texas Commission on Environmental Quality

MRV/AMH/eg

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  5. 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.
-

6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation 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.
7. 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.

During Construction:

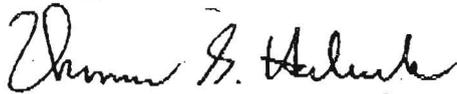
8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. 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).
10. Intentional discharges of sediment laden storm water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. 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.
12. 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.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

14. 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.
15. 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 (TCEQ-10263) is enclosed.
16. 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.
17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent 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.
18. 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 Agnieszka Hobson of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4075.

Sincerely,



Mark R. Vickery, P.G.  
Executive Director  
Texas Commission on Environmental Quality

MRV/AMH/eg

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625A

cc: Mr. Sandy Harwood, P.E., Jacob, Carter & Burgess  
Mr. Thomas Hornseth, P.E., Comal County  
Ms. Velma Reyes Danielson, Edwards Aquifer Authority  
TCEQ Central Records, Building F, MC 212

**CONTRIBUTING ZONE PLAN  
COMMENT RESPONSE TO TCEQ  
COMMENTS NOVEMBER 21, 2008**

RECEIVED  
DEC 19 2008  
COUNTY ENGINEER

FOR

**GUADALUPE RIVER CLUB UNIT 2  
RANCH ROAD FM 306  
COMAL COUNTY, TEXAS**

PREPARED FOR:

**HEISER HOLLOW PARTNERS, LLC  
12790 MERIT DRIVE, SUITE 100  
DALLAS, TEXAS 75251**

RECEIVED-TCEQ  
SAN ANTONIO  
REGION  
2008 DEC -5 AM 10:26

PREPARED BY:

**JACOBS™**

**2705 BEE CAVE ROAD, SUITE 300  
AUSTIN, TEXAS 78746**

DECEMBER 2008



**COMMENT RESPONSE TO  
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)  
COMMENTS NOVEMBER 21, 2008**

December 2, 2008

Ms Agnieszka Hobson  
TCEQ: Region 13  
14250 Judson Road  
San Antonio, Texas 78233

Guadalupe River Club-Unit 2 Comments and Responses to Contributing Zone Plan  
Comal County, Texas

Ms. Hobson:

We have received your comments regarding our submittal on the Contributing Zone Plan for Guadalupe River Club Unit 2 located in Comal County, Texas, dated November 21, 2008. The comments have been addressed and our responses (bold italic) are below.

1. #22 Based on the information presented in the application wastewater is to be discharged in the contributing zone. Please indicate and provide supporting documentation demonstrating the requirements under 30 TAC 213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

***The wastewater will not be discharged into the contributing zone but rather will consist of a subsurface drip irrigation system covered with soil in open areas and mulch in others. The TCEQ issued permit, WQ0014806001, allows this process. We attached the permit for your use. We have satisfied the requirements under 30 TAC 213.6 (c).***

#35 Please detail on the site plan areas of soil disturbance and areas which will not be disturbed.

***The attached site plan has been adjusted to illustrate this better. Basically, the main roadways and driveways and their respective rights of way will be disturbed, but the area beyond the pavement will be reseeded. It is the intent of this project to keep grades as existing as much as possible, unless a road must be flattened more to keep acceptable roadway grades. We also assumed a distance into the lots to be disturbed.***

# 45 Based on the site layout presented in the application, it appears the site layout includes some concentrated areas of impervious cover (proposed locations of the

town homes). Please demonstrate how the site meets the definition of a low density single family-development.

***The proposed areas are actually cabins, not town homes. A 20% or less impervious cover does not require BMPs for a low density single family development. Our project total impervious cover is 13%. For more clarification on what might be considered concentrated, we have created 2 exhibits that illustrate more closely the areas of concern. We separated them by 2 pods, both of which have less than 20% impervious cover. Also, these areas of concern are surrounded by natural vegetation. Any form of TSS on these premises will not go untreated by natural vegetation. Please see Attachment I, this section, for more clarification.***

2. The acreage for the site provided on the fee form is 290.05 acres; however the acreage in the project description is 352.12 acres. Please reconcile the difference and provide supporting documentation showing the site boundary.

***This was a typo on our end. Originally, our project limits were 290.05 but then changed to 352.12 acres. The form has been updated; however, the fees remain the same.***

3. Please indicate if any portions of the recharge zone are within the legal boundaries of the site. Please note the regulated activities on a site located partially on the recharge zone and the contributing zone must be treated as if the entire site is located on the recharge zone, subject to requirements under Subchapter A of this chapter.

***There are no portions of the recharge zone that are within the boundaries of this plan. This plan contains only contributing zone and all regulations pertaining to that will be followed.***

4. Has the impervious cover percentage been determined for Unit 2 only or does it include Unit 1 as well?

***The impervious cover for Unit 1 is not included in Unit 2. They are 2 separate project limits even though they are adjacent to each other. The only existing impervious cover for Unit 2 is 5 cabins and a few gravel roads totaling 0.4%, all of which are going to be removed.***

5. Have the gravel roads been included in the impervious cover calculation? Please note that gravel roads generate TSS for which permanent treatment is required.

***The gravel roads were calculated in the existing impervious cover calculations. The gravel roads will not exist after construction, they will be removed, and therefore, no permanent treatment will be required.***

6. How will access be provided to the town homes? Please note that all of the structures proposed for the development need to be included on the site plan.

***We would like to note that these "homes" are cabins and not town homes. Town homes normally contain joint parking lots whereas, our cabins will all have private driveways that will provide access. There will be one common driveway leading to all cabins. This drive can be seen in the site plan exhibit, section 1.***

7. What will the structures located to the northeast of the wastewater treatment plan be?

***These structures will also be cabins.***

We have attached one original and three copies of the corrected material that will supplement the CZP application and we trust that this as well as the comments above will help in the continuation of your review. If you have any questions or need more information regarding the information provided for Guadalupe River Club Unit 2, please contact us at (512) 314-3100.

Sincerely,

Sandy Harwood, P.E.  
Senior Project Manager

1. #22 Based on the information presented in the application wastewater is to be discharged in the contributing zone. Please indicate and provide supporting documentation demonstrating the requirements under 30 TAC 213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

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PERMIT NO. WQ0014806001

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
P.O. Box 13087  
Austin, Texas 78711-3087

PERMIT TO DISCHARGE WASTES

under provisions of Chapter 26  
of the Texas Water Code

Permittee:

Heiser Hollow Water Reclamation, LLC and Heiser Hollow Partners, LLC

12790 Merit Drive, Suite 100  
Dallas, Texas 75251

Nature of Business Producing Waste: Domestic wastewater treatment operation, SIC Code 4952

General Description and Location of Waste Disposal System:

Description: The Heiser Hollow Water Reclamation Facility will consist of a Sequencing Batch Reactor (SBR) treatment facility with reactor basins that will be operated in a batch treatment mode and will include an anoxic fill phase, react phase, settle phase, decant phase, and an idle/waste sludge phase. Treatment units include a fine bar screen, two SBR reactor basins, sludge digester, parshall flume and chlorine contact chamber. The final phase will include two additional SBR reactor basins and sludge digester. The disposal system will consist of a subsurface drip irrigation system covered with soil in the open areas and a subsurface drip irrigation system covered with mulch in the areas with native trees. The facility includes at least three days of storage with a 300,000 gallon dosing tank for the interim phase and an additional tank for the final phase. The permittee is authorized to dispose of treated domestic wastewater effluent via a public access subsurface drip irrigation system with a minimum area of 23 acres in the interim phase and 46 acres in the final phase. Application rates shall not exceed 0.1 gallons per square foot per day. The disposal area will consist primarily of native tree vegetation consisting of ash juniper and live oak trees. A small portion of the disposal area will consist of open areas which will be planted and managed for sustained Bermuda grass during the warm season and rye grass during the cool season.

Location: The wastewater treatment facility and disposal site will be located 0.9 miles east-northeast of the intersection of Farm-to-Market Roads 306 and 2673 in Comal County, Texas. (See Attachment A.)

Drainage Area: The wastewater treatment facility and disposal site will be located in the drainage basin of Heiser Hollow, a tributary of the Guadalupe River, in Segment No. 1812 of the Guadalupe River Basin. No discharge of pollutants into water in the State is authorized by this permit.

This permit and the authorization contained herein shall expire at midnight on February 1, 2012.

ISSUED DATE: **JUN 11 2008**

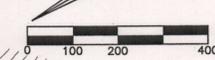
A handwritten signature in black ink, appearing to be "D. Mark", written over a horizontal line.

For the Commission

**LEGEND**

- 726 --- EXISTING CONTOUR ELEVATIONS
- SF --- TEMPORARY SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- BERMUDA GRASS
- PHASE LINES
- ROCK BERM
- BOUNDARY LIMITS
- AREA TO BE DISTURBED

"RECEIVED TCEQ"  
SAN ANTONIO  
REGION  
2008 DEC -5 AM 10:26



**WASTEWATER TREATMENT PLANT**

**UNIT 2 CZP**  
352.12 AC.

**UNIT 1**  
(APPROVED CZP)  
ID#2799.00 (11.79 AC.)

**GUADALUPE RIVER**

TCEQ STANDARDS TABLE 3-2				Guadalupe River Club (Lots/Units)	
Lots Size	Assumed Impervious Cover (sf)	# of Units	Impervious (sf)		
1	>3 acres	10,000	0	0	
2	1 to 3 acres	7,000	0	0	
3	15,000 ft <sup>2</sup> to 1 acre	5,000	23	115,000	
4	10,000 to 15,000 ft <sup>2</sup>	4,000	274	1,096,000	
5	<10,000 ft <sup>2</sup>	3,000	0	0	
Total Impervious Cover (Lots, sf)			1,211,000		
Total Impervious Cover (86 Cabin Pads, sf)			137,600		
(Avg 1600 sq feet each for Cabins)					
<b>TOTAL IMPERVIOUS COVER (sf):</b>			<b>1,348,600</b>		
<b>TOTAL IMPERVIOUS COVER (EXISTING) (ac):</b>			<b>1.58</b>		

UNIT 2 IMPERVIOUS COVER		
	Area (sf)	Area (acre)
<b>TOTAL UNIT 2 AREA:</b>	15,338,542	352.12
<b>PROPOSED</b>		
	Area (sf)	Area (acre)
Cabins (86 total)	137,600	3.16
Lots	1,211,000	27.80
Roadway	623,750	14.32
Amenity Center and Parking Lot	41,382	0.95
Wastewater Treatment Plant	9000	0.21
<b>Proposed Impervious Cover (ac):</b>		<b>46.44</b>
<b>Proposed Impervious Cover (%):</b>		<b>13.2%</b>
<b>EXISTING</b>		
	Area (sf)	Area (acre)
Cabins - Unit 2	3,267.00	0.08
Gravel Roads - Unit 2	65,340.00	1.50
<b>Existing Impervious Cover (ac):</b>		<b>1.58</b>
<b>Existing Impervious Cover (%):</b>		<b>0.4%</b>

NOTE: ALL AREA NOT HATCHED WILL REMAIN UNDISTURBED. AREAS OUTSIDE PAVEMENT WILL BE RESEDED.

Drawing: L:\060807\_Holzer\_Holzer\ENGINEERING\REPORTS\CZP\_Unit\_2\CADFILES\CADFILES\060807\_CZP\_Mod\_1\_060807.dwg  
 User: Holzer  
 Date: 04/08/08  
 Plot Date/Time: Dec. 04, 08 13:37:25  
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 User: Holzer  
 Date: 04/08/08  
 Plot Date/Time: Dec. 04, 08 13:37:25

**JE JACOBS**  
Carter Burgess  
2706 Bee Cave Road, Suite 800  
1983 34-3500 Fax: (855) 344-3535



**CZP UNIT 2**  
IMPERVIOUS COVER /  
EROSION & SEDIMENTATION  
CONTROL EXHIBIT

**GUADALUPE RIVER CLUB**  
CZP MOD. 1  
FM 306, COMAL COUNTY, TEXAS

DEVELOPER: NAME: \_\_\_\_\_  
 DRAWN/DESIGNED BY: \_\_\_\_\_  
 EIT/PROJECT MANAGER: \_\_\_\_\_  
 SR. PROJECT MANAGER: \_\_\_\_\_  
 JOB PROJECT #: NUMBER \_\_\_\_\_  
**SHEET**  
 OF

PROJECT NAME - PLAN TYPE

**CONTRIBUTING ZONE PLAN  
ATTACHMENT I**

**20% OR LESS IMPERVIOUS COVER**

In this proposed development site, it was the intent to preserve as much natural vegetation as possible. The total proposed impervious cover for this site (see Table 3 below) totals 14.2%, therefore allowing the site to remain a low density development preserving much of the natural state. It is for this reason we propose that permanent BMPs not be required. We know that we have some areas that may be considered concentrated as opposed to low-density housing. The following attachments reveal these areas. We have broken them up in pods labeled 2-A and 2-B. 2-A illustrates an entire pod that we calculated impervious cover on. 2-B goes in more detail illustrating the most concentrated area within 2-A. Both of these pods do not exceed 20% impervious cover, see Table 2 below. The cabins are surrounded by gentle to no sloping, existing natural terrain. Our calculations are shown below illustrating our percentages of cover. The suspended solids that form on this site will travel across many acres of natural land before reaching the Guadalupe River.

TCEQ STANDARDS TABLE 3-2			Guadalupe River Club (Lots/Units)	
	Lots Size	Assumed Impervious Cover (sf)	# of Units	Impervious (sf)
1	>3 acres	10,000	0	0
2	1 to 3 acres	7,000	0	0
3	15,000 ft <sup>2</sup> to 1 acre	5,000	23	115,000
4	10,000 to 15,000 ft <sup>2</sup>	4,000	274	1,096,000
5	<10,000 ft <sup>2</sup>	3,000	0	0

Total Impervious Cover (Lots; sf) 1,211,000  
 Total Impervious Cover  
 (86 Cabins; sf) 137,600  
 (Average 1600 sq feet per Cabin)  
**TOTAL IMPERVIOUS COVER (sf): 1,348,600**

Table 1: This table represents the impervious cover for all lots and cabins.

<b>Unit 2-A IMPERVIOUS COVER</b>		
	<b>Area (sf)</b>	<b>Area (acre)</b>
Total Unit 2A Area	1,276,308.0	29.3
<b>PROPOSED</b>		
	<b>Area (sf)</b>	<b>Area (acre)</b>
Cabins (45 total)	67,429.0	1.55
Roadways	47,895.0	1.10
Driveways	17,445.0	0.40
Amenity Center and Parking	41,382.0	0.95
<b>Proposed Impervious Cover (ac):</b>		<b>4.00</b>
<b>Proposed Impervious Cover (%):</b>		<b>13.6%</b>

<b>Unit 2-B IMPERVIOUS COVER</b>		
	<b>Area (sf)</b>	<b>Area (acre)</b>
Total Unit 2B Area	342,010.0	7.85
<b>PROPOSED</b>		
	<b>Area (sf)</b>	<b>Area (acre)</b>
Cabins (22 total)	30,800	0.71
Roadway	27,575.0	0.63
Driveway	4,510.0	0.10
<b>Proposed Impervious Cover (ac):</b>		<b>1.44</b>
<b>Proposed Impervious Cover (%):</b>		<b>18.4%</b>

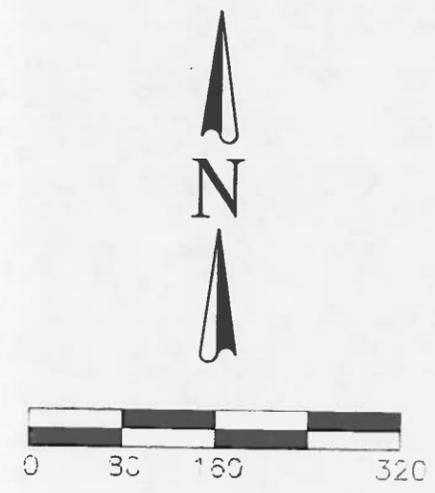
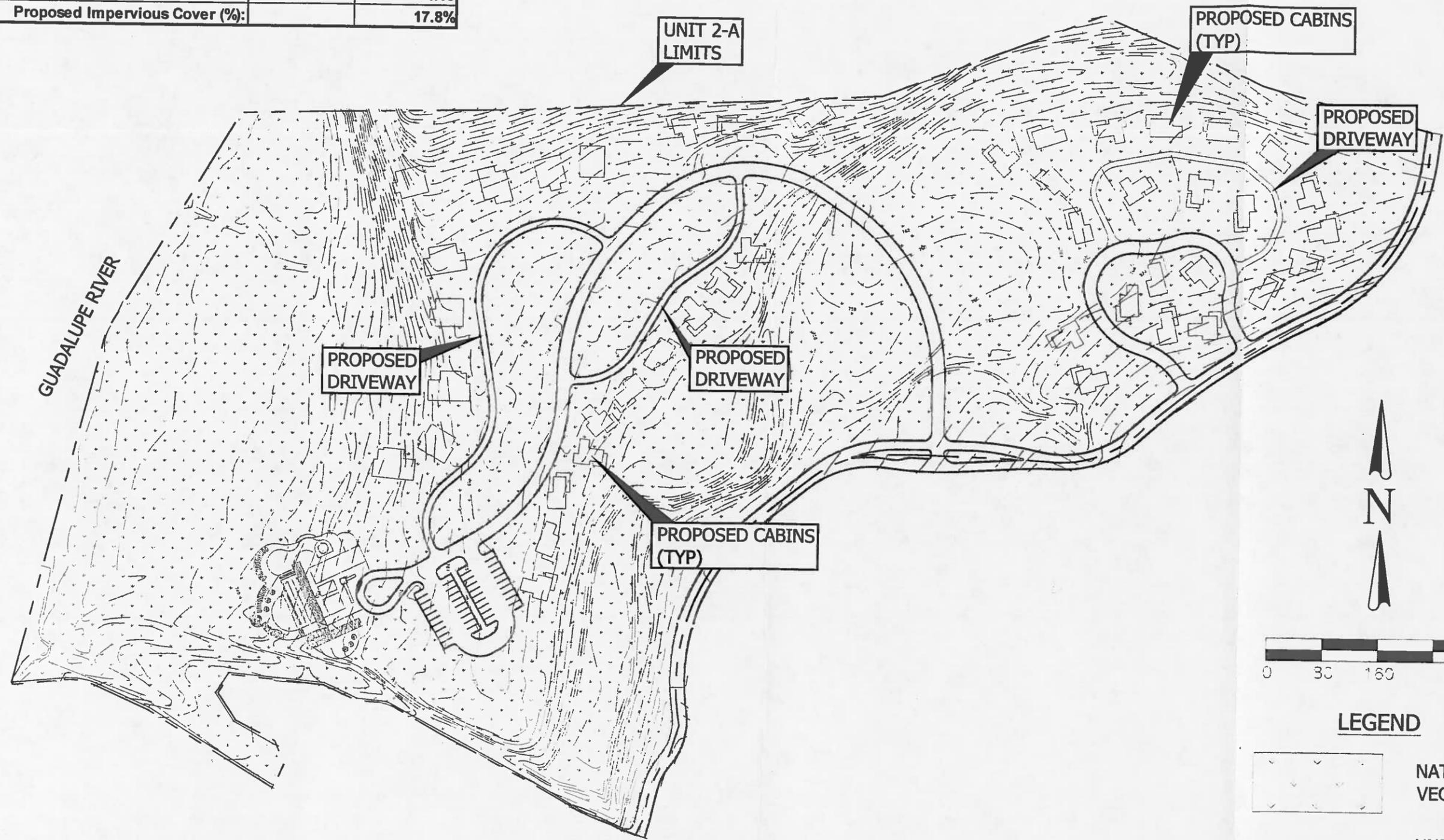
Table 2: This table represents areas with the most concentration. The following exhibits correspond to these tables.

<b>UNIT 2 TOTAL IMPERVIOUS COVER</b>		
	<b>Area (sf)</b>	<b>Area (acre)</b>
<b>TOTAL UNIT 2 AREA:</b>	15,338,542	<b>352.12</b>
<b>PROPOSED</b>		
	<b>Area (sf)</b>	<b>Area (acre)</b>
Cabins (86 total)	137,600	3.16
Lots	1,211,000	27.80
Roadways	699,185	16.05
Driveways	77,309	1.77
Amenity Center and Parking Lot	41,382	0.95
Wastewater Treatment Plant	9000	0.21
<b>Proposed Impervious Cover (ac):</b>		<b>49.94</b>
<b>Proposed Impervious Cover (%):</b>		<b>14.2%</b>

Table 3: This table represents total proposed impervious for entire Unit 2

Unit 2-A IMPERVIOUS COVER		
	Area (sf)	Area (acre)
Total Unit 2A Area	1,015,819.2	23.32
<b>PROPOSED</b>		
	Area (sf)	Area (acre)
Cabins	73,600.0	1.70
Roadway	65,340.0	1.50
Amenity Center and Parking	41,382.0	0.95
<b>Proposed Impervious Cover:</b>		<b>4.15</b>
<b>Proposed Impervious Cover (%):</b>		<b>17.8%</b>

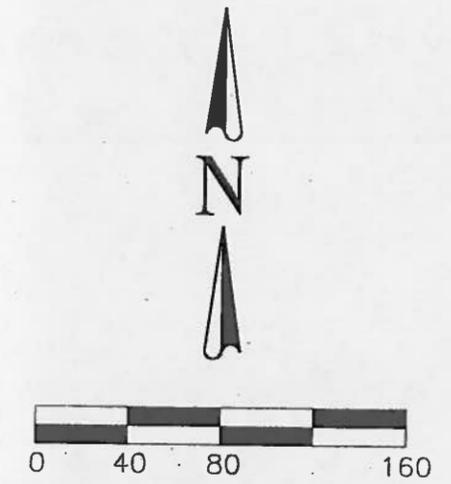
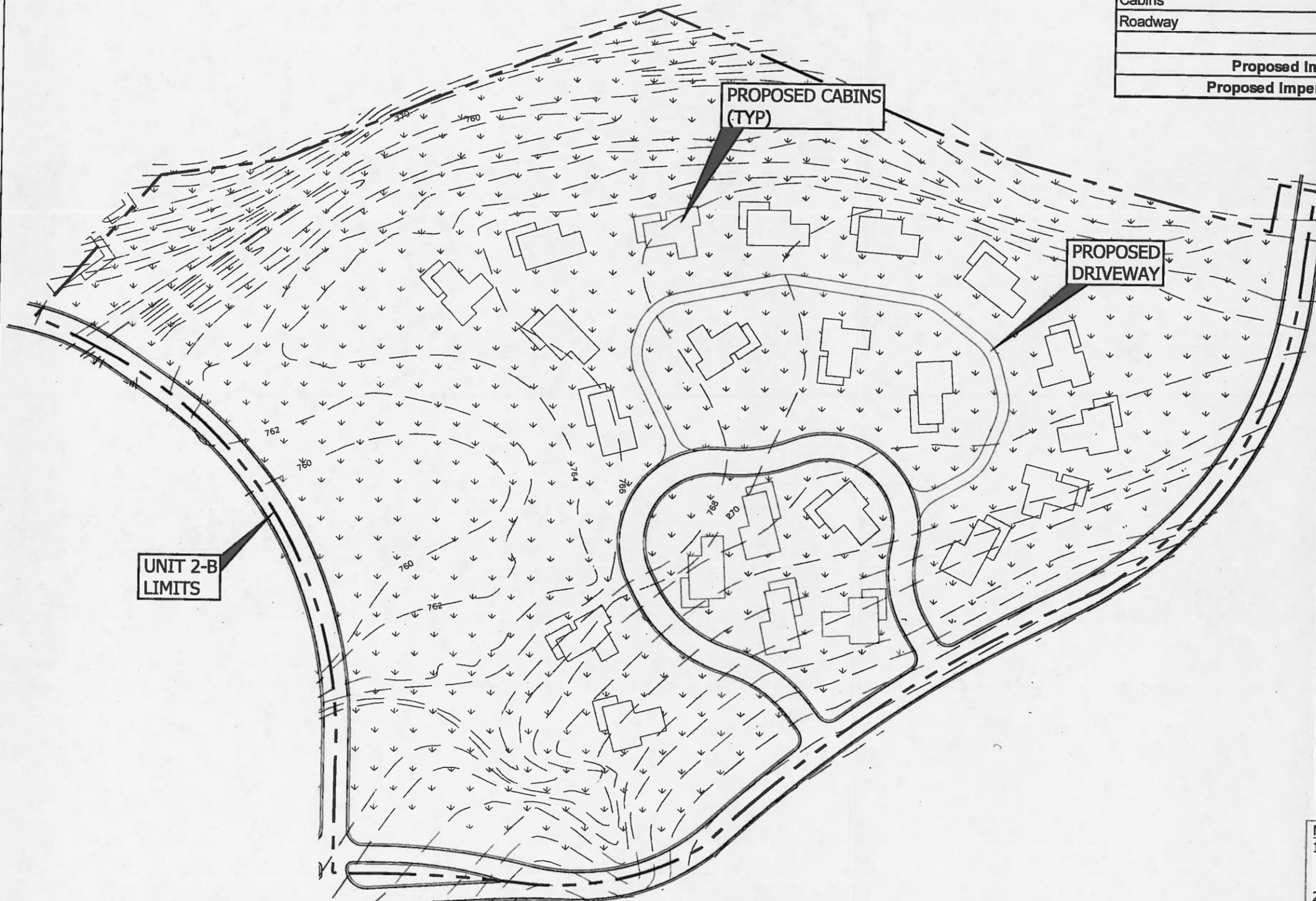
**NOTES:**  
 1) CABINS, DRIVEWAY, AND ROADWAY ARE ONLY IMPERVIOUS COVER. ALL REMAINING PROPERTY WILL BE NATURAL VEGETATION.



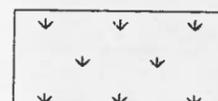
**LEGEND**

	NATURAL VEGETATION
	UNIT 2-A LIMITS
	EXISTING TOPO

Unit 2-B IMPERVIOUS COVER		
	Area (sf)	Area (acre)
Total Unit 2B Area	343,989.0	7.90
<b>PROPOSED</b>		
	Area (sf)	Area (acre)
Cabins	35200.00	0.81
Roadway	29,570.0	0.68
<b>Proposed Impervious Cover:</b>		<b>1.49</b>
<b>Proposed Impervious Cover (%):</b>		<b>18.8%</b>



**LEGEND**

-  NATURAL VEGETATION
-  UNIT 2-B LIMITS
-  EXISTING TOPO

**NOTES:**  
 1) CABINS, DRIVEWAY, AND ROADWAY ARE ONLY IMPERVIOUS COVER. ALL REMAINING PROPERTY WILL BE NATURAL VEGETATION.  
 2) SEE PREVIOUS SHEET FOR REMAINING CABIN LAYOUT.

2. The acreage for the site provided on the fee form is 290.05 acres; however the acreage in the project description is 352.12 acres. Please reconcile the difference and provide supporting documentation showing the site boundary.

***This was a typo on our end. Originally, our project limits were 290.05 but then changed to 352.12 acres. The form has been updated; however, the fees remain the same.***

Texas Commission on Environmental Quality  
Edwards Aquifer Protection Program  
**Application Fee Form**

NAME OF PROPOSED REGULATED ENTITY: HEISER HOLLOW PARTNERS, LLC  
 REGULATED ENTITY LOCATION: \_\_\_\_\_  
 NAME OF CUSTOMER: \_\_\_\_\_  
 CONTACT PERSON: JOHN DAVENPORT PHONE: \_\_\_\_\_  
 (Please Print)

Customer Reference Number (if issued): CN 603189663 (nine digits)  
 Regulated Entity Reference Number (if issued): RN 05506901 (nine digits)

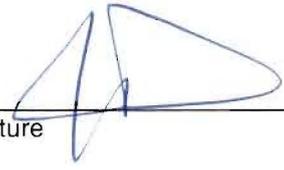
**Austin Regional Office (3373)**     Hays     Travis     Williamson  
**San Antonio Regional Office (3362)**     Bexar     Comal     Medina     Kinney     Uvalde

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment.** This payment is being submitted to (Check One):

- |   |  |
|---|--|
| <input type="checkbox"/> <b>Austin Regional Office</b>  | <input checked="" type="checkbox"/> <b>San Antonio Regional Office</b>   |
| <input type="checkbox"/> <b>Mailed to TCEQ:</b><br>TCEQ – Cashier<br>Revenues Section<br>Mail Code 214<br>P.O. Box 13088<br>Austin, TX 78711-3088 | <input type="checkbox"/> <b>Overnight Delivery to TCEQ:</b><br>TCEQ - Cashier<br>12100 Park 35 Circle<br>Building A, 3rd Floor<br>Austin, TX 78753<br>512/239-0347 |

**Site Location (Check All That Apply):**     Recharge Zone     Contributing Zone     Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	352.12 Acres	\$ 8000.00
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature 

Date 12-4-08

If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

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.

3. Please indicate if any portions of the recharge zone are within the legal boundaries of the site. Please note the regulated activities on a site located partially on the recharge zone and the contributing zone must be treated as if the entire site is located on the recharge zone, subject to requirements under Subchapter A of this chapter.

***There are no portions of the recharge zone that are within the boundaries of this plan. This plan contains only contributing zone and all regulations pertaining to that will be followed.***

4. Has the impervious cover percentage been determined for Unit 2 only or does it include Unit 1 as well?

***The impervious cover for Unit 1 is not included in Unit 2. They are 2 separate project limits even though they are adjacent to each other. The only existing impervious cover for Unit 2 is 5 cabins and a few gravel roads totaling 0.4%, all of which are going to be removed.***

5. Have the gravel roads been included in the impervious cover calculation? Please note that gravel roads generate TSS for which permanent treatment is required.

***The gravel roads were calculated in the existing impervious cover calculations. The gravel roads will not exist after construction, they will be removed, and therefore, no permanent treatment will be required.***

6. How will access be provided to the town homes? Please note that all of the structures proposed for the development need to be included on the site plan.

***We would like to note that these "homes" are cabins and not town homes. Town homes normally contain joint parking lots whereas, our cabins will all have private driveways that will provide access. There will be one common driveway leading to all cabins. This drive can be seen in the site plan exhibit, section 1.***

7. What will the structures located to the northeast of the wastewater treatment plan be?

***These structures will also be cabins.***

**CONTRIBUTING ZONE PLAN  
COMMENT RESPONSE TO TCEQ  
COMMENTS DECEMBER 5, 2008**

RECEIVED  
DEC 19 2008  
COUNTY ENGINEER

FOR

**GUADALUPE RIVER CLUB UNIT 2  
RANCH ROAD FM 306  
COMAL COUNTY, TEXAS**

TCEQ-R13  
DEC 15 2008  
SAN ANTONIO

PREPARED FOR:

HEISER HOLLOW PARTNERS, LLC  
12790 MERIT DRIVE, SUITE 100  
DALLAS, TEXAS 75251

PREPARED BY:

**JACOBS™**

2705 BEE CAVE ROAD, SUITE 300  
AUSTIN, TEXAS 78746

DECEMBER 2008



*[Handwritten signature]*  
12/15/08

**COMMENT RESPONSE TO  
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)  
COMMENTS DECEMBER 5, 2008**

December 9, 2008

Ms Agnieszka Hobson  
TCEQ: Region 13  
14250 Judson Road  
San Antonio, Texas 78233

Guadalupe River Club-Unit 2 Comments and Responses to Contributing Zone Plan  
Comal County, Texas

Ms. Hobson:

We have received your comments regarding our submittal on the Contributing Zone Plan for Guadalupe River Club Unit 2 located in Comal County, Texas, dated December 5, 2008. The comments have been addressed and our responses (bold italic) are below.

1. Please show all the areas of disturbance at the site (including areas for the wastewater treatment system installation throughout the site).

***The areas of drip irrigation are not considered disturbed areas because no excavating will occur nor will any dirt or soil be removed. The irrigation lines are staked and laid and then mulched.***

2. Please note the exemption from permanent BMPs can only be applied to low density single family residential development. Based on the information presented in the application and the response to NOD#1 received by the TCEQ San Antonio Regional Office the exemption will not be applicable to the type of development presented in the above referenced CZP application. The lot sizes proposed are not typical of a low density development (1 acre or greater). The design proposed for units that will contain cabins does not appear to have lots at all and appears to indicate a cluster development (typical of a commercial development). Will the cabins be sold along with the lots or rented? The TCEQ is aware the proposed development at the site will contain less than 20% impervious cover; however the low density single family residential component of the exemption does not appear to be met.

***In light of our meeting held December 9, 2008 at the TCEQ Region 13 office, it was determined that certain areas of our development were not considered low density***

*development. Since our original application filed for this waiver, it was decided to remove the areas from the original plan that were not low density but keep the remaining property as is because it was determined it would meet the low density criteria. Therefore, we have removed the cabin areas and most of the surrounding property. A new application and plan is attached following these original comments that is updated with new property descriptions, acreage and all else that applies. We feel this new application will suffice and will not require permanent BMPs as applied for.*

3. Will the wastewater treatment plant provide treatment only for the development proposed in the CZP application or will it serve other customers?

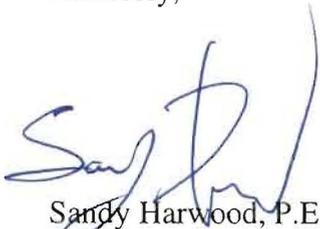
*It will only serve the customers in the proposed CZP application*

4. Has the impervious cover from the wastewater treatment plant been included in the total impervious cover calculation?

*Yes this number is included. It is located in Section 1 of the last submittal we made December 5, 2008.*

We have attached one original and three copies of the corrected material that will supplement the CZP application and we trust that this as well as the comments above will help in the continuation of your review. If you have any questions or need more information regarding the information provided for Guadalupe River Club Unit 2, please contact us at (512) 314-3100.

Sincerely,



Sandy Harwood, P.E.  
Senior Project Manager



1. Please show all the areas of disturbance at the site (including areas for the wastewater treatment system installation throughout the site).

*The areas of drip irrigation are not considered disturbed areas because no excavating will occur nor will any dirt or soil be removed. The irrigation lines are staked and laid and then mulched.*

2. Please note the exemption from permanent BMPs can only be applied to low density single family residential development. Based on the information presented in the application and the response to NOD#1 received by the TCEQ San Antonio Regional Office the exemption will not be applicable to the type of development presented in the above referenced CZP application. The lot sizes proposed are not typical of a low density development (1 acre or greater). The design proposed for units that will contain cabins does not appear to have lots at all and appears to indicate a cluster development (typical of a commercial development). Will the cabins be sold along with the lots or rented? The TCEQ is aware the proposed development at the site will contain less than 20% impervious cover; however the low density single family residential component of the exemption does not appear to be met.

*In light of our meeting held December 9, 2008 at the TCEQ Region 13 office, it was determined that certain areas of our development were not considered low density development. Since our original application filed for this waiver, it was decided to remove the areas from the original plan that were not low density but keep the remaining property as is because it was determined it would meet the low density criteria. Therefore, we have removed the cabin areas and most of the surrounding property. A new application and plan is attached following these original comments that is updated with new property descriptions, acreage and all else that applies. We feel this new application will suffice and will not require permanent BMPs as applied for.*

3. Will the wastewater treatment plant provide treatment only for the development proposed in the CZP application or will it serve other customers?

*It will only serve the customers in the proposed CZP application*

4. Has the impervious cover from the wastewater treatment plant been included in the total impervious cover calculation?

*Yes this number is included. It is located in Section 1 of the last submittal we made December 5, 2008.*

# CONTRIBUTING ZONE PLAN

FOR

**GUADALUPE RIVER CLUB-UNIT 2**  
RANCH ROAD FM 306  
COMAL COUNTY, TEXAS

PREPARED FOR:

HEISER HOLLOW PARTNERS, LLC  
12790 MERIT DRIVE, SUITE 100  
DALLAS, TEXAS 75251

PREPARED BY:

**JACOBS**

2705 BEE CAVE ROAD, SUITE 300  
AUSTIN, TEXAS 78746

DECEMBER 2008

C&B PROJECT NO. 050807



**Contributing Zone Plan Application**  
for Regulated Activities  
on the Contributing Zone to the Edwards Aquifer  
and Relating to 30 TAC §213.24(1), Effective June 1, 1999

Regulated Entity Name: **Guadalupe River Club Unit 2**

County: Comal

Stream Basin: Guadalupe River

1.  Regulated activities on this site will disturb at least 5 acres.  
 Regulated activities on this site will disturb less than 5 acres and are part of a larger common plan of development or sale with the potential to disturb cumulatively five or more acres.

2. Customer (Applicant):

Contact Person: **John H. Davenport**  
Entity: **Heiser Hollow Partners, LLC**  
Mailing Address: **12790 Merit Drive, Suite 100**  
City, State: **Dallas, TX 75251**  
Telephone: **469- 916- 5840 FAX: 469- 916- 5859**

Agent/Representative (If any):

Contact Person: **Sandy Harwood, P.E.**  
Title: **Senior Project Manager**  
Entity: **Jacob Carter & Burgess**  
Mailing Address: **2705 Bee Cave Road, Ste. 300**  
City, State: **Austin, TX 78746**  
Telephone: **512- 314- 3100 FAX: 512- 314- 3135**

3.  This project is inside the city limits of \_\_\_\_\_.  
 This project is outside the city limits but inside the ETJ (extra-territorial jurisdiction) of \_\_\_\_\_.  
 This project is not located within any city's limits or ETJ.

4. The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

**The site is located in Northeast Comal County, approximately 1600' east of FM 2673 and FM 306 intersection, approximately 500' north side of FM 306 near Sattler, TX.**

5.  **ATTACHMENT A - Road Map.** A road map showing directions to and the location of the project site is found as at the end of this form.
6.  **ATTACHMENT B - USGS Quadrangle Map.** A copy of the USGS Quadrangle Map (Scale: 1" = 2000') is found at the end of this form. The map(s) clearly shows:  
 Project site boundaries.  
 USGS Quadrangle Name(s).

7.  **ATTACHMENT C - Project Narrative.** A detailed narrative description of the proposed project is found at the end of this form.

8. Existing project site conditions are noted below:
- Existing commercial site
  - Existing industrial site
  - Existing residential site
  - Existing paved and/or unpaved roads
  - Undeveloped (Cleared)
  - Undeveloped (Undisturbed/Uncleared)
  - Other:

**PROJECT INFORMATION**

9. The type of project is:
- Residential: # of Lots: 280
  - Residential: # of Living Unit Equivalents:
  - Commercial
  - Industrial
  - Other:

10. Total project area (size of site): 295.52 Acres  
 Total disturbed area: 66 Acres

11. Projected population: **840**

12. The amount and type of impervious cover expected after construction is complete is shown below:

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	1,126,000	÷ 43,560 =	25.85
Parking	0	÷ 43,560 =	0
Other paved surfaces	645,383	÷ 43,560 =	14.82
Total Impervious Cover	1,771,383	÷ 43,560 =	40.67
Total Impervious Cover ÷ Total Acreage x 100 =			13.8 %

13.  **ATTACHMENT D - Factors Affecting Surface Water Quality.** A description of factors that could affect surface water quality is found as at the end of this form. If applicable, this should included the location and description of any discharge associated with industrial activity other than construction.

14.  Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

**FOR ROAD PROJECTS ONLY**

Complete questions 15-20 if this application is exclusively for a road project.

- 15. Type of project:
  - TXDOT road project.
  - County road or roads built to county specifications.
  - City thoroughfare or roads to be dedicated to a municipality.
  - Street or road providing access to private driveways.
  
- 16. Type of pavement or road surface to be used:
  - Concrete
  - Asphaltic concrete pavement
  - Other:
  
- 17. Length of Right of Way (R.O.W.):  feet.  
Width of R.O.W.:  feet.  
 $L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$
  
- 18. Length of pavement area:  feet.  
Width of pavement area:  feet.  
 $L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$   
Pavement area  acres + R.O.W. area  acres x 100 = % impervious cover.
  
- 19.  A rest stop will be included in this project.  
 A rest stop will **not** be included in this project.
  
- 20.  Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

**STORMWATER TO BE GENERATED BY THE PROPOSED PROJECT**

- 21.  **ATTACHMENT E - Volume and Character of Stormwater.** A description of the volume and character (quality) of the stormwater runoff which is expected to occur from the proposed project is found at the end of this form. The estimates of stormwater runoff quality and quantity are based on area and type of impervious cover. The runoff coefficient of the site for both pre-construction and post-construction conditions is included.

**WASTEWATER TO BE GENERATED BY THE PROPOSED PROJECT**

- 22. Wastewater will be disposed of by:
  - N/A On-Site Sewage Facility (OSSF/Septic Tank):  
**ATTACHMENT F - Suitability Letter from Authorized Agent.** An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's written approval is provided at the end of this form. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities, or it identifies those areas that are not suitable for the use of private sewage facilities. The system will be designed by a licensed professional engineer or a registered sanitarian and installed by a licensed installer in compliance with 30 TAC §285.

X Sewage Collection System (Sewer Lines):  
 Wastewater is to be disposed of by conveyance to the  
Heiser Hollow Reclamation (name) treatment plant for treatment and disposal. The  
 treatment facility is :  
 \_\_\_ existing.  
X proposed. (TCEQ issued permit No. WQ0014806001)

\_\_\_ Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

**FOR PERMANENT ABOVEGROUND STORAGE TANKS (ASTs) > 500 GALLONS**  
 Complete questions 23-29 if this project includes the installation of AST(s) with volume(s) greater than 500 gallons. N/A

23. Tanks and substance stored:  
 N/A

AST Number	Size (Gallons)	Substance to be Stored	Tank Material
1			
2			
3			
4			
5			
Total		x 1.5 =	gallons

24. N/A The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

\_\_\_ **ATTACHMENT G - Alternative Secondary Containment Methods.** Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are found at the end of this form.

25. Inside dimensions and capacity of containment structure(s): N/A

Length (L) (Ft.)	Width (W) (Ft.)	Height (H) (Ft.)	L x W x H = (Ft <sup>3</sup> )	Gallons
Total				

26. N/A All piping, hoses, and dispensers will be located inside the containment structure.  
N/A Some of the piping to dispensers or equipment will extend outside the containment structure.

- The piping will be aboveground
- The piping will be underground

27. N/A The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of \_\_\_\_\_.

28. **ATTACHMENT H - AST Containment Structure Drawings.** A scaled drawing of the containment structure is found at the end of this form that shows the following:

N/A

- Interior dimensions (length, width, depth and wall and floor thickness).
- Internal drainage to a point convenient for the collection of any spillage.
- Tanks clearly labeled
- Piping clearly labeled
- Dispenser clearly labeled

29. Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

- N/A In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.
- In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

**SITE PLAN**

**Items 30 through 41 must be included on the Site Plan.**

30. The Site Plan must have a minimum scale of 1" = 400'.  
Site Plan Scale: 1" = 200'.

31. 100-year floodplain boundaries

- Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
- No part of the project site is located within the 100-year floodplain.

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): **FEMA FLOOD INSURANCE RATE MAP NO. 48091C0260 F ZONE "AE" FOR COMAL COUNTY, TX, MARCH 10, 2006.**

32.  The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

- The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

33.  A drainage plan showing all paths of drainage from the site to surface streams.

- 34.   X   The drainage patterns and approximate slopes anticipated after major grading activities.
- 35.   X   Areas of soil disturbance and areas which will not be disturbed.
- 36.   X   Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
- 37.   X   Locations where soil stabilization practices are expected to occur.
- 38.   N/A   Surface waters (including wetlands).
- 39.      Locations where storm water discharges to surface water.  
  X   There will be no discharges to surface water.
- 40.      Temporary aboveground storage tank facilities.  
  X   Temporary aboveground storage tank facilities will not be located on this site.
- 41.      Permanent aboveground storage tank facilities.  
  X   Permanent aboveground storage tank facilities will not be located on this site.

**Permanent best management practices (BMPs) and measures that will be used during and after construction is completed.**

- 42.   N/A   Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
- 43.   N/A   These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
  - The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.
  - A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is provided below
- 44.   N/A   Owners must insure that permanent 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 appropriate regional office within 30 days of site completion.
- 45.   X   Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and

Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

- ATTACHMENT I - 20% or Less Impervious Cover Waiver.** This site will be used for low density single-family residential development and has 20% or less impervious cover.
- This site will be used for low density single-family residential development but has more than 20% impervious cover.
- This site will not be used for low density single-family residential development.

46. N/A The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

- This site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is found at the end of this form.
- This site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
- This site will not be used for multi-family residential developments, schools, or small business sites.

47. **ATTACHMENT J - BMPs for Upgradient Stormwater.**

- A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is provided as **ATTACHMENT J** at the end of this form.
- If no surface water, groundwater or stormwater originates upgradient from the site and flows across the site, an explanation is provided as **ATTACHMENT J** at the end of this form.
- If permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, an explanation is provided as **ATTACHMENT J** at the end of this form.

48. **ATTACHMENT K - BMPs for On-site Stormwater.**

- A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is provided as **ATTACHMENT K** at the end of this form.
- If permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, an explanation is provided as **ATTACHMENT K** at the end of this form.

49. N/A **ATTACHMENT L - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams is provided at the end of this form.

50. N/A **ATTACHMENT M - Construction Plans.** Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design

information have been signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed permanent BMPs and measures are provided at the end of this form. Design Calculations, TCEQ Construction Notes, all proposed structural measures, and appropriate details must be shown on the construction plans.

51. N/A **ATTACHMENT N - Inspection, Maintenance, Repair and Retrofit Plan.** A plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is provided at the end of this form. The plan has been prepared and certified by the engineer designing the permanent BMPs and measures. The plan has been signed by the owner or responsible party. The plan includes procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofits as well as a discussion of record keeping procedures.
52.      The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.  
X Pilot-scale field testing (including water quality monitoring) may be required for BMPs that are not contained in technical guidance recognized by or prepared by the executive director.     **ATTACHMENT O - Pilot-Scale Field Testing Plan.** A plan for pilot-scale field testing is provided at the end of this form.
53. X **ATTACHMENT P - Measures for Minimizing Surface Stream Contamination.** A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is provided at the end of this form. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity which increase erosion that results in water quality degradation.

**Responsibility for maintenance of permanent BMPs and measures after construction is complete.**

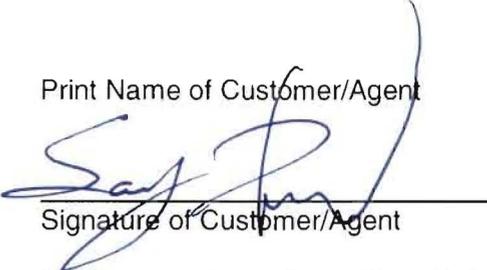
54. N/A The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner 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.
55. N/A A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

**ADMINISTRATIVE INFORMATION**

56. X One (1) original and three (3) copies of the complete application has been provided.
57. X Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.
58. X The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **CONTRIBUTING ZONE PLAN APPLICATION** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

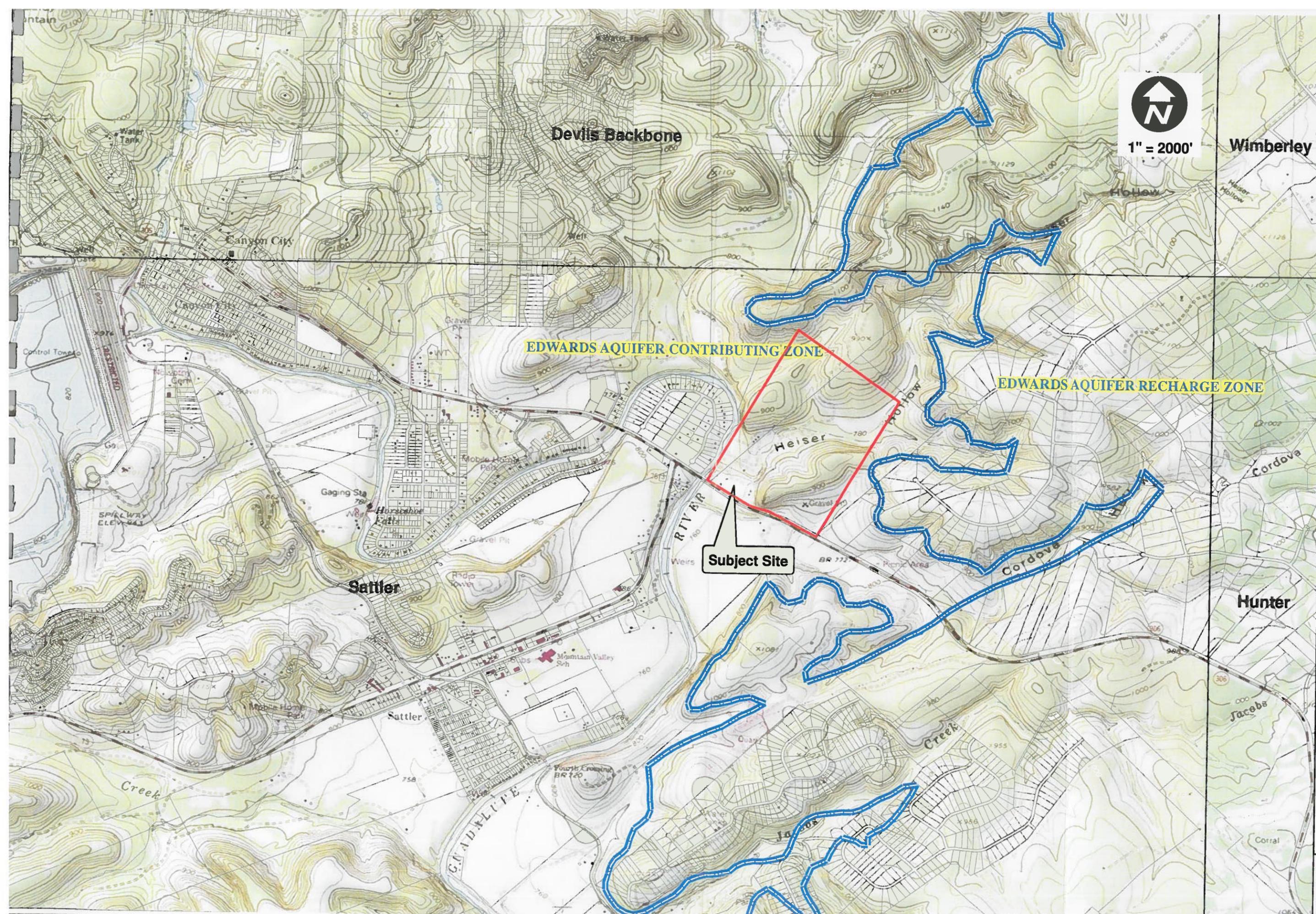
Print Name of Customer/Agent

  
Signature of Customer/Agent

Date 12/15/08

If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

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.



**JE JACOBS**  
**Carter Burgess**  
 2705 Bee Cave Road, Suite 300  
 Austin, Texas 78746  
 (512) 314-3100 Fax (512) 314-3135  
 Copyright 2007 Carter and Burgess, Inc

Jacobs Carter & Burgess believes all data to be accurate however, exhibits and data should be used for planning purposes only. Data received from various third party sources. Data contained here is neither sealed nor warranted by Jacobs Carter & Burgess.

**Location Map**

**Guadalupe River Club  
 Comal County, Texas**

DEVELOPER: STONEHILL FRM  
 DRAWN BY: PAUL RIVERA  
 DESIGNED BY: N/A  
 REVIEWED BY: N/A  
 PROJECT#: 050807

**ATTACH.  
 B**



**CONTRIBUTING ZONE PLAN  
ATTACHMENT C**

**PROJECT DESCRIPTION**

Guadalupe River Club Unit 2 is an extension of the previously approved Contributing Zone Plan (ID# 2799.00) for Guadalupe River Club Unit 1 (11.79 acres). The approved plan serves as the entry way for Unit 2.

Guadalupe River Club Unit 2 has a combination of roadway and drainage that has been designed and will be built to serve the site with minimal impact to the adjacent areas. This will be a low-density community, preserving much of the existing, natural conditions. The community consists of approximately 300 acres, containing 280 single family lots.

The 295.52 acres has an impervious cover percentage of 13.8% which includes 14.8 acres of roadway and 25.85 acres of lots. There is no existing impervious cover within the plan limits.

The submitted site plan has been finalized and is not a conceptual drawing. The alignments for the roadways are set due to terrain conditions. The amount of lots will not fluctuate as it is the intention of this site plan to remain, at all times, under 14% impervious cover. At no time will this site plan exceed that limit.

We have attached a site plan for review. The plan illustrates proposed impervious cover calculations (there is no existing) and the erosion and sedimentation control plan. The plan also illustrates the location of the recharge zone which is located on the boundary in a few locations. However, the recharge zone, in this case, flows towards the contributing zone and will not be affected by our plan. It is shown for informational purposes only. The second plan illustrates the proposed drainage areas and directions of flow. We did not show the proposed contours because the slopes will remain the same as existing conditions. This project is under the impervious cover requirement therefore permanent BMPs are not proposed.

The project is located within the Edwards Aquifer Contributing Zone. Few portions of this project are within the FEMA recognized 100-year floodplain per Flood Insurance Rate Map (FIRM) Panel No. 48091C0260F, effective date March 10, 2006.

**CONTRIBUTING ZONE PLAN  
ATTACHMENT D**

**FACTORS AFFECTING SURFACE WATER QUALITY**

There are a few factors creating suspended solids that could affect the surface water quality such as oil grease, gas, transmission fluids and/or other car fluids forming from the construction activity taking place. Also, when construction is complete, motorists driving on the roadways within the site could also be responsible for the same suspended solids. As the site plan shows, the area between the roadways and natural water ways is significantly covered with natural vegetation meaning these suspended solids would not reach any water sources without receiving natural water quality treatment.

**CONTRIBUTING ZONE PLAN  
ATTACHMENT E**

**VOLUME AND CHARACTER OF STORMWATER**

Storm-water runoff originating within the project boundaries will be collected throughout the site by existing concentrated flow to culverts and collecting roadway drainage using storm sewer catch basins. After the storm water is collected, it will be outfall towards the river in the natural path it has traveled in the past. The objective is to collect and then allow the water to retain its natural path across the existing vegetation before reaching the Guadalupe River.

The runoff for the proposed project is only slightly altered compared to the existing conditions. The increased impervious runoff created by the proposed roadways will be offset by the large grass parking area. A drainage study was performed to compare the existing drainage patterns with the proposed. Based on the analysis, the overall drainage patterns only changed slightly with a less than 1% change, with regards to the flow pattern and quantity of run-off reaching the Guadalupe River.

Below are tables of the runoff calculations, existing and proposed, for the project site. The calculations were performed using the Rational Method Formulas:  $Q = K * C * I * A$  (per City of New Braunfels Drainage Manual.)

Existing Conditions

Storm Frequency	$C_{\text{composite}}$	Existing Runoff (cfs)
10-YEAR	0.41	51.5
100-YEAR	0.41	101.1

Proposed Conditions

Storm Frequency	$C_{\text{composite}}$	Proposed Runoff (cfs)
10-YEAR	0.42	51.7
100-YEAR	0.42	101.6

**CONTRIBUTING ZONE PLAN  
ATTACHMENT F**

**SUITABILITY LETTER FROM AUTHORIZED AGENT**

Attached on the following page is a TCEQ issued permit for an on-site wastewater treatment plant, TPDES Permit No. WQ0014806001.



PERMIT NO. WQ0014806001

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
P.O. Box 13087  
Austin, Texas 78711-3087

PERMIT TO DISCHARGE WASTES  
under provisions of Chapter 26  
of the Texas Water Code

Permittee:

Heiser Hollow Water Reclamation, LLC and Heiser Hollow Partners, LLC

12790 Merit Drive, Suite 100  
Dallas, Texas 75251

Nature of Business Producing Waste: Domestic wastewater treatment operation, SIC Code 4952

General Description and Location of Waste Disposal System:

Description: The Heiser Hollow Water Reclamation Facility will consist of a Sequencing Batch Reactor (SBR) treatment facility with reactor basins that will be operated in a batch treatment mode and will include an anoxic fill phase, react phase, settle phase, decant phase, and an idle/waste sludge phase. Treatment units include a fine bar screen, two SBR reactor basins, sludge digester, parshall flume and chlorine contact chamber. The final phase will include two additional SBR reactor basins and sludge digester. The disposal system will consist of a subsurface drip irrigation system covered with soil in the open areas and a subsurface drip irrigation system covered with mulch in the areas with native trees. The facility includes at least three days of storage with a 300,000 gallon dosing tank for the interim phase and an additional tank for the final phase. The permittee is authorized to dispose of treated domestic wastewater effluent via a public access subsurface drip irrigation system with a minimum area of 23 acres in the interim phase and 46 acres in the final phase. Application rates shall not exceed 0.1 gallons per square foot per day. The disposal area will consist primarily of native tree vegetation consisting of ash juniper and live oak trees. A small portion of the disposal area will consist of open areas which will be planted and managed for sustained Bermuda grass during the warm season and rye grass during the cool season.

Location: The wastewater treatment facility and disposal site will be located 0.9 miles east-northeast of the intersection of Farm-to-Market Roads 306 and 2673 in Comal County, Texas. (See Attachment A.)

Drainage Area: The wastewater treatment facility and disposal site will be located in the drainage basin of Heiser Hollow, a tributary of the Guadalupe River, in Segment No. 1812 of the Guadalupe River Basin. No discharge of pollutants into water in the State is authorized by this permit.

This permit and the authorization contained herein shall expire at midnight on February 1, 2012.

ISSUED DATE: **JUN 11 2008**

A handwritten signature in black ink, appearing to be "R. Mark", written over a horizontal line.

For the Commission

**CONTRIBUTING ZONE PLAN  
ATTACHMENT G**

**ALTERNATIVE SECONDARY CONTAINMENT METHODS**

NOT APPLICABLE TO THIS SITE.

**CONTRIBUTING ZONE PLAN  
ATTACHMENT H**

**AST CONTAINMENT STRUCTURE DRAWINGS**

NOT APPLICABLE TO THIS SITE.

**CONTRIBUTING ZONE PLAN  
ATTACHMENT I**

**20% OR LESS IMPERVIOUS COVER**

In this proposed development site, it was the intent to preserve as much natural vegetation as possible. The total proposed impervious cover for this site totals 13.8%, therefore allowing the site to remain a low density development preserving much of the natural state. It is for this reason we propose that permanent BMPs not be required. This site is comprised of 295.52 acres containing 280 lots, approximately 1 home for every acre. The site plan does not illustrate the lots being so large only because we didn't draw it that way. The lines designate the building limitations meaning no one can build beyond a certain point so no disturbance occurs. The total impervious cover is shown in Table 1 which includes lots, roadways and wastewater treatment plant. The suspended solids that form on this site will travel across many acres of natural land before reaching the Guadalupe River.

<b>UNIT 2 IMPERVIOUS COVER</b>		
	<b>Area (sf)</b>	<b>Area (acre)</b>
Total Unit 2 Area	12,872,900.0	295.52
<b>PROPOSED</b>		
	<b>Area (sf)</b>	<b>Area (acre)</b>
Lots	1,126,000.0	25.85
Roadways	630,254.0	14.50
WWTP Driveway	6,129.0	0.14
Wastewater Treatment Plant	9000	0.21
<b>Proposed Impervious Cover (ac):</b>		<b>40.70</b>
<b>Proposed Impervious Cover (%):</b>		<b>13.8%</b>

Table 1: This table represents the impervious cover for total project area.

**CONTRIBUTING ZONE PLAN  
ATTACHMENT J**

**PERMANENT BMPs FOR UPGRADIENT STORMWATER**

There are no permanent BMPs proposed for this site. We are below the required impervious cover percentage needed for permanent BMPs.

**CONTRIBUTING ZONE PLAN  
ATTACHMENT K**

**PERMANENT BMPs FOR ON-SITE STORMWATER**

There are no proposed permanent BMPs for this site. Refer to attachments D and I for explanation.

**CONTRIBUTING ZONE PLAN  
ATTACHMENT L**

**BMPs FOR SURFACE STREAMS**

There are no permanent BMPs proposed for this site. However we have implemented temporary measures to control and maintain the natural surface streams and to help eliminate sedimentation entering these streams.

**CONTRIBUTING ZONE PLAN  
ATTACHMENT M  
CONSTRUCTION PLANS**

Construction plans are only required for permanent BMPs which we do not propose for this site.

**CONTRIBUTING ZONE PLAN  
ATTACHMENT N**

**INSPECTION, MAINTENANCE, AND RETROFIT PLAN**

This plan is not required as we do not propose permanent BMPs for this site.

**CONTRIBUTING ZONE PLAN  
ATTACHMENT O  
PILOT SCALE FIELD TESTING PLAN**

NOT APPLICABLE TO THIS SITE.

**CONTRIBUTING ZONE PLAN  
ATTACHMENT P**

**MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION**

The site will be stabilized using cedar mulch and storm will travel over these areas as well as other naturally vegetated areas to help minimize surface stream contamination. The storm water will also travel across many acres of naturally vegetated land acting as treatment to reduce the amount of contamination.

**Agent Authorization Form**  
For Required Signature  
Edwards Aquifer Protection Program  
Relating to 30 TAC Chapter 213  
Effective June 1, 1999

I JOHN DAVENPORT  
Print Name

PRINCIPAL  
Title - Owner/President/Other

of HEISER HOWARD PARTNERS, LLC  
Corporation/Partnership/Entity Name

have authorized SANDY HARWOOD, PE  
Print Name of Agent/Engineer

of JACOBS CARTER BURGESS  
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For applicants who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

John H. Davenport  
Applicant's Signature

8-13-08  
Date

THE STATE OF TX §

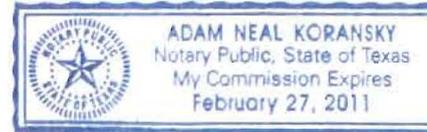
County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared John Davenport 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 13 day of August, 2008

Adam Neal Koransky  
NOTARY PUBLIC

Adam Neal Koransky  
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 2/27/2011

Texas Commission on Environmental Quality  
Edwards Aquifer Protection Program  
**Application Fee Form**

NAME OF PROPOSED REGULATED ENTITY: HEISER HOLLOW PARTNERS, LLC  
 REGULATED ENTITY LOCATION: \_\_\_\_\_  
 NAME OF CUSTOMER: \_\_\_\_\_  
 CONTACT PERSON: JOHN DAVENPORT PHONE: \_\_\_\_\_  
 (Please Print)

Customer Reference Number (if issued): CN 603189663 (nine digits)  
 Regulated Entity Reference Number (if issued): RN 05506901 (nine digits)

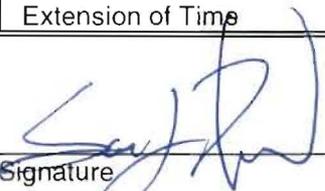
**Austin Regional Office (3373)**     Hays     Travis     Williamson  
**San Antonio Regional Office (3362)**     Bexar     Comal     Medina     Kinney     Uvalde

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment.** This payment is being submitted to (Check One):

- Austin Regional Office**                       **San Antonio Regional Office**  
 **Mailed to TCEQ:**                               **Overnight Delivery to TCEQ:**  
 TCEQ – Cashier                                      TCEQ - Cashier  
 Revenues Section                                    12100 Park 35 Circle  
 Mail Code 214                                        Building A, 3rd Floor  
 P.O. Box 13088                                      Austin, TX 78753  
 Austin, TX 78711-3088                            512/239-0347

**Site Location (Check All That Apply):**     Recharge Zone     Contributing Zone     Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	295.52 Acres	\$ 8,000
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

  
 \_\_\_\_\_  
 Signature

12/15/08  
 \_\_\_\_\_  
 Date

If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

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.



TCEQ Use Only

# TCEQ Core Data Form

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

## SECTION I: General Information

<b>1. Reason for Submission</b> (If other is checked please describe in space provided)			
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application)			
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)		<input type="checkbox"/> Other	
<b>2. Attachments</b> Describe Any Attachments: (ex. Title V Application, Waste Transporter Application, etc.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>3. Customer Reference Number (if issued)</b>		<b>4. Regulated Entity Reference Number (if issued)</b>	
CN 603189663		RN	

## SECTION II: Customer Information

<b>5. Effective Date for Customer Information Updates (mm/dd/yyyy)</b>			
<b>6. Customer Role</b> (Proposed or Actual) – as it relates to the <u>Regulated Entity</u> listed on this form. Please check only <u>one</u> of the following:			
<input type="checkbox"/> Owner	<input type="checkbox"/> Operator	<input checked="" type="checkbox"/> Owner & Operator	
<input type="checkbox"/> Occupational Licensee	<input type="checkbox"/> Responsible Party	<input type="checkbox"/> Voluntary Cleanup Applicant	<input type="checkbox"/> Other: _____
<b>7. General Customer Information</b>			
<input type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State)		<input type="checkbox"/> Change in Regulated Entity Ownership	
<input checked="" type="checkbox"/> <b>No Change**</b>			
<b>**If "No Change" and Section I is complete, skip to Section III – Regulated Entity Information.</b>			
<b>8. Type of Customer:</b>			
<input type="checkbox"/> Corporation	<input type="checkbox"/> Individual	<input type="checkbox"/> Sole Proprietorship- D.B.A	
<input type="checkbox"/> City Government	<input type="checkbox"/> County Government	<input type="checkbox"/> Federal Government	
<input type="checkbox"/> State Government	<input type="checkbox"/> Other Government	<input type="checkbox"/> General Partnership	
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Other: _____		
<b>9. Customer Legal Name</b> (If an individual, print last name first: ex: Doe, John)			<b>End Date:</b>
<b>10. Mailing Address:</b>			
City	State	ZIP	ZIP + 4
<b>11. Country Mailing Information</b> (if outside USA)		<b>12. E-Mail Address</b> (if applicable)	
<b>13. Telephone Number</b>		<b>15. Fax Number</b> (if applicable)	
( ) -		( ) -	
<b>14. Extension or Code</b>			
<b>16. Federal Tax ID</b> (9 digits)	<b>17. TX State Franchise Tax ID</b> (11 digits)	<b>18. DUNS Number</b> (if applicable)	<b>19. TX SOS Filing Number</b> (if applicable)
<b>20. Number of Employees</b>			<b>21. Independently Owned and Operated?</b>
<input type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

## SECTION III: Regulated Entity Information

<b>22. General Regulated Entity Information</b> (If "New Regulated Entity" is selected below this form should be accompanied by a permit application)			
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information <input type="checkbox"/> No Change** (See below)			
<b>**If "NO CHANGE" is checked and Section I is complete, skip to Section IV, Preparer Information.</b>			
<b>23. Regulated Entity Name</b> (name of the site where the regulated action is taking place)			
Guadalupe River Club Unit 2			

24. Street Address of the Regulated Entity: <i>(No P.O. Boxes)</i>	Not Assigned							
	City		State		ZIP		ZIP + 4	
25. Mailing Address:	12790 Merit Drive, Suite 100							
	City	Dallas	State	TX	ZIP	75251	ZIP + 4	1247
26. E-Mail Address:	jdavenport@stonehill-prm.com							
27. Telephone Number	28. Extension or Code			29. Fax Number <i>(if applicable)</i>				
( 469 ) 916-5840				( 469 ) 916-5859				
30. Primary SIC Code (4 digits)	31. Secondary SIC Code (4 digits)		32. Primary NAICS Code (5 or 6 digits)		33. Secondary NAICS Code (5 or 6 digits)			
1521	1611		236115					
34. What is the Primary Business of this entity? <i>(Please do not repeat the SIC or NAICS description.)</i>								
Single Family Residential								

Questions 34 – 37 address geographic location. Please refer to the instructions for applicability.

35. Description to Physical Location:	NE Comal County, approx 1600' E of FM 306 & FM 2673 intersection, approximately 500' on North side of FM 306							
36. Nearest City	County			State		Nearest ZIP Code		
Sattler	Comal County			TX		78132		
37. Latitude (N) In Decimal:	29.967			38. Longitude (W) In Decimal:	-98.194			
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	51	42	98	09	16			

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form or the updates may not be made. If your Program is not listed, check other and write it in. See the Core Data Form instructions for additional guidance.

<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Industrial Hazardous Waste	<input type="checkbox"/> Municipal Solid Waste
<input type="checkbox"/> New Source Review – Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS	<input type="checkbox"/> Sludge
<input type="checkbox"/> Stormwater	<input type="checkbox"/> Title V – Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil	<input type="checkbox"/> Utilities
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Waste Water	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

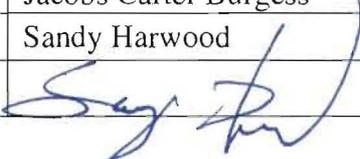
#### SECTION IV: Preparer Information

40. Name:	Sandy Harwood c/o Jacobs Carter Burgess			41. Title:	Senior Project Manager		
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address				
( 512 ) 314-3100		( 512 ) 314-3135	sandy.harwood@jacobs.com				

#### SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 9 and/or as required for the updates to the ID numbers identified in field 39.

*(See the Core Data Form instructions for more information on who should sign this form.)*

Company:	Jacobs Carter Burgess	Job Title:	Senior Project Manager				
Name <i>(In Print)</i> :	Sandy Harwood	Phone:	( 512 ) 314-3100				
Signature:		Date:	12/15/08				

Drawing: L:\020807 Heiler\Hollow\ENGINEERING\REPORTS\CZP Unit 2\CADFILES\EXHIBITS\020807\_CZP Mod 1 Exhibit-2\_DWG.dwg  
 User: holliba  
 Date: 11/08/08  
 Plot Date/Time: 11/08/08 15:21:24



**LEGEND**

	BOUNDARY / RIGHT OF WAY LINE
	726 EXISTING CONTOUR ELEVATIONS
	PROPOSED DRAINAGE FLOW

- NOTES:**
1. DRAINAGE PATTERNS AND SLOPES ARE INTENDED TO REMAIN AS EXISTING.
  2. FEMA FLOOD INSURANCE RATE MAP NO. 48091C0260 "AE" FOR COMAL COUNTY, TEXAS MARCH 10, 2006.
  3. THERE WILL BE NO STORM WATER DISCHARGE TO SURFACE STREAMS.

NO.	DATE	REVISION	BY



**CZP UNIT 2**  
 DRAINAGE AREAS / TOPO

**GUADALUPE RIVER CLUB**  
 CZP MOD. 1  
 FM 306, COMAL COUNTY, TEXAS

DEVELOPER: NAME	<input type="checkbox"/>
DRAWN/DESIGNED BY:	<input type="checkbox"/>
ET/PROJECT MANAGER:	<input type="checkbox"/>
SR. PROJECT MANAGER:	<input type="checkbox"/>
JCB PROJECT #:	NUMBER

**SHEET**

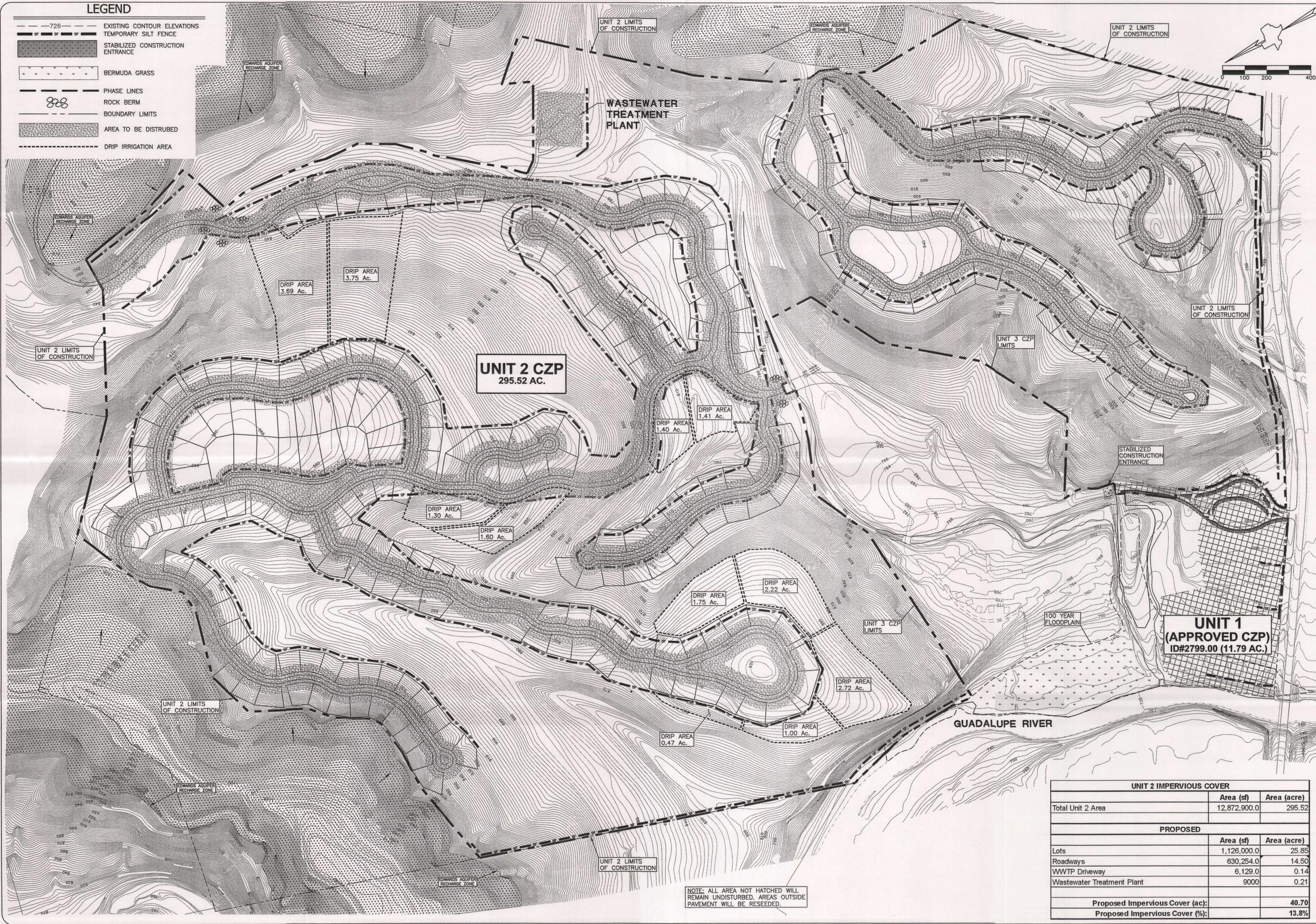
OF

PROJECT NAME - PLAN TYPE  
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**JE JACOBS**  
 Carter Burgess  
 2706 E. Co. Road, Suite 300  
 Austin, Texas 78746  
 1823 314-9100 Fax 1823 314-3188

**LEGEND**

- 726--- EXISTING CONTOUR ELEVATIONS
- SF--- TEMPORARY SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- BERMUDA GRASS
- PHASE LINES
- ROCK BERM
- BOUNDARY LIMITS
- AREA TO BE DISTURBED
- DRIP IRRIGATION AREA



NOTE: ALL AREA NOT HATCHED WILL REMAIN UNDISTURBED. AREAS OUTSIDE PAVEMENT WILL BE RESEED.

UNIT 2 IMPERVIOUS COVER		
	Area (sf)	Area (acre)
Total Unit 2 Area	12,872,900.0	295.52
<b>PROPOSED</b>		
	Area (sf)	Area (acre)
Lots	1,126,000.0	25.85
Roadways	630,254.0	14.50
WWTP Driveway	6,129.0	0.14
Wastewater Treatment Plant	9000	0.21
<b>Proposed Impervious Cover (ac):</b>		<b>40.70</b>
<b>Proposed Impervious Cover (%):</b>		<b>13.8%</b>



CZP UNIT 2  
IMPERVIOUS COVER /  
EROSION & SEDIMENTATION  
CONTROL EXHIBIT

GUADALUPE RIVER CLUB  
CZP MOD. 1  
FM 306, COMAL COUNTY, TEXAS

DEVELOPER: NAME  
DRAWN/DESIGNED BY:  
BY/PROJECT MANAGER:  
SR. PROJECT MANAGER:  
JOB PROJECT #: NUMBER

**SHEET**

OF

PROJECT NAME - PLAN TYPE

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