



321 North Main
Hutchins, Texas 75141
(972) 225-6121

*Paid
4/15/25*

EARTH DISTURBANCE PERMIT APPLICATION

Permit No. _____

This permit allows the owner to fill, grade, excavate, or otherwise disturb the surface of the property described below, in accordance with the Hutchins Development Manual Sec. 3C

PROJECT NAME: LANGDON ROAD LIGHT INDUSTRIAL WAREHOUSES

PLAT NAME: WUTHERICK SURVEY

PROPERTY LOCATION: 0 LANGDON ROAD, HUTCHINS, TEXAS 75141

PROPERTY OWNER: SEPHARDI INVESTMENTS LLC

PERMIT FEE (NON-REFUNDABLE): \$100.00

Requirements and conditions of this permit:

- ☐ Grading plans have been submitted and approved by the City.
- ☐ Submission of a notarized statement from the property owner giving permission to the contractor to fill, grade, excavate, or otherwise disturb the property.
- ☐ For projects disturbing 1 acre or more of land, submission of a Storm Water pollution Prevention Plan (SWPPP) in accordance with City, TCEQ and EPA regulations and requirements.
- ☐ For projects disturbing 5 acres or more of land submit a copy of the Notice OF Intent (NOI).
- ☐ When applicable submit a copy of the tree preservation plan.
- ☐ When applicable (floodplain encroachment), provide a copy of a Conditional Letter of Map Revision (CLOMR) from FEMA.

At any time the City determines that the project is in non-compliance with this permit or any other applicable permits and/or letters of permission, this permit shall be revoked and a stop work order shall be issued to the Developer and/or Contractor.

Permit Issued By:

Name: *Haley Taylor*

Date: *4/15/25*

PROPERTY OWNER'S PERMISSION STATEMENT
FOR EARTH DISTURBANCE ACTIVITIES

I, the undersigned, hereby state the following:

1. Property Owner: **Sephardi Investments LLC**
2. Authorized Representative: Pablo Calatrava, as duly authorized agent or member of Sephardi Investments LLC.
3. Property Address: 0 Langdon Road, Hutchins, Texas 75141
4. Legal Description:

Being a part of the U. Wutherick Survey, Abstract No. 1518, in Dallas County, Texas, and being a part of a tract of land conveyed to Diann Tessman Slaton by Gift Warranty Deed recorded in Instrument No. 20080190941 of the Official Public Records, Dallas County, Texas, and more particularly described as follows:

Beginning at a 1/2" iron rod found at the southeasterly corner of that tract of land conveyed to Confiar Real Estate, Inc. according to Instrument Number 202400222856 of said Official Public Records, same being along the northerly line of Langdon Road;

Thence North 29° 59' 58" West, departing said northerly line, a distance of 486.21 feet to a 1/2" iron rod found at the northeasterly corner of said Confiar Real Estate tract, same being along the southerly line of a proposed right-of-way;

Thence North 60° 00' 02" East a distance of 254.86 feet to a 1/2" capped iron rod found for corner;

Thence North 67° 48' 48" East a distance of 679.05 feet to a 1/2" capped iron rod found for corner;

Thence North 59° 59' 34" East a distance of 83.79 feet to a called "X" blazed in 18 inch elm tree for corner, same being the southwesterly corner of a tract of land conveyed to the City of Dallas for right-of-way purposes;

Thence South 57° 53' 38" East a distance of 434.81 feet to a point in the aforementioned northerly right-of-way line of Langdon Road for corner;

Thence South 59° 32' 48" West a distance of 1214.87 feet to the point of beginning, and containing 488,171 square feet or 11.2069 acres of land, more or less. Sephardi Investments LLC is the legal owner of the above-referenced property located within the City of Hutchins, Texas.

By this instrument, **Sephardi Investments LLC** grants **Whiskey River Land and Cattle Company Corp**, its employees, contractors, agents, and representatives, full permission to access, fill, grade, excavate, or otherwise disturb the land at the above location for purposes related to construction or site development.

This statement is provided in support of Whiskey River Land and Cattle Company Corp's application for an Earth Disturbance Permit from the City of Hutchins, Texas.

IN WITNESS WHEREOF, I have executed this statement on behalf of Sephardi Investments LLC on this 14th day of April, 2025.

~~Sephardi Investments LLC~~

By: _____

Name: Pablo Calatrava

Title: Managing Member

Date: 04/14/2025

STATE OF FLORIDA

COUNTY OF Miami-Dade

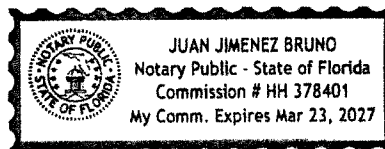
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of April, 2025, by Pablo Calatrava, who is personally known to me or who has produced Driver License as identification, as [Title] of Sephardi Investments LLC, a Florida limited liability company, on behalf of the company.

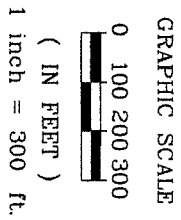
[Signature]

Notary Public, State of Florida

My Commission Expires: _____

Notary ID Number: _____





BOUNDARY SURVEY OF
A PART OF THE U. WUTHERICK SURVEY, ABSTRACT NO. 1518, IN
DALLAS COUNTY, TEXAS, AND BEING A PART OF A TRACT OF
LAND CONNECTED TO DIANN TESSMAN SLAYTON BY CHET
WARRANT DEED RECORDED IN INSTRUMENT NUMBER
200801909*1 OF THE OFFICIAL PUBLIC RECORDS, DALLAS
COUNTY, TEXAS

FILE NO. 44136
RECEIVED DATE: 07/07/14
DATE: 0512
2006 A.S.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCULING THE
INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE
RATES ONE WHO IS NOT INTENDED TO OBTAIN SPECIFIC FLOODING
CONDITIONS ARE NOT RESPONSIBLE FOR THE FLOOD'S ACCURACY.

SUBMITTED FROM: CONWAY REAL ESTATE, INC.

ADDRESS: 0 LAMSON ROAD, HUTCHINS, TEXAS 75141

TITLE: CO. BENCHMARK TITLE

DR. NO. P-23- 37931

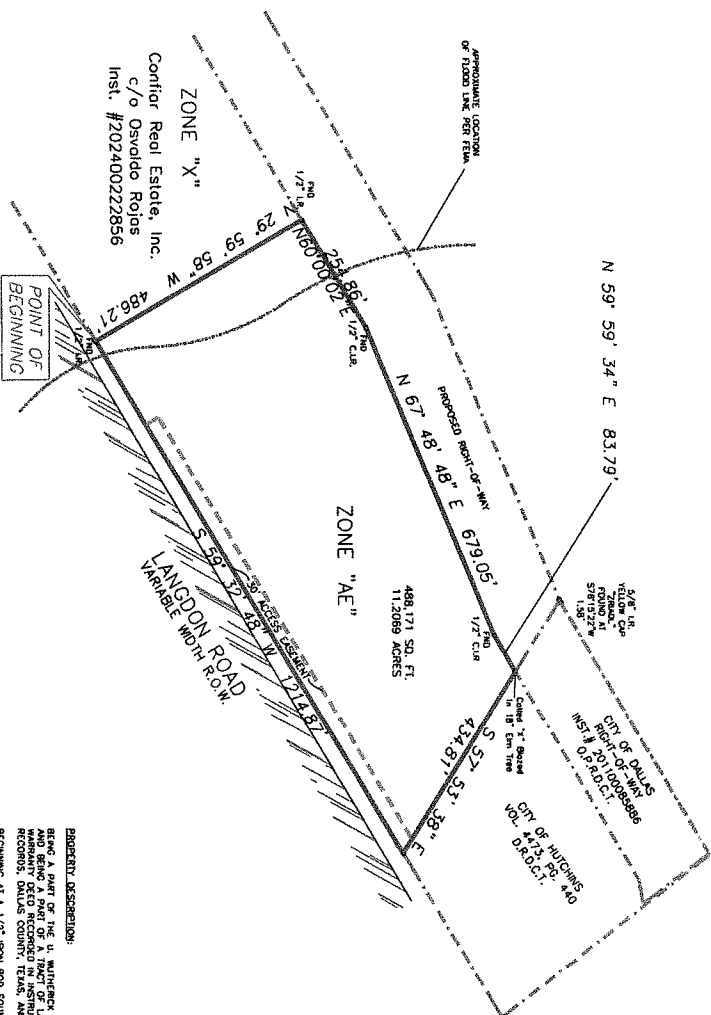
D.F. EFFECTIVE DATE: DECEMBER 30, 2024

FOR NO. 2024-283

1. HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY. THIS SURVEY IS ONLY CERTIFYING FOR BOUNDARY AND THIS TRANSCRIPTION OF THE SURVEY IS ONLY A SUMMARY OF THE SURVEY. THE ORIGINAL SURVEY DOCUMENT AND ITS ORIGINAL RECORDS, INCLUDING THE ORIGINAL RECORDS OF THE SURVEY, ARE TO BE KEPT BY THE SURVEYOR.

4TH REV. 02/04/2025

STATE OF TEXAS
COUNTY OF DALLAS
S. EPHRAIM OSABITERY
6068
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6068

[illegible]

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 14, 2025

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See <https://www.tceq.texas.gov/permitting/eapp/viewer.html> for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at <https://www.tceq.texas.gov/permitting/stormwater>.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Sadlier", written in a cursive style.

Robert Sadlier, Deputy Director
Water Quality Division



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on April 14, 2025. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1549UG

Coverage Effective: April 14, 2025

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:

RN112194097
Langdon Road Site
From The Intersection of E. Langdon Road And Buena Vida Way
Continue East On Langdon Road For .3 Miles, Site Entrance Is On
The Left
Hutchins, TX 75241
Dallas County

Operator:

CN606375293
Whiskey River Land And Cattle Company Corp
18240 Midway Rd Apt 1205
Dallas, TX 75287

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. For technical issues, you may contact the stormwater technical staff by email at SWG@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the TCEQ web site at <https://www.tceq.texas.gov/goto/wq-dpa>. A copy of this document should be kept with your SWP3.

Issued Date: April 14, 2025

FOR THE COMMISSION

K. Keel

Texas Commission on Environmental Quality
Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Langdon Road Site
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	From the intersection of E. Langdon Road and Buena Vida Way continue east on Langdon Road for .3 miles, site entrance is on the left
City	Hutchins
State	TX
ZIP	75241
County	DALLAS
Latitude (N) (##.#####)	32.673417
Longitude (W) (-###.#####)	-96.69947
Primary SIC Code	1794
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Langdon Road Site
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	From the intersection of E. Langdon Road and Buena Vida Way continue east on Langdon Road for .3 miles, site entrance is on the left
City	Hutchins
State	TX
ZIP	75241
County	DALLAS
Latitude (N) (##.#####)	32.673417
Longitude (W) (-###.#####)	-96.69947
Facility NAICS Code	
What is the primary business of this entity?	

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	

Type of Customer	Corporation
Full legal name of the applicant:	
Legal Name	WHISKEY RIVER LAND AND CATTLE COMPANY CORP
Texas SOS Filing Number	0805844922
Federal Tax ID	
State Franchise Tax ID	32098194221
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	0-20
Independently Owned and Operated?	Yes
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	WHISKEY RIVER LAND AND CATTLE COMPANY CORP
Prefix	
First	David
Middle	
Last	Wittwer
Suffix	
Credentials	
Title	Manager

Responsible Authority Mailing Address

Enter new address or copy one from list:

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	18240 MIDWAY RD APT 1205
Routing (such as Mail Code, Dept., or Attn:)	
City	DALLAS
State	TX
ZIP	75287
Phone (###-###-####)	9725202577
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	davidwhiskeyriver25@gmail.com

Application Contact**Person TCEQ should contact for questions about this application:**

Same as another contact?

Organization Name	Elm Creek Environmental LLC
Prefix	
First	Daniel
Middle	
Last	Gardner
Suffix	
Credentials	
Title	Project Manager

Enter new address or copy one from list:

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	611 S HIGHWAY 78 STE 132
Routing (such as Mail Code, Dept., or Attn:)	
City	WYLIE
State	TX
ZIP	75098
Phone (###-###-####)	4699468195
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	daniel@elmcreekenv.com

CNOI General Characteristics

- | | |
|---|------------|
| 1 Is the project or site located on Indian Country Lands? | No |
| 2 Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72? | No |
| 3 Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility? | No |
| 4 Is the project or site associated to a quarrying facility that is located within either the John Graves Scenic Riverway or Coke Stevenson Scenic Riverway, as defined in 30 TAC 311.71? | No |
| 5 What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? | 1629 |
| 6 If applicable, what is the Secondary SIC Code(s)? | |
| 7 What is the total number of acres that the construction project or site will disturb under the control of the primary operator? | 11 |
| 8 What is the construction project or site type? | Commercial |
| 9 Is the project part of a larger common plan of development or sale? | No |
| 10 What is the estimated start date of the project? | 04/14/2025 |
| 11 What is the estimated end date of the project? | 04/14/2026 |
| 12 Will concrete truck washout be performed at the site? | No |

- | | |
|---|---------------|
| 13 What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site? | Trinity River |
| 14 What is the segment number(s) of the classified water body(s) that the discharge will eventually reach? | 0805 |
| 15 Is the discharge into a Municipal Separate Storm Sewer System (MS4)? | No |
| 16 Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213? | No |
| 17 I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator. | Yes |
| 18 I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). | Yes |
| 19 I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. | Yes |

Certification

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

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

1. I am David E Wittwer, the owner of the STEERS account ER090868.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: David E Wittwer OPERATOR

Customer Number:

Legal Name:	WHISKEY RIVER LAND AND CATTLE COMPANY CORP
Account Number:	ER090868
Signature IP Address:	12.75.178.109
Signature Date:	2025-04-14
Signature Hash:	AA679304FC3BF8D359FF156D2C4C7311D0AF6EB0BDA0781C470586C41B9698C7
Form Hash Code at time of Signature:	D439C916A7D2E617AE80C3E44F0E8EA9DA6D9D175A33222CF406897FBAA4808

Fee Payment

Transaction by:	The application fee payment transaction was made by ER090868/David E Wittwer
Paid by:	The application fee was paid by DAVID E WITTWER
Fee Amount:	\$225.00
Paid Date:	The application fee was paid on 2025-04-14
Transaction/Voucher number:	The transaction number is 582EA000663597 and the voucher number is 762083

Submission

Reference Number:	The application reference number is 777647
Submitted by:	The application was submitted by ER055893/Daniel Gardner
Submitted Timestamp:	The application was submitted on 2025-04-14 at 08:53:53 CDT
Submitted From:	The application was submitted from IP address 47.186.112.54
Confirmation Number:	The confirmation number is 645945
Steers Version:	The STEERS version is 6.89

Additional Information

Application Creator: This account was created by Daniel Gardner

Your transaction is complete. Thank you for using TCEQ ePay.

Note: It may take up to 3 working days for this electronic payment to be processed and be reflected in the TCEQ ePay system. Print this receipt and the vouchers for your records. An email receipt has also been sent.

Important: This is a receipt for FEE PAYMENT ONLY. If you paid for an ePermits application, your STEERS ePermits application is NOT complete. Please return to STEERS ePermits to submit your application to TCEQ.

Transaction Information

Trace Number: 582EA000663597

Date: 04/14/2025 05:42 AM

Payment Method: CC - Authorization 0000084206

ePay Actor: DAVID E WITTWER

Actor Email: davidwhiskeyriver25@gmail.com

IP: 12.75.178.109

TCEQ Amount: \$225.00

Texas.gov Price: \$230.32*

* This service is provided by Texas.gov, the official website of Texas. The price of this service includes funds that support the ongoing operations and enhancements of Texas.gov, which is provided by a third party in partnership with the State.

Payment Contact Information

Name: DAVID E WITTWER

Company: WHISKEY RIVER LAND & CATTLE CORP

Address: 18240 MIDWAY ROAD 1205, DALLAS, TX 75287

Phone: 972-520-2577

Cart Items

Click on the voucher number to see the voucher details.

Voucher	Fee Description	AR Number	Amount
762083	GENERAL PERMIT CONSTRUCTION STORM WATER DISCHARGE ELECTRONIC NOI APPLICATION (REF 777647)		\$225.00
TCEQ Amount:			\$225.00

[Return to STEERS](#)

Note: It may take up to 3 working days for this electronic payment to be processed and be reflected in the TCEQ ePay system. Print this receipt for your records.

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Do not use web browser back button when filling out application.



Activities

I want to:

Fill Out

a new, notice of change, renewal, delegation or termination application

Access

an application by password

Or choose one or more pending applications below:

The application 777647 is in 'Ready to Submit' status and needs to be submitted.

[Reset Filter](#)

S	F	Ref Number	App Type	Regulated Entity	Site Location	Customer	Status	Ref
							All	
		777647	CNOI	Langdon Road Site	From the intersection of E. Langdon Road and Buena Vida Way continue east on Langdon Road for .3 miles, site entrance is on the left, Hutchins, 75241	WHISKEY RIVER LAND AND CATTLE COMPANY CORP	Ready To Submit	

10

(1 of 1)

[Sign](#)

[Pay](#)

[Submit](#)

[Set Access Rights](#)

[Delete](#)

[History](#)

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