



**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, FORT WORTH DISTRICT  
P. O. BOX 17300  
FORT WORTH, TEXAS 76102-0300

December 28, 2023

Regulatory Division

SUBJECT: Project Number SWF-2023-00526, 333 Beltline Wilmer



This letter is in regard to information received on December 6, 2023, and subsequent submittal on December 15, 2023 concerning a request for a no permit required determination associated with a development proposed on an approximate 65-acre tract of land in Wilmer, Dallas County, Texas. This project has been assigned Project Number SWF-2023-00526. Please include this number in all future correspondence concerning this project.

Under Section 404 of the Clean Water Act the U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged and fill material into waters of the United States, including wetlands. USACE responsibility under Section 10 of the Rivers and Harbors Act of 1899 is to regulate any work in, or affecting, navigable waters of the United States. Based on your description of the proposed work, and other information available to us, we have determined this project will not involve activities subject to the requirements of Section 404 or Section 10 since it will not involve jurisdictional waters of the US as supported by an Approved Jurisdictional Determination (AJD) as described below. Therefore, it will not require Department of the Army authorization pursuant to Section 404 and/or Section 10.

Based on the information and data provided and additional data available to us, it has been determined that the delineation of waters of the US as shown on the map entitled, Figure 3 Aquatic Features Map, consisting of 1 sheet dated August 08, 2023, is accurate. There is one isolated pond on the tract of land and it is not a jurisdictional feature. Therefore, there are no waters of the US within the assessment area. The basis of this AJD is enclosed. This AJD is valid for a period of no more than five years from the date of this letter unless new information warrants revision of the delineation before the expiration date.

The Applicant may accept or appeal this AJD or provide new information in accordance with the enclosed Notification of Administration Appeal Options and Process and Request for Appeal (NAAOP-RFA). If the Applicant elects to appeal this approved JD, the Applicant must complete Section II, (Request for Appeal or Objections to an Initial Proffered Permit), of the enclosure and return it to the Division Engineer, ATTN: CESWD-PD-O Appeals Review

Officer, U.S. Army Corps of Engineers, 1100 Commerce Street, Dallas, Suite 831, Texas 75242-0216 within 60 days of the date of this notice. Failure to notify the USACE within 60 days of the date of this notice means you accept the approved JD in its entirety and waive all rights to appeal the approved JD.

These determinations do not convey any property rights, either in real estate or material or any exclusive privileges, nor does it authorize any injury to property or invasion of rights or Federal, State, or local laws or regulations. These determinations do not constitute authorization to undertake any regulated activities in waters of the US and does not eliminate the requirements to obtain State or local permits or approvals as needed.

Department of the Army authorization would be required for the discharge of dredged or fill material into any areas identified as waters of the United States. If you anticipate a discharge, please provide us with a detailed description of the proposed project, a suitable map of the proposed project area showing the location of proposed discharges, the type and amount of material (temporary or permanent), if any, to be discharged, and plan and cross-section views of the proposed project. Please note that it is unlawful to start work without a Department of the Army permit if one is required.

Thank you for your interest in our nation's water resources. If you have any questions concerning our regulatory program, please refer to our website at <http://www.swf.usace.army.mil/Missions/Regulatory> or contact Ms. Valerie Sewell at the address above, by telephone [REDACTED], or by email [REDACTED] and refer to your assigned project number.

Please help the regulatory program improve its service by completing the survey on the following website: [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=regulatory\\_survey](http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey).

Sincerely,

[REDACTED]

(For) Brandon W. Mobley  
Chief, Regulatory Division

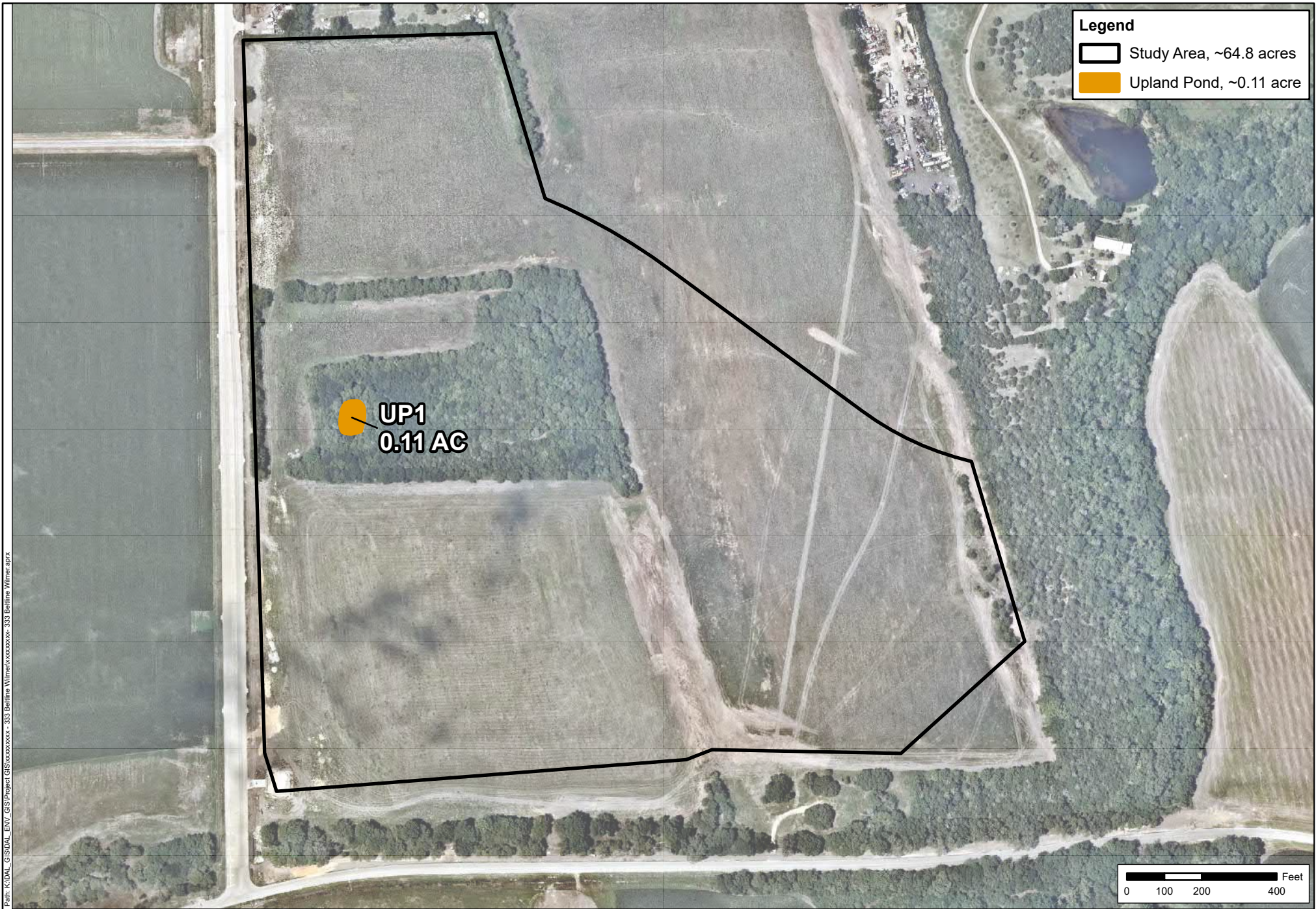
Enclosures:

Approved JD Appeal Form  
Aquatic Features Map  
AJD Form

Copy Furnished (Electronically):

[REDACTED]





Path: K:\DAL\_GIS\DAL\_ENV\GIS\project\GIS\project\333 Beltline Wilmer\333 Beltline Wilmer.aprx

**FIGURE**  
**3**

DATE: 08/08/2023  
DRAWN: TMB  
CHECKED: AMB  
KHA NO.: 064533403

## Aquatic Features Map

Source: Nearmap June 2023

333 Beltline Wilmer

Wilmer, Dallas County, TX



**Kimley»Horn**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or survey purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.