

November 22, 2023

MSW Permits Section, MC 124
Waste Permits Division
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

**Re: Fond Memories Pet Cemetery and Crematory McKinney
Type V Solid Waste
Owner Name: 4283929 Delaware, LLC.
Location: New Hope, Collin County, Texas
Proposed Municipal Solid Waste Permit Number: 2415
CN605432160/RN104271523
Tracking No. 27788243**

To Whom it May Concern,

On behalf of 4283929 Delaware, LLC., Source Environmental Sciences, Inc. respectfully submits this response to the Second Technical Notice of Deficiency received August 25, 2023 pertaining to the permit application for Municipal Solid Waste (MSW) Permit No. 2415, Fond Memories Pet Cemetery and Crematory McKinney.

The NOD follows this cover letter. The response to each deficiency ID is as follows:

Municipal Solid Waste Permit Application Proposed MSW Permit No. 2415, Fond Memories Pet Cemetery and Crematory McKinney Second Technical Notice of Deficiency.

Included with this transmittal letter as part of our response is the Administrative and Technical Review Checklist for Municipal Solid Waste (MSW) Permits, Registrations and Amendments.

We sincerely hope that our response addresses fully the TCEQ concerns. We appreciate your consideration of this submittal. If you have any comments or questions, please contact me at (713) 621-4474.

Sincerely,

George Chandlee
Senior Consultant
Source Environmental Sciences, Inc.

cc: 4283929 Delaware, LLC.,
Attn: Charles Pedrick
511 New Hope Rd. W
McKinney, Texas 75071



November 17, 2022

MSW Permits Section, MC 124
Waste Permits Division
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

**Re: Fond Memories Pet Cemetery and Crematory McKinney
Type V Solid Waste
Owner Name: 4283929 Delaware, LLC.
Location: New Hope, Collin County, Texas
Proposed Municipal Solid Waste Permit Number: 2415
CN605432160/RN104271523
Tracking No. 27788243**

To Whom it May Concern,

On behalf of 4283929 Delaware, LLC., Source Environmental Sciences, Inc. respectfully submits this revised new permit application Municipal Solid Waste (MSW) Notice of Deficiency (NOD) response. Per your request, we are submitting revised pages for the original and three (3) copies.

The NOD follows this cover letter. The response to each deficiency ID is as follows:

A1: Title Pages and Table of Contents for Parts I/II, III & IV say "New Permit Application"

A2: Permit #2415 included in cover letter

A3: Form 00650, page 2, is revised to reflect ePay Trace Number (582EA000411201)

A4: Form 00650, page 3, is revised to correct typo

A5: Form 00650, page 4, is revised to state MSW Permit 2415

A6: Form 00650, page 9, is revised to reflect proper email address confirm email matches

A7: Form 00650, page 9, is revised to reflect proper email address

A8: Documentation of ownership is included in Attachment B-6, the property is owned by 4283929 Delaware LLC

A9: The county plat record is included in Attachment B-6

A10: Page I-9 acknowledging that the State of Texas may hold the Owner/Operator responsible. The signed property owner affidavit is in Attachment A-14

A11: Page I-9 acknowledges that the owner & State shall have access during life of the facility and during closure.



A12: Page I-3 acknowledges 4283929 Delaware LLC owns 100% of the facility

A13: The part one form indicates the facility is owned by 4283929 Delaware LLC which is a Private Cooperation

A14: A new signed and notarized signature page is included

A15: Labels were submitted via email

A16: The completed core data is included with Part 1

We sincerely hope that our response addresses full the TCEQ concerns. We appreciate your consideration of this submittal. If you have any comments or questions, please contact me at (713) 621-4474.

Sincerely,

George Chandlee
Senior Consultant
Source Environmental Sciences, Inc.

cc: 4283929 Delaware, LLC.,
Attn: Charles Pedrick
511 New Hope Rd. W
McKinney, Texas 75071



NEW PERMIT APPLICATION

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

ISSUED TO

4283929 DELAWARE LLC.

MSW Permit No. 2415

Prepared June 2022

Revision 2 November 2022

Revision 3 November 2023



Prepared for:

Fond Memories Pet Cemetery and Crematory McKinney

511 New Hope Rd. W

McKinney, Texas 75071

Prepared by:

Source Environmental Sciences, Inc.

1800 W Loop S, Suite 1025

Houston, Texas 77027



**4283929 DELAWARE, LLC. NEW PERMIT
APPLICATION FOR MSW FACILITY
MSW Permit No. 2415
TABLE OF CONTENTS**

1.0 §330.60 CONTENTS OF PART I OF THE APPLICATIONI-2
1.1 GENERAL INFORMATIONI-2
Description of FacilityI-3
Alternative Language Notice Application Form.....I-4
Permits, Registrations, or Other AuthorizationsI-5
1.2 FACILITY LOCATIONI-6
1.3 MAPSI-8
General Site Map- Attachment AI-8
General Location Map– Attachment AI-8
Land Ownership Map- Attachment AI-8
Landowner List- Attachment A.....I-8
1.4 PROPERTY OWNER INFORMATIONI-9
1.5 LEGAL AUTHORITY.....I-9
1.6 EVIDENCE OF COMPETENCYI-9
1.7 APPOINTMENTSI-10
1.8 APPLICATION FEESI-10



Registered P.E. David Agee
Agee Engineering LLC
Firm Registration No. F-11763



2.0 §330.61 CONTENTS OF PART II OF THE APPLICATION II-1

2.1 WASTE ACCEPTANCE PLAN..... II-1

 §330.61(b)(1)(A) Characteristics and Sources of Waste II-1

2.2 FACILITY IMPACT AND EXISTING CONDITIONS II-2

 §330.61 (a) Site Conditions Summary..... II-2

 §330.61 (h) Impact on Surrounding Area..... II-2

 §330.61 (h)(2) Character of Surrounding Land Use II-2

 §330.61 (h)(3) Growth Trends..... II-2

 §330.61 (h)(4) Proximity to Residential and Other Uses II-3

 §330.61 (h)(5) Nearby Wells II-3

 §330.61 (h)(6) Other Information Required by the Executive Director..... II-3

2.3 TRANSPORTATION II-3

 §330.61 (i) Transportation II-3

 §330.61 (i)(2) Traffic Volume and Expected Traffic II-3

 §330.61 (i)(4) Documentation of Coordination..... II-3

 §330.61 (c)(5) General Location Maps..... II-4

 §330.545(b) Nearby Airports..... II-4

2.4 GENERAL GEOLOGY..... II-4

 §330.61(j)(1) General Geology Discussion II-4

2.5 GROUNDWATER AND SURFACE WATER II-4

 §330.61(k) Groundwater and Surface Water II-4

2.5 ABANDONED OIL AND WATER WELLS..... II-4

 §330.61(l) Oil and Water Wells II-4

2.6 FLOODPLAINS AND WETLANDS II-5

 §330.61(m) Floodplain and Wetlands II-5

2.7 ENDANGERED SPECIES II-5

 §330.61(n) Endangered Species II-5

 §330.61(o) Texas Historical Commission Review II-5

 §330.61(p) Council of Governments and Local Government Review..... II-5

 §330.54(a) Floodplains and Wetlands II-5

 §330.55(a) Endangered or Threatened Species II-5

 §330.54(a) Easements and Buffer Zones II-7

 §330.559 Unstable Areas II-7



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3.0 §330.63 CONTENTS OF PART III OF THE APPLICATION III-1

3.1 SITE DEVELOPMENT PLAN III-1

3.2 GENERAL FACILITY DESIGN III-1

§330.63(b)(1) Facility Access III-1

§330.63(b)(2) Waste Movement III-1

§330.63(b)(2)(A) Flow Diagram III-2

§330.63(b)(2)(B) Schematic View III-2

§330.63(b)(2)(C) Ventilation and Odor Control III-2

§330.63(b)(2)(D) Generalized Construction Details Storage and Processing Units III-2

§330.63(b)(2)(E) Generalized Construction Details Slab and Subsurface Support III-2

§330.63(b)(2)(F) Location and Engineering Design Details III-3

§330.63(b)(2)(H) Disposition of Effluent III-3

§330.63(b)(2)(I) Noise Pollution Control III-3

§330.63(b)(3) Sanitation III-3

§330.63(b)(4) Water Pollution Control III-3

3.3 Waste Management Unit Design III-3

§330.63(d)(1)(A) Storage and Transfer Units III-4

3.4 Groundwater and Sampling Analysis Plan III-4

§330.63(f)(7)(A) Groundwater and Sampling Analysis Plan III-4

3.5 Closure Plan III-4

§330.457(f) Closure Plan III-4

§330.461 Notice of Closure III-4

§330.459 Closure Plan Requirements III-4

§330.465 Final Closure III-4

§330.505 Outdoor Storage III-4



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www.source-environmental.com



4.0 §330.65 CONTENTS OF PART IV OF THE APPLICATIONIV-1

4.1 Site Operating Plan.....IV-1

§330.675 Site Operating Plan.....IV-1

§330.65(d) Grease, Grit, and Septage Processing FacilityIV-1

§330.203 Waste Acceptance and Analysis.....IV-1

§330.203(a) Source and Characteristics of Waste.....IV-2

§330.203(b) Types and Estimated Amounts of WasteIV-2

§330.9(g)(1) Quarterly ReportsIV-2

§330.205(a) Characteristics of Facility Generated WastesIV-2

§330.205(b) Processing or Disposal of Facility Generated Waste.....IV-3

§330.205(c) Wastewater ManagementIV-3

§330.205(d) Facility Generated Sludge.....IV-3

§330.207 Contaminated Water ManagementIV-3

§330.209(a) Storage of Solid WasteIV-3

§330.205(b) and (c) Source Separated or Recycled Material.....IV-3

§330.211 Approved Containers.....IV-3

§330.213 Citizen’s Collection Stations.....IV-3

§330.215 Requirements for Stationary CompactorsIV-3

§330.219 Recordkeeping and Reporting Requirements.....IV-3

§330.219(a) Facility Maintained Records.....IV-3

§330.219(b) Required Records for RecordkeepingIV-4

§330.219(c)(2) Assignment of New Signatory.....IV-4

§330.219(c)(3) Signatory Certification Statement.....IV-4

§330.219(d)(2) and §330.219(d)(3) Maintaining Records OnsiteIV-4

§330.219(e) Records AvailabilityIV-4

§330.219(f) Records RetentionIV-4

§330.219(f) Alternate Recordkeeping ScheduleIV-5

§330.221 Fire Protection.....IV-5

§330.223(a) Public Access ControlIV-5

§330.223(b) Facility Access RoadIV-5

§330.223(c) Perimeter Access.....IV-5

§330.225(a) Waste Unloading Area.....IV-5



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Agee Engineering LLC
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§330.225(b) Prohibitions on Waste Unloading AreaIV-5
§330.225(c) Prohibitions on Incoming Waste Streams.....IV-6
§330.227 Spill Prevention and ControlIV-6
§330.229(a) Specific Operating HoursIV-6
§330.229(b), (c), and (d) Alternative and Temporary Operating HoursIV-6
§330.231 Facility SignIV-6
§330.233 Control of Windblown MaterialIV-6
§330.235 Materials along the Route to the FacilityIV-7
§330.237(a) All Weather Roads.....IV-7
§330.237(b) Dust Control.....IV-7
§330.237(c) Access Road MaintenanceIV-7
§330.239 Noise Pollution and Visual ScreeningIV-7
§330.241 Overloading and BreakdownIV-7
§330.243 SanitationIV-8
§330.245(a) Air EmissionsIV-8
§330.245(c)-(f) Odor Control and VentilationIV-8
§330.245(g) Recovery of MaterialIV-8
§330.245(h) Exposure of Liquid WasteIV-8
§330.245(j) Emissions Event Reporting and Recordkeeping.....IV-9
§330.245(k) Controlling Poned WaterIV-9
§330.247 Health and SafetyIV-9
§330.249 Employee Sanitation FacilitiesIV-9



Registered P.E. David Agee
Agee Engineering LLC
Firm Registration No. F-11763



**4283929 DELAWARE, LLC. NEW PERMIT
APPLICATION FOR MSW FACILITY
MSW Permit No. 2415
LIST OF FIGURES**

ATTACHMENT A

Figure A-1 General Site Map.....A-2
Figure A-2 General Location Map.....A-3
Figure A-3 Landowners Map.....A-4
Figure A-4 Landowners List.....A-5
Figure A-5 Metes and Bounds Survey and Description.....A-14
Figure A-6 Wind Rose Map.....A-15
Figure A-7 General Topographic Map.....A-16
Figure A-8 Aerial Photograph.....A-17
Figure A-9 Land-Use and Zoning Map.....A-18
Figure A-10 FEMA Map.....A-19
Figure A-11 TXDot Traffic Report.....A-20
Figure A-12 AADT Report New Hope Rd W.....A-21
Figure A-13 Letter to Local Government.....A-22
Figure A-14 Property Owner Affidavit.....A-23

ATTACHMENT B

Figure B-1 Flow Diagram Private Cremation.....B-2
Figure B-2 Flow Diagram Communal Cremation.....B-8
Figure B-3 Construction Details Storage and Processing Units.....B-14
Figure B-4 Location and Engineering Design Details.....B-46
Figure B-5 Schematic View.....B-47
Figure B-6 Plat Record and SOS Certificate of Fact.....B-48

ATTACHMENT C

Figure C-1 Site Operating Plan.....C-2
Figure C-2 Fire Protection Plan.....C-29
Figure C-3 Emergency Action Plan.....C-47



Registered P.E. David Agee
Agee Engineering LLC
Firm Registration No. F-11763

1.0 §330.60 CONTENTS OF PART I OF THE APPLICATION

1.1 GENERAL INFORMATION

Facility Name:	4283929 Delaware, LLC.			
Physical or Street Address:	511 New Hope Rd. W			
(City)(County)(State)(Zip Code):	McKinney	Collin	Texas	75071
(Area Code) Telephone Number:	(469) 617-3604			
Charter Number:	N/A			

If the application is submitted on behalf of a corporation, provide the Charter Number as recorded with the Office of the Secretary of State for Texas.

Operator Name:	4283929 Delaware, LLC.			
Authorized Individual:	Charles Pedrick			
Mailing Address:	1102 South 7th Street			
(City)(County)(State)(Zip Code):	Conroe	Montgomery	Texas	77301
(Area Code) Telephone Number:	(226)770-8858 x 114			
(Area Code) Fax Number:	<i>Not applicable</i>			
Charter Number:	<i>Not applicable</i>			

If the permittee is the same as the operator, type "Same as Operator".

Permittee Name:	<i>Same as Operator</i>			
Physical or Street Address:	<i>Same as Operator</i>			
(City)(County)(State)(Zip Code):	<i>Same as Operator</i>			
(Area Code) telephone Number:	<i>Same as Operator</i>			
Charter Number:	<i>Not applicable</i>			

If the application is submitted by a corporation or by a person residing out of state, the applicant must register an Agent in Service or Agent of Service with the Texas Secretary of State's office and provide a complete mailing address for the agent. The agent must be a Texas resident.

Agent Name:	<i>Not Applicable</i>			
Mailing Address:	<i>Not Applicable</i>			
(City)(County)(State)(Zip Code):	<i>Not Applicable</i>			
(Area Code) Telephone Number:	<i>Not Applicable</i>			
(Area Code) Fax Number:	<i>Not Applicable</i>			

Application Type:

<input type="checkbox"/> Registration	<input type="checkbox"/> Major Amendment	<input type="checkbox"/> Minor Amendment
<input checked="" type="checkbox"/> Permit	<input type="checkbox"/> Modification	<input type="checkbox"/> Temporary Authorization
	<input type="checkbox"/> New Registration w/Public Notice	
	<input type="checkbox"/> w/out Public Notice	<input type="checkbox"/> NOD Response

Facility Classification:

<input type="checkbox"/>	Type I	<input type="checkbox"/>	Type IV	<input checked="" type="checkbox"/>	Type V	<input type="checkbox"/>	Type IX
<input type="checkbox"/>	Type I AE	<input type="checkbox"/>	Type IV AE	<input type="checkbox"/>	Type VI		

Activities covered by this application (check all that apply):

<input checked="" type="checkbox"/>	Storage	<input checked="" type="checkbox"/>	Processing	<input type="checkbox"/>	Disposal
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Waste management units covered by this application (check all that apply):

<input type="checkbox"/>	Containers	<input type="checkbox"/>	Tanks	<input type="checkbox"/>	Surface Impoundments	<input type="checkbox"/>	Landfills
<input checked="" type="checkbox"/>	Incinerators	<input type="checkbox"/>	Composting	<input type="checkbox"/>	Type IV Demonstration Unit	<input type="checkbox"/>	Type IX Energy/ Material Recovery
<input checked="" type="checkbox"/>	Other (Specify)	Refrigeration Units		<input type="checkbox"/>	Other (Specify)		
<input type="checkbox"/>	Other (Specify)			<input type="checkbox"/>	Other (Specify)		

Is this submittal part of a Consolidated Permit Processing request, in accordance with 30 TAC Chapter 33?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If yes, state the other TCEQ program authorizations requested.
<i>Not Applicable</i>

Provide a brief description of the portion of the facility covered by this application. For amendments, modifications, and temporary authorizations, provide a brief description of the exact changes to the permit or registration conditions and supporting documents referenced by the permit or registration. Also, provide an explanation of why the amendment, modifications, or temporary authorization is requested.
See description below.

Description of Facility

The 4283929 Delaware, LLC. facility located in the Town of New Hope, TX. is a municipal solid waste (MSW) Type V solid waste processing facility. The Type V facility collects waste from local veterinarians and accepts waste from the public. The waste is held in refrigeration units until it is time for controlled burn (i.e. incineration) of animal carcasses. A new permit application is required because the facility is operating a pet crematorium without meeting the buffer zone of at least 50 feet from the property boundary of the site as required by the MSW permit by rule for an animal crematory. The Type V facility is in the city of New Hope, in Collin County. 4283929 Delaware, LLC owns 100% of the facility.

Does the application contain confidential material?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	---

If yes, cross-reference the confidential material throughout the application and submit as a separate document or binder conspicuously marked "CONFIDENTIAL."

Alternative Language Notice Application Form

Alternative language notice confirmation for this application:

- 1. Is a bilingual program required by the Texas Education Code in the school district where the facility is located? Yes No
(If NO, alternative language notice publication not required)

- 2. If YES to question 1, are students enrolled in a bilingual education program at either the elementary school or the middle school nearest to the facility? Yes No

(IF YES to question 1 and 2, alternative language publication is required; if NO to question 2, then consider the next question)

- 3. If YES to question 1, are there students enrolled at either the elementary school or the middle school nearest to the facility who attend a bilingual education program at another location?
 Yes No

(If Yes to question 1 and 3, alternative language publication is required; if NO to question 3, then consider the next question)

- 4. If YES to question 1, would either the elementary school or the middle school nearest to the facility be required to provide a bilingual education program but for the fact that it secured a waiver from this requirement, as available under 19 TAC 89.1205(g)? Yes No

(If Yes to questions 1 and 4, alternative language publication is required; if NO to question 4, alternative language notice publication not required)

If a bilingual education program(s) is provided by either the elementary school or the middle school nearest to the facility, which language(s) is required by the bilingual program?

Note: Applicants for new permits and major amendments must make a copy of the administratively complete application available at a public place in the county where the facility is, or will be, located for review and copying by the public.

Public place where administratively complete permit application will be located.				
Public Place (e.g. public library, county courthouse, city hall, etc.):	Melissa Public Library			
Mailing Address:	3411 Barker Ave			
(City)(County)(State)(Zip Code):	Melissa	Collin	Texas	75454
(Area Code) Telephone Number:	(817) 588-5800			

Permits, Registrations, or Other Authorizations

Table I-1 provides a listing of all permits, registrations, and/or construction approvals received or applied for the Fond Memories Pet Cemetery and Crematory McKinney. as required by 30 TAC 305.45(a)(7). There are a total of three programs for this site.

Table I-1: List of Permits and Registrations			
TCEQ Program	Authorization Type	Permit/ ID Number	Status
Air New Source Permits	Permit	152484	Active
Air New Source Permits	Registration	132329	Cancelled
Air New Source Permits	Registration	72078	Active

Fond Memories Pet Cemetery and Crematory McKinney has not applied for any permits or construction approvals under any of the following programs; (1) Hazardous Waste Management Program under the Texas Solid Waste Disposal Act, (2) Underground Injection Control Program under the Texas Injection Well Act, (3) National Pollutant Discharge Elimination System Program under the Clean Water Act and Waste Discharge Program under Texas Water Code, Chapter 26, (4) Prevention of Significant Deterioration (PSD) Program under the Federal Clean Air Act (FCAA), (5) Nonattainment Program under the FCAA, (6) National Emission Standards for Hazardous Air Pollutants (NESHAPS) preconstruction approval under the FCAA, (7) Ocean dumping permits under the Marine Protection Research and Sanctuaries Act, (8) Dredge or fill permits under the Federal Clean Water Act, (9) licenses under the Texas Radiation Control Act, and (10) subsurface area drip dispersal system permits under Texas Water Code, Chapter 32.

The Regulated Entity and Customer have no delinquent fees with the TCEQ.

1.2 FACILITY LOCATION

Except for Type I AE and Type IV AE landfill facilities, for permits, registrations, amendments, and modifications requiring public notice, provide the URL address of a publicly accessible internet web-site where application and all revisions to application will be posted.
www.source-environmental.com

Local Government Jurisdiction:	City of McKinney
Within City Limits of:	New Hope
Within Extraterritorial Jurisdiction of City of:	New Hope
Is the proposed municipal or industrial solid waste disposal or processing facility located in an area in which the governing body of the municipality or county has prohibited the disposal or processing of municipal or industrial solid waste? (If YES< provide a copy of the ordinance):	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Provide a description of the location of the facility with respect to known or easily identifiable landmarks
The facility is located at 511 New Hope Road West; approximately 250 feet southwest of the intersection of FM 2933 and FM 1827.

Detail the access routes from the nearest United States or state highway to the facility.
The route to the facility from McKinney city is to travel North on State Highway 75 and exit West University Drive. Travel 3.5 miles southeast along West University drive and turn north at FM 1827. Travel 0.65 north along FM 1827 and the facility is located to the east.

Provide the latitudinal and longitudinal geographic coordinates of the facility.

Latitude	33°12'24.65"N
Longitude	96°34'26.37"W
Elevation (above msl)	580 ft

Is the facility within the Coastal Management Program boundary?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

Texas Department of Transportation District Location:

TXDOT District Name & Number:	Dallas			
District Engineer's Name:	Ceason Clemens, P.E.			
Email:	ceason.clemens@tx.dot.gov			
Street or P.O. Box:	4777 E. Highway 80			
(City) (County)(State)(Zip Code):	Mesquite	Dallas	Texas	75150
(Area Code) Telephone Number:	(214) 320-6100			
(Area Code) Fax Number:	N/A			

The local government authority or agency responsible for road maintenance:

Agency Name	Dallas District Road Maintenance Authority			
Contact Person's Name:	James Stevenson PE			
Email:	james.stevenson@tx.dot.gov			
Street or P.O. Box:	6023 E Stassney Ln			
(City)(County)(State)(Zip Code):	Austin	Travis	Texas	78744
(Area Code) Telephone Number:	(512) 416 – 3048			
(Area Code)Fax Number:	N/A			

State Representative:

District Number:	70			
State Representative's Name:	Mihaela Plesa			
Email:	mihaela.plesa@house.texas.gov			
District Office Address:	900 E. Park Blvd., Suite 140-C			
(City)(County)(State)(Zip Code):	Plano	Collin	Texas	75074
(Area Code) Telephone Number:	972-548-7500			
(Area Code) Fax Number:	N/A			

State Senator:

District Number:	23			
State Senator's Name:	John Cornyn			
Email:	john.cornyn@senate.texas.gov			
District Office Address:	221 West Sixth Street			
(City)(County)(State)(Zip Code):	Austin	Travis	Texas	78701
(Area Code) Telephone Number:	512-416-3048			
(Area Code) Fax Number:	N/A			

Council of Government (COG) Information:

COG Name:	North Central Texas Council of Government			
COG Representative's Name:	Mr. R. Michael Eastland			
COG Representative's Title:	Executive Director			
Email:	meastland@nctcog.org			
Street or P.O. Box:	616 Six Flags Drive			
(City)(County)(State)(Zip Code):	Arlington	Tarrant	Texas	76005
(Area Code) Telephone Number:	(817) 695-9101			
(Area Code) Fax Number:	N/A			

River Basin Information:

River Authority:	Trinity River Authority			
Contact Person's Name:	Henry Borbolla III			
Email:	hborbolla@trinityra.org			
Watershed Sub-Basin Name:	Clemons Creek-East Fork Trinity River			
Street or P.O. Box:	5300 S. Collins			
(City)(County)(State)(Zip Code):	Arlington	Tarrant	Texas	76004
(Area Code) Telephone Number:	(817) 467-4343			
(Area Code) Fax Number:	N/A			

This site is located in the following District of the U.S. Army Corps of Engineers:

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

1.3 MAPS

The maps, figures, and data presented in this section are extracted from publicly available information and represent the best available information at the time of the preparation of this application. Maps and figures as required by 30 TAC 330.59(c) are in Attachment A of this MSW permit application.

General Site Map- Attachment A Page A1

For this permit a topographic map, ownership map, county highway map is in Attachment A regarding the regulated facility and associated activities. Maps are on 8-1/2 inches by 14 inches sheets and are on a scale of not less than one-inch equals one mile. The map depicts the approximate boundaries of the tract of land owned or to be used by the applicant and extends at least one mile beyond the tract boundaries sufficient to show the following:

- each well, spring, and surface water body or other water in the state within the map area.
- the general character of the areas adjacent to the facility, including public roads, towns and the nature of development of adjacent lands such as residential, commercial, agricultural, recreational, undeveloped, etc;
- the location of any waste disposal activities conducted on the tract not included in the application, and the ownership of tracts of land adjacent to the facility and within a reasonable distance from the proposed point or points of discharge, deposit, injection, or other place of disposal or activity.

General Location Map– Attachment A Page A1

The general location map is in Attachment A and is at a scale of one-half inch equals one mile. This map has been prepared by Texas Department of Transportation (TxDOT) and is the latest revision available.

Land Ownership Map- Attachment A Page A1

We have provided a map that locates the property owned by adjacent and potentially affected landowners. The maps show all property ownership within ¼ mile of the facility, on-site facility easement holders, and all mineral interest ownership under the facility.

Landowner List- Attachment A Page A1

The landowners list of provides the adjacent and potentially affected landowners' list, is keyed to the land ownership map, and has each property owner's name and mailing address. The list includes all property owners within ¼ mile of the facility, easement holders, and all mineral interest ownership under the facility. We have provided the property, easement holders', and mineral interest owners' names and mailing addresses derived from the real property appraisal records as listed on the date that the application is filed. The list is also provided in electronic form.

1.4 PROPERTY OWNER INFORMATION

This new permit does not request a change in the legal description, a change in ownership, or a change in the existing operator. For permits, registrations, amendments and modifications, the following is provided:

1. The legal description of the facility:

Graycourt Real Estate LLC at 511 W New Hope Rd., Collin County, Texas as extracted from Collin County Appraisal District records. They were merged with 4283929 Delaware LLC as documented in Attachment B-6. The Certificate of Fact is also in B-6. The property has a geographic ID of P-9000-208-3015-1 and the metes and bounds include BPP at 511 W NEW HOPE RD.

2. a property owner affidavit signed by the owner. – Located at the end of Part I

1.5 LEGAL AUTHORITY

Indicate Ownership status of the facility:									
<input checked="" type="checkbox"/>	Private	<input checked="" type="checkbox"/>	Corporation	<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Proprietorship	<input type="checkbox"/>	Non-Profit Organization
<input type="checkbox"/>	Public	<input type="checkbox"/>	Federal	<input type="checkbox"/>	Military	<input type="checkbox"/>	State	<input type="checkbox"/>	Regional
<input type="checkbox"/>	County	<input type="checkbox"/>	Municipal	<input type="checkbox"/>	Other (Specify)				

Does the operator own the facility units and the facility property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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If “No” for permits, registrations, amendments, and modifications that change the legal description, a change in owner, or a change in operators submit a copy of the lease for the use of or the option to buy the facility units or facility property, as appropriate, and identify:	
Owner Name:	<i>Not Applicable</i>
Street or P.O. Box:	
(City) (County) (State) (Zip Code):	

The applicant acknowledges that the owner & State shall have access during life of the facility and during closure.

1.6 EVIDENCE OF COMPETENCY

In accordance with 330.59(f)(3), a licensed solid waste facility supervisor shall be employed before commencing facility operation. The following tables provide information on the MSW facility supervisors.

For permits, registrations, amendments, and modifications that change the legal description, a change in owner, or a change in operators submit a list of all Texas solid waste sites that the owner and operator have owned or operated within the last ten years.				
Site Name	Site Type	Permit/Reg. No.	County	Dates of Operation
4283929 Delaware, LLC.	Type V	TBD	Collin	2020-present

All Paws Go to Heaven, LLC.	Type V	TBD	Collin	2015-2020
Submit a list of all solid waste sites in all states, territories, or countries in which the owner and operator have a direct financial interest.				
Site Name	Location	Dates of Operation	Regulatory Agency (Name & Address)	
<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>	

A licensed solid waste facility supervisor, as defined in 30 TAC Chapter 30, Occupational Licenses and Registrations will be employed before commencing facility operation.

Provide the names of the principals and supervisors of the owner's and operator's organization, together with previous affiliations with other organizations engaged in solid waste activities.		
Name (MSW Facility Supervisors)	Previous Affiliation / Other Organization	Licensed Solid Waste Facility Supervisor?
Casey Springer	Regional Manager	NA

Landfilling/Earthmoving Equipment Types	Personal Experience or Licenses
<i>Not Applicable</i>	<i>Not Applicable</i>

Solid waste, liquid waste, or mobile waste units owned or operated within past 5 years	Texas and federal final enforcement orders, court judgments, consent decrees, and criminal convictions
<i>Not Applicable</i>	<i>Not Applicable</i>

1.7 APPOINTMENTS

Provide documentation that the person signing the application meets the requirements of 30 TAC §305.44, Signatories to Applications. If the authority has been delegated, provide a copy of the document issued by the governing body of the owner or operator authorizing the person that signed the application to act as agent for the owner or operator.

1.8 APPLICATION FEES

For a new permit, registration, amendment, modification, or temporary authorization, submit a \$150 application fee.

For authorization to construct an enclosed structure over an old, closed municipal solid waste landfill in accordance with 30 TAC 330 Subchapter T, submit a \$2,500 application fee.

If paying by check, send payment to:

Texas Commission on Environmental Quality
 Financial Administration Division, MC 214
 P. O. Box 13087
 Austin, Texas 78711-3087

Payment maybe made online using TCEQ e-pay at www.tceq.state.tx.us/e-services/

E-pay confirmation number	582EA000411201
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2.0 §330.61 CONTENTS OF PART II OF THE APPLICATION

This section has been prepared to provide information required for all applications. Items required by this section describe the existing conditions and character of the site, waste acceptance plan and surrounding area.

2.1 WASTE ACCEPTANCE PLAN

§330.61(b)(1)(A) Characteristics and Sources of Waste

The facility will receive the following waste for storage and processing. Animal carcasses will be accepted at the facility or the facility will pick up the animal carcasses. There will be no hazardous waste that will be accepted at the facility. The facility will not accept waste defined in 30 TAC §330.15, regulating General Prohibitions unless otherwise identified in this Permit.

The sources and characteristics for the types of waste to be received at the facility include the following:

Animal carcasses

The facility will receive waste from the surrounding area which includes the counties immediately adjacent to Collin County. The facility does not anticipate that it will receive waste from other areas of Texas. The facility will receive waste from individuals that drop off the animal carcasses or a local pet veterinary.

The maximum number of animal carcasses that are received at the facility can vary from month to month because of seasonal differences, general variability, and other causes. The facility has sufficient space for animal carcasses due to the short turnaround time for the process which takes on average five (5) days from the time a pet is received to the time it is cremated. Since the complete process takes less than a week, the facility can take in a varied number of animal carcasses.

The maximum and average amount of waste and length of time that the waste will remain at the facility is shown in Table 1. The facility's New Source Review Permit allows up to 4,800 pounds of waste to be incinerated per day. The facility veterinarians in Texas and walk ins. Drivers pick up carcasses from various pet clinics. NSR 152484 Special Condition 10D specifies each machine will not exceed 2,400 lbs. of waste per day, so 4,800 lbs. for two machines is under this permit. Assuming a pet averages 35 lbs., this site can cremate approximately 137 pets per day.

Animal Carcasses	Daily Volume Received (pounds)	Maximum Waste Storage (pounds)	Storage of Unprocessed Waste (days)		Time on Site (days)		Processing Time (days)	
			Max	Avg	Max	Avg	Max	Avg
Animal Carcasses	4,800	5,000	90	5	90	5	7	1
Total	4,800	5,000	-	-	-	-	-	-

Table 1: Waste throughput, storage, and processing

All incoming waste is processed in the same manner. The process includes: (1) the unloading of the animal carcasses; (2) the cold storage of the animal carcasses; (3) the preparation of keepsakes per owner requests;

(4) the cremation process; and (5) the packaging of the remains are disposed of at an authorized disposal facility. The management of these waste streams will in no way cause the operation of the facility to deviate from the applicable Federal, State, or Local regulations. There are no constituents or characteristics of these wastes that will impact the design or operation of the facility.

2.2 FACILITY IMPACT AND EXISTING CONDITIONS

§330.61 (a) Site Conditions Summary

The facility is located at 511 New Hope Road West, McKinney, Collin County, Texas. The site is located approximately 0.05 miles northwest from the intersection of FM 1827 and FM 2933, and the site is about 4.2 miles southwest from the McKinney National Airport. A facility layout map is in Attachment A: page A2.

The 4283929 Delaware, LLC., McKinney facility, is in the Town of New Hope's general business district. The property is currently developed, and there are no conditions requiring special design considerations or mitigations that exist at the site. There is no pet cemetery on site.

§330.61 (h) Impact on Surrounding Area

The solid waste from the facility is not expected to have any environmental or other impact to the surrounding area. There are some residential homes located within one mile of the facility property boundary; however, there are not any anticipated impacts from the solid waste.

Air emissions from incineration exit from stacks on the roof of the building. These emissions are authorized under New Source Review Permit 152484 and impacts were demonstrated to meet National Ambient Air Quality Standards during the application process.

The area within five miles of the facility is expected to experience a steady growth. According to the Texas Water Development Board and the USGS topographic map, there are no known water, oil, gas, or any other type of well located within 500 feet of the proposed facility.

§330.61 (h)(2) Character of Surrounding Land Use

Information such as the character of surrounding land uses within one mile of the property is incorporated in the Land Use and Zoning Map, Figure A-9, Attachment A. Current land uses within one mile of the property include a mixture of mostly residential, commercial, and industrial. There are also vacant undeveloped areas near the facility.

§330.61 (h)(3) Growth Trends

Based on historical aerial photographs (1995-2020), from Google Earth, there has not been significant growth or development in the area immediately surrounding the facility. In the past 10 years, there has not been much residential or industrial development within five miles of the facility. Located directly south of the facility, there are residential structures that have been there for the last 10 years or more. According to the City of New Hope Texas website, the population remained below 100, from the establishment of New Hope in 1850s to 1960s. The US Census Bureau based on the 2020 census estimated the population in 2020 to be about 613. Based on this information the growth trend in this area can be assumed to be a very slow growth or influx of new residents.

§330.61 (h)(4) Proximity to Residential and Other Uses

As shown in the Land Use Map, Figure A-8 there are no schools, no hospitals and only one church located within one mile of the facility boundary. Within one mile of the facility are several residential properties and some commercial properties. The closest commercial property is the New Hope convenience store, and it is located approximately 400 feet north of the facility. The nearest residence is located approximately 200 feet south of the facility. There are no historic or archaeologically significant structures or sites having exceptional aesthetic quality within one mile of the facility.

§330.61 (h)(5) Nearby Wells

A water well search and oil and gas well search was performed using the Texas Water Development Board (<https://waterdatafortexas.org/reservoirs/statewide>) and Texas Railroad Commission databases (<https://gis.rrc.texas.gov/GISViewer/>). According to the database, there are no wells located within 500 feet of the facility boundary.

§330.61 (h)(6) Other Information Required by the Executive Director

Other information required by the Executive Director, if so required, will be provided in this section. At this time, no other information is requested.

2.3 TRANSPORTATION

§330.61 (i) Transportation

There is only one entrance to the facility. No significant increase in traffic is expected for the area. No road improvements will be required for this facility. Essentially all vehicular traffic associated with this facility will arrive and leave the facility using one route. As shown in Figure A2 there is only one route to enter and exit the facility. Access to the facility can be made using FM 1827. All roads are paved roads and are adequate for the transportation vehicles utilizing the facility. Vehicles used for transporting carcasses include clearly marked vans and trucks. All routes have adequate signage to control traffic and allow safe turning where needed.

§330.61 (i)(2) Traffic Volume and Expected Traffic

A map derived from the Texas Department of Transportation (TXDOT) Statewide Planning Map (https://www.txdot.gov/apps/statewide_mapping/StatewidePlanningMap.html) available on the TXDOT website shows the current and future annual average daily traffic (AADT) in vehicles per day and their locations within one mile radius of the property boundary. In 2019, New Hope Rd had a AADT of 5,674. From 2011 to 2019 the AADT gradually increased from 4,000 to 5,674 and a similar gradual increase can be expected in the future. The supporting TXDOT Report is included in Attachment A. A letter of coordination with TXDOT will be submitted to TXDOT.

§330.61 (i)(4) Documentation of Coordination

No designs of proposed public roadways improvements associated with the site are available because none are planned at this time.

§330.61 (c)(5) General Location Maps

The proposed facility is not a landfill unit or a landfill mining operation. The general location map is in Figure A-2 found in Attachment A.

§330.545(b) Nearby Airports

There is one small airport located within six miles of the facility. The airport is McKinney National Airport.

2.4 GENERAL GEOLOGY

§330.61(j)(1) General Geology Discussion

Operations at the facility will be conducted indoors or on the surface outdoors therefore the subsurface is not expected to be affected. According to the United States Geological Survey (USGS), approximately 49 percent of Collin County at the surface is the Austin Chalk, the remainder is primarily the Ozark Formation, Marlbrook Marl, and Recent Alluvium.

According to the Natural Resources Conservation Service, the surface soil is classified as Eddy gravely clay loam, with 3 to 8 percent slopes. The typical soil profile is clay loam, generally 0-4 inches and well-drained. Bedrock occurs at the depths ranging from 6-40 inches.

2.5 GROUNDWATER AND SURFACE WATER

§330.61(k) Groundwater and Surface Water

The Woodbine aquifer is the major groundwater source for Collin County. The Woodbine overlies the Trinity aquifer and consists of sandstone interbedded with shale and clay forming three distinct water-bearing zones.

Operations at the facility will be conducted indoors or on the surface outdoors therefore the groundwater and surface water is not expected to be affected.

Texas Pollutant Discharge Elimination System (TPDES) Compliance. The facility does not have any wastewater permits.

Because the McKinney facility does not perform vehicle maintenance, vehicle or equipment rehabilitation, mechanical repairs, painting, fueling, lubrication, or cleaning within the registration boundary of the facility, the site is not subject to the requirements of the TPDES Multi-Section General Permit as required by Section 402 of the Federal Clean Water Act.

The surface water according to the TCEQ Surface Water Quality (Segments) Viewer is East Fork Trinity River. The facility is not performing any construction activities. Therefore, a stormwater permit for "construction only" is not required.

2.5 ABANDONED OIL AND WATER WELLS

§330.61(l) Oil and Water Wells

There are no oil and gas wells within the vicinity of the facility that could be affected by the facility operations. The closest water well to the facility is located 3.26 miles away and is not anticipated to be affected by the facility operations.

2.6 FLOODPLAINS AND WETLANDS

§330.61(m) Floodplain and Wetlands

The facility is not located in a floodplain. There are no soils, vegetations or hydrologic conditions indicative of a wetland's environment. This is shown in the FEMA Flood Map Attachment A-19.

2.7 ENDANGERED SPECIES

§330.61(n) Endangered Species

Operation of this facility should not affect any endangered species.

§330.61(o) Texas Historical Commission Review

Letter was sent to Ms. Quana Childs, Project Reviewer for the Texas Historical Commission on September 11, 2020. A copy of this letter is in Attachment A.

There are no significant historical areas associated with this facility.

§330.61(p) Council of Governments and Local Government Review

Email sent to Elena, environmental planner, for review of Part I and II of application. The email can be found in Attachment A.

§330.543 and §330.553 Floodplains and Wetlands

The facility is not located within a 100 yr. floodway, a map of the facility is located in Figure A-9 at the end of Part II. According to the FEMA Flood Insurance Rate Map, the Fond Memories Pet Cemetery and Crematory McKinney is located within an area of minimal flood hazard. The chance of flood in the area is 0.2% annually, or outside of the 500-year flood zone. The subject property is currently developed. No wetlands, running, or standing water are known to exist at the property. There are no soils, vegetations or hydrologic conditions present on the property that are indicative of a wetland's environment.

§330.55 Endangered or Threatened Species

Based on a review of critical habitat requirements for the endangered or threatened species in Collin County, suitable habitat for listed species is not present within or adjacent to the Fond Memories Pet Cemetery and Crematory McKinney. We can conclude the facility will not result in the destruction or adverse modification of the critical habitat of endangered or threatened species. Information on federally threatened, endangered, and candidate species was obtained from the U.S. Fish and Wildlife Services, Texas Ecological Services Field Office in Southwest website (<https://ecos.fws.gov/ecp/report/species-listings-by-current-range-county?fips=48085>). This information was used to evaluate the McKinney facility location and the adjacent areas for the presence of suitable habitat for the listed endangered or threatened species in Collin County. The table below displays the list of endangered or threatened species in Collin County and critical habitat requirements.

Species Group	Name	Population	Status	Lead Office	Recovery Plan	Recovery Plan Action Status
Clams	Texas heelsplitter	Whenever found	Under Review	2		
Reptiles	Alligator snapping turtle	Whenever found	Under Review	4		
Clams	Texas fawnsfoot	Whenever found	Candidate	2		
Reptiles	Western Chicken turtle	Whenever found	Under Review	2		
Birds	Bald Eagle	U.S.A, conterminous (lower 48) States.	Recovery	3		
Birds	Whooping Crane	Wherever found, except where listed as an experimental population	Endangered	2	Whooping Crane Recovery Plan, Final Third Revision	Implementation Progress
Birds	Red Knot	Wherever found	Threatened	5	Recovery Outline for the Rufa Red Knot (Calidris canutus rufa)	Implementation Progress
Birds	Piping Plover	[Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered.	Threatened	5	Piping Plover Atlantic Coast Population Revised Recovery Plan	Implementation Progress
Birds	Piping Plover	[Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered.	Threatened	5	Volume I: Draft Revised Recovery Plan for the Northern Great Plains Piping Plover (Charadrius melodus)	Implementation Progress
Birds	Piping Plover	[Atlantic Coast and Northern Great Plains populations]	Threatened	5	Volume II: Draft revised recovery plan for the wintering range	Implementation Progress

		- Wherever found, except those areas where listed as endangered.			of the Northern Great Plains piping plover (<i>Charadrius melodus</i>) and Comprehensive conservation strategy for the piping plover (<i>Charadrius melodus</i>) in its coastal migration and wintering range in the continental United States.	
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§330.543 Easements and Buffer Zones

According to the Roome Land Surveying plot plan an easement that is approximately 60 feet wide separates FM 1827 from the Fond Memories property line. According to the Roome Land Surveying plot plan, there are no other easements to the north, east and south of the Fond Memories property. No solid waste, unloading, storage, disposal or processing operations will occur within any easement, buffer zone, or right-of-way that crosses the facility. No solid waste disposal will occur. No solid waste, unloading, storage, disposal or processing operations will occur within any easement, buffer zone, or right of way that crosses the facility.

§330.559 Unstable Areas

There are not on-site or local soil conditions that could result in significant differential settling; no on-site or local geologic or geomorphologic features that could result unstable areas; and no on-site or local human-made features or events (both surface and subsurface), that would be considered as unstable areas (e.g., poor foundation conditions, areas susceptible to mass movement, karst terrains, etc.). This applies to landfills and not processing facilities.

3.0 §330.63 CONTENTS OF PART III OF THE APPLICATION

3.1 SITE DEVELOPMENT PLAN

This Site Development Plan (SDP) includes details specific to the proposed Municipal Solid Waste (MSW) Type V facility for which this permit application is being prepared. This SDP addresses criteria providing for the wellbeing of the health, welfare, and physical property of the people and environment through consideration of geology, soil conditions, drainage, land use, zoning, adequacy of access roads, and other considerations as the site dictates usage in the selection of the site and design of the facility.

3.2 GENERAL FACILITY DESIGN

§330.63(b)(1) Facility Access

The facility will provide access control by a screen fence which runs fifteen feet along the property. Access to the facility is limited by locking bay doors. There is onsite security until midnight. Additional surveillance is monitored with cameras at entryways and locations identified in the Camera System SOP. The Camera System SOP is included in Attachment C. If a security breach were to happen a manager would contact the police and a full operational inspection would be performed to ensure no equipment was tampered with and any concerns were addressed. There has never been any unauthorized “dumping” of animal carcasses. Therefore, these measures are suitable access control to provide protection for health and safety hazards and to discourage the unauthorized entry by the public.

§330.63(b)(2) Waste Movement

The treatment process begins as solid wastes which are animal carcasses are delivered or picked up by the facility via van/truck. Before pickup or delivery, a manifest is checked to determine the different processing criteria of the animal carcass. Once at the facility, the unloading process of the animal carcass is completed by staff members. The pet is verified using the trusted facility applications and then the pet is stored in the corresponding cold storage unit. Trusted facility applications include every pet is placed in a bag with a tag identifying the pet with a barcode. The tag is scanned throughout the process to ensure the pet is returned to the proper owner. All pets are labeled in a specific method, and this is how each pet is accounted for. All pets will be carefully marked once arriving at the facility and placed into a cold storage. Once all checks have been completed, the pet is ready to be placed in storage for processing. For the animal carcass to be accepted, all waste criteria must be met. Typically, no one is onsite from 10 pm to 7 am. During this time all doors are locked and cameras are on. Should an animal carcass be illegally dumped, then McKinney Animal Control would be contacted. As of date, there has never been an illegally dumped animal carcass at any of their 200 locations.

The animal carcass can be received directly from the veterinary clinic or from the owner. In attachment A Figure A-22. Once the facility is in possession of the animal carcass, the pets are placed into a cold storage unit. The pets are placed in the cold storage unit based on four different processing criteria. The four different criteria include private storage, communal storage, paw print storage, and hold storage. Animal carcasses are left in this cold storage unit and only removed before processing for making any memorial products. Once memorial products are made, animal carcasses are then placed back in the cold storage unit. Pets remain in the cold storage unit until they are ready to be cremated.

Cremated remains are then processed. For a communal cremation, processed remains are cremated put in sealed buckets and properly labeled. Buckets are then picked up by Fond Memories Pet Cemetery Fort Worth or an alternative authorized facility that serves the same purpose. The location address is 3600 Shelby Rd, Fort Worth, TX 76140. For a private cremation, processed remains are packaged. Remains that are packaged with processed remains in a plastic bag inside an urn and will then be delivered back to the veterinary clinic or to the pet owners.

Processing equipment at the facility includes the cold storage unit, processing units, and other equipment routinely used. Manufacturer specifications for the animal carcass incinerators are provided in Attachment B. Vans and trucks are used to transport animal carcasses and cremation remains to and from veterinary clinics or pet owners. These vans and trucks are parked outside the facility on a daily basis. These vehicles are only used for transportation and are not part of the process. They do not add any storage volume to the facility.

§330.63(b)(2)(A) Flow Diagram

A flow diagram indicating the storage, processing, and disposal sequences for the waste received at the facility is found in Part III, Attachment B, Figure B-1 and Figure B-2. Figure B-1 Flow Diagram shows the private (single pet) cremation and Figure B-2 shows communal cremation.

§330.63(b)(2)(B) Schematic View

A schematic view drawing shows the various phases of the receiving, separation, processing, and disposal for the waste streams received at the facility. This diagram is found in Attachment B, Figure B-5.

§330.63(b)(2)(C) Ventilation and Odor Control

All waste management activity will take place within an enclosed building with doors opening to the interior of the property. This will prevent odors from leaving the property boundary. Loading and unloading occur within 10 feet of the open bay doors and within the property boundary. Building openings such as doors and windows will be controlled for ventilation and to prevent the release of nuisance odors from leaving the property boundary of the facility. Odor will also be controlled by minimizing contact between unprocessed waste and air also by following good housekeeping practices. To ensure odor is controlled an Arrivals and Crematory Check-In Procedure SOP, Storage of Pets SOP, a Facility Cleanliness SOP, and Cleanliness Checklists will be utilized. These SOPs and Checklists which ensure proper handling, storage, and cleaning procedures are included in Attachment C. If any odor is detected past the property boundary, other odor control measures will be taken and implemented, as necessary.

§330.63(b)(2)(D) Generalized Construction Details Storage and Processing Units

Generalized construction details including the drawing of the incinerators can be found in Part III, Attachment B, Figure B-3.

§330.63(b)(2)(E) Generalized Construction Details Slab and Subsurface Support

The facility is not at risk to have any spills outside the facility or property boundary. Therefore, no additional construction details for slab and subsurface support are needed at this time. Should this change in the future, details will be provided to TCEQ.

§330.63(b)(2)(F) Location and Engineering Design Details

A summary and plan layout of the facility are included in Attachment B, Part III, Figure B-4.

§330.63(b)(2)(H) Disposition of Effluent

No wastewater is generated by the process and there is no effluent from the facility. Therefore, there is no disposition of effluent that will need to be addressed for this facility or the process at this facility. The facility does not have any contaminated water as the water never comes into contact with the animal carcasses.

§330.63(b)(2)(I) Noise Pollution Control

All waste processing will take place within the processing building. Building openings will be controlled to prevent noise pollution from leaving the property boundary of the facility.

§330.63(b)(3) Sanitation

All processing of animal carcasses occurs in enclosed buildings. The processing facility and equipment will be inspected regularly and cleaned as required in Part IV of this application. A detailed Facility Cleanliness SOP and Cleanliness Checklists are included in Attachment C.

To keep process areas clean, pets will always be in cadaver bags, unless for viewing. If bags are unavailable, animal cadavers will be covered with a blanket. Floors and walls will be inspected for any type of waste spill. All surfaces (floors, benches, carts, crematories, vans, etcetera) that are subjected to fluids, including but not limited to blood, urine, feces, fur clippings etcetera, will be immediately cleaned and the source of the fluids addressed and/or arrested. Processing units will be cleaned and maintained on a regular basis. Cleaning will be done with typical household cleaners, rags, and mops. Water from sinks will be poured in mop buckets. Mop water will go down the drain to the septic tank. There are no other water or steam connections.

Only animal remains come from the incinerators which is returned to the owner or sent to a landfill if the owner does not want the remains back. Sweeping and cleaning cold storage goes to the trash and is properly disposed of.

§330.303 Surface Water Drainage for Municipal Solid Waste Facilities

The facility is constructed, maintained, and operated to manage run-on and runoff during the peak discharge of a 25-year rainfall event and must prevent the off-site discharge of waste and feedstock material including, but not limited to, in-process and/or processed materials.

§330.63(b)(4) Water Pollution Control

Nothing is poured down drains other than typical household and business liquids (e.g., mop water, wipe down water, etc.), all in de minimis quantities. There are no surface water discharges. All wastewater goes to the facility's septic tank. Spills are cleaned up and disinfected immediately.

3.3 Waste Management Unit Design

§330.63(d)(1)(A) Storage and Transfer Units

The number and size of the storage units have been selected to provide the facility with the capacity to process waste received each day. The facility has the capability to process 100 lbs/hr per chamber. The holding of all solid waste is minimized. The management of the waste will not be allowed to result in nuisances or public health hazards.

Anticipated processing rates and storage times for unprocessed and processed material are described in Part II, Waste Acceptance Plan.

The facility is designed to control measures for individual containment areas.

3.4 Groundwater and Sampling Analysis Plan

§330.63(f)(7)(A) Groundwater and Sampling Analysis Plan

This is not applicable to the site. This applies to landfill units.

3.5 Closure Plan

§330.457(f) Closure Plan

This facility is not a landfill and therefore the requirements of 330.457 (f) are not applicable. All waste and waste residue will be removed from the site at the time of closure. A post closure plan is not required for the MSW Type V Facility. Should TCEQ require closure documents and an inspection, this information will be provided to them. Should the facility close, all remaining pet carcasses will be incinerated before the equipment is removed from the site. If pet carcasses are unable to be cremated at the site, then they will be sent to another location in Texas for the incineration. The closure cost estimate for the facility is estimated at approximately \$75,000 which includes labor, cremation of final pet carcasses, and removal of equipment from the site.

§330.461 Notice of Closure

Due to the type of facility, no notice is required to be published announcing closure of the facility. No unauthorized dumping has occurred at the facility in the past, nor is it anticipated to occur in the future.

§330.459 Closure Plan Requirements

A closure plan is not required for the MSW Type V Facility.

§330.465 Final Closure

All waste processing units will be removed prior to closing of the facility. No waste will be left at the facility prior to closing the facility. No waste is stored outdoors.

§330.505 Outdoor Storage

No wastes are stored outdoors at the facility. Therefore, closure costs and financial assurance are not required.

4.0 §330.65 CONTENTS OF PART IV OF THE APPLICATION

The fire plan, emergency action plan, standard operating plan and related figures were provided by client and only reviewed for general content. Owner is responsible for development of all content in these emergency and standard operating plans including all routine and emergency operating procedures. Owner is responsible for all onsite record keeping including all emergency and standard operating plans. Owner is responsible for making emergency and standard operating plans available to all employees and proper training of employees in same.

4.1 Site Operating Plan

§330.675 Site Operating Plan

Required reports requested by the TCEQ will be provided in accordance with 30 TAC §330.675. The Site Operating Plan (SOP) provides general procedures for the day-to-day facility operations. The SOP will be retained during the active life of the facility. The SOP is designed to provide a description of how the requirements of 330 TAC Subchapter E will be implemented. This SOP is found in Attachment C.

§330.65(d) Grease, Grit, and Septage Processing Facility

The facility does not process grease, grit, or septage and therefore this is not applicable to the facility.

§330.203 Waste Acceptance and Analysis

The facility accepts animal carcasses as solid waste. The facility receives this waste for processing which includes cremation of the pet. Remains of the pet are returned to the owner or disposed of at an authorized disposal facility. The facility does not accept hazardous waste and all waste received will be compatible with this type of treatment facility. The facility will not accept waste defined in 30 TAC §330.15, relating to General Prohibitions unless otherwise identified in this application and issued in the permit. As discussed in Part III, the Arrivals and Crematory Check-In Procedure SOP and Storage of Pets SOP are included in Attachment C.

The treatment process begins with the animal carcass, which is delivered to the facility by the pet owner, veterinarian, or picked up by the facility. Once the facility is in possession of the animal carcass, the pet is placed into a cold storage unit based on four different processing criteria. This criterion is discussed previously in Part III of this application. Animal carcasses are left in this cold storage unit and only removed before processing for making any memorial products. Once memorial products are made, animal carcasses are then placed back in the cold storage unit. Pets remain in the cold storage unit until they are ready to be cremated.

If the facility picks up the pet, the pet is picked up via small truck or van owned by the facility. The vehicle enters the property boundary via the gate and parks in the back area behind the building to off load the animal carcasses. Pets are then stored in their respective location until it is time for the pets to be cremated.

The management of these waste remains will in no way cause the operation of the facility to deviate from any applicable Federal, State, or Local regulations. There are no unusual constituents or characteristics associated with these wastes that will impact the design or operations of the facility.

§330.203(a) Source and Characteristics of Waste

All waste generated at the facility is non-hazardous waste. The source, the animal carcass, is delivered to the facility by the pet owner, veterinarian, or picked up by the facility. Once the animal carcass is transported to the facility, there is an unloading process for the animal carcass. One of the duties includes verifying the pet and any special request needed. The other duty includes transporting the pet to the appropriate storage location. There are two walk-in restaurant type cold storage units, each shelf has a specific category. The categories include private storage, communal storage, paw print storage, and hold storage. Based on the request by the animal carcass owner, the pet will be stored at the appropriate storage location. Each animal carcass has a unique number that is documented in the facility records. This number will ensure that the pet is being stored in the correct location and that the cremated remains go back to the correct pet owner. Once all special requests have been completed on the pet, it will then go through the process of being cremated. If requested, the remains from the cremation will be returned to the pet owner. If the pet owner does not want the remains back, then the facility is contracted with Fond Memories Pet Cemetery Fort Worth or another authorized pet cemetery.

§330.203(b) Types and Estimated Amounts of Waste

The maximum number of animal carcasses that are received at the facility can vary from month to month. The facility has sufficient space for animal carcasses due to the average turnaround time of five (5) days for a pet to be cremated. Since the complete process takes less than a week, the facility can take in a varied number of animal carcasses. The maximum and average length of time that the waste will remain at the facility is shown below:

Waste Type	Daily Volume Received (pounds)	Maximum Waste Storage (pounds)	Storage of Unprocessed Waste (days)		Time on Site (days)		Processing Time (days)	
			Max	Avg	Max	Avg	Max	Avg
Animal Carcass	4,800	5,000	90	5	90	5	7	1
Total	4,800	5,000	-	-	-	-	-	-

Table 3: Waste throughput, storage, and processing

Incoming waste is not recycled. Once the cremation process occurs, the remains are sent either to the pet owner or the approved facility that is contracted to pick up the remains. The approved facility is Fond Memories Pet Cemetery Fort Worth.

§330.9(g)(1) Quarterly Reports

The facility will provide quarterly reports to the TCEQ. These quarterly reports will include the volume of the waste received, the amount of waste processed, and the amount of waste recycled. The records will be kept at the facility on site and will be updated on a regular basis as needed.

§330.205(a) Characteristics of Facility Generated Wastes

Wastes generated by the facility are cremation remains of the animal carcasses. The waste is then either taken to the pet’s owners or picked up by a permitted facility. The facility has two dumpsters picked up weekly. The trash generated is rags from cleaning and typical office trash. No other waste is generated on site.

§330.205(b) Processing or Disposal of Facility Generated Waste

All solid waste generated by the facility can be adequately managed by this facility and/or TCEQ approved disposal facilities.

§330.205(c) Wastewater Management

Liquids resulting from facility operations shall be disposed of in a manner that will not cause surface water or groundwater pollution. All wastewater is routed to the septic system. Wastewater comes from bathrooms and mopping.

§330.205(d) Facility Generated Sludge

There is not any sludge generated by the facility, so this is not applicable.

§330.207 Contaminated Water Management

There is no risk of having any contaminated water at the facility from the process. There are no storage tanks at the facility. There are no mining processes that take place at the facility. Therefore, §330.207 is not applicable to the facility. No water will be contaminated as it never comes into contact with the pets.

§330.209(a) Storage of Solid Waste

All waste will be stored in a manner that does not constitute a fire, safety or health hazard or provide food or harborage for animals and vectors and shall be contained so as not to result in litter. All storage containers will be of adequate size and strength and in sufficient numbers to contain all waste generated at the facility. Cold storage can hold an estimated 10,000 pounds of animal carcasses.

§330.205(b) and (c) Source Separated or Recycled Material

Information required by this provision is not applicable to this MSW Type V Facility.

§330.211 Approved Containers

Information required by this provision is not applicable to this MSW Type V Facility.

§330.213 Citizen's Collection Stations

Information required by this provision is not applicable to this MSW Type V Facility.

§330.215 Requirements for Stationary Compactors

Information required by this provision is not applicable to this MSW Type V Facility.

§330.219 Recordkeeping and Reporting Requirements

The facility will maintain all records required by §330.219.

§330.219(a) Facility Maintained Records

A copy of the permit, the approved permit application, and all other required plans or related documents will be maintained at the facility or an alternate location approved by the executive director. All plans will be considered part of the operating record for the facility. These plans will be available for inspection by agency representatives.

§330.219(b) Required Records for Recordkeeping

Information and data will be promptly recorded in the operating record and retained at the facility during the active life of the facility. The owner or operator will promptly record and retain the following information in the operating record:

- (1) Any and all applicable location restrictions demonstrations
- (2) Inspection records and training procedures
- (3) Closure plans and any monitoring, testing, or analytical data related to closure requirements.
- (4) Copies of all correspondence and responses relating to the operation of the facility, modifications to the permit, approvals, and other matters pertaining to the technical assistance.
- (5) All documents, manifests, shipping documents, trip tickets, etc., involving special waste.
- (6) Any other documentation as specified by the approved authorization or by the executive director.
- (7) Recordkeeping provisions to justify, on a quarterly basis, that the relevant percentage of the incoming waste is processed to recover recycle products for applicable facility. The owner or operator shall submit an annual report to the Executive Director by March 1st summarizing the recycling activities and percent of incoming waste that was recycled during the past calendar year.

§330.219(c)(2) Assignment of New Signatory

If an authorization under this section is no longer accurate because of a change in individuals or position, a new authorization satisfying the requirements of §330.219(c) will be submitted to the Executive Director prior to or together with any reports, information, or applications signed by an authorized representative.

§330.219(c)(3) Signatory Certification Statement

Authorized signatories will make the certification in 30 TAC §305.44(b).

§330.219(d)(2) and §330.219(d)(3) Maintaining Records Onsite

The facility will maintain all records onsite for review by the agency. Annual reports will be maintained and available at the facility for a minimum of five years.

§330.219(e) Records Availability

All information contained in the operating record will be furnished upon request to the Executive Director and will be made available at all reasonable times for inspection by the executive director.

§330.219(f) Records Retention

The owner or operator will retain all information contained within the operating record and the different plans required for the facility for the life of the facility.

§330.219(f) Alternate Recordkeeping Schedule

The Executive Director may set an alternate schedule for recordkeeping and notification requirements as specified in subsections §330.219(a)-(e).

§330.221 Fire Protection

According to the Roome Land Surveying plot plan, a fire hydrant is present approximately 10-20 feet from the northwest corner of the site. Firefighting equipment required by local fire codes is present and maintained on the site.

A Fire Protection Plan has been developed. All employees will be properly trained in the contents and use of this Fire Protection Plan. If local fire codes are changed, the Fire Protection Plan will be revised as needed. The Fire Protection Plan is found in Attachment C, Figure C-2.

§330.223(a) Public Access Control

Public access, from the parking lot to the bay doors of the facility, is controlled by a wooden fence to act as a screen. Uncontrolled access to the facility, to include offices, storage areas, and processing areas will be prevented by an onsite attendant onsite during operating hours. Access control will be maintained when waste handling activities are occurring. The facility has a sign for access controls that say employees only. All doors remain locked when no one is onsite and only during business hours the front door is unlocked and there is a receptionist that ensures visitors are all taken care of. The security cameras allow for any unauthorized personnel trying to gain access.

§330.223(b) Facility Access Road

The facility access is a two-lane road designed for the expected traffic flow. There are adequate turning radii for all transportation vehicles that will utilize the facility. Parking will be provided for transportation trucks, employees, and visitors.

§330.223(c) Perimeter Access

Storage and operations are enclosed by the walls of the building. There is no perimeter fence to control access.

§330.225(a) Waste Unloading Area

Incoming trucks will enter the facility through the access parking lot. The unloading of the animal carcasses will be unloaded in the rear of the facility inside the fence. Employees will be present during the unloading of the animal carcasses into the facility. The facility does not accept any waste that may cause a problem in maintaining full and continuous compliance with this approved permit registration.

§330.225(b) Prohibitions on Waste Unloading Area

The unloading of waste in unauthorized areas is prohibited. The facility will ensure that any waste that is deposited in an unauthorized area will be promptly removed and managed appropriately. The facility will maintain records of material that is removed from the site.

§330.225(c) Prohibitions on Incoming Waste Streams

Prohibited waste will not be transported by the facility and employees will not accept prohibited waste from customers. The facility will not accept waste other than that specified in the Waste Acceptance Plan.

§330.227 Spill Prevention and Control

Information required by this provision is not applicable to this MSW Type V Facility.

§330.229(a) Specific Operating Hours

The business is open to the public Monday through Friday, 9 AM to 5 PM and can accept waste during this time frame. At times, the facility can also accept waste from drivers 24/7. Incinerators run at varied shift times. The facility may receive animal carcasses seven days a week and 24 hours a day. This is to include operating hours and any after hours and weekend emergency calls. Employees may be on-call to support after hours needs and After Hours On-Call SOP is provided in Attachment C. The air permit allows the facility to operate incinerators from dawn to dusk.

§330.229(b), (c), and (d) Alternative and Temporary Operating Hours

Information required by this provision is not applicable to this MSW Type V Facility.

§330.231 Facility Sign

A sign will be conspicuously displayed at the entrance of the facility. The facility sign will measure a minimum of four feet by four feet with letters at least three inches in height stating the following:

*Facility Name

*Type of Facility

*Hours and days of operations

*Permit Number

*Facility Rules (if applicable)

Additional information may be added to the sign per the discretion of facility management. Additional signs, regarding such site rules such as speed limits and exclusions of waste may also be posted.

§330.233 Control of Windblown Material

Windblown litter is not anticipated for this facility because all processes will occur within the enclosed building. Additionally, waste is managed through enclosed systems. When windblown litter is found, it will be picked up at least once per day on the days the facility is in operation to minimize unhealthy, unsafe, or unsightly conditions. Additional fencing or screening will not be required due to the nature of the incoming waste. Cremated remains go to a processor to make them a consistent size. The processor is enclosed and has filters to collect dust. Remains then go into a bag to contain them. Pets are contained in thick bags tied shut at all times unless they are being handled by staff. Pets are transported throughout the facility via carts. This ensures that pets aren't dropped or tearing of bags. If a tear is noticed on a bag, it will immediately be double bagged. A worst case spill would be blood urine or feces getting on the surface due to a torn bag.

Small drops of blood can be wiped with a rag and proper cleaners. All surfaces are disinfected after contact with any fluids.

§330.235 Materials along the Route to the Facility

Information required by this provision is not applicable to this MSW Type V Facility.

§330.237(a) All Weather Roads

Paved surfaces are provided within the facility for wet weather operations. All weather surfaces will be maintained to prevent the tracking of mud and debris onto public roadways.

§330.237(b) Dust Control

Dust from onsite and other access roadways are not anticipated as onsite and other access roads to the facility are paved.

§330.237(c) Access Road Maintenance

There are no onsite roadways at the facility. The parking lot and driveways will be maintained on a regular basis to minimize depressions, ruts, and potholes, as appropriate. Offsite access roads (New Hope Road W and FM 2933) and their repairs are under the jurisdiction of the City of McKinney and/or TxDOT.

§330.239 Noise Pollution and Visual Screening

The transfer and/or unloading of waste will occur approximately 10 feet from the open bay doors. There is an 8-foot-high fence used to prevent visual observation from outside the facility. Steps will be taken to minimize the amount of noise pollution generation from the site. While most of the activity will take place within the processing building, steps to reduce noise pollutions outside of the building may include, but not limited, to turning waste transport vehicles off during loading and unloading.

§330.241 Overloading and Breakdown

The design capacity of the facility did exceed in the past, but Fond Memories does not anticipate exceeding the design capacity. In the event design capacity is exceeded, pet remains will be transferred to an alternate Fond Memories facility in Fort Worth or Sachse. The facility controls the cremation process rate to meet the allowed throughput set in their NSR (pages 5-7) permit. If the allowed permit capacity for the day has been met, any remains will stay in cold storage. If cold storage is full, then the remains can be transported to one of the other Dallas area facility sites.

Odor is prevented by having employees become familiar with and follow SOPs. There will not be any anticipated odors because cadaver bags are used, spills are cleaned immediately, and all animals are kept in cold storage prior to the cremation process. To further prevent odor, fail safes are in place on the cold storage units. There are two cold storage units available which allows for a safeguard in the event one is malfunctioning. Cold storage units have internal and external temperature monitoring systems that are in a highly visible location and monitored daily in person. A local certified HVACR person inspects, preforms a yearly PMI, and tunes up the cold storage units to reduce the possibility of any malfunction. In the event of a long-term malfunction of the cold storage units, Fond Memories has a vendor who can supply large refrigeration units.

Maximum storage times can be found in part II of this application. The maximum number, size, type, and function of the equipment to be utilized at the facility are based on the estimation of animal carcasses that the facility will receive. If a major mechanical breakdown or a significant work stoppage occurs which will not allow for the animal carcasses to stay in cold storage or be cremated, no additional waste will be accepted by the facility.

There will be no grease, grit or septage at the facility and therefore no storage of these types of waste will be included in this permit. If there is an extended breakdown, all incoming material will be diverted to another approved facility.

§330.243 Sanitation

All working surfaces that contact waste shall be cleaned daily. Floors are mopped daily. The Cleaning SOP and Daily Checklist detail all surfaces that are cleaned. Typical household and business liquids such as mop water are poured down drains. All wastewater goes to the facility's septic tank

§330.245(a) Air Emissions

The facility will not cause or contribute to air pollution as defined in the Texas Clean Air Act. All in plant driveways and work areas will be cleaned by pressure washing as necessary to obtain maximum control of dust emissions. Air emissions from cremation exit through stacks and are authorized by NSR Permit 152484 (page 2) and Air Registration 72078. The facility has air permits which are noted. They also have incinerators with secondary chambers which burn off harmful pollutants.

§330.245(c)-(f) Odor Control and Ventilation

The facility will be designed and operated to provide adequate ventilation for odor control and employee safety. Odor will also be controlled at the facility by minimizing contact between unprocessed waste and air as well as following SOPs. Some SOP practices which limit odor include keeping pets in sealed cadaver bags unless for viewing and visitation, immediately cleaning surfaces exposed to fluids, and not allowing pets out of the morgue for longer than 15 minutes unless being cremated or Special Services are being conducted. Building openings such as doors and windows will be controlled for ventilation and to prevent the release of nuisance odors from leaving the property boundary of the facility. Air emissions come from the incineration of animal carcasses. The incinerators capture all emissions and route them through the stacks on the roof. The air emissions are authorized by an NSR permit, and Fond Memories abides by all conditions in the permit. Incinerators are cleaned by following the Cleaning SOP and manufacturer recommendations.

§330.245(g) Recovery of Material

This is not applicable for the facility.

§330.245(h) Exposure of Liquid Waste

This is not applicable for the facility.

§330.245(j) Emissions Event Reporting and Recordkeeping

The facility will promptly notify the TCEQ and local air pollution control programs defined in 30 TAC §101.201(a) of any reportable emissions event that in any 24-hour period. For emissions events that are not reportable, records will be maintained as required under 30 TAC §101.201(b).

§330.245(k) Controlling Ponded Water

This is not applicable for the facility.

§330.247 Health and Safety

Facility personnel will be trained in the Emergency Action Plan. The plan is included in Attachment C.

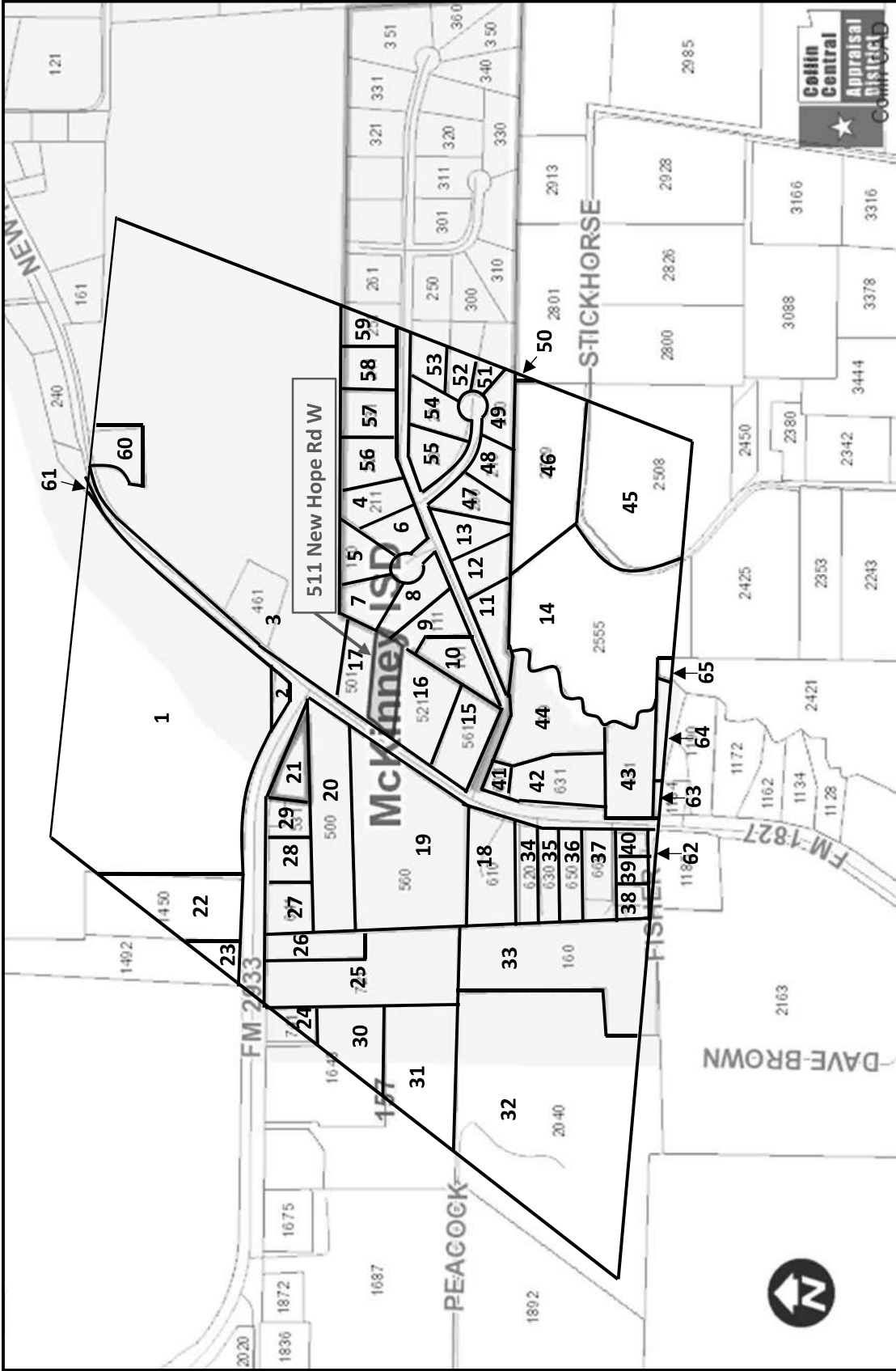
§330.249 Employee Sanitation Facilities

Potable water and sanitary facilities are provided for all employees and visitors.

ATTACHMENT A

MSW Permit No. 2415

General Site Map
General Location Map
Landowners Map
Landowners List
Metes and Bounds Description and Drawing
Wind Rose
General Topographic Map
Aerial Photograph
Land-Use and Zoning Map
FEMA Map
TXDot Traffic Report
AADT Report New Hope Road
Local Government Notice
Land Owner Affidavit
Photo of Locked bay door
Certificate of Fact
Facility Layout Map



**Figure A-3 Landowner Map
Fond Memories Pet Cemetery
and Crematory McKinney
Revised 07/15/2021**

Map Legend

- Abstracts
- Cities
- Lakes
- Parcels
- Railroads
- Roads
- School Districts
- Subdivisions

**Figure A-4
Landowners List
July 20, 2021**

1.

MCKINNEY HILL PARK LLC
924 S BELT LINE ROAD
COPPELL TX 75019

2.

A AND A EXCLUSIVE LLC
420 FOUR STONES BLVD
LEWISVILLE TX 75056

3.

OXFORD BARBARA J
PO BOX 215
MCKINNEY TX 75070

4.

HUGHES KELLY L AND JILL
211 OAK CREEK DRIVE
MCKINNEY TX 75071

5.

HOFFMAN CONNIE
110 OAK CREEK DRIVE
MCKINNEY TX 75071

6.

BHARGAVA MARINA
12100 LAVINIA LANE
AUSTIN TX 78753

7.

RUTLEDGE MICHAEL LEON AND VICKI
111 OAK COURT
MCKINNEY TX 75071

8.

WOOD WILLIAM E
121 OAK CREEK DRIVE
MCKINNEY TX 75071

9.

BOURLAND MARCUS AND MANDY
111 OAK CREEK DRIVE
MCKINNEY TX 75071

10.

BURKE DARLENE A
212 S VILLAGE DRIVE
MCKINNEY TX 75071

11.

HOWARD ROBERT AND MELINDA
100 OAK CREEK DRIVE
MCKINNEY TX 75071

12.

LUNA WAYNE AND CONNIE
3444 FM 1461
MCKINNEY TX 75071

13.

SAMMONS PATRICK M AND LETITIA
120 OAK CREEK DRIVE
MCKINNEY TX 75071

14.

MCGINTY DENNIS
2555 STICKHORSE LANE
MCKINNEY TX 75071

15.

PETTY LIVING REVOC TRUST
561 W NEW HOPE ROAD
MCKINNEY TX 75071

16.

ESTATE OF LOVE JONETH WILLIAM JR
521 W NEW HOPE ROAD
MCKINNEY TX 75071

17.

PETWAY JOHN AND DEBBIE
501 W NEW HOPE ROAD
MCKINNEY TX 75071

18.

TALIAFERRO JAMES D AND FRANCES K
610 W NEW HOPE ROAD
MCKINNEY TX 75071

19.

NEW HOPE HOLDINGS LLC
560 W NEW HOPE ROAD
MCKINNEY TX 75071

20.

SMITH RONNIE ELVERT
500 E NEW HOPE ROAD
MCKINNEY TX 75071

21.

CASTLE JOYCE
FM 2933
MCKINNEY TX 75071

22.

WORTHAM DAVID
1450 FM 2933
MCKINNEY TX 75071

23.

WORTHAM INVESTMENTS LLC
1492 FM 2933
MCKINNEY TX 75071

24.

WEBSTER BILLY JACK & HELEN
741 FM 2933
MCKINNEY TX 75071

25.

GUERRA KELLY ELIZABETH & DAVID
721 FM 2933
MCKINNEY TX 75071

26.

PINGLETON DANNY E
701 FM 2933
MCKINNEY TX 75071

27.

STARNES DICKY H – LE
641 FM 2933
MCKINNEY TX 75071

28.

STARNES LEASING LLC-641 SERIES
FM 2933
MCKINNEY TX 75071

29.

CASTLE JOYCE
FM 2933
MCKINNEY TX 75071

30.

UECKER EUGENE
1643 FM 2933
MCKINNEY TX 75071

31.

UECKER EUGENE
1643 FM 2933
MCKINNEY TX 75071

32.

WHITE HORSE RANCH LLC
2040 PEACOCK TRL
MCKINNEY TX 75071

33.

FISHER TRUST
160 FISHER RD
MCKINNEY TX 75071

34.

SIMS SHERRY
620 W NEW HOPE RD
MCKINNEY TX 75071

35.

PHAM TRISTAN
630 W NEW HOPE RD
MCKINNEY TX 75071

36.

LOZANO TRISTAN & ANGELINA
650 W NEW HOPE RD
MCKINNEY TX 75071

37.

ALEXANDER REVOCABLE LIV TRUST
660 W NEW HOPE RD
MCKINNEY TX 75071

38.

GAYTAN CARLOS
120 FISHER RD
MCKINNEY TX 75071

39.

ALGAM TARIK
100 FISHER RD
MCKINNEY TX 75071

40.

RODRIGUEZ ANITA
680 W NEW HOPE RD
MCKINNEY TX 75071

41.

LUCID PARTNERS LLC
601 W NEW HOPE RD
MCKINNEY TX 75071

42.

LUCID PARTNER LLC
631 W NEW HOPE RD
MCKINNEY TX 75071

43.

SPURGIN KENNETH NELSON
671 W NEW HOPE RD
MCKINNEY TX 75071

44.

DICUS BRUCE E & IRENE R
90 OAK CREEK DR
MCKINNEY TX 75071

45.

LOMAS OCTAVIO
2508 STICKHORSE LN
MCKINNEY TX 75071

46.

WALTRIP KENNETH W & LANA
2729 STICKHORSE LN
MCKINNEY TX 75071

47.

WATERMAN MARK V & LYNN J
200 ELM GROVE
NEW HOPE TX 75071

48.

WARREN DARRELL D & SHERRY
210 ELM GROVE
NEW HOPE TX 75071

49.

WOODALL PATRICK & CAROLYN
220 ELM GROVE
NEW HOPE TX 75071

50.

TIBEUS JOHAN & ALICIA
2801 STICKHORSE LN
MCKINNEY TX 75071

51.

FRANKLIN CHARLES W & VIOLETA J
230 ELM GROVE
NEW HOPE TX 75071

52.

JOHNSON MARIE NICOLE
221 ELM GROVE
NEW HOPE TX 75071

53.

GILMORE RAYMOND L ETUX
240 OAK CREEK DR
NEW HOPE TX 75071

54.

HERNANDEZ RALPH JR
230 OAK CREEK DR
NEW HOPE TX 75071

55.

METCALF DAVID M & JEAN M
201 ELM GROVE
NEW HOPE TX 75071

56.

OXFORD BARBARA J
221 OAK CREEK DR
NEW HOPE TX 75071

57.

HAMM ANGEL
231 OAK CREEK DR
NEW HOPE TX 75071

58.

JACOBS JAQUITA G
241 OAK CREEK DR
NEW HOPE TX 75071

59.

STEPHENS PATRICIA
251 OAK CREEK DR
NEW HOPE TX 75071

60.

NIELL THOMAS E & MARIAN GAYNELL
301 W NEW HOPE RD
MCKINNEY TX 75071

61.

DUDAS JOSEPH E & MICHELE A
300 W NEW HOPE RD
MCKINNEY TX 75071

62.

RANDALL PAULA HERRON
1185 FM 1827
MCKINNEY TX 75071

63.

GARCIA JOSE
1184 FM 1827
MCKINNEY TX 75071

64.

VAZQUEZ MARTIN
1190 FM 1827
MCKINNEY TX 75071

65.

DYNAMIX INVESTMENT LLC
2421 E UNIVERSITY DR
MCKINNEY TX 75069



Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

Property Description

SITUATED in the State of Texas, the County of Collin and the City of New Hope, being part of the H. T. Chenoweth Survey, Abstract No. 157, being all of a called 1.00 acre tract conveyed to Graycourt Real Estate, LLC by deed recorded in Document No. 20151209001534730 of the Deed Records of Collin County, Texas and being more particularly described as follows:

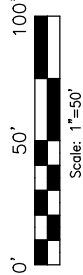
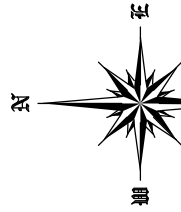
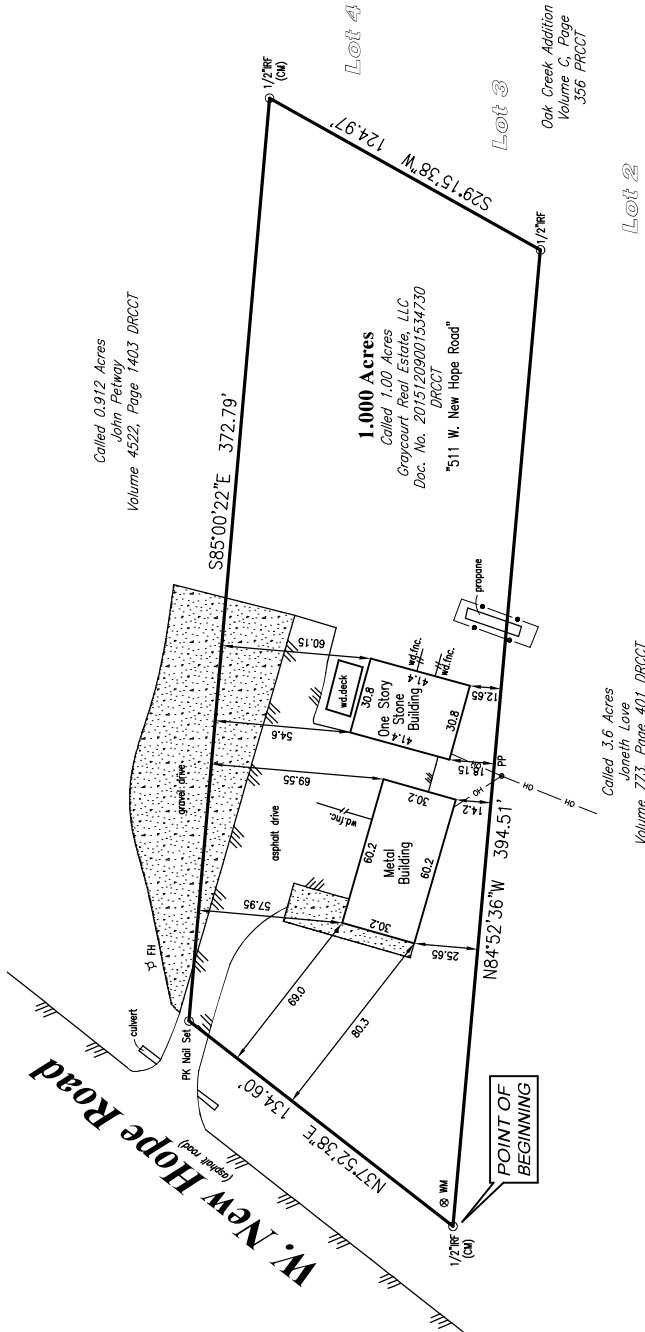
BEGINNING at a 1/2" inch iron rod found for corner in the east right-of-way line of W. New Hope Road and marking the northwest corner of a called 3.6 acre tract conveyed to Jareth Love by deed recorded in Volume 773, Page 401 of the Deed Records of Collin County, Texas and the southwest corner of said 1.00 acre tract;

THENCE with said East right-of-way line and the west line of said 1.00 acre tract, North 37°52'38" East, 134.60 feet to a PK Nail set for corner in an asphalt driveway marking the southwest corner of a called 0.912 acre tract conveyed to John Petway by deed recorded in Volume 4522, Page 1403 of the Deed Records of Collin County, Texas and the northwest corner of said 1.00 acre tract;

THENCE with the south line of said 0.912 acre tract and the north line of said 1.00 acre tract, South 85°00'22" East, 372.79 feet to a 1/2" inch iron rod found for corner in the west line of Oak Creek Addition, an addition to the City of New Hope, Collin County, Texas, according to the plat thereof recorded in Volume C, Page 356 of the Plat Records of Collin County, Texas and marking the southeast corner of said 0.912 acre tract and the northeast corner of said 1.00 acre tract;

THENCE with the west line of Oak Creek Addition and the east line of said 1.00 acre tract, South 29°15'38" West, a distance of 124.97 feet to a 1/2" inch iron rod found for corner marking the northwest corner of said 3.6 acre tract and the southeast corner of said 1.00 acre tract;

THENCE with the north line of said 3.6 acre tract and the south line of said 1.00 acre tract, North 84°52'36" West, 394.51 feet to the POINT of BEGINNING and containing 1.000 acres of land, more or less.



Legend

Roome CADRS	Roome Capped Iron Rod Set
PRCCT	Deed Record Collin County Texas
IR	Iron Rod Found
CM	Controlling Monument
UP	Light Pole
PH	Fire Hydrant
PP	Power Pole
OH	Overhead Lines
CL	Chain Link Fence
WF	Wood Fence

Figure A-5 Meters and Bounds
Survey and Description
Found Memorize Pet Cemetery
and Crematory McKinney
04/03/2024

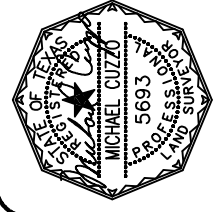
NOTES: (1) Source bearing is based on the plat of Oak Creek Addition recorded in Volume C, Page 356 of the Plat Records of Collin County, Texas, unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area mandated by 100-year flood per Map Number 48085C0280, of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & incorporated area dated June 2, 2009. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat. (8) Survey performed without a title commitment. There may be easements, or other matters, not shown.

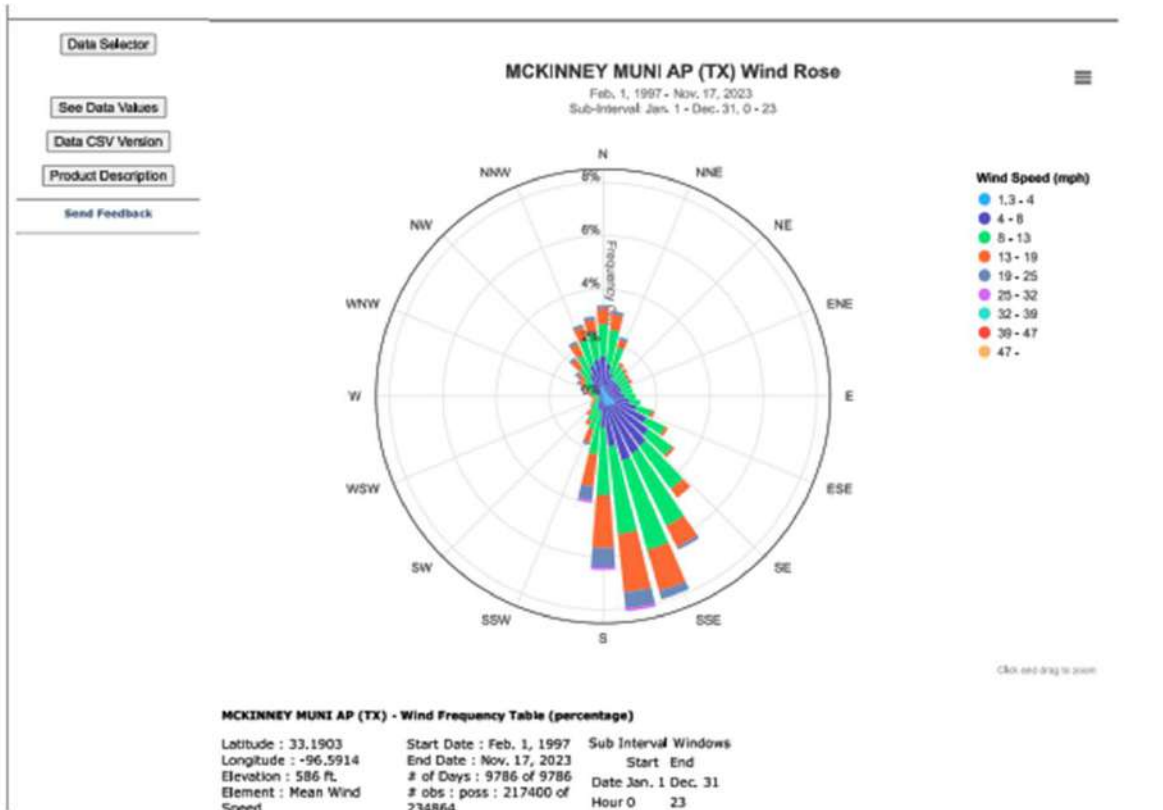
CERTIFICATION
On the basis of my knowledge, information & belief, I certify to the **Pet Loss Center** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 4/3/2020 Revised: _____ Job No. ES662479

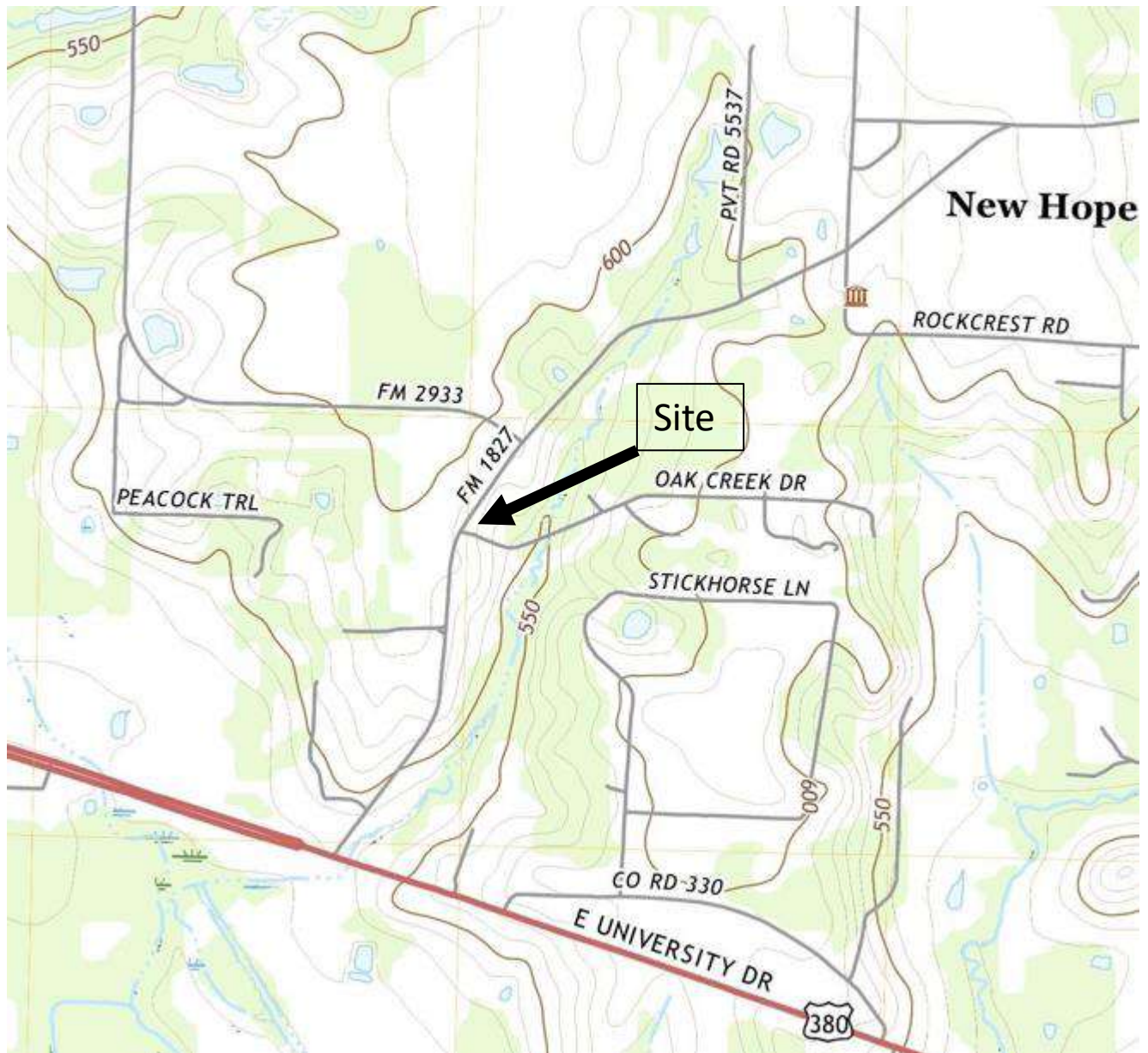
LEGEND

IR	Iron Rod Found	IRS	Iron Rod Set	CP	Capped	OH	Overhead Line	UP	Light Pole	PH	Fire Hydrant	PP	Power Pole	WF	Wood Fence
CM	Controlling Monument	BL	Building Line	HI	Highway	TOF	Top of Form	Min	Minimum	FF	Finished Floor	FP	Finished Foot	WM	Water Meter





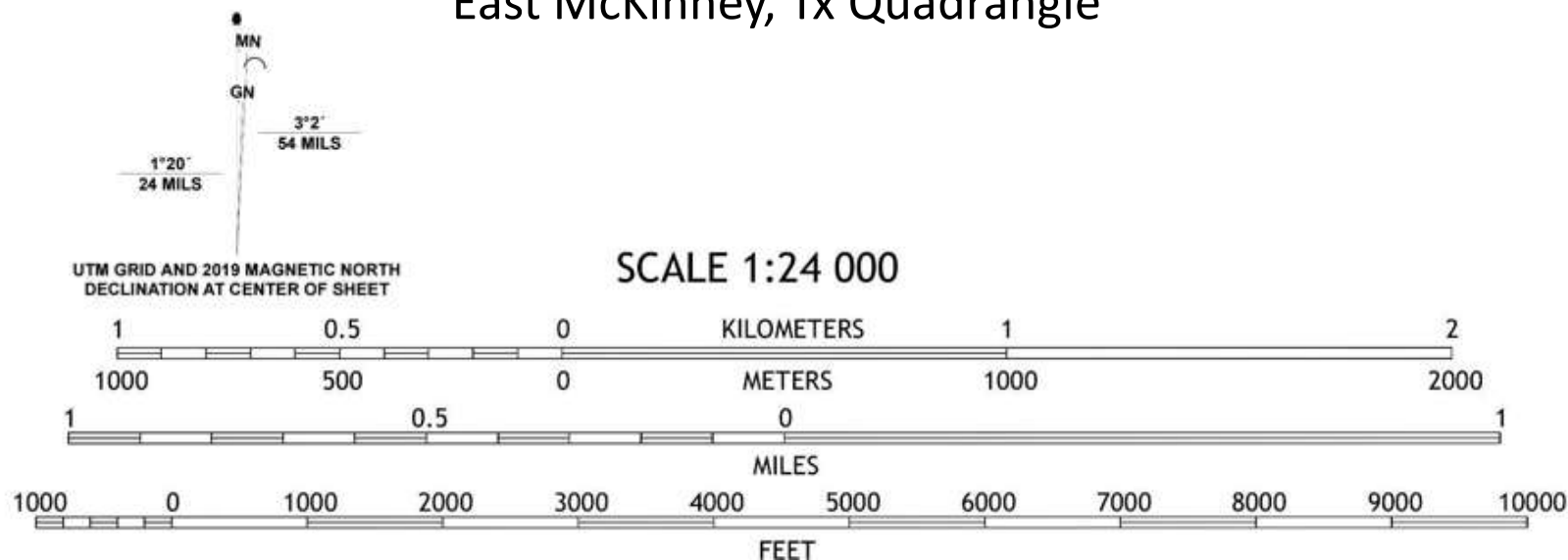
MSW Permit No. 2415
Fond Memories Pet Cemetery and Crematory
Wind Rose Diagram

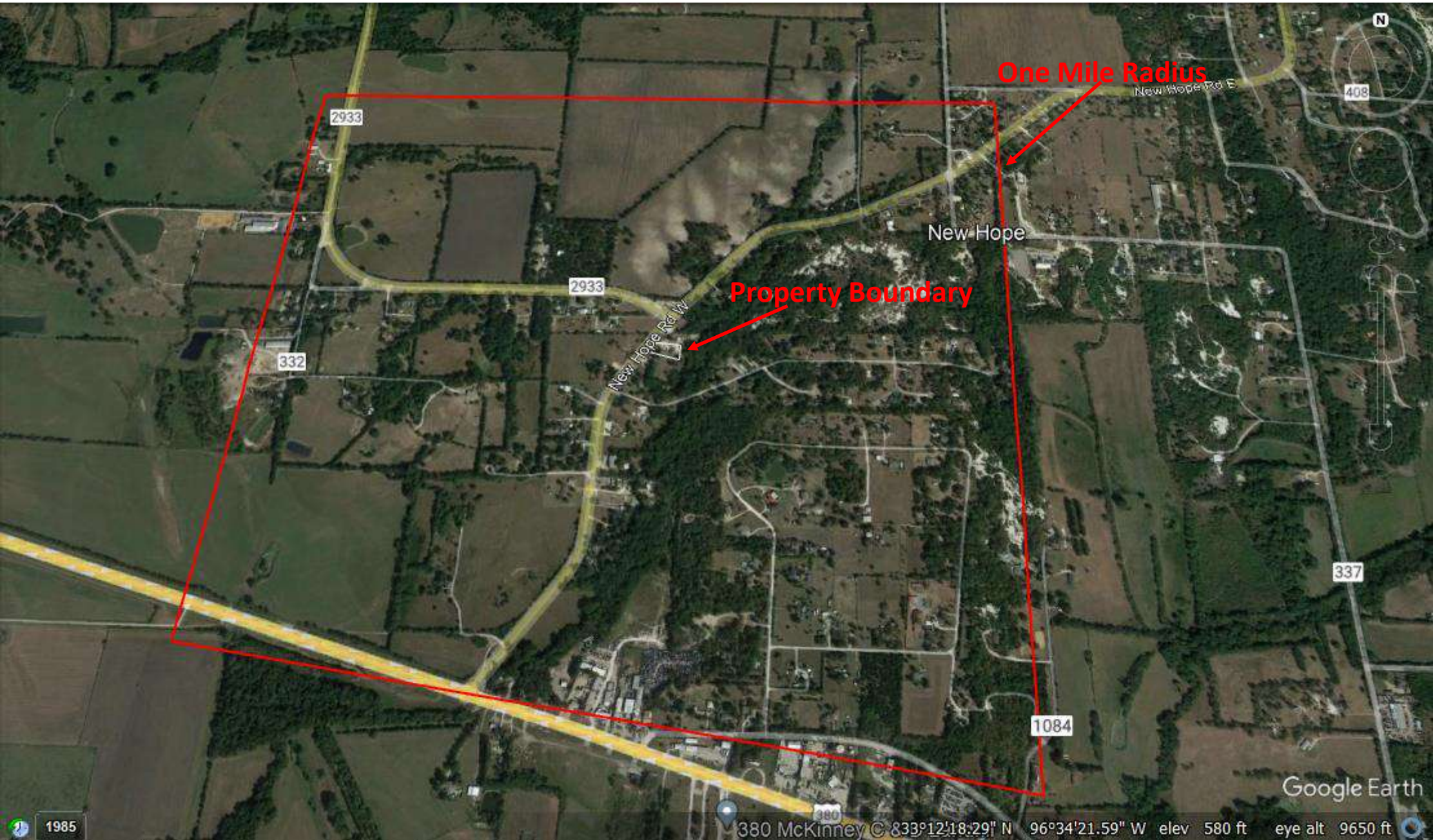


MSW Permit No. 2415

Fond Memories Pet Cemetery and Crematory

East McKinney, Tx Quadrangle





One Mile Radius

Property Boundary

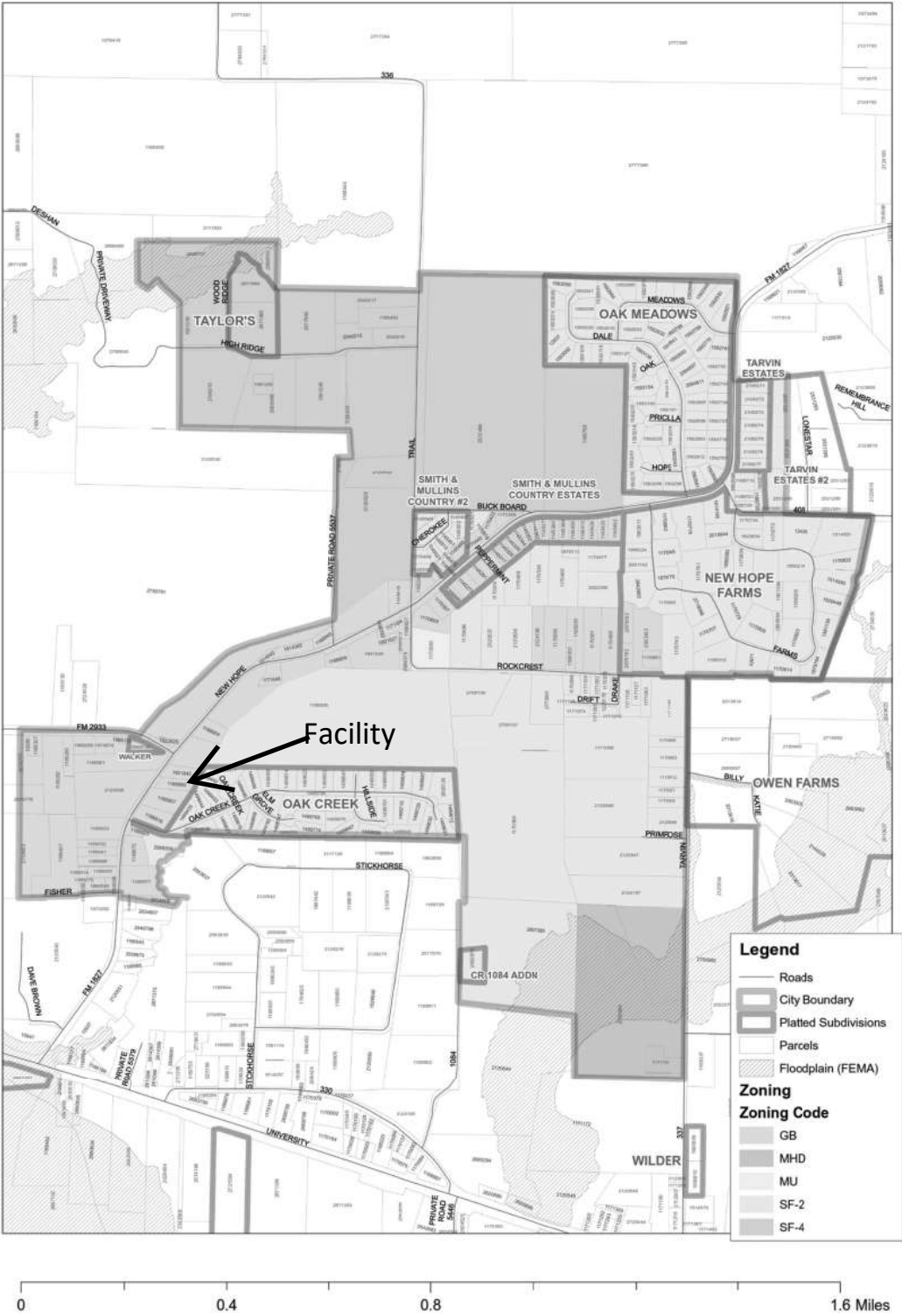
New Hope

Google Earth

1985

380 McKinney © 833°12'18.29" N 96°34'21.59" W elev 580 ft eye alt 9650 ft

Town of New Hope



**Figure A-9 Land Use and Zoning Map
Fond Memories Pet Cemetery
and Crematory McKinney
July 22, 2021**

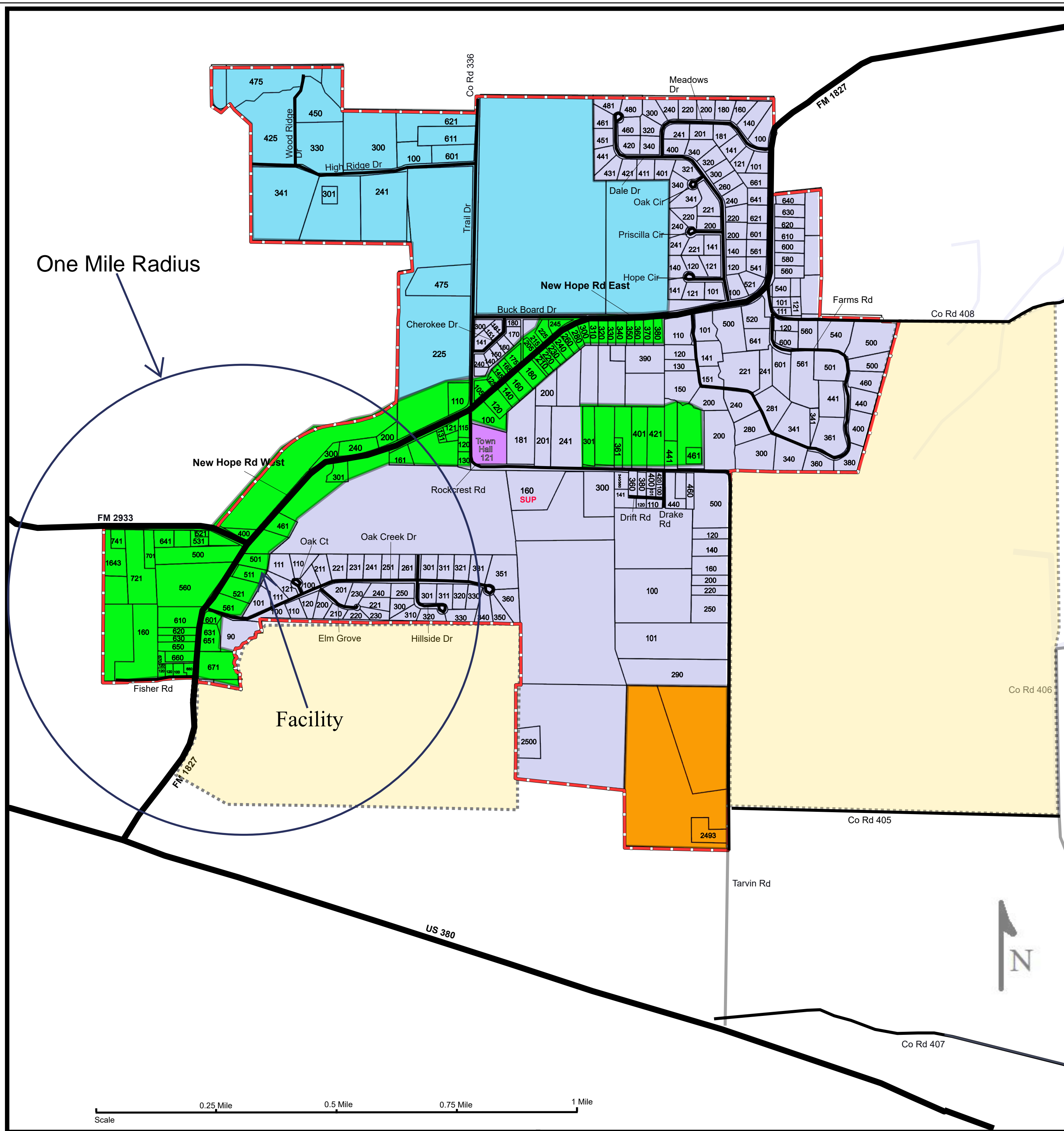
SOURCE
ENVIRONMENTAL SCIENCES, INC.



Town of New Hope Collin County, Texas

Adopted 2005

Zoning District Map



- ### Legend
- City Limits
 - Collin CAD Parcels
 - New Hope ETJ (adopted 2021)
 - 9-1-1 Address
 - SUP - Special Use Permit

- ### Zoning
- GB : General Business
 - MHD : Manufactured Home
 - MU : Municipal
 - SF-2 : SF Residential \geq 2 acres
 - SF-4 : SF Residential \geq 4 acres

- ### Features
- Streams
 - Streets
 - FEMA Floodplains

Notes:

Zoning as shown on this map may or may not include adjacent Right of Way as approved by official ordinances.

Flood zone delineations take from FEMA Collin County GIS maps, covering areas including 48085C0280J and 0285J

Streams, roads, and city limits from Collin County GIS parcel data

Certification:

This is to certify that this is the Official Zoning District Map referenced in Section 5.01 of the Comprehensive Zoning Ordinance No. 2005-11 (CZO) of the Town of New Hope, Texas.

Andrew F. Reitinger, Mayor July 1, 2022
Date

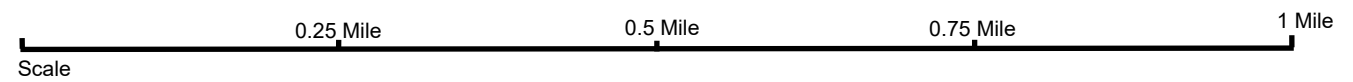
Attest:

Jill Monson, Secretary July 1, 2022
Date



Disclaimer:

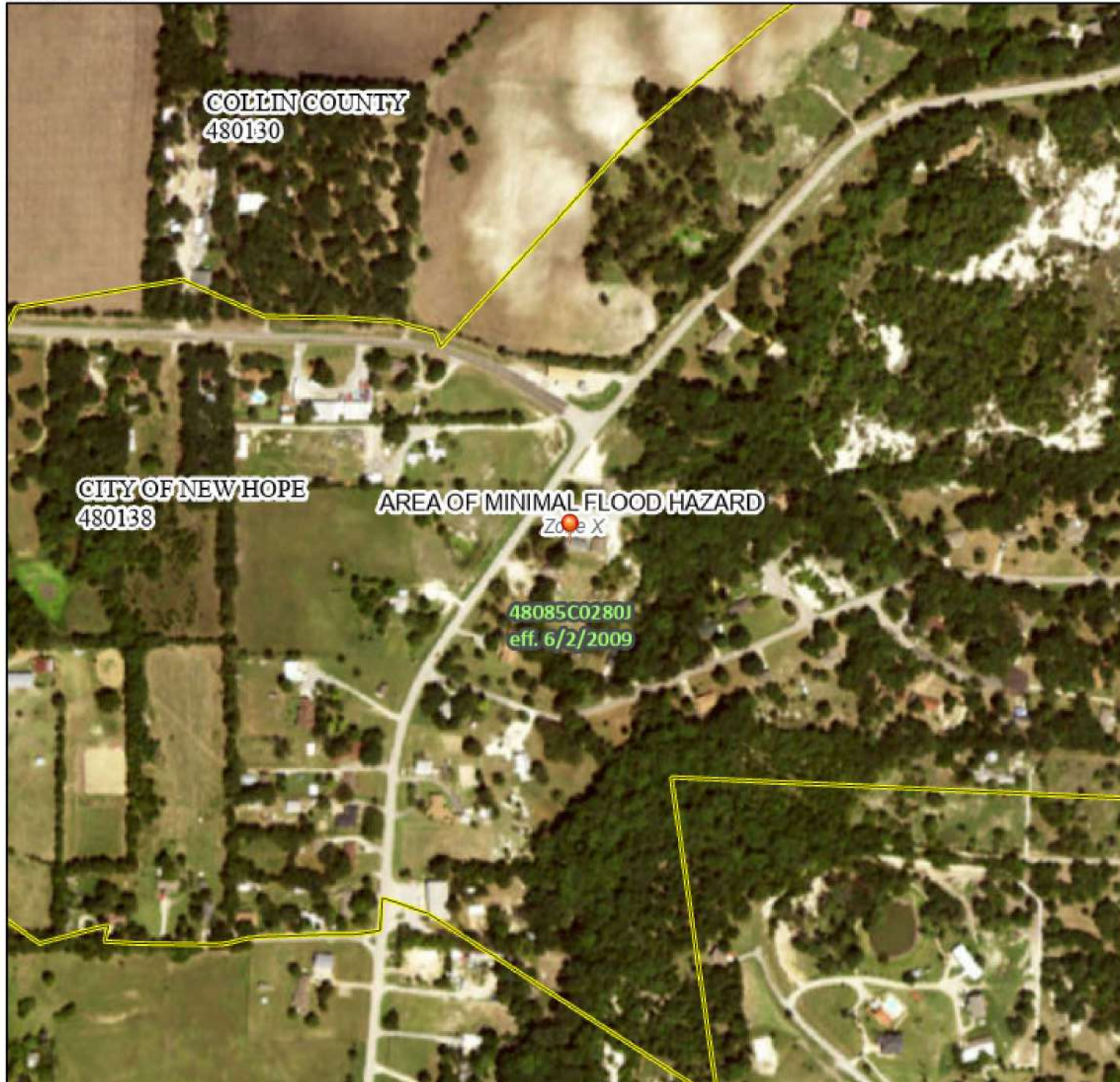
This data has been compiled for the Town of New Hope. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data; however, no guarantee is given or implied as to the accuracy of said data.



National Flood Hazard Layer FIRMMette



96°34'46"W 33°12'40"N



96°34'8"W 33°12'10"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

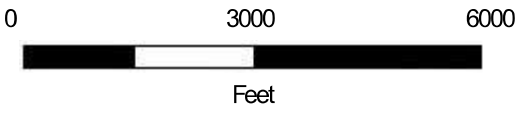
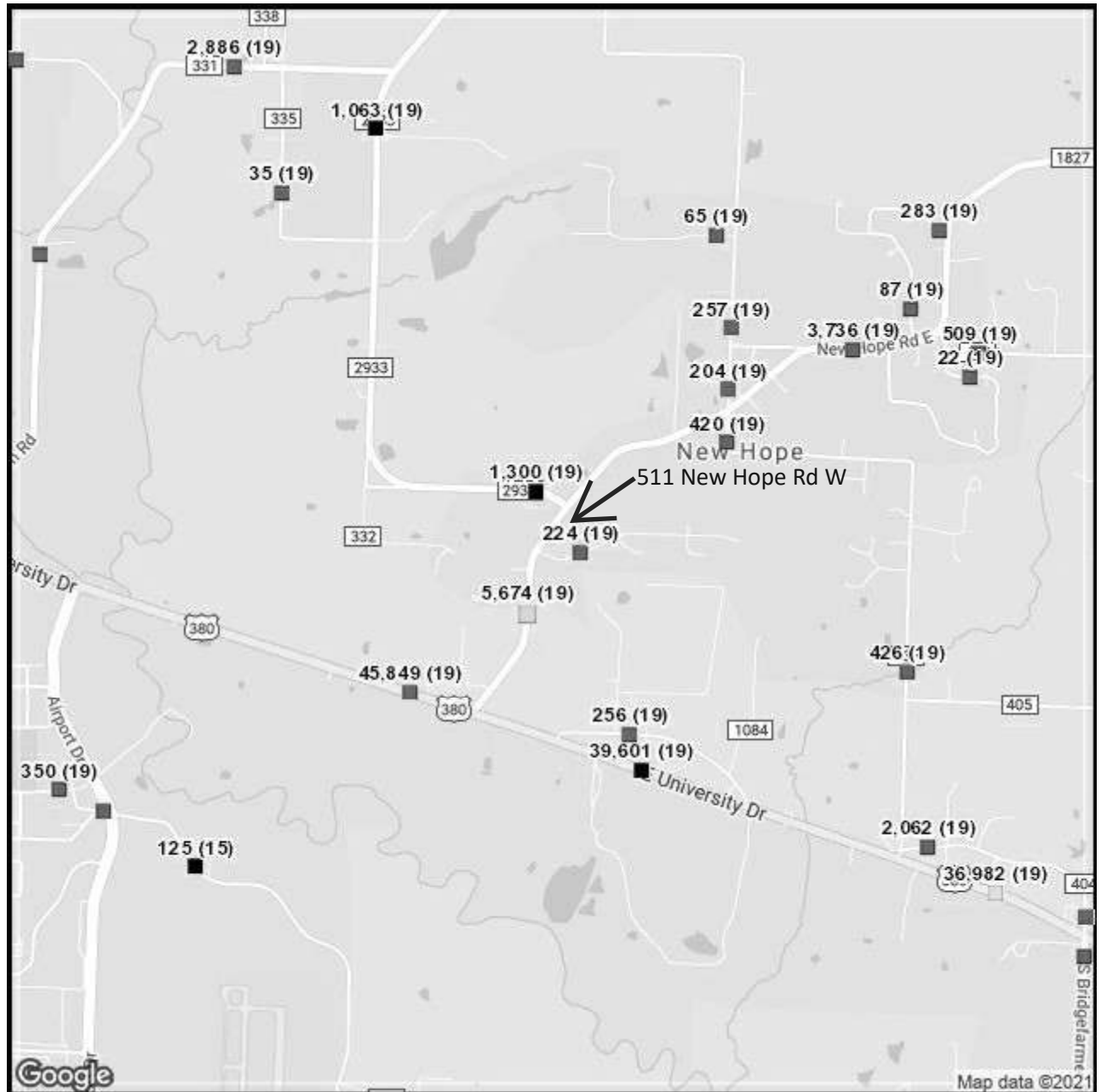


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/17/2023 at 5:03 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



- TCDS Locations**
- Annual ACR
 - HOV
 - Inactive
 - M/C
 - Perm
 - Ramp
 - TIC
 - Toll
 - Urban ACR
 - WMLTTP



7/8/2021

<p>Figure A-11 TXDot Traffic Report Fond Memories Pet Cemetery and Crematory McKinney 07/08/2021</p>	<p>SOURCE ENVIRONMENTAL SCIENCES, INC.</p>
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AADT and AADT Trucks by Year for 1/1/2011 - 12/31/2020
Criteria: From 1/1/1900 To 12/31/2019 12:00:00 AM

District Dallas Location ID 43H39 At LRS Point
County Collin Located On FM1827
Community - LRS ID 34482

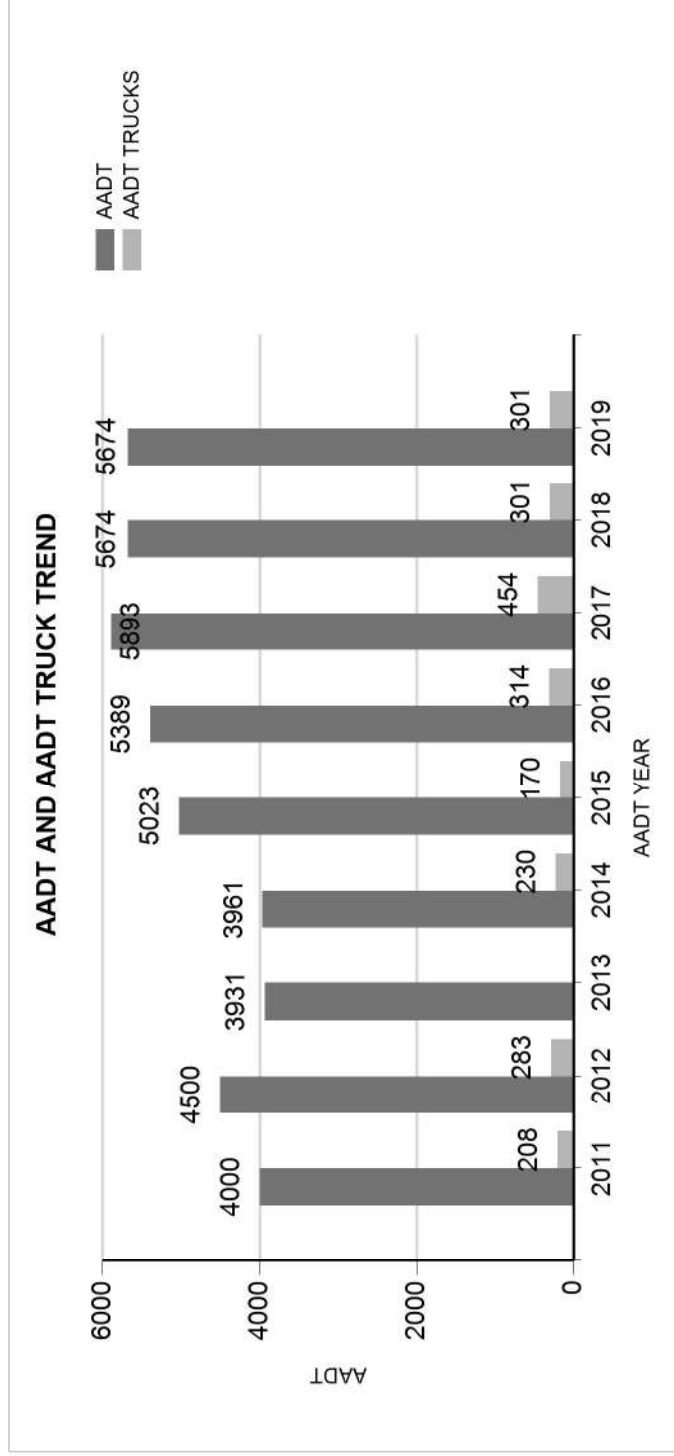


Figure A-12 AADT Report New Hope Rd W
Fond Memories Pet Cemetery
and Crematory McKinney
07/08/2021



November 18, 2020

North Central Texas Council of Governments (NCTCOG)
Attn: Ms. Elena Berg
Environmental Planner

**Re: All Paws Go to Heaven, LLC. – Collin County
Municipal Solid Waste (MSW) Registration
Type V Facility**

Dear Ms. Berg,

On behalf of All Paws Go to Heaven LLC., Source Environmental Sciences, Inc. respectfully submits this request for a conformance review of the subject Municipal Solid Waste (MSW) registration for a TCEQ MSW permit. In accordance with Title 30 Texas Administrative Code (30 TAC) §305.70, a new MSW registration application is being submitted for the All Paws Go to Heaven, LLC. Type V processing facility to authorize an increase in the registered daily maximum limit of waste acceptance.

This request is being submitted pursuant to 30 TAC Subchapter B §330.61(p), which states “*The owner or operator shall submit documentation that Parts I and II of the application were submitted for review to the applicable council of governments for compliance with regional solid waste plans. The owner or operator shall also submit documentation that a review letter was requested from any local governments as appropriate for compliance with local solid waste plans. A review letter is not prerequisite to a final determination on a permit or registration application.*”

The following request for review is being submitted to the North Central Texas Council of Governments (NCTCOG) and includes the following information:

1. Cover letter with contact information for this MSW application;
2. Copy of the Application to the TCEQ, Parts 1 and 2;
3. Map of physical location of existing facility.

Table 1 on the following page provides contact information for the applicant and the applicant’s engineer to whom all review-related correspondence should be sent.



Registrant:	All Paws Go to Heaven, LLC.
TCEQ Customer Reference No.:	CN604602185
Facility Name:	The Pet Loss Center
TCEQ Regulated Entity No.:	RN104487541
Facility Contact and Title:	Michael Dunn, Project Manager
Nearest City:	McKinney
County:	Collin
Technical Contact/Consultant Contact Information:	Ms. Andrea Zamora, Environmental Consultant Source Environmental Sciences, Inc. 2060 North Loop West, Suite 140 Houston, TX 77018 Phone No.: (713) 621-4474 Fax No.: (713) 621-4588 E-mail: andrea@source-environmental.com

We appreciate your consideration of this request. If you have any comments or concerns, please do not hesitate to contact me at (713) 621-4474.

Sincerely,

Andrea Zamora
Environmental Consultant
Source Environmental Sciences, Inc.

cc: TCEQ, Waste Permits Division, MSW Permits Section, MC 124, P.O. Box 13087
Austin, Texas 78711-3087

All Paws Go to Heaven, LLC., Attn: JT Tomczak, 2215 W Pipeline Rd.
Euless, Texas 76040

PART I.A: GENERAL INFORMATION

Facility Name:	All Paws Go to Heaven, LLC.			
Physical or Street Address:	511 New Hope Rd. W			
(City)(County)(State)(Zip Code):	McKinney	Collin	Texas	75071
(Area Code) Telephone Number:	(469) 617-3604			
Charter Number:	N/A			

If the application is submitted on behalf of a corporation, provide the Charter Number as recorded with the Office of the Secretary of State for Texas.

Operator Name:				
Authorized Individual:	Andrew Winkler			
Mailing Address:	511 New Hope Rd. W			
(City)(County)(State)(Zip Code):	McKinney	Collin	Texas	75071
(Area Code) Telephone Number:	469-617-3604			
(Area Code) Fax Number:	N/A			
Charter Number:	N/A			

If the permittee is the same as the operator, type "Same as Operator".

Permittee Name:	<i>Same as Operator</i>			
Physical or Street Address:				
(City)(County)(State)(Zip Code):				
(Area Code) telephone Number:				
Charter Number:				

If the application is submitted by a corporation or by a person residing out of state, the applicant must register an Agent in Service or Agent of Service with the Texas Secretary of State's office and provide a complete mailing address for the agent. The agent must be a Texas resident.

Agent Name:	<i>Not Applicable</i>			
Mailing Address:				
(City)(County)(State)(Zip Code):				
(Area Code) Telephone Number:				
(Area Code) Fax Number:				

Application Type:

<input checked="" type="checkbox"/> Registration	<input type="checkbox"/> Major Amendment	<input type="checkbox"/> Minor Amendment
<input type="checkbox"/> Permit	<input type="checkbox"/> Modification	<input type="checkbox"/> Temporary Authorization
	<input checked="" type="checkbox"/> New Registration w/Public Notice	
	<input type="checkbox"/> w/out Public Notice	<input type="checkbox"/> NOD Response

Facility Classification:

<input type="checkbox"/>	Type I	<input type="checkbox"/>	Type IV	<input checked="" type="checkbox"/>	Type V	<input type="checkbox"/>	Type IX
<input type="checkbox"/>	Type I AE	<input type="checkbox"/>	Type IV AE	<input type="checkbox"/>	Type VI		

Activities covered by this application (check all that apply):

<input checked="" type="checkbox"/>	Storage	<input checked="" type="checkbox"/>	Processing	<input checked="" type="checkbox"/>	Disposal
-------------------------------------	---------	-------------------------------------	------------	-------------------------------------	----------

Waste management units covered by this application (check all that apply):

<input type="checkbox"/>	Containers	<input type="checkbox"/>	Tanks	<input type="checkbox"/>	Surface Impoundments	<input type="checkbox"/>	Landfills
<input checked="" type="checkbox"/>	Incinerators	<input type="checkbox"/>	Composting	<input type="checkbox"/>	Type IV Demonstration Unit	<input type="checkbox"/>	Type IX Energy/ Material Recovery
<input checked="" type="checkbox"/>	Other (Specify)	Refrigeration Units		<input type="checkbox"/>	Other (Specify)		
<input type="checkbox"/>	Other (Specify)			<input type="checkbox"/>	Other (Specify)		

Is this submittal part of a Consolidated Permit Processing request, in accordance with 30 TAC Chapter 33?

Yes No

If yes, state the other TCEQ program authorizations requested.

Not Applicable

Provide a brief description of the portion of the facility covered by this application. For amendments, modifications, and temporary authorizations, provide a brief description of the exact changes to the permit or registration conditions and supporting documents referenced by the permit or registration. Also, provide an explanation of why the amendment, modifications, or temporary authorization is requested.

See description below.

1. Description of Facility

The All Paws Go to Heaven facility located in McKinney, TX. is an existing municipal solid waste (MSW) Type V solid waste processing facility. The Type V facility collects waste from local veterinarians and accepts waste from the public. The waste is held in refrigeration units until it is time for controlled burn (i.e. incineration) of animal carcasses. A new registration application is required because the facility is operating outside the 50 foot buffer zone. The Type V facility is located in the city of New Hope, in Collin county.

Does the application contain confidential material?

Yes No

If yes, cross-reference the confidential material throughout the application and submit as a separate document or binder conspicuously marked “CONFIDENTIAL.”

2. Alternative Language Notice Application Form

Alternative language notice confirmation for this application:

1. Is a bilingual program required by the Texas Education Code in the school district where the facility is located? Yes No
 (If NO, alternative language notice publication not required)

2. If YES to question 1, are students enrolled in a bilingual education program at either the elementary school or the middle school nearest to the facility? Yes No

(If YES to question 1 and 2, alternative language publication is required; if NO to question 2, then consider the next question)

3. If YES to question 1, are there students enrolled at either the elementary school or the middle school nearest to the facility who attend a bilingual education program at another location?
 Yes No

(If Yes to question 1 and 3, alternative language publication is required; if NO to question 3, then consider the next question)

4. If YES to question 1, would either the elementary school or the middle school nearest to the facility be required to provide a bilingual education program but for the fact that it secured a waiver from this requirement, as available under 19 TAC 89.1205(g)? Yes No

(If Yes to questions 1 and 4, alternative language publication is required; if NO to question 4, alternative language notice publication not required)

If a bilingual education program(s) is provided by either the elementary school or the middle school nearest to the facility, which language(s) is required by the bilingual program?

Note: Applicants for new permits and major amendments must make a copy of the administratively complete application available at a public place in the county where the facility is, or will be, located for review and copying by the public.

Public place where administratively complete permit application will be located.				
Public Place (e.g. public library, county courthouse, city hall, etc.):	TCEQ Region 4			
Mailing Address:	2309 Gravel Dr.			
(City)(County)(State)(Zip Code):	Fort Worth	Collin	Texas	76118
(Area Code) Telephone Number:	(817) 588-5800			

3. Permits, Registrations, or Other Authorizations

Table I-1 provides a listing of all permits, registrations, and/or construction approvals received or applied for the All Paws Go to Heaven, LLC. as required by 30 TAC 305.45(a)(7). There are a total of three programs for this site.

Table I-1: List of Permits and Registrations			
TCEQ Program	Authorization Type	Permit/ ID Number	Status
Air New Source Permits	Permit	152484	Active
Air New Source Permits	Registration	132329	Cancelled
Air New Source Permits	Registration	72078	Active

All Paws Go to Heaven, LLC, located in McKinney, Texas has not applied for any permits or construction approvals under any of the following programs; (1) Hazardous Waste Management Program under the Texas Solid Waste Disposal Act, (2) Underground Injection Control Program under the Texas Injection Well Act, (3) National Pollutant Discharge Elimination System Program under the Clean Water Act and Waste Discharge Program under Texas Water Code, Chapter 26, (4) Prevention of Significant Deterioration (PSD) Program under the Federal Clean Air Act (FCAA), (5) Nonattainment Program under the FCAA, (6) National Emission Standards for Hazardous Air Pollutants (NESHAPS) preconstruction approval under the FCAA, (7) Ocean dumping permits under the Marine Protection Research and Sanctuaries Act, (8) Dredge or fill permits under the Federal Clean Water Act, (9) licenses under the Texas Radiation Control Act, and (10) subsurface area drip dispersal system permits under Texas Water Code, Chapter 32.

PART I.B: FACILITY LOCATION

Except for Type I AE and Type IV AE landfill facilities, for permits, registrations, amendments, and modifications requiring public notice, provide the URL address of a publicly accessible internet web-site where application and all revisions to application will be posted.

Local Government Jurisdiction:	McKinney
Within City Limits of:	McKinney
Within Extraterritorial Jurisdiction of City of:	McKinney
Is the proposed municipal or industrial solid waste disposal or processing facility located in an area in which the governing body of the municipality or county has prohibited the disposal or processing of municipal or industrial solid waste? (If YES< provide a copy of the ordinance):	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Provide a description of the location of the facility with respect to known or easily identifiable landmarks
The facility is located at 511 New Hope Road West; approximately 250 feet southwest of the intersection of FM 2933 and FM 1827.

Detail the access routes from the nearest United States or state highway to the facility.
 The route to the facility from McKinney city is to travel North on State Highway 75 and exit West University Drive. Travel 3.5 miles southeast along West University drive and turn north at FM 1827. Travel 0.65 north along FM 1827 and the facility is located to the east.

Provide the latitudinal and longitudinal geographic coordinates of the facility.

Latitude	33°12'24.65"N
Longitude	96°34'26.37"W
Elevation (above msl)	5810 ft

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

Texas Department of Transportation District Location:

TXDOT District Name & Number:	Dallas			
District Engineer's Name:	Mohamed "Mo" Bur			
Street or P.O. Box:	4777 E. Highway 80			
(City)(County)(State)(Zip Code):	Mesquite	Dallas	Texas	75150
(Area Code) Telephone Number:	(214) 320-6100			
(Area Code) Fax Number:	N/A			

The local government authority or agency responsible for road maintenance:

Agency Name	Dallas District			
Contact Person's Name:				
Street or P.O. Box:	4777 E. Highway 80			
(City)(County)(State)(Zip Code):	Mesquite	Dallas	Texas	75150
(Area Code) Telephone Number:	(214) 320-6100			
(Area Code)Fax Number:	N/A			

State Representative:

District Number:	70			
State Representative's Name:	Scott Sanford			
District Office Address:	115 West Virginia Street			
(City)(County)(State)(Zip Code):	McKinney	Collin	Texas	75069
(Area Code) Telephone Number:	(972) 548-7500			
(Area Code) Fax Number:	N/A			

State Senator:

District Number:	30			
State Senator's Name:	Pat Fallon			
District Office Address:	3305 South Maryhill Road, Suite 125			
(City)(County)(State)(Zip Code):	Denton	Denton	Texas	76208
(Area Code) Telephone Number:	(940) 320-6792			

(Area Code) Fax Number:	N/A
-------------------------	-----

Council of Government (COG) Information:

COG Name:	North Central Texas Council of Government			
COG Representative's Name:	Mr. R. Michael Eastland			
COG Representative's Title:	Executive Director			
Street or P.O. Box:	616 Six Flags Drive			
(City)(County)(State)(Zip Code):	Arlington	Tarrant	Texas	76005
(Area Code) Telephone Number:	(817) 695-9101			
(Area Code) Fax Number:	N/A			

River Basin Information:

River Authority:	Trinity River Authority			
Contact Person's Name:	Kevin Ward, General Manager			
Watershed Sub-Basin Name:				
Street or P.O. Box:	5300 S. Collins			
(City)(County)(State)(Zip Code):	Arlington	Tarrant	Texas	76004
(Area Code) Telephone Number:	(817) 467-4343			
(Area Code) Fax Number:	N/A			

This site is located in the following District of the U.S. Army Corps of Engineers: <input type="checkbox"/> Albuquerque, NM <input checked="" type="checkbox"/> Ft. Worth, TX <input type="checkbox"/> Galveston, TX <input type="checkbox"/> Tulsa, OK

PART I.C: MAPS

Maps and figures as required by 30 TAC 330.59(c) are located in Attachment A of this MSW registration application.

1. General Site Map- located at the end of Part I

For permits, registrations, and amendments only, submit a topographic map, ownership map, county highway map, or a map prepared by a registered professional engineer or a registered surveyor which shows the facility and each of its intake and discharge structures and any other structure or location regarding the regulated facility and associated activities. Maps must be of material suitable for a permanent record and shall be on sheets 8-1/2 inches by 14 inches or folded to that size and shall be on a scale of not less than one inch equals one mile. The map shall depict the approximate boundaries of the tract of land owned or to be used by the applicant and shall extend at least one mile beyond the tract boundaries sufficient to show the following:

- each well, spring, and surface water body or other water in the state within the map area;
- the general character of the areas adjacent to the facility, including public roads, towns and the nature of development of adjacent lands such as residential, commercial, agricultural, recreational, undeveloped, etc;

the location of any waste disposal activities conducted on the tract not included in the application; and the ownership of tracts of land adjacent to the facility and within a reasonable distance from the proposed point or points of discharge, deposit, injection, or other place of disposal or activity.

2. **General Location Map**-located at the end of Part I
 For permits, registrations, and amendments only, submit at least one general location map at a scale of one-half inch equals one mile. This map shall be all or a portion of a county map prepared by Texas Department of Transportation (TxDOT). If TxDOT publishes more detailed maps of the proposed facility area, the more detailed maps shall also be included in Part I. Use the latest revision of all maps.
3. **Land Ownership Map**-located at the end of Part I
 Provide a map that locates the property owned by adjacent and potentially affected landowners. The maps should show all property ownership within 500 feet of the facility, on-site facility easement holders, and all mineral interest ownership under the facility.
4. **Landowners list**-located at the end of Part I
 Provide the adjacent and potentially affected landowners' list, keyed to the land ownership map with each property owner's name and mailing address. The list shall include all property owners within 500 feet of the facility, easement holders, and all mineral interest ownership under the facility. Provide the property, easement holders', and mineral interest owners' names and mailing addresses derived from the real property appraisal records as listed on the date that the application is filed. Provide the list in electronic form, as well.

PART I.D: PROPERTY OWNER INFORMATION

This new registration does not request a change in the legal description, a change in ownership, or a change in the existing operator. For permits, registrations, amendments and modifications, the following is provided:

1. The legal description of the facility:
BPP at 511 W New Hope Rd., Collin County, Texas
2. a property owner affidavit signed by the owner. – Located at the end of Part I

PART I.E: LEGAL AUTHORITY

Indicate Ownership status of the facility:									
<input type="checkbox"/>	Private	<input checked="" type="checkbox"/>	Corporation	<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Proprietorship	<input type="checkbox"/>	Non-Profit Organization
<input type="checkbox"/>	Public	<input type="checkbox"/>	Federal	<input type="checkbox"/>	Military	<input type="checkbox"/>	State	<input type="checkbox"/>	Regional
<input type="checkbox"/>	County	<input type="checkbox"/>	Municipal	<input type="checkbox"/>	Other (Specify)				

Does the operator own the facility units and the facility property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	---

If "No" for permits, registrations, amendments, and modifications that change the legal description, a change in owner, or a change in operators submit a copy of the lease for the use of or the option to buy the facility units or facility property, as appropriate, and identify:	
Owner Name:	<i>Not Applicable</i>
Street or P.O. Box:	
(City) (County) (State) (Zip Code):	

PART I.F: EVIDENCE OF COMPETENCY

In accordance with 330.59(f)(3), a licensed solid waste facility supervisor shall be employed before commencing facility operation. The following tables provide information on the MSW facility supervisors.

For permits, registrations, amendments, and modifications that change the legal description, a change in owner, or a change in operators submit a list of all Texas solid waste sites that the owner and operator have owned or operated within the last ten years.				
Site Name	Site Type	Permit/Reg. No.	County	Dates of Operation
All Paws Go to Heaven, LLC.	Type V	TBD	Collin	2015-present

Submit a list of all solid waste sites in all states, territories, or countries in which the owner and operator have a direct financial interest.			
Site Name	Location	Dates of Operation	Regulatory Agency (Name & Address)
<i>Not Applicable</i>	<i>Not Applicable</i>	<i>Not Applicable</i>	<i>Not Applicable</i>

A licensed solid waste facility supervisor, as defined in 30 TAC Chapter 30, Occupational Licenses and Registrations will be employed before commencing facility operation.

Provide the names of the principals and supervisors of the owner's and operator's organization, together with previous affiliations with other organizations engaged in solid waste activities.		
Name (MSW Facility Supervisors)	Previous Affiliation / Other Organization	Licensed Solid Waste Facility Supervisor?
Casey Springer	Regional Manager	TBD

Landfilling/Earthmoving Equipment Types	Personal Experience or Licenses
<i>Not Applicable</i>	<i>Not Applicable</i>

Solid waste, liquid waste, or mobile waste units owned or operated within past 5 years	Texas and federal final enforcement orders, court judgments, consent decrees, and criminal convictions
<i>Not Applicable</i>	<i>Not Applicable</i>

PART I.G: APPOINTMENTS

Provide documentation that the person signing the application meets the requirements of 30 TAC §305.44, Signatories to Applications. If the authority has been delegated, provide a copy of the document issued by the governing body of the owner or operator authorizing the person that signed the application to act as agent for the owner or operator.

PART I.H: APPLICATION FEES

For a new permit, registration, amendment, modification, or temporary authorization, submit a \$150 application fee.

For authorization to construct an enclosed structure over an old, closed municipal solid waste landfill in accordance with 30 TAC 330 Subchapter T, submit a \$2,500 application fee.

If paying by check, send payment to:

Texas Commission on Environmental Quality
 Financial Administration Division, MC 214
 P. O. Box 13087
 Austin, Texas 78711-3087

Payment maybe made online using TCEQ e-pay at www.tceq.state.tx.us/e-services/	
E-pay confirmation number	

2.0 §330.61 CONTENTS OF PART II OF THE APPLICATION

This section has been prepared to provide information required for all applications. Items required by this section describe the existing conditions and character of the site, waste acceptance plan and surrounding area.

2.1 §330.61 (a) Existing Conditions Summary

The facility is located at 511 New Hope Road West, McKinney, Texas, Collin County. The site is located approximately 0.05 miles northwest from the intersection of FM 1827 and FM 2933, and the site is about 4.2 miles southwest from the McKinney National Airport.

The All Paws Go to Heaven, McKinney facility, is located in the Town of New Hope's general business district. The property is currently developed, and there are no conditions requiring special design considerations or mitigations that exist at the site.

2.2 §330.61 (b) Waste Acceptance Plan

2.2.1 §330.61(b)(1)(A) Characteristics and Sources of Waste

The facility will receive the following wastes for storage and processing. Deceased pets (i.e. animal carcasses) will be accepted at the facility or the facility will pick up the deceased pets. There will be no hazardous wastes that will be accepted at the facility. The facility will not accept waste defined in 30 TAC §330.15, regulating General Prohibitions unless otherwise identified in this application and the issued Registration.

The sources and characteristics for the types of waste to be received at the facility include the following:

Deceased pets; animal carcasses

The facility will receive waste from the surrounding area which includes the counties immediately adjacent to Collin County. The facility doesn't anticipate that it will receive waste from other areas of Texas. The facility will receive waste from individuals that drop off the deceased pet or a local pet veterinary.

The maximum amount of deceased pets that are received at the facility can vary from month to month. The facility has sufficient space for deceased pets due to the short turnaround time for the process which takes on average three to five days for a pet to be cremated. Since the complete process takes less than a week, the facility can take in a varied amount of deceased pets.

The maximum and average length of time that the waste will remain at the facility is shown in table 1 below:

Waste Type	Daily Volume Received (pounds)	Maximum Waste Storage (pounds)	Storage of Unprocessed Waste (days)		Time on Site (days)		Processing Time (days)	
			Max	Avg	Max	Avg	Max	Avg
Deceased Pet	4,800	5,000	90	5	7	5	7	3

Total	1,000	5,000	-	-	-	-	-	-
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The incoming waste is processed at the facility all in the same manner. The process includes: (1) the unloading of the animal carcasses; (2) the storage of the animal carcasses; (3) the preparation of keepsakes per owner requests; (4) the cremation process; and (5) the packaging of the remains or the recycling of the remains. The management of these waste streams will in no way cause the operation of the facility to deviate from the applicable Federal, State, or Local regulations.

There are no constituents or characteristics of these wastes that will impact the design or operation of the facility.

2.2.2 §330.61 (h) Impact on Surrounding Area

The facility is not expected to have any environmental or other impact to the surrounding area. There are some residential homes located within one mile of the facility; however, there aren't any anticipated impacts to these residential homes located nearby the facility.

The area within five miles of the facility is expected to experience a steady growth. There are no known wells located within 500 feet of the proposed facility.

2.2.2 §330.61 (h)(2) Character of Surrounding Land Use

Information such as the character of surrounding land uses within one mile of the property is incorporated in the Land Use Map (Part 1). Current land uses within one mile of the property include a mixture of mostly residential, commercial and industrial. There are also vacant undeveloped areas near the facility.

2.2.2 §330.61 (h)(3) Growth Trends

Based on historical aerial photographs, there has not been significant growth or development in the area immediately surrounding the facility. However, in the past 10 years, there hasn't been much residential or industrial development within five miles of the facility. Located directly south of the facility, there are residential structures that have been there for the last 10 years or earlier. According to the City of New Hope Texas website, the population remained below 100, from the establishment of New Hope in 1850s to 1960s. The US Census Bureau estimated the population in 2015 to be about 639.

2.2.3 §330.61 (h)(4) Proximity to Residential and Other Uses

As shown in the Land Use Map, (Part 1) there are no schools, no hospitals and one church located within one mile of the facility boundary. Within one mile of the facility are several residential properties and some commercial properties. The closest commercial property is the New Hope convenience store and it is located approximately 400 feet north of the facility. The nearest residence is located approximately 200 feet south of the facility. There are no historic or archaeologically significant structures or sites having exceptional aesthetic quality within one mile of the facility.

2.2.3 §330.61 (h)(5) Nearby Wells

A water well search and oil and gas well search was performed using the Texas Water Development Board and Texas Railroad Commission databases. According to the database, there are no wells located within 500 feet of the facility boundary.

2.2.4 §330.61 (h)(6) Other Information Required by the Executive Director

Other information required by the Executive Director, if so required, will be provided in this section. At this time, no other information is requested.

2.2.5 §330.61 (i) Transportation

There is only one entrance to the facility. No significant increase in traffic is expected for the area. No road improvements will be required for this facility. Essentially all vehicular traffic associate with this facility will arrive and leave the facility using one of two routes. Access to the facility can be made using FM 1827. All roads are paved roads and are adequate for the transportation vehicles utilizing the facility. All routes have adequate signage to control traffic and allow safe turning where needed.

2.2.6 §330.61 (i)(2) Traffic Volume and Expected Traffic

A map derived from the Texas Department of Transportation (TXDot) Statewide Planning Map available on the TXDot website shows the current and future annual average daily traffic in vehicles per day and their locations within one mile radius of the property boundary.

2.2.7 §330.61 (i)(4) Documentation of Coordination

All designs of proposed public roadways improvements associated with the site entrance is not available because no improvements are planned at this time.

2.2.8 §330.61 (c)(5) General Location Maps

The proposed facility is not a landfill unit or a landfill mining operation.

2.3.1 §330.545(b) Nearby Airports

There is one small airport located within six miles of the facility. The airport is McKinney National Airport. Notice of this registration will be provided to the airport as required.

2.3 §330.61(j) GENERAL GEOLOGY AND SOILS STATEMENT

2.3.1 §330.61(j)(1) General Geology Discussion

Operations at the facility will be conducted indoors or on the surface outdoors therefore the subsurface is not expected to be affected. According to the United States Geological Survey (USGS), approximately 49 degrees of Collin county at the surface is the Austin Chalk, the remainder is primarily the Ozark Formation, Marlbrook Marl, and Recent Alluvium.

According to the Natural Resources Conservation Service, the surface soil is classified as Eddy gravely clay loam, with 3 to 8 percent slopes. The typical soil profile is clay loam, generally 0-4 inches and well-drained. Bedrock occurs at the depths ranging from 6-40 inches.

§330.61 (k) Groundwater and Surface Water

The Woodbrine aquifer in the major groundwater source for Collin County. The Woodbrine overlies the Trinity aquifer and consists of sandstone interbedded with shale and clay forming three distinct water-bearing zones.

Operations at the facility will be conducted indoors or on the surface outdoors therefore the groundwater and surface water is not expected to be affected.

Texas Pollutant Discharge Elimination System (TPDES) Compliance

Because the McKinney facility does not perform vehicle maintenance, vehicle or equipment rehabilitation, mechanical repairs, painting, fueling, lubrication, or cleaning within the registration boundary of the facility, the site is not subject to the requirements of the TPDES Multi-Section General Permit as required by Section 402 of the Federal Clean Water Act.

The surface water according to the TCEQ Surface Water Quality (Segments) Viewer is East Fork Trinity River. The facility is not performing any construction activities. Therefore, a stormwater permit for “construction only” is not required.

§330.61 (l) Oil and Water Wells

Operation of oil and water wells should not be affected by the facilities operations. The closest water well to the McKinney facility is located 3.26 miles away.

§330.61 (m) Floodplain and Wetlands

The facility is not located in a floodplain. There are no soils, vegetations or hydrologic conditions indicative of a wetlands environment.

§330.61 (n) Endangered Species

Operation of this facility should not affect any endangered species.

§330.61 (o) Texas Historical Commission Review

Letter was sent to Ms. Quana Childs, Project Reviewer for the Texas Historical Commission on September 11, 2020.

There are no significant historical areas associated with this facility.

§330.61 (p) Council of Governments and Local Government Review

Email sent to Elena, environmental planner, for review of Part I and II of application. Email can be found in Attachments

§330.54 (a) Floodplains and Wetlands

The facility is not located within a 100 yr. floodway, map of the facility is located at the end of Part II. According to the FEMA Flood Insurance Rate Map, the All Paws Go to Heaven McKinney facility is located within an area of minimal flood hazard. The chance of flood in the area is 0.2% annually, or outside of the 500-year flood zone. The subject property is currently developed. No wetlands, running, or standing water are known to exist at the property. There are

no soils, vegetations or hydrologic conditions present on the property that are indicative of a wetlands environment.

§330.55 (a) Endangered or Threatened Species

Based on a review of critical habitat requirements for the endangered or threatened species in Collin County, suitable habitat for listed species is not present within or adjacent to the All Paws Go to Heaven McKinney facility. We can conclude the facility will not result in the destruction or adverse modification of the critical habitat of endangered or threatened species. Information on federally threatened, endangered, and candidate species was obtained from the U.S. Fish and Wildlife Services, Texas Ecological Services Field Office in Southwest website (<https://ecos.fws.gov/ecp/report/species-listings-by-current-range-county?fips=48085>). This information was used to evaluate the McKinney facility location and the adjacent areas for the presence of suitable habitat for the listed endangered or threatened species in Collin County. The table below displays the list of endangered or threatened species in Collin County and critical habitat requirements.

Species Group	Name	Population	Status	Lead Office	Recovery Plan	Recovery Plan Action Status
Clams	Texas heelsplitter	Whenever found	Under Review	2		
Reptiles	Alligator snapping turtle	Whenever found	Under Review	4		
Clams	Texas fawnsfoot	Whenever found	Candidate	2		
Reptiles	Western Chicken turtle	Whenever found	Under Review	2		
Birds	Bald Eagle	U.S.A, conterminous (lower 48) States.	Recovery	3		
Birds	Whooping Crane	Wherever found, except where listed as an experimental population	Endangered	2	Whooping Crane Recovery Plan, Final Third Revision	Implementation Progress
Birds	Red Knot	Wherever found	Threatened	5	Recovery Outline for the Rufa Red Knot (Calidris canutus rufa)	Implementation Progress
Birds	Piping Plover	[Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as	Threatened	5	Piping Plover Atlantic Coast Population Revised Recovery Plan	Implementation Progress

		endangered.				
Birds	Piping Plover	[Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered.	Threatened	5	Volume I: Draft Revised Recovery Plan for the Northern Great Plains Piping Plover (Charadrius melodus)	Implementation Progress
Birds	Piping Plover	[Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered.	Threatened	5	Volume II: Draft revised recovery plan for the wintering range of the Northern Great Plains piping plover (Charadrius melodus) and Comprehensive conservation strategy for the piping plover (Charadrius melodus) in its coastal migration and wintering range in the continental United States.	Implementation Progress

§330.54 (a) Easements and Buffer Zones

According to a site plan, created by MySitePlan.com for the purpose of an Air Permit Requirement, the property line to the nearest FM 1827 road is about 60 feet away. No solid waste, unloading, storage, disposal or processing operations will occur within any easement, buffer zone, or right-of-way that crosses the facility. No solid waste disposal will occur.

§330.559 Unstable Areas

The structural components in which the All Paws Go to Heaven facility is located is stable. There are no significant geomorphological features, and no known indicators of unstable areas.

PROPERTY OWNER AFFIDAVIT

(SWORN STATEMENT)

BEFORE ME, the undersigned authority, on this day personally appeared Kelly Clinton, who, being by me duly sworn on his oath deposed and said:

My name is Kelly Clinton. I am more than 21 years of age, suffer no legal disabilities, am fully competent to make this affidavit, and have no personal knowledge of the facts contained herein.

I am the Vice President of 4283929 Delaware, LLC, and am authorized to make the following statements on behalf of 4283929 Delaware, LLC who is the property owner of the facility located at 511 New Hope Road W, McKinney, TX 75071.

4283929 Delaware, LLC hereby acknowledges that the State of Texas may hold 4283929 Delaware, LLC either jointly or severally responsible for the operation, maintenance, and closure of the facility. 4283929 Delaware, LLC further acknowledges that 4283929 Delaware, LLC or the operator and the State of Texas shall have access to the property during the active life, and after closure for the purpose of inspection and maintenance if required.

FURTHER AFFIANT sayeth not.

4283929 Delaware, LLC



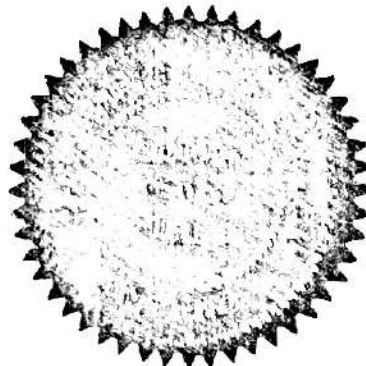
Kelly Clinton

Vice President

SUBSCRIBED AND SWORN to me by Kelly Clinton on this 23rd day of November, 2022 to which witness my hand and seal.



Notary Public in and for Wellington County, the Province of Ontario, Canada



"Notice of Confidentiality rights: If you are a Natural Person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the Public Records: Your Social Security Number or your Drivers' License Number."

**SPECIAL WARRANTY DEED
(As-Is)**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THAT M&JSB NEW HOPE, LLC, a Texas limited liability company (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto GRAYCOURT REAL ESTATE, LLC, a Texas limited liability company, whose mailing address is 511 New Hope West, McKinney, Texas 75069 (herein referred to as "Grantee"), all of the following described real property in Collin County, Texas (hereinafter referred to as the "Property"), to-wit:

Being 1.00 acre of land more or less, situated in the H. T. Chenoweth Survey, Abstract No. 157, in Collin County, Texas, and being part of a 1.924 acre tract of land that was conveyed to Michael J. Conroy et ux in deed recorded in Volume 1059. Page 551 of the Deed Records of Collin County, Texas, and being more fully described in Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance shall include all and singular the rights and appurtenances pertaining to the Property; including all buildings, structures, fixtures, and improvements located thereon, and any interest if any, of Grantor in and to any land lying in any street, road, accessway, or easement, open or proposed, in front of, or adjoining, or within the Property.

This conveyance is expressly made subject to the following:

1. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private roadway.
2. Rights of parties in possession and rights of tenants under any unrecorded lease or rental agreements.
3. Easement granted by Jess Ward to North Collin Water Supply Corporation, filed 4/8/1971, recorded in Volume 781, Page 87, Real Property Records, Collin County, Texas.
4. Easement granted by Lee Shain to Collin County Soil Conservation District, filed 7/3/1961, recorded in Volume 583, Page 386, Real Property Records, Collin County, Texas.
5. Affidavit to the Public executed for On-Site Water System, filed 1/29/2004, recorded in Volume 5804, Page 1164, Real Property Records, Collin County, Texas.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY OR ANY IMPROVEMENTS THEREON (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW THE PROPERTY AND ANY IMPROVEMENTS THEREON ARE CONVEYED "AS IS" AND "WITH ALL FAULTS", AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES, OR GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, (EXCEPT AS TO TITLE AS HEREAFTER PROVIDED AND LIMITED) CONCERNING THE PROPERTY AND ANY IMPROVEMENTS THEREON, INCLUDING WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY AND ANY IMPROVEMENTS THEREON, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY SUCH IMPROVEMENTS AND (iii) THE MANNER OF REPAIR, QUALITY, STATE OR REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns; and Grantor hereby binds itself, its successors and assigns to WARRANT AND

FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under Grantor, but not otherwise, subject, however, to the aforesaid exceptions.

EXECUTED on the dates of the acknowledgments, but to be EFFECTIVE on the 21st day of November, 2015.

M&JSB NEW HOPE, LLC, a Texas limited liability company



BY:

MICHAEL J. BUCHANAN
Sole Member

ACCEPTED:

GRAYCOURT REAL ESTATE, LLC
A Texas limited liability company

By: _____
Nicholas Padlo, Its Manager

FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under Grantor, but not otherwise, subject, however, to the aforesaid exceptions.

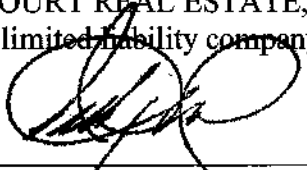
EXECUTED on the dates of the acknowledgments, but to be EFFECTIVE on the _____ day of November, 2015.

M&JSB NEW HOPE, LLC, a Texas limited liability company

BY: _____
MICHAEL J. BUCHANAN
Sole Member

ACCEPTED:

GRAYCOURT REAL ESTATE, LLC
A Texas limited liability company

By:  _____
Nicholas Padlo, Its Manager

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 21st day of November, 2015, by MICHAEL J. BUCHANAN, Sole Member of M&JSB NEW HOPE, LLC, a Texas limited liability company, on its behalf.



NOTARY PUBLIC STATE OF TEXAS

AFTER RECORDING RETURN TO:

GRAYCOURT REAL ESTATE, LLC
511 New Hope West
McKinney, Texas 75069



EXHIBIT "A"

SITUATED in the H. T. Chenowith Survey, Abstract No. 157, in Collin County, Texas, and being part of a 1.924 acre tract of land that was conveyed to Michael J. Conroy et ux in deed recorded in Volume 1059, Page 551 of the Deed Records of Collin County, Texas, being more particularly described by metes and bounds, to-wit:

BEGINNING at an Iron Pin found, being the Southwest corner of said 1.924 Acre tract;

THENCE North 38 degrees East with the east right-of-way line of FM Highway No. 1827 a distance of 134.6 feet to an Iron Pin found;

THENCE South 84 degrees 53 minutes East 372.79 feet to an Iron Pin found in the east line of said 1.924 Acre tract;

THENCE South 29 degrees 23 minutes West 125 feet to an Iron Pin found at the Southeast corner of said tract;

THENCE North 84 degrees 45 minutes West with the South line of said 1.924 Acre tract 394.5 feet to the place of beginning, and containing 1.00 acre of land, more or less.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/09/2015 08:20:53 AM
\$46.00 CJAMAL
20151209001534730

Stacey Kemp





Franchise Tax Account Status

As of : 11/16/2023 12:40:20

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

4283929 DELAWARE, LLC	
Texas Taxpayer Number	32063877180
Mailing Address	2 DANIELS WAY CRANSTON, RI 02921-3449
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	05/26/2017
Texas SOS File Number	0802732949
Registered Agent Name	CORPORATION SERVICE COMPANY DBA CSC - LAWYERS INCO
Registered Office Street Address	211 E. 7TH STREET, SUITE 620 AUSTIN, TX 78701



