
SPRING BRANCH TRANSFER STATION

MSW PERMIT No. 2419
HILL COUNTRY WASTE SOLUTIONS LLC (OPERATOR)
SPRING BRANCH, COMAL COUNTY, TEXAS

PART I

MAY, 2023
(REVISED JUNE, 2023)
(REVISED AUGUST, 2023)

Prepared By



Everett Griffith, Jr. & Associates, Inc.
Engineers-Surveyors
408 N. Third St.
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(936) 634-5528

Engineering Registration No. F-1156
Surveying Registration No. 100291-0



**SPRING BRANCH TRANSFER STATION
TRANSFER STATION APPLICATION - PART I**

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Texas Commission on Environmental Quality

Part I Application Form for New Permit, Permit Amendment, or Registration for a Municipal Solid Waste Facility

Application Tracking Information

Facility Name: Spring Branch Transfer Station
Permittee or Registrant Name: Hill Country Waste Solutions LLC
MSW Authorization Number: 2419
Initial Submission Date: May 5, 2023
Revision Date: August 31, 2023

Instructions for completing this Part I Application Form are provided in [TCEQ 00650-instr](#)¹. Include a [Core Data Form \(TCEQ 10400\)](#)² with the application for the facility owner, and another Core Data Form for the operator if different from the owner. If you have questions, contact the Municipal Solid Waste Permits Section by email to mswper@tceq.texas.gov, or by phone at 512-239-2335.

Application Data

1. Submission Type
<input type="checkbox"/> Initial Submission <input checked="" type="checkbox"/> Notice of Deficiency (NOD) Response

2. Authorization Type
<input checked="" type="checkbox"/> Permit <input type="checkbox"/> Registration

3. Application Type
<input checked="" type="checkbox"/> New Permit
<input type="checkbox"/> Permit Major Amendment <input type="checkbox"/> Permit Limited Scope Major Amendment
<input type="checkbox"/> New Registration

¹ www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/00650-instr.pdf

² www.tceq.texas.gov/goto/coredata

4. Application Fee

Amount

\$2,050—New Landfill Permits, and Landfill Permit Major Amendments Described in 30 TAC [305.62\(j\)\(1\)](#)

\$150—Other Permits, Landfill Limited Scope Major Amendments, Permit Amendments for Storage and Processing Facilities, and Registrations

Payment Method

Check

Online through ePay portal www3.tceq.texas.gov/epay/

If paid online, enter ePay Trace Number: _____

5. Application URL

For applications other than those for arid exempt landfills, provide the URL address of a publicly accessible internet web site where the application and all revisions to the application will be posted.

<http://www.hcwastesolutions.com/transfer>

6. Party Responsible for Publishing Notice

Indicate who will be responsible for publishing notice:

Applicant Agent in Service Consultant

Contact Name: Karlis Ercums, IV

Title: President

Email Address: karlis4@hcwastesolutions.com

7. Alternative Language Notice

Use the Alternative Language Checklist on Public Notice Verification Form TCEQ-20244-Waste-NORI, TCEQ-20244-Waste-NAPD, or TCEQ-20244-Waste-NAORPM available at www.tceq.texas.gov/permitting/waste_permits/msw_permits/msw_notice.html to determine if an alternative language notice is required.

Is an alternative language notice required for this application?

Yes No

Indicate the alternative language: Spanish

8. Public Place for Copy of Application

Name of the Public Place: Mammen Family Public Library
 Physical Address: 131 Bulverde Crossing
 City: Bulverde County: Comal State: TX Zip Code: 78163
 Phone Number: (830) 438-4864

9. Consolidated Permit Processing

Is this submittal part of a consolidated permit processing request, in accordance with 30 TAC Chapter 33?

Yes No

If "Yes", indicate the other TCEQ program authorizations requested:

n/a

10. Confidential Documents

Does the application contain confidential documents?

Yes No

If "Yes", reference the confidential documents in the application, but submit the confidential documents as an attachment in a separate binder marked "CONFIDENTIAL."

11. Permits and Construction Approvals

Mark the following table to indicate status of other permits or approvals.

Table 1. Permits and Construction Approvals.

Permit or Approval	Received	Pending	Not Applicable
Hazardous Waste Management Program under Texas Solid Waste Disposal Act			X
Underground Injection Control Program under Texas Injection Well Act			X
National Pollutant Discharge Elimination System Program under Clean Water Act; Waste Discharge Program under Texas Water Code, Chapter 26			X
Prevention of Significant Deterioration Program under Federal Clean Air Act (FCAA); Nonattainment Program under the FCAA			X
National Emission Standards for Hazardous Air Pollutants Preconstruction Approval under the FCAA			X

Permit or Approval	Received	Pending	Not Applicable
Ocean Dumping Permits under Marine Protection Research and Sanctuaries Act			X
Dredge or Fill Permits under Clean Water Act			X
Licenses under the Texas Radiation Control Act			X
Other (describe): N/A			
Other (describe): N/A			

12. Facility General Information

Facility Name: Spring Branch Transfer Station

Contact Name: Karlis Ercums, IV Title: President

MSW Authorization Number (if existing): 2419

Regulated Entity Reference Number: **RN** 111746988

Physical or Street Address (if available): 11301 US 281 N

City: Spring Branch County: Comal State: TX Zip Code: 78070

Phone Number: (830) 885-5512

Latitude (Degrees, Minutes Seconds): 29° 53' 54.15"

Longitude (Degrees, Minutes Seconds): 98° 24' 44.40"

Benchmark Elevation (above mean sea level): 1,078 feet

Description of facility location with respect to known or easily identifiable landmarks:
 The facility is located off of US Highway 281 in the City of Spring Branch, Texas. Access driveway to be located approximately 730 feet north of the intersection of US Hwy 281 and Jubmo Evans Boulevard.

Access routes from the nearest United States or state highway to the facility:
 The facility's driveway will access US Highway 281.

Coastal Management Program

Is the facility within the Coastal Management Program boundary?
 Yes No

13. Facility Types

- Type I Type IV Type V
 Type IAE Type IVAE Type VI

14. Activities Conducted at the Facility

- Storage Processing Disposal

15. Facility Waste Management Units

Check the box for each type of waste management unit proposed.

- | | |
|---|---|
| <input type="checkbox"/> Landfill Unit(s) | <input checked="" type="checkbox"/> Container(s) |
| <input type="checkbox"/> Incinerator(s) | <input checked="" type="checkbox"/> Roll-off Boxes |
| <input type="checkbox"/> Class 1 Landfill Unit(s) | <input type="checkbox"/> Surface Impoundment |
| <input type="checkbox"/> Process Tank(s) | <input type="checkbox"/> Autoclave(s) |
| <input checked="" type="checkbox"/> Storage Tank(s) | <input type="checkbox"/> Refrigeration Unit(s) |
| <input checked="" type="checkbox"/> Tipping Floor | <input type="checkbox"/> Mobile Processing Unit(s) |
| <input checked="" type="checkbox"/> Storage Area | <input type="checkbox"/> Compost Pile(s) or Vessel(s) |
| <input type="checkbox"/> Other (specify): | |

16. Description of Proposed Facility or Changes to Existing Facility

Provide a brief description of the proposed activities if application is for a new facility, or the proposed changes to an existing facility or permit conditions if the application is for an amendment.

This applicaiton is for a new facility. The Spring Branch Transfer Station will serve as a transfer station for solid waste generated by the citizens of Comal County and adjacent counties. The facility will be operated by Hill Country Waste Solutions, LLC. The permit will be issued to Hill Country Waste Solutions, LLC. The property is owned by Spring Branch Partners LLC. The facility will be designed to accommodate a maximum of 1,500 tons of solid waste per day. Solid waste will be transported from this facility to a TCEQ approved landfill for final disposal. A portion of the Transfer Station building will be set aside and designated as a sludge storage area for bins of treated and de-watered municipal sewage sludge. When full, the contents of the bins will be transported to a TCEQ permitted beneficial use site for disposal.

17. Facility Contact Information

Site Operator (Permittee or Registrant)

Name: Hill Country Waste Solutions LLC
Customer Reference Number: **CN** 605838861
Contact Name: Karlis Ercums, IV Title: President
Mailing Address: P.O. Box 960
City: Spring Branch County: Comal State: TX Zip Code: 78070
Phone Number: (830) 885-5512
Email Address: karlis4@hcwastesolutions.com
Texas Secretary of State (SOS) Filing Number: 802594691

Operator (if different from Site Operator)

Name: N/A
Customer Reference Number: **CN** N/A
Contact Name: N/A Title: N/A
Mailing Address: N/A
City: N/A County: N/A State: N/A Zip Code: N/A
Phone Number: N/A
Email Address: N/A
Texas Secretary of State (SOS) Filing Number: N/A

Consultant (if applicable)

Firm Name: Everett Griffith, Jr. & Associates, Inc.
Consultant Name: Bob Staehs, P.E.
Texas Board of Professional Engineers Firm Registration Number: F-1156
Contact Name: Bob Staehs, P.E. Title: Project Manager
Mailing Address: P.O. Box 1746
City: Lufkin County: Angelina State: TX Zip Code: 75902
Phone Number: (936) 634-5528
Email Address: bstaehs@everettgriffith.com

Agent in Service (required for out-of-state applicants)

Name: N/A
Mailing Address: N/A
City: N/A County: N/A State: TX Zip Code: N/A
Phone Number: N/A
Email Address: N/A

18. Facility Supervisor License

Indicate the level of Municipal Solid Waste Facility Supervisor license, as defined in 30 TAC Chapter 30, Occupational Licenses and Registrations, Subchapter F that the individual who supervises or manages the operations will obtain prior to commencing operations.

Class A Supervisor License Class B Supervisor License

19. Ownership Status of the Facility

Business Type

- | | |
|---|---|
| <input checked="" type="checkbox"/> Corporation | <input type="checkbox"/> County Government |
| <input type="checkbox"/> Individual | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Federal Government |
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Other Government |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Military |
| <input type="checkbox"/> City Government | <input type="checkbox"/> Other (specify): _____ |

Facility Owner

Does the Site Operator (Permittee or Registrant) own all the facility units and all the facility property?

Yes No

If "No", provide the following information for other owners.

Owner Name: Spring Branch Partners LLC

Mailing Address: P.O. Box 960

City: Spring Branch County: Comal State: TX Zip Code: 78070

Phone Number: (830) 885-5512

Email Address: N/A

20. Other Government Entities Information

Texas Department of Transportation

District: San Antonio

District Engineer's Name: Gina Gallegos, P.E.

Mailing Address: 4615 NW Loop 410

City: San Antonio County: Bexar State: TX Zip Code: 78229

Phone Number: (210) 615-1110

Email Address: gina.gallegos@txdot.gov

Local Government Authority Responsible for Road Maintenance (if applicable)

Government or Agency Name: New Braufels TxDOT Maintenance
Contact Person's Name: Duane Hofferichter, Maintenance Supervi
Mailing Address: 4102 I-35 S.
City: New Braufels County: Comal State: TX Zip Code: 78132
Phone Number: (830) 609-0707
Email Address: duane.hofferichter@txdot.gov

City Mayor Information

City Mayor's Name: Honorable James Mayer
Mailing Address: PO Box 1143
City: Spring Branch County: Comal State: TX Zip Code: 78070
Phone Number: (830) 885-6945
Email Address: info@cityofspringbranch.org

City Health Authority

Authority Name: Comal County Public Health
Contact Person's Name: Cheryl Fraser, BSN RN; Director
Mailing Address: 1297 Church Hill, Suite 102
City: New Braufels County: Comal State: TX Zip Code: 78130
Phone Number: (830) 221-1150
Email Address: frasec@co.comal.tx.us

County Judge Information

County Judge's Name: Honorable Sherman Krause
Mailing Address: 100 Main Plaza
City: New Braufels County: Comal State: TX Zip Code: 78130
Phone Number: (830) 221-1105
Email Address: krause@co.comal.tx.us

County Health Authority

Agency Name: Comal County Public Health
Contact Person's Name: Cheryl Fraser, BSN RN; Director
Mailing Address: 1297 Church Hill, Suite 102
City: New Braufels County: Comal State: TX Zip Code: 78130
Phone Number: (830) 221-1150
Email Address: frasec@co.comal.tx.us

State Representative Information

District Number: 73
State Representative's Name: Carrie Isaac
District Office Mailing Address: P.O. Box 2910
City: Austin County: Travis State: TX Zip Code: 78768
Phone Number: (512) 463-0325
Email Address: carrie.isaac@house.texas.gov

State Senator Information

District Number: 25
State Senator's Name: Senator Donna Campbell
District Office Mailing Address: 229 Hunters Village, Ste. 105
City: New Braufels County: Comal State: TX Zip Code: 78132
Phone Number: (830) 626-0065
Email Address: donna.campbell@senate.texas.gov

Council of Governments (COG)

COG Name: Alamo Area Council of Governments (AACOG)
COG Representative's Name: Honorable Sherman Krause
COG Representative's Title: County Judge
Mailing Address: 100 Main Plaza
City: New Braunfels County: Comal State: TX Zip Code: 78130
Phone Number: 830-221-1105
Email Address: krause@co.comal.tx.us

River Basin Authority

Authority Name: Guadalupe-Blanco River Authority
Contact Person's Name: Kevin Patteson, General Manager
Watershed Sub-Basin Name: Guadalupe River above Canyon Lake
Mailing Address: 933 East Court Street
City: Seguin County: Guadalupe State: TX Zip Code: 78155
Phone Number: 830-379-5822
Email Address: comments@gbra.org

U.S. Army Corps of Engineers District

Indicate the U.S. Army Corps of Engineers district in which the facility is located:

- Albuquerque, NM
- Galveston, TX
- Ft. Worth, TX
- Tulsa, OK

Local Government Jurisdiction

Within City Limits of: Spring Branch

Within Extraterritorial Jurisdiction of: N/A

Is the facility located in an area in which the governing body of the municipality or county has prohibited the storage, processing, or disposal of municipal or industrial solid waste?

Yes No

If "Yes", provide a copy of the ordinance or order as an attachment.

Signature Page

Site Operator or Authorized Signatory

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.

Name: Karlis Ercums, IV Title: President

Email Address: karlis4@hcwastesolutions.com

Signature: *Karlis Ercums* Date: 8-31-23

Operator or Principal Executive Officer Designation of Authorized Signatory

To be completed by the operator if the application is signed by an authorized representative for the operator.

I hereby designate _____ as my representative and hereby authorize said representative to sign any application, submit additional information as may be requested by the Commission; and/or appear for me at any hearing or before the Texas Commission on Environmental Quality in conjunction with this request for a Texas Water Code or Texas Solid Waste Disposal Act permit. I further understand that I am responsible for the contents of this application, for oral statements given by my authorized representative in support of the application, and for compliance with the terms and conditions of any permit which might be issued based upon this application.

Operator or Principal Executive Officer Name: _____

Email Address: _____

Signature: _____ Date: _____

Notary

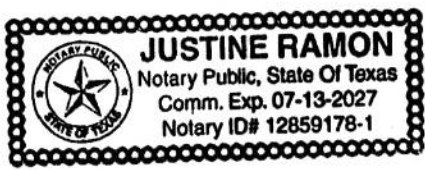
SUBSCRIBED AND SWORN to before me by the said KARLIS ERCUMS, IV

On this 31st day of August, 2023

My commission expires on the 13th day of July, 2027

Justine Ramon

Notary Public in and for
Comal County, Texas



Note: Application Must Bear Signature & Seal of Notary Public

Part I Attachments

Refer to instruction document 00650-instr for professional engineer seal requirements.

Attachments Table 1. Required attachments.

Required Attachments	Attachment Number
Supplementary Technical Report	Attachment 9
Property Legal Description	Attachment 4
Property Metes and Bounds Description	Attachment 4
Facility Legal Description	Attachment 4
Facility Metes and Bounds Description	Attachment 4
Metes and Bounds Drawings	Attachment 4
On-Site Easements Drawing	Attachment 4
Land Ownership Map	Attachment 1
Landowners List	Attachment 1
Mailing Labels (printed and electronic)	Attached
Texas Department of Transportation (TxDOT) County Map	Attachment 2
General Location Map	Attachment 2
General Topographic Map	Attachment 3
Verification of Legal Status	Attachment 12
Property Owner Affidavit	Attachment 8
Evidence of Competency	Attachment 5

Attachments Table 2. Additional attachments as applicable.

Additional Attachments as Applicable (select all that apply and add others as needed)	Attachment Number
<input checked="" type="checkbox"/> TCEQ Core Data Form(s)	Attachment 6
<input type="checkbox"/> Signatory Authority Delegation	n/a
<input checked="" type="checkbox"/> Fee Payment Receipt	Attach. 7 (check of copy)
<input type="checkbox"/> Confidential Documents	n/a
<input type="checkbox"/> Waste Storage, Processing and Disposal Ordinances	n/a
<input type="checkbox"/> Final Plat Record of Property	n/a

Additional Attachments as Applicable (select all that apply and add others as needed)	Attachment Number
<input type="checkbox"/> Certificate of Fact (Certificate of Incorporation)	n/a
<input type="checkbox"/> Assumed Name Certificate	n/a
Other (describe): n/a	n/a
Other (describe): n/a	n/a
Other (describe): n/a	n/a

ATTACHMENT 4

PROPERTY LEGAL DESCRIPTION



23.801 ACRE TRACT
(1,036,782 Sq. Ft.)
11RPLSM005.DWG

FN NO. 11RPLSM005
MARCH 25, 2011
JOB NO. 11RPLSM005

FIELDNOTE DESCRIPTION
23.801 ACRES

BEING A 23.801 ACRE TRACT OF LAND SITUATED IN THE J. M. CHRISTIAN SURVEY NO. 22, ABSTRACT 108, AND THE JOHN ANGEL SURVEY NO. 21, ABSTRACT NO. 20, COMAL COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CALLED 23.801 ACRES CONVEYED FROM JUMBO EVANS PARK PROPERTIES LLC TO SPRING BRANCH PARTNERS LLC IN DOCUMENT NO.202106065787, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, SAID 23.801 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A ½" IRON ROD FOUND SITUATED ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 281 MARKING THE NORTHEASTERLY CORNER OF SAID 23.801 ACRE TRACT, THE SOUTHEAST CORNER OF THAT CERTAIN 15.47 ACRE TRACT OF LAND DESCRIBED IN DOC. NO. 201506037688, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, AND MARKING THE NORTHEASTERLY CORNER AND **POINT OF BEGINNING** OF THIS TRACT (GRID COORDINATES: N: 13875732.97 E: 2155049.75).

THENCE, ALONG THE COMMON WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 281 AND THE EASTERLY BOUNDARY LINE OF SAID 23.801 ACRE TRACT, THE FOLLOWING COURSES:

S 00° 32' 04" W, A DISTANCE OF 1586.68 FEET TO A FOUND CONCRETE HIGHWAY MONUMENT AT THE BEGINNING OF A CURVE TO THE LEFT MARKING A CORNER OF THIS TRACT;

SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2924.79 FEET, A CENTRAL ANGLE OF 01°13'26", AN ARC LENGTH OF 62.47 FEET, AND A CHORD BEARING: S 00° 15' 38" E, 62.47 FEET TO A FOUND ½" IRON ROD MARKING THE NORTHEAST CORNER OF THAT CERTAIN 25.73 ACRE TRACT DESCRIBED IN DOC. NO. 9606002364, MARKING THE MOST SOUTHERLY CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON NORTHEASTERLY BOUNDARY LINE OF SAID 21.189 ACRE TRACT AND THE WESTERLY BOUNDARY LINE OF SAID 23.801 ACRE TRACT, THE FOLLOWING COURSES:

N 27° 15' 14" W, A DISTANCE OF 249.02 FEET TO A FOUND ½" IRON ROD MARKING A CORNER OF THIS TRACT;

N 72° 10' 53" W, A DISTANCE OF 223.38 FEET TO A FOUND ½" IRON ROD MARKING A CORNER OF THIS TRACT;

N 53° 47' 25" W, A DISTANCE OF 450.34 FEET TO A FOUND ½" IRON ROD MARKING A CORNER OF THIS TRACT;

N 33° 32' 44" W, A DISTANCE OF 386.92 FEET TO A FOUND ½" IRON ROD MARKING A CORNER OF THIS TRACT;

N 00° 45' 16" W, A DISTANCE OF 431.25 FEET TO A FOUND ½" IRON ROD MARKING A CORNER OF THIS TRACT;

N 15° 01' 03" E, A DISTANCE OF 155.33 FEET TO A FOUND ½" IRON ROD SITUATED ON THE SOUTHERLY BOUNDARY LINE OF SAID 25.994 ACRE TRACT, MARKING THE NORTHWESTERLY CORNER OF SAID 23.801 ACRE TRACT AND THE NORTHWESTERLY CORNER OF THIS TRACT;

THENCE, N 77° 53' 32" E, ALONG THE COMMON NORTHERLY BOUNDARY LINE OF SAID 23.81 ACRE TRACT AND THE SOUTHERLY BOUNDARY LINE OF SAID 25.994 ACRE TRACT, A DISTANCE OF 903.92 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 23.801 ACRES OF LAND, MORE OR LESS.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

SHERWOOD SURVEYING, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070

RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS

REVISIONS
 8/11/23 ADDED COORDINATES ON PROPERTY CORNERS & LABELED COORDINATE SYSTEM
 8/11/23 UPDATED CURRENT OWNER

SHERWOOD

SURVEYING, L.L.C.

6477 FM 311
 P.O. BOX 992
 SPRING BRANCH, TEXAS 78070
 PHONE # (830) 228-5446
 FAX # (830) 885-2170

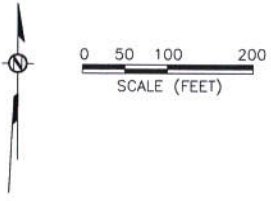
SECURITY BANK

23.801 ACRES
JOHN ANGEL SUREY NO.21, ABST.20
J.M. CHRISTIAN SUR. 22, ABST.108
 COMAL COUNTY
 TEXAS

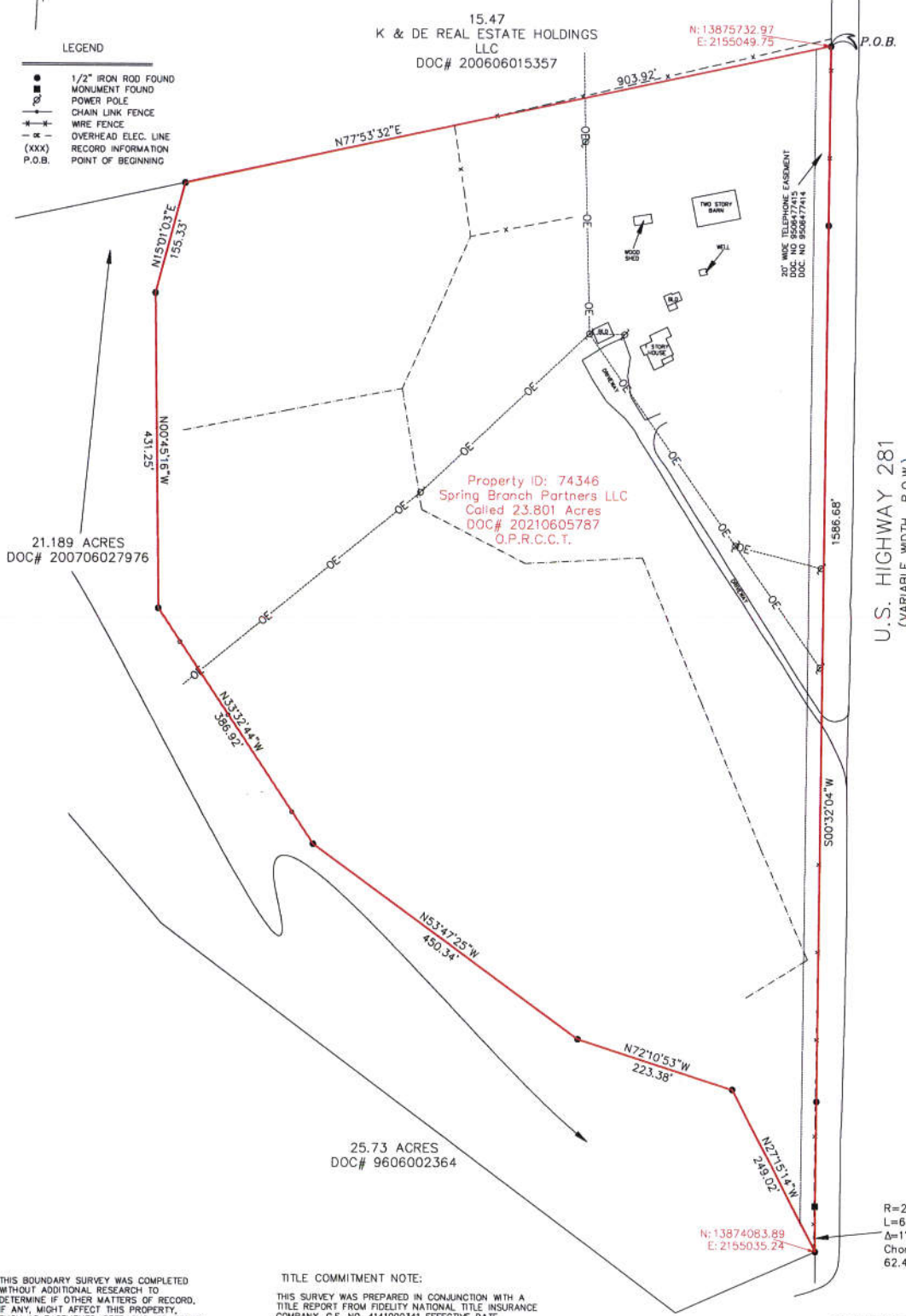
DESIGNED BY: RAL
 CHECKED BY: RAG
 DRAWN BY: RAL
 JOB: 11RPLSM005
 DATE: 3-24-11
 SCALE: 1" = 100'

SHEET: 1

OF 1



- LEGEND**
- 1/2" IRON ROD FOUND
 - MONUMENT FOUND
 - POWER POLE
 - - - CHAIN LINK FENCE
 - WIRE FENCE
 - OVERHEAD ELEC. LINE
 - (XXX) RECORD INFORMATION
 - P.O.B. POINT OF BEGINNING



THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE

A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "A", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48091C0070F, DATED: SEPTEMBER 2, 2009, FOR COMAL COUNTY, TEXAS UNINCORPORATED AREAS.

IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

TITLE COMMITMENT NOTE:
 THIS SURVEY WAS PREPARED IN CONJUNCTION WITH A TITLE REPORT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 4141000341 EFFECTIVE DATE FEBRUARY 8, 2011 - ISSUED MARCH 2, 2011

- SCHEDULE "B" NOTES-**
- 10a. EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. - 20' WIDE TRANSMISSION EASEMENT (DOES NOT AFFECT)
 - 10b. EASEMENT TO GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC. - 20' WIDE (SHOWN)
 - 10c. EASEMENT TO GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC. - 20' WIDE (DOC. NO. 9706004722 (DOES NOT AFFECT))
 - 10d. EASEMENT TO GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC. 20' WIDE (DOC. NO. 9506477415 (SHOWN))



SURVEYORS CERTIFICATE
 EXCLUSIVELY TO SECURITY BANK:

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 4069, HEREBY STATE THAT DURING THE MONTH OF MARCH, 2011 A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY IN THE STATE OF TEXAS PREPARED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS, 2006 REVISED ELEVENTH EDITION, DATED FEBRUARY, 2006

Richard A. Goodwin 3/25/2011
 RICHARD A. GOODWIN DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069



📍 P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070
🌐 WWW.SHERWOODSURVEYING.COM
📍 TBPELS FIRM #10044200

9.52 ACRE TRACT
22GS026

FN. NO. 22GS026
August 22, 2023

FIELDNOTE DESCRIPTION

9.52 ACRES

BEING A 9.52 ACRE TRACT OF LAND SITUATED IN THE JOHN ANGEL SURVEY NO. 21, ABSTRACT NO. 20, COMAL COUNTY, TEXAS, AND BEING APART OF A CALLED 23.801 ACRE TRACT OF LAND CONVEYED FROM JUMBO EVENS PARK PROPERTIES LLC TO SPRING BRANCH PARTNERS LLC IN DOCUMENT NO. 202106065787, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, SAID 9.52 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD FOUND SITUATED ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 281, MARKING A NORTHEASTERLY CORNER OF A CERTAIN 25.73 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 9606002364, BEING THE MOST SOUTHERN CORNER OF THIS TRACT (GRID COORDINATES: N: 1384083.89 E: 2155035.23)

THENCE, ALONG THE COMMON NORTHEASTERLY BOUNDARY LINE OF SAID 21.189 ACRE TRACT AND THE WESTERLY BOUNDARY LINE OF SAID 23.801 ACRE TRACT, THE FOLLOWING COURSES FOUR (4) COURSES:

N 27° 15' 14" W, A DISTANCE OF 249.02 FEET TO A FOUND 1/2" IRON ROD MARKING A CORNER OF THIS TRACT;

N 72° 10' 53" W, A DISTANCE OF 223.38 FEET TO A FOUND 1/2" IRON ROD MARKING A CORNER OF THIS TRACT;

N 53° 47' 25" W, A DISTANCE OF 450.34 FEET TO A FOUND 1/2" IRON ROD MARKING A CORNER OF THIS TRACT;

N 33° 32' 44" W, A DISTANCE OF 241.09 FEET TO A SET 1/2" IRON ROD CAPPED (SHERWOOD SURVEYING) MARKING THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT; FROM WHICH A 1/2" IRON ROD FOUND BEARS N 33° 32' 44" E, A DISTANCE OF 145.83 FEET;

THENCE, DEPARTING THE WESTERLY BOUNDARY LINE OF SAID 23.801 ACRE TRACT, AND ACROSS SAID 23.801 TRACT THE FOLLOWING FIVE (5) COURSES:

N 46° 36' 42" E, A DISTANCE OF 379.18 FEET TO A SET 1/2" IRON ROD CAPPED (SHERWOOD SURVEYING);

S 62° 33' 12" E, A DISTANCE OF 165.07 FEET TO A SET 1/2" IRON ROD CAPPED (SHERWOOD SURVEYING);

N 86° 55' 51" E, A DISTANCE OF 160.69 FEET TO A SET 1/2" IRON ROD CAPPED (SHERWOOD SURVEYING);



S 22° 58' 20" E, A DISTANCE OF 272.84 FEET TO A SET 1/2" IRON ROD CAPPED (SHERWOOD SURVEYING);

N 90° 00' 00" E A DISTANCE OF 139.94 FEET TO A SET 1/2" IRON ROD CAPPED (SHERWOOD SURVEYING) IN THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 281, THE EASTERLY BOUNDARY LINE OF THE 23.801 ACRE TRACT, MARKING THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS N 00° 32' 04" E, A DISTANCE OF 950.63 FEET;

THENCE, WITH THE EASTERLY BOUNDARY LINE OF SAID 23.801 ACRE TRACT, AND THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 281, S 00° 32' 04" W, A DISTANCE OF 636.06 FEET TO A FOUND CONCRETE MONUMENT AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2924.79 FEET, AND AN ARC LENGTH OF 62.47 FEET, AND A CHORD OF S 00° 15' 38 E, A DISTANCE OF 62.47 TO **THE POINT OF BEGINNING**, CONTAINING 9.52 ACRES, MORE OR LESS

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. THE BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

SHERWOOD SURVEYING, LLC

P.O. BOX 992

SPRING BRANCH, TEXAS 78070

RICHARD A. GOODWIN DATE

R.P.L.S. #4069 STATE OF TEXAS

0 50 100 200

SCALE (FEET)



Spring Branch Partners LLC
REMAINDER 23.801 Acres
Doc# 202106065787

Spring Branch Partners LLC
9.52 ACRES OUT OF
CALLED 23.801 ACRE TRACT
Doc# 202106065787

21.189 ACRES
DOC# 200706027976

25.73 ACRES
DOC# 9606002364

ZONE "A"

20' WIDE TELEPHONE EASEMENT
DOC. NO. 980477415
DOC. NO. 980477414

U.S. HIGHWAY 281
(VARIABLE WIDTH R.O.W.)

N:13874782.38
E:2155040.88

N:13874083.89
E:2155035.23

ARC=62.47
RAD=2924.79
A=1°13'26"
CHD=N 00°15'38" W
L=62.47

POB

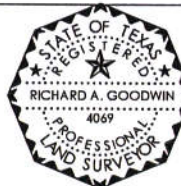
SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE
DATE OF FIELDWORK: 08/22/2023

LEGAL DESCRIPTION

BEING A 9.52 ACRE TRACT OF LAND SITUATED IN THE J. ANGEL SURVEY, ABSTRACT NUMBER 20, COMAL COUNTY, TEXAS, AND OUT OF A 23.801 ACRE TRACT OF LAND DEEDED BY JUMBO EVANS PARK PROPERTIES LLC TO SPRING BRANCH PARTNERS LLC RECORDED IN DOCUMENT NUMBER 202106065787 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



SURVEYORS CERTIFICATE

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 4069, HEREBY STATE THAT DURING THE MONTH OF AUGUST 2023, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4069
08/22/2023
DATE

ATTACHMENT 9

SUPPLEMENTARY TECHNICAL REPORT

SPRING BRANCH TRANSFER STATION

MSW PERMIT No. 2419

SUPPLEMENTARY TECHNICAL REPORT

MAY, 2023
(REVISED JUNE, 2023)
(REVISED AUGUST, 2023)

Prepared By



Everett Griffith, Jr. & Associates, Inc.
Engineers-Surveyors
408 N. Third St.
Lufkin, Texas 75901
(936) 634-5528

Engineering Registration No. F-1156
Surveying Registration No. 100291-0



SPRING BRANCH TRANSFER STATION SUPPLEMENTARY TECHNICAL REPORT

This Supplementary Technical Report is supplied in compliance with 30 TAC §305.45(a)(8). It pertains to the proposed Spring Branch Transfer Station to be located in Comal County, Texas within the incorporated limits of the City of Spring Branch.

- A. GENERAL DESCRIPTION** - The site of the Spring Branch Transfer Station is located within the incorporated limits of the City of Spring Branch on U.S. Highway 281 N. The entry driveway for the site is located approximately 730 feet north of the intersection of Highway 281 and Jumbo Evans Boulevard. The facility will serve as a transfer station for solid waste generated by the citizens and businesses of Comal County and adjacent counties. The facility will be operated by Hill Country Waste Solutions LLC (permittee) and owned by Spring Branch Partners LLC (facility owner and landowner).

The transfer station will be enclosed by a security fence. Access to the site is via Highway 281 and the entrance driveway to the facility will be equipped with gates. The gates will be monitored during facility operations to prevent unauthorized vehicles from accessing the facility. The gates will be locked on nights, holidays, or any other time the facility will be unattended.

The facility will be equipped with entry drive, transfer station building, transfer trailer parking area, modular scale house, and scale which will be constructed as part of the site development. Note that the transfer trailer parking area and scale house are separate from the transfer station building. Access to the site will be controlled by a proposed security fence surrounding the site and gates at the entrance.

Hill Country Waste Solutions LLC utilizes waste collection trucks to collect solid waste from their service areas. The capacities of the collection trucks vary from 25 cubic yards (residential collection trucks) to 40 cubic yards (commercial collection trucks). They will also rent out 20, 30, and 40 cubic yard roll off boxes. These vehicles will bring their collected waste to the transfer station building where it will be transferred into walking floor trailers (with capacities of approximately 130 cubic yards). Once full, the trailers will be transferred to a landfill for final disposal by a transfer truck.

- B. DESCRIPTION OF WASTE** - The transfer station will accept municipal household and commercial solid wastes and construction debris generated by residents of Comal County and surrounding counties and municipalities. The establishment of the proposed transfer station will make Hill Country Waste Solutions LLC's operations more efficient by allowing the garbage trucks to deliver their waste to a central location (the proposed transfer station building) where it will be concentrated in trailers and then transported to a TCEQ approved landfill for final disposal.

Also, a portion of the Transfer Station building will be set aside and designated as a sludge storage area. Treated and de-watered municipal sewage sludge from local wastewater treatment plants will be stored there in its own bin, separate from the rest of the solid waste at the facility. When full, the contents of the container will be loaded into and end dump and then will be transported to a TCEQ permitted beneficial use site for disposal.

- 1. PERMITTED CAPACITY** - Hill Country Waste Solutions LLC currently serves approximately 13,000 residential customers and 1,500 commercial and industrial clients. Due to population growth and recent residential development in the area, they anticipate that their number of clients will increase significantly by the time this facility opens. Hill Country Waste Solutions LLC currently manages between 140 and 150 tons of waste per day, but expect that average to increase.

It is proposed that the facility be permitted for a daily maximum limit of waste acceptance of 1,500 tons of municipal solid waste per day. The maximum amount of solid waste to be stored overnight at the facility will not exceed 900 tons per day. Each walking floor trailer will be filled and dispatched to a TCEQ approved landfill as rapidly as possible. In the event that it is not possible to immediately transport the trailer to the landfill, then the trailer (or trailers) will be fully tarped and staged in the transfer trailer parking area (which is separate from the transfer station building) to await transport.

Under normal operating conditions, solid waste should be hauled to the landfill at least once per day. In no event will the solid waste be stored in the trailer at the transfer station longer than 72 hours for municipal solid waste (all landfills in the area are closed on Sundays and on select holidays, so the 72 hours would be required for those situations where a holiday also fell on a Monday).

The facility also intends to develop a future C&D roll off recycling area at the facility; when that area is in place, C&D materials will be stored on site for no longer than 7 days. The C&D roll off recycling area will consist of an enclosed building and qualified containers will be provided as needed to be consistent with the requirements of 30 TAC §330.245 and §330.209.

At no time will the amount of stored waste exceed the ultimate capacity of the facility.

- 2. TYPE OF WASTE ACCEPTED** - The transfer station will accept municipal household and commercial solid wastes and construction debris. The physical, chemical, thermal, organic, bacteriological, and radiological properties of the incoming waste is expected to fall within normal parameters for municipal household and commercial solid waste and construction debris.

A portion of the Transfer Station building will be set aside and designated as a sludge storage area. Treated and de-watered municipal sewage sludge from local wastewater treatment plants will be stored there in its own bin, separate from the rest of the solid waste at the facility. Under normal operating conditions, the sludge will not be stored at the facility for more than 72 hours.

- 3. PROHIBITED WASTES** - The transfer station will only accept household and commercial solid waste, and construction debris. This waste will not contain special wastes. No hazardous wastes will be accepted. The facility supervisor will accept no wastes that he or she is unsure of. The solid wastes accepted at the facility shall not contain and the transfer station will not accept the following:

- Large Items - Items that will not fit in the box will not be accepted.
- Containers containing liquids will not be accepted.
- Empty or Full Containers that are marked with a skull and cross bones, marked Hazardous, or labeled as a chemical container will not be accepted.
- Dead animals (or live animals) will not be accepted.
- Industrial wastes will not be accepted, except with a manifest and without the specific approval of the site owner.
- No hazardous waste will be accepted.
- No liquids or sludge will be accepted (other than the treated de-watered municipal sewage sludge listed above).
- No ashes will be accepted without a manifest and without the specific approval of the site owner.
- No medical wastes will be accepted.
- No gasoline or diesel fuel will be accepted.
- No chemical wastes will be accepted.
- No whole used or scrap tires.
- Special Wastes - This facility will not accept special wastes as defined in 30 TAC §330.3(148).
- Batteries - This facility will not accept lead acid storage batteries

- Chlorinated Fluorocarbons - Items containing chlorinated fluorocarbons (CFC's), such as refrigerators, freezers, and air conditioners, will not be accepted.
- Regulated Asbestos Containing Materials (RACM's) will not be accepted at this facility.
- Polychlorinated Biphenyls (PCBs) wastes, as defined under 40 Code of Federal Regulations, Part 761.

4. MEASURES FOR CONTROLLING PROHIBITED WASTES - Procedures to detect and control the receipt of prohibited wastes include:

- The facility will be utilized mainly by Hill Country Waste Solutions LLC as a transfer station after the proposed facility initially opens. However, the facility will be open to the public and procedures will be in place that call for all customers (both regular and one-time or occasional) and drivers of incoming waste hauling vehicles that have indicated they will deliver waste to the facility to be informed by: (1) Posting signs at the facility listing prohibited wastes; and (2) Providing all customers, vehicle drivers and transfer station operators with a written list of prohibited wastes.
- Facility personnel will be trained to inspect vehicles and identify regulated hazardous waste, polychlorinated biphenyl (PCB) waste, and other prohibited wastes. At a minimum, the facility supervisor and helper will be trained in inspection procedures for prohibited waste. The personnel will be trained on an on-the-job basis by their supervisors. Records of employee training on prohibited waste control procedures will be maintained in the facility operating record. The personnel will be trained to be vigilant for the following indications of prohibited waste: (1) Yellow hazardous waste or PCB labels; (2) DOT hazard placards and/or markings; (3) Liquids; (4) 55-gallon drums; (5) 85-gallon overpack drums; (6) Powders or dusts; (7) Odors or chemical fumes; (8) Bright or unusual colored wastes; or (9) Sludges.
- Random inspections of incoming loads.
- Maintaining records of all inspections.
- Notification of the Executive Director of any incident involving a regulated hazardous waste or a PCB waste.

If transfer station personnel identify any of the above indications with an incoming load, then that load will be directed to an area out of the flow of traffic, and the personnel will further assess the load. If the load is determined to contain prohibited waste or if there is any possibility that it may be prohibited waste, the load will be rejected and directed back to the generator. The supervisor will be diligent in looking for trucks bringing in waste loads from potential sources of prohibited waste such as industrial facilities, microelectronics manufacturers, electronic companies, metal plating industry, automotive and vehicle repair service companies, and dry cleaning establishments.

C. OTHER INFORMATION - Other information regarding the proposed transfer station is as follows:

- 1. ROADWAY ACCESS** - All access to the site will be from southbound U.S. Highway 281, which is a paved two lane roadway with shoulders.
- 2. TRANSFER BUILDING DESIGN** - The facility will be equipped with a covered transfer building that is constructed with a working floor. The working floor will be located above natural ground level and be accessible from the proposed exterior reinforced concrete pavement. Collection vehicles will be able to enter the transfer building and deposit their loads onto the working floor. A lower dock area will be provided at the rear of the building to hold open-topped walking floor trailers. Solid waste will be moved from the working floor directly to the walking floor trailer below. The trailers will be removed when full and replaced with an empty trailer. Full trailers will be staged in the transfer trailer parking

area; incoming trucks with empty trailers will park them in the transfer trailer parking area and hook up to the full one. The full trailers will be taken to a TCEQ approved landfill where the solid waste will be deposited for final disposal. Note that the transfer trailer parking area is separate structure from the transfer station building.

The transfer building will be partially enclosed to protect it from rainfall and also equipped with floor drains to accommodate wash water. All working areas will be well ventilated due to the fact that the transfer building will not be a fully enclosed structure. The facility will restrict additional solid waste receipt if a significant work stoppage should occur due to a mechanical breakdown or other causes. Under such circumstances, incoming solid waste will be diverted to an approved backup storage, processing, or disposal facility. If the work stoppage is anticipated to last long enough to create objectionable odors, insect breeding, or harborage of vectors, steps will be taken to remove the accumulated solid waste from the facility to an approved backup storage, processing, or disposal facility within 24 hours.

The working floor and dock area are designed to facilitate proper cleaning. The walls and floors in the operating areas are constructed of hard-surfaced materials that can be hosed down and scrubbed as needed. These areas are protected from rain by a covering roof and the surrounding external areas will be graded to direct runoff away from the facility. The working floors will be gently sloped so as to direct wash-water to drains that will collect this wash-water (and any other contaminated water) from which point it will be pumped to an above ground storage tank near the southwest corner of the transfer building. This holding tank will be emptied on an as-needed basis and hauled to a TCEQ approved facility for treatment and final disposal.

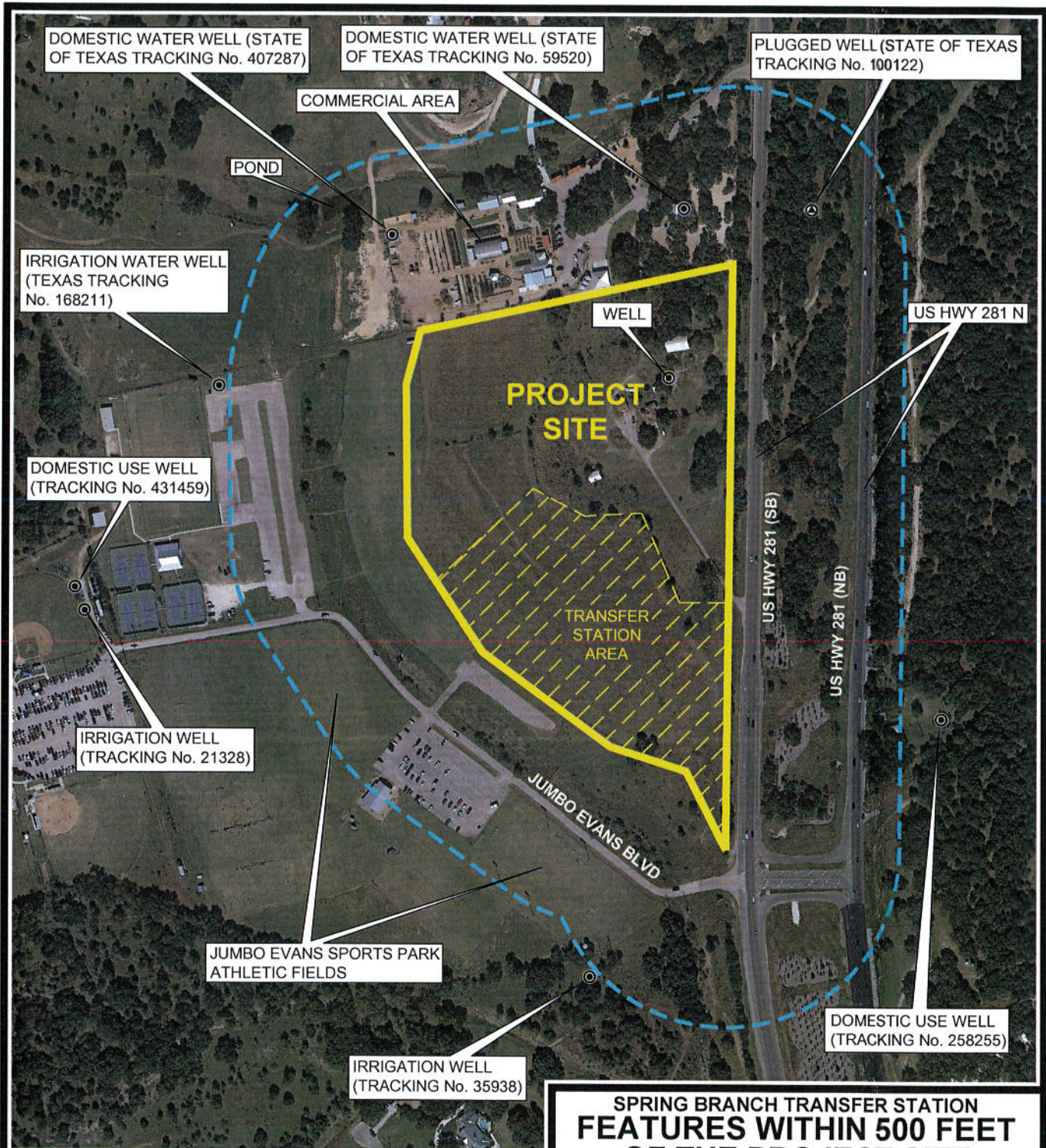
3. **SPILL CONTROL** - The storage and processing areas of the transfer station will be designed to control and contain spills and contaminated water and prevent it from leaving the facility. The site will also be graded to protect the transfer station from external storm water runoff. The proposed facility will be equipped with multiple portable restrooms for the use of staff and visitors. Wash-water and any other contaminated water from the proposed working floor and dock area will be directed to drains thence pumped to the proposed above ground storage tank. This storage tank will be emptied by vacuum truck on an as-needed basis and its contents transported to a TCEQ approved treatment facility for final disposal. The proposed holding tank will be completed prior to commencement of transfer station operations. The facility will be designed to control and contain a worst case spill or release. No contaminated water will be allowed to pond on the surface or run off as surface drainage. All liquids resulting from the operation of the transfer station will be disposed of in a manner that will not cause surface water or groundwater pollution. Drainage patterns will be minimally affected by this project, so no TPDES permit is required. The transfer station site is located outside of the 100-Year floodplain of Cypress Creek.
4. **ADDITIONAL PERMITTING** - All regulations pertaining to development in the Edwards Aquifer Contributing Zone will be complied with prior to construction of the facility, and any additional permits or approvals will be obtained after TCEQ approves the solid waste permit for the facility.

Since the disturbed area at the project site will be less than 5 acres in size, all the requirements of the nationwide general permit will be complied with for storm water and a Storm Water Pollution Prevention Plan and any additional notifications will be completed after the TCEQ approves the solid waste permit for the site and prior to construction of the facility..

If any air permits are required for the facility, it will fall under the criteria for Standard Air Permits for Municipal Solid Waste Landfill Facilities and Transfer Stations (Title 30, Chapter 330, Subchapter U).

ATTACHMENT 10

FEATURES WITHIN 500 FEET OF SITE



NOTE: THE ABOVE FIGURE SHOWS THE ENTIRE 23.80 ACRE PROJECT SITE AND AREAS WITHIN 500 FEET OF ITS BOUNDARIES.

THE HATCHED AREA INDICATES THE PORTION OF THE SITE OCCUPIED BY THE TRANSFER STATION WHICH WILL BE ENCLOSED WITHIN A SECURITY FENCE (APPROXIMATELY 9.52 ACRES).



SPRING BRANCH TRANSFER STATION FEATURES WITHIN 500 FEET OF THE PROJECT SITE



ENGINEERS SURVEYORS

EVERETT GRIFFITH JR. & ASSOCIATES, INC.

408 North Third Street
Lufkin, Texas
936/634-5528

TEXAS ENGINEERING FIRM No. F-1156

DESIGNED BY:	N/A	CHECKED BY:	BS	SCALE:	1"=400'	1 OF 1
DRAWN BY:	TCL	APPROVED BY:	BS	DATE:	09/23/2022	