



SEVEN OAKS RANCH
The natural choice

FOR IMMEDIATE RELEASE

Date: April 19, 2007
Media Contact: Gaylynn Naiser
281.412.9210
gaylynn@gromaxtexas.com

TCEQ Considers Seven Oaks Ranch Wastewater Treatment Application

MANVEL/IOWA COLONY – The Texas Commission on Environmental Quality (TCEQ) is in the process of reviewing the discharge permit applications for two wastewater treatment plants in the proposed Seven Oaks Ranch 2100-acre master planned community. One proposed plant is to be located in the Iowa Colony portion of the development on the West Fork of Chocolate Bayou, while the other proposed location is situated in Manvel on the main tributary of Chocolate Bayou.

The permit application goes through a highly regulated process governed by the TCEQ with strict review standards to ensure that water quality is not compromised when the plants go online. No permit will be approved unless all permit criteria are met. The Cities of Iowa Colony and Manvel are not involved in the TCEQ permit. Their jurisdiction involves the actual construction permits once the environmental application is approved. Once the plants are built, a licensed operator is required to be on site at least daily to make sure the facility is operating in accordance with all TCEQ parameters. All tests are sent to the TCEQ for review and the TCEQ conducts periodic on-site inspections.

“We welcome the TCEQ review of our permit application for our wastewater treatment plants,” reports Alan Mueller, Vice President of Project Management for Seven Oaks Ranch. “They have high standards to make sure the environment is not adversely affected, and I am confident our plans will meet or exceed those standards.”

The proposed permitted capacity for the Iowa Colony plant is 980,000 gallons per day, while the proposed permitted capacity for the Manvel plant is 995,000 gallons per day. Capacities will be phased in over time as the development grows, with the initial portion allowing 160,000 gallons per day.

By way of comparison, the 10-year storm flow for Chocolate Bayou is 1.23 billion gallons per day. The 100-year storm flow is 1.967 billion gallons per day. As such, the combined permitted capacity of the proposed plants is one twelfth of one percent of the 10-year storm capacity and one-twentieth of one percent of the 100-year storm capacity of Chocolate Bayou.

**** (more) ****

Notices were recently mailed out to area property owners affected by the proposed plans, and the commission is in the process of reviewing feedback before approving the permit.

The Texas Commission on Environmental Quality is the State's environmental agency. Their stated goal is to strive to protect the state's human and natural resources consistent with sustainable economic development. Their goal is clean air, clean water, and the safe management of waste.

Seven Oak Ranch is a proposed 2100+ acre master planned community of Gromax Development, located in Manvel, Iowa Colony, and Alvin. Situated south of SH 6 and east of SH 288 at CR 56, Seven Oaks Ranch will offer a variety of mixed residential, town center, and commercial uses with substantial open space. The development plan calls for the preservation of natural corridors along Chocolate Bayou and West Fork of Chocolate Bayou.

The scenic roadways will feature Seven Oaks Ranch Parkway, which will be a thoroughfare connection from SH288 and CR56 to SH6 at McCoy Road. Plans also include a 20+ acre regional park, three recreation centers with numerous neighborhood parks. A 20+ mile trail system along bayous, canals, easements and roads will connect schools, parks and recreation centers. Three Alvin ISD school sites are planned and several church and day care sites are available for development. Plans include a full range of lot sizes available from typical subdivision lots up to 2-acre estate lots suitable for equestrian uses. All home styles will be featured, including patio homes, garden homes, and townhome sections, with prices ranging from \$170's to \$1 million. Gromax estimates the projected taxable valuation will be \$1.1 billion at build out.

To learn more about Seven Oaks Ranch, visit www.sevenoaksranchtexas.com.