



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, July 2, 2021

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor, TX. 78653

Dear Aneil Naik,

The first submittal of the New Haven Development Preliminary PUD (*Zoning Request*) submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

1. The PUD should have a name.
2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.
3. The required City signature blocks were not provided.
4. No secondary access for the site was provided.
5. The typical PUD notes were not included with the submittal.
6. The PUD should list any proposed variances from City of Manor Code of Ordinances.
7. The proposed minimum lot size does not mean City zoning requirements.
8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.
9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.
10. Will any parkland be dedicated to the City?

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.
12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.
13. The PUD should be labeled as Preliminary Site Plan for PUD.
14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.
15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.
16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.
18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.
20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.
21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

March 7, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached an update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments and our design team response to each.

1. *The PUD should have a name.*

The PUD is titled "Newhaven PUD".

2. *The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.*

Our design team appreciates the example provided by the City. We have updated our plan to adhere to this same format.

3. *The required City signature blocks were not provided.*

Our current plan has signature blocks for both Planning & Zoning Commission Chair and Mayor (for City Council).

4. *No secondary access for the site was provided.*

The development includes a plan to construct a portion of the north-south collector which intersects with Gregg Lane. The second point of access stubs to the tract north of the Newhaven PUD site for continuation of access once that property is developed.

5. *The typical PUD notes were not included with the submittal.*

Based on the City’s template example, the notes have been incorporated into the PUD plan.

6. *The PUD should list any proposed variances from City of Manor Code of Ordinances.*

All variances have been incorporated into the PUD plan document. For example, lot widths are reflected under item #2 in the Data Tables section.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	40 feet / 50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%
Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. *The proposed minimum lot size does not meet City zoning requirements.*

The proposed minimum lot size is a requested modification with this PUD application.

8. *Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.*

This information is now reflected under item #23 under PUD Notes: “PARKLAND SHOWN ON THE PARKLAND DEDICATION CHART REPRESENTS PARKLAND THAT WILL BE DEDICATED TO THE CITY THROUGH AN EASEMENT. ALL PARKLAND WILL BE MAINTAINED BY THE DEVELOPER AND/OR HOA.”

9. *Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.*

Topographic information is now provided on the land plan. Parkland is located in areas where the slope is less than or equal to 5%, as indicated in item #15 under PUD Notes.

10. *Will any parkland be dedicated to the City?*

Yes. This information is reflected under item #6 in the PUD Data Tables.

11. *Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.*

Lot depth after right-of-way dedication is 186’. The note for a 25-foot setback for the commercial area is under item #11 in the PUD Notes section. The usable portion of commercial is provided under item #1 in the PUD Data Tables.

12. *Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.*

Permitted uses are provided under item #9 in the PUD Data Tables.

13. *The PUD should be labeled as Preliminary Site Plan for PUD.*

This label is now provided along with the PUD title.

14. *How wide the proposed trail going to be. What material is proposed for the trail? This information should be provided on the PUD.*

This information is provided under item #22 under PUD Notes.

15. *Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.*

The open space areas will have amenities such as a playground, a shade structure, and a gazebo, as outlined in the land plan.

16. *The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.*

The project will develop in accordance with the environmental assessment for the site, per item #20 under PUD Notes.

17. *Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.*

This development has coordinated with property to south for development of both driveways and an interconnected trail system. In addition, with the development immediately adjacent to the high school, this development will provide a variety of dwelling units.

18. *The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.*

This information has been provided under item #10 under PUD Data Tables.

19. *The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.*

This information is provided in the land plan exhibit, including the extension of the north-south collector.

20. *The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.*


This information has been provided in the land plan and under PUD Data Tables, item #6.

21. *Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.*

This information has been provided in the land plan and under PUD Data Tables, item #8.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent.

Leah M. Bojo



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Monday, May 9, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. The PUD should have a name.~~
- ~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~
- 3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.**
- ~~4. No secondary access for the site was provided.~~
- ~~5. The typical PUD notes were not included with the submittal.~~
- 6. The PUD should list any proposed variances from City of Manor Code of Ordinances.**
- 7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.**
- ~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~
- ~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~
- ~~10. Will any parkland be dedicated to the City?~~

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.
- ~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~
- ~~13. The PUD should be labeled as Preliminary Site Plan for PUD.~~
- ~~14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.~~
15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.
16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.
- ~~17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.~~
18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.
- ~~19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.~~
- ~~20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.~~
21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.
22. Please provide a copy of the land plan that is referenced in the comment responses.
23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.
- 24. The proposed collector roadway needs to be realigned to the west.**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive style with a large initial 'P'.

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

July 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued May 9th, 2022, and our design team response to each.

3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.

These items have been updated in the PUD document. The P&Z Chairperson signature block has the corrected name of Julie Leonard. The Mayor signature block has the corrected name of is Dr. Christopher Harvey.

6. The PUD should list any proposed variances from City of Manor Code of Ordinances. A variances table has been added into the PUD plan document.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%

Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.

Understood. The plan has been updated such that all lots have a minimum frontage of 50 feet in width (unless on a knuckle). The lot layout was amended to remove all lots that had 40 feet of roadway frontage.

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.

The commercial portion depth has been dimensioned and called out in the PUD. Usable site area for commercial is provided in the Land Uses table under #1. Commercial has a total land area of 2.6 acres and represents 3% of the total development area. The commercial area is 300 feet deep from anticipated right-of-way.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

Yes, the park areas will have amenities. Those are listed below and described in the PUD document with a referenced location under #7.

NATURE PRESERVE

- 1. 5' concrete sidewalk (Site Connectivity)**
- 2. Benches (300' Approximate Spacing)**

PARK A

- 1. (1) Shade Structure**
- 2. (1) 2-5 yrs. Playground Structure**
- 3. (1) 5-12 yrs. Playground Structure**
- 4. (1) Swing Set**
- 5. (2) Independent Play Equipment**
- 6. 5' concrete sidewalk (Site Connectivity)**
- 7. (1) Trash Receptacle**
- 8. (2) Picnic Tables**
- 9. (2) Benches**
- 10. (1) Pet Waste Station**

TRAIL

- 1. 5' concrete sidewalk (Site Connectivity)**
- 2. Benches (300' Approximate Spacing)**

PARK B

- 1. 5' concrete sidewalk (Site Connectivity)**
- 2. (1) Gazebo**
- 3. (1) Retention Pond Fountain**

- 4. Benches (300' Approximate Spacing)
- 5. Trash Receptacles (300' Approximate Spacing)

16. *The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.*

This document is included as an attachment to this comment response. See attachment.

18. *The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.*

Proposed Streets will be included and shown on the Preliminary Plan at the time of submittal.

21. *Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.*

Information required to demonstrate the adequacy of water, drainage, sewage facilities, and other necessary utilities will be provided to the City. As this PUD document is limited in the scope of what can be shown, we would propose that adequacy of utilities be demonstrated within the Public Improvements Construction Plans that will need to be submitted and approved by the City of Manor.

22. *Please provide a copy of the land plan that is referenced in the comment responses.*

This statement was in reference to the image at the top left in the PUD document itself, which reflects land uses, right-of-way widths, etc.

23. *There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.*

We propose to meet parkland requirements by paying the base amount parkland fee. Further, since our previous submittal, we have coordinated with City staff in regard to a lot for needed City water infrastructure and improvements.

24. *The proposed collector roadway needs to be realigned to the west.*

The roadway has been realigned further west to both accommodate the existing resident north of our site and to align with the design of the North-South Collector being constructed by the KB Homes site to our northeast.

In addition to this updated submittal, we are providing you with the Development Agreement which contains language for concurrent processing, as well as language outlining the process between the traffic impact analysis (TIA) and subdivision improvements.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent.

Leah M. Bojo



PHASE I ENVIRONMENTAL SITE ASSESSMENT

Approximately 92.95 Acres

0 Gregg Lane

Manor, Travis County, Texas

DATE: JANUARY 19, 2021

PROJECT: 20-1178

DOC NO.: REP-20-1178-001 REV 0

PREPARED FOR:

SVAG Investments, LLC

101 Parklane Boulevard, Suite 102

Sugar Land, Texas 77478

ESE Partners, LLC

3839 Bee Cave Road, Suite 150

Austin, Texas 78746

Telephone: 512 859 6500

Facsimile: 281 501 6105

www.esepartners.com

Copyright © 2021

Document Production / Revision Status						
Rev	Description	Date	Contributors	Author	Technical Review	Internal Standards Review
0	Internal Draft	1/19/2021	Robert W. Thornton	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Kathryn O'Gorman, P.G.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Thomas Kirby	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Contents

ABBREVIATIONS	V
EXECUTIVE SUMMARY	1
Findings.....	1
Opinion.....	1
Conclusions.....	1
1 INTRODUCTION	2
1.1 Purpose.....	2
1.2 Detailed Scope-of-Services.....	2
1.3 Significant Assumptions.....	3
1.4 Data Gaps.....	3
1.5 Limitations and Exceptions of Assessment.....	3
1.6 Special Terms and Conditions.....	3
1.7 User Reliance.....	3
2 SITE DESCRIPTION	4
2.1 Site Location and Legal Description.....	4
2.2 Site and Vicinity Characteristics.....	4
2.3 Current Use of the Property.....	4
2.4 Site Improvements.....	4
2.5 Current Uses of Adjoining Property.....	5
3 USER PROVIDED INFORMATION	6
3.1 Valuation Reduction for Environmental Issues.....	6
3.2 Owner, Property Manager, and/or Occupant Information.....	6
3.3 Previous Environmental Report.....	6
3.4 Reason for Performing the Phase I ESA.....	6
4 RECORDS REVIEW	7
4.1 ASTM Standard Federal and State Regulatory Database Facilities.....	7
4.2 Additional Environmental Records.....	9
4.2.1 Orphan Sites.....	12
4.3 Vapor Encroachment Screen.....	12
4.4 History of Property Use.....	13

4.4.1	Review of Historical Aerial Photographs	13
4.4.2	Review of Historical Topographic Maps	13
4.4.3	Review of Oil, Gas and Pipeline Data	14
4.4.4	Environmental Liens	14
4.4.5	Review of Sanborn Maps	14
4.4.6	Review of City Directories	14
5	SITE RECONNAISSANCE	17
5.1	Methodology and Limiting Conditions.....	17
5.2	General Site Setting	17
5.3	Site Reconnaissance.....	17
5.4	Topography and Surface Water Characteristics.....	17
5.5	Stormwater Runoff and Drainage Paths.....	18
5.6	Flood Potential.....	18
5.7	Nearest Surface Water	18
5.8	Wetlands.....	18
5.9	Regional Geologic Characterization	18
5.10	Regional Hydrogeology	18
5.11	Site Inspection Summary.....	20
6	INTERVIEWS	21
7	FINDINGS AND CONCLUSIONS	22
7.1	Findings	22
7.2	Opinion	22
7.3	Conclusions	22
8	DEVIATIONS.....	23
9	REFERENCES	23
10	SIGNATURES OF ENVIRONMENTAL PROFESSIONALS	25
11	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS	26

FIGURES

Figure 1 – Site Location

Figure 2 – Site Map

TABLES

Table 1 – Summary of Historical Aerial Photograph Observations

APPENDICES

Appendix A – Appraisal District Information

Appendix B – Radius Map Report

Appendix C – Historical Aerial Photographs

Appendix D – Historical Topographic Map

Appendix E – Owner-Occupant Inquiry / User Questionnaire

Appendix F – Site Reconnaissance Photographs

Appendix G – Regional Geologic Map

Appendix H – Flood Insurance Rate Map

Appendix I – Sanborn Map Report

Appendix J – Railroad Commission of Texas GIS Map

Appendix K – Vapor Encroachment Screen Report

Appendix L – City Directory Report

Appendix M – Records of Communication

Appendix N – Qualifications of Environmental Professionals

ABBREVIATIONS

AMSL	Above Mean Sea Level
AST	Above Ground Storage Tank
ASTM	American Society of Testing and Materials
BER	Business Environmental Risk
BSA	TCEQ Brownfields Database (BSA)
CORRACTS	Corrective Action
CREC	Controlled Recognized Environmental Condition
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
ESE	Environmental Science and Engineering Partners, LLC
FEMA	Federal Emergency Management Agency
HREC	Historical Recognized Environmental Condition
GIS	Geographic Information System
LPST	Leaking Petroleum Storage Tank
LQG	Large Quantity Generator
MSWLF	Texas Municipal Solid Waste Landfills
NON-CORRACTS	Non- Corrective Action
PCB	Polychlorinated Biphenyls
PST	Petroleum Storage Tank
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RRC	Railroad Commission of Texas
SQG	Small Quantity Generator
TCEQ	Texas Commission on Environmental Quality
USGS	United States Geological Survey
VSQG	Very Small Quantity Generator

EXECUTIVE SUMMARY

Environmental Science and Engineering Partners, LLC (ESE) has conducted a Phase I Environmental Site Assessment (ESA) on behalf of SVAG Investments, LLC for the property located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas (the Site). The Phase I ESA was performed in accordance with the ASTM E 1527-13 guidance document, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The Phase I ESA included: (a) a historical records review; (b) a regulatory agency records review; and (c) a walk-through Site inspection and drive-by reconnaissance of the surrounding area. The following summarizes ESE's significant findings.

Findings

The Site, located at 0 Gregg Lane and 14812 North FM Road 973, consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. According to historical information reviewed, the Site has been undeveloped land and agricultural land, with agricultural barns in the southeastern portion of the Site since at least 1951. Additionally, a former single-family residence was located in the vicinity of the agricultural barns from at least 1951 through 1988. Based upon the records review, Site reconnaissance, and information obtained through various interviews and inquiries, ESE did not identify any known or suspect *recognized environmental conditions (RECs)* (including vapor concerns), *historical recognized environmental conditions (HRECs)*, *controlled recognized environmental conditions (CRECs)*, or *de minimis* conditions in connection with the Site.

Opinion

It is the opinion of ESE that no *RECs*, *HRECs*, or *CRECs* exist in connection with the Site.

Conclusions

ESE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-13 for the property located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas (the Site). Any exceptions to, or deletions from, this practice are described in **Section 8** of this report. This assessment has revealed no evidence of *RECs*, *HRECs*, or *CRECs* in connection with the Site.

1 INTRODUCTION

Mr. John Kaschak, Director of Acquisitions with SVAG Investments, LLC, retained ESE to conduct a Phase I ESA for the property located at 0 Gregg Lane in Manor, Travis County, Texas. The scope of work for this ESA was detailed in ESE's proposal (PROP-20-1178-001 Rev 0), dated December 28, 2018.

1.1 Purpose

The purpose of the Phase I ESA is to identify any "recognized environmental conditions" associated with the Site as defined in the ASTM guidance, ASTM E 1527-13. Recognized environmental conditions include the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. Recognized environmental conditions also include hazardous substances or petroleum products even under conditions in compliance with environmental laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. In accordance with ASTM E 1527-13, the following non-scope considerations are not included in this Phase I ESA unless otherwise discussed within the report: asbestos-containing materials; biological agents; cultural and historic resources; ecological resources; endangered species; health and safety; indoor air quality unrelated to releases of hazardous substances or petroleum products; industrial hygiene; lead-based paint; lead in drinking water; mold; radon; regulatory compliance; and wetlands.

1.2 Detailed Scope-of-Services

ESE conducted the following scope of work for the ESA:

- Walk-through Site inspection;
- Drive-by observation of adjacent properties and the Site vicinity;
- Federal and State regulatory agency environmental database reviews;
- Review of aerial photographs;
- Review of historic documents from local agencies;
- Review of historic documents from the user and/or Site owner;
- Site history/land use review; and
- Report preparation including conclusions.

1.3 Significant Assumptions

Significant assumptions concerning environmental issues associated with the Site have not been made.

1.4 Data Gaps

ESE has not received a completed Owner/Occupant Inquiry. If records are received which significantly alter the findings of this report, a revised Phase I ESA will be submitted to SVAG Investments, LLC. Additionally, aerial photographic coverage was not available for the decade of 1940 – 1949. No other data gaps exist for this Phase I ESA.

1.5 Limitations and Exceptions of Assessment

Specific to this Phase I ESA, the lack of evidence of the presence of hazardous materials following completion of the tasks of a reasonable and mutually agreed-upon scope-of-work does not guarantee the absence of such materials; rather, it only indicates that none were found as a result of the services provided. A warranty or guarantee regarding the presence or absence of hazardous materials that could potentially affect the Site is not provided. ESE has provided reasonable professional judgment of possible hazardous materials issues and has performed the agreed-upon services in accordance with standardized guidelines for conducting Phase I ESAs.

1.6 Special Terms and Conditions

This ESA cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions associated with the Site. Performance of the ESA is intended to significantly reduce, but not eliminate, uncertainty regarding the potential for such conditions.

This report does not constitute an appraisal of value or legal opinion, and ESE makes no representations or warranties of the fitness of the property for any specific use or value. ESE assumes no responsibility for the client's, or a third party's, misinterpretation of or improper use of this report.

1.7 User Reliance

This ESA was prepared for the sole use of SVAG Investments, LLC and their respective affiliates, investors, attorneys, and lenders. No other party should rely on the information contained herein without prior written consent of ESE and SVAG Investments, LLC.

2 SITE DESCRIPTION

2.1 Site Location and Legal Description

The Site (**Figures 1** and **2**) is located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas and consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. The following information for the Site was obtained from the Travis Central Appraisal District (Travis CAD):

Property ID	Owner Name / Mailing Address	Legal Description	Property Address	Land Area (Acres)	Building Area (Square Feet)
259074	James T Lutz & Alexandra Carrillo 14812 FM 973 N Manor, TX 78653	ABS 63 SUR 62 BACON S ACR 40.9050 (1-d-1w)	14812 N FM RD 973 Manor, TX 78653	40.905	2,075
259066	Alexandra Carrillo & James T Lutz et al 14812 FM 973 N Manor, TX 78	ABS 63 SUR 62 BACON S ACR 60.2920 (1-d-1)(1-d-1w)	Gregg Ln Manor, TX 78653	60.292	761

Note that the Site consists of approximately 92.95 acres out of the 101.197 acres described above. Copies of Travis CAD documents are included in **Appendix A**.

2.2 Site and Vicinity Characteristics

The Site consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. The surrounding properties are predominantly agricultural crop or pastureland.

2.3 Current Use of the Property

At the time of the reconnaissance, the Site was primarily undeveloped woodland and agricultural cropland, with four (4) agricultural barns, that utilized the Site for wildlife preserve and agricultural purposes.

2.4 Site Improvements

The Site is improved with four (4) agricultural barn structures.

2.5 Current Uses of Adjoining Property

Adjoining property uses are detailed in the following table.

Direction	Property Uses
Northeast	Agricultural land (No Addresses), single-family residence (14812 FM 973), and Manor Senior High School (14832 FM 973)
Southeast	Agricultural land (No Addresses)
Southwest	Right-of-way for Gregg Lane, followed by agricultural land (No Addresses)
Northwest	Wilbarger Creel followed by agricultural land (No Addresses)

3 USER PROVIDED INFORMATION

3.1 Valuation Reduction for Environmental Issues

ESE provided Mr. John Kaschak, Director of Acquisitions with SVAG Investments, LLC, with a User Questionnaire to be completed and returned. Mr. Kaschak is not aware of any valuation reduction for environmental issues. A copy of the completed User Questionnaire is included in **Appendix E**.

3.2 Owner, Property Manager, and/or Occupant Information

ESE provided Mr. Jim Lutz, Site owner, with an Owner/Occupant Inquiry to be completed and returned. ESE has not received a completed Owner/Occupant Inquiry as of the date of this report. A copy of a blank Owner/Occupant Inquiry is included in **Appendix E**.

3.3 Previous Environmental Report

No previous environmental reports were provided to ESE for review.

3.4 Reason for Performing the Phase I ESA

The Phase I ESA was performed to identify potential recognized environmental conditions at the Site as defined by ASTM guidance document E-1527-13.

4 RECORDS REVIEW

Information pertaining to regulated facilities within the ASTM specified search radii of the Site is contained in the EDR Radius Map Report. The EDR report includes information obtained from EPA electronic databases, State of Texas electronic databases, and other readily available information sources. ESE reviewed the information contained in the EDR database report for regulated sites in the vicinity of the Site that have reported problems with potentially hazardous substances or are known to handle potentially hazardous substances. A brief summary of the EDR database report accompanied by an explanation of each regulatory database list is presented below. The complete EDR database report is included in **Appendix B**.

4.1 ASTM Standard Federal and State Regulatory Database Facilities

The ASTM standard federal and state database search performed by EDR included a search of the following ASTM standard federal and state databases:

Database	Acronym	Search Radius (miles)	Identified Within Search Radius
National Priority List	NPL	1.0	0
Proposed National Priority List Sites	Proposed NPL	1.0	0
Federal Superfund Liens	NPL Liens	Site only	0
National Priority List Deletions	Delisted NPL	1.0	0
Federal Facility Site Information Listing	FEDERAL FACILITY	0.5	0
Superfund Enterprise Management System	SEMS	0.5	0
CERCLIS No Further Remedial Action Planned	SEMS-ARCHIVE	0.5	0
Corrective Action Report	CORRACTS	1.0	0
RCRA – Treatment, Storage, and Disposal	RCRA-TSDF	0.5	0
RCRA – Large Quantity Generators	RCRA-LQG	0.25	0
RCRA – Small Quantity Generators	RCRA-SQG	0.25	0
RCRA – Very Small Quantity Generators	RCRA-VSQG	0.25	0
Land Use Control Information System	LUCIS	0.5	0
Engineering Controls Sites List	US ENG CONTROLS	0.5	0
Sites with Institutional Controls	US INST CONTROL	0.5	0
Emergency Response Notification System	ERNS	Site only	0

State Superfund Registry	SHWS	1.0	0
Permitted Solid Waste Facilities	SWF/LF	0.5	0
Hurricane Harvey Temporary Debris Management Sites	DEBRIS	0.5	0
Closed Landfill Inventory	CLI	0.5	0
Commercial Hazardous & Solid Waste Management Facilities	WASTEMGT	Site only	0
Leaking Underground Storage Tanks on Indian Land	INDIAN LUST	0.5	0
Leaking Petroleum Storage Tank Listing	LPST	0.5	0
Underground Storage Tank Listing	FEMA UST	0.25	0
Petroleum Storage Tank Database	UST	0.25	0
Petroleum Storage Tank Database	AST	0.25	0
Underground Storage Tanks on Indian Land	INDIAN UST	0.25	0
Sites with Controls	AUL	0.5	0
Voluntary Cleanup Priority Listing	INDIAN VCP	0.5	0
Voluntary Cleanup Program Database	VCP	0.5	0
Brownfields Site Assessments	BROWNFIELDS	0.5	0

4.2 Additional Environmental Records

The Additional Environmental Records search performed by EDR included a search of the following additional environmental databases:

Database	Acronym	Search Radius (miles)	Identified Within Search Radius
A Listing of Brownfields Sites	US BROWNFIELDS	0.5	0
Recycling Facility Listing	SWRCY	0.5	0
Report on the Status of Open Dumps on Indian Lands	INDIAN ODI	0.5	0
Open Dump Inventory	ODI	0.5	0
Torres Martinez Reservation Illegal Dump Site Locations	DEBRIS REGION 9	0.5	0
Open Dumps on Indian Land	IHS OPEN DUMPS	0.5	0
National Clandestine Laboratory Register	US HIST CDL	Site only	0
Dry Cleaner Remediation Program Prioritization List	PRIORITY CLEANERS	0.5	0
Deleted Superfund Registry Sites	DEL SHWS	1.0	0
Clandestine Drug Labs	US CDL	Site only	0
Environmental Liens Listing	HIST LIENS	Site only	0
Environmental Liens Listing	LIENS	Site only	0
CERCLA Lien Information	LIENS 2	Site only	0
Hazardous Materials Information Reporting System	HMIRS	Site only	0
Emergency Response Data	SPILLS	Site only	0
Spills 90	SPILLS 90	Site only	0
Spills 80	SPILLS 80	Site only	0
RCRA – Non Generators/No Longer Regulated	RCRA-NonGen/NLR	0.25	0
Formerly Used Defense Sites	FUDS	1.0	0
Department of Defense Sites	DOD	1.0	0
State Coalition for Remediation of Drycleaners Listing	SCRD DRYCLEANERS	0.5	0
Financial Assurance Information	US FIN ASSUR	Site only	0

EPA Watch List	EPA WATCH LIST	Site only	0
2020 Corrective Action Program List	2020 COR ACTION	0.25	0
Toxic Substances Control Act	TSCA	Site only	0
Toxic Chemical Release Inventory System	TRIS	Site only	0
Section 7 Tracking Systems	SSTS	Site only	0
Records of Decision	ROD	1.0	0
Risk Management Plans	RMP	Site only	0
RCRA Administrative Action Tracking System	RAATS	Site only	0
Potentially Responsible Parties	PRP	Site only	0
PCB Activity Database System	PADS	Site only	0
Integrated Compliance Information System	ICIS	Site only	0
Federal Insecticide Fungicide & Rodenticide Act/Toxic Substance Control Act Tracking System	FTTS	Site only	0
Material Licensing Tracking System	MLTS	Site only	0
Steam-Electric Plan Operation Data	COAL ASH DOE	Site only	0
Coal Combustion Residues Surface Impoundments List	COAL ASH EPA	0.5	0
PCB Transformer Registration Database	PCB TRANSFORMER	Site only	0
Radiation Information Database	RADINFO	Site only	0
Federal Insecticide Fungicide & Rodenticide Act/Toxic Substance Control Act Tracking System Administrative Case Listing	HIST FTTS	Site only	0
Incident and Accident Data	DOT OPS	Site only	0
Superfund (CERCLA) Consent Decrees	CONSENT	1.0	0
Indian Reservations	INDIAN RESERV	1.0	0
Formerly Utilized Sites Remedial Action Program	FUSRAP	1.0	0
Uranium Mill Tailings Sites	UMTRA	0.5	0
Lead Smelter Sites	LEAD SMELTERS	Site only	0
Aerometric Information Retrieval System Facility Subsystem	US AIRS	Site only	0
Mines Master Index File	US MINES	0.25	0
Abandoned Mines	ABANDONED MINES	0.25	0
Facility Index System/Facility Registry System	FINDS	Site only	0
Unexploded Ordnance Sites	UXO	1.0	0

Enforcement & Compliance History Information	ECHO	Site only	0
Hazardous Waste Compliance Docket Listing	DOCKET HWC	Site only	0
EPA Fuels Program Registered Listing	FUELS PROGRAM	0.25	0
Current Emission Inventory Data	AIRS	Site only	0
Affected Property Assessment Report Site Listing	APAR	Site only	0
Asbestos Notification Listing	ASBESTOS	Site Only	0
Coal Ash Disposal Sites	COAL ASH	0.5	0
Drycleaner Registration Database Listing	DRYCLEANERS	0.25	0
Edwards Aquifer Permits	ED AQUIF	Site only	0
Notice of Violations Listing	ENF	Site only	0
Financial Assurance Information Listing	FINANCIAL ASSURANCE	Site only	0
Groundwater Contamination Cases	GCC	Site only	0
Industrial & Hazardous Waste Database	Ind. Haz Waste	0.25	0
Industrial & Hazardous Waste Corrective Action Database	IHW CORR ACTION	0.25	0
PST Stage 2	PST STAGE 2	0.25	0
Compliance History Listing	COMP HIST	Site only	0
Innocent Owner/Operator Program	IOP	Site only	0
Municipal Settings Designations Database	MSD	0.5	0
NPDES Permit Listing	NPDES	Site only	0
Radioactive Waste Sites	RWS	Site only	0
Tier 2 Chemical Inventory Reports	TIER 2	Site only	0
Underground Injection Wells Database Listing	UIC	Site only	0
EDR Proprietary Manufactured Gas Plants	EDR MGP	1.0	0
EDR Exclusive Historic Auto Stations	EDR Hist Auto Stat	0.25	0
EDR Exclusive Historic Dry Cleaners	EDR US Hist Cleaners	0.25	0
Recovered Government Archive Solid Waste Facilities List	RGA HWS	Site only	0
Recovered Government Archive Solid Waste Facilities List	RGA LF	Site only	0

4.2.1 Orphan Sites

No Orphan Sites (sites with poor or inadequate address information which cannot be mapped by EDR's automated system) were located within the Site vicinity.

4.3 Vapor Encroachment Screen

ESE utilized EDR's Vapor Encroachment Worksheet to identify the potential for vapor encroachment conditions at the Site and surrounding properties. Based on ESE's review of listings from federal and state electronic databases and other readily available information sources, vapor encroachment is not expected to have affected the Site. The EDR Vapor Encroachment Screen report is included in **Appendix K**.

4.4 History of Property Use

The Site has been undeveloped land and agricultural land, with agricultural barns in the southeastern portion of the Site since at least 1951. Additionally, a former single-family residence was located in the vicinity of the agricultural barns from at least 1951 through 1988. The following records were reviewed in order to assess historical property use.

4.4.1 Review of Historical Aerial Photographs

Historical aerial photographs were utilized to assess historic Site and Site vicinity land use and to identify potential areas of environmental concern. In general, one (1) aerial photograph was obtained for the Site for each of the preceding six (6) decades.

ESE reviewed the aerial photographs to identify historical land use for the Site and surrounding areas and to identify any visible potential areas of concern such as distressed vegetation, storage tanks, surface impoundments, pipelines, energy exploration and production activities, or uncontrolled garbage or waste disposal. No indications of environmental issues at the Site were noted upon a review of the historical aerial photographs. A summary of the observations made by ESE during the historical aerial photograph review is presented in attached **Table 1**. Copies of the historical aerial photographs are included in **Appendix C**.

4.4.2 Review of Historical Topographic Maps

Historical topographic maps were reviewed to assess historic Site and Site vicinity land use and to identify potential areas of environmental concern. Historical topographic maps from 1968, 1973, 1987, and 2019 were utilized to assess historic Site and vicinity land use and to identify potential areas of environmental concern. The following table summarizes the historical topographic map review findings.

Topographic Map Year	Comments
1968	The Site is depicted as undeveloped land with one (1) residential structure and three (3) barns. The surrounding area is depicted as undeveloped and agricultural land, with limited residential and agricultural structures.
1973	The Site and surrounding area remain relatively unchanged since 1968.
1987	The Site and surrounding area remain relatively unchanged since 1973.
2019	The Site and surrounding area remain relatively unchanged since 1987, with the exception structures are not depicted on the map.

No items of apparent environmental concern were noted. Copies of topographic maps are included in **Appendix D**.

4.4.3 Review of Oil, Gas and Pipeline Data

ESE reviewed information made available through the Railroad Commission of Texas (RRC) Public Geographic Information System (GIS) to determine whether or not oil and gas exploration/production activities have ever taken place within the Site boundaries and to identify the existence of possible onsite pipelines. According to the RRC GIS, there is no evidence of pipelines or oil and gas exploration/production activities within the Site boundaries. A copy of the RRC GIS map is included in **Appendix J**.

4.4.4 Environmental Liens

ESE reviewed data provided within the EDR Radius Report regarding activity and use limitations (AULs), historical environmental liens listings, and TCEQ liens placed against State and Federal Superfund sites filed with the TCEQ and Federal CERCLA liens filed at the EPA. A copy of the EDR Radius Report is included in **Appendix B**. No environmental liens or AULs filed with the TCEQ or EPA were found in connection with the Site.

ESE has not conducted a review of recorded land title records or a judicial review and has left this obligation to the user. The completed User Questionnaire indicates that no environmental liens or AULs are known to be connected with the Site. A copy of the completed questionnaire is included in **Appendix E**. ESE has not received a completed Owner/Occupant Inquiry as of the date of this report. If records are received which significantly alter the findings of this report, a revised Phase I ESA will be submitted to SVAG Investments, LLC.

4.4.5 Review of Sanborn Maps

ESE reviewed a Sanborn Map report provided by EDR. Sanborn Map coverage was not available for the immediate Site vicinity. A copy of the EDR Sanborn Map Report is included in **Appendix I**.

4.4.6 Review of City Directories

ESE reviewed a City Directory Report for the Site and surrounding area prepared by EDR. A city directory was searched approximately every five (5) years back to 1958. The following tables indicate historical uses of interest for the Site and surrounding properties. A copy of the EDR City Directory Report is included in **Appendix L**.

Year(s)	0 Gregg Lane, 14812 FM 973 North
2005	Residential Listing (14812 FM 973 North)
2010	Residential Listing (14812 FM 973 North)
2014	Residential Listing (14812 FM 973 North)

2017	Residential Listing (14812 FM 973 North)
------	--

The northern parcel of the Site is proposed to be subdivided off from a parent parcel addressed at 14812 FM 973 North. The listings for 14812 FM 973 North correspond to the single-family residence adjacent northeast of the Site. There are no available listings for Gregg Lane.

Year(s)	Adjacent Northeast – 14812, 14832 FM 973 North
2005	Residential Listing (14812 FM 973 North)
2010	Residential Listing (14812 FM 973 North)
2014	Residential Listing (14812 FM 973 North)
	Manor Independent School District (14832 FM 973 North)
2017	Residential Listing (14812 FM 973 North)
	Manor Independent School District (14832 FM 973 North)

Based on historical use, properties to the adjacent northeast of the Site do not present an environmental concern to the Site.

Year(s)	Adjacent Southeast – No Address
N/A	No Listings

Based on historical use, properties to the adjacent east of the Site do not present an environmental concern to the Site.

Year(s)	Adjacent Southwest – No Address
N/A	No Listings

Based on historical use, properties to the adjacent south of the Site do not present an environmental concern to the Site.

Year(s)	Adjacent Northwest – No Address
N/A	No Listings

Based on historical use, properties to the adjacent west of the Site do not present an environmental concern to the Site.

5 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The Site was assessed by a walk-through inspection. Only visually observable conditions were noted; therefore, an evaluation of subsurface conditions was not included in the assessment.

5.2 General Site Setting

The Site is comprised of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns, located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas.

5.3 Site Reconnaissance

Mr. Robert W. Thornton, Staff Environmental Scientist II with ESE, conducted a reconnaissance of the Site on January 11, 2021. The objective of the Site reconnaissance was to determine if visually observable indications of *RECs* exist at the Site or in the areas immediately surrounding the Site. Photographic documentation collected during the Site reconnaissance is presented in **Appendix F**. The findings of the Site reconnaissance are presented in the following sections.

The Site was accessed from the east via an access driveway that spurs off of FM 973 North and south via an access driveway that spurs off of Gregg Lane. The Site was improved with four (4) agricultural barn structures. ESE observed one (1) 500-gallon empty AST (presumed former diesel fuel containing) along the western side of an agricultural barn. Additionally, ESE observed routine quantities (5 gallons or less) of automobile maintenance chemicals, such as petroleum products and paints, located in the barns. No surface staining or stressed vegetation was observed in the vicinity of these chemical storage areas or empty AST.

ESE observed former water cisterns near the barns and the tops of septic tanks in the vicinity of the former residence in the southern portion of the Site. ESE did not observe any indications of break-out or seep near the septic tanks.

The majority of the Site was undeveloped woodland or agricultural cropland.

There were no indications, visual or otherwise, of conditions that appeared to present an environmental concern to the Site.

A site map is available as **Figure 2**.

5.4 Topography and Surface Water Characteristics

According to the 2019 Pflugerville East, Texas 7.5-minute United States Geological Survey (USGS) Topographic Quadrangle Map, the Site is located at an elevation range of approximately

525- through 595-feet Above Mean Sea Level (AMSL). The topographic map of the Site is included in **Appendix D**.

5.5 Stormwater Runoff and Drainage Paths

Stormwater runoff appears to be directed by overland flow toward Wilbarger Creek located adjacent to the northwestern boundary of the Site.

5.6 Flood Potential

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map (FIRM) Number FM48491C0675F, western portions of the Site are located within the 100-year floodplain. The FEMA map of the Site is included in **Appendix H**.

5.7 Nearest Surface Water

The nearest surface water bodies are four (4) ponds located on the Site.

5.8 Wetlands

A wetlands assessment was not included in the scope of work for the Phase I ESA.

5.9 Regional Geologic Characterization

According to the 2007 Geologic Database of Texas, published by the USGS, the uppermost geologic formations in the area of the Site consists of the Navarro and Taylor Groups undivided and Quaternary high gravel deposits. A geologic map of the Site is attached in **Appendix G**.

5.10 Regional Hydrogeology

According to the Texas Water Development Board description of major aquifers posted on their official web page, the Site is located over the Northern Portion of the Trinity Aquifer System. *The Trinity Aquifer is a major aquifer that extends across much of the central and northeastern part of the state. It is composed of several smaller aquifers contained within the Trinity Group. Although referred to differently in different parts of the state, they include the Antlers, Glen Rose, Paluxy, Twin Mountains, Travis Peak, Hensell, and Hosston aquifers. These aquifers consist of limestones, sands, clays, gravels, and conglomerates. Their combined freshwater saturated thickness averages about 600 feet in North Texas about 1,900 feet in Central Texas.*

In general, groundwater is fresh but very hard in the outcrop of the aquifer. Total dissolved solids increase from less than 1,000 milligrams per liter in the east and southeast to between 1,000 and

5,000 milligrams per liter, or slightly to moderately saline, as the depth to the aquifer increases. Sulfate and Chloride concentrations also tend to increase with depth.

The aquifer is one of the most extensive and highly used groundwater resources in Texas. Although its primary use is for municipalities, it is also used for irrigation, livestock, and other domestic purposes. Some of the state's largest water level declines, ranging from 350 to more than 1,000 feet, have occurred in counties along the IH-35 corridor from McLennan County to Grayson County. These declines are primarily attributed to municipal pumping, but they have slowed over the past decade as a result of increasing reliance on surface water.

5.11 Site Inspection Summary

The Site is currently undeveloped land, agricultural land, and three (3) agricultural barns.

ASTM E-1527-13 requires several conditions to be investigated, in addition to the conditions previously addressed in this report. No indications of the following conditions were observed on the Site at the time of the reconnaissance:

- Obvious Odors
- Evidence of Landfills, Dumping or Burial Activities
- Evidence of Air Emissions or Wastewater Discharge
- Evidence of Industrial or Manufacturing Activities
- Monitor Wells or Remedial Activities
- Evidence of Leachate or Seeps
- Evidence of Distressed, Discolored or Stained Vegetation
- Evidence of Chemical Spills or Releases
- Evidence of Groundwater and Surface Water Contamination
- Production or Refinery Activities
- Evidence of Farm Waste Concerns
- Discharges, Leachate, Migration or Runoff of Potential Contaminants from Offsite Sources
- UST Systems
- Heavy Equipment
- Railroad Lines
- Miscellaneous Waste and Equipment
- Onsite Regulated Substances
- Other Known or Environmentally Sensitive Conditions

6 INTERVIEWS

In compliance with the “*all appropriate inquiry*” requirements of ASTM E 1527-13 and to qualify for Landowner Liability Protections (LLP), ESE provided Mr. Jim Lutz, Site owner, with an Owner/Occupant Inquiry to be completed and returned. ESE has not received a completed Owner/Occupant Inquiry as of the date of this report. A copy of a blank Owner/Occupant Inquiry is included in **Appendix E**.

In compliance with the “*all appropriate inquiry*” requirements of ASTM E 1527-13 and to qualify for Landowner Liability Protections (LLP), ESE provided Mr. John Kaschak, Director of Acquisitions with SVAG Investments, LLC, with a User Questionnaire to be completed and returned. Mr. Kaschak is not aware of any environmental issues associated with the Site. A copy of the completed User Questionnaire is included in **Appendix E**.

A letter requesting a review of records associated with the Site was sent via e-mail to the Travis County Attorney on January 7, 2021. In an email dated January 15, 2021, Ms. Karel Marcias, Legal Secretary at the Travis County Sheriff’s Office, indicated that she did not locate any investigation reports, letters of correspondence, or any other sort of documents pertaining to the Site upon a search of the Travis County files. If records are received which significantly alter the findings of this report, a revised Phase I ESA will be submitted to SVAG Investments, LLC. Copies of the letters are included in **Appendix M**.

7 FINDINGS AND CONCLUSIONS

ESE has conducted a Phase I ESA on behalf of SVAG Investments, LLC for the property located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas. The Phase I ESA was performed in accordance with the ASTM E 1527-13 guidance document, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The Phase I ESA included: (a) a historical records review; (b) a regulatory agency records review; and (c) a walk-through Site inspection and drive-by reconnaissance of the surrounding area. The following summarizes ESE's significant findings.

7.1 Findings

The Site, located at 0 Gregg Lane and 14812 North FM Road 973, consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. According to historical information reviewed, the Site has been undeveloped land and agricultural land, with agricultural barns in the southeastern portion of the Site since at least 1951. Additionally, a former single-family residence was located in the vicinity of the agricultural barns from at least 1951 through 1988. Based upon the records review, Site reconnaissance, and information obtained through various interviews and inquiries, ESE did not identify any known or suspect *recognized environmental conditions (RECs)* (including vapor concerns), *historical recognized environmental conditions (HRECs)*, *controlled recognized environmental conditions (CRECs)*, or *de minimis* conditions in connection with the Site.

7.2 Opinion

It is the opinion of ESE that no *RECs*, *HRECs*, or *CRECs* exist in connection with the Site.

7.3 Conclusions

ESE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-13 for the property located at 0 Gregg Lane in Manor, Travis County, Texas (the Site). Any exceptions to, or deletions from, this practice are described in **Section 8** of this report. This assessment has revealed no evidence of *RECs*, *HRECs*, or *CRECs* in connection with the Site.

8 DEVIATIONS

No deviations or deletions to ASTM E 1527-13 are listed for the Phase I ESA.

9 REFERENCES

ESE does not warrant the data of regulatory agencies or other third parties supplying information used in the preparation of this report. Documents and commercial information services used in the preparation of this report, as listed below, are all current as most recently published.

DOCUMENTS

Geologic Database of Texas. United States Geological Survey. 2007. Web. <<http://mrdata.usgs.gov/geology/state/state.php?state=TX>>.

Hayes, Mark. "Major Aquifers of Texas." Map. Texas Water Development Board, Dec. 2006. Web. 11 Jan. 2021. <www.twdb.state.tx.us>.

"Map ID FM48491C0675F Travis Co Uninc & Inc Areas." FEMA Map Service Center, 2020. Web. 18 Jan. 2021. <www.msc.fema.gov>.

"Property ID: 259074." Travis County Appraisal District, 2020. Web. 7 Jan. 2021. <www.traviscad.org/>.

"RRC Public GIS Map View." Map. Public GIS Map Viewer for Oil, Gas, and Pipeline Data. Railroad Commission of Texas, 2 Feb. 2020. Web. 11 Jan. 2021. <<http://www.rrc.state.tx.us/data/online/gis/index.php#>>.

Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. American Society for Testing and Materials, 2013. ASTM E 1527-13.

"United States Geological Survey, Pflugerville East Quadrangle, Texas 7.5 Minute Series." United States Department of the Interior, 1968. Web. 18 Jan. 2021. <<http://tin.er.usgs.gov/geology/state/texas>>.

"United States Geological Survey, Pflugerville East Quadrangle, Texas 7.5 Minute Series." United States Department of the Interior, 1973. Web. 18 Jan. 2021. <<http://tin.er.usgs.gov/geology/state/texas>>.

"United States Geological Survey, Pflugerville East Quadrangle, Texas 7.5 Minute Series." United States Department of the Interior, 1987. Web. 18 Jan. 2021. <<http://tin.er.usgs.gov/geology/state/texas>>.

"United States Geological Survey, Pflugerville East Quadrangle, Texas 7.5 Minute Series." United States Department of the Interior, 2019. Web. 18 Jan. 2021. <<http://tin.er.usgs.gov/geology/state/texas>>.

COMMERCIAL SERVICES

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653.* Certified Sanborn Map Report. Inquiry Number 6323565.3. January 7, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653.* The EDR Aerial Photo Decade Package. Inquiry Number 6323565.5. January 7, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653.* The EDR City Directory Abstract. Inquiry Number 6323565.8. January 18, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653.* The EDR Radius Map Report. Inquiry Number 6323565.2s. January 7, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653.* The EDR Vapor Encroachment Screen Report. Inquiry Number 6323565.2s. January 11, 2021.

10 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

APPROXIMATELY 92.95 ACRES

0 GREGG LANE AND 14812 NORTH FM ROAD 973

MANOR, TRAVIS COUNTY, TEXAS

JANUARY 19, 2021

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR. We have the specific qualifications based on education, training, and experience to assess a site of the nature, history, and setting of the Site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Mr. Robert W. Thornton

Staff Environmental Scientist II



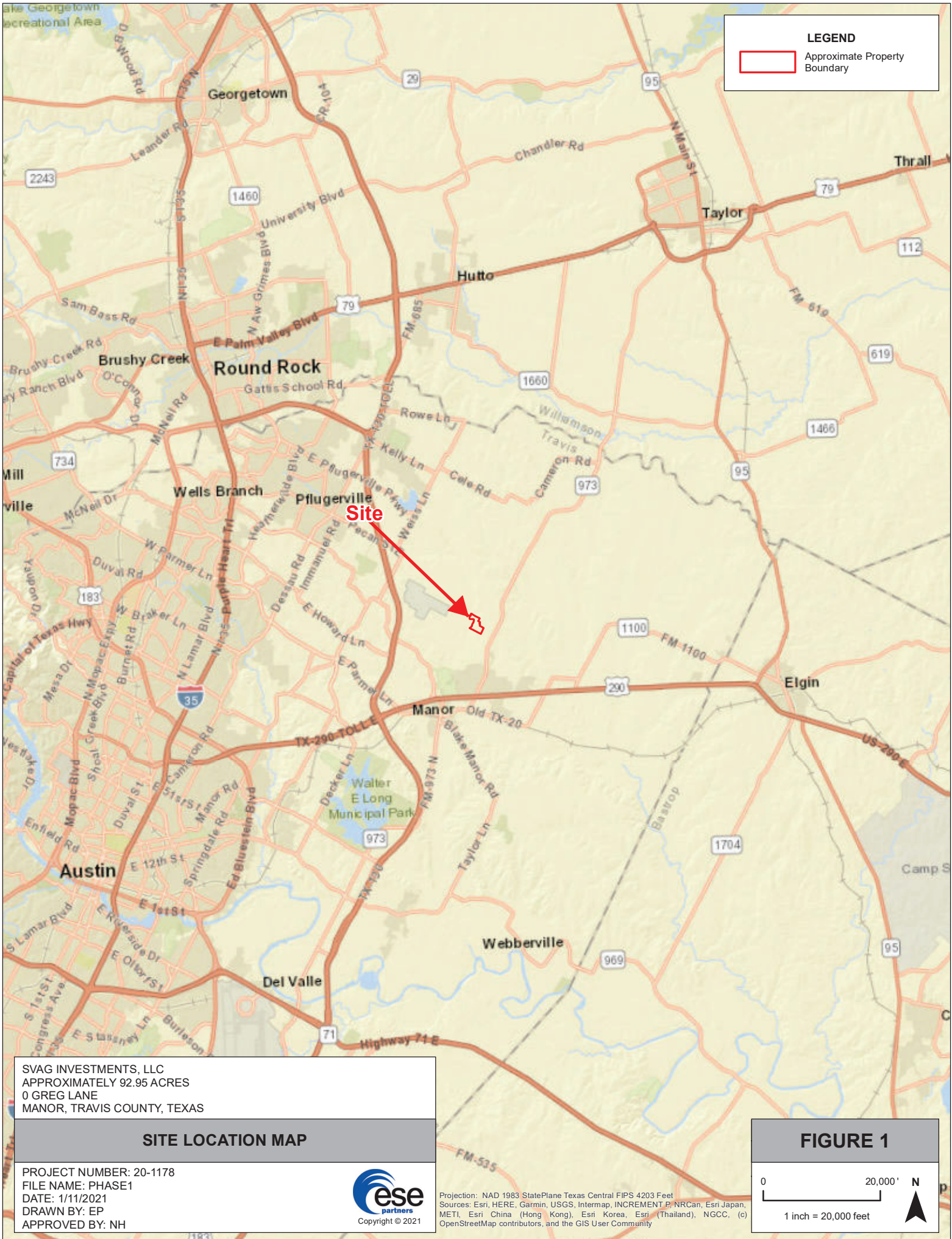
Ms. Kathryn O'Gorman, P.G.

Senior Geologist

11 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Please refer to **Appendix N** for resumes of key personnel who have contributed to the completion of this project.

FIGURES



LEGEND

Approximate Property Boundary

Site

SVAG INVESTMENTS, LLC
 APPROXIMATELY 92.95 ACRES
 0 GREG LANE
 MANOR, TRAVIS COUNTY, TEXAS

SITE LOCATION MAP

PROJECT NUMBER: 20-1178
 FILE NAME: PHASE1
 DATE: 1/11/2021
 DRAWN BY: EP
 APPROVED BY: NH



Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

FIGURE 1

0 20,000' N

1 inch = 20,000 feet



LEGEND

- ↑ Photo Direction
- 500-Gallon Empty AST
- Wilbarger Creek
- ▭ Agricultural Barns
- ▭ Approximate Property Boundary

SVAG INVESTMENTS, LLC
 APPROXIMATELY 92.95 ACRES
 0 GREG LANE
 MANOR, TRAVIS COUNTY, TEXAS

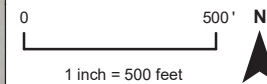
SITE MAP

PROJECT NUMBER: 20-1178
 FILE NAME: FIGURE_2_LANDSCAPE
 DATE: 1/18/2021
 DRAWN BY: EP
 APPROVED BY: NH



Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
 Source: Aerial Imagery Provided by Google

FIGURE 2



TABLES

**TABLE 1
SUMMARY OF
HISTORICAL AERIAL PHOTOGRAPH OBSERVATIONS
PHASE I ESA
0 GREGG LANE**

Plate Number	Date	Source	Scale (Approx.)	Observations
C-1	1951	USDA	1" = 450'	The western portion of the Site is undeveloped woodland and the eastern portion of the Site is agricultural cropland. Four (4) barns and a single-family residence are visible on the southeastern portion of the Site. Four (4) ponds are visible on-Site. The surrounding area appears to be limited single-family residential/agricultural development, undeveloped woodland, or used for agricultural purposes.
C-2	1967	USGS	1" = 450'	The Site and surrounding area remain relatively unchanged since 1951, with the exception that two (2) additional barn structures are visible in the southeastern portion of the Site and the pond in the southwestern portion of the Site is being reshaped.
C-3	1973	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 1967.
C-4	1981	NHAP	1" = 450'	The Site and surrounding area remain relatively unchanged since 1973.
C-5	1988	TXDOT	1" = 450'	The Site and surrounding area remain relatively unchanged since 1981, with the exception that the single-family residence and two (2) barns in the southeastern portion of the Site have been removed.
C-6	1995	USGS	1" = 450'	The Site and surrounding area remain relatively unchanged since 1988.
C-7	2005	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 1995.
C-8	2008	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 2005.
C-9	2012	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 2008.
C-10	2016	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 2012, with the exception that the northeastern adjacent property appears to be under development with educational facilities.

Abbreviations

NHAP National High Altitude Photography
TXDOT Texas Department of Transportation
USDA United States Department of Agriculture
USGS United States Geological Survey

APPENDICES

APPENDIX A
APPRAISAL DISTRICT INFORMATION

Travis CAD

Property Search Results > 259074 LUTZ JAMES T & ALEXANDRA CARRILLO for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID:	259074	Legal Description:	ABS 63 SUR 62 BACON S ACR 40.9050 (1-d-1w)
Geographic ID:	0251600212	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	14812 N F M RD 973 TX 78653	Mapsc0:	
Neighborhood:	Land Region 312	Map ID:	025160
Neighborhood CD:	_RGN312		

Owner

Name:	LUTZ JAMES T & ALEXANDRA CARRILLO	Owner ID:	233410
Mailing Address:	14812 FM 973 N MANOR , TX 78653-3540	% Ownership:	100.0000000000%
		Exemptions:	OTHER, HS

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: LUTZ JAMES T & ALEXANDRA CARRILLO
 % Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
34	MANOR ISD	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
72	TRAVIS CO ESD NO 12	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1:	1 FAM DWELLING	State Code:	E1	Living Area:	2075.0 sqft	Value: N/A
------------------------	----------------	-------------	----	--------------	-------------	------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1930	1691.0
1/2	Half Floor	WW - 3+		1930	384.0
011	PORCH OPEN 1ST F	* - 3+		1930	42.0
011	PORCH OPEN 1ST F	* - 3+		1930	91.0
011	PORCH OPEN 1ST F	* - 3+		1930	330.0
011	PORCH OPEN 1ST F	* - 3+		1930	230.0
302	BARN FV	F-V - *		1930	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	3.5050	152677.80	0.00	0.00	N/A	N/A
2	WDLF	Wildlife	37.4000	1629144.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$55,904	\$327,439	4,148	88,109	\$0	\$88,109
2019	\$55,904	\$327,439	4,059	88,020	\$0	\$88,020
2018	\$58,145	\$327,439	4,114	90,316	\$0	\$90,316
2017	\$55,547	\$327,439	4,104	87,708	\$0	\$87,708
2016	\$55,547	\$327,439	3,912	87,516	\$0	\$87,516

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/16/2004	SW	SPECIAL WARRANTY DEED	LUTZ JAMES T	LUTZ JAMES T & ALEXANDRA CARRILLO	00000	00000	2004009801TR
2	6/15/1977				LUTZ JAMES T	06944	00780	

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

This year is not certified and ALL values will be represented with "N/A".

Property Identification #: 259074

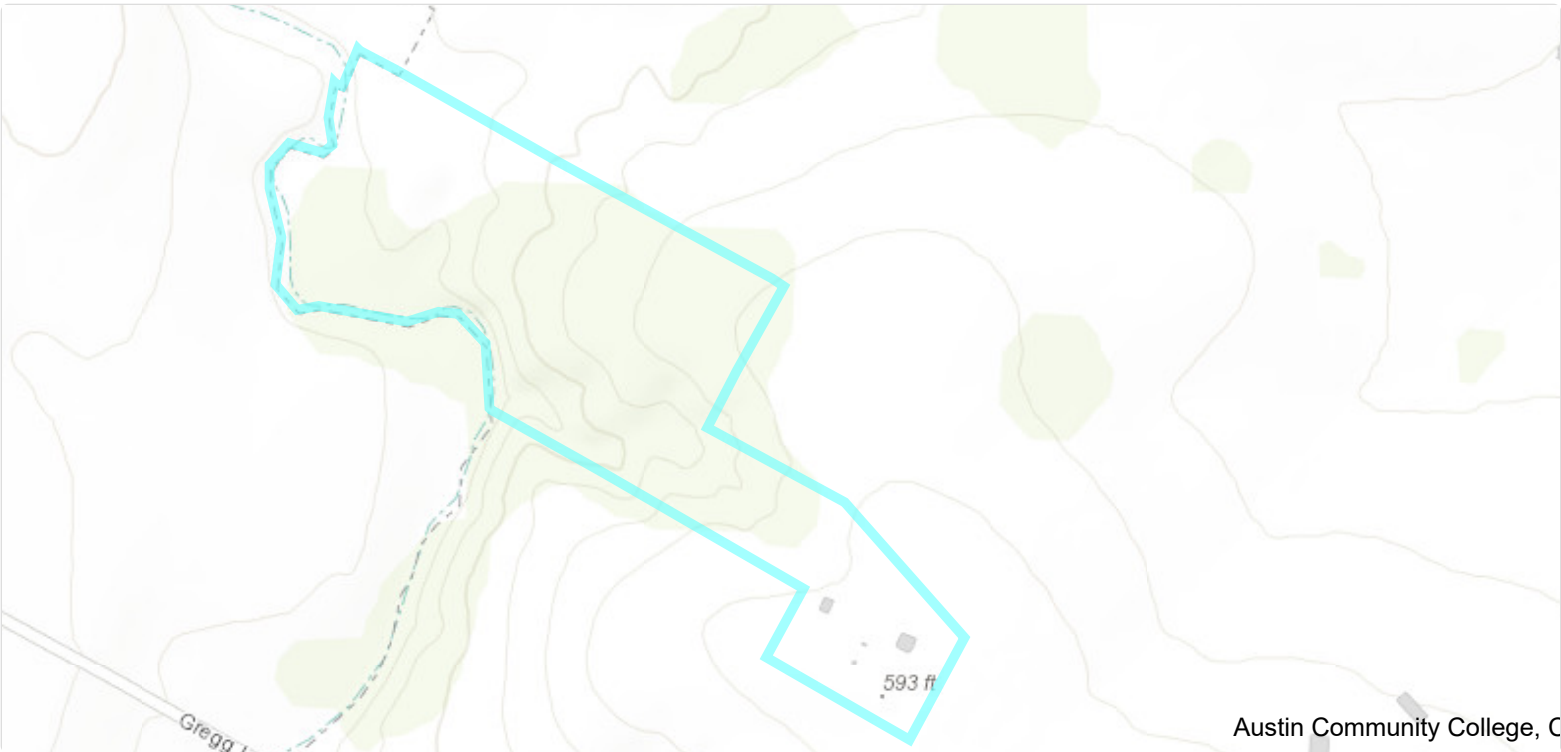
Geo ID: 0251600212
Situs Address:
Property Type: Real
State Code: E1

Property Information: 2021

Legal: ABS 63 SUR 62 BACON S ACR
Description: 40.9050 (1-d-1w)
Abstract: A0063
Neighborhood: Land Region 312
Appraised Value: N/A
Jurisdictions: 68, 03, 34, 2J, 0A, 72

Owner Identification #: 233410

Name: LUTZ JAMES T & ALEXANDRA CARRILLO
Exemptions: OTHER, HS
DBA: Null



Travis CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Travis County Appraisal District expressly disclaims any and all liability in connection herewith.

Travis CAD

Property Search Results > 259066 CARRILLO ALEXANDRA & for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID:	259066	Legal Description:	ABS 63 SUR 62 BACON S ACR 60.2920 (1-d-1)(1-d-1w)
Geographic ID:	0251600205	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	GREGG LN TX	Mapsc0:	
Neighborhood:	Land Region 312	Map ID:	025160
Neighborhood CD:	_RGN312		

Owner

Name:	CARRILLO ALEXANDRA &	Owner ID:	1850406
Mailing Address:	JAMES T LUTZ ETAL 14812 FM 973 N MANOR, TX 78653-3540	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CARRILLO ALEXANDRA &
 % Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
34	MANOR ISD	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
72	TRAVIS CO ESD NO 12	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1:	Detail Only	State Code:	E1	Living Area:	sqft	Value:	N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
031	GARAGE DET 1ST F	WW - 3-		1910	760.0		
302	BARN FV	F-V - *		1910	1.0		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DLCP	Dry Cropland	27.4000	1193544.00	0.00	0.00	N/A	N/A
2	WDLF	Wildlife	32.8920	1432775.52	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$3,921	\$540,170	11,632	15,553	\$0	\$15,553
2019	\$3,922	\$540,169	6,321	19,202	\$0	\$19,202
2018	\$3,922	\$540,169	6,418	19,299	\$0	\$19,299
2017	\$3,922	\$540,169	6,411	19,292	\$0	\$19,292
2016	\$3,922	\$540,169	6,086	18,967	\$0	\$18,967

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/13/2020	PD	PARTITION DEED	CARRILLO FAMILY PARTNERSHIP ETAL	CARRILLO ALEXANDRA &			2020120760
2	12/28/2012	SW	SPECIAL WARRANTY DEED	LUTZ JAMES T ETAL	CARRILLO FAMILY PARTNERSHIP ETAL			2013001967TR
3	9/3/2004	WD	WARRANTY DEED	SUNDBECK MARY ANN	LUTZ JAMES T ETAL			2004172226TR

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

This year is not certified and ALL values will be represented with "N/A".

Property Identification #: 259066

Geo ID: 0251600205
Situs Address:
Property Type: Real
State Code: E1

Property Information: 2021

Legal: ABS 63 SUR 62 BACON S ACR
Description: 60.2920 (1-d-1)(1-d-1w)
Abstract: A0063
Neighborhood: Land Region 312
Appraised Value: N/A
Jurisdictions: 2J, 34, 0A, 68, 72, 03

Owner Identification #: 1850406

Name: CARRILLO ALEXANDRA &
Exemptions:
DBA: Null



Travis CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Travis County Appraisal District expressly disclaims any and all liability in connection herewith.

APPENDIX B
RADIUS MAP REPORT

Approximately 92.95 Acres

14812 N FM 973 RD

MANOR, TX 78653

Inquiry Number: 6323565.2s

January 07, 2021

The EDR Radius Map™ Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	9
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

14812 N FM 973 RD
MANOR, TX 78653

COORDINATES

Latitude (North): 30.3830400 - 30° 22' 58.94"
Longitude (West): 97.5363350 - 97° 32' 10.80"
Universal Transverse Mercator: Zone 14
UTM X (Meters): 640632.2
UTM Y (Meters): 3361957.8
Elevation: 585 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5935019 PFLUGERVILLE EAST, TX
Version Date: 2013

South Map: 5935357 MANOR, TX
Version Date: 2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20141021
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
14812 N FM 973 RD
MANOR, TX 78653

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
--------	-----------	---------	-------------------	--------------------	----------------------------

NO MAPPED SITES FOUND

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

SHWS..... State Superfund Registry

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Permitted Solid Waste Facilities
DEBRIS..... DEBRIS
CLI..... Closed Landfill Inventory
WASTE MGMT..... Commercial Hazardous & Solid Waste Management Facilities

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
LPST..... Leaking Petroleum Storage Tank Listing

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
UST..... Petroleum Storage Tank Database
AST..... Petroleum Storage Tank Database
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

AUL..... Sites with Controls

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Database
INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Site Assessments

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... Recycling Facility Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

EXECUTIVE SUMMARY

ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
CDL..... CDL
PRIORITYCLEANERS..... Dry Cleaner Remediation Program Prioritization List
DEL SHWS..... Deleted Superfund Registry Sites
US CDL..... National Clandestine Laboratory Register
CENTRAL REGISTRY..... CENTRAL REGISTRY
PFAS..... PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

HIST UST..... Historic Tank Records
NON REGIST PST..... Petroleum Storage Tank Non Registered

Local Land Records

HIST LIENS..... Environmental Liens Listing
LIENS..... Environmental Liens Listing
LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... Spills Database
SPILLS 90..... SPILLS 90 data from FirstSearch
SPILLS 80..... SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated
FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
TSCA..... Toxic Substances Control Act
TRIS..... Toxic Chemical Release Inventory System
SSTS..... Section 7 Tracking Systems
ROD..... Records Of Decision
RMP..... Risk Management Plans
RAATS..... RCRA Administrative Action Tracking System
PRP..... Potentially Responsible Parties
PADS..... PCB Activity Database System
ICIS..... Integrated Compliance Information System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS..... Material Licensing Tracking System
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database

EXECUTIVE SUMMARY

RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
UXO.....	Unexploded Ordnance Sites
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
ECHO.....	Enforcement & Compliance History Information
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
AIRS.....	Current Emission Inventory Data
APAR.....	Affected Property Assessment Report Site Listing
ASBESTOS.....	ASBESTOS
COAL ASH.....	Coal Ash Disposal Sites
DRYCLEANERS.....	Drycleaner Registration Database Listing
ED AQUIF.....	Edwards Aquifer Permits
ENF.....	Notice of Violations Listing
Financial Assurance.....	Financial Assurance Information Listing
GCC.....	Groundwater Contamination Cases
IOP.....	Innocent Owner/Operator Program
LEAD.....	LEAD
Ind. Haz Waste.....	Industrial & Hazardous Waste Database
MSD.....	Municipal Settings Designations Database
NPDES.....	NPDES Facility List
RWS.....	Radioactive Waste Sites
TIER 2.....	Tier 2 Chemical Inventory Reports
UIC.....	Underground Injection Wells Database Listing
IHW CORR ACTION.....	IHW CORR ACTION
PST STAGE 2.....	PST Stage 2
COMP HIST.....	Compliance History Listing
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS.....	Recovered Government Archive State Hazardous Waste Facilities List
RGA LF.....	Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

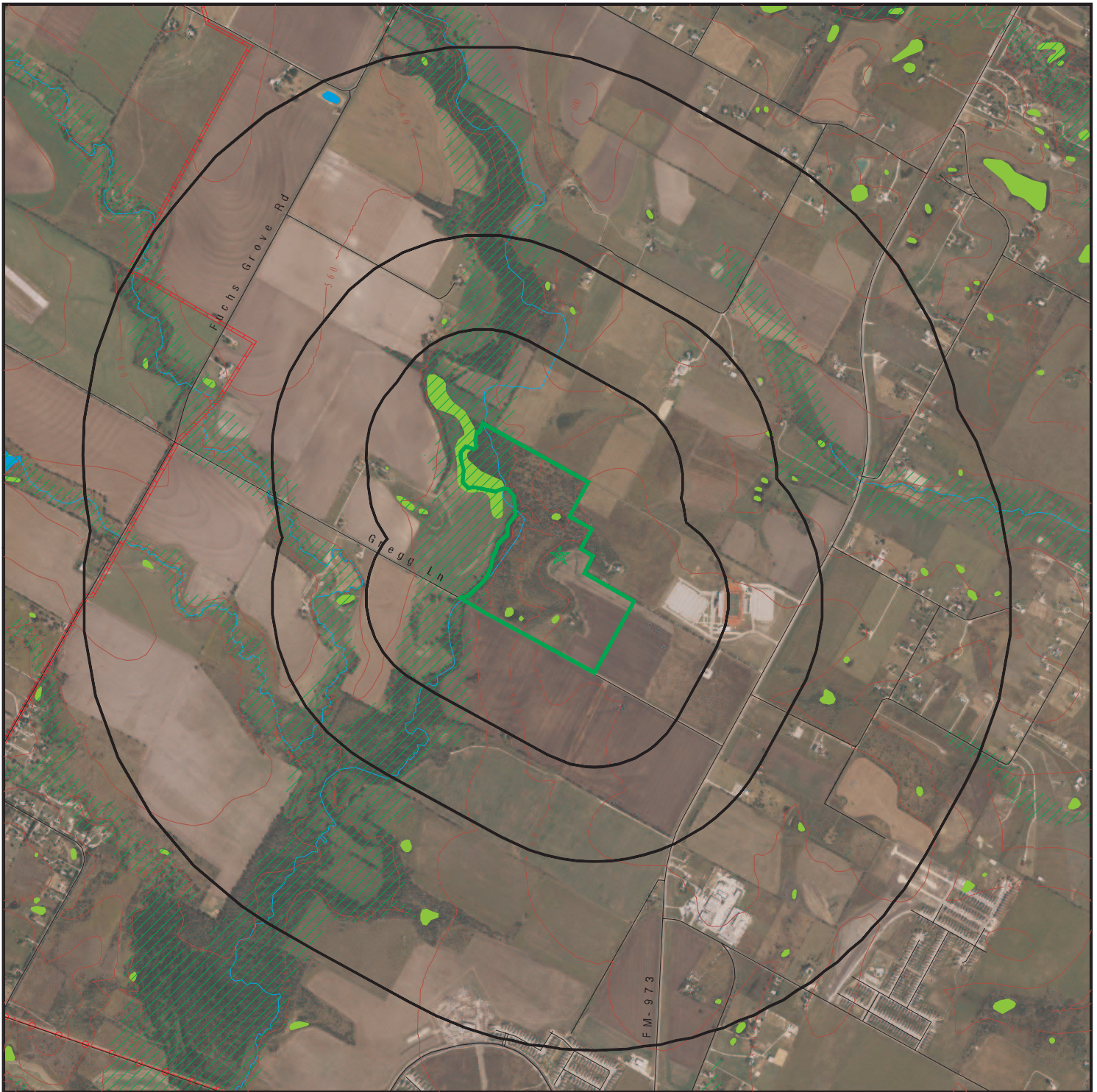
Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 6323565.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands










This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Approximately 92.95 Acres
 ADDRESS: 14812 N FM 973 RD
 MANOR TX 78653
 LAT/LONG: 30.38304 / 97.536335

CLIENT: ESE Partners LLC
 CONTACT: Rob Thornton
 INQUIRY #: 6323565.2s
 DATE: January 07, 2021 11:34 am

DETAIL MAP - 6323565.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites



-  Indian Reservations BIA
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Approximately 92.95 Acres
 ADDRESS: 14812 N FM 973 RD
 MANOR TX 78653
 LAT/LONG: 30.38304 / 97.536335

CLIENT: ESE Partners LLC
 CONTACT: Rob Thornton
 INQUIRY #: 6323565.2s
 DATE: January 07, 2021 11:35 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
DEBRIS	0.500		0	0	0	NR	NR	0
CLI	0.500		0	0	0	NR	NR	0
WASTE MGMT	0.001		0	NR	NR	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
INDIAN LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LPST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
AUL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
CENTRAL REGISTRY	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
HIST UST	0.250		0	0	NR	NR	NR	0
NON REGIST PST	0.250		0	0	NR	NR	NR	0
Local Land Records								
HIST LIENS	0.001		0	NR	NR	NR	NR	0
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
APAR	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
ED AQUIF	0.001		0	NR	NR	NR	NR	0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO SITES FOUND

Count: 0 records.

ORPHAN SUMMARY

<u>City</u>	<u>EDR ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Zip</u>	<u>Database(s)</u>
NO SITES FOUND					

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: N/A
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 12/02/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: N/A
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 12/02/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: 800-424-9346
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 12/02/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 01/25/2021
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/14/2020	Source: EPA
Date Data Arrived at EDR: 12/17/2020	Telephone: 800-424-9346
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: 214-665-6444
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: 214-665-6444
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: 214-665-6444
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: 214-665-6444
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/06/2020	Source: Department of the Navy
Date Data Arrived at EDR: 08/21/2020	Telephone: 843-820-7326
Date Made Active in Reports: 11/11/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 02/22/2021
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-0695
Date Made Active in Reports: 11/18/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-0695
Date Made Active in Reports: 11/18/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/15/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 7

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

SHWS: State Superfund Registry

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/17/2020
Date Made Active in Reports: 10/06/2020
Number of Days to Update: 81

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5680
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Permitted Solid Waste Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/17/2020
Date Data Arrived at EDR: 07/22/2020
Date Made Active in Reports: 10/12/2020
Number of Days to Update: 82

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6706
Last EDR Contact: 10/14/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Quarterly

CLI: Closed Landfill Inventory

Closed and abandoned landfills (permitted as well as unauthorized) across the state of Texas. For current information regarding any of the sites included in this database, contact the appropriate Council of Governments agency.

Date of Government Version: 08/30/1999
Date Data Arrived at EDR: 09/28/2000
Date Made Active in Reports: 10/30/2000
Number of Days to Update: 32

Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

DEBRIS: DEBRIS

A listing of temporary debris management sites and MSW landfills for debris resulting from Hurricane Harvey.

Date of Government Version: 03/27/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 65

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6840
Last EDR Contact: 12/03/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

H-GAC CLI: Houston-Galveston Closed Landfill Inventory

Closed Landfill Inventory for the Houston-Galveston Area Council Region. In 1993, the Texas Legislature passed House Bill (HB) 2537, which required Councils of Governments (COGs) to develop an inventory of closed municipal solid waste landfills for their regional solid waste management plans.

Date of Government Version: 03/30/2020	Source: Houston-Galveston Area Council
Date Data Arrived at EDR: 04/01/2020	Telephone: 832-681-2518
Date Made Active in Reports: 06/18/2020	Last EDR Contact: 12/30/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Varies

WASTE MGMT: Commercial Hazardous & Solid Waste Management Facilities

This list contains commercial recycling facilities and facilities permitted or authorized (interim status) by the Texas Natural Resource Conservation Commission.

Date of Government Version: 10/16/2019	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 01/10/2020	Telephone: 512-239-2920
Date Made Active in Reports: 03/18/2020	Last EDR Contact: 12/30/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Varies

State and tribal leaking storage tank lists

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/14/2020	Source: EPA, Region 5
Date Data Arrived at EDR: 05/20/2020	Telephone: 312-886-7439
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/29/2020	Source: EPA Region 1
Date Data Arrived at EDR: 05/20/2020	Telephone: 617-918-1313
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/15/2020	Source: EPA Region 7
Date Data Arrived at EDR: 05/20/2020	Telephone: 913-551-7003
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020	Source: EPA Region 6
Date Data Arrived at EDR: 05/20/2020	Telephone: 214-665-6597
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/14/2020	Source: EPA Region 4
Date Data Arrived at EDR: 05/26/2020	Telephone: 404-562-8677
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/14/2020	Source: EPA Region 10
Date Data Arrived at EDR: 05/20/2020	Telephone: 206-553-2857
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/14/2020	Source: EPA Region 8
Date Data Arrived at EDR: 05/20/2020	Telephone: 303-312-6271
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/20/2020	Telephone: 415-972-3372
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

LPST: Leaking Petroleum Storage Tank Database

An inventory of reported leaking petroleum storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 09/30/2020	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 10/02/2020	Telephone: 512-239-2200
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 81	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 07/21/2020	Source: FEMA
Date Data Arrived at EDR: 09/03/2020	Telephone: 202-646-5797
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 01/04/2021
Number of Days to Update: 83	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Varies

UST: Petroleum Storage Tank Database

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 09/23/2020
Date Made Active in Reports: 12/16/2020
Number of Days to Update: 84

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

AST: Petroleum Storage Tank Database
Registered Aboveground Storage Tanks.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 09/23/2020
Date Made Active in Reports: 12/16/2020
Number of Days to Update: 84

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/03/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Sites with Controls

Activity and use limitations include both engineering controls and institutional controls.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/07/2020
Date Made Active in Reports: 12/23/2020
Number of Days to Update: 77

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5891
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

VCP TCEQ: Voluntary Cleanup Program Database

The Texas Voluntary Cleanup Program was established to provide administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas.

Date of Government Version: 09/25/2020	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 10/06/2020	Telephone: 512-239-5891
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/21/2020
Number of Days to Update: 77	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 12/15/2020
Number of Days to Update: 142	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Varies

VCP RRC: Voluntary Cleanup Program Sites

The Voluntary Cleanup Program (RRC-VCP) provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the state in exchange for a successful cleanup.

Date of Government Version: 11/14/2019	Source: Railroad Commission of Texas
Date Data Arrived at EDR: 01/02/2020	Telephone: 512-463-6969
Date Made Active in Reports: 03/04/2020	Last EDR Contact: 12/23/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Site Assessments

Brownfield site assessments that are being cleaned under EPA grant monies.

Date of Government Version: 09/01/2020	Source: TCEQ
Date Data Arrived at EDR: 09/30/2020	Telephone: 512-239-5872
Date Made Active in Reports: 12/21/2020	Last EDR Contact: 12/23/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Semi-Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2020	Telephone: 202-566-2777
Date Made Active in Reports: 12/10/2020	Last EDR Contact: 12/11/2020
Number of Days to Update: 86	Next Scheduled EDR Contact: 03/29/2021
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CAPCOG LI: Capitol Area Landfill Inventory

Permitted and unpermitted landfills for the CAPCOG region. Serving Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Travis, and Williamson Counties.

Date of Government Version: 01/06/2017	Source: Capital Area Council of Governments
Date Data Arrived at EDR: 01/10/2017	Telephone: 512-916-6000
Date Made Active in Reports: 03/15/2017	Last EDR Contact: 12/21/2020
Number of Days to Update: 64	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Varies

NCTCOG LI: North Central Landfill Inventory

North Central Texas Council of Governments landfill database.

Date of Government Version: 09/28/2020	Source: North Central Texas Council of Governments
Date Data Arrived at EDR: 09/30/2020	Telephone: 817-695-9223
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/23/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 01/11/2021
	Data Release Frequency: Varies

SWRCY: Recycling Facility Listing

A listing of recycling facilities in the state.

Date of Government Version: 08/13/2020	Source: TCEQ
Date Data Arrived at EDR: 08/19/2020	Telephone: 512-239-6700
Date Made Active in Reports: 11/09/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 02/22/2021
	Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 10/20/2020
Number of Days to Update: 52	Next Scheduled EDR Contact: 02/08/2021
	Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 10/13/2020
Number of Days to Update: 137	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/30/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Site Locations Listing

A listing of former clandestine drug site locations

Date of Government Version: 08/07/2017
Date Data Arrived at EDR: 08/15/2017
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 269

Source: Department of Public Safety
Telephone: 512-424-2144
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

PRIORITY CLEANERS: Dry Cleaner Remediation Program Prioritization List

A listing of dry cleaner related contaminated sites.

Date of Government Version: 03/03/2020
Date Data Arrived at EDR: 06/03/2020
Date Made Active in Reports: 08/18/2020
Number of Days to Update: 76

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5658
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 09/14/2108
Data Release Frequency: Varies

DEL SHWS: Deleted Superfund Registry Sites

Sites have been deleted from the state Superfund registry in accordance with the Act, ?361.189

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/17/2020
Date Made Active in Reports: 10/06/2020
Number of Days to Update: 81

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0666
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CENTRAL REGISTRY: The Central Registry

The Central Registry, a common record area of the TCEQ, maintains information about TCEQ customers and regulated activities, such as company names, addresses, and telephone numbers. This information is commonly referred to as a??core data.a?? The Central Registry provides the regulated community with a central access point within the agency to check core data and make changes when necessary.

Date of Government Version: 03/25/2020	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 04/07/2020	Telephone: 512-239-5175
Date Made Active in Reports: 07/01/2020	Last EDR Contact: 12/21/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid, respectively. Both are fluorinated organic chemicals, part of a larger family of compounds referred to as perfluoroalkyl substances (PFASs).

Date of Government Version: 08/27/2020	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 09/04/2020	Telephone: 512-239-2341
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 11/25/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 03/15/2021
	Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

NON REGIST PST: Petroleum Storage Tank Non Registered

A listing of non-registered petroleum storage tank site locations.

Date of Government Version: 06/01/2020	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 06/02/2020	Telephone: 512-239-2081
Date Made Active in Reports: 08/18/2020	Last EDR Contact: 10/28/2020
Number of Days to Update: 77	Next Scheduled EDR Contact: 02/15/2021
	Data Release Frequency: Quarterly

Local Land Records

HIST LIENS: Environmental Liens Listing

This listing contains information fields that are no longer tracked in the LIENS database.

Date of Government Version: 03/23/2007	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 03/23/2007	Telephone: 512-239-2209
Date Made Active in Reports: 05/02/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

LIENS: Environmental Liens Listing

The listing covers TCEQ liens placed against either State Superfund sites or Federal Superfund sites to recover cost incurred by TCEQ.

Date of Government Version: 09/25/2020	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 10/07/2020	Telephone: 512-239-2209
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/21/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/20/2020
Date Data Arrived at EDR: 09/22/2020
Date Made Active in Reports: 12/14/2020
Number of Days to Update: 83

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

SPILLS: Spills Database

Spills reported to the Emergency Response Division.

Date of Government Version: 07/21/2020
Date Data Arrived at EDR: 07/24/2020
Date Made Active in Reports: 07/30/2020
Number of Days to Update: 6

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2507
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 10/23/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/07/2013
Number of Days to Update: 63

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 05/15/2005
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/07/2013
Number of Days to Update: 63

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/05/2020	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 08/13/2020	Telephone: 202-528-4285
Date Made Active in Reports: 10/21/2020	Last EDR Contact: 11/17/2020
Number of Days to Update: 69	Next Scheduled EDR Contact: 03/01/2021
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 10/13/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/25/2021
	Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 10/08/2020
Number of Days to Update: 574	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2017	Telephone: 615-532-8599
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 11/09/2020
Number of Days to Update: 63	Next Scheduled EDR Contact: 02/22/2021
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/21/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/22/2020	Telephone: 202-566-1917
Date Made Active in Reports: 12/14/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/02/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/06/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/19/2020
Date Data Arrived at EDR: 10/19/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 07/24/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/03/2020	Telephone: 202-564-8600
Date Made Active in Reports: 10/21/2020	Last EDR Contact: 10/14/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/27/2020	Source: EPA
Date Data Arrived at EDR: 05/06/2020	Telephone: 202-564-6023
Date Made Active in Reports: 06/09/2020	Last EDR Contact: 12/02/2020
Number of Days to Update: 34	Next Scheduled EDR Contact: 02/15/2021
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019	Source: EPA
Date Data Arrived at EDR: 10/11/2019	Telephone: 202-566-0500
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 10/02/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 12/30/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/05/2020	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 08/10/2020	Telephone: 301-415-7169
Date Made Active in Reports: 10/08/2020	Last EDR Contact: 10/12/2020
Number of Days to Update: 59	Next Scheduled EDR Contact: 01/31/2021
	Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018	Source: Department of Energy
Date Data Arrived at EDR: 12/04/2019	Telephone: 202-586-8719
Date Made Active in Reports: 01/15/2020	Last EDR Contact: 12/01/2020
Number of Days to Update: 42	Next Scheduled EDR Contact: 03/15/2021
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 11/30/2020
Number of Days to Update: 251	Next Scheduled EDR Contact: 03/15/2021
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 11/06/2021
Number of Days to Update: 96	Next Scheduled EDR Contact: 02/15/2021
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/24/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/27/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 10/08/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 88

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Biennially

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014	Source: USGS
Date Data Arrived at EDR: 07/14/2015	Telephone: 202-208-3710
Date Made Active in Reports: 01/10/2017	Last EDR Contact: 10/06/2020
Number of Days to Update: 546	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017	Source: Department of Energy
Date Data Arrived at EDR: 09/11/2018	Telephone: 202-586-3559
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 11/06/2020
Number of Days to Update: 3	Next Scheduled EDR Contact: 02/15/2021
	Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019	Source: Department of Energy
Date Data Arrived at EDR: 11/15/2019	Telephone: 505-845-0011
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 11/20/2020
Number of Days to Update: 74	Next Scheduled EDR Contact: 03/01/2021
	Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-8787
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 12/02/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/04/2020
Date Data Arrived at EDR: 08/25/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/23/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 09/10/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 66

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 11/24/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/16/2020
Date Data Arrived at EDR: 09/17/2020
Date Made Active in Reports: 12/10/2020
Number of Days to Update: 84

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/10/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 09/04/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 66

Source: EPA
Telephone: (214) 665-2200
Last EDR Contact: 12/01/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 10/03/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/17/2020
Date Data Arrived at EDR: 08/17/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 65

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/13/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Quarterly

AIRS: Current Emission Inventory Data

The database lists by company, along with their actual emissions, the TNRCC air accounts that emit EPA criteria pollutants.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/16/2020
Date Data Arrived at EDR: 06/24/2020
Date Made Active in Reports: 09/04/2020
Number of Days to Update: 72

Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Semi-Annually

APAR: Affected Property Assessment Report Site Listing

Listing of Sites That Have Received an APAR (Affected Property Assessment Report)

Date of Government Version: 10/08/2020
Date Data Arrived at EDR: 10/15/2020
Date Made Active in Reports: 01/05/2021
Number of Days to Update: 82

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5872
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing

A listing of asbestos notification site locations.

Date of Government Version: 08/19/2020
Date Data Arrived at EDR: 08/20/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 81

Source: Department of State Health Services
Telephone: 512-834-6787
Last EDR Contact: 11/30/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Sites

A listing of facilities that use surface impoundments or landfills to dispose of coal ash.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 07/31/2020
Date Made Active in Reports: 10/16/2020
Number of Days to Update: 77

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6624
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Registration Database Listing

A listing of drycleaning facilities.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/11/2020
Number of Days to Update: 76

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

ED AQUIF: Edwards Aquifer Permits

A listing of permits in the Edwards Aquifer Protection Program database. The information provided is for the counties located in the Austin Region (Hays, Travis, and Williamson counties).

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 10/14/2020
Date Made Active in Reports: 01/05/2021
Number of Days to Update: 83

Source: Texas Commission on Environmental Quality, Austin Region
Telephone: 512-339-2929
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

ENFORCEMENT: Notice of Violations Listing

A listing of permit violations.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 09/30/2020
Date Made Active in Reports: 11/30/2020
Number of Days to Update: 61

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6012
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information.

Date of Government Version: 09/18/2020
Date Data Arrived at EDR: 10/02/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 81

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6239
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

Financial Assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 09/23/2020
Date Made Active in Reports: 12/16/2020
Number of Days to Update: 84

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0986
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

GCC: Groundwater Contamination Cases

Texas Water Code, Section 26.406 requires the annual report to describe the current status of groundwater monitoring activities conducted or required by each agency at regulated facilities or associated with regulated activities.

The report is required to contain a description of each case of groundwater contamination documented during the previous calendar year. Also to be included, is a description of each case of contamination documented during previous periods for which voluntary clean up action was incomplete at the time the preceding report was issued. The report is also required to indicate the status of enforcement action for each listed case.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 09/06/2019
Date Made Active in Reports: 11/15/2019
Number of Days to Update: 70

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5690
Last EDR Contact: 11/19/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Annually

IOP: Innocent Owner/Operator Program

Contains information on all sites that are in the IOP. An IOP is an innocent owner or operator whose property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 77

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5894
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

LEAD: Lead Inspection Listing

Lead inspection sites

Date of Government Version: 08/19/2020
Date Data Arrived at EDR: 08/20/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 81

Source: Department of State Health Services
Telephone: 512-834-6600
Last EDR Contact: 11/30/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

Ind. Haz Waste: Industrial & Hazardous Waste Database

Summary reports reported by waste handlers, generators and shippers in Texas.

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 10/16/2020
Date Made Active in Reports: 12/08/2020
Number of Days to Update: 53

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0985
Last EDR Contact: 10/16/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MSD: Municipal Settings Designations Database

An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not use as potable water, and is prohibited from future use as potatable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level.

Date of Government Version: 07/24/2020
Date Data Arrived at EDR: 07/28/2020
Date Made Active in Reports: 10/12/2020
Number of Days to Update: 76

Source: Texas Commission on Environmental Quality
Telephone: 512-239-4982
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

NPDES: NPDES Facility List

Permitted wastewater outfalls.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/11/2020
Date Made Active in Reports: 11/02/2020
Number of Days to Update: 83

Source: Texas Commission on Environmental Quality
Telephone: 512-239-4591
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

RWS: Radioactive Waste Sites

Sites in the State of Texas that have been designated as Radioactive Waste sites.

Date of Government Version: 07/24/2006
Date Data Arrived at EDR: 12/14/2006
Date Made Active in Reports: 01/23/2007
Number of Days to Update: 40

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0859
Last EDR Contact: 11/09/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Semi-Annually

TIER 2: Tier 2 Chemical Inventory Reports

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 06/07/2013
Date Made Active in Reports: 07/22/2013
Number of Days to Update: 45

Source: Department of State Health Services
Telephone: 512-834-6603
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

UIC: Underground Injection Wells Database Listing

Class V injection wells regulated by the TCEQ. Class V wells are used to inject non-hazardous fluids underground. Most Class V wells are used to dispose of wastes into or above underground sources of drinking water and can pose a threat to ground water quality, if not managed properly.

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 01/16/2020
Number of Days to Update: 70

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6627
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

IHW CORR ACTION: IHW CORR ACTION

Industrial hazardous waste facilities with corrective actions.

Date of Government Version: 10/07/2020
Date Data Arrived at EDR: 10/14/2020
Date Made Active in Reports: 12/08/2020
Number of Days to Update: 55

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5872
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PST STAGE 2: PST Stage 2

State II Vapor Recovery. Decommissioning of Stage II Rule - Gasoline dispensing facilities (GDFs) may begin the process of removing Stage II equipment on May 16, 2014 providing that all other requirements for decommissioning have been met, including appropriate notification.

Date of Government Version: 07/17/2019	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 07/18/2019	Telephone: 512-239-2160
Date Made Active in Reports: 09/24/2019	Last EDR Contact: 12/16/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Varies

COMP HIST: Compliance History Listing

A listing of compliance histories of regulated entities

Date of Government Version: 11/19/2019	Source: Txas Commission on Environmental Quality
Date Data Arrived at EDR: 11/25/2019	Telephone: 512-239-3282
Date Made Active in Reports: 02/04/2020	Last EDR Contact: 11/25/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011	Source: EPA, Office of Water
Date Data Arrived at EDR: 08/05/2011	Telephone: 202-564-2496
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 01/04/2021
Number of Days to Update: 55	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014	Source: EPA
Date Data Arrived at EDR: 01/06/2015	Telephone: 202-564-2496
Date Made Active in Reports: 05/06/2015	Last EDR Contact: 01/04/2021
Number of Days to Update: 120	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014	Source: EPA
Date Data Arrived at EDR: 02/05/2015	Telephone: 202-564-2497
Date Made Active in Reports: 03/06/2015	Last EDR Contact: 12/30/2020
Number of Days to Update: 29	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018	Source: USGS
Date Data Arrived at EDR: 10/21/2019	Telephone: 703-648-6533
Date Made Active in Reports: 10/24/2019	Last EDR Contact: 11/25/2020
Number of Days to Update: 3	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Texas Commission of Environmental Quality in Texas formerly known as Texas Natural Resources Conservation Commission which changed in 2002.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/26/2013
Number of Days to Update: 178

Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Texas Commission of Environmental Quality in Texas formerly known as Texas Natural Resources Conservation Commission which changed in 2002.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

TRAVIS COUNTY:

HIST UST AUSTIN: Historic Tank Records

A listing of historic records from the City of Austin.

Date of Government Version: 06/25/2012
Date Data Arrived at EDR: 06/29/2012
Date Made Active in Reports: 08/23/2012
Number of Days to Update: 55

Source: Department of Planning & Development Review
Telephone: 512-974-2715
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 10/20/2020
Date Made Active in Reports: 11/02/2020
Number of Days to Update: 13

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/09/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/09/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/30/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/07/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 10/02/2019
Date Made Active in Reports: 12/10/2019
Number of Days to Update: 69

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data

Hazardous waste manifest information.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/09/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 802-241-3443
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/03/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List

Source: Department of Protective & Regulatory Services

Telephone: 512-438-3269

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Texas General Land Office

Telephone: 512-463-0745


Current USGS 7.5 Minute Topographic Map

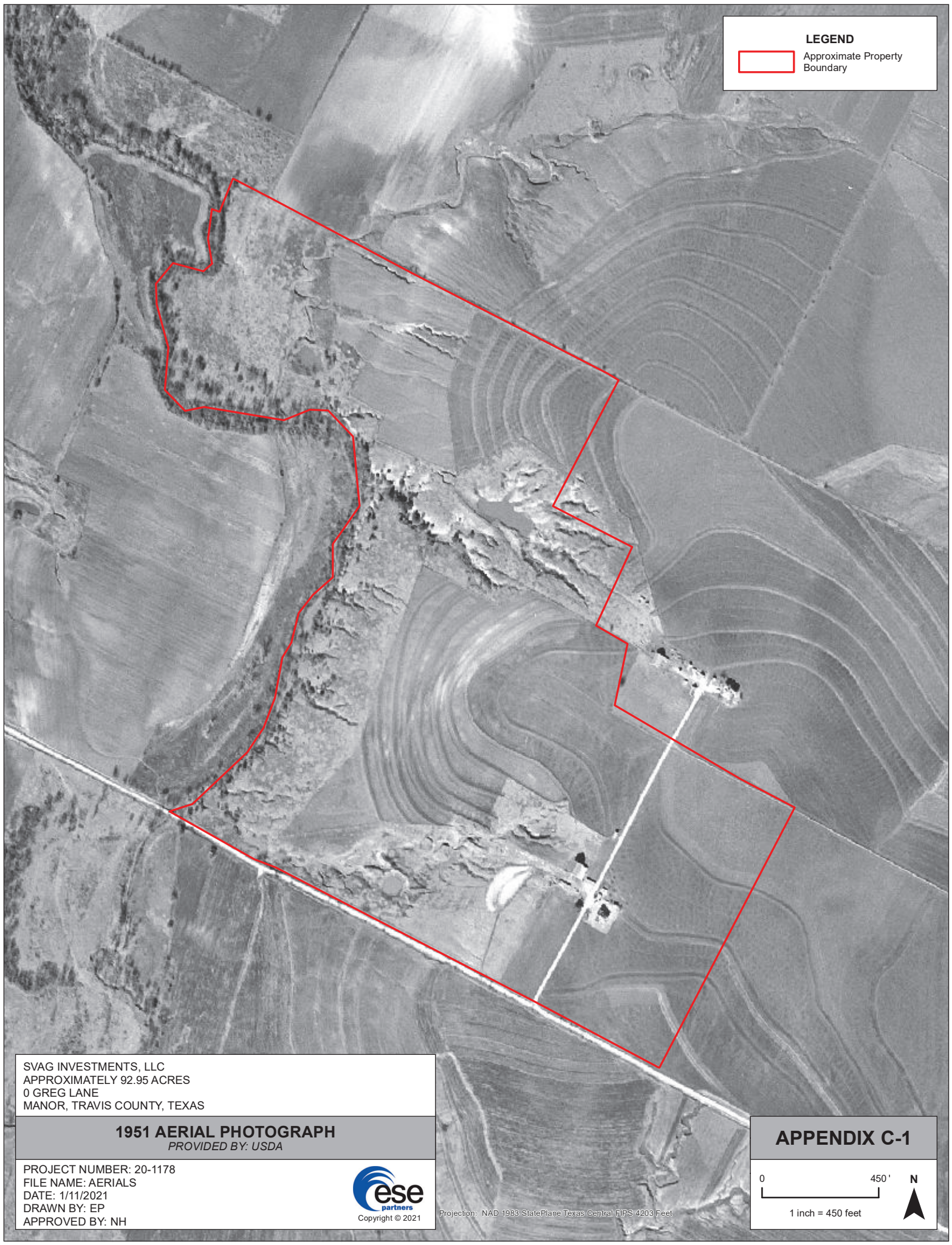
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS

LEGEND
 Approximate Property Boundary



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

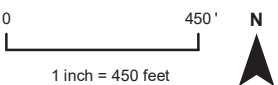
1951 AERIAL PHOTOGRAPH
PROVIDED BY: USDA


PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH



Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-1

0 450' N

1 inch = 450 feet

LEGEND
 Approximate Property Boundary



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

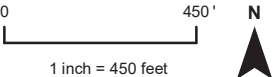
1967 AERIAL PHOTOGRAPH
PROVIDED BY: USGS


PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH



Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-2

0 450' N

1 inch = 450 feet

LEGEND
 Approximate Property Boundary



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

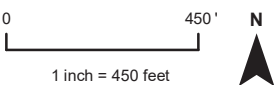
1973 AERIAL PHOTOGRAPH
PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH




Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-3

0 450' N

1 inch = 450 feet

LEGEND

 Approximate Property Boundary



SVAG INVESTMENTS, LLC
 APPROXIMATELY 92.95 ACRES
 0 GREG LANE
 MANOR, TRAVIS COUNTY, TEXAS

1981 AERIAL PHOTOGRAPH
 PROVIDED BY: NHAP

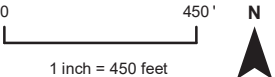
PROJECT NUMBER: 20-1178
 FILE NAME: AERIALS
 DATE: 1/11/2021
 DRAWN BY: EP
 APPROVED BY: NH



Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet


APPENDIX C-4

0 450' N



1 inch = 450 feet

LEGEND

 Approximate Property Boundary



SVAG INVESTMENTS, LLC
 APPROXIMATELY 92.95 ACRES
 0 GREG LANE
 MANOR, TRAVIS COUNTY, TEXAS

1988 AERIAL PHOTOGRAPH
 PROVIDED BY: TXDOT

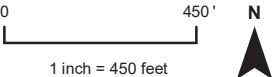
PROJECT NUMBER: 20-1178
 FILE NAME: AERIALS
 DATE: 1/11/2021
 DRAWN BY: EP
 APPROVED BY: NH



Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-5

0 450' N



1 inch = 450 feet

LEGEND
Approximate Property Boundary



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

1995 AERIAL PHOTOGRAPH
PROVIDED BY: USGS

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH




Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-6

0 450' N
1 inch = 450 feet

LEGEND

 Approximate Property Boundary



SVAG INVESTMENTS, LLC
 APPROXIMATELY 92.95 ACRES
 0 GREG LANE
 MANOR, TRAVIS COUNTY, TEXAS

2005 AERIAL PHOTOGRAPH
PROVIDED BY: USDA

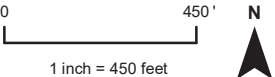
PROJECT NUMBER: 20-1178
 FILE NAME: AERIALS
 DATE: 1/11/2021
 DRAWN BY: EP
 APPROVED BY: NH



Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet


APPENDIX C-7

0 450' N



1 inch = 450 feet

LEGEND

 Approximate Property Boundary



SVAG INVESTMENTS, LLC
 APPROXIMATELY 92.95 ACRES
 0 GREG LANE
 MANOR, TRAVIS COUNTY, TEXAS

2008 AERIAL PHOTOGRAPH
 PROVIDED BY: USDA

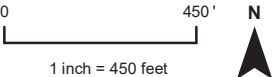
PROJECT NUMBER: 20-1178
 FILE NAME: AERIALS
 DATE: 1/11/2021
 DRAWN BY: EP
 APPROVED BY: NH



Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet


APPENDIX C-8

0 450' N



1 inch = 450 feet

LEGEND

 Approximate Property Boundary



SVAG INVESTMENTS, LLC
 APPROXIMATELY 92.95 ACRES
 0 GREG LANE
 MANOR, TRAVIS COUNTY, TEXAS

2012 AERIAL PHOTOGRAPH
 PROVIDED BY: USDA

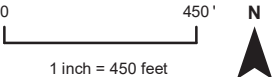
PROJECT NUMBER: 20-1178
 FILE NAME: AERIALS
 DATE: 1/11/2021
 DRAWN BY: EP
 APPROVED BY: NH



Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet


APPENDIX C-9

0 450' N



1 inch = 450 feet

LEGEND

 Approximate Property Boundary



SVAG INVESTMENTS, LLC
 APPROXIMATELY 92.95 ACRES
 0 GREG LANE
 MANOR, TRAVIS COUNTY, TEXAS

2016 AERIAL PHOTOGRAPH
 PROVIDED BY: USDA

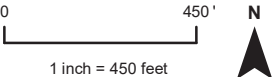
PROJECT NUMBER: 20-1178
 FILE NAME: AERIALS
 DATE: 1/11/2021
 DRAWN BY: EP
 APPROVED BY: NH



Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

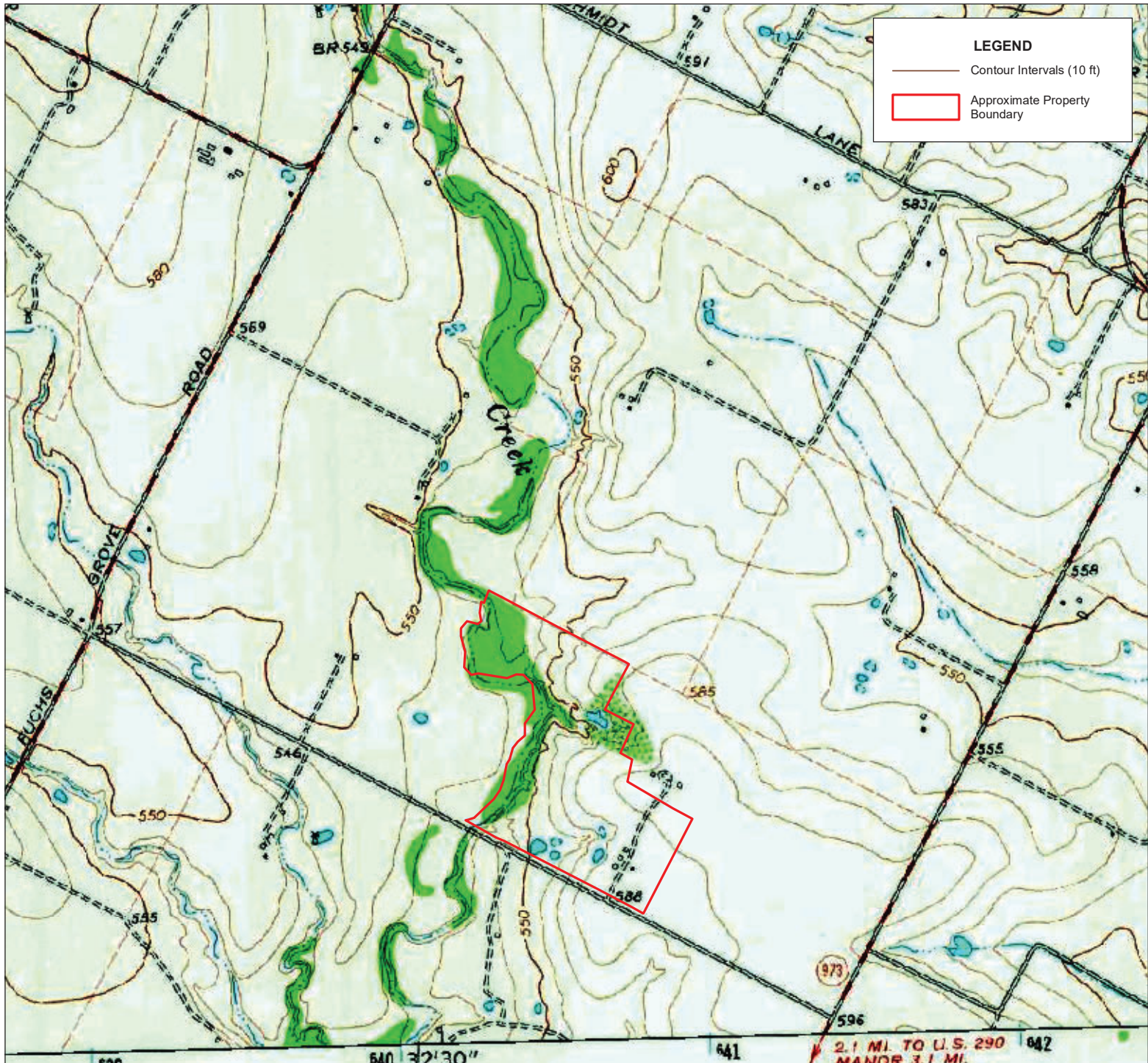
APPENDIX C-10

0 450' N



1 inch = 450 feet

APPENDIX D
HISTORICAL TOPOGRAPHIC MAP



LEGEND

- Contour Intervals (10 ft)
- ▭ Approximate Property Boundary



SVAG INVESTMENTS, LLC
 APPROXIMATELY 92.95 ACRES
 0 GREG LANE
 MANOR, TRAVIS COUNTY, TEXAS

TOPOGRAPHIC MAP

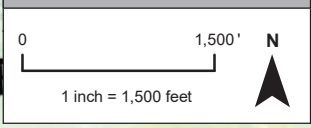
USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 1968

PROJECT NUMBER: 20-1178
 FILE NAME: TOPO
 DATE: 1/18/2021
 DRAWN BY: EP
 APPROVED BY: NH

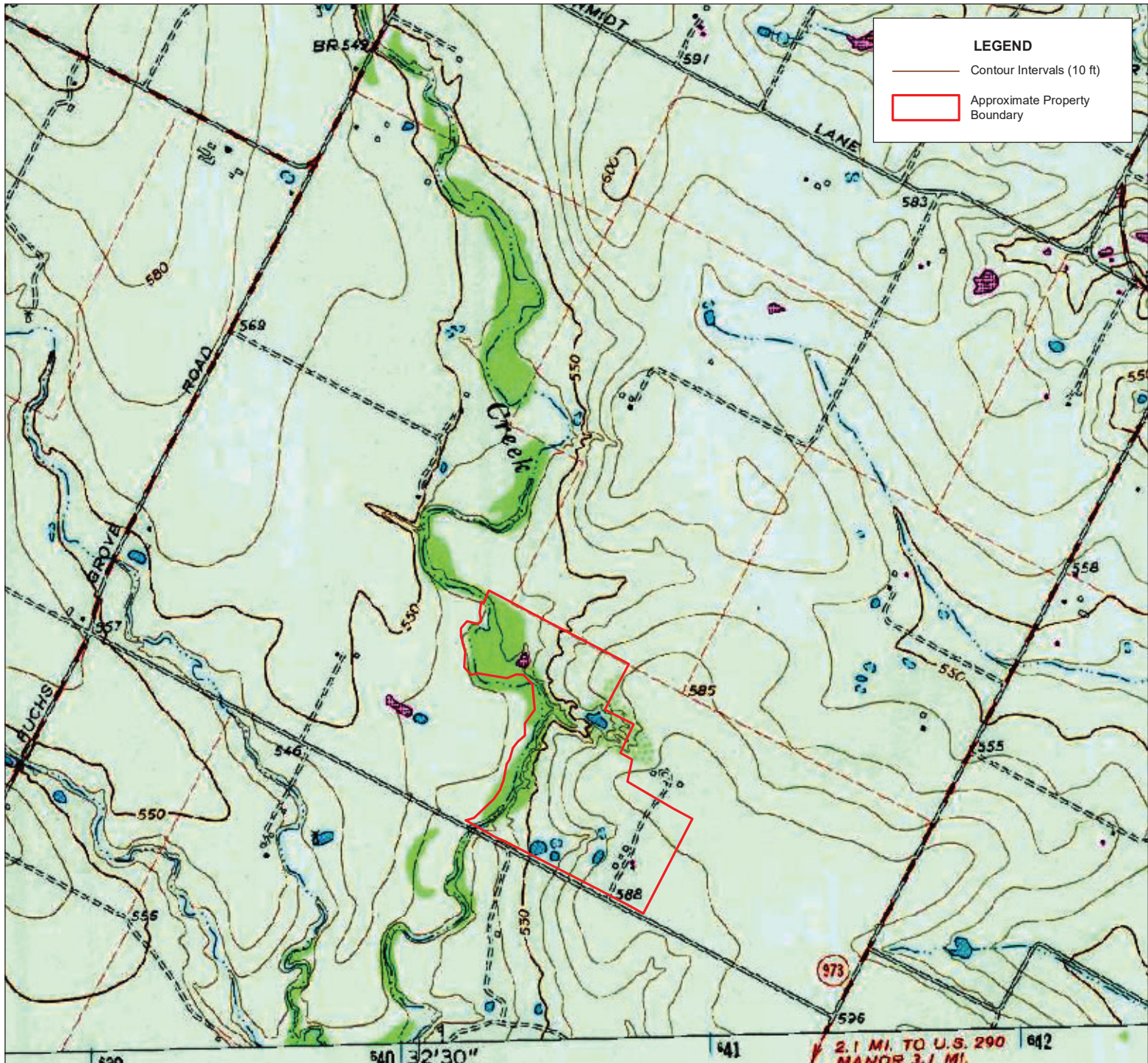


U.S.G.S.

APPENDIX D-1

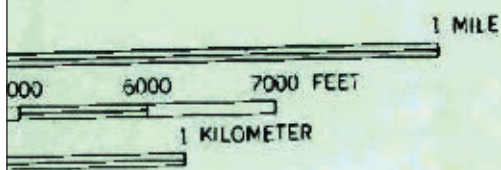


Projection: NAD 1983 2011 StatePlaneTexas Central FIPS 4205 Ft US



LEGEND

- Contour Intervals (10 ft)
- Approximate Property Boundary



2.1 MI. TO U.S. 290
MANOR 3.1 MI.

Primary high
hard surface
Secondary
hard surface
Int



QUADRANGLE LOCATION

Projection: NAD 1983 2011 StatePlane Texas Central FIPS 4203 Ft US

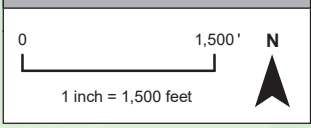
SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

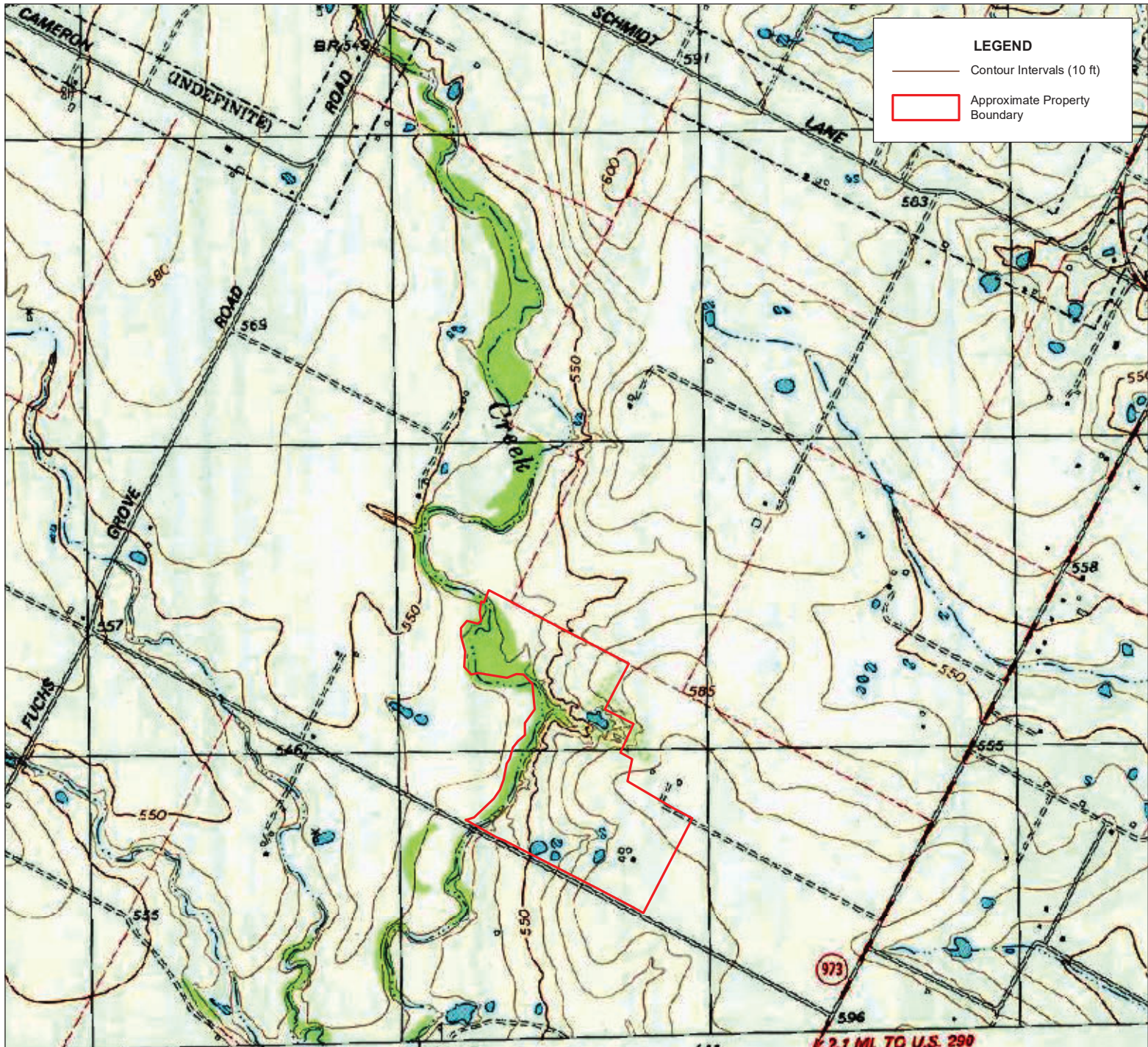
TOPOGRAPHIC MAP
USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 1973

PROJECT NUMBER: 20-1178
FILE NAME: TOPO
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH



APPENDIX D-2





LEGEND

- Contour Intervals (10 ft)
- Approximate Property Boundary



SVAG INVESTMENTS, LLC
 APPROXIMATELY 92.95 ACRES
 0 GREG LANE
 MANOR, TRAVIS COUNTY, TEXAS

TOPOGRAPHIC MAP
 USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 1987

PROJECT NUMBER: 20-1178
 FILE NAME: TOPO
 DATE: 1/18/2021
 DRAWN BY: EP
 APPROVED BY: NH

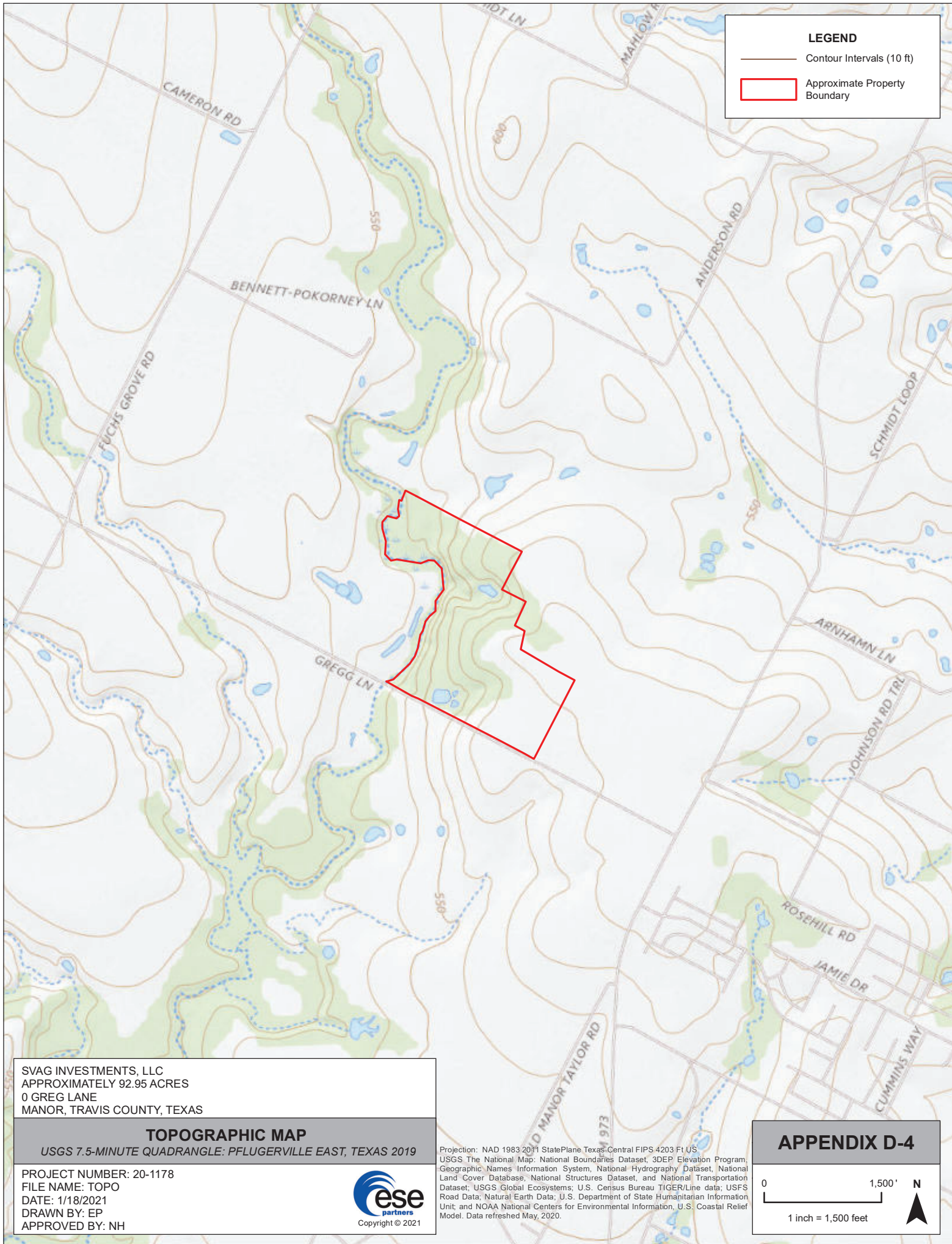


AVAILABLE ON REQUEST

USGS INFO VISITOR
 MAP ARCHIVES
 APP 7-0-19

APPENDIX D-3

Projection: NAD 1983 2011 StatePlane Texas Central FIPS 4203 Ft US



LEGEND

— Contour Intervals (10 ft)

Approximate Property Boundary

SVAG INVESTMENTS, LLC
 APPROXIMATELY 92.95 ACRES
 0 GREGG LANE
 MANOR, TRAVIS COUNTY, TEXAS

TOPOGRAPHIC MAP
 USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 2019

PROJECT NUMBER: 20-1178
 FILE NAME: TOPO
 DATE: 1/18/2021
 DRAWN BY: EP
 APPROVED BY: NH



Projection: NAD 1983 2011 StatePlane Texas Central FIPS 4203 Ft US
 USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed May, 2020.

APPENDIX D-4

0 1,500' N

1 inch = 1,500 feet

APPENDIX E
OWNER-OCCUPANT INQUIRY / USER QUESTIONNAIRE



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY**

Dear Owner/Occupant:

ESE Partners, LLC (ESE) is conducting a Phase I Environmental Site Assessment for the property described below. This assessment is being conducted in accordance with ASTM Standard Practice E1527-13, "*Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process*". Pursuant to the Standard, we are required to interview the owner and/or occupant as part of our investigation of the current and past uses of the property.

Please complete the following questionnaire and return it to our office as soon as possible. We ask that you answer each question to the best of your actual knowledge. **"Yes" answers should be accompanied by a brief explanation wherever possible.** If you have additional comments or statements that you feel may be relevant to this assessment, a comments section is available on the next-to-last page of the questionnaire. If you have any documentation, reports, or third party information that you would like to provide, please attach any such items to the questionnaire upon return. If you have any questions or need additional guidance in completing this questionnaire, please contact our office at (281) 501-6100. Thank you for your assistance and timely response to this matter.

Sincerely,

ESE Partners, LLC

Disclosure: You are not bound by any laws or regulations to answer the questions associated herein. This questionnaire is intended to assist ESE Partners, LLC in gathering reasonably ascertainable information that relates to the performance of this Phase I Environmental Site Assessment under the ASTM E1527-13 Standard, and does not constitute an admission of liability to, or for, any "recognized environmental conditions" or impairments in connection with the subject property.

GENERAL SUBJECT PROPERTY INFORMATION

Name of Subject Property: _____

Subject Property Address: _____

Subject Property Owner: _____

Size of Subject Property (Acres): _____

General Description of the Subject Property: _____
(Developed, Undeveloped, etc.)

Authorized By: _____

ESE Partners, LLC

3839 Bee Caves Road, Ste. 150, Austin, TX 78746
Telephone: 512.859.6500 Facsimile: 512.514.6930

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY**

OWNER/OCCUPANT INQUIRY

Question	Owner/ Occupant	Comments
1. Is the subject property, or any adjoining property, used for an industrial use?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
2. To the best of your knowledge, has the subject property, or any adjoining property, been used for an industrial purpose?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
3. Is the subject property, or any adjoining property, used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
4. To the best of your knowledge, has the subject property, or any adjoining property, ever been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing, laboratory, junkyard, landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the subject property of facility?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located at the subject property or facility?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
7. Has fill dirt been brought onto the subject property that originated from a contaminated site or that is of an unknown origin?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
8. Are there currently, or to the best of your knowledge has there been previously, any stained soil on the subject property?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
9. Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the subject property in connection with waste treatment or disposal?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the subject property?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY**

Question	Owner/ Occupant	Comments
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill ports, or access ways indicating a fill port protruding from the ground on the subject property or adjacent to any structure located on the subject property?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
12. Are there currently, or to the best of your knowledge have there been previously, any flooring drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
13. If the subject property is served by a private water well or non-public water system, have contaminants been identified in the water well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
14. Does the owner or occupant of the subject property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental regulations with respect to the subject property or any facility located on the subject property?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
15. Has the owner or occupant of the subject property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the subject property or any facility located on the subject property?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
16. Does the owner or occupant of the subject property have any knowledge of any environmental site assessment of the subject property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the subject property or recommended further assessment of the subject property?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
17. Does the owner or occupant of the subject property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products involving the subject property by any owner or occupant of the subject property?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY**

Question	Owner/ Occupant	Comments
18. Are there any wastewater discharges associated with the subject property other than stormwater or sanitary sewer?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
19. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials ever been “dumped above grade, buried and/or burned on the subject property” ?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
21. To the best of your knowledge, has the subject property ever been utilized for the exploration and/or development of energy resources or the mining of natural resources?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
ADDITIONAL INFORMATION OR COMMENTS		

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY**

This Owner/Occupant Inquiry was completed by:

Name: _____

Title: _____

Firm: _____

Address _____

Telephone: _____ Facsimile: _____ E-mail: _____

Date: _____

If the preparer is different than the Owner or Occupant, please complete the following:

Name of preparer: _____

Preparer's Address: _____

Preparer's Telephone
Number: _____

Preparer's Relationship to
the Subject Property: _____

Preparer's Relationship to the
Owner/Occupant: _____

Copies of the completed Owner/Occupant Inquiry have been filed at:

Copies of the completed Owner/Occupant Inquiry have been mailed or delivered to:

Preparer represents that to the best of the Preparer's knowledge the above statements and facts are true and correct and to the best of the Preparer's actual knowledge, no material facts have been suppressed or misstated.

Name

Signature

Date

Name

Signature

Date





**PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE**

The information requested by ESE in the following sections will be utilized by ESE for the following purposes:

- Ensure that the property is properly referenced in the Phase I Environmental Assessment Report;
- Ensure that ESE understands the reason for performing the Phase I ESA (property acquisition, divestiture, re-finance, etc.);
- Ensure that ESE is aware of the proper parties to contact for the Owner/Occupant Inquiry as required by ASTM Standard E1527-13; and
- Ensure that the User has been provided the opportunity to provide ESE with the information required by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 ("*Brownfields Amendments*") to qualify for one of the Landowner Liability Protections (LLPs).

GENERAL USER INFORMATION

Person Authorizing the Phase I ESA (User): John Kaschak

Title and Company: SVAG Investments, LLC

Address: 101 Parklane Blvd, Suite 102, Sugar Land, Texas 77478

Telephone: 214-683-5995 Facsimile: _____ E-mail: john@svag.capital

Reason for Performing the Phase I ESA: Acquisition

Borrower's Contact Information if SBA compliant: _____

GENERAL SUBJECT PROPERTY INFORMATION

Name of Subject Property: Gregg Lane - Manor

Subject Property Address: 0 Gregg Lane, Manor, Texas 78653

Size of Subject Property (Acres): +/- 90 General Description of the Subject Property (Developed, Undeveloped, etc.): Undeveloped

Is access to the subject property limited or restricted? If so, what is the process for ESE to follow to gain access to the subject property for the required site reconnaissance?

Yes

SUBJECT PROPERTY OWNER INFORMATION

Current Owner: See Email

Current Owner Contact Address: _____

Telephone: _____ Facsimile: _____ E-mail: _____

ESE Partners, LLC

3839 Bee Caves Road, Ste. 150, Austin, TX 78746
Telephone: 512.859.6500 Facsimile: 512.514.6930

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE**

ASTM E1527-13 SMALL BUSINESS AND BROWNFIELDS REVITALIZATION ACT OF 2001 LANDOWNER LIABILITY PROTECTIONS USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs)¹ offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments")², the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

unknown

(2.) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

unknown

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

unknown

¹ Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* ("Common Elements" Guide) issued on March 6, 2003.

² P.L. 107-118

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE**

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes / unknown

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the *property* that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as *user*,

- (a.) Do you know the past uses of or entities which formerly occupied the *property*?
- (b.) Do you know of specific chemicals that are present or once were present at the *property*?
- (c.) Do you know of spills or other chemical releases that have taken place at the *property*?
- (d.) Do you know of any environmental cleanups that have taken place at the *property*?

~~Yes~~ unknown

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

(a.) As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

(b.) Have any previous environmental investigations taken place at the *property* (ie. Transaction Screen, Phase I *ESA*, Phase II *ESA*, Vapor Encroachment Screen, soil and/or groundwater sampling and analysis)?

Unknown

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE

This General Site Information and ASTM E1527-13 User Questionnaire were completed by:

Name: John Kaschak
Title: Director of Acquisitions
Firm: SVAG Investments, LLC
Address: 101 Parklane Blvd, Suite 102, Sugar Land, Texas 77478
Telephone: 214-683-5995 Facsimile: _____ E-mail: john@svag.capital
Date: 01/07/2021

If the preparer is different than the User, please complete the following:

Name of User: _____
User's Address: _____
User's Telephone Number: _____
Preparer's Relationship to
the Subject Property: _____
Preparer's Relationship to the
User: _____

Preparer represents that to the best of the Preparer's knowledge the above statements and facts are true and correct and to the best of the Preparer's actual knowledge, no material facts have been suppressed or misstated.

John Kaschak [Signature] 01/07/2021
Name Signature Date

Name Signature Date



APPENDIX F
SITE RECONNAISSANCE PHOTOGRAPHS


Photo No.: 1	Date: 1/11/2021	
Description: View of undeveloped woodland and pond in the northwestern portion of the Site.		
Photo Direction: Southwest		

Photo No.: 2	Date: 1/11/2021	
Description: View of agricultural land in the southeastern portion of the Site.		
Photo Direction: South		

Photo No.: 3	Date: 1/11/2021	
Description: View of agricultural barns in the southeastern portion of the Site.		
Photo Direction: North-northeast		


Photo No.: 4	Date: 1/11/2021	
Description: View of material and chemical container storage within barn in the southeastern portion of the Site.		
Photo Direction: Southwest		

Photo No.: 5	Date: 1/11/2021	
Description: View of empty 500-gallon AST in the proximity of the barns in the southeastern portion of the Site.		
Photo Direction: South		

Photo No.: 6	Date: 1/11/2021	
Description: View of top of septic tank in the vicinity of the former single-family residence in the southeastern portion of the Site.		
Photo Direction: South		


Photo No.: 7	Date: 1/11/2021	
Description: View of agricultural pastureland adjacent northeast of the Site.		
Photo Direction: Northeast		

Photo No.: 8	Date: 1/11/2021	
Description: View of agricultural cropland in the southeastern portion of the Site, followed by agricultural land adjacent to the southeast.		
Photo Direction: Southeast		



Photo No.: 9	Date: 1/11/2021	
Description: View of pond and undeveloped woodland in the southwestern portion of the Site.		
Photo Direction: North		

Photo No.: 10	Date: 1/11/2021	
Description: View of Wilbarger Creek, followed by agricultural pastureland adjacent northwest of the Site.		
Photo Direction: Northwest		

APPENDIX G
REGIONAL GEOLOGIC MAP

Navarro and Taylor Groups undivided (Knt)

in areas where Pecan Gap Chalk is not present because of gradation to marl similar to that of the Marlbrook and Ozan Formations















High gravel deposits (Qhg)

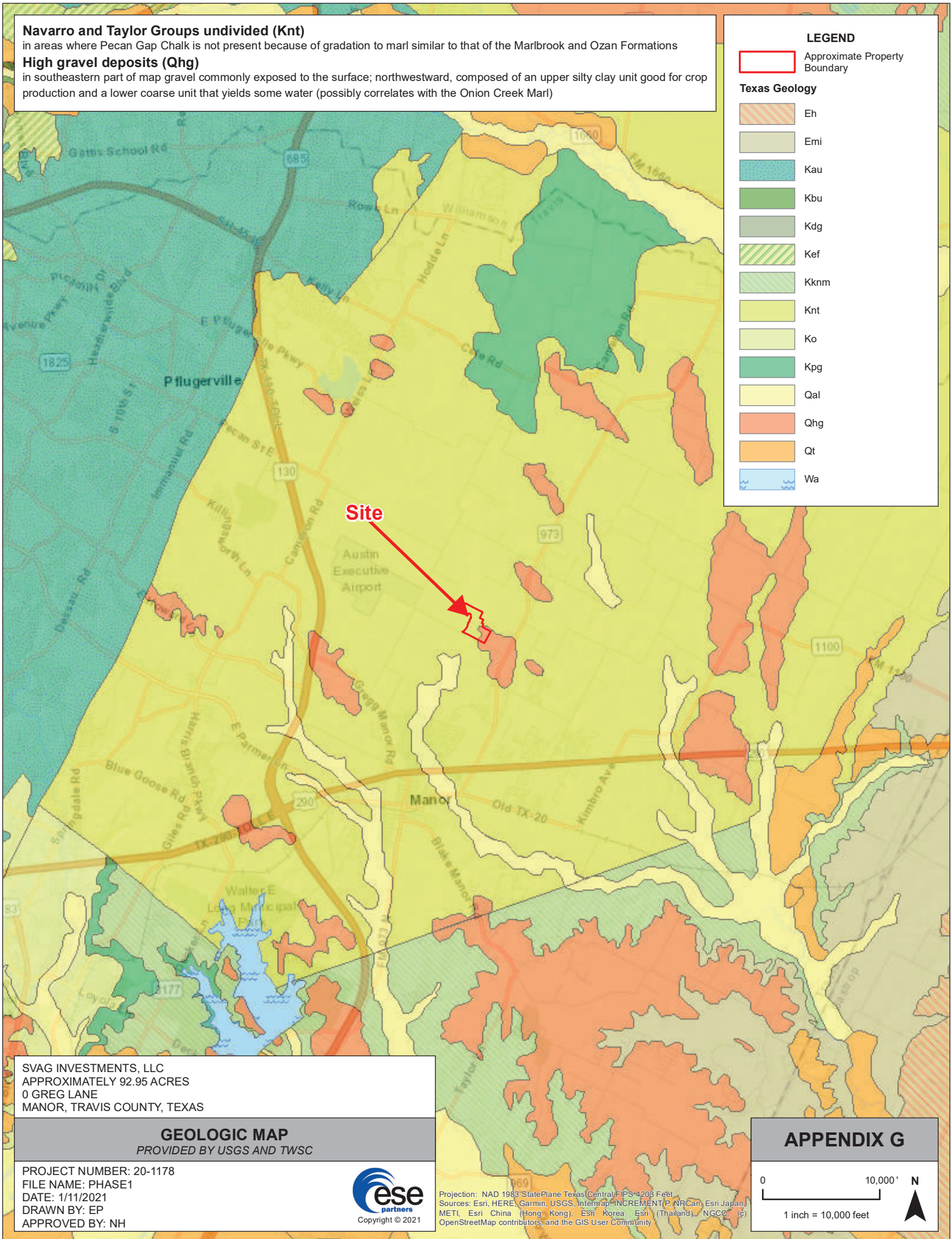
in southeastern part of map gravel commonly exposed to the surface; northwestward, composed of an upper silty clay unit good for crop production and a lower coarse unit that yields some water (possibly correlates with the Onion Creek Marl)

LEGEND

 Approximate Property Boundary

Texas Geology

-  Eh
-  Emi
-  Kau
-  Kbu
-  Kdg
-  Kef
-  Kknm
-  Knt
-  Ko
-  Kpg
-  Qal
-  Qhg
-  Qt
-  Wa



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

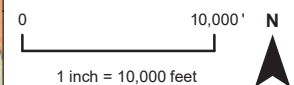
GEOLOGIC MAP
PROVIDED BY USGS AND TWSC

PROJECT NUMBER: 20-1178
FILE NAME: PHASE1
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH











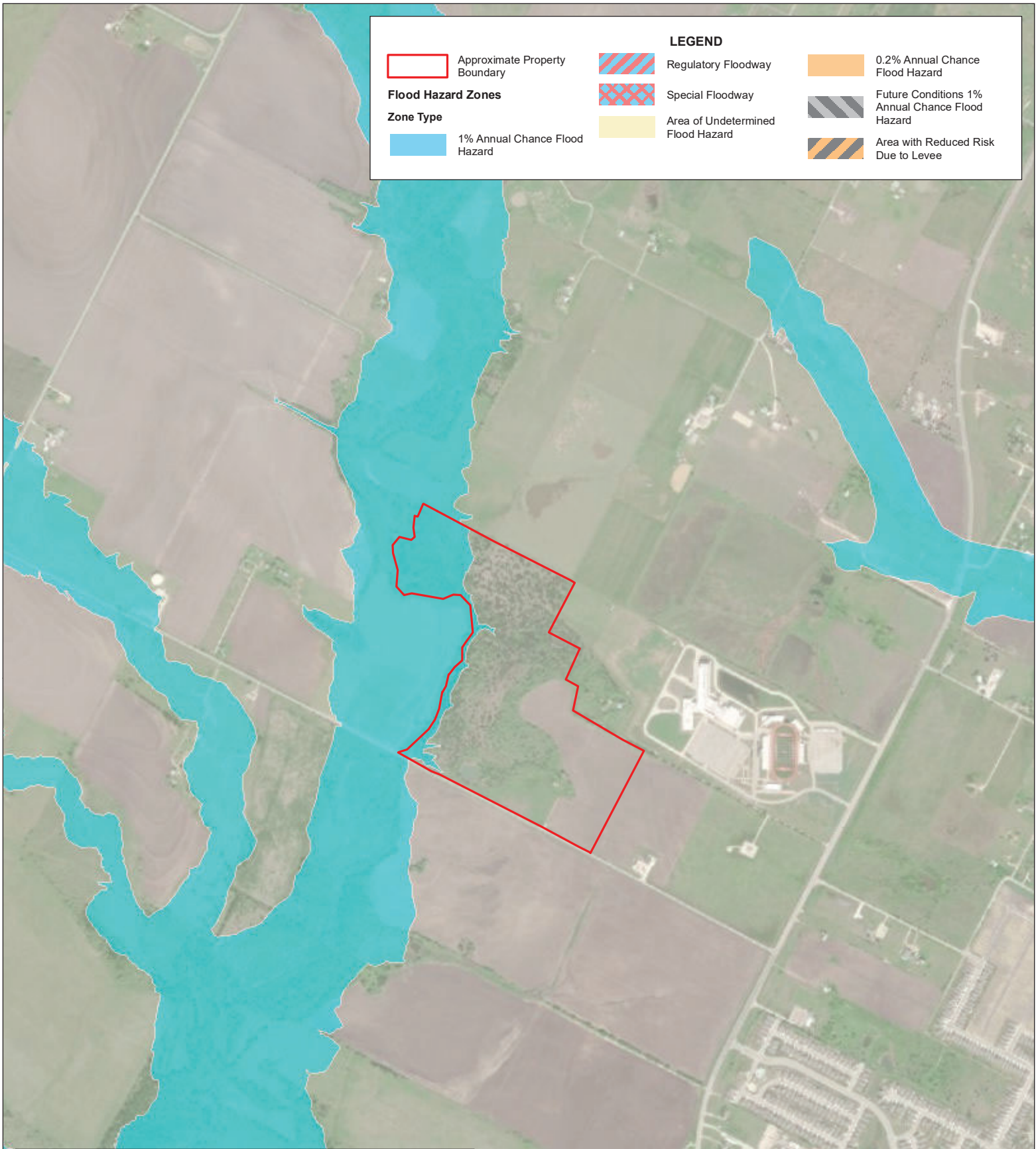
Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

APPENDIX G



APPENDIX H
FLOOD INSURANCE RATE MAP

LEGEND						
	Approximate Property Boundary		Regulatory Floodway		0.2% Annual Chance Flood Hazard	
Flood Hazard Zones				Special Floodway		Future Conditions 1% Annual Chance Flood Hazard
Zone Type				Area of Undetermined Flood Hazard		Area with Reduced Risk Due to Levee
	1% Annual Chance Flood Hazard					



SVAG INVESTMENTS, LLC
 APPROXIMATELY 92.95 ACRES
 0 GREG LANE
 MANOR, TRAVIS COUNTY, TEXAS

FLOOD INSURANCE RATE MAP
 PROVIDED BY FEMA: FM48491C0675F

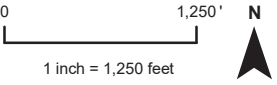
PROJECT NUMBER: 20-1178
 FILE NAME: FEMA
 DATE: 1/18/2021
 DRAWN BY: EP
 APPROVED BY: NH



Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
 Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

APPENDIX H

0 1,250' N



1 inch = 1,250 feet

APPENDIX I
SANBORN MAP REPORT

Approximately 92.95 Acres

14812 N FM 973 RD

MANOR, TX 78653

Inquiry Number: 6323565.3

January 07, 2021

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

01/07/21

Site Name:

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653
EDR Inquiry # 6323565.3

Client Name:

ESE Partners LLC
19416 Park Row Suite 120
Houston, TX 77084
Contact: Rob Thornton



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by ESE Partners LLC were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 9662-4EAD-93B0
PO # NA
Project 20-1178

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 9662-4EAD-93B0

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

ESE Partners LLC (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.


Disclaimer - Copyright and Trademark Notice

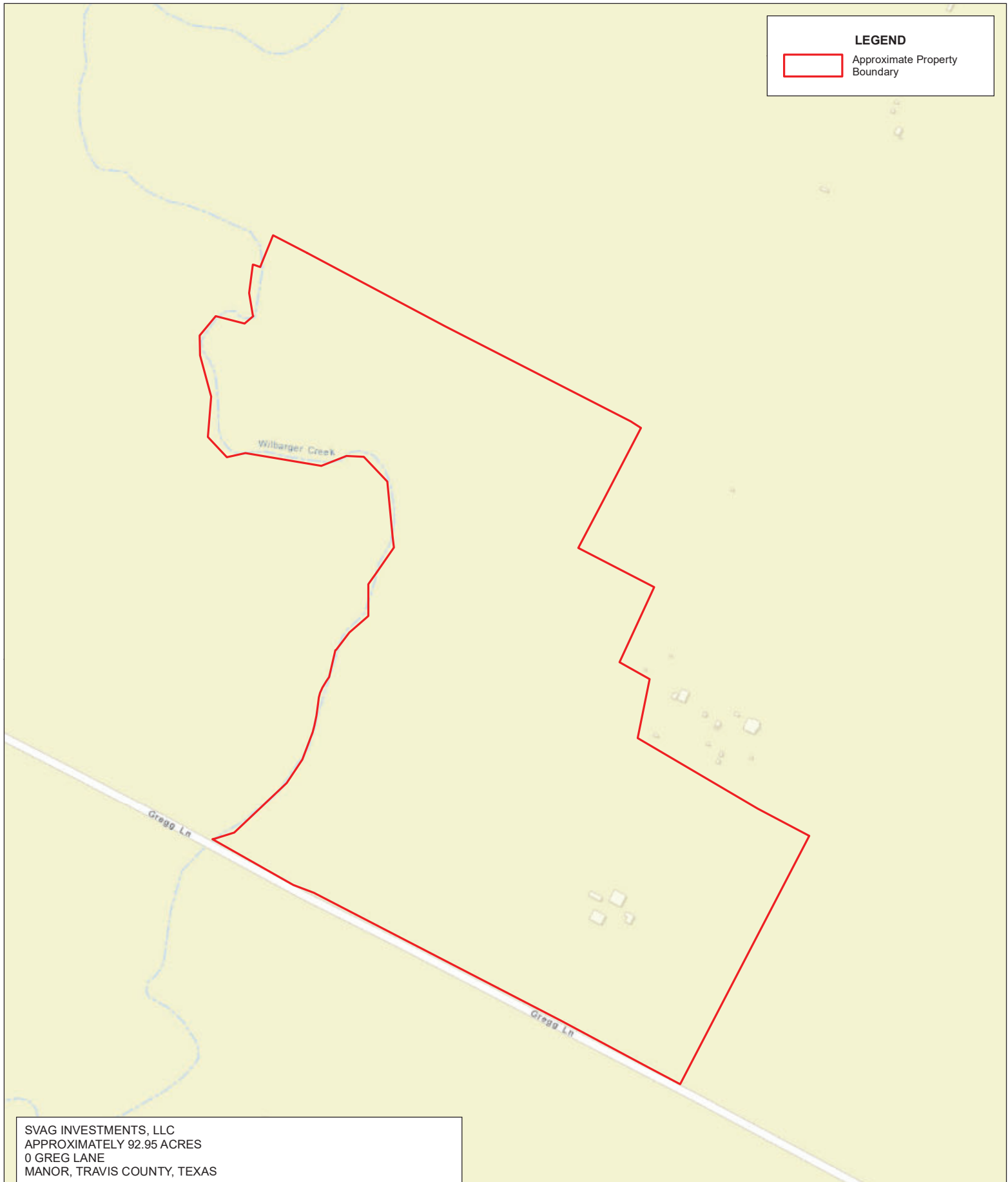
This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice. Copyright 2021 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

APPENDIX J
RRC GIS MAP

LEGEND

 Approximate Property Boundary



SVAG INVESTMENTS, LLC
 APPROXIMATELY 92.95 ACRES
 0 GREG LANE
 MANOR, TRAVIS COUNTY, TEXAS

OIL AND GAS MAP
 PROVIDED BY RAILROAD COMMISSION OF TEXAS

PROJECT NUMBER: 20-1178
 FILE NAME: PHASE1
 DATE: 1/11/2021
 DRAWN BY: EP
 APPROVED BY: NH



Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

APPENDIX J

0 500' N

1 inch = 500 feet

APPENDIX K
VAPOR ENCROACHMENT SCREEN REPORT

Approximately 92.95 Acres

14812 N FM 973 RD

MANOR, TX 78653

Inquiry Number: 6323565.2s

January 11, 2021

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Primary Map	2
Secondary Map	3
Map Findings	4
Record Sources and Currency	GR-1

Thank you for your business.
 Please contact EDR at 1-800-352-0050
 with any questions or comments.

Disclaimer - Copyright and Trademark Notice

The EDR Vapor Encroachment Worksheet enables EDR's customers to make certain online modifications that effects maps, text and calculations contained in this Report. As a result, maps, text and calculations contained in this Report may have been so modified. EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. Environmental Data Resources shall not be responsible for any customer's decision to include or not include in any final report any records determined to be within the relevant minimum search distances.

This report contains information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.**

Purchaser accepts this report "AS IS". Any analyses, estimates, ratings, or risk codes provided in this report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can produce information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2021 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

STANDARD ENVIRONMENTAL RECORDS	Default Area of Concern (Miles)*	property		
		1/10	> 1/10	
Federal NPL site list	1.0	0	0	0
Federal Delisted NPL site list	1.0	0	0	0
Federal CERCLIS list	0.5	0	0	0
Federal CERCLIS NFRAP site list	0.5	0	0	0
Federal RCRA CORRACTS facilities list	1.0	0	0	0
Federal RCRA non-CORRACTS TSD facilities list	0.5	0	0	0
Federal RCRA generators list	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	0.001	0	0	-
State- and tribal - equivalent NPL	1.0	0	0	0
State- and tribal - equivalent CERCLIS	1.0	0	0	0
State and tribal landfill and/or solid waste disposal site lists	0.5	0	0	0
State and tribal leaking storage tank lists	0.5	0	0	0
State and tribal registered storage tank lists	0.25	0	0	0
State and tribal institutional control / engineering control registries	0.5	0	0	0
State and tribal voluntary cleanup sites	0.5	0	0	0
State and tribal Brownfields sites	0.5	0	0	0

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists	0.5	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	1.0	0	0	0
Local Lists of Registered Storage Tanks	0.25	0	0	0
Local Land Records	0.001	0	0	-
Records of Emergency Release Reports	0.001	0	0	-
Other Ascertainable Records	1.0	0	0	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

APPROXIMATELY 92.95 ACRES
14812 N FM 973 RD
MANOR, TX 78653

COORDINATES

Latitude (North):	30.38304 - 30° 22' 58.94211"
Longitude (West):	97.536335 - 97° 32' 10.819702"
Elevation:	585 ft. above sea level

EXECUTIVE SUMMARY

SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

ADDITIONAL ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

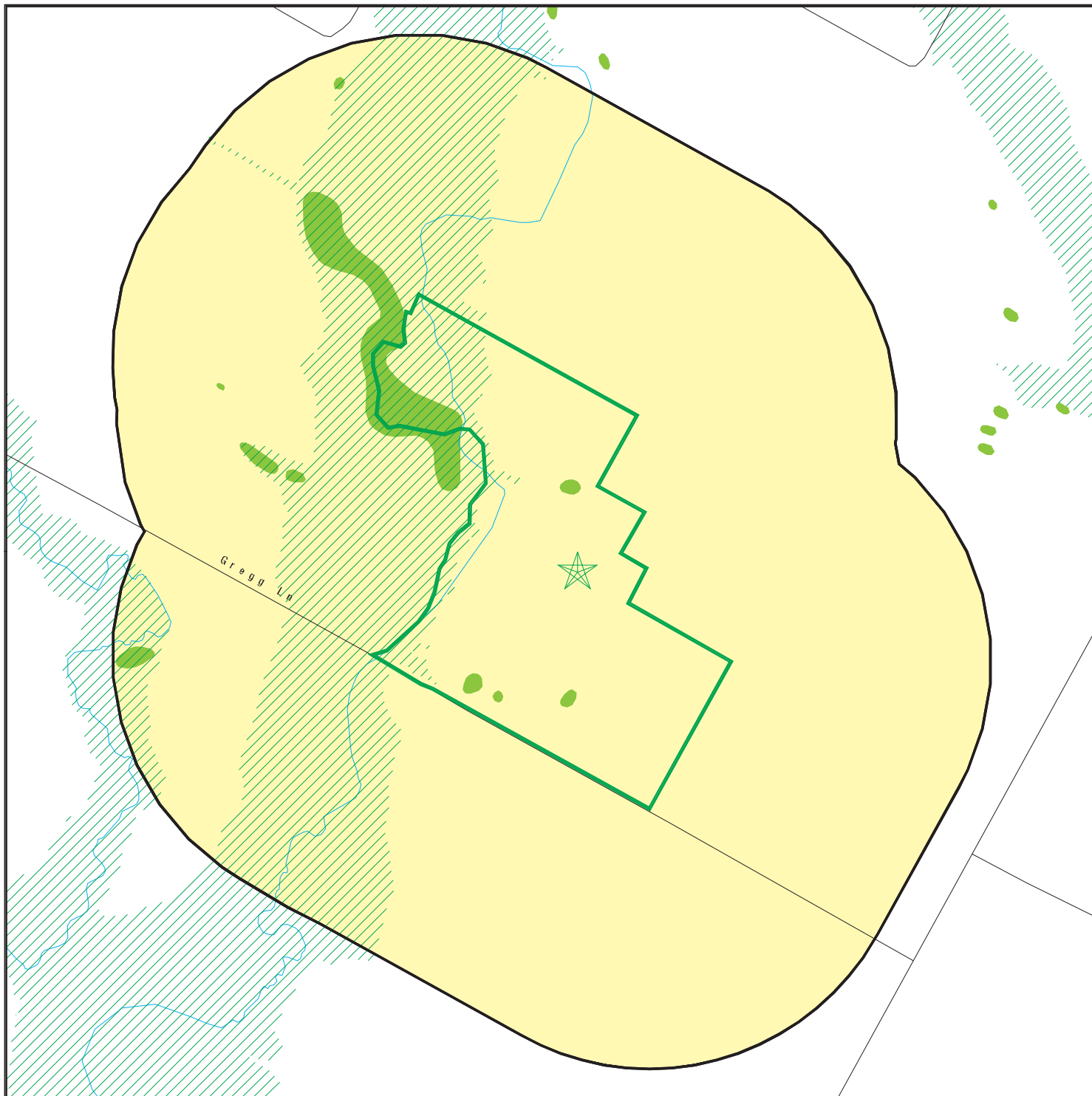
EDR HIGH RISK HISTORICAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

EDR RECOVERED GOVERNMENT ARCHIVES

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

PRIMARY MAP - 6323565.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites



Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

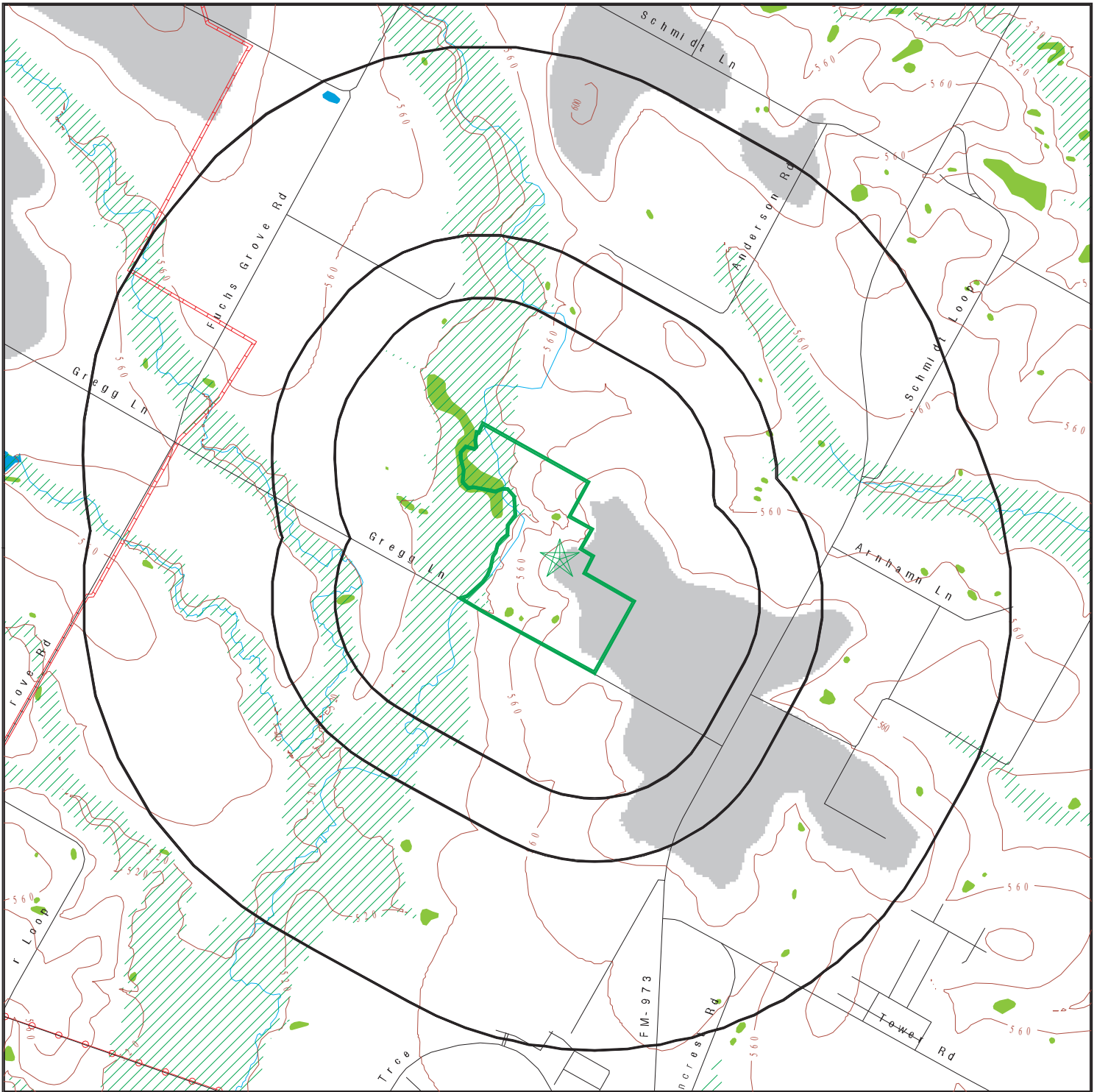


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Approximately 92.95 Acres
 ADDRESS: 14812 N FM 973 RD
 MANOR TX 78653
 LAT/LONG: 30.38304 / 97.536335

CLIENT: ESE Partners LLC
 CONTACT: Rob Thornton
 INQUIRY #: 6323565.2s
 DATE: January 07, 2021 11:35 am

SECONDARY MAP - 6323565.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Upgradient Area



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Approximately 92.95 Acres
 ADDRESS: 14812 N FM 973 RD
 MANOR TX 78653
 LAT/LONG: 30.38304 / 97.536335

CLIENT: ESE Partners LLC
 CONTACT: Rob Thornton
 INQUIRY #: 6323565.2s
 DATE: January 07, 2021 11:34 am

MAP FINDINGS

LEGEND

FACILITY NAME		EDR SITE ID NUMBER	
FACILITY ADDRESS, CITY, ST, ZIP			
◆ MAP ID#	Direction Distance Range	(Distance feet / miles)	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.
	Relative Elevation	Feet Above Sea Level	
Worksheet:			
Comments:			
Comments may be added on the online Vapor Encroachment Worksheet.			

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
ENVIRONMENTAL RECORDS						
<i>Federal NPL site list</i>						
US	NPL	National Priority List	EPA	10/28/2020	11/05/2020	11/25/2020
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/28/2020	11/05/2020	11/25/2020
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
<i>Federal CERCLIS list</i>						
US	SEMS	Superfund Enterprise Management System	EPA	10/28/2020	11/05/2020	11/25/2020
<i>Federal RCRA CORRACTS facilities list</i>						
US	CORRACTS	Corrective Action Report	EPA	12/14/2020	12/17/2020	12/22/2020
<i>Federal RCRA TSD facilities list</i>						
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
<i>Federal RCRA generators list</i>						
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
<i>Federal institutional controls / engineering controls registries</i>						
US	LUCIS	Land Use Control Information System	Department of the Navy	08/06/2020	08/21/2020	11/11/2020
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	10/28/2020	11/05/2020	11/18/2020
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	10/28/2020	11/05/2020	11/18/2020
<i>Federal ERNS list</i>						
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/14/2020	12/15/2020	12/22/2020
<i>State and tribal - equivalent NPL</i>						
TX	SHWS	State Superfund Registry	Texas Commission on Environmental Quality	06/30/2020	07/17/2020	10/06/2020
<i>State and tribal landfill / solid waste disposal</i>						
TX	SWF/LF	Permitted Solid Waste Facilities	Texas Commission on Environmental Quality	07/17/2020	07/22/2020	10/12/2020
TX	CAPCOG LI	Capitol Area Landfill Inventory	Capital Area Council of Governments	01/06/2017	01/10/2017	03/15/2017
TX	CLI	Closed Landfill Inventory	Texas Commission on Environmental Quality	08/30/1999	09/28/2000	10/30/2000
TX	NCTCOG LI	North Central Landfill Inventory	North Central Texas Council of Governments	09/28/2020	09/30/2020	12/22/2020
TX	DEBRIS	DEBRIS	Texas Commission on Environmental Quality	03/27/2018	04/04/2018	06/08/2018
TX	H-GAC CLI	Houston-Galveston Closed Landfill Inventory	Houston-Galveston Area Council	03/30/2020	04/01/2020	06/18/2020
TX	WASTE MGMT	Commercial Hazardous & Solid Waste Management Facilities	Texas Commission on Environmental Quality	10/16/2019	01/10/2020	03/18/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
State and tribal leaking storage tank lists						
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/29/2020	05/20/2020	08/12/2020
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/15/2020	05/20/2020	08/12/2020
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/12/2020
TX	LPST	Leaking Petroleum Storage Tank Database	Texas Commission on Environmental Quality	09/30/2020	10/02/2020	12/22/2020
State and tribal registered storage tank lists						
TX	UST	Petroleum Storage Tank Database	Texas Commission on Environmental Quality	08/05/2020	09/23/2020	12/16/2020
TX	AST	Petroleum Storage Tank Database	Texas Commission on Environmental Quality	08/05/2020	09/23/2020	12/16/2020
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/13/2020
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/14/2020	05/20/2020	08/12/2020
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/03/2020	05/20/2020	08/12/2020
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/29/2020	05/20/2020	08/12/2020
US	FEMA UST	Underground Storage Tank Listing	FEMA	07/21/2020	09/03/2020	11/25/2020
State and tribal institutional control / engineering control registries						
TX	AUL	Sites with Controls	Texas Commission on Environmental Quality	09/25/2020	10/07/2020	12/23/2020
State and tribal voluntary cleanup sites						
TX	VCP RRC	Voluntary Cleanup Program Sites	Railroad Commission of Texas	11/14/2019	01/02/2020	03/04/2020
TX	VCP TCEQ	Voluntary Cleanup Program Database	Texas Commission on Environmental Quality	09/25/2020	10/06/2020	12/22/2020
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
State and tribal Brownfields sites						
TX	BROWNFIELDS	Brownfields Site Assessments	TCEQ	09/01/2020	09/30/2020	12/21/2020
Other Records						
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2020	10/08/2020	01/04/2021
US	ROD	Records Of Decision	EPA	10/28/2020	11/05/2020	11/25/2020
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	10/28/2020	11/05/2020	11/25/2020
TX	DEL SHWS	Deleted Superfund Registry Sites	Texas Commission on Environmental Quality	06/30/2020	07/17/2020	10/06/2020
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
TX	SWRCY	Recycling Facility Listing	TCEQ	08/13/2020	08/19/2020	11/09/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2018	12/04/2019	01/15/2020
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	10/28/2020	11/05/2020	11/25/2020
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	09/21/2020	09/22/2020	12/14/2020
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	Delisted NPL	National Priority List Deletions	EPA	10/28/2020	11/05/2020	11/25/2020
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	10/28/2020	11/05/2020	11/25/2020
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	09/20/2020	09/22/2020	12/14/2020
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/14/2020	09/15/2020	12/10/2020
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	08/05/2020	08/13/2020	10/21/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/04/2020	08/25/2020	11/18/2020
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	09/10/2020	09/15/2020	11/20/2020
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	PRP	Potentially Responsible Parties	EPA	04/27/2020	05/06/2020	06/09/2020
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	10/19/2020	10/19/2020	01/04/2021
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	10/09/2019	10/11/2019	12/20/2019
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/05/2020	08/10/2020	10/08/2020
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	FINDS	Facility Index System/Facility Registry System	EPA	09/04/2020	09/15/2020	11/20/2020
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RMP	Risk Management Plans	Environmental Protection Agency	07/24/2020	08/03/2020	10/21/2020
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2017	06/22/2020	11/20/2020
US	PWS	Public Water System Data	EPA	12/17/2013	01/09/2014	10/15/2014
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	ABANDONED MINES	Abandoned Mines	Department of Interior	09/16/2020	09/17/2020	12/10/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
TX	AIRS	Current Emission Inventory Data	Texas Commission on Environmental Quality	06/16/2020	06/24/2020	09/04/2020
TX	APAR	Affected Property Assessment Report Site Listing	Texas Commission on Environmental Quality	10/08/2020	10/15/2020	01/05/2021
TX	ASBESTOS	Asbestos Notification Listing	Department of State Health Services	08/19/2020	08/20/2020	11/09/2020
TX	CDL	Clandestine Drug Site Locations Listing	Department of Public Safety	08/07/2017	08/15/2017	05/11/2018
TX	COAL ASH	Coal Ash Disposal Sites	Texas Commission on Environmental Quality	07/29/2020	07/31/2020	10/16/2020
TX	DRYCLEANERS	Drycleaner Registration Database Listing	Texas Commission on Environmental Quality	05/12/2020	05/27/2020	08/11/2020
TX	ED AQUIF	Edwards Aquifer Permits	Texas Commission on Environmental Quality, Au	10/09/2020	10/14/2020	01/05/2021
TX	ENFORCEMENT	Notice of Violations Listing	Texas Commission on Environmental Quality	09/25/2020	09/30/2020	11/30/2020
TX	Financial Assurance 1	Financial Assurance Information Listing	Texas Commission on Environmental Quality	09/18/2020	10/02/2020	12/22/2020
TX	Financial Assurance 2	Financial Assurance Information Listing	Texas Commission on Environmental Quality	08/05/2020	09/23/2020	12/16/2020
TX	GCC	Groundwater Contamination Cases	Texas Commission on Environmental Quality	12/31/2018	09/06/2019	11/15/2019
TX	HIST LIENS	Environmental Liens Listing	Texas Commission on Environmental Quality	03/23/2007	03/23/2007	05/02/2007
TX	Ind. Haz Waste	Industrial & Hazardous Waste Database	Texas Commission on Environmental Quality	10/09/2020	10/16/2020	12/08/2020
TX	IHW CORR ACTION	IHW CORR ACTION	Texas Commission on Environmental Quality	10/07/2020	10/14/2020	12/08/2020
TX	IOP	Innocent Owner/Operator Program	Texas Commission on Environmental Quality	09/25/2020	10/06/2020	12/22/2020
TX	LEAD	Lead Inspection Listing	Department of State Health Services	08/19/2020	08/20/2020	11/09/2020
TX	LIENS	Environmental Liens Listing	Texas Commission on Environmental Quality	09/25/2020	10/07/2020	12/22/2020
TX	MSD	Municipal Settings Designations Database	Texas Commission on Environmental Quality	07/24/2020	07/28/2020	10/12/2020
TX	NPDES	NPDES Facility List	Texas Commission on Environmental Quality	08/10/2020	08/11/2020	11/02/2020
TX	PRIORITY CLEANERS	Dry Cleaner Remediation Program Prioritization List	Texas Commission on Environmental Quality	03/03/2020	06/03/2020	08/18/2020
TX	RWS	Radioactive Waste Sites	Texas Commission on Environmental Quality	07/24/2006	12/14/2006	01/23/2007
TX	SPILLS	Spills Database	Texas Commission on Environmental Quality	07/21/2020	07/24/2020	07/30/2020
TX	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	05/15/2005	01/03/2013	03/07/2013
TX	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	10/23/2012	01/03/2013	03/07/2013
TX	TIER 2	Tier 2 Chemical Inventory Reports	Department of State Health Services	12/31/2012	06/07/2013	07/22/2013
TX	UIC	Underground Injection Wells Database Listing	Texas Commission on Environmental Quality	11/06/2019	11/07/2019	01/16/2020
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
TX	PFAS	PFAS Contamination Site Location Listing	Texas Commission on Environmental Quality	08/27/2020	09/04/2020	11/25/2020
TX	NON REGIST PST	Petroleum Storage Tank Non Registered	Texas Commission on Environmental Quality	06/01/2020	06/02/2020	08/18/2020
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/31/2018	07/26/2018	10/05/2018
TX	CENTRAL REGISTRY	The Central Registry	Texas Commission on Environmental Quality	03/25/2020	04/07/2020	07/01/2020
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	10/03/2020	10/06/2020	01/04/2021
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/17/2020	08/17/2020	10/21/2020
TX	COMP HIST	Compliance History Listing	Texas Commission on Environmental Quality	11/19/2019	11/25/2019	02/04/2020
TX	PST STAGE 2	PST Stage 2	Texas Commission on Environmental Quality	07/17/2019	07/18/2019	09/24/2019
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2018	07/02/2020	09/17/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
<u>HISTORICAL USE RECORDS</u>						
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
TX	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Texas Commission on Environmental Quality		07/01/2013	12/26/2013
TX	RGA LF	Recovered Government Archive Solid Waste Facilities List	Texas Commission on Environmental Quality		07/01/2013	01/13/2014
<u>COUNTY RECORDS</u>						
TX	HIST UST AUSTIN	Historic Tank Records	Department of Planning & Development Review	06/25/2012	06/29/2012	08/23/2012

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

APPENDIX L
CITY DIRECTORY REPORT

Approximately 92.95 Acres

14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.8
January 11, 2021

The EDR-City Directory Image Report

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

Data by

infoUSA[®]

Copyright©2008
All Rights Reserved

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2000	<input type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1995	<input type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1992	<input type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1986	<input type="checkbox"/>	<input type="checkbox"/>	Cole Criss-Cross Directory
1981	<input type="checkbox"/>	<input type="checkbox"/>	Cole Criss-Cross Directory
1977	<input type="checkbox"/>	<input type="checkbox"/>	Cole Criss-Cross Directory
1972	<input type="checkbox"/>	<input type="checkbox"/>	Cole Criss-Cross Directory
1967	<input type="checkbox"/>	<input type="checkbox"/>	Cole Criss-Cross Directory
1964	<input type="checkbox"/>	<input type="checkbox"/>	Cole Criss-Cross Directory
1958	<input type="checkbox"/>	<input type="checkbox"/>	Cole Criss-Cross Directory

EXECUTIVE SUMMARY

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
-------------	----------------------	---------------------	---------------

FINDINGS

TARGET PROPERTY STREET

14812 N FM 973 RD
MANOR, TX 78653

<u>Year</u>	<u>CD Image</u>	<u>Source</u>	
<u>FM 973 N</u>			
2017	pg A1	EDR Digital Archive	
2014	pg A2	EDR Digital Archive	
2010	pg A3	EDR Digital Archive	
2005	pg A4	EDR Digital Archive	
2000	-	EDR Digital Archive	Target and Adjoining not listed in Source
1995	-	EDR Digital Archive	Target and Adjoining not listed in Source
1992	-	EDR Digital Archive	Target and Adjoining not listed in Source
1986	-	Cole Criss-Cross Directory	Street not listed in Source
1981	-	Cole Criss-Cross Directory	Street not listed in Source
1977	-	Cole Criss-Cross Directory	Street not listed in Source
1972	-	Cole Criss-Cross Directory	Street not listed in Source
1967	-	Cole Criss-Cross Directory	Street not listed in Source
1964	-	Cole Criss-Cross Directory	Street not listed in Source
1958	-	Cole Criss-Cross Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

FM 973 N 2017

13407 MONROE, BYRON A
14411 ESTRADA, GILBERTO S
14605 GOOD LUCK GRILL
14623 BREAUX, AUTUMN
14812 LUTZ-CARRILLO, SKY J
14832 MANOR INDEPENDENT SCHOOL DISTRICT
16133 DAOUST, GARY E
16205 BALLI, GUSTAVO D
SHAFFER, DENNIS R
16212 BIGGERSTAFF, HOMER L
MOHR, NIC W
16219 JONES, GERALD A
16229 CARDENAS, ELIZABETH
FRANZETTI, CANYON C
16407 VERMEER, MATTHEW
16501 GUERRA, EDWARD M
16508 CASTILLO, FIDENSIO
16517 JASEK, DENNIS E
17204 GOMEZ, FELIPE A
17208 SHAKOLLI, ARBEN
17618 JOHLE, KEN A
17900 MOEBUS, CHRISTOPHER D

FM 973 N 2014

13809 NUNEZ, RUPERTO
14200 BROWN, JOHN W
CHAPA-BROWN, STEPHANIE T
ROSALES, KIMBERLY
14401 VOELKER, SCOTT
14411 OCCUPANT UNKNOWN,
14605 GOOD LUCK GRILL
14623 BREAUX, AUTUMN
14812 LUTZ, JIM T
14832 MANOR INDEPENDENT SCHOOL DISTRICT
15219 OCCUPANT UNKNOWN,
15230 OCCUPANT UNKNOWN,
15405 KENNY, PATRICIA K
15624 ARROYO, SOCORRO S
16133 OCCUPANT UNKNOWN,
16205 BALLI, GUSTAVO D
16209 FOSBOURG, LINDA
RODRIGUEZ, ROBERT R
16212 BIGGERSTAFF, HOMER L
MOHR, NICOLAS W
16215 OCCUPANT UNKNOWN,
16219 JONES, GERALD A
16229 CARDENAS, ELIZABETH
FRANZETTI, JOHN A
16501 GUERRA, EDWARD M
16508 CASTILLO, FIDENSIO
16517 JASEK, DENNIS E
17204 GOMEZ, FELIPE A
17208 SHAHOLLI, ARBEN
17220 OCCUPANT UNKNOWN,
17223 OCCUPANT UNKNOWN,
17600 OCCUPANT UNKNOWN,
17618 JOHLE, KEN A
17726 KING, RICHARD L
17900 MOEBUS, CHRISTOPHER D

FM 973 N 2010

13500 OCCUPANT UNKNOWN,
13809 DESANTIAGO, PEDRO A
13860 NICHOLS, CLIDE
13901 CASIANO-JARAMILLO, SALVADOR
KRUPALLA, JENNIFER
13909 BUTLER, JAMES C
13915 MORRIS, DENISE
14005 PAZ, NAUL M
14013 JUNKER, RONALD
14200 BROWN, JOHN W
14208 BROWN, KIM
14401 TEXAS SURETY
VOELKER WELDING & CONSTRUCTION
14411 ESTRADA, GILBERTO S
14605 GOOD LUCK GRILL
14812 CARRILLO, ALEX
15219 GARCIA, JOSPHINE
15230 OCCUPANT UNKNOWN,
15405 KENNY, PATRICIA K
15624 ARROYO, SOCORRO S
15911 RAESZ, ROBERT E
16105 PECK, RICKY
16133 OCCUPANT UNKNOWN,
16205 BALLI, GUSTAVO D
16209 RODRIGUEZ, ROBERT R
16212 BIGGERSTAFF, HOMER L
16215 HOUGHTALING, JOSEPH
16219 DOUCET, AARON T
16229 ESCOBAR, JOSE L
FRANZETTI, JOHN A
16407 COPE, TERRY D
16501 GUERRA, EDWARD M
16508 CASTILLO, FIDENSIO
16517 JASEK, DENNIS E
17204 GOMEZ, JACQUELINE Y
17208 SHAHOLLI, ARBEN
17223 OCCUPANT UNKNOWN,
17600 OAKLEY, JAMES R
17618 JOHLE, KEN A
17726 OCCUPANT UNKNOWN,
17900 MCCOMACK, AARON
18019 EHRLICH MECHANICAL

FM 973 N 2005

13500 OCCUPANT UNKNOWN,
 13726 COTTEN, RYAN A
 13800 OCCUPANT UNKNOWN,
 13809 OCCUPANT UNKNOWN,
 13860 NICHOLS, CLIDE
 13901 COX, LAWRENCE W
 13909 MONTAGUE, PAMELA B
 13915 FLINTSTONE GROUP
 SUNCREST FARM
 WARD, ANNETTE L
 14005 LAWRENCE, DAVID J
 14013 JUNKER, RONALD
 14200 BROWN, JOHN W
 14208 ROSALES, JESUS
 14215 CROUCH / KST ENTERPRISES LTD
 14225 FALCON STORAGE
 14401 VOELKER WELDING & CONSTRUCTION
 VOELKER, STAN D
 14411 ESTRADA, GILBERTO A
 14623 GITTER DONE COMERCIAL SERVICES
 14812 CARRILLO, ALEX
 LUTZ / BOLAMAN JIM
 15219 GARCIA, JOSPHINE
 15230 MCPHIE, EWAN D
 15315 AFFORDABLE SPAS
 READY, PAUL
 15405 KENNY, PATRICIA
 15411 SMITH, GARY
 15417 SMITH, BYRON R
 15501 BOECKER, ARTHUR D
 15506 LUCAS, JEFFREY L
 15510 LAWRENCE, JOHN D
 15600 MCCUTCHEON, LISA
 15616 PHELPS, TIM B
 15621 OCCUPANT UNKNOWN,
 15624 DAHLY, DONALD E
 15911 RAESZ, ROBERT E
 16205 BALLI, GUSTAVO D
 16209 OCCUPANT UNKNOWN,
 16212 BIGGERSTAFF, HOMER L
 16215 ANSALDUA, JESUS
 16219 OCCUPANT UNKNOWN,
 16229 ESCOBAR, JOSE L
 16407 COPE, TERRY D
 16501 GUERRA, EDWARD M
 16508 OCCUPANT UNKNOWN,
 ULTRA HEALTH CARE
 16517 JASEK, DENNIS E
 16525 GREENMAN NURSERY
 VINCENT, DAVID J

FM 973 N

2005

(Cont'd)

17223 OCCUPANT UNKNOWN,
17517 OCCUPANT UNKNOWN,
17618 JOHLE, KEN A
17726 OCCUPANT UNKNOWN,
17900 ADVANCED SYSTEM INC
SANMIGUEL, SANTOS
18019 CROWLEY, SANDRINA
EHRlich MECHANICAL

APPENDIX M
RECORDS OF COMMUNICATION

Rob Thornton

From: TCSO Open Records Request <tcsor@traviscountytx.gov>
Sent: Friday, January 15, 2021 11:40 AM
To: Rob Thornton
Subject: [EXTERNAL] RE: 0 Gregg Lane (14812 N. FM 973) Manor, Texas

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Please accept this correspondence in connection with your request for information regarding **14812 N. FM 973**. After a diligent search of the records maintained by this office, I was unable to locate any incidents report by our office with the information provided.

I hope you find this information helpful. Should you have any questions in this regard, please feel free to contact our office.



Karel Macias
Legal Secretary
Travis County Sheriff's Office
PO Box 1748, Austin, Texas 78767
Office: 512-854-9718 **Fax:** 512-854-7270
Website: www.tcsheriff.org

From: Rob Thornton <rob@esepartners.com>
Sent: Thursday, January 7, 2021 3:16 PM
To: TCSO Open Records Request <tcsor@traviscountytx.gov>
Subject: [CAUTION EXTERNAL] 0 Gregg Lane (14812 N. FM 973) Manor, Texas

CAUTION: This email is from OUTSIDE Travis County. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious.

Good Afternoon,

I am conducting a Phase I Environmental Site Assessment on a property in unincorporated Travis County, near the intersection of N. FM 973 and Gregg Lane, which are identified as the following Travis Central Appraisal District (TCAD) Property IDs: 259074 and 259066. I wanted to request any available records regarding any emergency or spill response incidents that Travis County might have for these addresses.

Thanks for your assistance in this matter.

Very respectfully,
Rob

Robert W. Thornton
Staff Environmental Scientist II

ESE Partners, LLC

3839 Bee Cave Road, Suite 150
Austin, Texas 78746

O: 512.859.6500

C: 936.346.9699 | E: rob@esepartners.com

www.esepartners.com



*Responsibly Moving Business Forward
Through Environmental Problem Solving*



Request Your Phase I ESA Proposal Here:

<http://www.esepartners.com/phase-i-esa-bid-request/>

Total Control Panel

[Login](#)

To: rob@esepartners.com

Message Score: 57

High (60): **Pass**

From:

My Spam Blocking Level: Medium

Medium (75): **Pass**

prvs=864970099b=tcsor@traviscountytx.gov

Low (90): **Pass**

[Block](#) this sender

[Block](#) traviscountytx.gov

This message was delivered because the content filter score did not exceed your filter level.

APPENDIX N
QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Robert Thornton

Staff Environmental Scientist II, Phase I Environmental Professional



Mr. Thornton joined ESE Partners in 2020 and has over a decade of experience in environmental consulting. He has authored over 1,000 due diligence projects including Phase I Environmental Site Assessments (ESAs). He has also conducted Waters and Wetlands Delineations, Environmental Constraints and Natural Resource Reviews, NEPA Reviews, materials sampling, and SPCC/SWPPP site reviews on sites throughout the United States for a broad range of clients.

RELEVANT EXPERIENCE

Phase I ESA

Performed over one-hundred Phase I ESAs, Transaction Screens, and desktop reviews for a variety of clients including lending institutions, insurance companies, attorneys, prospective owners, sellers, and real estate developers since joining ESE. Collects, interprets, and organizes data into technical reports for Phase I ESAs, Transaction Screens, and desktop reviews. Property types assessed include raw land, oil and gas assets, commercial properties, retail centers, multi-family developments, industrial facilities, institutional facilities, and utility-scale renewable energy projects in 46 states. Additionally, Mr. Thornton conducts interviews to satisfy All Appropriate Inquiry requirements pertaining to the performed Phase I ESAs in accordance with the ASTM E1527-13 standard.

Construction Materials Sampling

Performed Asbestos Containing Materials and Lead-Based Paint inspections, sampling, and surveys on commercial, industrial, residential, and telecommunications facilities in Texas.

ArcGIS

Analyzes historical aerial photographs through georeferencing, oil, gas, and pipeline data through the Railroad Commission of Texas, wetland data through the US Fish and Wildlife Service, topographic data from the United States Geologic Survey, and geologic rock and groundwater data from the Geologic Database of Texas and the Texas Water Development Board. Interprets and generates figures from databases for Phase I ESAs through ArcGIS for over one hundred Phase I ESAs.

EDUCATION

Bachelor of Science,
Ocean and Coastal
Resources, Texas A&M
University Galveston

TRAINING

First Aid and CPR

OSHA 40-hour
Hazardous Waste
Operations Emergency
Response (HAZWOPER)

CERTIFICATIONS

Texas Licensed Asbestos
Inspector (TX DSHS
License Number 603467)

Certified Lead-Based Paint
Inspector (US Department
of Housing and Urban
Development)



Natural Resources

Conducted Waters of the U.S. /Wetlands assessments, Section 404 and Section 10 Permitting, Threatened and Endangered Species Reviews, Natural Resources/Environmental Constraints Reviews, Cultural Resource Reviews, FCC NEPA Reviews, NEPA Categorical Exclusion Reviews, and NEPA Environmental Assessments. Conducted biological specimen monitoring, surveys, and pre-construction relocation for protected and endangered species in Texas.

Compliance

Audited numerous oil and gas facilities to identify necessary environmental-related permits and reporting requirements. Conducted field reviews for applications for Storm Water Pollution Prevention Plans (SWP3s). Conducted and maintained Individual Wastewater Permits, Spill Prevention, Control, and Countermeasures (SPCC) Plans, and Pollution Prevention (P2) Plans. Reported to state agencies for Toxic Release Inventory (TRI) report, Tier II reporting, and hazardous waste classification and reporting.

Subsurface Investigations

Assisted in field investigations for several Phase II ESAs in order to verify the presence of chemicals of concern in soil, groundwater, and surface water.



Kathryn O'Gorman, PG

Managing Director of Due Diligence, Senior Geologist

Ms. O'Gorman has over 10 years of experience with environmental due diligence and compliance assistance. As the Managing Director for Due Diligence Business Unit, she directs a team of geologist and scientists on site assessments and investigations on undeveloped, residential, commercial, industrial and oil and gas properties. Various types of environmental reports performed include Phase I Environmental Site Assessments (ESAs) in accordance with ASTM E1527-13 standards, Transaction Screens, Property Condition Assessments (PCAs) and desktop reviews.

EDUCATION

Bachelor of Science,
Geology, Texas A&M
University

TRAINING

Medic First Aid and CPR

OSHA 40-hour Hazardous
Waste Operations
Emergency Response
(HAZWOPER)

Small Business
Administration (SBA) SOP
50 10 5(C) & (D)

CERTIFICATION

Texas Board Professional
Geoscientists –
Professional Geologist
(PG), State of Texas
License Number 11417

RELEVANT EXPERIENCE

Environmental Due Diligence – Managed and performed over 2,300 Phase I ESAs, Transaction Screens and desktop reviews for a variety of clients including prospective purchasers, lending institutions, attorneys, sellers and real estate developers. Trains new employees on proper collection, interpretation and organization of data into technical reports. She reviews work quality prior to client submittal. Additionally, Ms. O'Gorman instructs new employees on conducting interviews to satisfy All Appropriate Inquiry requirements pertaining to the performed Phase I ESAs in accordance with the ASTM E1527-13 standard. Reviews complex environmental remediation reports and consults clients on next steps. Oversees the coordination and delivery of wetland determinations, threatened and endangered species reviews and cultural resource reviews.

Stormwater Permitting – Ms. O'Gorman has five years of experience preparing and managing of the Stormwater Pollution Prevention Plan (SWPPP) in accordance with the TPDES/NPDES Construction and Multi-Sector General Permit, developing best management practices, and conducting monitoring, sampling, training, and reporting to the TCEQ. This also includes identifying best management practices to be installed, implemented, and maintained to minimize the discharge of pollutants in stormwater from each facility. Ms. O'Gorman is responsible for field operations including, but not limited to, site assessments for SWPPPs.

Oil Pollution Prevention – Responsible for the preparation and management of Spill Prevention Control and Countermeasure (SPCC) Plans, Facility Response Plans (FRPs), and Oil Spill Response Plans (OSRPs) in accordance with the 40 CFR Part 112, 33 CFR 153.1035, and 49 CFR 194 federal regulations addressing oil pollution prevention. She has prepared oil pollution prevention plans for various industries including

aggregates, manufacturing, oil and gas, pipelines and terminals. Additionally, Ms. O’Gorman is responsible for field operations including, but not limited to, site assessments for SPCCs, FRPs, and OSRPs.

Hazardous Waste and Wastewater – Prepares and manages wastewater permits, industrial wastewater permit applications to the TCEQ, sewer discharge permits to cities and MUD districts, industrial and hazardous waste classification and reporting, and commercial and industrial tax abatement for pollution controls. Ms. O’Gorman has experience with classification of industrial and hazardous waste, pollution prevention planning and contingency planning for hazardous wastes.

Environmental Compliance – Ms. O’Gorman annually prepares and reports Toxic Release Inventories (TRIs) and Tier II inventories to the EPA and regulatory state agencies for various clients located in Texas, Louisiana, Oklahoma, and New Mexico. Ms. O’Gorman is responsible for other projects related to environmental compliance including, but not limited to, the preparation and management of general compliance audits, Pollution Prevention (P2) Plans, commercial and industrial tax abatement for pollution controls, and communicating with regulatory agencies regarding NOVs, project updates, and reporting requirements under various regulations.

Subsurface Investigations – Assisted in site investigations for dozens of Phase II ESAs in order to characterize site conditions and confirm or deny the presence of chemicals of concern in soil, groundwater, surface water, sediment and soil vapor.



Thomas Kirby

Project Environmental Scientist I

Mr. Kirby joined ESE Partners in 2020 and has over three years of experience in environmental consulting and investigations. In his role as Project Environmental Geologist I, his responsibilities include the collection and interpretation of data collected and its organization into technical reports for Phase I ESAs in accordance with ASTM E1527-13 standards. Mr. Kirby has also conducted Municipal Solid Waste (MSW) and Industrial and Hazardous Waste (IHW) investigations throughout North Texas for the Texas Commission on Environmental Quality (TCEQ).

EDUCATION

Master of Science,
Integrated Science &
Technology, James
Madison University

Bachelor of Science,
Biology, University of
Texas at Arlington

TRAINING

ESRI ArcGIS

OSHA 24-hour
Hazardous Waste
Operations Emergency
Response (HAZWOPER)

OSHA 40-hour
Hazardous Waste
Operations Emergency
Response (HAZWOPER)

RELEVANT EXPERIENCE

Phase I ESA – Performed over one hundred Phase I ESAs, Transaction Screens, and desktop reviews for a variety of clients including lending institutions, insurance companies, attorneys, prospective owners, sellers, and real estate developers with ESE and in a previous environmental consulting role. Collects, interprets, and organizes data into technical reports for Phase I ESAs, Transaction Screens, and desktop reviews. Property types assessed include raw land, oil and gas assets, retail centers, multi-family developments, industrial facilities, and institutional facilities throughout the country. Additionally, Mr. Kirby conducts interviews to satisfy All Appropriate Inquiry requirements pertaining to the performed Phase I ESAs in accordance with the ASTM E1527-13 standard.

ArcGIS – Analyzes historical aerial photographs through georeferencing, oil, gas, and pipeline data through the Railroad Commission of Texas, wetland data through the US Fish and Wildlife Service, topographic data from the United States Geologic Survey, and geologic rock and groundwater data from the Geologic Database of Texas and the Texas Water Development Board. Interprets and generates figures from databases for Phase I ESAs through ArcGIS for over one hundred Phase I ESAs.

Relevant Experience – In his previous role at another environmental firm, Mr. Kirby was responsible for conducting Phase I and II ESAs, impacted material management, preparation of corrective action plans, and Environmental Health & Safety Plans. Additionally, Mr. Kirby's responsibilities encompassed remediation of groundwater and soil at contaminated sites. Remediation activities include but is not limited to Direct-Push Technology (DPT) and hollow-stem auger drilling, installation of wells, soil, vapor, and groundwater sampling, and installation of soil-vapor extraction systems.

Mr. Kirby also previously worked for the Texas Commission on Environmental Quality (TCEQ). At the TCEQ, his responsibilities included conducting on-site and record review investigations for Municipal Solid Waste and Industrial and Hazardous Waste facilities in accordance with state and federal regulations. Mr. Kirby's additional responsibilities at the TCEQ consisted of performing on-site evaluations of permit conditions and providing technical assistance to regulated entities, local governments, and the public regarding state and federal regulations, permit applications, and site-specific compliance questions.



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, September 2, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- ~~1. The PUD should have a name.~~
- ~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~
- ~~3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.~~
- ~~4. No secondary access for the site was provided.~~
- ~~5. The typical PUD notes were not included with the submittal.~~
- ~~6. The PUD should list any proposed variances from City of Manor Code of Ordinances.~~
- ~~7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.~~
- ~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~
- ~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~
- ~~10. Will any parkland be dedicated to the City?~~
- ~~11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.~~

- ~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~
- ~~13. The PUD should be labeled as Preliminary Site Plan for PUD.~~
- ~~14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.~~
- 15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.**
- ~~16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.~~
- ~~17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.~~
- ~~18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.~~
- ~~19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.~~
- ~~20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.~~
- ~~21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.~~
- ~~22. Please provide a copy of the land plan that is referenced in the comment responses.~~
- ~~23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.~~
- ~~24. The proposed collector roadway needs to be realigned to the west.~~

-

Additional comments

- 25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.**
- 26. Verify who will provide the water. Confirm that the water will be provided by Manville.**
- 27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.**
- 28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.**

29. Gregg Lane should have a 15' landscaping buffer:

A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

Gregg Lane and the collector should have masonry walls along them

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

34. The requested Commercial building coverage of 85% should be changed to 70%.

35. Corner side setbacks should stay at 15'.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

38. The secondary trails should be at a minimum 6' decomposed granite (or similar) with the binding that will keep it in place.

39. The "PUD Notes" should be removed.

40. The note for #1 "Approved Land Uses" appear to be copied from a previous PUD and are not acceptable or relevant anymore. The ones that were modified or added are duplicates of the PUD Data Table notes.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg Lane will be required.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

September 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued September 2, 2022, and our design team response to each.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.

Leah Bojo and Aneil Naik met with City staff on 09/16/2022. City staff confirmed the amenities provided under #7 suffice to resolve this comment.

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

These amounts have been confirmed and the table is now accurately updated.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

We have confirmed decertification from Manville and Aqua. Water service will be provided by the City of Manor, which is reflected in the PUD.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

*29. Gregg Lane should have a 15' landscaping buffer:
A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.*

The PUD now incorporates the landscape buffer as well as the above-provided note.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

This sidewalk will be provided with the development and is now reflected in the PUD.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, measured from the edge of the Gregg Lane right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

The PUD now incorporates the landscape buffer as well as the above-provided note.

Gregg Lane and the collector should have masonry walls along them

The PUD now incorporates the masonry wall with masonry columns.

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

The PUD now incorporates the masonry wall with masonry columns.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

The PUD will comply with Residential building coverage and is now updated to reflect this percentage.

34. The requested Commercial building coverage of 85% should be changed to 70%.

The PUD will comply with Commercial building coverage and is now updated to reflect this percentage.

35. Corner side setbacks should stay at 15'.

The PUD will comply with the setbacks and is now updated to reflect this distance.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

The PUD is now updated to reflect this corrected amount.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

The PUD has been updated to remove referenced note and add that landscaping will be placed per City of Manor Code.

38. The secondary trails should be at a minimum 6' decomposed granite (or similar) with the binding that will keep it in place.

The PUD has been updated to call out concrete for this trail type.

39. The "PUD Notes" should be removed.

The PUD has been updated to remove all notes with duplicated or irrelevant information.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg lane will be required.

The PUD does reflect this dedication and is now called out for reference.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent.

Leah M. Bojo