

Stormwater Pollution Prevention Plan (SWP3)

Wallin Bradley Office Pad

3400 N A W Grimes Blvd, Round Rock, TX, 78665

Operator: Lonestar Development Group LLC

State: Texas

CGP Permit: TXR150000

Prepared: 2026-10-25

Table of Contents

Part III.F.1 — Site or Project Description	3
III.F.1(a), (c), (d), (h) — Nature of the Construction Activity, Schedule of Soil-Disturbing Activities, Acreage, and Support Activities	3
III.F.1(e), (i) — Soil and Discharge Data and Receiving Waters	5
Part III.F.2–3, 6–7 — Description of BMPs: Erosion Control, Stabilization, Sediment Control, Permanent Stormwater Controls, Maintenance, and Dewatering Controls	8
Part III.F.3 — Permanent Stormwater Controls (Post-Construction)	12
Part III.F.1(b), 4, 9, 11 — Potential Pollutants, Other Required Controls, and Pollution Prevention Measures	13
Part III.F.8 — Inspections of All Controls	16
Part III.F.10 (Part III.B) — Responsibilities of Operators	18
Parts III.D–E and VII — Plan Review and Availability, Revisions and Updates to the SWP3, and Retention of Records	19
Part II.F — Terminating Coverage (Notice of Termination)	20
Additional TXR150000 requirements	21
Operator Certification and Signatures	21
Appendices	23
Appendix A — Site Maps	24
Appendix B — Copy of the General Permit	25
Appendix C — Notice of Intent, TCEQ Acknowledgment, and Site Notice	26
Appendix D — Site Inspection Report Form	27
Appendix E — Corrective Action Log	31
Appendix F — SWP3 Amendment Log	32
Appendix G — Subcontractor Certification	33
Appendix H — Grading and Stabilization Activities Log	35
Appendix I — Training Documentation	37
Appendix J — Delegation of Authority	39

Part III.F.1 — Site or Project Description

III.F.1(a), (c), (d), (h) — Nature of the Construction Activity, Schedule of Soil-Disturbing Activities, Acreage, and Support Activities

Project Overview

The Wallin Bradley Office Pad is a commercial project located at 3400 N A W Grimes Blvd in Round Rock, TX 78665. The site covers a total of 5 acres.

The project disturbs 3.4 acres of the 5-acre site.

Nature of Construction Activity

Construction of Wallin Bradley Office Pad with a single building pad, parking lot, and utility connections.

Maximum Area Disturbed at Any One Time: 3.4 acres

Projected Construction Start Date (TXR150000 Part III.F.1(c)): 2027-03-01

Projected Construction End Date (TXR150000 Part III.F.1(c)): 2027-11-30

Part of a Larger Common Plan of Development or Sale: No

Operator Role (TXR150000 Part I.B): Primary operator

Construction Site Estimate	Value
Total Acreage	5
Disturbed Acreage	3.4
Latitude	30.553673
Longitude	-97.646401

Regulatory Framework

This Stormwater Pollution Prevention Plan (SWP3) is prepared to comply with TPDES Construction General Permit (Permit No. TXR150000), the Construction General Permit governing stormwater discharges from construction activity at this site.

Permit Authority — Texas TPDES (SWP3)

In Texas this plan is a Stormwater Pollution Prevention Plan (SWP3) for "Wallin Bradley Office Pad", prepared under the TPDES Construction General Permit (TXR150000), administered by Texas Commission on Environmental Quality (TCEQ).

Inspections and Monitoring

The permit allows 2 inspection schedules; the operator follows one and records the choice in this plan: (a) 14-calendar-day schedule with storm inspections — inspect at least once every 14 calendar days and within 24 hours of the end of a storm producing 0.5 inch of rain or more within a 24-hour period (including multiple smaller storms that together produce 0.5 inches or more in 24 hours, in which case one inspection is due within 24 hours of when 0.5 inches of rain or more has fallen; for a storm producing 0.5 inches or more on consecutive days, inspect within 24 hours of the first day and within 24 hours after the last day; when the 24-hour time frame falls entirely outside normal working hours, inspect no later than the end of the next business day) (TXR150000 Part III.F.8(c)i); or (b) 7-calendar-day schedule — inspect at least once every 7 calendar days (only where the SWP3 is developed to require it; inspect regardless of whether there has been a rainfall event since the previous inspection) (TXR150000 Part III.F.8(c)v). The schedule may be

changed at most once per calendar month, implemented within the first five (5) business days of a calendar month, with the reason documented in the SWP3 (TXR150000 Part III.F.8(c)vi); linear construction sites may use representative inspections on either schedule (TXR150000 Part III.F.8(d)). Document each inspection in the SWP3.

Edwards Aquifer Recharge and Contributing Zones

If the site lies in the Edwards Aquifer Recharge Zone or Contributing Zone (30 TAC Chapter 213; both zones are shown on the TCEQ Edwards Aquifer Map Viewer, <https://www.tceq.texas.gov/gis/edwards-viewer.html>), the operator must meet all applicable requirements of the Edwards Aquifer Rule in addition to this permit, and construction at a site regulated under 30 TAC Chapter 213 may not begin until the Edwards Aquifer Protection Plan has been approved by the TCEQ Edwards Aquifer Protection Program (TXR150000 Part II.C.5, II.C.5(a)). For existing discharges in the Recharge Zone, the approved Water Pollution Abatement Plan's requirements also apply (Part II.C.5(b)). For discharges within ten stream miles upstream of the Recharge Zone, a copy of the NOI is also submitted to the TCEQ regional office (San Antonio for Comal, Bexar, Medina, Uvalde, and Kinney Counties; Austin for Williamson, Travis, and Hays Counties) (Part II.C.5(c)).

Authorization to Discharge

This site disturbs 3.4 acres and is not part of a larger common plan of development or sale — a small construction activity (TXR150000 Part I.B). Operators of small construction activities do not submit an NOI (Part II.E.2); post a signed and certified TCEQ Small Construction Site Notice (Form TCEQ-20963) at the site at least two (2) days before construction begins and keep it posted until final stabilization (Part II.E.2(b)–(c)), and give a copy of the signed and certified notice to the operator of any MS4 receiving the discharge at least two (2) days prior to commencement of construction activities (Part II.E.2(d)).

III.F.1(e), (i) — Soil and Discharge Data and Receiving Waters

Site Evaluation

The receiving water for this site is Brushy Creek, which is also the nearest water body. The receiving-water data record 25 monitoring stations.

The on-site soil is mapped as Austin soil, classified in hydrologic soil group D and described as well drained. The operator describes the soils as hydrologic soil group D silty clay loam. The soil erodibility K factor is 0.24.

The estimated soil loss for the site is 7.27 tons per acre per year.

Estimated Soil Loss (RUSLE)

Factor	Value
R (Rainfall-Runoff Erosivity)	235.00
K (Soil Erodibility)	0.24
LS (Slope Length-Steepness)	0.13
C (Cover-Management)	1.00
P (Support Practice)	1.00
Estimated Soil Loss (tons/acre/year)	7.27

Receiving Waters & 303(d) Status

Receiving Waters: Brushy Creek

Nearest Water Body: Brushy Creek (approx. 0.6 mile)

Stormwater discharges from this site flow to the receiving waters identified above. Where a receiving water is listed as impaired under Section 303(d) of the Clean Water Act, additional control measures and monitoring may be required to address the pollutant(s) of concern.

Site Features

Limits of Disturbance (TXR150000 III.F.1(g)): The building pad, parking lot, and utility corridor (3.4 acres); the rest of the parcel stays undisturbed.

Topography and Slopes (TXR150000 III.F.1(g)): Flat (0-2% slope); slope used in the soil-loss estimate: 1%

Pre-Construction Cover: Mowed turf and ruderal grasses.

Drainage Patterns (TXR150000 III.F.1(g)): Sheet flow drains to the street curb inlet on the south frontage.

Discharge Points: The street curb inlet on the south frontage.

Stockpile and Staging Areas (TXR150000 III.F.1(g)): Equipment staging on the existing gravel pad at the north entrance.

Receiving Waters Within One Mile Downstream: Brushy Creek

Site Description Quantities

Receiving-Water Classification (TXR150000 Part III.F.1(g)vii and (i)): Brushy Creek (Segment 1244): high aquatic life use and primary contact recreation.

Impaired Receiving Waters (TXR150000 Part II.C.4): Not impaired: no receiving water in the receiving-water data for this site is listed on the EPA-approved CWA § 303(d) List.

Permit Eligibility — Endangered Species, Historic Properties, Tribal Lands

The operator reports that no species listed as threatened or endangered under the Endangered Species Act are known to occur on or near the site.

The operator reports no known historic property listed on or eligible for listing on the National Register of Historic Places in or near the site.

The operator reports that the site is not on or adjacent to tribal lands (Indian country).

Impaired Waters and TMDLs

TXR150000 Part II.C.4 — Determine whether the discharge is to an impaired water body on the latest EPA-approved CWA § 303(d) List, or to waters with an EPA-approved or established TMDL in the latest EPA-approved Texas Integrated Report (categories 4 and 5). New sources or new discharges of the pollutants of concern to impaired waters are not authorized unless otherwise allowable under 30 TAC Chapter 305; discharges of pollutants of concern to an impaired water with a TMDL are eligible only if consistent with the approved TMDL. Incorporate the conditions and requirements applicable to the discharge into the SWP3, consistent with any applicable condition, goal, or requirement in the TMDL, the TMDL Implementation Plan (I-Plan), or as otherwise directed by the executive director.

No receiving water for this site is listed as impaired in the water-body information on file.

Figure 1: Site Map



Figure 1. Site Map with BMP Locations

Part III.F.2–3, 6–7 — Description of BMPs: Erosion Control, Stabilization, Sediment Control, Permanent Stormwater Controls, Maintenance, and Dewatering Controls

Erosion & Sediment Control BMPs

The following Sediment Control practices were selected for this site. Silt Fence (SC-01) was selected because TXR150000 Part III.F.2(c)i(B) and ii(A) require, at a minimum, silt fences, vegetative buffer strips, or equivalent sediment controls on all down-slope boundaries of the construction area, and on side-slope boundaries where site conditions dictate. The site has a disturbed area of 3.4 acres. Stabilized Construction Entrance (SC-07) was selected because a stabilized entrance prevents vehicles from tracking sediment onto adjacent public roads. Sediment Trap (SC-03) was selected because fewer than ten acres disturbed at one time drain to any one location, so no sediment basin is required. TXR150000 Part III.F.2(c)ii(A) provides that sediment traps (or sediment basins) may be used there, and a sediment trap is recommended for the concentrated-flow outlet but not required. The most acres disturbed at one time draining to one common location is 3.4 acres.

The following Erosion Control practices were selected for this site. Preservation of Existing Vegetation (EC-06) was selected because preserving existing vegetation wherever practical is the most cost-effective erosion control on the site. Temporary Seeding (EC-04) was selected because disturbed areas left inactive must receive temporary vegetative cover to limit erosion. Mulching (EC-03) was selected because mulch provides immediate cover on disturbed soils, reducing raindrop impact and surface erosion.

The following Good Housekeeping practices were selected for this site. Waste Management & Good Housekeeping (GH-07) was selected because general waste-management and good-housekeeping practices apply to every construction site. Dust Control (GH-05) was selected because active earthwork generates wind-borne dust that must be suppressed. The planned activities at the site are clearing and grubbing, and grading. Stockpile Management (GH-06) was selected because soil stockpiles from clearing, grading, or excavation must be stabilized and ringed with perimeter controls.

The following Runoff Control practice was selected for this site. Diversion Dikes & Berms (RC-01) was selected because poorly draining soils (hydrologic group C/D) generate high runoff, and diversion dikes route clean water around disturbed areas. The hydrologic soil group at the site is D.

BMP Code	Name	Category	Effectiveness
SC-01	Silt Fence	Sediment Control	Medium
SC-07	Stabilized Construction Entrance	Sediment Control	Medium
EC-06	Preservation of Existing Vegetation	Erosion Control	High
EC-04	Temporary Seeding	Erosion Control	Medium
EC-03	Mulching	Erosion Control	Medium
GH-07	Waste Management & Good Housekeeping	Good Housekeeping	Medium
SC-03	Sediment Trap	Sediment Control	Medium
RC-01	Diversion Dikes & Berms	Runoff Control	Medium
GH-05	Dust Control	Good Housekeeping	Medium
GH-06	Stockpile Management	Good Housekeeping	Medium

BMP Sizing and Design Basis

BMP	Design figure	Value	Calculation and source
-----	---------------	-------	------------------------

BMP	Design figure	Value	Calculation and source
SC-01 Silt Fence	Silt fence length	833 linear feet	Sum of the silt-fence lines drawn on the site map. Source: Site map (Figure 1) annotations.
SC-01 Silt Fence	Largest drainage area the silt fence alone can serve	2.08 acres	$833 \text{ ft} \div 100 \text{ ft} \times \frac{1}{4} \text{ acre}$; larger drainage areas are routed to a trap or basin. Source: EPA, Developing Your SWPPP: A Guide for Construction Sites (EPA 833-R-060-04, 2007), Example BMP: Silt Fence and Fiber Rolls.

- SC-01 Silt Fence: Silt fence or an equivalent sediment control is installed on all down-slope boundaries of the construction area, and on side-slope boundaries as site conditions dictate (TXR150000 Part III.F.2(c)i(B) and ii(A)).
- SC-01 Silt Fence: Silt fence is not used alone where more than $\frac{1}{4}$ acre drains to each 100 feet of fence, and is not placed in ditches, channels, or areas of concentrated flow, or running up and down a slope (EPA, Developing Your SWPPP: A Guide for Construction Sites (EPA 833-R-060-04, 2007), Example BMP: Silt Fence and Fiber Rolls).
- SC-07 Stabilized Construction Entrance: Each stabilized exit is at least 50 feet long and graded so runoff does not enter the adjacent street, with 3 to 6 inch aggregate placed 6 to 12 inches thick over geotextile fabric (EPA, Developing Your SWPPP: A Guide for Construction Sites (EPA 833-R-060-04, 2007), Example BMP: Stabilized Construction Exit).

Natural Buffers

TXR150000 Part IV.A.6 and IV.A.9 — Provide and maintain appropriate natural buffers around surface water in the state, direct stormwater to vegetated areas, and maximize stormwater infiltration to reduce pollutant discharges, unless infeasible. If providing buffers is infeasible, document the reason and implement additional erosion and sediment controls to reduce the sediment load. Stormwater control features (e.g., conveyance channels, storm drain inlets, sediment basins) are not surface water for this requirement.

The operator reports no surface water within 50 feet of the site's earth disturbances, so no disturbance is planned inside a 50-foot natural buffer.

Nearest Surface Water (operator answer): Brushy Creek — 0.6 mile

Dewatering Practices

Construction dewatering is not anticipated at this site (operator answer).

Treatment Chemicals

No treatment chemicals (polymers, flocculants, or coagulants) will be used at this site (operator answer).

Construction Schedule and Sequence

Projected construction start: 2027-03-01; projected completion: 2027-11-30 (TXR150000 Part III.F.1(c)).

Planned construction activities: Clearing & grubbing, Grading. Perimeter controls are installed before earth disturbance begins, and each control remains in place and maintained until the area it protects reaches final stabilization.

Construction phases, in order, with their projected dates (TXR150000 Part III.F.1(c)). Departures from these projections are recorded in the plan as they occur.

Order	Phase	Start	End	Duration (days)	Area disturbed (ac)	Area stabilized by	Activities
-------	-------	-------	-----	-----------------	---------------------	--------------------	------------

Order	Phase	Start	End	Duration (days)	Area disturbed (ac)	Area stabilized by	Activities
1	Mobilization and perimeter controls	2027-03-01	2027-03-14	14	0.34	2027-03-14	Install the sediment storage, perimeter controls and the stabilized construction entrance.
2	Clearing, grading, and utilities	2027-03-08	2027-11-15	253	3.06	2027-11-15	Clear and grub, grade building pads and parking, install underground utilities, pave, and stabilize the area.
3	Final stabilization and removal of temporary controls	2027-11-16	2027-11-30	15	0	—	Final stabilization of all disturbed areas; remove temporary controls once the areas they protect are stabilized.

Largest total area disturbed at one time on this phase schedule: 3.4 acres (on 2027-03-08), the sum of the areas of the phases open — started and not yet stabilized — that day.

Control Installation Schedule

Stormwater controls are installed on this schedule:

Phase	Installed before the phase's soil disturbance begins	Installed as the phase proceeds
Mobilization and perimeter controls	Sediment Trap; Silt Fence; Stabilized Construction Entrance; Diversion Dikes & Berms	—
Clearing, grading, and utilities	Perimeter and sediment controls from the mobilization phase stay in place and are extended to this area's limits.	Preservation of Existing Vegetation; Temporary Seeding; Mulching on areas brought to grade.
Final stabilization and removal of temporary controls	—	Permanent seeding and sod; temporary controls removed after final stabilization.

BMP Maintenance

- Silt Fence: Remove accumulated sediment at one-third fence height; repair undermining and tears.
- Stabilized Construction Entrance: Top-dress or replace clogged aggregate; sweep tracked sediment from the road immediately.
- Preservation of Existing Vegetation: Maintain protective fencing; repair damage promptly.
- Temporary Seeding: Reseed thin or failed areas; water during establishment in dry conditions.
- Mulching: Replenish where mulch thins, decomposes, or is displaced by wind or runoff.
- Waste Management & Good Housekeeping: Empty containers before overflowing; keep lids closed and the site policed.
- Sediment Trap: Remove sediment at one-half the design storage depth; maintain the stone outlet.
- Diversion Dikes & Berms: Repair breaches and settling; maintain stabilization on the ridge.

- Dust Control: Reapply as surfaces dry; maintain stabilized haul roads.
- Stockpile Management: Maintain covers and perimeter controls; reseed as needed.

DRAFT — FOR REVIEW

Part III.F.3 — Permanent Stormwater Controls (Post-Construction)

The SWP3 describes any stormwater control measures that will be installed during the construction process to control pollutants in stormwater discharges that may occur after construction operations have been completed (TXR150000 Part III.F.3).

Permit Requirements

- A description of each permanent stormwater control measure to be installed during construction (TXR150000 Part III.F.3).
- Small construction activities: the permittee installs and maintains the measures prior to final stabilization of the site (TXR150000 Part III.F.3(a)).
- Large construction activities: the permittee installs and maintains the measures prior to final stabilization of the site and prior to submission of an NOT (TXR150000 Part III.F.3(b)).

Permanent Controls to Be Installed

Permanent control	Location	Design basis / calculations	Long-term operation and maintenance by
Vegetated swale	South frontage, upstream of the street curb inlet	Grading plan sheet C-3: swale sized for the 2-year storm at non-erosive velocity	Lonestar Development Group LLC

Part III.F.1(b), 4, 9, 11 — Potential Pollutants, Other Required Controls, and Pollution Prevention Measures

Pollution Prevention & Good Housekeeping

Under TXR150000 Part IV.D (pollution prevention measures) and Part III.F.4(c) (potential pollutant sources and their controls), the operator must implement pollution prevention and good housekeeping measures to minimize the discharge of pollutants from construction-related materials and wastes. This includes spill prevention and response, proper material storage, and waste management.

Potential Sources of Pollution

The pollutant-generating activities at this site, the pollutants each could discharge in stormwater, and the controls this plan commits to for each:

Clearing, grading, and excavation. Pollutants: sediment from exposed soil, soil stockpiles, and land-clearing debris piles; dust. Controls: Stockpiles and debris piles are located away from drainage features, storm drain inlets, and concentrated flow, protected by sediment controls, and covered or stabilized as the governing permit requires. Soil on pavement is never hosed or swept into a drainage feature, inlet, or water. Dust on exposed soil is controlled as set out under “Dust Control” in this plan.

Construction and domestic waste. Pollutants: packaging, scrap construction materials, and other trash; sanitary waste where portable toilets are used. Controls: Waste containers of sufficient size and number hold construction and domestic waste and are kept closed or covered so stormwater does not contact the waste; overflows and litter are cleaned up promptly. Portable toilets are secured against tipping and placed away from waters, inlets, and drainage features.

No equipment or vehicle fueling or maintenance takes place on site. If that changes, fueling and maintenance controls are added to this plan.

Equipment On Site: Skid steer and a small excavator

Good Housekeeping BMPs

- GH-07 — Waste Management & Good Housekeeping
- GH-05 — Dust Control
- GH-06 — Stockpile Management

Spill Response and Notification

The person who responds to a spill or leak on site, stops the source, directs cleanup, and makes the notifications below (TXR150000 Part IV.D.5):

Spill Responder: Carlos Mendez

Spill Responder Phone or Contact: 512-555-0199 (cell, 24 hours), carlos@lonestar.test

Report a spill or release to the following, as TPDES Construction General Permit requires (TXR150000 Part IV.D.5):

Notify	Phone	When	Permit Part
--------	-------	------	-------------

Notify	Phone	When	Permit Part
National Response Center (NRC)	(800) 424-8802	as soon as you have knowledge of a leak, spill, or other release containing a hazardous substance or oil in an amount equal to or in excess of a reportable quantity established under 40 CFR Part 110, 117, or 302 during a 24-hour period; within seven (7) calendar days of knowledge of the release, also provide a description of the release, the circumstances leading to it, and its date	TXR150000 Part IV.D.5

Material Storage

No fuel, oil, or chemicals are stored in containers on site. If that changes, TXR150000 Parts III.F.4(b) and IV.D.2 applies and this plan is updated to describe it.

Concrete Washout

TXR150000 Part VI.A–E and Part IV.E.1 — Discharge of concrete truck wash out water to surface water in the state, including storm sewers, is prohibited. Dispose of it at the site in areas with structural controls (temporary berms, shallow pits, storage tanks with slow-rate release, or similar) or on minimal slopes that allow infiltration and filtering; minimize wash out during rainfall; it must not cause or contribute to groundwater contamination; and show concrete wash out areas on the site map.

Vehicle and Equipment Wash Water

No vehicles or equipment are washed on site. If that changes, TXR150000 Parts IV.D.1, IV.E.4 and III.F.1(g)ix applies and this plan is updated to describe it.

Waste Disposal

TXR150000 Parts IV.D.3, IV.D.4 and IV.D.6 — Close waste container lids at the end of the workday and during storm events (or cover or contain lidless containers that could leak); clean up wastes and dispose of them in designated containers on days of operation, and immediately if containers overflow; position portable toilets so they are secure, will not be tipped over, and are away from surface water in the state and stormwater inlets or conveyances.

Waste Disposal at This Site: Construction debris and trash go in covered roll-off dumpsters emptied weekly by a licensed hauler; portable toilets are staked down away from inlets and serviced weekly.

Dust Control

TXR150000 Part III.F.4(a) — Minimize, to the extent practicable, off-site vehicle tracking of sediments and dust, and describe in the SWP3 the controls used to limit the generation of pollutants that could be discharged in stormwater.

Dust Control at This Site: A water truck wets haul roads and exposed areas as needed; no chemical dust suppressants are used.

Soil Compaction

TXR150000 Parts IV.A.7–IV.A.8 — Minimize soil compaction: where final vegetative stabilization will occur or infiltration practices will be installed, restrict vehicle and equipment use, or condition compacted soils before seeding or planting; preserve native topsoil unless infeasible or the area's function dictates otherwise.

Soil Compaction Controls at This Site: The future lawn, landscape and swale areas are fenced off with orange safety fence before grading; equipment and vehicles stay on the haul road and the building and pavement footprints; any area that is compacted is ripped to 8 inches before topsoil is placed and seeded.

Topsoil Preservation at This Site: Topsoil is stripped from the building, pavement and pond footprints, stockpiled at the northwest corner away from inlets, ringed with silt fence and temporarily seeded and mulched within 2 days, then respread on the landscape areas before final seeding.

Allowable Non-Stormwater Discharges

The non-stormwater discharges that will or may occur at this site, where each discharges, and the controls for each (TXR150000 Part II.A.3(a)):

Non-Stormwater Discharges at This Site: Water used for dust control.

Where Each Discharges: Dust-control water on the building pad and the parking lot subgrade.

Controls for Each Discharge: Dust-control water is applied at rates that do not produce runoff.

Only these non-stormwater discharges are authorized by TPDES Construction General Permit, with the limits the permit places on each:

- Discharges from emergency fire-fighting activities — emergency fire-fighting activities do not include washing of trucks, run-off water from training activities, test water from fire suppression systems, or similar activities (TXR150000 Part II.A.3(a))
- Uncontaminated fire hydrant flushings — excluding discharges of hyperchlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life; includes flushings from systems that use potable water, surface water, or groundwater that does not contain additional pollutants, and excludes systems using reclaimed wastewater as a source water (TXR150000 Part II.A.3(b))
- Water from the routine external washing of vehicles, the external portion of buildings or structures, and pavement — where solvents, detergents, and soaps are not used; where spills or leaks of toxic or hazardous materials have not occurred (unless the spilled materials have been removed, as local, state, or federal regulations require); and where the purpose is to remove mud, dirt, or dust (TXR150000 Part II.A.3(c))
- Uncontaminated water used to control dust (TXR150000 Part II.A.3(d))
- Potable water sources, including waterline flushings — excluding discharges of hyperchlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life (TXR150000 Part II.A.3(e))
- Uncontaminated air conditioning condensate (TXR150000 Part II.A.3(f))
- Uncontaminated ground water or spring water, including foundation or footing drains — where flows are not contaminated with industrial materials such as solvents (TXR150000 Part II.A.3(g))
- Lawn watering and similar irrigation drainage (TXR150000 Part II.A.3(h))

Part III.F.8 — Inspections of All Controls

Inspection & Monitoring

Inspection schedule under TXR150000: The permit allows 2 inspection schedules; the operator follows one and records the choice in this plan: (a) 14-calendar-day schedule with storm inspections — inspect at least once every 14 calendar days and within 24 hours of the end of a storm producing 0.5 inch of rain or more within a 24-hour period (including multiple smaller storms that together produce 0.5 inches or more in 24 hours, in which case one inspection is due within 24 hours of when 0.5 inches of rain or more has fallen; for a storm producing 0.5 inches or more on consecutive days, inspect within 24 hours of the first day and within 24 hours after the last day; when the 24-hour time frame falls entirely outside normal working hours, inspect no later than the end of the next business day) (TXR150000 Part III.F.8(c)i); or (b) 7-calendar-day schedule — inspect at least once every 7 calendar days (only where the SWP3 is developed to require it; inspect regardless of whether there has been a rainfall event since the previous inspection) (TXR150000 Part III.F.8(c)v). The schedule may be changed at most once per calendar month, implemented within the first five (5) business days of a calendar month, with the reason documented in the SWP3 (TXR150000 Part III.F.8(c)vi); linear construction sites may use representative inspections on either schedule (TXR150000 Part III.F.8(d)). This site follows the 14-calendar-day schedule with storm inspections: inspect at least once every 14 calendar days and within 24 hours of the end of a storm producing 0.5 inch of rain or more within a 24-hour period (including multiple smaller storms that together produce 0.5 inches or more in 24 hours, in which case one inspection is due within 24 hours of when 0.5 inches of rain or more has fallen; for a storm producing 0.5 inches or more on consecutive days, inspect within 24 hours of the first day and within 24 hours after the last day; when the 24-hour time frame falls entirely outside normal working hours, inspect no later than the end of the next business day) (TXR150000 Part III.F.8(c)i).

Inspection frequency this site follows: Inspect at least once every 14 calendar days and within 24 hours of the end of a storm producing 0.5 inch of rain or more within a 24-hour period (including multiple smaller storms that together produce 0.5 inches or more in 24 hours, in which case one inspection is due within 24 hours of when 0.5 inches of rain or more has fallen; for a storm producing 0.5 inches or more on consecutive days, inspect within 24 hours of the first day and within 24 hours after the last day; when the 24-hour time frame falls entirely outside normal working hours, inspect no later than the end of the next business day) (TXR150000 Part III.F.8(c)i)

Business Days and Hours: Mon, Tue, Wed, Thu, Fri, 7:00 AM – 5:00 PM

Rainfall Monitoring

Rain gauge location or weather station: Rain gauge on the site trailer fence at 3400 N A W Grimes Blvd

Reduced Inspection Frequency

TXR150000 Part III.F.8(c)ii–iv — Inspect at least once per month in areas that meet final stabilization or have been temporarily stabilized; at least once per month while runoff is unlikely due to frozen conditions (recording the beginning and ending dates); and at least once per month and within 24 hours after a storm of 0.5 inches or greater in arid, semi-arid, or drought-stricken areas (recording total rainfall and the drought dates).

Reduced-frequency period and reason (start – end dates): _____

Under the TPDES Construction General Permit in Texas, inspections of the site and its controls must be conducted at least once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inch or greater; or, where the SWP3 adopts the alternative schedule, at least once every 7 calendar days regardless of rainfall.

Data source note: This SWPPP cites general permit TXR150000, effective through 2028-03-05. Confirm permit currency before submission.

Areas Inspected

- All erosion and sediment control measures (BMPs)
- Stormwater discharge points and outfalls
- Stabilized and disturbed areas
- Material storage, staging, and concrete washout areas

Stabilization Deadline

TXR150000 Part III.F.2(b)iii — Initiate erosion control and stabilization measures immediately (no later than the end of the next work day) where construction activities have permanently ceased, or have temporarily ceased and will not resume for more than fourteen (14) calendar days; complete stabilization no more than fourteen (14) calendar days after initiation.

Stabilization completion deadline: 14 days after stabilization is initiated (TXR150000 Part III.F.2(b)iii)

Corrective Actions

TXR150000 Parts III.F.6(a) and III.F.8(g) — When BMPs are not operating effectively, perform maintenance before the next rain event if feasible (otherwise document why and complete it as soon as practicable); replace or correct controls that have been disabled, run over, removed, or otherwise rendered ineffective immediately upon discovery; and revise the SWP3 based on inspection results within seven (7) calendar days following the inspection.

Record each deficiency, the date it was found, and the date and description of the corrective action in the corrective action log.

Part III.F.10 (Part III.B) — Responsibilities of Operators

Stormwater Pollution Prevention Team

Operator / Permittee: Lonestar Development Group LLC

Contact Name: Carlos Mendez

Email: carlos@lonestar.test

Phone: 512-555-0199

Address: 900 Congress Ave, Round Rock, TX, 78664

General Permit: TXR150000

Permit Authorization / Tracking Number: _____

The operator designates the personnel responsible for developing, implementing, maintaining, and revising this SWP3, including the qualified personnel who conduct site inspections and oversee corrective actions.

Name	Title / Position	Responsibilities	Conducts Inspections	Training / certification
Carlos Mendez	Site superintendent	Maintains the SWPPP, conducts site inspections, and directs corrective actions.	Yes	EPA Construction General Permit Inspector Training (2026-03-12); EPA construction inspection course; certificate EPA-CGP-INSP-20416

Required Qualifications

- Inspectors: Personnel conducting inspections, and those observing dewatering controls, are provided by the permittee and must be knowledgeable of this general permit, the construction activities at the site, and the SWP3 for the site; they need not have signatory authority under 30 TAC § 305.128 (TXR150000 Parts III.F.8(a)i–ii and III.F.7(a)).

Other Operators and Subcontractors

List every other operator and subcontractor engaged in construction activities at the site and the areas of the site each controls.

Operator / subcontractor	Areas of the site under their control	Contact

Parts III.D–E and VII — Plan Review and Availability, Revisions and Updates to the SWP3, and Retention of Records

Recordkeeping & Reporting

On-Site Availability of the SWP3

TXR150000 Part III.D.1 — Retain a copy of this SWP3 on site at the construction site; if the site is inactive or has no on-site storage location, post a notice describing where the SWP3 is kept and make it available within 24 hours of a request.

Record Retention

TXR150000 Part VII — Retain a copy of the SWP3 and all reports and actions required by the permit (including the construction site notice) for a minimum of three (3) years from the date the NOT is submitted.

- A copy of this SWP3 and all modifications (Amendment Log)
- Routine and rain-event inspection reports
- Rainfall and qualifying-event logs
- Corrective action logs and follow-up documentation
- Records of any spills or non-stormwater discharges

SWP3 Modifications

TXR150000 Part III.E — Revise or update this SWP3, including the site map, within seven (7) days of: a change in design, construction, operation, or maintenance that significantly affects the discharge of pollutants; changing site conditions (updated plans, new operators, new areas of responsibility, changes in BMPs); or inspection or investigation results showing the SWP3 is ineffective.

Record every modification — its date, the person who authorized it, and a summary of the changes — in the Amendment Log attached to this SWP3.

Reporting

Reports and notices required under the permit must be submitted to the permitting authority, Texas Commission on Environmental Quality (TCEQ), in accordance with the procedures and deadlines specified in the TPDES Construction General Permit (TXR150000).

Part II.F — Terminating Coverage (Notice of Termination)

Conditions for Terminating Coverage

Permit coverage for this site is terminated only when the conditions of TXR150000 Part II.F.1–II.F.3 are met:

- Final stabilization has been achieved on all portions of the site that are the responsibility of the operator — all soil disturbing activities complete and a uniform perennial vegetative cover of at least 70% of the native background cover on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization (such as riprap or gabions); the definition has separate conditions for residential lots, agricultural land, and arid, semi-arid, and drought-stricken areas (TXR150000 Parts II.F.1(a) and I.B (Final Stabilization)).
- Or a transfer of operational control has occurred (TXR150000 Part II.F.1(b)).
- Or the operator has obtained alternative authorization under an individual or alternative TPDES general permit (TXR150000 Part II.F.1(c)).
- All temporary structural erosion controls have been removed, will be removed on a schedule defined in the SWP3, or have been transferred to a new operator who has applied for coverage (controls designed to remain in place indefinitely, such as mulches and fiber mats, need not be removed) (TXR150000 Part II.F.2(e)).

Termination Procedure

Large construction activities (operators that submitted an NOI): submit the NOT to TCEQ electronically through the ePermits system (or on a paper NOT form with an approved electronic-reporting waiver) within 30 days after final stabilization or alternative authorization (a transfer of operational control follows Part II.F.4 below), and provide a copy to the operator of any MS4 receiving the discharge (listing those MS4 operators in the SWP3); authorization ends immediately on confirmation of receipt of an electronic NOT, or at midnight on the day a paper NOT is postmarked. Small construction sites and secondary operators at large sites instead remove the TCEQ site notice, complete its removal portion, and send a copy to any receiving MS4 operator within 30 days; the site notice cannot be removed until final stabilization is achieved. Permit conditions apply until the NOT is submitted and approved, or the site notice is removed (TXR150000 Part II.F.1–II.F.3).

Transfer of Operational Control (TXR150000 Part II.F.4)

Large construction activities: when the primary operator changes or operational control is transferred to another primary operator, the original operator submits an NOT within ten (10) days prior to the date that responsibility for operations terminates, and the new operator submits an NOI at least ten (10) days prior to the transfer of operational control; the original operator submits a copy of the NOT terminating its coverage and operational control, and a copy of the new primary operator's NOI to the operator of any MS4 receiving the discharge (Part II.F.4(a)). Small construction activities and secondary operators of large sites that did not submit an NOI: the existing operator removes the original TCEQ site notice and the new operator posts the required TCEQ site notice prior to the transfer, and a completed copy of the site notice is provided to the operator of any MS4 receiving the discharge (Part II.F.4(b)). Permit coverage obtained by NOI is not transferable from one operator to another (Part II.F.4(c)) (TXR150000 Part II.F.4).

Additional TXR150000 requirements

Operator Certification and Signatures

Operator 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 gathered and evaluated 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 that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature Block

Operator / Permittee: Lonestar Development Group LLC

Printed Name: Carlos Mendez

Title: _____

Signature: _____

Date: _____

Disclaimer

The operator/permittee is responsible for reviewing, certifying, and implementing this SWPPP. This document should be reviewed by a qualified professional before submission.

Operator Certification & Signature

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 gathered and evaluated 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 that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Operator / Permittee:

Lonestar Development Group LLC

Printed Name:

Carlos Mendez

Title:

Signature:

Date:

The operator/permittee is responsible for reviewing, certifying, and implementing this SWPPP. This document should be reviewed by a qualified professional before submission.

Appendices

Appendix	Contents
A	Site Maps
B	Copy of the General Permit
C	Notice of Intent, TCEQ Acknowledgment, and Site Notice
D	Site Inspection Report Form
E	Corrective Action Log
F	SWP3 Amendment Log
G	Subcontractor Certification
H	Grading and Stabilization Activities Log
I	Training Documentation
J	Delegation of Authority

Appendix A — Site Maps

Required by TXR150000 Part III.F.1(f)–(g).

The site maps for this SWP3:

- Figure 1, Site Map with BMP Locations — in the body of this plan, after Section 3.

Appendix B — Copy of the General Permit

Required by TXR150000 Part III.F.1(j).

Keep a copy of the general permit that authorizes stormwater discharges from this site with this SWP3. An electronic copy of the permit, or a current link to it on the TCEQ webpage, is acceptable (TXR150000 Part III.F.1(j)).

Permit name	TPDES Construction General Permit
Permit number	TXR150000
Issuing agency	Texas Commission on Environmental Quality (TCEQ)
Permit effective date	2023-03-05
Permit expiration date	2028-03-05
Where to obtain the permit	https://www.tceq.texas.gov/permitting/stormwater/construction
Location of the permit copy on site	

Insert a copy of the TPDES Construction General Permit behind this page, or record above where the electronic copy can be found.

Appendix C — Notice of Intent, TCEQ Acknowledgment, and Site Notice

Required by TXR150000 Part III.F.1(k).

Keep with this SWP3 the NOI and the TCEQ acknowledgment of provisional and non-provisional authorization (primary operators of large construction sites), or the TCEQ site notice (small construction sites and secondary operators of large construction sites) (TXR150000 Part III.F.1(k)). The applicable TCEQ site notice is also posted at the site where the public can read it (Part III.D.2).

This site disturbs 3.4 acres and is not part of a larger common plan of development or sale — a small construction activity (TXR150000 Part I.B). Operators of small construction activities do not submit an NOI (Part II.E.2). Post a signed and certified TCEQ Small Construction Site Notice (Form TCEQ-20963) at the site at least two (2) days before construction begins and keep it posted until final stabilization (Part II.E.2(b)–(c)), and give a copy of the signed and certified TCEQ Small Construction Site Notice to the operator of any MS4 receiving the discharge at least two (2) days before construction begins (Part II.E.2(d)); keep a copy of that site notice here.

How coverage is requested	Post the signed and certified TCEQ Small Construction Site Notice (Form TCEQ-20963); no NOI is submitted.
Date site notice posted	
MS4 operator(s) given a copy (name and address)	
Date copy given to MS4 operator(s)	

Insert the signed and certified TCEQ Small Construction Site Notice (Form TCEQ-20963) here.

Appendix D — Site Inspection Report Form

Required by TXR150000 Part III.F.8(f).

Complete one report within 24 hours following each inspection, recording its scope, date, and major observations (TXR150000 Part III.F.8(f)i). Copy this form for each inspection.

Project name	Wallin Bradley Office Pad
Site address	3400 N A W Grimes Blvd, Round Rock, TX, 78665
Permit	TPDES Construction General Permit (TXR150000)
Permit coverage no. (NPDES ID / authorization no.)	

Required inspection frequency (TXR150000): The permit allows 2 inspection schedules; the operator follows one and records the choice in this plan: (a) 14-calendar-day schedule with storm inspections — inspect at least once every 14 calendar days and within 24 hours of the end of a storm producing 0.5 inch of rain or more within a 24-hour period (including multiple smaller storms that together produce 0.5 inches or more in 24 hours, in which case one inspection is due within 24 hours of when 0.5 inches of rain or more has fallen; for a storm producing 0.5 inches or more on consecutive days, inspect within 24 hours of the first day and within 24 hours after the last day; when the 24-hour time frame falls entirely outside normal working hours, inspect no later than the end of the next business day) (TXR150000 Part III.F.8(c)i); or (b) 7-calendar-day schedule — inspect at least once every 7 calendar days (only where the SWP3 is developed to require it; inspect regardless of whether there has been a rainfall event since the previous inspection) (TXR150000 Part III.F.8(c)v). The schedule may be changed at most once per calendar month, implemented within the first five (5) business days of a calendar month, with the reason documented in the SWP3 (TXR150000 Part III.F.8(c)vi); linear construction sites may use representative inspections on either schedule (TXR150000 Part III.F.8(d)). Schedule this SWP3 follows: 14-calendar-day schedule with storm inspections — inspect at least once every 14 calendar days and within 24 hours of the end of a storm producing 0.5 inch of rain or more within a 24-hour period (including multiple smaller storms that together produce 0.5 inches or more in 24 hours, in which case one inspection is due within 24 hours of when 0.5 inches of rain or more has fallen; for a storm producing 0.5 inches or more on consecutive days, inspect within 24 hours of the first day and within 24 hours after the last day; when the 24-hour time frame falls entirely outside normal working hours, inspect no later than the end of the next business day) (TXR150000 Part III.F.8(c)i).

Section A — General Information

Inspector name		Title	
Company		Phone / email	
Inspection date		Qualification / certificate no.	
Start time		End time	

Current phase of construction	
Weather during inspection	

Inspection type (check one):

- ☐ 14-calendar-day schedule with storm inspections: inspect at least once every 14 calendar days and within 24 hours of the end of a storm producing 0.5 inch of rain or more within a 24-hour period (including multiple smaller storms that together produce 0.5 inches or more in 24 hours, in which case one inspection is due within 24 hours

of when 0.5 inches of rain or more has fallen; for a storm producing 0.5 inches or more on consecutive days, inspect within 24 hours of the first day and within 24 hours after the last day; when the 24-hour time frame falls entirely outside normal working hours, inspect no later than the end of the next business day) (TXR150000 Part III.F.8(c)i)

- ☐ 7-calendar-day schedule: inspect at least once every 7 calendar days (only where the SWP3 is developed to require it; inspect regardless of whether there has been a rainfall event since the previous inspection) (TXR150000 Part III.F.8(c)v)
- ☐ Other (describe in the conditions column)

Rainfall that triggered this inspection (in.)		Rain gauge or weather station location	
--	--	---	--

Adverse conditions that suspended inspection (TXR150000 Part III.F.8(e)): date/time, witnesses, description	
--	--

Section B — Erosion and Sediment Controls

Control (type)	Location	Maintenance needed? (Y/N)	Corrective action needed? (Y/N)	Date condition first observed	Conditions observed / action taken
Silt Fence (SC-01)					
Stabilized Construction Entrance (SC-07)					
Preservation of Existing Vegetation (EC-06)					
Temporary Seeding (EC-04)					
Mulching (EC-03)					
Sediment Trap (SC-03)					
Diversion Dikes & Berms (RC-01)					

Section C — Pollution Prevention Practices

Control (type)	Location	Maintenance needed? (Y/N)	Corrective action needed? (Y/N)	Date condition first observed	Conditions observed / action taken
Waste Management & Good Housekeeping (GH-07)					
Dust Control (GH-05)					
Stockpile Management (GH-06)					

Control (type)	Location	Maintenance needed? (Y/N)	Corrective action needed? (Y/N)	Date condition first observed	Conditions observed / action taken

Record every corrective action identified in this inspection in the Corrective Action Log (Appendix E).

Section D — Stabilization of Exposed Soil

Location stabilized or to be stabilized	Stabilization method and deadline	Date initiated	Date final stabilization criteria met	Notes

Section E — Discharges and Off-Site Tracking

- ☐ No discharge was occurring at the time of this inspection
- ☐ A discharge was occurring — describe each discharge point below

Discharge point / vehicle exit	Observations (color, odor, floating, settled, or suspended solids, foam, oil sheen, sediment tracked off site)

Where this report identifies no incidents of non-compliance, the report must certify that the site is in compliance with the SWP3 and the permit (TXR150000 Part III.F.8(f)ii).

- ☐ No incidents of non-compliance were identified; the site is in compliance with the SWP3 and TXR150000
- ☐ Incidents of non-compliance were identified (describe above and in the Corrective Action Log)

Section F — Signature and 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 gathered and evaluated 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 that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature of operator or duly authorized representative	
Printed name	
Title	
Date	

Appendix E — Corrective Action Log

Required by TXR150000 Part III.F.8(f)ii.

Actions taken as a result of inspections, including the dates they were taken, must be described within and retained as part of this SWP3 (TXR150000 Part III.F.8(f)ii). Where BMPs are modified or added, revise the SWP3 within seven calendar days following the inspection (Part III.F.8(g)).

Project name	Wallin Bradley Office Pad
Site address	3400 N A W Grimes Blvd, Round Rock, TX, 78665
Permit	TPDES Construction General Permit (TXR150000)
Permit coverage no. (NPDES ID / authorization no.)	

No.	Date identified	Time	Location and condition (cause, if known)	Corrective action taken	Date completed	SWP3 update needed? (date updated)	Signature

Appendix F — SWP3 Amendment Log

This log records every amendment made to this SWP3 after its original issuance, cumulative across all revisions. For each amendment, record the date of amendment, a description of the amendment, the reason, and the name and title of the person who prepared and authorized it; the operator must review and certify each revision before use on site. No amendments have been made to this SWP3 yet.

No.	Date of Amendment	Description of Amendment	Reason	Amendment Prepared / Authorized By (Name and Title)

Appendix G — Subcontractor Certification

Project name	Wallin Bradley Office Pad
Site address	3400 N A W Grimes Blvd, Round Rock, TX, 78665
Permit	TPDES Construction General Permit (TXR150000)
Permit coverage no. (NPDES ID / authorization no.)	
Operator(s)	Lonestar Development Group LLC

As a subcontractor, you are required to comply with the Stormwater Pollution Prevention Plan (SWP3) for any work that you perform on site. Any person or group who violates any condition of the SWP3 may be subject to substantial penalties or loss of contract. You are encouraged to advise each of your employees working on this project of the requirements of the SWP3.

Where the SWP3 is available for review	
--	--

Each subcontractor engaged in activities at the construction site that could impact stormwater must be identified and sign the following certification statement:

"I certify under the penalty of law that I have read and understand the terms and conditions of the SWP3 for the above designated project and agree to follow the practices described in the SWP3."

Company	
Address	
Telephone number	
Type of construction service to be provided	

Subcontractor signature

Signature	
Printed name	
Title	
Date	

Copy this form for each subcontractor.

Subcontractor roster

Company	Contact name and phone	Service provided / area of work	Date certification signed

Appendix H — Grading and Stabilization Activities Log

Required by TXR150000 Part III.F.2(b)ii.

Keep records of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated, attached to or referenced in this SWP3 (TXR150000 Part III.F.2(b)ii).

Stabilization deadlines on file for TXR150000:

- Initiate stabilization no later than the end of the next work day where construction has ceased for more than 14 days; complete it within 14 calendar days

Project name	Wallin Bradley Office Pad
Site address	3400 N A W Grimes Blvd, Round Rock, TX, 78665
Permit	TPDES Construction General Permit (TXR150000)
Permit coverage no. (NPDES ID / authorization no.)	

Date grading activity initiated	Description and location of grading activity	Date grading activity ceased (T = temporary, P = permanent)	Description and location of stabilization measure	Date stabilization measures initiated

Date grading activity initiated	Description and location of grading activity	Date grading activity ceased (T = temporary, P = permanent)	Description and location of stabilization measure	Date stabilization measures initiated

Appendix I — Training Documentation

Required by TXR150000 Parts III.F.8(a)i and III.F.8(f)iii.

Who must be qualified, and on what (TXR150000):

- Personnel conducting inspections must be knowledgeable of the general permit, the construction activities at the site, and this SWP3 (Part III.F.8(a)i).
- The names and qualifications of the personnel making inspections may be documented once in the SWP3 rather than in each inspection report (Part III.F.8(f)iii) — record them in the table below.

Project name	Wallin Bradley Office Pad
Site address	3400 N A W Grimes Blvd, Round Rock, TX, 78665
Permit	TPDES Construction General Permit (TXR150000)
Permit coverage no. (NPDES ID / authorization no.)	

Stormwater team and inspector qualifications

Name	Position / role on the stormwater team	Responsibilities (install, maintain, inspect, corrective action)	Qualification / certificate no. and expiration
Carlos Mendez	Site superintendent	Maintains the SWPPP, conducts site inspections, and directs corrective actions.; conducts inspections	EPA Construction General Permit Inspector Training (2026-03-12); certificate EPA-CGP-INSP-20416

Training log

Date	Trainee name	Company	Topics covered	Trainer / course	Trainee signature

Appendix J — Delegation of Authority

Required by TXR150000 Part III.F.1(l).

Project name	Wallin Bradley Office Pad
Site address	3400 N A W Grimes Blvd, Round Rock, TX, 78665
Permit	TPDES Construction General Permit (TXR150000)
Permit coverage no. (NPDES ID / authorization no.)	

I, the undersigned, hereby designate the person or specifically described position below to be a duly authorized representative for the purpose of overseeing compliance with environmental requirements, including the TPDES Construction General Permit, at the Wallin Bradley Office Pad construction site. The designee is authorized to sign any reports, stormwater pollution prevention plans, and all other documents required by the permit.

Designee

Name of person or position	
Company	
Address	
City, state, ZIP	
Phone	

When signatory authority is delegated, a copy of the formal notification to TCEQ (30 TAC § 305.128, Signatories to Reports) is filed in this SWP3 — submitted electronically through STEERS or, for small construction activities or with an electronic reporting waiver, on the paper Delegation of Signatories form (TXR150000 Part III.F.1(l)). Insert that notification behind this page.

Person making the designation

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 gathered and evaluated 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 that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name	
Company	
Title	
Signature	
Date	