

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

PERMIT NO. WQ0016171001

Guajolote Ranch WRRF
Domestic Wastewater Permit Application

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



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

PROPOSED PERMIT NO. WQ0016171001

APPLICATION. Municipal Operations, LLC, P.O. Box 1689, Spring, Texas 77383, has applied to the Texas Commission on Environmental Quality (TCEQ) for proposed Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016171001 (EPA I.D. No. TX0142981) to authorize the discharge of treated wastewater at a volume not to exceed an annual average flow of 1,000,000 gallons per day. The domestic wastewater treatment facility will be located approximately 1.75 miles west-southwest of the intersection of Babcock Road and Scenic Loop Road, in Bexar County, Texas 78023. The discharge route will be from the plant site via pipe to Helotes Creek; thence to impounded Helotes Creek; thence to Helotes Creek; thence to Culebra Creek; thence to Lower Leon Creek. TCEQ received this application on May 23, 2022. The permit application is available for viewing and copying at Igo Library, 13330 Kyle Seale Parkway, San Antonio, Texas. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For the exact location, refer to the application.

<https://tceq.maps.arcgis.com/apps/webappviewer/index.html?id=db5bac44afbc468bbddd36of816825of&marker=-98.6975%2C29.653888&level=12>

ALTERNATIVE LANGUAGE NOTICE. Alternative language notice in Spanish is available at <https://www.tceq.texas.gov/permitting/wastewater/plain-language-summaries-and-public-notices>. El aviso de idioma alternativo en español está disponible en <https://www.tceq.texas.gov/permitting/wastewater/plain-language-summaries-and-public-notices>.

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

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

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

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

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

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

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

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

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

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

Further information may also be obtained from the Municipal Operations, LLC at the address stated above or by calling Mr. Troy Hotchkiss, P.E., Integrated Water Services, Inc., at 214-957-1357.

Issuance Date: August 30, 2022

Comisión de Calidad Ambiental del Estado de Texas



AVISO DE RECIBO DE LA SOLICITUD Y EL INTENTO DE OBTENER PERMISO PARA LA CALIDAD DEL AGUA

PERMISO PROPUESTO NO. WQ0016171001

SOLICITUD. Municipal Operations, LLC, P.O Box 1689, Spring, Texas 77383 ha solicitado a la Comisión de Calidad Ambiental del Estado de Texas (TCEQ) para el propuesto Permiso No. WQ0016171001 (EPA I.D. No. TX0142981) del Sistema de Eliminación de Descargas de Contaminantes de Texas (TPDES) para autorizar la descarga de aguas residuales tratadas en un volumen que no sobrepasa un flujo promedio diario de 1,000,000 galones por día. La planta está ubicada aproximadamente a 1.75 millas al oeste-suroeste de la intersección de Babcock Road y Scenic Loop Road en el Condado de Bexar, Texas. La ruta de descarga es del sitio de la planta a hasta Helotes Creek; de allí a Helotes Creek incautada; de allí a Helotes Creek; de allí a Culebra Creek; de allí a Lower Leon Creek. La TCEQ recibió esta solicitud el 23 de mayo de 2022. La solicitud para el permiso está disponible para leerla y copiarla en Igo Library, 13330 Kyle Seale Parkway, San Antonio, Texas. Este enlace a un mapa electrónico de la ubicación general del sitio o de la instalación es proporcionado como una cortesía y no es parte de la solicitud o del aviso. Para la ubicación exacta, consulte la solicitud.

<https://tceq.maps.arcgis.com/apps/webappviewer/index.html?id=db5bac44afbc468bbddd36of816825of&marker=-98.6975%2C29.653888&level=12>

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

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

OPORTUNIDAD DE UNA AUDIENCIA ADMINISTRATIVA DE LO CONTENCIOSO. Después del plazo para presentar comentarios públicos, el Director Ejecutivo considerará todos los comentarios apropiados y preparará una respuesta a todo los comentarios públicos esenciales, pertinentes, o significativos. **A menos que la solicitud haya sido referida**

directamente a una audiencia administrativa de lo contencioso, la respuesta a los comentarios y la decisión del Director Ejecutivo sobre la solicitud serán enviados por correo a todos los que presentaron un comentario público y a las personas que están en la lista para recibir avisos sobre esta solicitud. Si se reciben comentarios, el aviso también proveerá instrucciones para pedir una reconsideración de la decisión del Director Ejecutivo y para pedir una audiencia administrativa de lo contencioso. Una audiencia administrativa de lo contencioso es un procedimiento legal similar a un procedimiento legal civil en un tribunal de distrito del estado.

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

Después del cierre de todos los períodos de comentarios y de petición que aplican, el Director Ejecutivo enviará la solicitud y cualquier petición para reconsideración o para una audiencia de caso impugnado a los Comisionados de la TCEQ para su consideración durante una reunión programada de la Comisión. La Comisión sólo puede conceder una solicitud de una audiencia de caso impugnado sobre los temas que el solicitante haya presentado en sus comentarios oportunos que no fueron retirados posteriormente. Si se concede una audiencia, el tema de la audiencia estará limitado a cuestiones de hecho en disputa o cuestiones mixtas de hecho y de derecho relacionadas a intereses pertinentes y materiales de calidad del agua que se hayan presentado durante el período de comentarios.

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

CONTACTOS E INFORMACIÓN A LA AGENCIA. Todos los comentarios públicos y solicitudes deben ser presentadas electrónicamente vía <http://www14.tceq.texas.gov/epic/eComment/> o por escrito dirigidos a la Comisión de Texas de Calidad Ambiental, Oficial de la Secretaría (Office of Chief

Clerk), MC-105, P.O. Box 13087, Austin, Texas 78711-3087. Tenga en cuenta que cualquier información personal que usted proporcione, incluyendo su nombre, número de teléfono, dirección de correo electrónico y dirección física pasarán a formar parte del registro público de la Agencia. Para obtener más información acerca de esta solicitud de permiso o el proceso de permisos, llame al programa de educación pública de la TCEQ, gratis, al 1-800-687-4040. Si desea información en Español, puede llamar al 1-800-687-4040.

También se puede obtener información adicional del Municipal Operations, LLC a la dirección indicada arriba o llamando a Troy Hotchkiss, P.E., Integrated Water Services, Inc., al 214-957-1357.

Fecha de emisión 30 de agosto de 2022



PERMIT NUMBER:

	Y	N		Y	N
Administrative Report 1.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Original USGS Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Administrative Report 1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Affected Landowners Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SPIF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner Disk or Labels	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Core Data Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Buffer Zone Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Technical Report 1.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flow Diagram	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Technical Report 1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Worksheet 2.0	<input type="checkbox"/>	<input type="checkbox"/>	Original Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Worksheet 2.1	<input type="checkbox"/>	<input type="checkbox"/>	Design Calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Worksheet 3.0	<input type="checkbox"/>	<input type="checkbox"/>	Solids Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Worksheet 3.1	<input type="checkbox"/>	<input type="checkbox"/>	Water Balance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Worksheet 3.2	<input type="checkbox"/>	<input type="checkbox"/>			
Worksheet 3.3	<input type="checkbox"/>	<input type="checkbox"/>			
Worksheet 4.0	<input type="checkbox"/>	<input type="checkbox"/>			
Worksheet 5.0	<input type="checkbox"/>	<input type="checkbox"/>			
Worksheet 6.0	<input type="checkbox"/>	<input type="checkbox"/>			
Worksheet 7.0	<input type="checkbox"/>	<input type="checkbox"/>			

Segment Number _____ County _____
Expiration Date _____ Region _____
Permit Number _____



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
**APPLICATION FOR A DOMESTIC WASTEWATER PERMIT
ADMINISTRATIVE REPORT 1.0**

If you have questions about completing this form please contact the Applications Review and Processing Team at 512-239-4671.

Section 1. Application Fees (Instructions Page 29)

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

Flow	New/Major Amendment	Renewal
<0.05 MGD	\$350.00 <input type="checkbox"/>	\$315.00 <input type="checkbox"/>
≥0.05 but <0.10 MGD	\$550.00 <input type="checkbox"/>	\$515.00 <input type="checkbox"/>
≥0.10 but <0.25 MGD	\$850.00 <input type="checkbox"/>	\$815.00 <input type="checkbox"/>
≥0.25 but <0.50 MGD	\$1,250.00 <input type="checkbox"/>	\$1,215.00 <input type="checkbox"/>
≥0.50 but <1.0 MGD	\$1,650.00 <input type="checkbox"/>	\$1,615.00 <input type="checkbox"/>
≥1.0 MGD	\$2,050.00 <input checked="" type="checkbox"/>	\$2,015.00 <input type="checkbox"/>

Minor Amendment (for any flow) \$150.00 ☐

Payment Information:

Mailed Check/Money Order Number: N/A

Check/Money Order Amount: N/A

Name Printed on Check: N/A

EPAY Voucher Number: 578362

Copy of Payment Voucher enclosed? Yes ☒

Section 2. Type of Application (Instructions Page 29)

- | | |
|---|---|
| <input checked="" type="checkbox"/> New TPDES | <input type="checkbox"/> New TLAP |
| <input type="checkbox"/> Major Amendment <u>with</u> Renewal | <input type="checkbox"/> Minor Amendment <u>with</u> Renewal |
| <input type="checkbox"/> Major Amendment <u>without</u> Renewal | <input type="checkbox"/> Minor Amendment <u>without</u> Renewal |
| <input type="checkbox"/> Renewal without changes | <input type="checkbox"/> Minor Modification of permit |

For amendments or modifications, describe the proposed changes: N/A

For existing permits:

Permit Number: WQ00N/A

EPA I.D. (TPDES only): TXN/A

Expiration Date: N/A

Section 3. Facility Owner (Applicant) and Co-Applicant Information (Instructions Page 29)

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

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

Municipal Operations, LLC

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

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

CN: 605108091

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

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

First and Last Name: Keith Arrant

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

Title: Officer

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

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

N/A

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

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

CN: N/A

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

Prefix (Mr., Ms., Miss):

First and Last Name:

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

Title:

Provide a brief description of the need for a co-permittee: [REDACTED]

C. Core Data Form

Complete the Core Data Form for each customer and include as an attachment. If the customer type selected on the Core Data Form is **Individual**, complete **Attachment 1** of Administrative Report 1.0.

Attachment: Applicant CDF

Section 4. Application Contact Information (Instructions Page 30)

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

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

First and Last Name: Troy Hotchkiss

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

Title: Sr. Engineering Manager

Organization Name: Integrated Water Services, Inc.

Mailing Address: 4001 N Valley Dr

City, State, Zip Code: Longmont, CO 80504

Phone No.: 214-957-1357 Ext.: [REDACTED] Fax No.: [REDACTED]

E-mail Address: thotchkiss@integratedwaterservices.com

Check one or both: ☒ Administrative Contact ☒ Technical Contact

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

First and Last Name: Austin Clements

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

Title: Process Engineer

Organization Name: Integrated Water Services, Inc.

Mailing Address: 4001 N Valley Dr

City, State, Zip Code: Longmont, CO 80504

Phone No.: 303-960-8187 Ext.: [REDACTED] Fax No.: [REDACTED]

E-mail Address: aclements@integratedwaterservices.com

Check one or both: ☒ Administrative Contact ☒ Technical Contact

Section 5. Permit Contact Information (Instructions Page 30)

Provide two names of individuals that can be contacted throughout the permit term.

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

First and Last Name: Troy Hotchkiss

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

Title: Sr. Engineering Manager

Organization Name: Integrated Water Services, Inc.

Mailing Address: 4001 N Valley Dr

City, State, Zip Code: Longmont, CO 80504

Phone No.: 214-957-1357 Ext.: [REDACTED]

Fax No.: [REDACTED]

E-mail Address: thotchkiss@integratedwaterservices.com

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

First and Last Name: Keith Arrant

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

Title: Officer

Organization Name: Municipal Operations, LLC

Mailing Address: PO Box 1689

City, State, Zip Code: Spring, TX 77383

Phone No.: 281-367-5511 Ext.: [REDACTED]

Fax No.: [REDACTED]

E-mail Address: karrant@municipalops.com

Section 6. Billing Information (Instructions Page 30)

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

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

First and Last Name: Keith Arrant

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

Title: Officer

Organization Name: Municipal Operations, LLC

Mailing Address: PO Box 1689

City, State, Zip Code: Spring, TX 77383

Phone No.: 281-367-5511 Ext.: [REDACTED]

Fax No.: [REDACTED]

E-mail Address: karrant@municipalops.com

Section 7. DMR/MER Contact Information (Instructions Page 31)

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

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

First and Last Name: Keith Arrant

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

Title: Officer

Organization Name: Municipal Operations, LLC

Mailing Address: PO Box 1689

City, State, Zip Code: Spring, TX 77383

Phone No.: 281-367-5511 Ext.: Fax No.:

E-mail Address: karrant@municipalops.com

DMR data is required to be submitted electronically. Create an account at:

<https://www.tceq.texas.gov/permitting/netdmr/netdmr.html>.

Section 8. Public Notice Information (Instructions Page 31)

A. Individual Publishing the Notices

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

First and Last Name: Austin Clements

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

Title: Process Engineer

Organization Name: Integrated Water Services, Inc.

Mailing Address: 4001 N Valley Dr

City, State, Zip Code: Longmont, CO 80504

Phone No.: 303-960-8187 Ext.: Fax No.:

E-mail Address: aclements@integratedwaterservices.com

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

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

☒ E-mail Address


☐ Fax

☐ Regular Mail

C. Contact person to be listed in the Notices


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

First and Last Name: Troy Hotchkiss

Credential (P.E, P.G., Ph.D., etc.): P.E.
Title: Sr. Engineering Manager
Organization Name: Integrated Water Services, Inc.
Phone No.: 214-957-1357 Ext.: 
E-mail: thotchkiss@integratedwaterservices.com

D. Public Viewing Information

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

Public building name: Igo Library
Location within the building: Reference Desk
Physical Address of Building: 13330 Kyle Seale Pkwy
City: San Antonio County: Bexar
Contact Name: Tim Johnson
Phone No.: 210-207-9081 Ext.: 

E. Bilingual Notice Requirements:

This information **is required** for **new, major amendment, and renewal applications**. It is not required for minor amendment or minor modification applications.

This section of the application is only used to determine if alternative language notices will be needed. Complete instructions on publishing the alternative language notices will be in your public notice package.

Please call the bilingual/ESL coordinator at the nearest elementary and middle schools and obtain the following information to determine whether an alternative language notices are required.

1. Is a bilingual education program required by the Texas Education Code at the elementary or middle school nearest to the facility or proposed facility?

☒ Yes ☐ No

If **no**, publication of an alternative language notice is not required; **skip to** Section 9 below.

2. Are the students who attend either the elementary school or the middle school enrolled in a bilingual education program at that school?

☒ Yes ☐ No

3. Do the students at these schools attend a bilingual education program at another location?

☐ Yes ☒ No

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

Prefix (Mr., Ms., Miss): N/A

First and Last Name: N/A

Mailing Address: N/A

City, State, Zip Code: N/A

Phone No.: N/A

E-mail Address: N/A

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

Attachment: N/A

Section 10. TPDES Discharge Information (Instructions Page 34)

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

☐ Yes ☐ No

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

New Permit Application: The wastewater treatment facility will be located approximately 1.75 miles west-southwest of the intersection of Scenic Loop Rd and Babcock Rd, in Bexar County.

- B. Are the point(s) of discharge and the discharge route(s) in the existing permit correct?

☐ Yes ☐ No

If **no, or a new or amendment permit application**, provide an accurate description of the point of discharge and the discharge route to the nearest classified segment as defined in 30 TAC Chapter 307:

New Permit Application: The effluent from the facility will be conveyed through a 6" pipe to a discharge point along Helotes Creek (Unclassified Segment 1906A); thence to Culebra Creek; thence to Lower Leon Creek (Classified Segment 1906).

City nearest the outfall(s): Grey Forest

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

Outfall Latitude: 29°39'14.08"N

Longitude: 98°41'51.30"W

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

☐ Yes ☒ No

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

☐ Authorization granted ☐ Authorization pending

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

Attachment:

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

N/A

Section 11. TLAP Disposal Information (Instructions Page 36)

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

☐

Yes

☐

No

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

N/A

- B. City nearest the disposal site: N/A

- C. County in which the disposal site is located: N/A

- D. Disposal Site Latitude: N/A Longitude: N/A

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

N/A

- F. For TLAPs, please identify the nearest watercourse to the disposal site to which rainfall runoff might flow if not contained:

N/A

Section 12. Miscellaneous Information (Instructions Page 37)

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

☐

Yes

☒

No

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

☐

Yes

☐

No

☒

Not Applicable

If No, or if a new onsite sludge disposal authorization is being requested in this permit

application, provide an accurate location description of the sewage sludge disposal site.

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

☐ Yes ☒ No

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

D. Do you owe any fees to the TCEQ?

☐ Yes ☒ No

If yes, provide the following information:

Account number:

Amount past due:

E. Do you owe any penalties to the TCEQ?

☐ Yes ☒ No

If yes, please provide the following information:

Enforcement order number:

Amount past due:

Section 13. Attachments (Instructions Page 38)

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

- ☒ Lease agreement or deed recorded easement, if the land where the treatment facility is located or the effluent disposal site are not owned by the applicant or co-applicant.
- ☒ Original full-size USGS Topographic Map with the following information:
 - Applicant's property boundary
 - Treatment facility boundary
 - Labeled point of discharge for each discharge point (TPDES only)
 - Highlighted discharge route for each discharge point (TPDES only)
 - Onsite sewage sludge disposal site (if applicable)
 - Effluent disposal site boundaries (TLAP only)
 - New and future construction (if applicable)
 - 1 mile radius information

- 3 miles downstream information (TPDES only)
- All ponds.

☐ Attachment 1 for Individuals as co-applicants

☒ Other Attachments. Please specify: Applicant CDF

Section 14. Signature Page (Instructions Page 39)

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

Permit Number: [REDACTED]

Applicant: Municipal Operations, LLC

Certification:

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

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

Signatory name (typed or printed): Keith Arrant

Signatory title: Officer

Signature: _____

Date: July 27, 2022

(Use blue ink)

Subscribed and Sworn to before me by the said Keith Arrant

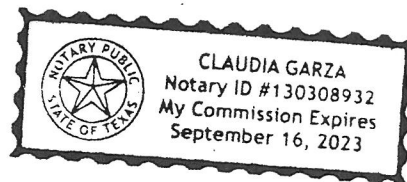
on this 27 day of July, 20 22.

My commission expires on the 16 day of September, 20 23.

Claudia Garza
Notary Public

[SEAL]

Montgomery
County, Texas



Plain Language Summary Template and Instructions for Texas Pollutant Discharge Elimination System (TPDES) and Texas Land Application (TLAP) Permit Applications

ENGLISH TEMPLATE FOR TPDES or TLAP NEW/RENEWAL/AMENDMENT APPLICATIONS

DOMESTIC WASTEWATER

The following summary is provided for this pending water quality permit application being reviewed by the Texas Commission on Environmental Quality as required by 30 Texas Administrative Code Chapter 39. The information provided in this summary may change during the technical review of the application and are not federal enforceable representations of the permit application.

Municipal Operations, LLC (CN605108091) proposes to operate Guajolote Ranch WRRF (RN111506457), a cyclically aerated, flow-through activated sludge process designed for biological nutrient removal with chemical phosphorous removal capability. The plant will be biochemically designed as an extended aeration plant. The facility will be located approximately 1.75 miles west-southwest of the intersection of Scenic Loop Rd and Babcock Rd, in Grey Forest, Bexar County, Texas 78023.

This application is for a new application to discharge at a daily average flow of 1,000,000 gallons per day of treated domestic wastewater.

Discharges from the facility are expected to contain five-day carbonaceous biochemical oxygen demand (CBOD5), total suspended solids (TSS), ammonia nitrogen (NH3-N), Total Phosphorus (TP), Dissolved Oxygen (D), and Escherichia coli. Domestic wastewater will be treated by an activated sludge process and the treatment units will include bar screens, anaerobic selectors, aerobic/anoxic zones, clarifiers, aerobic digesters, and chlorine contact basins.

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

AGUAS RESIDUALES DOMÉSTICAS

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

Municipal Operations, LLC (CN605108091) propone operar Guajolote Ranch WRRF (RN111506457), un proceso de lodos activados de flujo continuo aireado cíclicamente diseñado para la eliminación biológica de nutrientes con capacidad de eliminación química de fósforo. La planta se diseñará bioquímicamente como una planta de aireación extendida. La instalación estará ubicada aproximadamente a 1.75 millas al oeste-suroeste de la intersección de Scenic Loop Rd y Babcock Rd, en Grey Forest, Condado de Bexar, Texas 78023.

Esta solicitud es para una nueva solicitud para descargar a un flujo promedio diario de 1,000,000 de galones por día de aguas residuales domésticas tratadas. .

Se espera que las descargas de la instalación contengan demanda bioquímica de oxígeno carbónico de cinco días (CBOD5), sólidos suspendidos totales (TSS), nitrógeno amoniacal (NH3-N), fósforo total (TP), oxígeno disuelto (D) y Escherichia coli.. Las aguas residuales domésticas serán tratadas mediante un proceso de lodos activados y las unidades de tratamiento incluirán rejillas de barras, selectores anaeróbicos, zonas aeróbicas/anóxicas, clarificadores, digestores aeróbicos y piletas de contacto de cloro.



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

1. Reason for Submission (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
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN 605108091		RN

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)			
<input type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information		<input type="checkbox"/> Change in Regulated Entity Ownership	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				If new Customer, enter previous Customer below:	
Municipal Operations, LLC					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	
0802348599		32059046162		81-0880694	
10. DUNS Number (if applicable)					
11. Type of Customer:		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
		<input type="checkbox"/> Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited			
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		<input type="checkbox"/> Other:	
12. Number of Employees		<input type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input checked="" type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		13. Independently Owned and Operated?	
				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one 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:	
15. Mailing Address:		PO Box 1689			
City		Spring		State TX ZIP 77383 ZIP + 4	
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
				karrant@municipalops.com	
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)	
(281) 367-5511				(281) 367-5517	

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (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	
The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).	
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)	
Guajolote Ranch WRRF	

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

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	The wastewater treatment facility will be located approximately 1.75 miles west-southwest of the intersection of Scenic Loop Rd. and Babcock Rd, in Bexar County										
26. Nearest City	Grey Forest				State	TX		Nearest ZIP Code	78023		
27. Latitude (N) In Decimal:	29.638652			28. Longitude (W) In Decimal:	-98.706660						
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds						
29	38	19.2	98	42	24.0						
29. Primary SIC Code (4 digits)	4952		30. Secondary SIC Code (4 digits)			31. Primary NAICS Code (5 or 6 digits)	221320		32. Secondary NAICS Code (5 or 6 digits)		
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)											
34. Mailing Address:											
PO BOX 1689											
City Spring State TX ZIP 77383 ZIP + 4											
35. E-Mail Address:		karrant@municipalops.com									
36. Telephone Number				37. Extension or Code				38. Fax Number (if applicable)			
(281) 367-5511								(281) 367-5517			

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

<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<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"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<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:	Austin Clements, P.E.		41. Title:	Process Engineer	
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(303) 960-8187		() -	aclements@integratedwaterservices.com		

SECTION V: Authorized Signature

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

Company:	Municipal Operations and Consulting LLC	Job Title:	owner officer
Name (In Print):	Lonnie Wright Keith Arant	Phone:	(281) 367- 5511
Signature:		Date:	

Real Property Lease

Date: April 1, 2022

Landlord: GUAJOLOTE RANCH, INC.

Landlord's Address: 127 Charles Road
San Antonio, TX 78209

Tenant: MUNICIPAL OPERATIONS, LLC.

Tenant's Address: 27316 Spectrum Way
Oak Ridge, Texas 7738

Premises: The real property described on Exhibit "A", attached hereto and
incorporated herein for all purposes

Term (months): 48 months, unless otherwise terminated as specified herein.

Commencement Date: April 1, 2022

Termination Date: March 31, 2026, unless otherwise terminated as specified herein.

Annual Rent Payment: Ten dollars and no cents, due within 45 days of the Commencement Date

Security Deposit: Zero dollars and no cents

Permitted Use: For all purposes necessary to prepare an application for, and submit an application for, a Texas Pollutant Discharge Elimination System ("TPDES") Permit from the Texas Commission on Environmental Quality, that would contemplate the construction and operation of a wastewater treatment plant on the Premises. Upon issuance of the TPDES Permit from the Texas Commission on Environmental Quality, Tenant shall have the right to design, construct, install, and operate a wastewater treatment plant upon the Premises.

A. Definitions

A.1. "Agent" means agents, contractors, employees, licensees, and, to the extent under the control of the principal, invitees.

A.2. "Rent" means Base all amounts of money due from Tenant to Landlord.

B. Tenant's Obligations

B.1. Tenant agrees to—

B.1.a. Lease the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date, unless otherwise terminated as contemplated by this Lease.

B.1.b. Accept the Premises in their present condition "AS IS," based upon Landlord representing that as of the Date of this Lease, the Premises are suitable for the Permitted Use and in compliance with all laws relating to Tenant's use, maintenance of the condition, and occupancy of the Premises.

B.1.c. Obey (i) all laws relating to Tenant's use, maintenance of the condition, and occupancy of the Premises and Tenant's use of any common areas and (ii) any requirements imposed by utility companies serving or insurance companies covering the Premises.

B.1.d. Pay, within 45 days of the Commencement Date of the Lease, the Annual Rent to Landlord at Landlord's Address.

B.1.e. Obtain and pay for all utility services used by Tenant on the Premises.

B.1.f. Allow Landlord to enter the Premises to perform Landlord's obligations, inspect the Premises, and show the Premises to prospective purchasers or tenants; provided, however, that Landlord will not interfere with the Tenant's use of the Premises.

B.1.g. Unless the Tenant closes on the Premises as provided in Section E.1., herein, vacate the Premises on the last day of the Term and remove all Tenant's property, unless such property has become a fixture on the Premises or has been placed underground.

B.1.h. Restore and remediate the Premises in accordance with E.2.

B.1.i. Pay any additional property taxes for the Premises that may result after the property tax amount has been determined by the County for the Premises for 2022, for the remainder of the Term of this Lease, if Tenant's activities on the Premises result in a change in the tax status of the Premises or any part of the Ranch.

B.2. Tenant agrees not to—

B.2.a. Use the Premises for any purpose other than the Permitted Use.

B.2.b. Create a nuisance, except to the extent a nuisance is created by the Permitted Use.

B.2.c. Permit any waste, except to the extent a nuisance is created by the Permitted Use.

B.2.d. Use the Premises in any way that would increase Landlord's insurance premiums or void Landlord's insurance on the Premises, unless Tenant's insurance policy covers Landlord as an additional insured.

B.2.e. Allow a lien to be placed on the Premises.

B.2.f. Assign this lease or sublease any portion of the Premises without Landlord's written consent.

B.3. Accommodating Existing Agricultural Use. Tenant acknowledges that the Premises are within Bexar Appraisal District Tax Parcel 249459, which is in active agricultural use. Tenant will conduct all its operations with due regard for these agricultural uses including shutting gates to contain livestock, maintaining the integrity of existing fences in substantially the same condition as on the Commencement Date and securing and isolating and/or fencing any areas within the Premises where Tenant's operations could pose a hazard to livestock. The Parties agree that the Permitted Use would not pose a hazard to livestock.

C. Landlord's Obligations

C.1. Landlord agrees to—

C.1.a. Lease to Tenant the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.

C.2. Landlord agrees not to—

C.2.a. Interfere with Tenant's possession of the Premises as long as Tenant is not in default of the Agreement.

C.2.b. Unreasonably withhold or delay providing its consent to a proposed assignment or sublease.

D. INDEMNIFICATION

TENANT AND ALL SUCCESSORS AND ASSIGNS SHALL BE OBLIGATED TO FULLY DEFEND, PROTECT AND INDEMNIFY, HOLD HARMLESS AND RELEASE LANDLORD, THEIR RESPECTIVE HEIRS, TRUSTEES, BENEFICIARIES, EMPLOYEES, PARTNERS (GENERAL AND LIMITED), AGENTS, FAMILY MEMBERS, MEMBERS, OFFICERS, DIRECTORS, AFFILIATES, SUCCESSORS AND ASSIGNS (COLLECTIVELY REFERRED TO AS "LANDLORD GROUP") FROM AND AGAINST EACH AND EVERY LIABILITY, COST, EXPENSE, DAMAGE OR LOSS (INCLUDING, WITHOUT LIMITATION, COURT COSTS, EXPERTS' FEES AND ATTORNEYS' FEES), WHETHER ARISING IN EQUITY, AT COMMON LAW, OR BY STATUTE, OR UNDER THE LAW OF CONTRACTS, TORTS, OR PROPERTY, OF EVERY KIND OR CHARACTER, INCLUDING, WITHOUT LIMITATION, CLAIMS FOR PERSONAL INJURY OR DEATH, EMOTIONAL DISTRESS, REAL AND PERSONAL PROPERTY DAMAGE, ECONOMIC

LOSS, AND WORKERS' COMPENSATION (COLLECTIVELY, "LOSSES"), INCLUDING THOSE RESULTING FROM ANY CLAIM, DEMAND, ACTION, CAUSE OF ACTION, OR LAWSUIT THAT MAY BE ASSERTED AGAINST LANDLORD GROUP OR TENANT BY ANY THIRD PARTY, INCLUDING TENANT'S EMPLOYEES AND AGENTS OR ANY OTHER PARTY TENANT PERMITS ON THE LEASED PREMISES (COLLECTIVELY, "CLAIMS"), SUFFERED BY OR MADE AGAINST LANDLORD GROUP ARISING FROM OR ON ACCOUNT OF OR RELATING TO TENANT OR AND ANY OPERATIONS OR ACTIVITIES CONDUCTED BY TENANT OR FOR THE BENEFIT OF TENANT INCLUDING BUT NOT LIMITED TO THE MERE EXISTENCE OF THE LEASE, AND/OR ANY ADMINISTRATIVE HEARING, DEMAND LETTER, LAWSUIT OR ANY OTHER CLAIM WHATSOEVER NAMING ANY OF LANDLORD GROUP. IF A MEMBER OF THE LANDLORD GROUP IS MADE A PARTY DEFENDANT IN ANY CLAIM FOR LOSSES, THEN TENANT SHALL DEFEND SUCH PARTY AND BEAR THE COST AND EXPENSE OF SUCH DEFENSE AND ANY JUDGMENT. THE AFFECTED MEMBER OF LANDLORD GROUP SHALL HAVE THE RIGHT TO APPROVE OR DISAPPROVE OF: COUNSEL CHOSEN BY TENANT (WHO SHALL BE INDEPENDENT OF TENANT); DEFENSES, COUNTERCLAIMS, OR CROSS CLAIMS BY OR ON BEHALF OF ANY MEMBER OF LANDLORD GROUP; AND WHETHER OR NOT TO SETTLE ANY SUCH MATTER. IF TENANT FAILS OR REFUSES TO RETAIN COUNSEL AND ACTIVELY DEFEND ANY SUCH INDEMNIFIED CLAIM, THE AFFECTED MEMBER OF LANDLORD GROUP MAY RETAIN COUNSEL OF ITS CHOICE TO DEFEND THE INDEMNIFIED CLAIM AND TENANT SHALL BEAR SUCH REASONABLE EXPENSES TO THE EXTENT IT WAS OBLIGATED TO INDEMNIFY LANDLORD GROUP FOR SUCH LOSSES. THERE ARE NO LIMITATIONS TO THE INDEMNIFICATION OBLIGATIONS OF TENANT UNDER THIS LEASE; IN THAT IT IS NOT NECESSARY FOR LANDLORD GROUP TO HAVE SUCCESSFULLY DEFENDED ANY CLAIM ON THE MERITS OR OTHERWISE, AND THIS PARAGRAPH IS INTENDED TO PROVIDE COMPLETE AND UNCONDITIONAL DEFENSE AND INDEMNIFICATION FOR ATTORNEY'S FEES, PARTIAL SUCCESS, SETTLEMENTS, COMPROMISES, AND DISMISSALS. ANY BREACH OF THIS INDEMNIFICATION PARAGRAPH WHICH REMAINS UNCURED AFTER THIRTY (30) DAYS FROM WRITTEN NOTICE FROM LANDLORD SPECIFICALLY STATING THE BREACH SHALL CAUSE AN IMMEDIATE TERMINATION OF THIS LEASE WITHOUT THE NEED FOR FURTHER ACTION BY LANDLORD; PROVIDED, HOWEVER, THE TENANT'S DUTIES OF INDEMNIFICATION OR OTHERWISE SHALL NOT TERMINATE. THIS LEASE SHALL EXPIRE IN ACCORDANCE WITH THE PROVISIONS SET OUT HEREIN, BUT TENANT'S AND ITS ASSIGNEE'S OBLIGATIONS UNDER THIS PARAGRAPH SHALL SURVIVE THE TERMINATION OF THIS LEASE. TENANT'S OBLIGATIONS UNDER THIS SECTION SHALL NOT APPLY TO THE GROSS NEGLIGENCE OR INTENTIONAL MISCONDUCT OF ANY MEMBER OF THE LANDLORD GROUP.

E. General Provisions

Landlord and Tenant agree to the following:

E.1. Term. It is understood that Tenant or its assigns is under contract to purchase the Premises as part of a larger transaction that will include the Premises ("Contract to Purchase

1097 +/- acres, as amended"). Notwithstanding anything to the contrary, this Lease will terminate immediately upon (a) the Closing of the contemplated purchase by Tenant or its assignee pursuant to the Contract to Purchase 1097 +/- acres, as amended, or (b) upon the termination of the Contract to Purchase 1097 +/- acres, as amended.

E.2. Remediation and Restoration. Should this Lease terminate for any reason except for Closing on the Contract to Purchase 1097 +/- acres, as amended, (i) Tenant agrees to, within thirty (30) days following termination, remove all Tenant's property from the Premises, unless such property has become a fixture on the Premises or has been placed underground; (ii) any of Tenant's property remaining on the Premises thirty (30) days after the termination of this Lease shall be considered abandoned and Landlord shall have the option to retain such property or demand its removal; and (iii) unless waived in writing by Landlord, within thirty (30) days of the termination of this Lease, Tenant shall fully restore and remediate the surface of the Premises to substantially the condition the Premises were in immediately prior to the Commencement Date, including restoration of native grasses.

E.3. Activities allowed on Premises. During the term of this Lease, Tenant shall have access to the Premises and may undertake activities necessary for the Permitted Use. This Lease grants no right to hunt or graze livestock.

E.4. Alternative Dispute Resolution. Landlord and Tenant agree to mediate in good faith before filing a suit for damages.

E.5. Attorney's Fees. If either party retains an attorney to enforce this lease, the party prevailing in litigation is entitled to recover reasonable attorney's fees and other fees and court and other costs.

E.6. Venue. Exclusive venue is in the county in which the Premises are located.

E.7. Entire Agreement. This Lease and its Exhibit is the entire agreement of the parties concerning the lease of the Premises by Landlord to Tenant. There are no representations, warranties, agreements, or promises pertaining to the Premises or the lease of the Premises by Landlord to Tenant, and Tenant is not relying on any statements or representations of any agent of Landlord, that are not in this lease.

E.8. Amendment of Lease. This Lease may be amended only by an instrument in writing signed by Landlord and Tenant.

E.9. Guarantee. Lennar Homes of Texas Land and Construction, Ltd. ("Lennar") has executed this Lease solely for the purpose of guaranteeing the obligations of Tenant under this Lease, in the event of a Tenant default. Should the Tenant fail to perform any material obligation under this Lease and the time to cure such default pass, Landlord may look to Lennar for the performance of the obligations of Tenant hereunder, and Lennar agrees to perform the obligations of Tenant under this Lease.

[remainder of page intentionally blank, signature page follows]

LANDLORD:

GUAJOLOTE RANCH, INC.,
a Texas corporation

By: 

Richard H. Lepere, Treasurer

Date: 4-6-2022

TENANT:

MUNICIPAL OPERATIONS, LLC.

By: 

Name: Keith Aron

Title: Officer

Date: 6/1/2022

Executed by Lennar solely for the purposes set forth in Section E.9 of this Lease

LENNAR:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

By: 

Name: Richard Mott

Title: Authorized Agent

Date: 4/22/2022

METES AND BOUNDS DESCRIPTION
FOR

A 9.886 acre, or 430,656 square feet more or less, tract of land out of that called 1096.99 acre tract described in deed to Guajolote Ranch, Inc. recorded in Volume 6115, Page 603 of the Deed Records of Bexar County, Texas, out of the J. Travieso Survey No. 227 1/2, Abstract 759, County Block 4615, Bexar County, Texas. Said 9.886 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found 1/2" iron rod at the northeast corner of said 1096.99 acre tract, at the southeast corner of Lot 901, Block 13, C.B. 4695, Blackbuck Ranch Phase 1 Unit 1 PUD, recorded in Volume 9707, Page 29 and at an angle point of Lot 901, Block 12, C.B. 4695, Canyons at Scenic Loop Unit 6A P.U.D., recorded in Volume 9682, Page 32, both of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 36°45'16" W, over and across said 1096.99 acre tract, a distance of 7230.65 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" for the POINT OF BEGINNING of herein described tract;

THENCE: Continuing over and across said 1096.99 acre tract, the following bearings and distances:

S 06°55'32" W, a distance of 779.41 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", from which a found 1/2" iron rod at the southeast corner of said 1096.99 acre tract, at the northeast corner of a called 7.000 acre tract recorded in Volume 8670, Page 332 and on the west line of a called 49.076 acre tract recorded in Document No. 20210011265, both of the Official Public Records of Bexar County, Texas, bears S 82°34'04" E, a distance of 3203.13 feet;

N 83°00'29" W, a distance of 642.91 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 08°15'11" E, a distance of 314.32 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

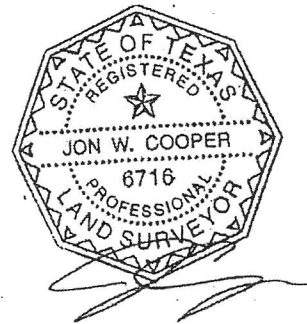
N 14°14'09" E, a distance of 270.84 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", from which a found 5/8" iron rod at the northwest corner of said 1096.99 acre tract, at the southwest corner of Lot 902, Block 30, Blackbuck Ranch Phase 2 Unit 4 PUD, recorded in Volume 20002, Page 398 of the Plat Records of Bexar County, Texas and on the east line of a called 3,188.30 acre tract recorded in Volume 3437, Page 1244 of said Deed Records, bears N 22°49'14" W, a distance of 6898.68 feet;

9.886 Acres
Job No. 12356-03
Page 2 of 2

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 750.00 feet, a central angle of $36^{\circ}37'44''$, a chord bearing and distance of N $72^{\circ}30'23''$ E, 471.35 feet, for an arc length of 479.47 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S $83^{\circ}23'02''$ E, a distance of 171.98 feet to the POINT OF BEGINNING and containing 9.886 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12356-03 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 21, 2022
JOB NO. 12356-03
DOC. ID. N:\CIVIL\12356-03\Word\12356-03 FN 9.886 AC.docx



CALLLED 3,188.30 ACRES
BEXAR RANCH
(VOL. 3437, PG. 1244 D.R.)

BLOCK 30
BLACKBUCK RANCH
PHASE 2 UNIT 4 PUD
(VOL. 20002, PG. 398 P.R.)

BLOCK 13, C.B. 4695
BLACKBUCK RANCH PHASE 1 UNIT 1 PUD
(VOL. 9707, PG. 29 D.P.R.)

BLOCK 12, C.B. 4695
THE CANYONS AT SCENIC LOOP UNIT 6A P.U.D.
(VOL. 9682, PG. 33 D.P.R.)

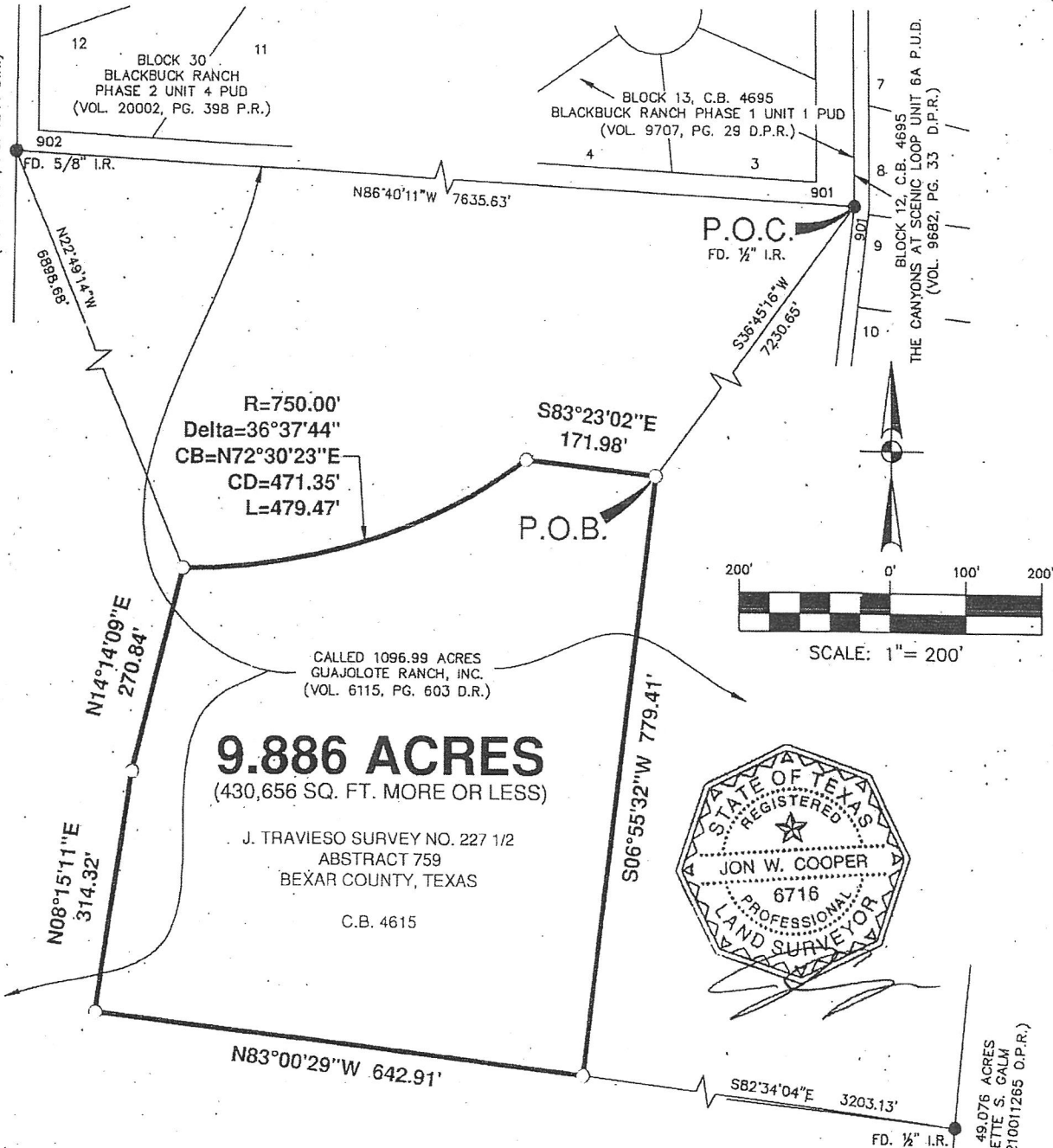


EXHIBIT FOR

A 9.886 ACRE, OR 430,656 SQUARE FEET MORE OR LESS, TRACT OF LAND
OUT OF THAT CALLED 1096.99 ACRE TRACT DESCRIBED IN DEED TO
GUAJOLOTE RANCH, INC. RECORDED IN VOLUME 6115, PAGE 603 OF THE
DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J. TRAVIESO SURVEY
NO. 227 1/2, ABSTRACT 759, COUNTY BLOCK 4615, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10026500

MARCH 21, 2022

SHEET 1 OF 1
JOB No.:12356-03

REFERENCE: