

Phase I Environmental Site Assessment for the Ramirez 10.538 acres, Comal County, Texas



Prepared for
Great Springs Project
and
The City of Schertz

Prepared by



RAINCROW

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November 28, 2022

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1.0 SUMMARY

This Phase I Environmental Site Assessment was prepared by RainCrow Wildlife Consulting (RainCrow) for the Ramirez tract of 10.538 acres in southern Comal County, Texas (Figure 1; all figures are in Appendix A).

RainCrow performed this assessment at the request of Great Springs Project, which is acting on behalf of the City of Schertz to identify, to the extent feasible, recognized environmental conditions associated with the subject property. This assessment included (1) interviews and questionnaires with the property owner and other individuals with knowledge of the property; (2) research into available records, including current agency files, databases, and historical documents; and (3) a site visit.

The interviews/questionnaires, background research, and site visit to the subject property on November 15, 2022 identified no evidence of recognized environmental conditions, including petroleum products or other hazardous environmental contaminants, associated with the subject property.

A government agency database search revealed no records of past releases that would warrant further investigation for the purposes of this Phase I ESA.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I Environmental Site Assessment is to identify, to the extent feasible pursuant to the processes prescribed herein, “recognized environmental conditions” in connection with the subject property. The term “recognized environmental condition,” as by the American Society for Testing and Materials (ASTM) Standard E 1527-21 for Phase I Environmental Site Assessments, means:

(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A *de minimis* condition is not a *recognized environmental condition*.

The assessment is intended to permit the Users to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or *bona fide* prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (“CERCLA”) liability (i.e., the assessment constitutes *all appropriate inquiry* into the previous ownership and uses of the property consistent with good commercial or customary practice).

2.2 Detailed Scope of Services

The methodology used for this assessment followed ASTM Standard E 1527-21, entitled Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM 2021).

2.3 Limiting Conditions, Deviations, and Exceptions

This assessment is intended to be as detailed as reasonably possible given the time and cost associated with it, and is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the subject property. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions. The findings of this assessment are limited to land on the subject property as described in Section 4.0 below.

2.4 Significant Assumptions

The purpose of this Phase I Environmental Site Assessment is to qualify the Users for the innocent landowner defense to CERCLA liability in connection with the transfer of ownership of the subject property.

2.5 Special Terms and Conditions

No special terms or conditions were placed on this investigation.

3.0 USER PROVIDED INFORMATION

According to the ASTM protocol E1527-21, the Users of an ESA have certain primary responsibilities for gaining information that may be helpful in determining the potential presence of *recognized environmental conditions* on the subject property. The Users of this ESA report are Great Springs Project, the City of Schertz, and Mr. Randy Ramirez (the current owner). The Users were all asked for information about the property, which is summarized below and is discussed further in Section 7.

Question	User's Response
Is the User aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?	None of the Users is aware of any environmental cleanup liens against the Subject property.
Is the User aware of any activity use limitations (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?	None of the Users is aware of any AULs that are in place in association with the subject property (except that the parcel is under a deed restriction permitting only single-family home use).
Does the User have any specialized knowledge or experience related to the property or nearby properties (e.g., use of hazardous substances or petroleum products and associated processes)?	None of the Users has any specialized knowledge or experience related to the subject property or nearby properties.

Does the purchase price being paid for this property reasonable reflect the fair market value of the property if it were not contaminated?	Yes
Is the User aware of commonly known or reasonable ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?	None of the Users is aware of any commonly known or reasonably ascertainable information that would help identify conditions indicative of releases or threatened releases.
Based on the User’s 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?	None of the Users is aware of any obvious indicators that point to the presence or likely presence of contamination at the subject property.
Does the User have any helpful documents available for review in association with the subject property (e.g., historic Phase I ESA reports, permits, registrations, hydrogeologic conditions, etc.)?	None of the Users provided any additional documentation.

4.0 SITE DESCRIPTION

4.1 Location and Legal Description

The subject property is about 6.6 miles by straight line north-northeast of downtown Schertz, Texas and approximately 0.7 mile north-northwest of the intersection of Interstate Highway 35 and Schwab Road (Figure 1).

A survey of the property completed on May 24, 2002 (Appendix B) identifies the property as “Lot 12, Schuetz Subdivision No. 2, according to the map or plat thereof, recorded in Volume 11, Page 397, Map and Plat Records, Comal County, Texas.”

4.2 Site and Vicinity General Characteristics

Most of the adjacent properties are agricultural and/or low-density residential (Figure 2). Saint Joseph’s Cemetery, also known as Wenzel Cemetery, borders the subject property on the western side (Figure 1). The general area is rapidly urbanizing and mostly includes agricultural land, residences, warehouses, and sand and gravel mining operations.

4.3 Current Use of Property

The property is currently vacant and unused. It is appraised by the Comal County Appraisal District for agricultural use (Comal CAD 2002).

4.4 Descriptions of Structures, Roads, and Other Improvements on the Site

No structures, roads, or other improvements were present on the subject property during a site visit on November 15, 2022.

4.5 Current Uses of Adjoining Properties

Most of the adjacent properties are agricultural and/or low-density residential (Figure 2). Saint Joseph's Cemetery, also known as Wenzel Cemetery, borders the subject property on the western side.

4.6 Environmental Liens or Activity and Use Limitations

None of the Users was aware of any environmental liens against the subject property.

4.7 Specialized Knowledge

None of the Users offered any specialized knowledge of hazardous materials used on the subject property.

4.8 Commonly Known or Reasonably Ascertainable Information

No commonly known or reasonably ascertainable information regarding releases or threatened releases of hazardous substances or petroleum products within the local community was documented by any of the Users.

4.9 Valuation Reduction for Environmental Issues

The Users are not aware of any reduction in value of the subject property due to environmental contamination.

4.10 Owner, Property Manager, and Occupant Information

The current owner is Mr. Randy Paul Ramirez, who is also identified as one of the Users of this Phase I ESA.

4.11 Reason for Performing Phase I

The reason for performing this Phase I ESA to satisfy one of the requirements to qualify for the *innocent landowner defense* under (ASTM) Standard E 1527-21; namely: “(42 U.S.C. §§9601(35) & 9607(b)(3))— a person may qualify as one of three types of innocent landowners: (i) a person who “did not know and had no reason to know” that contamination existed on the *property* at the time the purchaser acquired the *property*;...”

5.0 RECORDS REVIEW

5.1 Environmental Agency Databases

RainCrow contacted Banks Environmental Data for a review of relevant agency databases. The databases were reviewed to identify any recognized environmental conditions that might affect the subject property.

The database records were searched to the appropriate distances as established by ASTM Standard E 1527-21. Databases included in the Banks Environmental Data report are listed below (described in Appendix C, pages 46-48).

- **Federal - ASTM 1527-21/AAI Required**
 - National Priority List (NPL)
 - Delisted National Priority List (DNPL)
 - SEMS (CER SEMS)
 - SEMS NFRAP (CER SEMS NFRAP)
 - RCRA CORRACTS (RCRA COR)
 - RCRA non-CORRACTS TSD (RCRA TSD)
 - RCRA Generators (RCRA GEN)
 - Federal Brownfields (FED BWN)
 - Federal Institutional Control (FED IC)
 - Federal Engineering Control (FED EC)
 - ERNS List (ERNS)
- **State - ASTM 1527-21/AAI Required**
 - State/Tribal Equivalent NPL (ST NPL)
 - State/Tribal Equivalent CERCLIS (ST CER)
 - State/Tribal Disposal or Landfill (SWLF)
 - State/Tribal Leaking Storage Tank (LPST)
 - State/Tribal Storage Tank (PST)
 - State/Tribal Institutional Control (ST IC)
 - State/Tribal Engineering Control (ST EC)
 - State/Tribal Voluntary Cleanup (VCP)
 - State/Tribal Brownfield (ST BWN)
 - State/Tribal Hazardous Waste (HW)
- **Non-ASTM/AAI Required Databases**
 - RCRA (RCRA)
 - Dry Cleaners (DRYC)
 - State/Tribal Municipal Settings Designation (MS)

The environmental database report (included as Appendix C) identified four mapped records within the searched distance listed below, all of which are either currently active or are associated with currently operating businesses.

Database	Distance from Subject Property	Map ID (App. C)	Facility Site Name	Facility Site Address
RCRA GEN	0.23 miles SE	2	Amazoncom Services Dsx9	1150 1150 Schwab Rd, New Braunfels, Tx 78132-4987
PST	0.16 miles SW	1	Orica New Braunfels	21541 Old Nacogdoches Rd, New Braunfels, Tx 78131
PST	0.23 miles SE	2	Lacks Distribution Center	1150 Schwab Rd, Schertz, Tx 78154
HW	0.23 miles SE	2	Amazoncom Services Dsx9	1150 Schwab Rd , New Braunfels, Tx 78132

5.2 Physical Setting Sources

The following sources were reviewed to provide information on the physical setting (topography, soils, and geology) of the subject property.

5.2.1 Topographic Maps

The subject property lies on the New Braunfels West, Texas USGS 7.5-minute quad map (USGS 2022) (Appendix A).

5.2.2 Soil Maps

The four soil types occurring on the subject property are listed below. The following soil descriptions are from the Natural Resources Conservation Service (NRCS 2022).

Map ID	Soil Unit Name	Soil Description
BrB	Bolar clay loam, 1 to 3 percent slopes	<u>Bolar and similar soils (90%):</u> Depth to restrictive feature: 20 to 40 inches to lithic bedrock; Runoff class: Low; Hydrologic Soil Group: C; Ecological site: R081CY357TX – Clay Loam 29-35 PZ. <u>Minor components (10%).</u>
HeB	Heiden clay, 1 to 3 percent slopes	<u>Heiden and similar soils (85%):</u> Depth to restrictive feature: 40 to 65 inches to densic material; Runoff class: Very high; Hydrologic Soil Group: D; Ecological site: R086AY011TX – Southern Blackland. <u>Minor components (15%).</u>
Or	Orif soils, moist, 0 to 3 percent slopes, frequently flooded	<u>Orif and similar soil (85%):</u> Depth to restrictive feature: More than 80 inches; Drainage class: Well drained; Runoff class: Negligible; Ecological site: R081CY561TX – Loamy Bottomland. Runoff class: Medium; Hydrologic Soil Group: C. <u>Minor components: Oakalla (8%), Riverwash (4%), Frio (2%), Unnamed, hydric (1%).</u>
SuB	Sunev clay, 1 to 3 percent slopes	<u>Sunev and similar soils (85%):</u> More than 80 inches; Runoff class: Low; Hydrologic Soil Group: B; Ecological site: R081CY357TX – Clay Loam 29-35 PZ. <u>Minor components (15%).</u>

5.2.3 Geologic Maps

According to the USGS (2022), the outcropping geologic formation is the Leona Formation, which is described as “Fluvatile terrace deposits of gravel, sand, silt, and clay on first wide terrace of Nueces and Leona Rivers below the level of Uvalde Formation” (Bureau of Economic Geology 1974).

5.3 Historical Use Information on the Property and Adjoining Properties

5.3.1 Historical Aerial Photographs

Aerial images were obtained from Banks Environmental Data to explore changes in the use of the subject property and adjoining properties. Aerial images were obtained for the years 1938, 1952, 1958, 1969, 1973,

1983, 1995, 2004, 2010, 2016, and 2020 (Appendix D). Based on examination of these aerial photographs, it appears that very little land use changes have occurred on or adjacent to the subject property over the past 84 years. The cemetery to the west of the subject property is visible on the 1938 aerial photo. Bunker Street, which borders the eastern side of the subject property was built between the time of the 1973 photo and the 1983 photo, and the first houses built along the east side of Bunker Street appear in the 1983 aerial photo. No permanent structures or roads are clearly visible on the subject property itself in any of the aerials examined. The aerials show possible grazing use up until 1973, particularly in the northeast corner of the property. The wetland in the center of the property is most developed in the later aerial images, starting in the 1983 aerial photo and very evident in the 1995 photo.

5.3.2 Historical Topographic Maps

Banks Environmental Data was also requested to provide historical topographic maps. The maps obtained are included in Appendix E, and cover the years 1927, 1958, 1973, 1988, 2010, 2013, 2016, 2019, and 2022. The 1927 map shows a road bisecting the property; however, this may be due to an inaccuracy or registration problem with the map. None of the other maps show any substantive changes on the subject property.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Prior to the November 15, 2022 field visit, the subject property was carefully examined on Google Earth for all possible structure locations or other areas that might merit examination in the field, and the historical resources in appendices C, D, and E were also evaluated. Approximately 5 hours were spent on the site. During the visit, the property was inspected on foot, specifically searching for evidence of possible recognized environmental conditions. Photographs taken during the site visit are included in Appendix F.

6.2 Exterior Observations

No evidence of recognized environmental conditions was noted during the site visit. No buildings, structures, wells, landfills, or other types of man-made features were observed on the subject property. No unusual changes in vegetation or soils were detected that could have been caused by release of hazardous chemicals.

Vegetation communities on the subject property are a mix of grassland, shrubland, riparian woodland, and herbaceous wetland that is typical for the region. The herbaceous wetland in the center of the subject property is approximately 1.5 to 2.0 acres. The wetland appears to have been at least partially created by alterations to the hydrology of Dry Comal Creek caused by the construction of Bunker Street, and this conclusion is supported by the 1973 and 1983 aerial photos (Appendix D).

Saint Joseph's Cemetery, also known as Wenzel Cemetery, is adjacent to the subject property on the western side. It is likely that some of the remains buried in the cemetery were embalmed with formaldehyde and possibly arsenic. This is considered a *de minimus* condition.

6.3 Interior Observations

There are no buildings on the subject property, so no interior observations were necessary.

7.0 INTERVIEWS AND QUESTIONNAIRES

7.1 Interviews with Current Owner

The current owner, Mr. Randy Ramirez, was asked to complete a questionnaire regarding his knowledge of the property. The completed questionnaire is included in Appendix G. Mr. Ramirez did not have any information regarding past uses of the property that could indicate a recognized environmental condition.

7.2 Interviews with Site Managers

There is no site manager for the subject property.

7.3 Interviews with Occupants

There is no occupant of the subject property.

7.4 Interview with Local Government Official

The Schertz Fire Department was contacted by telephone on November 10, 2022. Ms. Felicia Canales stated that their office provides such information if a public request is submitted, which was subsequently filed. A reply was received on November 21, 2022 stating that the Schertz Fire Rescue response records are recorded by specific street address only and that they have no records. A copy of the initial request, the public records request, and the reply are included in Appendix G.

Mr. Jason Cline (Comal County Fire Marshall) was contacted by telephone on November 22, 2022. He stated that the Fire Marshall does not keep records of past chemical contamination, accidents, or fires on the subject property and that the question should be directed to the local fire department (Appendix G).

7.5 User Questionnaires

Representatives of the Great Springs Project, the City of Schertz, and Mr. Randy Ramirez (the current owner) were all asked to complete user questionnaires, which are provided in Appendix G.

8.0 FINDINGS

No “recognized environmental conditions” were noted or inferred on the subject property. The only *de minimus* condition on the subject property was the presence of several discarded tires in the oak grove on the eastern side of the subject property.

9.0 OPINION

Based on the information obtained from the site visits, interviews, historical sources, and agency records, RainCrow believes that no recognized or suspect environmental conditions have impacted or are currently impacting the subject property, and that no further studies or assessments are warranted.

10.0 CONCLUSIONS

RainCrow has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 of the Ramirez 10.538 acres in Comal County, Texas. Any exceptions to, or deletions from, this practice are identified in Section 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

11.0 DEVIATIONS

No deviations, additions, or deletions from ASTM Standard E 1527-21 have been undertaken as part of this report.

12.0 ADDITIONAL SERVICES

No additional services were requested for this property.

13.0 REFERENCES

American Society of Testing and Materials (ASTM). 2021. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Bureau of Economic Geology (BEG). 1974. San Antonio Sheet, Geologic Atlas of Texas, University of Texas, Bureau of Economic Geology, scale 1:250,000.

Comal County Appraisal District (Comal CAD). 2022. Appraisal data for account number 56613. Available at https://propaccess.trueautomation.com/clientdb/Property.aspx?cid=56&prop_id=56613&year=2022. Last accessed November 2022.]

Natural Resources Conservation Service (NRCS). 2022. Web soil survey. Available at <https://websoilsurvey.nrcs.usda.gov/app/>. Last accessed November 2022.

U.S. Geological Survey (USGS). 2022. National Map website at <https://apps.nationalmap.gov/viewer/>. Last accessed November 2022.

14.0 WARRANTY AND SIGNATURES

The field observations and research reported in this Phase I Environmental Site Assessment are sufficient in detail and scope to form a reasonable basis for a general environmental site assessment of the subject property. RainCrow warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted environmental methods and relate only to the property described in the

report. The environmental methods used are intended to provide the User with information regarding the apparent indication of existing or potential environmental conditions relating to the subject site and are necessarily limited to the conditions observed at the time of the site visit. The report is also limited to the information that was available at the time the report was prepared. In the event additional information is provided to RainCrow following the completion of the report, it will be forwarded to the User in the form received for evaluation by the User. There is a possibility that conditions may exist which could not be identified within the scope of the assessment, or which were not apparent during the site visit. RainCrow believes that the information obtained from others during the record review of public information and interviews concerning the site are reliable; however, RainCrow cannot warrant or guarantee that the information provided by others is complete or accurate.

This report was prepared for the exclusive use of Great Springs Project, the City of Schertz, and Mr. Randy Ramirez. Reproductions of the report shall not be made available without the expressed approval of the same. The general terms and conditions under which this assessment has been prepared apply solely to the client for whom it was prepared. No other warranties are implied or expressed.

15.0 SIGNATURE

I have performed a Phase I Environmental Site Assessment in conformance with the limitations described herein for the Ramirez 10.538 acres subject property. The findings of this assessment are completely and accurately documented in this report.

I declare that, to the best of my professional knowledge and belief, I meet the definition of “environmental professional” as defined in Section 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.


Prepared by

November 28, 2022
Date

16.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Clifton Ladd, C.W.B. has 35+ years experience working on ecological projects in the southern United States, including over 30 years in environmental consulting and two years as manager of the Travis County Natural Resources Program. He has over 20 years’ experience in preparing Phase I Environmental Site Assessments. He holds a B.A. in biology from the University of Texas at Austin (1980) and an M.S. in wildlife biology from Texas State University (1985). He is registered as a Certified Wildlife Biologist (C.W.B.) by the Wildlife Society (1989). His principal fields of training and experience are terrestrial and wetland ecology, wildlife management, endangered species, ornithology, and environmental assessment. His experience has been primarily with terrestrial habitats and species in the southeastern and southwestern United States.

Appendix A

Figures

Figure 1. Project location

Figure 2. Aerial photo

Figure 3. Soils

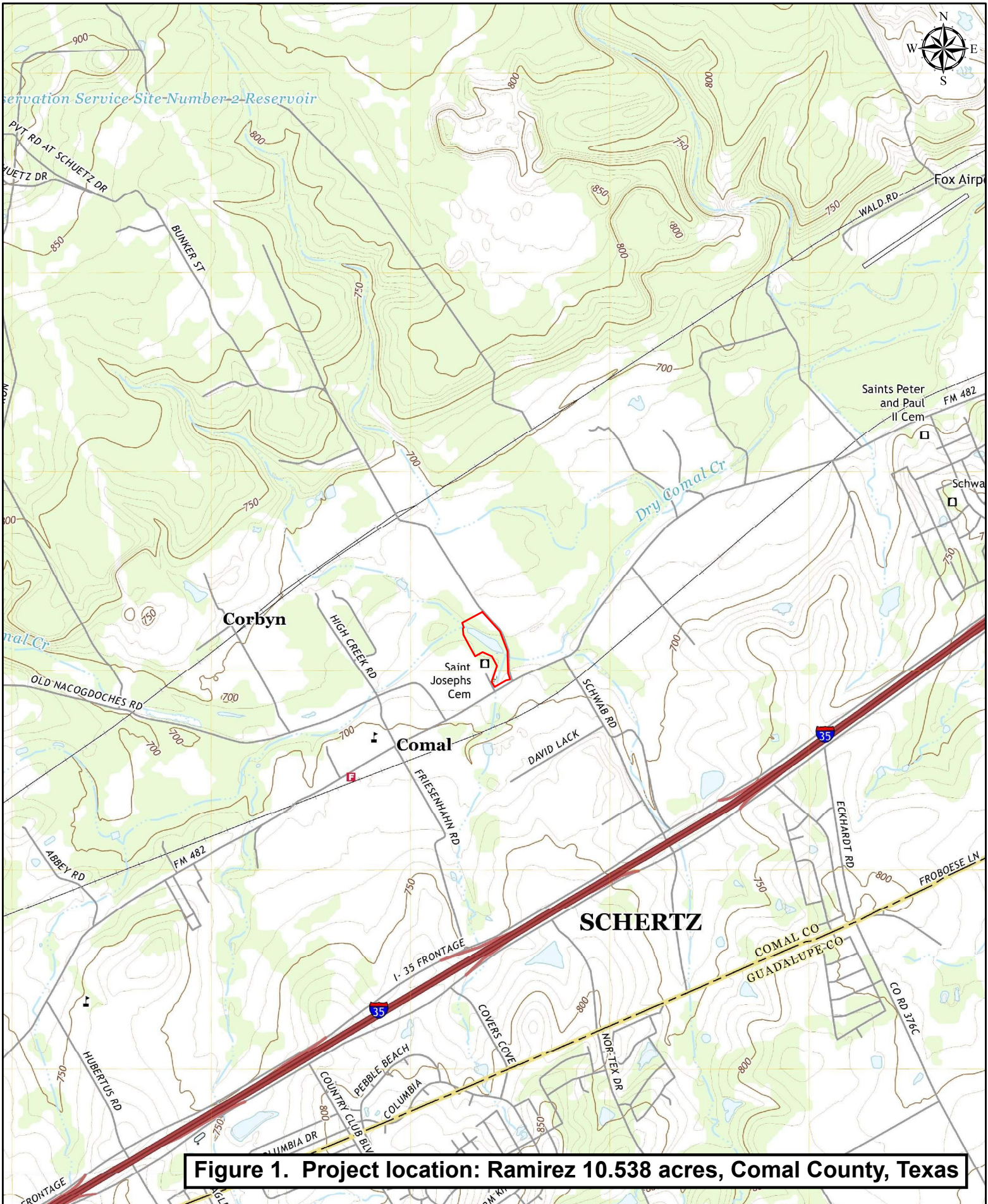


Figure 1. Project location: Ramirez 10.538 acres, Comal County, Texas

Date: 2022

Quad: New Braunfels West, TX

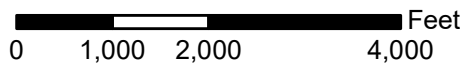
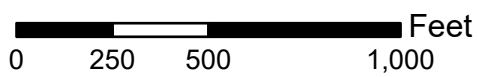
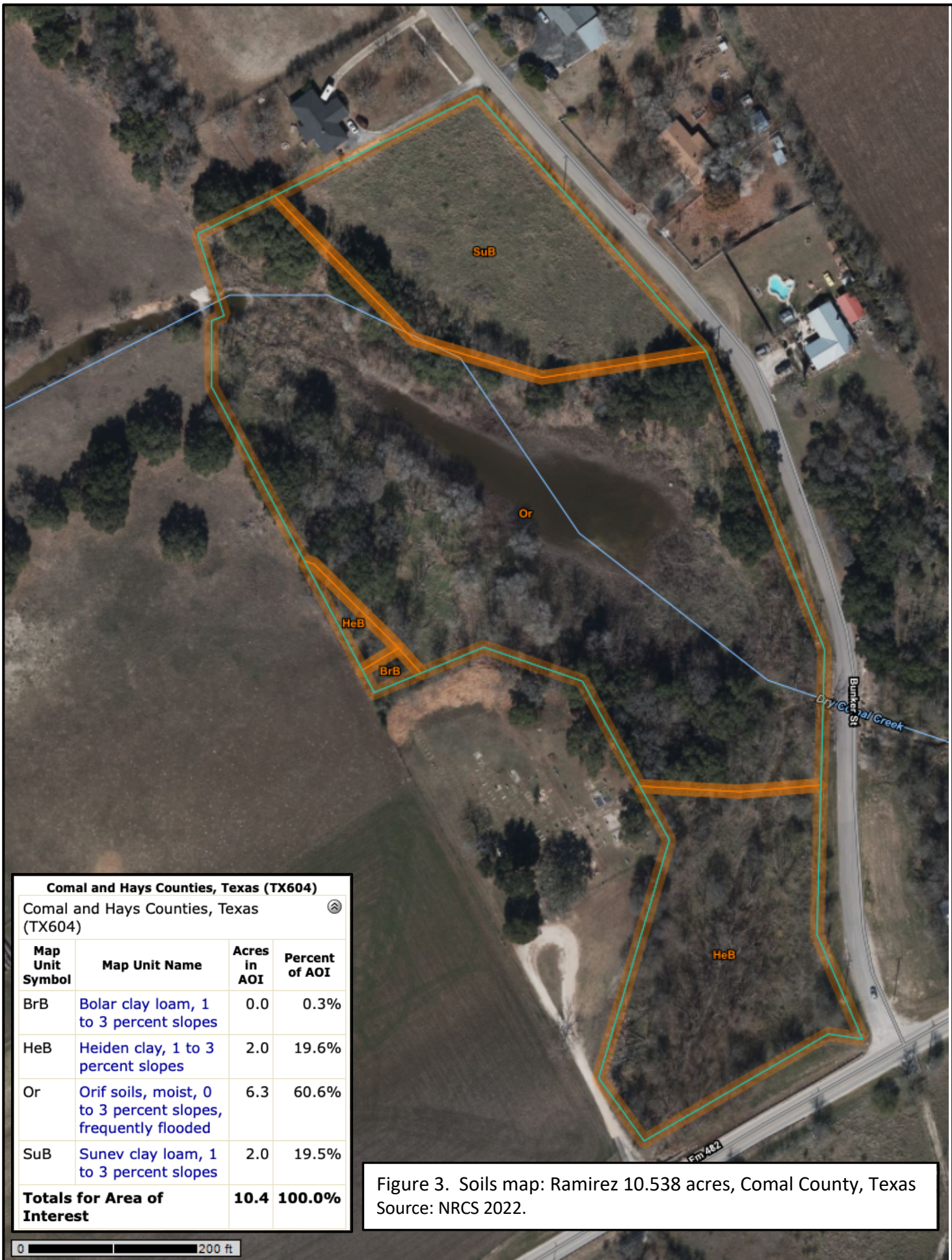




Figure 2. Aerial photo: Ramirez 10.538 acres, Comal County, Texas

Date: 2020
Source: USDA



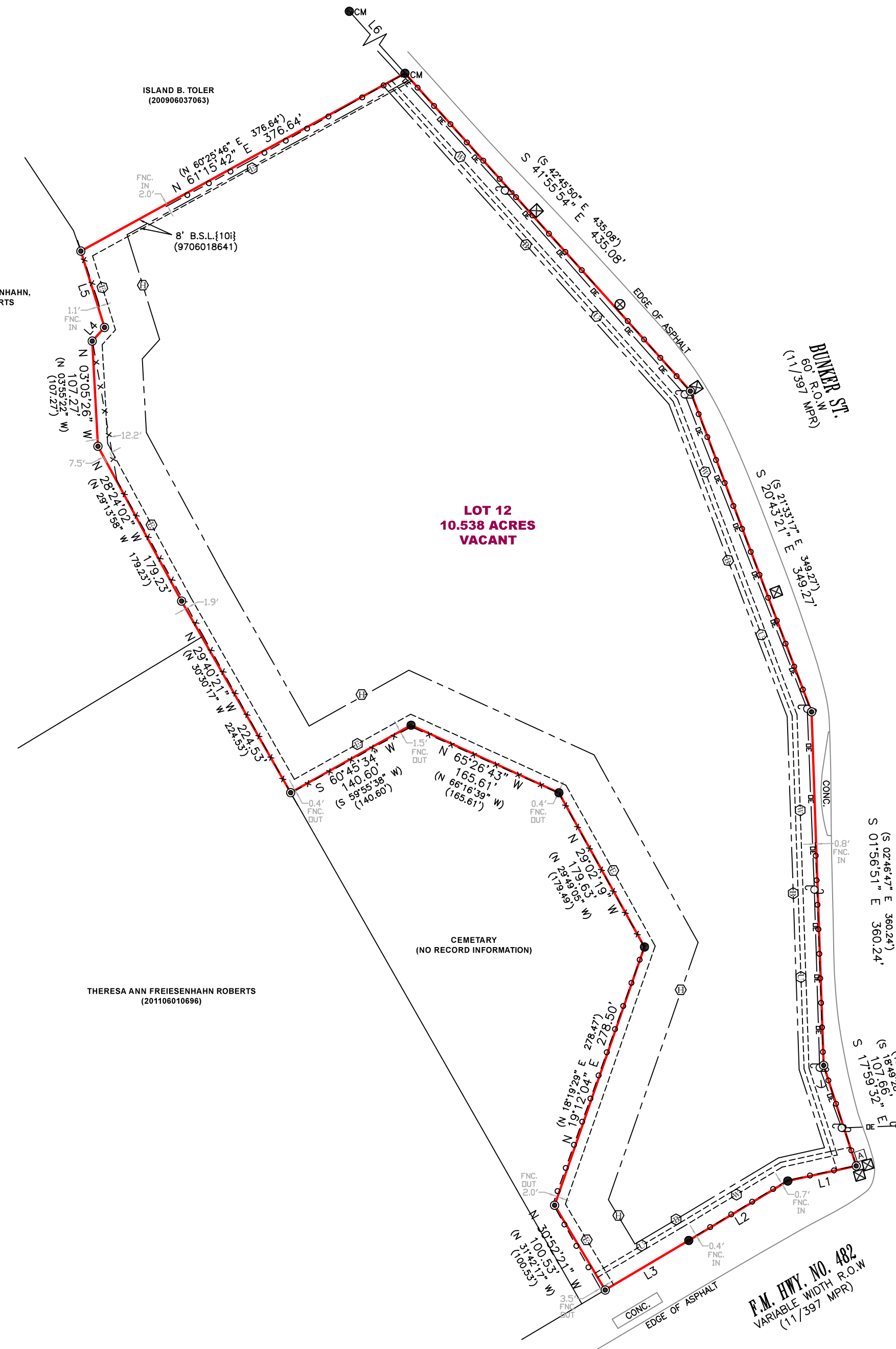


Comal and Hays Counties, Texas (TX604)			
Comal and Hays Counties, Texas (TX604)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrB	Bolar clay loam, 1 to 3 percent slopes	0.0	0.3%
HeB	Heiden clay, 1 to 3 percent slopes	2.0	19.6%
Or	Orif soils, moist, 0 to 3 percent slopes, frequently flooded	6.3	60.6%
SuB	Sunev clay loam, 1 to 3 percent slopes	2.0	19.5%
Totals for Area of Interest		10.4	100.0%

Figure 3. Soils map: Ramirez 10.538 acres, Comal County, Texas
 Source: NRCS 2022.

Appendix B

Boundary Survey



RECORD DATA

LINE	BEARING	DISTANCE
L1	S 76°48'03" W	71.43'
L2	S 57°58'00" W	117.90'
L3	S 58°46'30" W	98.73'
L4	N 41°02'47" E	18.72'
L5	N 18°03'56" W	81.37'
L6	N 43°09'00" W	127.95'

FIELD DATA

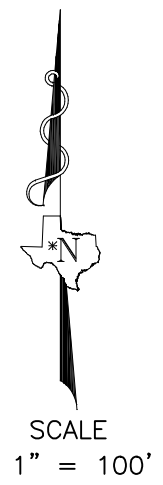
LINE	BEARING	DISTANCE
L1	S 77°37'59" W	71.43'
L2	S 58°59'49" W	117.70'
L3	S 59°22'27" W	98.91'
L4	N 41°52'43" E	18.72'
L5	N 17°14'00" W	81.37'
L6	N 41°55'54" W	127.95'

LEGEND

- BOUNDARY
- - - SETBACK LINE
- - - EASEMENTS
- ○ ○ METAL FENCE
- x x x WIRE FENCE
- OVERHEAD ELECTRIC
- FOUND 1/2" IRON ROD (UNLESS NOTED)
- ⊙ SET 1/2" IRON ROD W/CAP "RPLS 6500"
- () RECORD INFORMATION
- { } SCHEDULE B REFERENCE
- CONC. CONCRETE
- CM CONTROL MONUMENT
- MPR MAP & PLAT RECORDS
- ⊠ AT&T BOX
- ⊞ CABLE PEDESTAL
- ⊟ TELEPHONE PEDESTAL
- ⊞ POWER POLE
- ⊞ GUY WIRE ANCHOR
- ⊞ 25' BUILDING SETBACK LINE[10d]
- ⊞ 10' UTILITY ESM'T.[10i]
- ⊞ 20'x20' TELEPHONE ESM.T.
- ⊞ 20' UTILITY ESM.T.[10h]
- ⊞ 15' WATER LINE ESM.T.[10g]
- ⊞ 50' B.S.L.[10j]

NOTES

- BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, FIPS ZONE 4204, TEXAS SOUTH CENTRAL ZONE, GRID.
- PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:
 - {1} RESTRICTIONS RECORDED IN VOLUME 11, PAGE 397, MAP OR PLAT RECORDS; VOLUME 249, PAGE 455, DEED RECORDS AND COUNTY CLERK'S FILE NO. 9706018641 AND COUNTY CLERK'S FILE NO. 200506008231, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.
 - {10c} EASEMENT AS SHOWN IN INSTRUMENT FROM NORMAN SCHUETZ TO CITY PUBLIC SERVICE BOARD OF SAN ANTONIO, DATED AUGUST 11, 1978 AND FILED IN VOLUME 276, PAGE 30, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
 - {10e} TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN: RECORDED: VOLUME 554, PAGE 656, DEED RECORDS, COMAL COUNTY, TEXAS. PARTIES: NORMAN SCHUETZ AND VALERO TRANSMISSION COMPANY TYPE: EASEMENT AGREEMENT (DOES NOT AFFECT SUBJECT TRACT)



ACCORDING TO FEMA MAP NO. 48091C0440F WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2009, AND A REVISION DATE OF MAY 5, 2014, THIS PROPERTY LIES WITHIN ZONE AE AND IS WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.



I, Cory Blake Silva, Registered Professional Land Surveyor number 6500, do hereby certify that a survey was made on the ground, under my supervision, on date as shown, of the property hereon described, and I do declare there are no conflicts known to me except as shown.

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6500

JOB NO. 220512280	CREW: J.L. DATE: 05/17/2022	DRAWN: A.R.	REVIEW: R.B.A. / C.B.S.	REVISION DATE: -/-/-	DATE: 05/24/2022
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Appendix C

Environmental Database Report

Prepared for:

RAINCROW WILDLIFE CONSULTING - Austin
1509 Newning Avenue
Austin, TX 78704-2534



Regulatory Database Report

ASTM E1527-21/AAI Compliant

Ramirez 10.538 acres

TX

PO #: 221101

ES-141053

Tuesday, November 8, 2022

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Geographic Summary

Location

TX

Target location is 0.017 square miles and has a 0.64 mile perimeter

Coordinates

Longitude & Latitude in Degrees Minutes Seconds NA

Longitude & Latitude in Decimal Degrees NA

X and Y in UTM NA

Elevation

NA

Zip Codes Searched

Search Distance	Zip Codes (historical zip codes included)
Target Property	78132
0.25 miles	78132
0.5 miles	78132
1 mile	78108, 78150, 78132

Topos Searched

Search Distance	Topo Name
Target Property	New Braunfels West (1975)
0.25 miles	New Braunfels West (1975)
0.5 miles	New Braunfels West (1975)
1 mile	New Braunfels West (1975)

Database Summary

Databases Searched	Distance Searched	# Mapped	# Not Mapped	Total
Federal - ASTM 1527-21/AAI Required				
National Priority List (NPL)	1	0	0	0
Delisted National Priority List (DNPL)	0.5	0	0	0
SEMS (CER SEMS)	0.5	0	0	0
SEMS NFRAP (CER SEMS NFRAP)	0.5	0	0	0
RCRA CORRACTS (RCRA COR)	1	0	0	0
RCRA non-CORRACTS TSD (RCRA TSD)	0.5	0	0	0
RCRA Generators (RCRA GEN)	0.25	1	0	1
Federal Brownfields (FED BWN)	0.5	0	0	0
Federal Institutional Control (FED IC)	0.5	0	0	0
Federal Engineering Control (FED EC)	0.5	0	0	0
ERNS List (ERNS)	0.25	0	18	18
State - ASTM 1527-21/AAI Required				
State/Tribal Equivalent NPL (ST NPL)	1	0	0	0
State/Tribal Equivalent CERCLIS (ST CER)	0.5	0	0	0
State/Tribal Disposal or Landfill (SWLF)	0.5	0	0	0
State/Tribal Leaking Storage Tank (LPST)	0.5	0	0	0
State/Tribal Storage Tank (PST)	0.25	2	0	2
State/Tribal Institutional Control (ST IC)	0.25	0	0	0
State/Tribal Engineering Control (ST EC)	0.5	0	0	0
State/Tribal Voluntary Cleanup (VCP)	0.5	0	0	0
State/Tribal Brownfield (ST BWN)	0.5	0	0	0
State/Tribal Hazardous Waste (HW)	0.25	1	0	1
Non-ASTM/AAI Required Databases				
RCRA (RCRA)	0.25	0	0	0
Dry Cleaners (DRYC)	0.25	0	0	0
State/Tribal Municipal Settings Designation (MS)	0.25	0	0	0
Total Sites Found		4	18	22

Summary Map - 0.25 Mile Buffer



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

Ramirez 10.538 acres

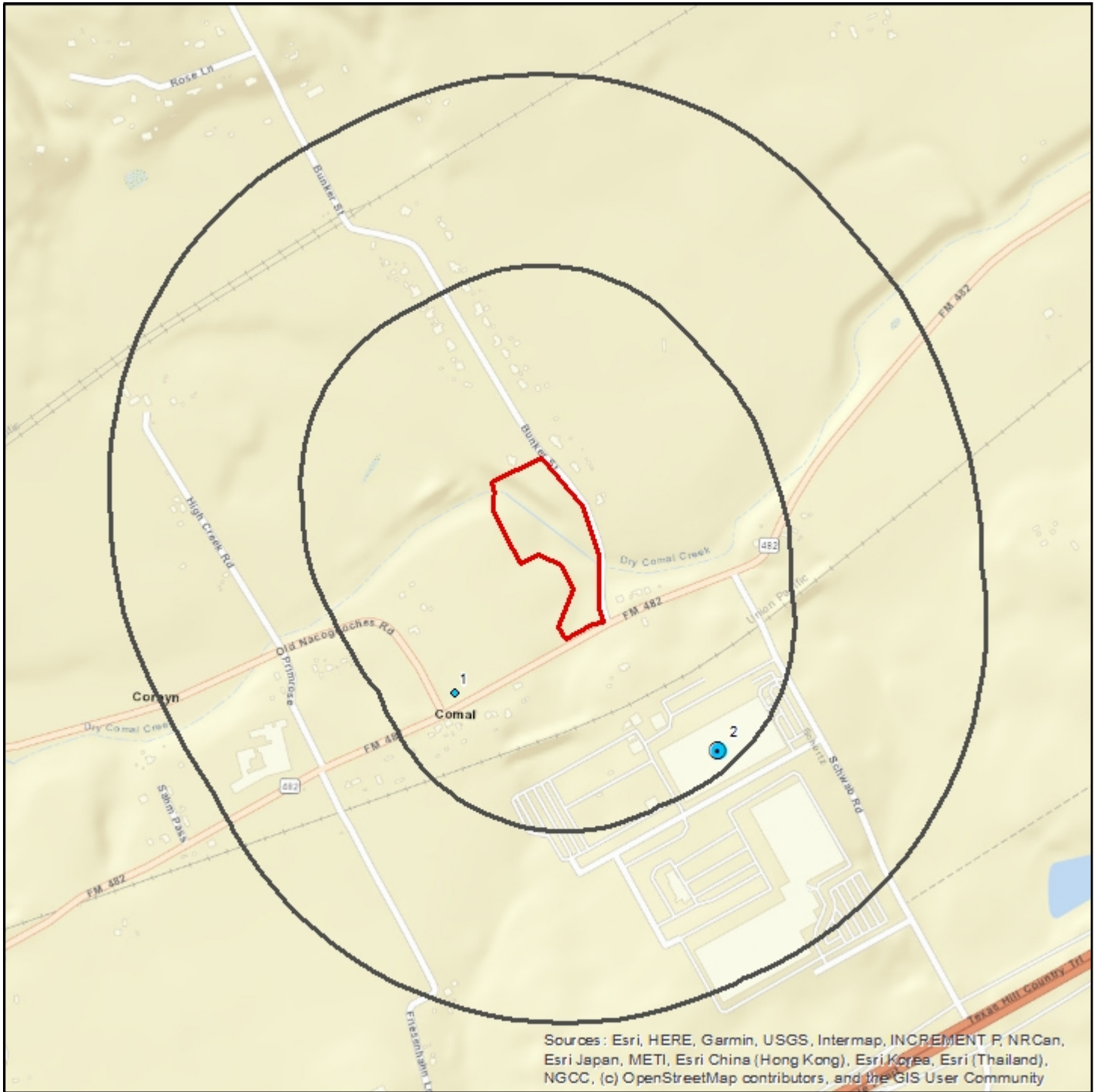
- | | | | | |
|--|---|--|--|--|
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract | Target Property |
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract | Search Buffer |
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract | |
- RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF*
- RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER*
- ERNS, HW, RCRA, DRYC*

1 : 7,500
 1 inch = 0.118 miles
 1 inch = 625 feet
 1 centimeter = 0.075 kilometers
 1 centimeter = 75 meters



Lambert Conformal Conic Projection
 1983 North American Datum
 First Standard Parallel: 33° 00' 00" North
 Second Standard Parallel: 45° 00' 00" North
 Central Meridian: 96° 00' 00" West
 Latitude of Origin: 39° 00' 00" North

Summary Map - 0.5 Mile Buffer



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

Ramirez 10.538 acres

- | | | | |
|--|---|---|--|
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract |
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract |
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract |
- RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF*
RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER
ERNS, HW, RCRA, DRYC

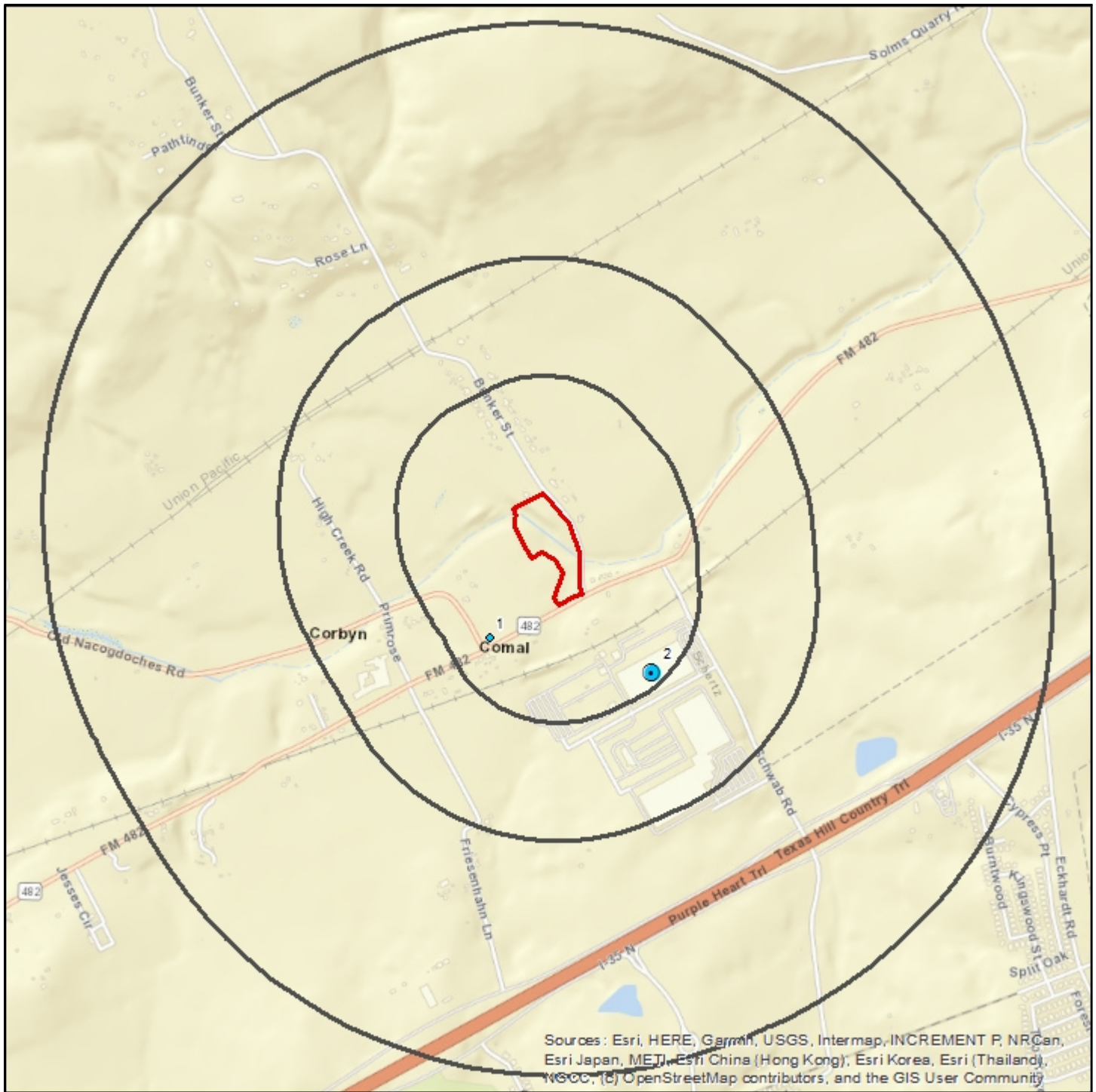
- Target Property
- Search Buffer

1 : 12,000
 1 inch = 0.189 miles
 1 inch = 1000 feet
 1 centimeter = 0.120 kilometers
 1 centimeter = 120 meters



Lambert Conformal Conic Projection
 1983 North American Datum
 First Standard Parallel: 33° 00' North
 Second Standard Parallel: 45° 00' North
 Central Meridian: 96° 00' West
 Latitude of Origin: 39° 00' North

Summary Map - 1 Mile Buffer



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), WGC, (c) OpenStreetMap contributors, and the GIS User Community

Ramirez 10.538 acres

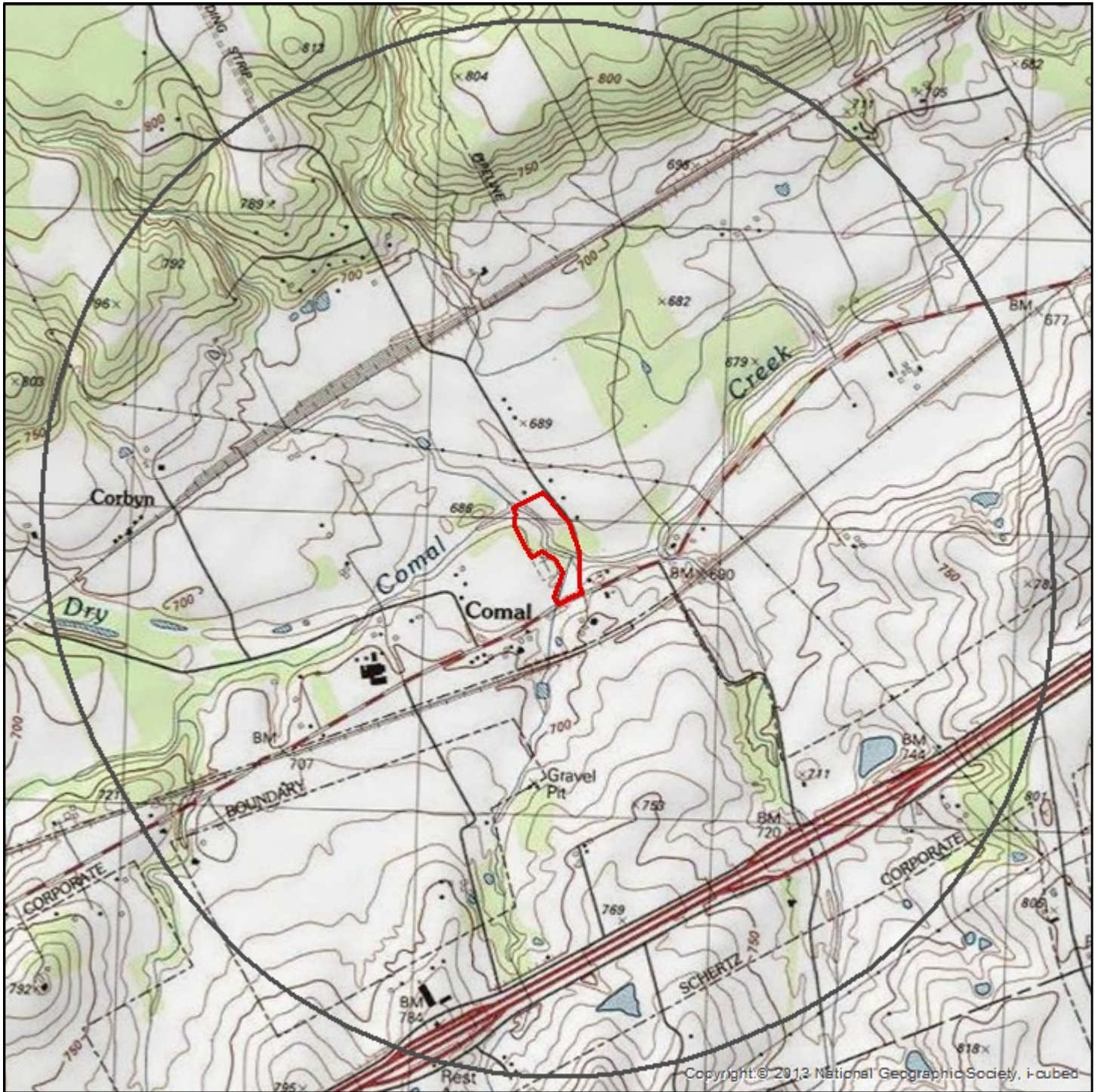
- | | | | | |
|--|---|--|--|--|
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract | Target Property |
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract | Search Buffer |
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract | |
- RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF*
RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER
ERNS, HW, RCRA, DRYC

1 : 19,500
 1 inch = 0.308 miles
 1 inch = 1625 feet
 1 centimeter = 0.195 kilometers
 1 centimeter = 195 meters

Lambert Conformal Conic Projection
 1983 North American Datum
 First Standard Parallel: 33° 00' 00" North
 Second Standard Parallel: 45° 00' 00" North
 Central Meridian: 96° 00' 00" West
 Latitude of Origin: 39° 00' 00" North



Topographic Overlay Map - 1 Mile Buffer



Ramirez 10.538 acres

- Target Property
- Search Buffer

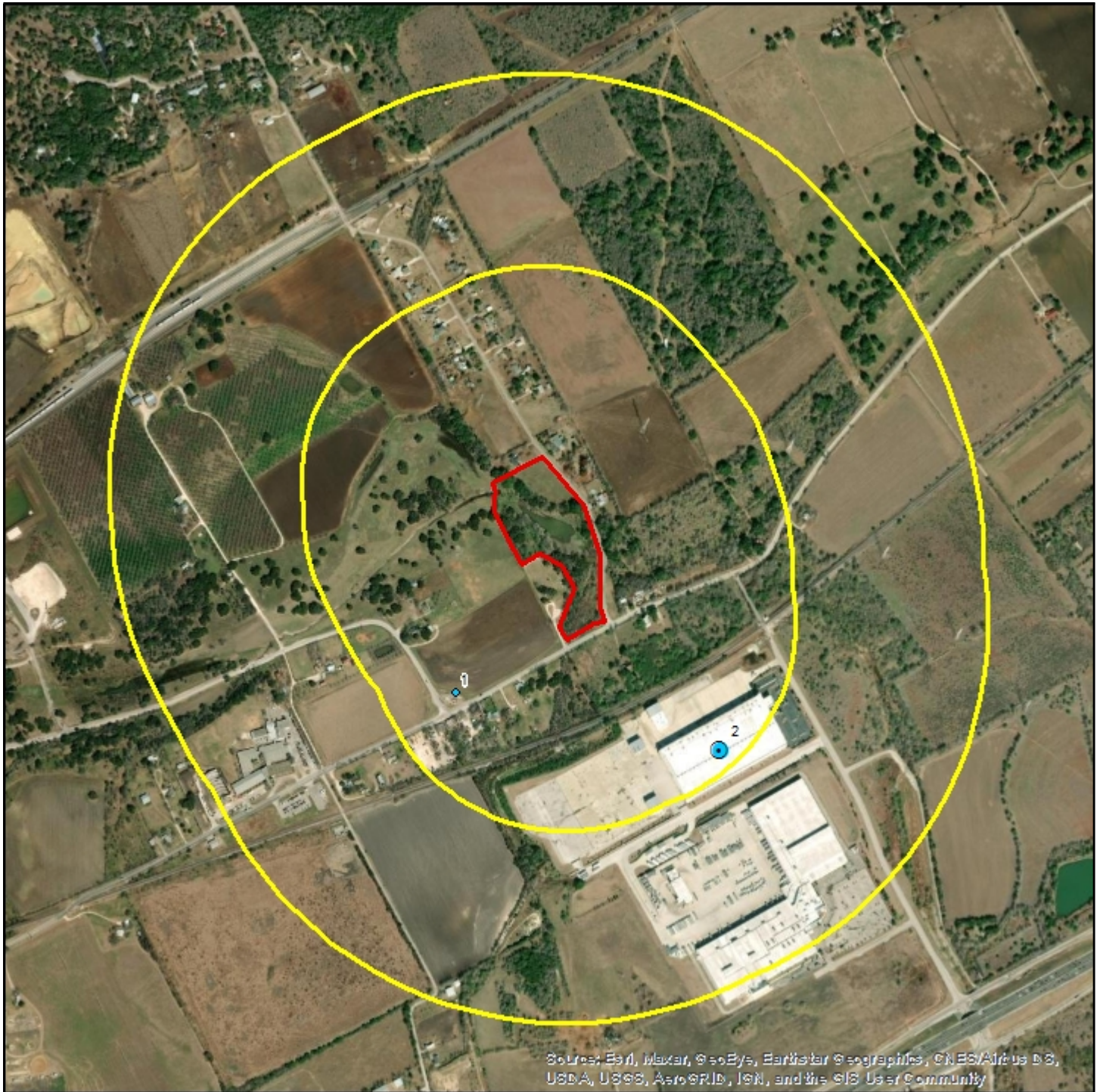
Target Property Quad Name(s)
New Braunfels West (1975)

1 : 19,500
1 inch = 0.308 miles
1 inch = 1625 feet

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33° 00' North
Second Standard Parallel: 45° 00' North
Central Meridian: 96° 00' West
Latitude of Origin: 39° 00' North



Current Imagery Overlay Map - 0.5 Mile Buffer



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Ramirez 10.538 acres

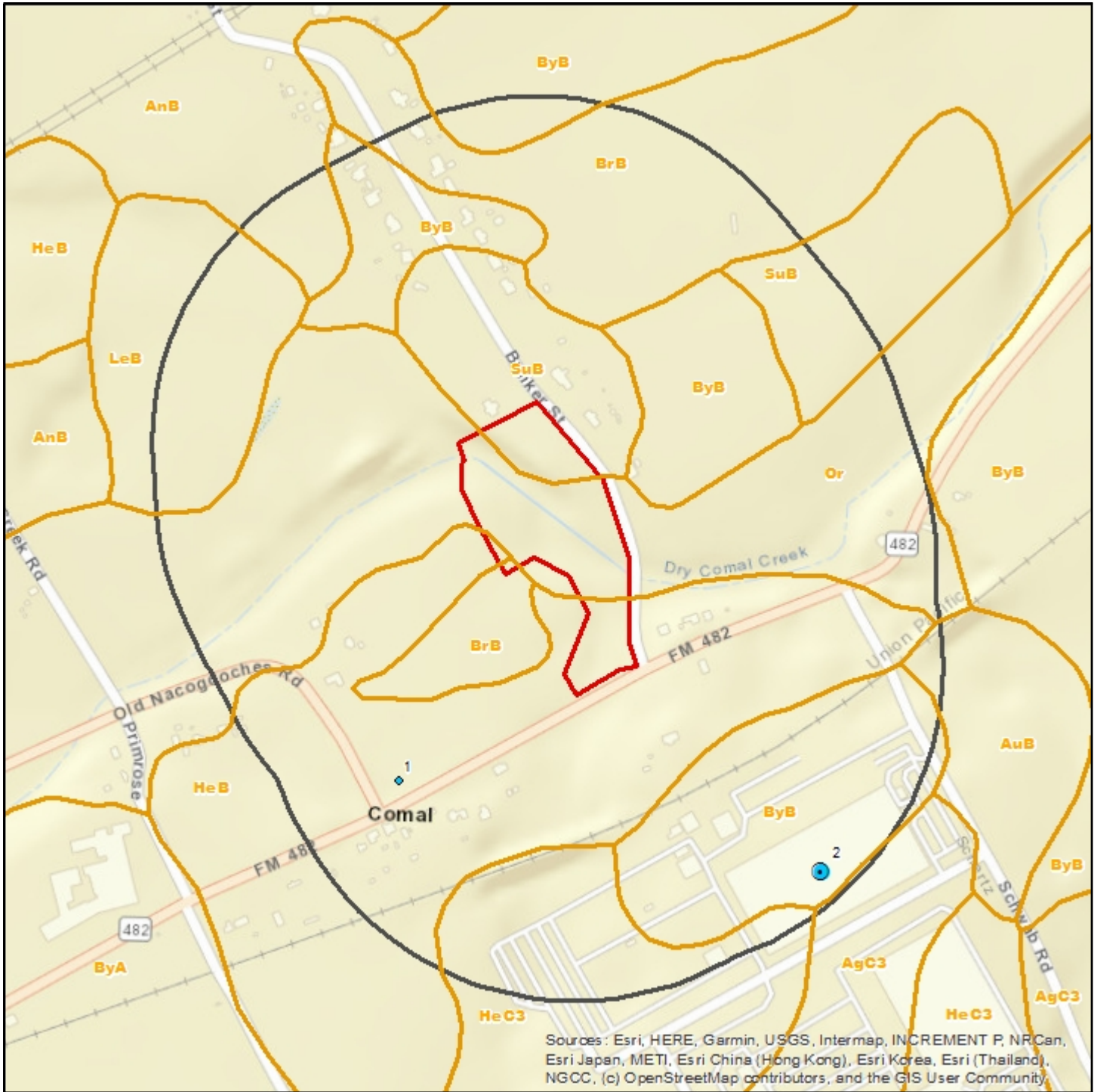
- | | | | | |
|--|---|--|--|---|
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract | Target Property |
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract | Search Buffer |
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract | |
- RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF*
RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER
ERNS, HW, RCRA, DRYC

1 : 12,000
 1 inch = 0.189 miles
 1 inch = 1000 feet
 1 centimeter = 0.120 kilometers
 1 centimeter = 120 meters



Lambert Conformal Conic Projection
 1983 North American Datum
 First Standard Parallel: 33° 00' 00" North
 Second Standard Parallel: 45° 00' 00" North
 Central Meridian: 96° 00' 00" West
 Latitude of Origin: 39° 00' 00" North

Soil Survey Map - 0.25 Mile Buffer



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.

Ramirez 10.538 acres

- | | | | | |
|--|---|---|--|---|
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract | Target Property |
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract | Search Buffer |
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract | Soils Boundary |

1 : 7,500
 1 inch = 0.118 miles
 1 inch = 625 feet
 1 centimeter = 0.075 kilometers
 1 centimeter = 75 meters

Lambert Conformal Conic Projection
 1983 North American Datum
 First Standard Parallel: 33° 00' North
 Second Standard Parallel: 45° 00' North
 Central Meridian: 96° 00' West
 Latitude of Origin: 39° 00' North



Soils

Soils Types Found

Target Property	SuB, Or, BrB, HeB
Within 0.25 miles of Target Property	ByB, SuB, HeC3, AnB, BrB, ByB, HeB, BrB, SuB, Or, LeB, ByB, AgC3, AuB, ByB

Soil Type Descriptions

AgC3 - Altoga silty clay, 2 to 5 percent slopes, eroded

Percent Hydric 0

Minimum Depth to Bedrock

Altoga, eroded (92 percent)

Hydrologic Group	Moderately low runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silty clay	0 cm	18 cm	A-7-6	CH
Bck	Silty clay	91 cm	152 cm	A-6, A-7-6	CH, CL
Bk	Silty clay	18 cm	91 cm	A-6, A-7-6	CH, CL

Heiden, eroded (8 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

AnB - Anhalt clay, 1 to 3 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock 74 cm

Anhalt (92 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	51 to 102 cm to Paralithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Clay	0 cm	15 cm	A-7-6	CH
Bss1	Clay	15 cm	38 cm	A-7-6	CH
Bss2	Clay	38 cm	74 cm	A-7-6	CH
Cr	Bedrock	74 cm	152 cm		

Tarpley (6 percent)

Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	33 to 50 cm to Lithic bedrock

Krum (2 percent)

Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

AuB - Austin-Castephen complex, 1 to 3 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock 46 cm

Soils

Austin (60 percent)

Hydrologic Group	Moderately high runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	51 to 102 cm to Paralithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Silty clay	0 cm	28 cm	A-7-6	CH, CL
H2	Silty clay	28 cm	61 cm	A-6, A-7-6	CH, CL
H3	Bedrock	61 cm	86 cm		

Castephen (30 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	Moderate
Depth to Restrictive Feature	20 to 51 cm to Paralithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Silty clay loam	0 cm	46 cm	A-6, A-7-6	CH, CL
H2	Bedrock	46 cm	51 cm		

Unnamed (10 percent)

BrB - Bolar clay loam, 1 to 3 percent slopes

Percent Hydric	0
Minimum Depth to Bedrock	71 cm

Bolar (90 percent)

Hydrologic Group	Moderately high runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	Moderate
Depth to Restrictive Feature	51 to 102 cm to Lithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A	Clay loam	0 cm	36 cm	A-6, A-7-6	CH, CL, GC
Bk	Clay loam	36 cm	71 cm	A-6, A-7-6	CL, GC
R	Bedrock	71 cm	203 cm		

Denton (3 percent)

Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	102 to 152 cm to Lithic bedrock

Krum (3 percent)

Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

Doss (2 percent)

Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	28 to 51 cm to Paralithic bedrock

Sunev (2 percent)

Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

Soils

ByB - Branyon clay, 1 to 3 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock

Branyon (85 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Clay	0 cm	31 cm	A-7-6	CH
BKss	Clay	183 cm	203 cm	A-6, A-7-6	CH, CL
Bkss	Clay	31 cm	183 cm	A-7-6	CH

Burleson (5 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Houston Black (5 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Lewisville (5 percent)

Hydrologic Group	Moderately low runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

HeB - Heiden clay, 1 to 3 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock

Heiden (85 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	102 to 165 cm to Densic material

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A	Clay	15 cm	46 cm	A-7-6	CH
Ap	Clay	0 cm	15 cm	A-7-6	CH
Bkss	Clay	46 cm	147 cm	A-7-6	CH
CBdk	Clay	147 cm	178 cm	A-7-6	CH

Houston Black (10 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Ferris (5 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	100 to 152 cm to Densic bedrock

Soils

HeC3 - Heiden clay, 3 to 5 percent slopes, eroded

Percent Hydric 0

Minimum Depth to Bedrock

Heiden, moderately eroded (85 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	102 to 165 cm to Densic material

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A	Clay	0 cm	33 cm	A-7-6	CH
Bkss	Clay	56 cm	147 cm	A-7-6	CH
Bss	Clay	33 cm	56 cm	A-7-6	CH
CBdk	Clay	147 cm	203 cm	A-7-6	CH

Houston Black (10 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Ferris, severely eroded (5 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	100 to 152 cm to Densic bedrock

LeB - Lewisville silty clay, 1 to 3 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock

Lewisville (85 percent)

Hydrologic Group	Moderately low runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silty clay	0 cm	39 cm	A-7-6	CH
Bk1	Silty clay	39 cm	97 cm	A-6, A-7-6	CH, CL
Bk2	Silty clay	97 cm	175 cm	A-6, A-7-6	CH, CL

Altoga (10 percent)

Hydrologic Group	Moderately low runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Branyon (5 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Or - Orif soils, moist, 0 to 3 percent slopes, frequently flooded

Percent Hydric 1

Minimum Depth to Bedrock

Soils

Orif, moist (85 percent)

Hydrologic Group	Low runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	Low
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
2C1	Extremely gravelly loamy sand	51 cm	152 cm	A-1-a, A-1-b	GC-GM, GP-GM, GW
3C2	Coarse sand	152 cm	203 cm	A-1-a, A-1-b, A-2-4	GP, GP-GC, GW, SC-SM, SP-SM, SW-SM
A	Gravelly loamy sand	0 cm	51 cm	A-1-a, A-1-b, A-2-4	GM, GP-GM, SC-SM, SM

Oakalla (8 percent)

Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

Riverwash (4 percent)

Hydrologic Group	Low runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

Frio (2 percent)

Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

Unnamed, hydric (1 percent)

Hydrologic Group	
Soil Drainage Class	Somewhat poorly drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

SuB - Sunev clay loam, 1 to 3 percent slopes

Percent Hydric	0
Minimum Depth to Bedrock	

Sunev (85 percent)

Hydrologic Group	Moderately low runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	Moderate
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Clay loam	0 cm	28 cm	A-6, A-7-6	CH, CL
H2	Clay loam	28 cm	89 cm	A-4, A-6	CL
H3	Clay loam	89 cm	114 cm	A-4, A-6, A-7-6	CL

Unnamed (15 percent)

Soils Descriptions

AASHTO Classification Definitions

A-1, A-1-a, A-1-b	Granular materials (35% or less passing No. 200 sieve), some fragments, gravel and sand
A-2, A-2-4, A-2-5, A-2-6, A-2-7	Granular materials (35% or less passing No. 200 sieve), silty or clayey gravel and sand
A-3	Granular materials (35% or less passing No. 200 sieve), fine sand
A-4	Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils
A-5	Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils
A-6	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils
A-7, A-7-5, A-7-6	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils
A-8	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils

Unified Classification Definitions

CH	Fine-grained soils, silts and clays (liquid limit is 50% or more), Fat Clay
CL, CL-A (proposed), CL-K (proposed), CL-ML, CL-O (proposed), CL-T (proposed)	Fine-grained soils, silts and clays (liquid limit is less than 50%), Lean Clay
GC, GC-GM	Coarse-grained soils, Gravels, gravel with fines, Clayey Gravel
GM	Coarse-grained soils, Gravels, gravel with fines, Silty Gravel
GP, GP-GC, GP-GM	Coarse-grained soils, Gravels, clean gravels, Poorly Graded Gravel
GW, GW-GC, GW-GM	Coarse-grained soils, Gravels, clean gravels, Well-Graded Gravel
MH, MH-A, MH-K, MH-O, MH-T	Fine-grained soils, silts and clays (liquid limit is 50% or more), Elastic Silt
ML, ML-A (proposed), ML-K (proposed), ML-O (proposed), ML-T (proposed)	Fine-grained soils, silts and clays (liquid limit is less than 50%), Silt
OH, OH-T (proposed)	Fine-grained soils, silts and clays (liquid limit is 50% or more), Organic Clay or Organic Silt
OL	Fine-grained soils, silts and clays (liquid limit is less than 50%), Organic Clay or Organic Silt
PT	Highly organic soils, Peat
SC, SC-SM	Coarse-grained soils, Sands, sands with fines, Clayey Sand
SM	Coarse-grained soils, Sands, sands with fines, Silty Sand
SP, SP-SC, SP-SM	Coarse-grained soils, Sands, clean sands, Poorly Graded Sand
SW, SW-SC, SW-SM	Coarse-grained soils, Sands, clean sands, Well-Graded Sand

Source

Natural Resources Conservation Service, Soil Survey Geographic (SSURGO) Database.

Disclaimer

This Soils Survey from Banks Environmental Data, Inc. has searched Natural Resources Conservation Service (NRCS) and the Soil Survey Geographic Database (SSURGO). All soil data presented on the map and in the details section are based on information obtained from NRCS. Although Banks performs quality assurance and quality control on all data, inaccuracies of the data and mapped locations could possibly be traced to the source. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the SSURGO database maintained by NRCS.

Water & Oil/Gas Wells Map - 0.25 Mile Buffer



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

Ramirez 10.538 acres

- Single Water Well
- Water Well Cluster
- Single Oil/Gas/Other Well
- Oil/Gas/Other Well Cluster
- Water/Oil/Gas/Other Well Cluster
- Target Property
- Search Buffer
- Texas Land Survey

1 : 7,500
 1 inch = 0.118 miles
 1 inch = 625 feet
 1 centimeter = 0.075 kilometers
 1 centimeter = 75 meters



Lambert Conformal Conic Projection
 1983 North American Datum
 First Standard Parallel: 33° 00' North
 Second Standard Parallel: 45° 00' North
 Central Meridian: 96° 00' West
 Latitude of Origin: 39° 00' North

Water & Oil/Gas Wells

Map ID	Well ID	Owner	Well Type	Elevation
1	USGS293855098125901	USGS	Water: Not Reported	684 ft
2	6823701	Robert Schaeffer	Water: Domestic	684 ft

Source

U.S. Geological Survey, Texas Water Development Board (GW and Submitted Driller's Report), Texas Commission of Environmental Quality (PWS), Railroad Commission of Texas (Production Data)

Disclaimer

This well scan from Banks Environmental Data, Inc. has included a digital search of state and federal wells currently digitized in our geospatial database. Since this scan includes only well data that is currently mapped in our geospatial database, more wells could exist within the search area. For a complete well search or to locate more details, please contact Banks to obtain a full Water Well Report or Oil & Gas Well/Pipeline Search Report. More detailed individual well records can also be obtained from Banks for an additional cost, please reference a Well ID # from this well scan.

All well locations are based on information obtained from state and federal sources. Although Banks performs quality assurance and quality control on all data, inaccuracies of the records and mapped locations could possibly be traced to the specific regulatory authority or individual well driller. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the data or well location(s) of the maps and records maintained by the state and federal agencies.



Mapped Sites Summary

Database	Distance from Target Property	Map ID	Facility Site Name	Facility Site Address	Site Details Page #
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*Sites are sorted by database tier, database, and distance from the target site.

RCRA GEN	0.23 miles SE	2	AMAZONCOM SERVICES DSX9	1150 1150 SCHWAB RD, NEW BRAUNFELS, TX 78132-4987	22
PST	0.16 miles SW	1	ORICA NEW BRAUNFELS	21541 OLD NACOGDOCHES RD, NEW BRAUNFELS, TX 78131	24
PST	0.23 miles SE	2	LACKS DISTRIBUTION CENTER	1150 SCHWAB RD, SCHERTZ, TX 78154	25
HW	0.23 miles SE	2	AMAZONCOM SERVICES DSX9	1150 SCHWAB RD , NEW BRAUNFELS, TX 78132	26

End of Mapped Sites Summary Section



Unmapped Sites Summary

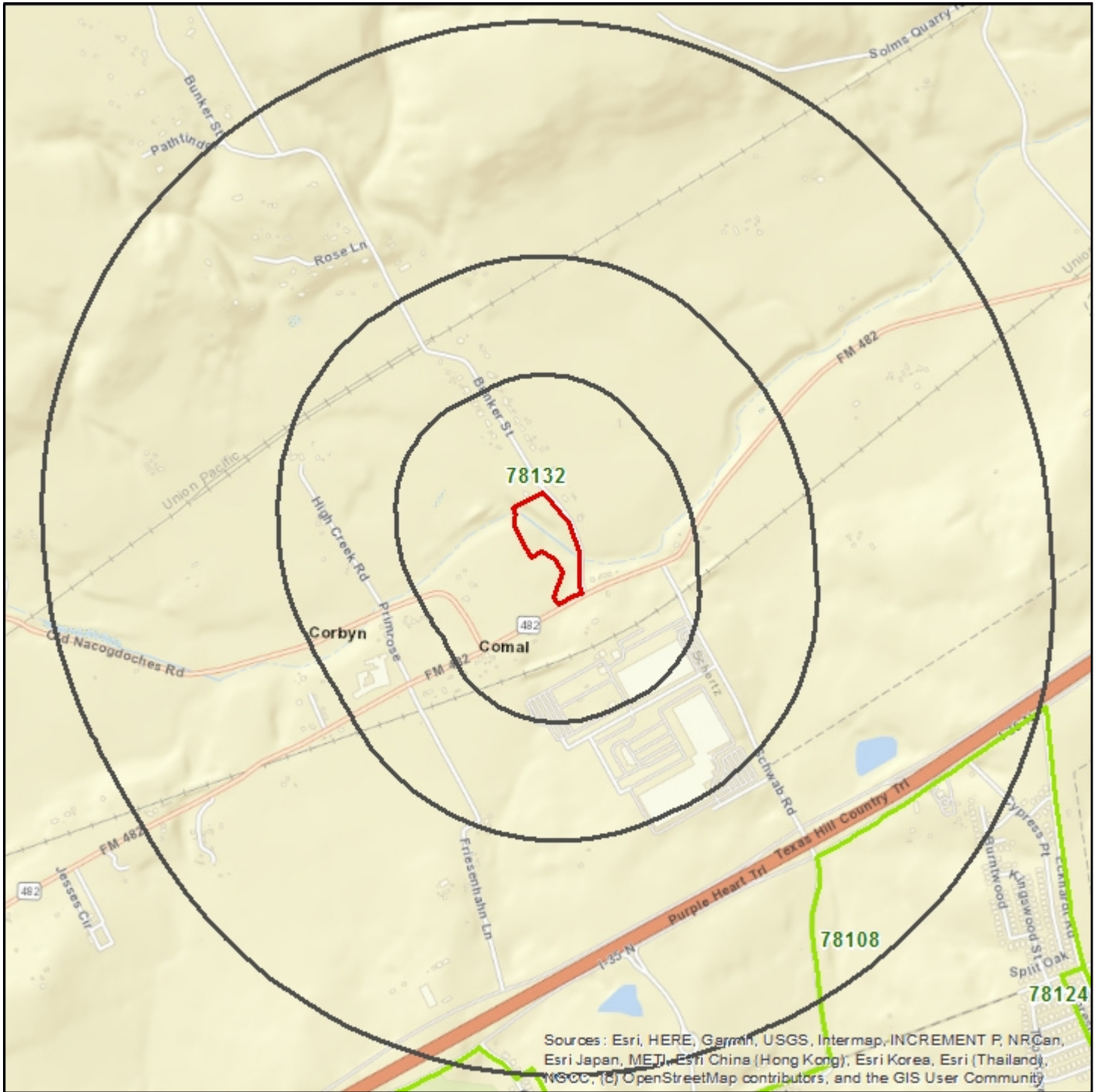
Database	Facility Site Name	Facility Site Address	Site Details Page #
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*Sites are sorted by database tier and database.

ERNS		AUSTIN SUBDIVISION, MP, NEW BRAUNFELS, TX	28
ERNS		NEW BRAUNFELS, TX	29
ERNS		NEW BRAUNFELS, TX	30
ERNS		NEW BRAUNFELS, TX	31
ERNS		NEW BRAUNFELS, TX	32
ERNS		NEW BRAUNFELS, TX	33
ERNS		NEW BRAUNFELS, TX	34
ERNS		NEW BRAUNFELS, TX	35
ERNS		NEW BRAUNFELS, TX	36
ERNS		NEW BRAUNFELS, TX	37
ERNS		SCHWAB ROAD, NEW BRAUNFELS, TX	38
ERNS		NEW BRAUNFELS, TX	39
ERNS		MP: 231.5 SUB: AUSTIN MAIN TRACK 1, NEW BRAUNFELS, TX	40
ERNS		MP: 530 SD: AUSTIN, NEW BRAUNFELS, TX	41
ERNS		MP 218.6 AUSTIN SUB, NEW BRAUNFELS, TX	42
ERNS		MP: 226.93 SUBDIVISION: AUSTIN, NEW BRAUNFELS, TX	43
ERNS		NEW BRAUNFELS, TX	44
ERNS		SUB AUSTIN, NEW BRAUNFELS, TX	45




End of Unmapped Sites Summary Section

Zip Code Map - 1 Mile Buffer



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), WGC, (c) OpenStreetMap contributors, and the GIS User Community

Ramirez 10.538 acres

-  Target Property
-  Search Buffer
-  Zip Code Boundary

1 : 19,500
 1 inch = 0.308 miles
 1 inch = 1625 feet
 1 centimeter = 0.195 kilometers
 1 centimeter = 195 meters



Lambert Conformal Conic Projection
 1983 North American Datum
 First Standard Parallel: 33° 00' North
 Second Standard Parallel: 45° 00' North
 Central Meridian: 96° 00' West
 Latitude of Origin: 39° 00' North

MapID 2: RCRA GEN - 1150 1150 SCHWAB RD

RCRA GEN - RCRA Generators

Map ID #2	RCRA GEN - RCRA Generators	Source: EPA
EPA Handler ID: TXR000083993	Handler Sequence Number: 11	Banks ID: TXR000083993
AMAZONCOM SERVICES DSX9		Rel. Loc.: 0.23 miles SE
1150 1150 SCHWAB RD, NEW BRAUNFELS, TX 78132-4987		Elevation: 715.44 feet (+715.44)
Status:	Active Site - Handler Activities;	
Owner Name:	AMAZONCOM SERVICES LLC	
Operator Name:	AMAZONCOM SERVICES LLC	
Mailing Address Street #:		
Mailing Address Street:	PO BOX 80842	
Mailing Address Street:		
Mailing Address City:	SEATTLE	
Mailing Address State:	WA	
Mailing Address Zip:	98108-0842	
Contact Name:	PATRICIA SULLIVAN	
Contact Address Street #:		
Contact Address Street:	PO BOX 80842	
Contact Address Street:		
Contact Address City:	SEATTLE	
Contact Address State:	WA	
Contact Address Zip:	98108-0842	
Contact Phone:	602-885-4235	
Contact Email Address:		
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.	
Government Performance and Results Act (GPRA) Corrective Action:	No	
Permit Workload:	-----	
Closure Workload:	-----	
Post-Closure Workload:	-----	
Subject to Corrective Action:	No	
Subject to Corrective Action 3004:	No	
Subject to Corrective Action Non-TSDF:	No	
Corrective Action Workload:	No	
Generator Status:	Small Quantity Generator	
Nuclear Mixed Waste Handler:	No	
Onsite Burner Exemption:	No	
Furnace Exemption:	No	
Underground Injection Activity:	No	
NAIC Description 1:	GENERAL WAREHOUSING AND STORAGE	
Federal Generator Class:	Small Quantity Generator	
State Generator Class:		
Environmental Controls in Place:	No	
Institutional Controls in Place:	No	
Groundwater Controls in Place:	No	
Significant Non-Compliance:	No	
Unaddressed Significant Non-Complier:	No	
Addressed Significant Non-Complier:	No	
Significant Non-Complier with Compliance Schedule:	No	
Short Term Generator:	No	
Mixed Waste Generator:	No	
Transfer Facility:	No	
Importer Activity:	No	
Transporter Activity:	No	
Recycler Activity:	No	
Receives waste from Offsite:	No	
Universal Waste:	No	
Hazardous Waste Description		

MapID 2: RCRA GEN - 1150 1150 SCHWAB RD

Continued from Previous Page

1,4-DICHLOROBENZENE
2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)
2,7-NAPHTHALENEDISULFONIC ACID,3,3'-[(3,3'-DIMETHYL[1,1'-BIPHENYL]-4,4'-DIYL)BIS(AZO)BIS[5-AMINO-4-HYDROXY]-, TETRASODIUM SALT (OR) TRYPAN BLUE
2-BUTANONE, PEROXIDE (R,T) (OR) METHYL ETHYL KETONE PEROXIDE (R,T)
2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYL-BUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS OF 0.3% OR LESS (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS OF 0.3% OR LESS
BARIUM
BENZENE
BERYLLIUM
CADMIUM
CHROMIUM
CORROSIVE WASTE
DIETHYLSTILBESTEROL (OR) PHENOL, 4,4'-(1,2-DIETHYL-1,2-ETHENEDIYL)BIS, (E)-
IGNITABLE WASTE
LEAD
M-CRESOL
MERCURY
METHANE, DICHLORO- (OR) METHYLENE CHLORIDE
METHYL ETHYL KETONE
NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS
PHENOL
REACTIVE WASTE
SELENIUM
SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)
SILVER
TETRACHLOROETHYLENE

End of RCRA GEN Sites Section

MapID 1: PST - 21541 OLD NACOGDOCHES RD**PST - State/Tribal Storage Tank**

Map ID #1	PST - State/Tribal Storage Tank		Source: TCEQ
Facility #: 66720	TCEQ Customer ID: 100330		Banks ID: 66720
ORICA NEW BRAUNFELS			Rel. Loc.: 0.16 miles SW
21541 OLD NACOGDOCHES RD, NEW BRAUNFELS, TX 78131			Elevation: 691.15 feet (+691.15)
Facility Contact Name:	JACK WICKHAM		
Facility Contact Phone:	8306251111		
Facility Status:	ACTIVE		
Facility Type:	INDUST/MFG/CHEM PLANT		
Number of ASTs:	2		
Number of USTs:	0		
Tank #:	#1	#2	
Status:			
Status Date:	6/1/1995	6/1/1995	
Capacity:	4000	4000	
Install Date:	6/1/1995	6/1/1995	
Above or Below Ground Tank:	above	above	
Unit ID:	174470	174471	
Construction Material:	Steel	Steel	
Piping Type:			
Piping Material:			
Tank Contents:	DIESEL	DIESEL	
Corrosion Protection:			
Piping Corrosion Protection:			

MapID 2: PST - 1150 SCHWAB RD

Map ID #2	PST - State/Tribal Storage Tank	Source: TCEQ
Facility #: 79293	TCEQ Customer ID: 122770	Banks ID: 79293
LACKS DISTRIBUTION CENTER 1150 SCHWAB RD, SCHERTZ, TX 78154		Rel. Loc.: 0.23 miles SE Elevation: 715.44 feet (+715.44)
Facility Contact Name:	DANNY AGUILAR	
Facility Contact Phone:	8306264691	
Facility Status:	INACTIVE	
Facility Type:	FLEET REFUELING	
Number of ASTs:	0	
Number of USTs:	0	
Tank #:	#1A	
Status:		
Status Date:	1/1/2010	
Capacity:	12000	
Install Date:	3/21/2008	
Above or Below Ground Tank:	above	
Unit ID:	209974	
Construction Material:	Steel	
Piping Type:		
Piping Material:		
Tank Contents:	DIESEL	
Corrosion Protection:		
Piping Corrosion Protection:		

End of PST Sites Section

MapID 2: HW - 1150 SCHWAB RD**HW - State/Tribal Hazardous Waste**

Map ID #2	HW - State/Tribal Hazardous Waste	Source: TCEQ
Register #: 95913	EPA ID: TXR000083993	Banks ID: 95913
AMAZONCOM SERVICES DSX9		Rel. Loc.: 0.23 miles SE
1150 SCHWAB RD , NEW BRAUNFELS, TX 78132		Elevation: 715.44 feet (+715.44)
Status:	ACTIVE	
Location Description:		
Additional State ID:	131258	
Permit Number:		
Facility Type:	Generator	
Facility Contact Name:	PATRICIA SULLIVAN	
Facility Contact Phone:	602-8854235	
Company Name:	AMAZONCOM SERVICES LLC	
Waste ID	Waste Code	Waste Description
425502	3190319H	Inorganic Solids - Other Waste Inorganic Solids; BROKEN TUBES; MATCHES; BIO-BLUE
425503	4070407H	Organic Solids - Other Halogenated Organic Solids; LT BROMINATING TABS; FLUIDMAS
425504	4090409H	Organic Solids - Other Non-Halogenated Organic Solids; TOXIC LOOSEPACK SOLIDS; E
425505	7010701H	Inorganic Gases - Inorganic Gases; NITROUS OXIDE CYLINDER
425506	8010801H	"Organic Gases - Organic Gases; FLAMMABLE/CORROSIVE AEROSOLS;FLAMMABLE AEROSOLS;
370109	0001206I	USED OIL
371115	0002003I	This is an annual clean-up.
371116	0003003H	Annual clean-up of waste. This is a one time waste.
371434	0004319I	Spent NON PCB Ballast
371715	0005489I	This is from a oil based spill using clay based absorbent.
371716	0006489I	This is from a spill or normal operation when rags or absorbent pads or booms ar
372288	0007319I	Removing old desiccant from the site.
372858	0008319I	This is empty plastic containers. Oil containers, moly lube.
372984	0009319H	This is broken fluorescent bulbs.
373454	0010319I	This is from a battery spill cleanup.Acid was neutralized using a purchased kit.
376757	0011205I	Waste Water from floor sweeper, water and coolant from saws and rain water clean
378566	0012209H	This is the residual fluid from punctured aerosol cans
378568	0013219I	This is a product diluted with water to etch stainless pipes.
378569	0014206H	Used Oil with a degreaser. This is a one time instance.; One time shipment.
383369	0015389I	This spent blast media (Almandine & Pyrope Garnet)in pepping material for painti
386222	0016119H	12k gal of water & 600 gal of 15% HCL mixture for heat exchanger clean-out. This
387936	0017296I	Glycol is being removed from new motors and pumps for further manufacturing.
388560	0018319H	This is laser engraving tape. This is a one time shipment. A new tape has been o
388735	0019101I	This small drum was found during a clean up effort. Analytical was taken and a c
390004	0020205I	Fuel Mixture resulted due to a spill clean up activity. It is a one time waste t
390303	0021119I	Silicone and water mixture resulted from the gauge repairs
393289	0022110H	Used to clean rust from metal.; Initial waste code determination used in incorre
394281	0023110I	Used for rust removal
394345	0024219H	Liquid mixture generated from punctured Aerosol cans
403933	0025219H	Preservative
407182	0026105H	UNUSED PRODUCT "CITRISURF" SURFACTANT AND VPC1-425 (PHOSPHORIC ACID) FOR DISPOSA
407183	0027319I	USED INK CARTRIDGES
407184	0028801I	PART A / B CATALYST CYLINDERS
424731	0029105H	ITEMS CONTAINING ACIDIC/CORROSIVE LIQUIDS THAT ARE DAMAGED, RECALLED OR OTHERWIS
425493	1050105H	"Inorganic Liquids - Acidic Aqueous Waste;RID O RUST STAIN REMOVER;ZING FORMULA
425494	1100110H	"Inorganic Liquids - Caustic Aqueous Waste; IRON- X SNOW SOAP; SODIUM HYDROXIDE
425495	1110111H	Inorganic Liquids - Aqueous Waste With Reactive Sulfides; AMMONIUM SULFIDE SOL'N
425496	2020202H	Organic Liquids - Halogenated (e.g., Chlorinated) Solvent; DICHLOROMETHANE
425497	2120212H	Organic Liquids - Reactive or Polymerizable Organic Liquids; PYROPHORIC WX LIQUI
425498	2190219H	"Organic Liquids - Other Organic Liquids; FLAMMABLE LIQUID BULK; BULK FUEL (GAS
425499	3090309H	Inorganic Solids - Batteries or Battery Parts, Casings, Cores; LEAKING ALKALINE;
425500	3150315H	Inorganic Solids - Other reactive salts/chemicals; fireworks; brake power loads;
425501	3160316H	Inorganic Solids - Other metal salts/chemicals; TOY SMOKE DEVICE; STUMP REMOVER;

MapID 2: HW - 1150 SCHWAB RD



Continued from Previous Page

End of HW Sites Section

Unmapped Sites Details: ERNS (414295)

ERNS - ERNS List

ERNS - ERNS List		Source: EPA/National Response Center
NRC Report #: 414295	Secondary ID: NA	Banks ID: 414295
AUSTIN SUBDIVISION, MP, NEW BRAUNFELS, TX		
Responsible Party:		
Incident Location:		
Incident Date/Time:	12/3/1997 11:20 PM	
Cause of Incident:	UNKNOWN	
Description of Incident:	13 CAR DERAILMENT DUE TO UNKNOWN CAUSE / TRAIN DIRECTION/SPEED: UNKTRACK SPEED: UNKNOWN / TRAIN HAD 3 ENGINES, 127 CARS	
Incident Type:	RAILROAD	
Additional Information:	DERAILED CAR NUMBERS ARE UNAVAILABLE AT THIS TIME, BUT ALL CARS WERECARRYING COAL.	
Any Fatalities:	Unknown	
Number of Fatalities:		
Remedial Action Taken:	NONE	
Medium Affected:	RAIL REPORT (N/A)	
Medium Description:		
Railroad Involved:	UNION PACIFIC RAILROAD	
Pipeline Type Involved:	UNKNOWN	
Source:	UNAVAILABLE	
Materials Spilled		

Unmapped Sites Details: ERNS (576979)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 576979

Secondary ID: NA

Banks ID: 576979

NEW BRAUNFELS, TX

Responsible Party:	UNION PACIFIC RAILROAD
Incident Location:	SUBDIVISION AUSTIN MILEPOST 231.75
Incident Date/Time:	8/18/2001 8:07 PM
Cause of Incident:	UNKNOWN
Description of Incident:	THE CALLER IS REPORTING AN 8 CAR DERAILMENT AND SPILL OF MATERIAL FROM THE CARS.
Incident Type:	RAILROAD
Additional Information:	THE CALLER DID NOT HAVE ANY CAR INFORMATION.
Any Fatalities:	No
Number of Fatalities:	
Remedial Action Taken:	HULCHER SERVICES IS ENROUTE TO RERAIL CARS
Medium Affected:	BALLAST
Medium Description:	
Railroad Involved:	UNION PACIFIC
Pipeline Type Involved:	
Source:	TELEPHONE
Materials Spilled	LIMESTONE

Unmapped Sites Details: ERNS (742925)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 742925

Secondary ID: NA

Banks ID: 742925

NEW BRAUNFELS, TX

Responsible Party:**Incident Location:** MILE POST 234**Incident Date/Time:** 12/1/2004 12:29 PM**Cause of Incident:** UNKNOWN**Description of Incident:** THE CALLER STATED THAT A LOCOMOTIVE IS LEAKING MATERIAL FROM IT.**Incident Type:** RAILROAD**Additional Information:** THE CALLER HAD NO ADDITIONAL INFORMATION**Any Fatalities:** No**Number of Fatalities:****Remedial Action Taken:** CONTRACTOR EN ROUTE FOR CLEAN UP**Medium Affected:** LAND**Medium Description:** GROUND**Railroad Involved:** UNION PACIFIC RAILROAD**Pipeline Type Involved:****Source:** TELEPHONE**Materials Spilled:** OIL, MISC: LUBRICATING

Unmapped Sites Details: ERNS (766703)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 766703

Secondary ID: NA

Banks ID: 766703

NEW BRAUNFELS, TX

Responsible Party:**Incident Location:** MILE POST 229.7**Incident Date/Time:** 7/25/2005 9:06 AM**Cause of Incident:** UNKNOWN**Description of Incident:** THE CALLER STATED THAT AT A GRADE CROSSING, A PASSENGER TRAIN STRUCK A DELIVERY TRUCK.**Incident Type:** RAILROAD NON-RELEASE**Additional Information:** THE CALLER HAD NO ADDITIONAL INFORMATION**Any Fatalities:** No**Number of Fatalities:****Remedial Action Taken:** N/A**Medium Affected:** RAIL REPORT (N/A)**Medium Description:****Railroad Involved:** AMTRAK NATIONAL OPERATIONS**Pipeline Type Involved:****Source:** TELEPHONE**Materials Spilled**

Unmapped Sites Details: ERNS (851633)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 851633

Secondary ID: NA

Banks ID: 851633

NEW BRAUNFELS, TX

Responsible Party:**Incident Location:** ON THE RIGHT AWAY**Incident Date/Time:** 10/15/2007 11:00 AM**Cause of Incident:** UNKNOWN**Description of Incident:** CALLER REPORTED THAT A DECEASED BODY WAS FOUND ALONG THE TRACKS DUE TO UNKNOWN CAUSES. CALLER STATED THAT BODY DID NOT APPEAR TO HAVE BEEN HIT BY A TRAIN.**Incident Type:** RAILROAD NON-RELEASE**Additional Information:** CALLER HAD NO FURTHER INFORMATION.**Any Fatalities:** Yes**Number of Fatalities:** 1**Remedial Action Taken:** UNDER INVESTIGATION**Medium Affected:** RAIL REPORT (N/A)**Medium Description:****Railroad Involved:****Pipeline Type Involved:****Source:** TELEPHONE**Materials Spilled**

Unmapped Sites Details: ERNS (808787)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 808787

Secondary ID: NA

Banks ID: 808787

NEW BRAUNFELS, TX

Responsible Party:**Incident Location:** UNION PACIFIC RAILROAD**Incident Date/Time:** 8/23/2006 1:58 AM**Cause of Incident:** DERAILMENT**Description of Incident:** ONE NON HAZMAT RAIL CAR DERAILED ON IT'S SIDE ON THE MAIN LINE. THERE WAS NO HAZARDOUS MATERIALS INVOLVED.**Incident Type:** RAILROAD NON-RELEASE**Additional Information:** NONE**Any Fatalities:** No**Number of Fatalities:****Remedial Action Taken:** A RERAILING TEAM IS EN ROUTE**Medium Affected:** RAIL REPORT (N/A)**Medium Description:****Railroad Involved:** UNION PACIFIC RAILROAD**Pipeline Type Involved:****Source:** TELEPHONE**Materials Spilled**

Unmapped Sites Details: ERNS (877921)**ERNS - ERNS List****Source: EPA/National Response Center****NRC Report #: 877921****Secondary ID: NA****Banks ID: 877921**

NEW BRAUNFELS, TX

Responsible Party:**Incident Location:** SUB: AUSTIN / MP: 222.13**Incident Date/Time:** 7/20/2008 5:33 PM**Cause of Incident:** UNKNOWN**Description of Incident:** THE CALLER IS REPORTING A PASSENGER TRAIN DERAILMENT INVOLVING APPROXIMATELY 6 CARS (FINAL COUNT NOT DETERMINED AT TIME OF CALL). THE TRAIN WAS ON A SIDING AND THE DERAILMENT WAS NOTICED BY THE CREW OF ANOTHER TRAIN.**Incident Type:** RAILROAD**Additional Information:** THE CALLER DID NOT HAVE ANY DETAILS ON THE TRAIN OR THE DERAILED CARS.**Any Fatalities:** Unknown**Number of Fatalities:****Remedial Action Taken:** UNKNOWN**Medium Affected:** BALLAST**Medium Description:** DERAILMENT**Railroad Involved:** UNKNOWN**Pipeline Type Involved:****Source:** TELEPHONE**Materials Spilled**

Unmapped Sites Details: ERNS (935981)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 935981

Secondary ID: NA

Banks ID: 935981

NEW BRAUNFELS, TX

Responsible Party:	ENTERPRISE PRODUCTS LLC
Incident Location:	BETWEEN BUNKER ST AND FM 2953
Incident Date/Time:	4/2/2010 6:00 PM
Cause of Incident:	UNKNOWN
Description of Incident:	CALLER IS REPORTING A RELEASE OF NATURAL GAS FROM A LOW PRESSURE GAS LINE. THE RELEASE IS SUSPECTED TO BE A PINHOLE LEAK, THE LINE OPERATES AT 80PSI 14 INCH LINE.
Incident Type:	PIPELINE
Additional Information:	NO ADDITIONAL INFORMATION TO REPORT.
Any Fatalities:	No
Number of Fatalities:	
Remedial Action Taken:	LINE IS CURRENTLY BEING MONITORED, LINE WILL BE EXCAVATED TOMORROW
Medium Affected:	AIR
Medium Description:	ATMOSPHERE
Railroad Involved:	
Pipeline Type Involved:	TRANSMISSION
Source:	TELEPHONE
Materials Spilled	NATURAL GAS



Unmapped Sites Details: ERNS (992672)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 992672

Secondary ID: NA

Banks ID: 992672

NEW BRAUNFELS, TX

Responsible Party:	
Incident Location:	MP: 226.75
Incident Date/Time:	10/16/2011 2:00 AM
Cause of Incident:	TRESPASSER
Description of Incident:	CALLER IS REPORTING THAT A FREIGHT TRAIN STRUCK A MALE TRESPASSER THAT WAS LAYING ON THE TRACKS RESULTING IN FATALITY.
Incident Type:	RAILROAD NON-RELEASE
Additional Information:	CALLER HAD NO ADDITIONAL INFORMATION.
Any Fatalities:	Yes
Number of Fatalities:	1
Remedial Action Taken:	NONE
Medium Affected:	RAIL REPORT (N/A)
Medium Description:	
Railroad Involved:	UNION PACIFIC RAILROAD
Pipeline Type Involved:	
Source:	TELEPHONE
Materials Spilled	

Unmapped Sites Details: ERNS (1017721)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 1017721

Secondary ID: NA

Banks ID: 1017721

NEW BRAUNFELS, TX

Responsible Party:**Incident Location:** MILEPOST: 223 AUSTIN SUBDIVISION**Incident Date/Time:** 7/13/2012 11:10 AM**Cause of Incident:** EQUIPMENT FAILURE**Description of Incident:** CALLER STATES THAT A BURLINGTON NORTHERN SANTA FE TRAIN CAME ONTO UNION PACIFIC TRACKS IN TEMPLE TX AND WAS DISCOVERED TO BE LEAKING DIESEL OIL ALONG THE TRACK TO NEW BRAUNFELS. IT IS BELIEVED TO BE LEAKING FROM THE LOCOMOTIVE FUEL PUMP.**Incident Type:** RAILROAD**Additional Information:****Any Fatalities:** No**Number of Fatalities:****Remedial Action Taken:****Medium Affected:** BALLAST**Medium Description:****Railroad Involved:** BURLINGTON NORTHERN SANTA FE**Pipeline Type Involved:****Source:** TELEPHONE**Materials Spilled** OIL: DIESEL

Unmapped Sites Details: ERNS (1032543)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 1032543

Secondary ID: NA

Banks ID: 1032543

SCHWAB ROAD, NEW BRAUNFELS, TX

Responsible Party:**Incident Location:** MILEPOST 233.44 ON THE AUSTIN SUBDIVISION**Incident Date/Time:** 12/6/2012 4:11 PM**Cause of Incident:** UNKNOWN**Description of Incident:** A FREIGHT TRAIN COLLIDED WITH ON-RAIL CONSTRUCTION EQUIPMENT. NO DISCHARGES OR RELEASES ARE REPORTED AT THIS TIME.**Incident Type:** RAILROAD**Additional Information:****Any Fatalities:** No**Number of Fatalities:****Remedial Action Taken:** IN PROCESS OF CLEARING THE SITE**Medium Affected:** NON-RELEASE (N/A)**Medium Description:** RAILROAD COLLISION**Railroad Involved:** UNION PACIFIC RAILROAD**Pipeline Type Involved:****Source:** TELEPHONE**Materials Spilled** UNKNOWN MATERIAL, UNKNOWN OIL

Unmapped Sites Details: ERNS (1049623)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 1049623

Secondary ID: NA

Banks ID: 1049623

NEW BRAUNFELS, TX

Responsible Party:**Incident Location:** MP 230.54 OF THE AUSTIN SUBDIVISION**Incident Date/Time:** 6/7/2013 11:02 AM**Cause of Incident:** OTHER**Description of Incident:** CALLER IS REPORTING THAT THE TRAIN STRUCK A GRAVEL TRUCK AT A COMMERCIAL CROSSING. THE DRIVER OF THE GRAVEL TRUCK WAS TRANSPORTED TO THE HOSPITAL. SPILL RESPONSE INFORMATION IS UNKNOWN.**Incident Type:** RAILROAD**Additional Information:****Any Fatalities:** No**Number of Fatalities:****Remedial Action Taken:** UNKNOWN**Medium Affected:** BALLAST**Medium Description:** BALLAST**Railroad Involved:** UNION PACIFIC RAILROAD**Pipeline Type Involved:****Source:** TELEPHONE**Materials Spilled** OIL: DIESEL

Unmapped Sites Details: ERNS (1144665)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 1144665

Secondary ID: NA

Banks ID: 1144665

MP: 231.5 SUB: AUSTIN MAIN TRACK 1, NEW BRAUNFELS, TX

Responsible Party:**Incident Location:****Incident Date/Time:** 4/7/2016 6:14 AM**Cause of Incident:** OTHER**Description of Incident:** CALLER IS REPORTING THAT ONE TRAIN WAS TRAVELING SOUTH BOUND ON THE MAIN LINE. A SECOND TRAIN WAS SHOVING BACK INTO AN INDUSTRIAL FACILITY AND THERE WAS A SIDE SWIPE COLLISION. NO INJURIES REPORTED. NO HAZMAT INVOLVED. NO RELEASE. NO DERAILMENT.**Incident Type:** RAILROAD NON-RELEASE**Additional Information:****Any Fatalities:** No**Number of Fatalities:****Remedial Action Taken:****Medium Affected:** RAIL REPORT (N/A)**Medium Description:** COLLISION**Railroad Involved:** UNION PACIFIC RAILROAD**Pipeline Type Involved:****Source:** TELEPHONE**Materials Spilled**

Unmapped Sites Details: ERNS (1149642)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 1149642

Secondary ID: NA

Banks ID: 1149642

MP: 530 SD: AUSTIN, NEW BRAUNFELS, TX

Responsible Party:	UNION PACIFIC RAILROAD
Incident Location:	
Incident Date/Time:	6/3/2016 5:20 PM
Cause of Incident:	DERAILMENT
Description of Incident:	CALLER IS REPORTING A DERAILMENT OF 13 CARS DUE TO UNKNOWN CAUSES AT MILE POST 530 IN THE AUSTIN SUBDIVISION. RAILCARS CONTAIN NO HAZMAT AND WERE TRANSPORTING ROCK.
Incident Type:	RAILROAD NON-RELEASE
Additional Information:	
Any Fatalities:	No
Number of Fatalities:	
Remedial Action Taken:	INCIDENT IS UNDER INVESTIGATION
Medium Affected:	NON-RELEASE (N/A)
Medium Description:	NON-HAZMAT RELEASE RAILCAR WAS CARRYING ROCK
Railroad Involved:	UNION PACIFIC RAILROAD
Pipeline Type Involved:	
Source:	TELEPHONE
Materials Spilled	

Unmapped Sites Details: ERNS (1260737)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 1260737

Secondary ID: NA

Banks ID: 1260737

MP 218.6 AUSTIN SUB, NEW BRAUNFELS, TX

Responsible Party:**Incident Location:** GRADE CROSSING INCIDENT**Incident Date/Time:** 10/10/2019 5:58 AM**Cause of Incident:** DERAILMENT**Description of Incident:** CALLER STATED THAT A FREIGHT TRAIN COLLIDED WITH A VEHICLE (SEMI-TRUCK) AT A CROSSING RESULTING IN A DERAILMENT. (LOCOMOTIVE DERAILED NUMBER IS UNKNOWN AT THIS TIME). CALLER ALSO STATED THAT THERE WERE TRACK DAMAGES SUSTAINED BUT THE AMOUNT IS UNKNOWN AT THIS TIME. (BUT WOULD MOST LIKELY EXCEED 10,700)**Incident Type:** RAILROAD NON-RELEASE**Additional Information:** UNION PACIFIC REPORT NUMBER 2019-10-10-023 CDS**Any Fatalities:** No**Number of Fatalities:****Remedial Action Taken:****Medium Affected:** RAIL REPORT (N/A)**Medium Description:** DERAILMENT**Railroad Involved:** UNION PACIFIC RAILROAD**Pipeline Type Involved:****Source:** TELEPHONE**Materials Spilled**

Unmapped Sites Details: ERNS (1247208)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 1247208

Secondary ID: NA

Banks ID: 1247208

MP: 226.93 SUBDIVISION: AUSTIN, NEW BRAUNFELS, TX

Responsible Party:**Incident Location:****Incident Date/Time:** 5/29/2019 9:03 PM**Cause of Incident:** TRESPASSER**Description of Incident:** CALLER IS REPORTING THAT A TRAIN STRUCK A TRESPASSER RESULTING IN A FATALITY.**Incident Type:** RAILROAD NON-RELEASE**Additional Information:** UP REPORT#: 2019-05-29-291KLV**Any Fatalities:** Yes**Number of Fatalities:** 1**Remedial Action Taken:** LOCAL AUTHORITIES RESPONDED.**Medium Affected:** RAIL REPORT (N/A)**Medium Description:****Railroad Involved:** AMTRAK**Pipeline Type Involved:****Source:** TELEPHONE**Materials Spilled**

Unmapped Sites Details: ERNS (1284500)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 1284500

Secondary ID: NA

Banks ID: 1284500

NEW BRAUNFELS, TX

Responsible Party:**Incident Location:** MP 230**Incident Date/Time:** 8/13/2020 3:25 PM**Cause of Incident:** DERAILMENT**Description of Incident:** // POTENTIAL RELEASE // CALLER IS REPORTING THE DERAILMENT OF 24 RAIL CARS WITH A POTENTIAL RELEASE OF AN UNKNOWN AMOUNT OF GRAIN. CALLER STATES THAT 22 OF THE RAIL CARS ARE ON THEIR SIDE. // POTENTIAL RELEASE //**Incident Type:** RAILROAD**Additional Information:****Any Fatalities:****Number of Fatalities:****Remedial Action Taken:****Medium Affected:****Medium Description:****Railroad Involved:** UNION PACIFIC RAILROAD**Pipeline Type Involved:****Source:** TELEPHONE**Materials Spilled**

Unmapped Sites Details: ERNS (1307014)

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 1307014

Secondary ID: NA

Banks ID: 1307014

SUB AUSTIN, NEW BRAUNFELS, TX

Responsible Party:

Incident Location: MP 216.7

Incident Date/Time: 6/6/2021 11:50 AM

Cause of Incident: DERAILMENT

Description of Incident: CALLER REPORTS THE DERAILMENT OF 28 RAILCARS ON FREIGHT TRAIN DUE TO UNKNOWN CAUSES AT THIS TIME. AS A RESULT THERE WAS A RELEASE OF CORN ONTO THE TRACKS AT THE INCIDENT LOCATION. CALLER DID NOT HAVE INFO ON THE DERAILED CARS.

Incident Type: RAILROAD

Additional Information: UPR #2021-06-06-088RMR

Any Fatalities: No

Number of Fatalities:

Remedial Action Taken: CLEAN UP UNDERWAY

Medium Affected: OTHER

Medium Description: RAILTRACKS

Railroad Involved: UNION PACIFIC RAILROAD

Pipeline Type Involved:

Source: TELEPHONE

Materials Spilled CORN

End of ERNS Sites Section

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Data Requested	Data Obtained	Data Updated	Source Updated
NPL -- National Priority List	EPA	NPL is the list of high priority hazardous waste sites in the United States eligible for long-term remedial action financed under the federal Superfund program or SEMS database (formerly known as the CERCLIS database). The EPA will only add sites to the NPL list based upon completion of the Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site, and after all comments have been addressed.	Quarterly	10/12/2022	10/12/2022	10/17/2022	09/28/2022
DNPL -- Delisted National Priority List	EPA	DNPL is a list of all sites that have been deleted from the EPA NPL list (SEMS database). These sites are taken off the NPL list usually due to no further response or remedial action being required on them. Notices to delete NPL sites are published in the Federal Register and become effective unless the EPA receives significant adverse or critical comments during the 30-day public comment period.	Quarterly	10/12/2022	10/12/2022	10/17/2022	09/28/2022
CER SEMS -- SEMS	EPA	The EPA maintains the SEMS database to track sites under the Comprehensive Environmental Response, Compensation, and Liability Act, a federal law designed to clean up abandoned hazardous waste sites. These sites are either proposed, listed or under review currently to be a part of the National Priority List.	Quarterly	10/12/2022	10/12/2022	10/17/2022	09/28/2022
CER SEMS NFRAP -- SEMS NFRAP	EPA	From the Superfund Enterprise Management System (SEMS) database No Further Remedial Action Planned or NFRAP have been removed from the listing. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.	Quarterly	10/12/2022	10/12/2022	10/17/2022	09/28/2022
RCRA COR -- RCRA CORRACTS	EPA	These sites are registered hazardous waste generators or handlers that fall under the Resource Conservation and Recovery Act (RCRA) and subject to corrective action activity.	Quarterly	10/24/2022	10/24/2022	10/25/2022	10/24/2022
RCRA TSD -- RCRA non-CORRACTS TSD	EPA	This database lists all treatment, storage and disposal of hazardous material sites that fall under the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence.	Quarterly	10/24/2022	10/24/2022	10/25/2022	10/24/2022
RCRA GEN -- RCRA Generators	EPA	The EPA regulates all Hazardous Waste Generators subject to the Resource Conservation and Recovery Act (RCRA). They are classified by the quantity of hazardous waste generated. A Small Quantity Generator (SQG) generates between 100kg and 1,000 kg of waste per month. A Large Quantity Generator (LQG) generates over 1,000 kg of waste per month. A Conditionally Exempt SQG (CEG) generates less than 100 kg of waste per month.	Quarterly	10/24/2022	10/24/2022	10/25/2022	10/24/2022
FED BWN -- Federal Brownfields	EPA	A listing of sites that assist the EPA in collecting, tracking, and updating information of sites in relation to the Small Business Liability Relief and Brownfields Revitalization Act. These sites are real property that is either abandoned or underutilized where redevelopment or expansion is complicated by real or perceived environmental contamination.	Quarterly	09/14/2022	09/14/2022	09/20/2022	09/14/2022
FED IC -- Federal Institutional Control	EPA	This is a listing of Brownfield Management System (BMS) sites that have had Institutional Controls (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use. ICs are meant to supplement Engineering Controls and will rarely be the sole remedy at a site. ICs are a type of Activity and Use Limitation (AUL).	Quarterly	09/14/2022	09/14/2022	09/20/2022	09/14/2022
FED EC -- Federal Engineering Control	EPA	This is a listing of Brownfield Management System (BMS) sites that have had Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination. ECs are a type of Activity and Use Limitation (AUL).	Quarterly	09/14/2022	09/14/2022	09/20/2022	09/14/2022

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Data Requested	Data Obtained	Data Updated	Source Updated
ERNS -- ERNS List	EPA/National Response Center	ERNS is a national database used to store information on unauthorized releases of oil and hazardous substances that have been reported to the National Response Center since 2001. The NRC is the sole federal point of contact for reporting oil and chemical spills. Prior to 2001 this information was maintained by the EPA.	Annually	08/02/2022	08/02/2022	08/02/2022	08/02/2022
ST NPL -- State/Tribal Equivalent NPL (TX)	TCEQ	This database contains sites determined by the TCEQ that may constitute an imminent and substantial endangerment to public health and safety or to the environment due to a release or threatened release of hazardous substances into the environment.	Quarterly	08/11/2022	08/11/2022	08/23/2022	08/11/2022
ST CER -- State/Tribal Equivalent CERCLIS (TX)	N/A	This database is not currently available from this state. If this state does make this database available in the future, Banks Environmental Data will obtain it for reporting purposes.	N/A	N/A	N/A	N/A	N/A
SWLF -- State/Tribal Disposal or Landfill (TX)	TCEQ	The SWLF database contains records of municipal solid waste facilities that may accept various types of municipal solid waste for processing or disposal, depending on the type of facility. A Municipal Solid Waste facility may also accept certain special wastes and non-hazardous industrial solid wastes if approved by the TCEQ executive director.	Quarterly	08/15/2022	08/15/2022	08/17/2022	08/12/2022
SWLF -- State/Tribal Disposal or Landfill (TX)	TCEQ	This database is a listing of closed and abandoned municipal solid waste landfills. The sites included are either unauthorized (UNUM_) or permitted (PERMAPP_).	N/A	N/A	N/A	N/A	N/A
LPST -- State/Tribal Leaking Storage Tank (TX)	TCEQ	This database contains information on leaking storage tanks, equipment failures, compliance, and releases in the state.	Quarterly	07/14/2022	07/14/2022	09/22/2022	07/01/2022
LPST -- State/Tribal Leaking Storage Tank (TX)	EPA	The Tribal LUST database (maintained by EPA Region 6) provides information on leaking underground storage tank on tribal lands in Louisiana, Arkansas, Oklahoma, New Mexico and Tribal Nations.	Quarterly	10/03/2022	10/03/2022	10/03/2022	04/28/2022
PST -- State/Tribal Storage Tank (TX)	TCEQ	This database contains information on above and underground storage tanks, compliance, and releases in the state.	Quarterly	08/15/2022	08/15/2022	10/11/2022	08/04/2022
PST -- State/Tribal Storage Tank (TX)	EPA	The Tribal UST database (maintained by EPA Region 6) provides underground storage tank information on tribal lands in Louisiana, Arkansas, Oklahoma, New Mexico and Tribal Nations.	Quarterly	10/03/2022	10/03/2022	10/03/2022	04/28/2022
ST IC -- State/Tribal Institutional Control (TX)	TCEQ	This database includes Voluntary Cleanup Program (VCP) or Innocent Operator Program (IOP) sites that have been remediated and have had Institutional Controls (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use.	Quarterly	10/25/2022	07/29/2022	11/01/2022	07/29/2022
ST IC -- State/Tribal Institutional Control (TX)	RRC	The Railroad Commission of Texas Voluntary Cleanup Program provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination.	Quarterly	10/25/2022	05/30/2022	08/17/2022	05/30/2022
ST EC -- State/Tribal Engineering Control (TX)	TCEQ	This database includes Voluntary Cleanup Program (VCP) or Innocent Operator Program (IOP) sites that have been remediated and have had Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination.	Quarterly	10/25/2022	07/29/2022	11/01/2022	07/29/2022
VCP -- State/Tribal Voluntary Cleanup (TX)	TCEQ	This database contains sites from the Innocent Operator Program (IOP). The IOP records are sites that have received certificates from the State acknowledging that their 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.	Quarterly	10/25/2022	07/29/2022	11/01/2022	07/29/2022

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Data Requested	Data Obtained	Data Updated	Source Updated
VCP -- State/Tribal Voluntary Cleanup (TX)	TCEQ	This database contains sites from the Voluntary Cleanup Program (VCP). The VCP records contain information on contaminated sites that private parties have cleaned up through assistance from the State in the form of administrative, technical, and legal incentives.	Quarterly	10/25/2022	11/01/2022	11/01/2022	11/01/2022
VCP -- State/Tribal Voluntary Cleanup (TX)	RRC	The Railroad Commission of Texas Voluntary Cleanup Program provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination.	Quarterly	10/25/2022	08/15/2022	08/17/2022	08/15/2022
ST BWN -- State/Tribal Brownfield (TX)	TCEQ	Brownfield sites are former industrial properties that lie dormant or underutilized due to liability associated with real or perceived contamination. In Texas, the TCEQ, in close partnership with the EPA and other federal, state, and local redevelopment agencies, and stakeholders, is facilitating cleanup, transferability, and revitalization of Brownfield's through the development of regulatory, tax, and technical assistance tools.	Quarterly	08/26/2022	08/26/2022	08/26/2022	08/26/2022
ST BWN -- State/Tribal Brownfield (TX)	RRC	The Railroad Commission of Texas' 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.	Quarterly	10/25/2022	05/30/2022	08/17/2022	05/30/2022
HW -- State/Tribal Hazardous Waste (TX)	TCEQ	The mission of the TCEQ's industrial and hazardous waste (IHW) corrective action program is to oversee the cleanup of sites contaminated from industrial and municipal hazardous and industrial nonhazardous wastes.	Quarterly	10/10/2022	10/18/2022	10/19/2022	10/11/2022
HW -- State/Tribal Hazardous Waste (TX)	TCEQ	This database contains information on facilities which store, process, or dispose of hazardous waste as maintained by the Industrial and Hazardous Waste Permits section of the TCEQ.	Quarterly	08/15/2022	08/15/2022	08/17/2022	08/04/2022
RCRA -- RCRA	EPA	This database lists all sites that fall under the Resource Conservation and Recovery Act (RCRA) and are not classifiable as treatment, storage, disposers of hazardous material, hazardous waste generator or subject to corrective action activity.	Quarterly	10/24/2022	10/24/2022	10/25/2022	10/24/2022
DRYC -- Dry Cleaners (TX)	TCEQ	Dry Cleaner data houses both the DCRP Program information and PERC information released by the TCEQ. The DCRP database contains records funded for state-lead clean up of dry cleaner related contaminated sites. The DCRP administers the Dry Cleaning Facility Release Fund to assist with remediation of contamination caused by dry cleaning solvents. There are two listings from this program: LIST#1 - A historic listing of any facility that registered with the DCRP indicating whether or not the facility has used Perchloroethylene (PERC) in the past. LIST#2 - A Prioritization list of dry cleaner sites Facilities on this list will be investigated in order to determine the existence and or extent of possible contamination. Facilities which are not current on their DCRP payments get dropped from the program. Banks Environmental Data DOES NOT REMOVE these listings from our database so that we may present a more complete historical listing of facilities that may or may not have used PERC in the past.	Quarterly	09/08/2022	09/19/2022	09/20/2022	09/01/2022
MS -- State/Tribal Municipal Settings Designation (TX)	TCEQ	TCEQ defines a Municipal Settings Designation (MSD) as an official state designation given to a property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records.	Quarterly	09/19/2022	09/23/2022	09/28/2022	09/20/2022

Disclaimer

The Banks Environmental Data Regulatory Database Report was prepared based upon data obtained from State, Tribal, and Federal sources known to Banks Environmental Data at the time the data was obtained. Great care has been taken by Banks in obtaining the best available data from the best available sources. However, there is a possibility that there are sources of data applicable or pertaining to this report's target property, and/or surrounding properties, to which Banks does not have access or has not accessed. Furthermore, although Banks Environmental Data performs quality assurance and quality control on all data, including data it obtains, Banks recognizes that inaccuracies in data from these sources may, and do, exist; accordingly, inaccurate data may have been used or relied upon in the preparation of this report. Even though Banks Environmental Data performs a thorough and diligent search to locate and fix any inaccuracies in the data relied upon in the preparation of this report, Banks cannot guarantee or warrant the accuracy of the locations, information, data, or report. The purchaser of this report accepts this report "as is" and assumes all risk related to any potential inaccuracy contained in the report or not reported in it, whether due to a reliance by Banks Environmental Data on inaccurate data, or for any other reason [including but not limited to the negligence or express negligence of Banks Environmental Data]. If this report is being used for the Records Review section of a Phase I Site Assessment according to the ASTM 1527-21, for EPA's All Appropriate Inquiry, or for any other purpose (public or private), all liability and responsibility is assumed by the Environmental Professional or other individual or entity acquiring the report.

Appendix D

Historical Aerial Photos

Prepared for:

RAINCROW WILDLIFE CONSULTING - Austin
1509 Newning Avenue
Austin, TX 78704-2534



Historical
Aerial
Photographs

Ramirez 10.538 acres

TX

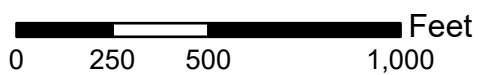
PO #: 221101

ES-141053

Monday, November 14, 2022

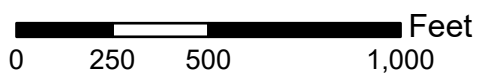


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Source: USDA



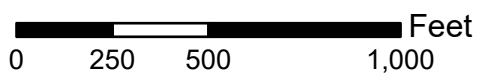


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Source: USDA



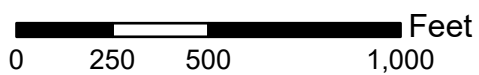


Date: 2010
Source: USDA



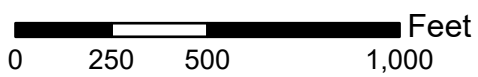


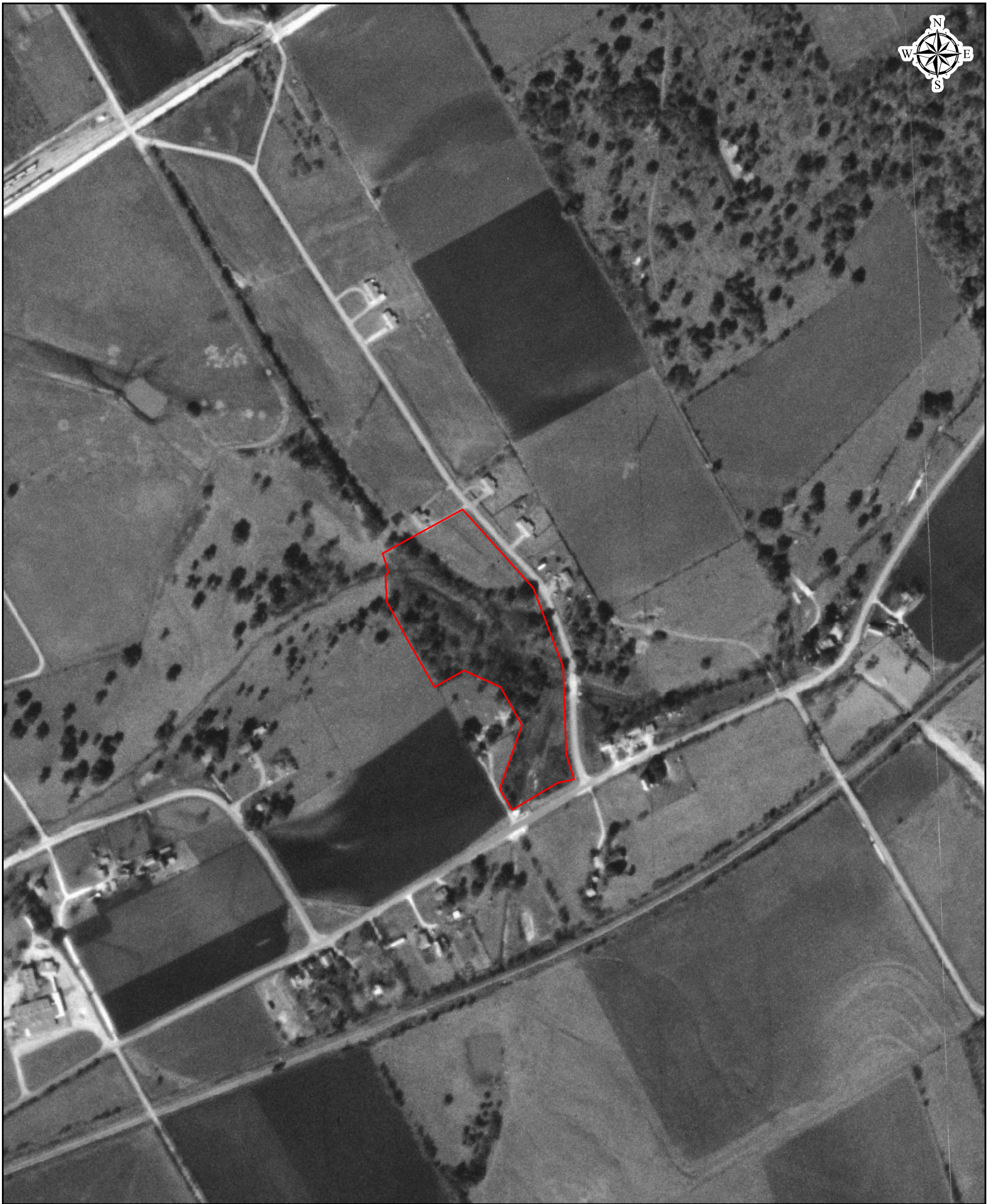
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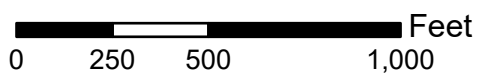


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Source: USGS





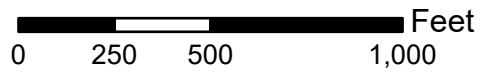
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Source: USGS



3-65

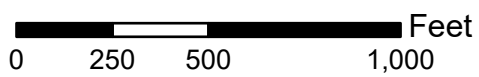


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Source: USGS



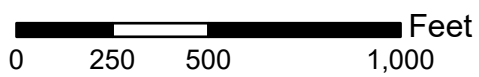


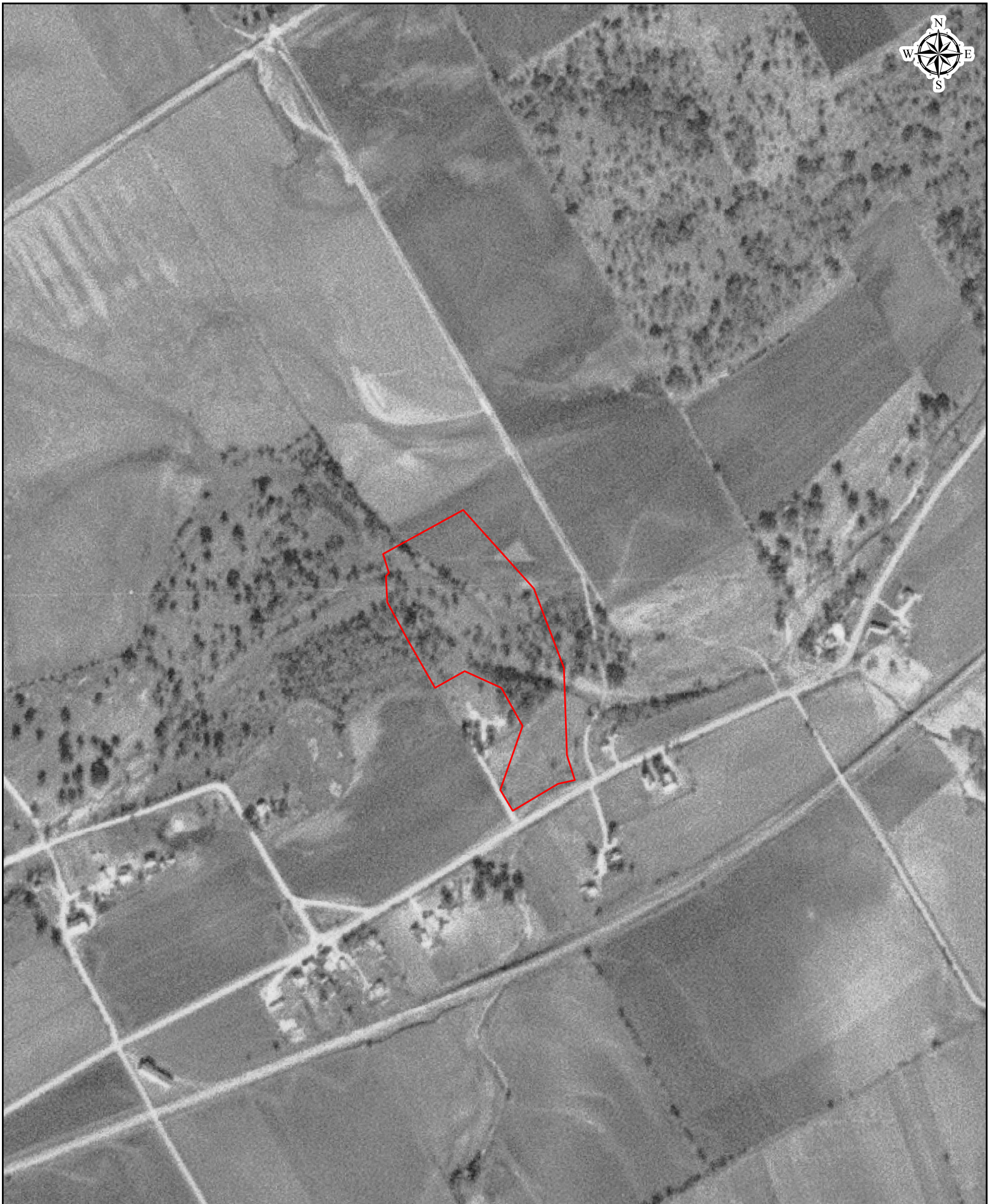
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Source: ASCS



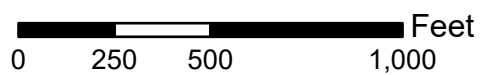


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Source: AMS



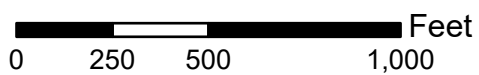


Date: 1952
Source: AMS





Date: 1938
Source: ASCS



HISTORICAL AERIAL PHOTOGRAPHS	
ES-141053	November 14, 2022



AERIAL SOURCE DEFINITIONS

Acronym	Agency
NASA	National Aeronautics & Space Administration
AMS	Army Mapping Service
ASCS	Agricultural Stabilization & Conservation Service
SCS	Soil Conservation Service
USBR	United States Bureau of Reclamation
Fairchild	Fairchild Aerial Surveys
TXDOT	Texas Department of Transportation
BLM	Bureau of Land Management
USAF	United States Air Force
USCOE	United States Corps of Engineers
USDA	United States Department of Agriculture
USGS	United States Geological Survey
WALLACE	Wallace-Zingery Aerial Surveys
TNRIS	Texas Natural Resources Information System

HISTORICAL AERIAL PHOTOGRAPHS	
ES-141053	November 14, 2022



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Appendix E

Historical Topographic Maps

Prepared for:

RAINCROW WILDLIFE CONSULTING - Austin
1509 Newning Avenue
Austin, TX 78704-2534



Historical Topographic Maps

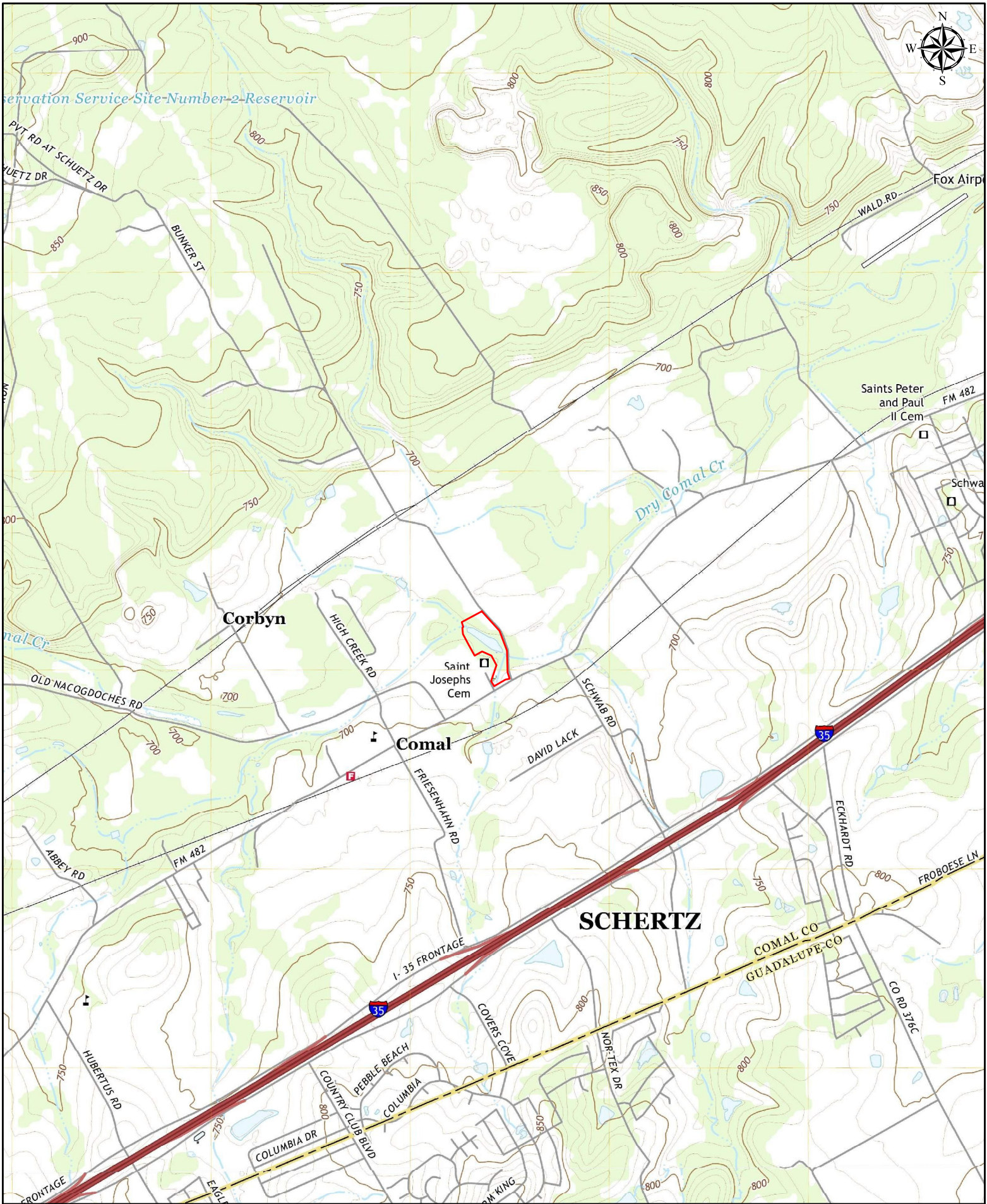
Ramirez 10.538 acres

TX

PO #: 221101

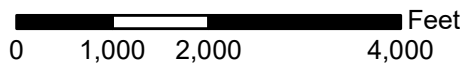
ES-141053

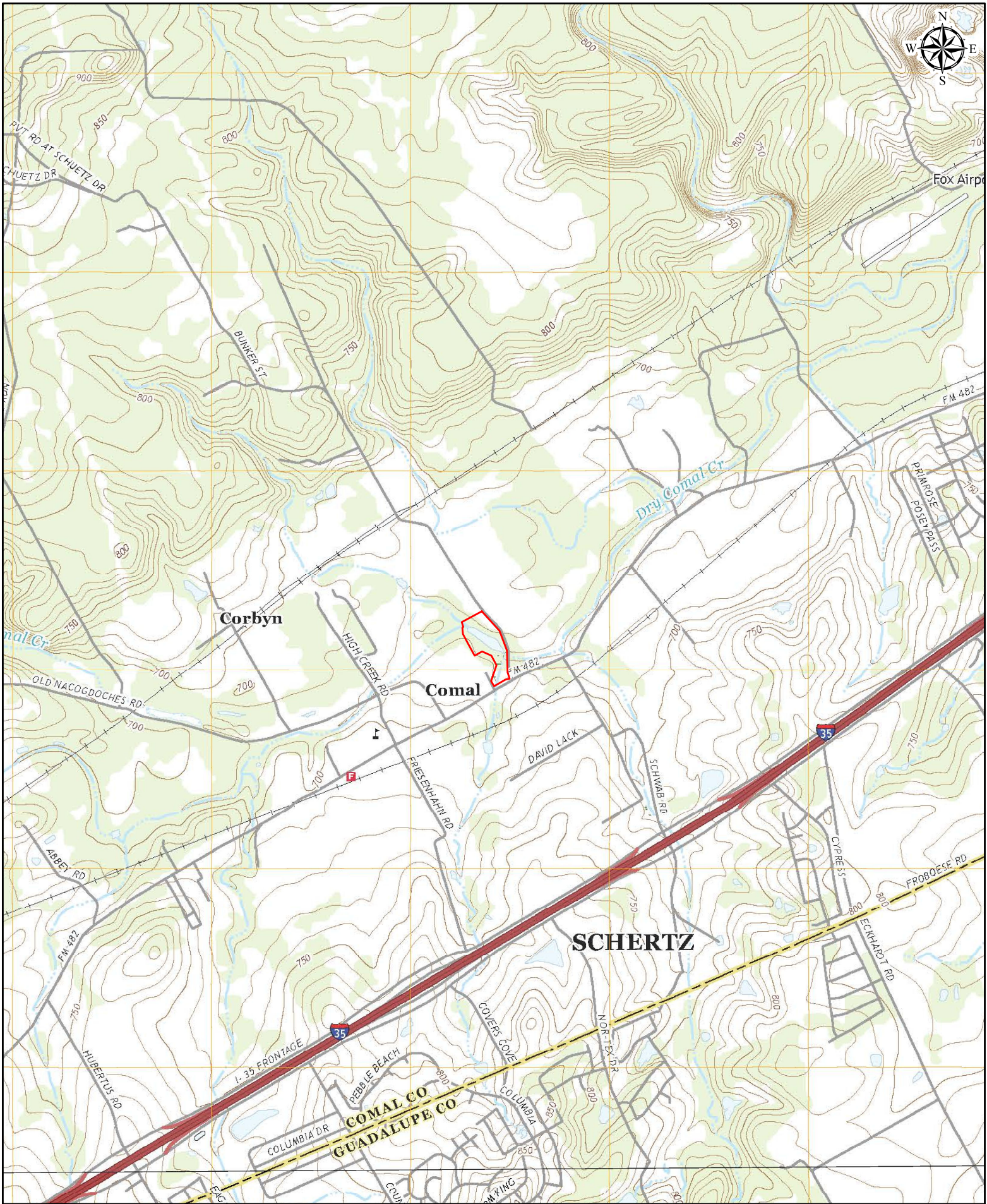
Tuesday, November 8, 2022



Date: 2022

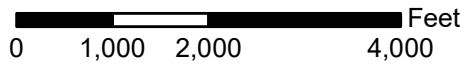
Quad: New Braunfels West, TX

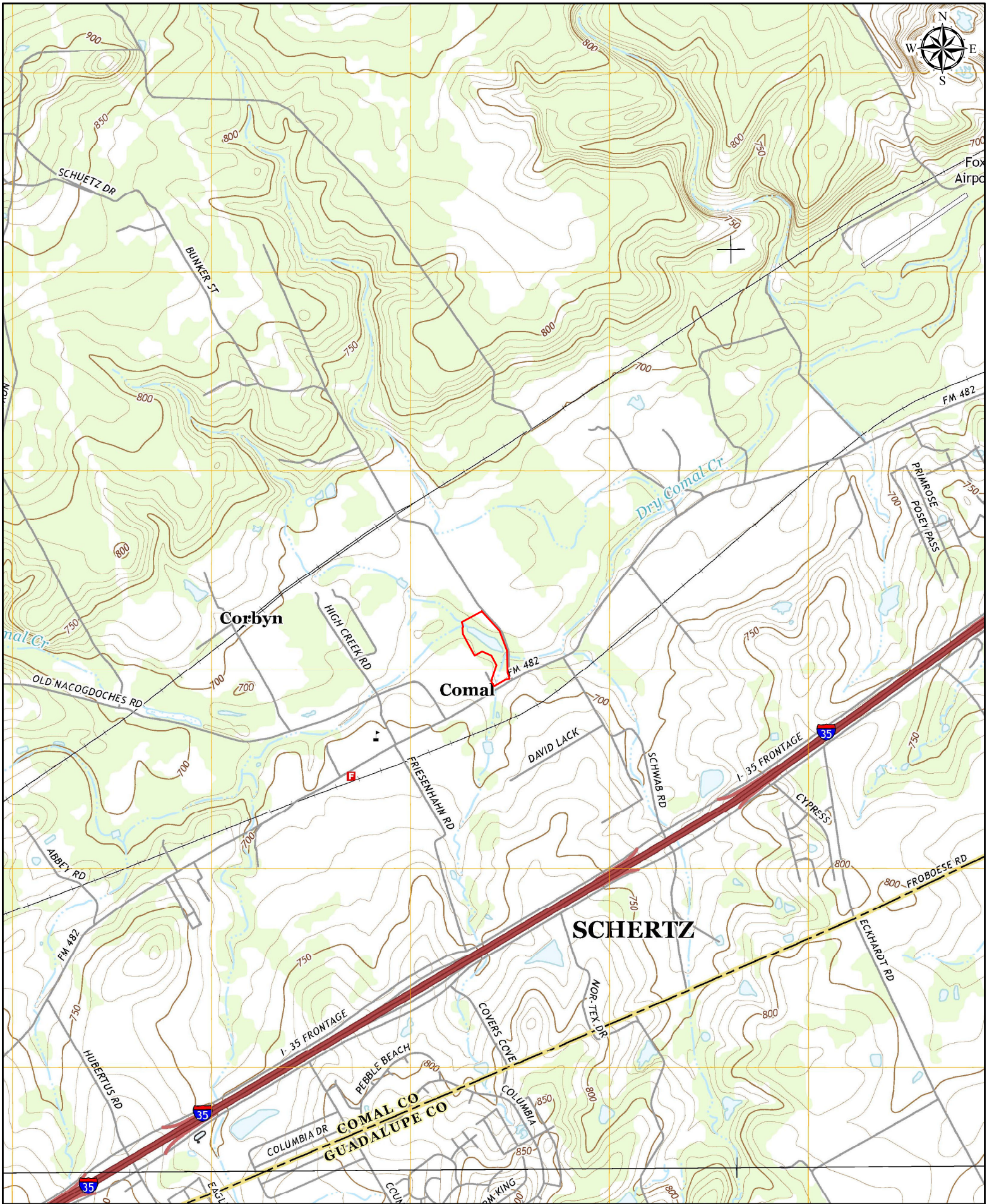




Date: 2019

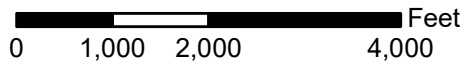
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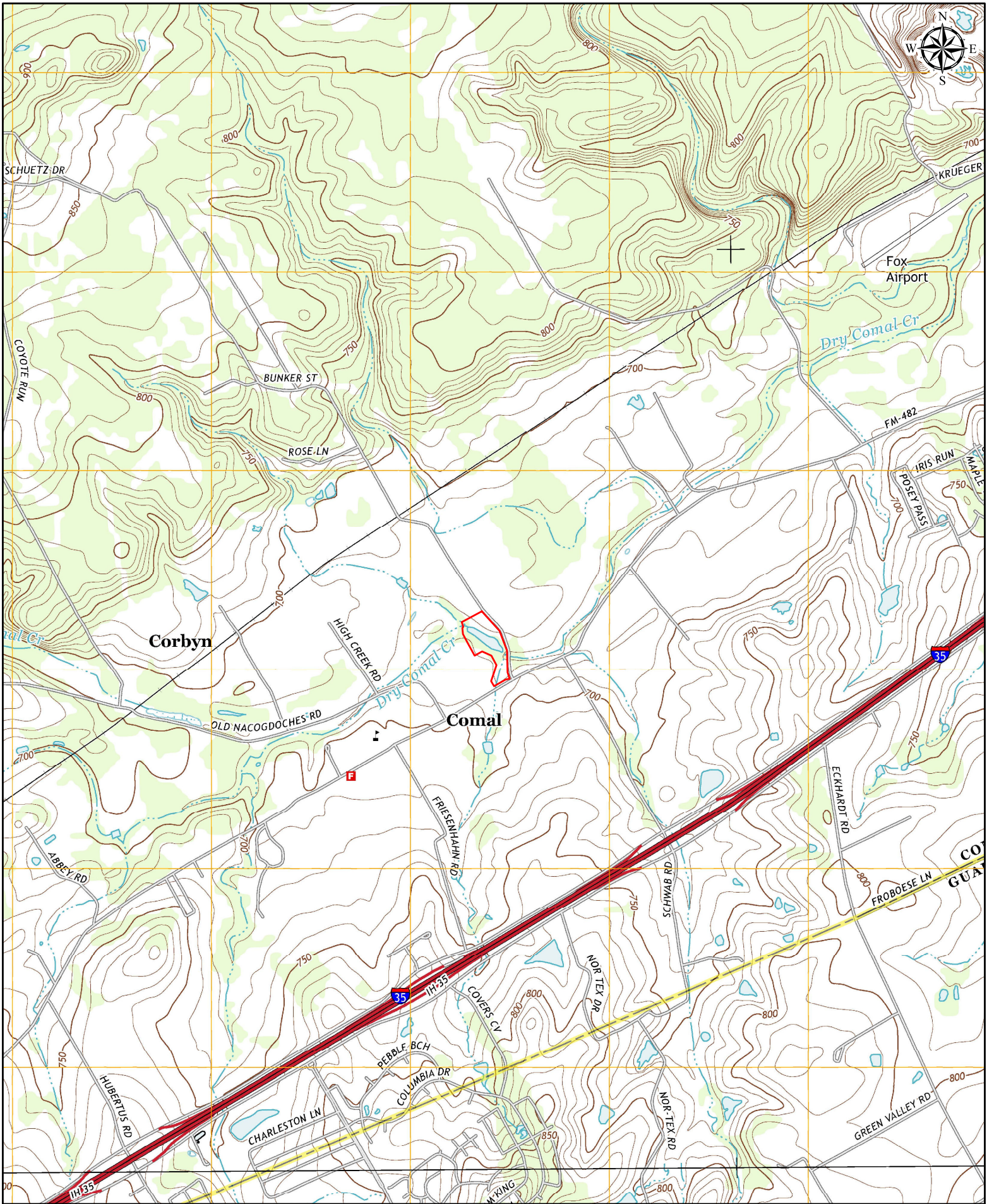




Date: 2016

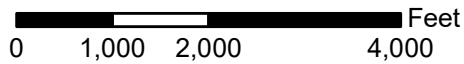
Quad: New Braunfels West, TX

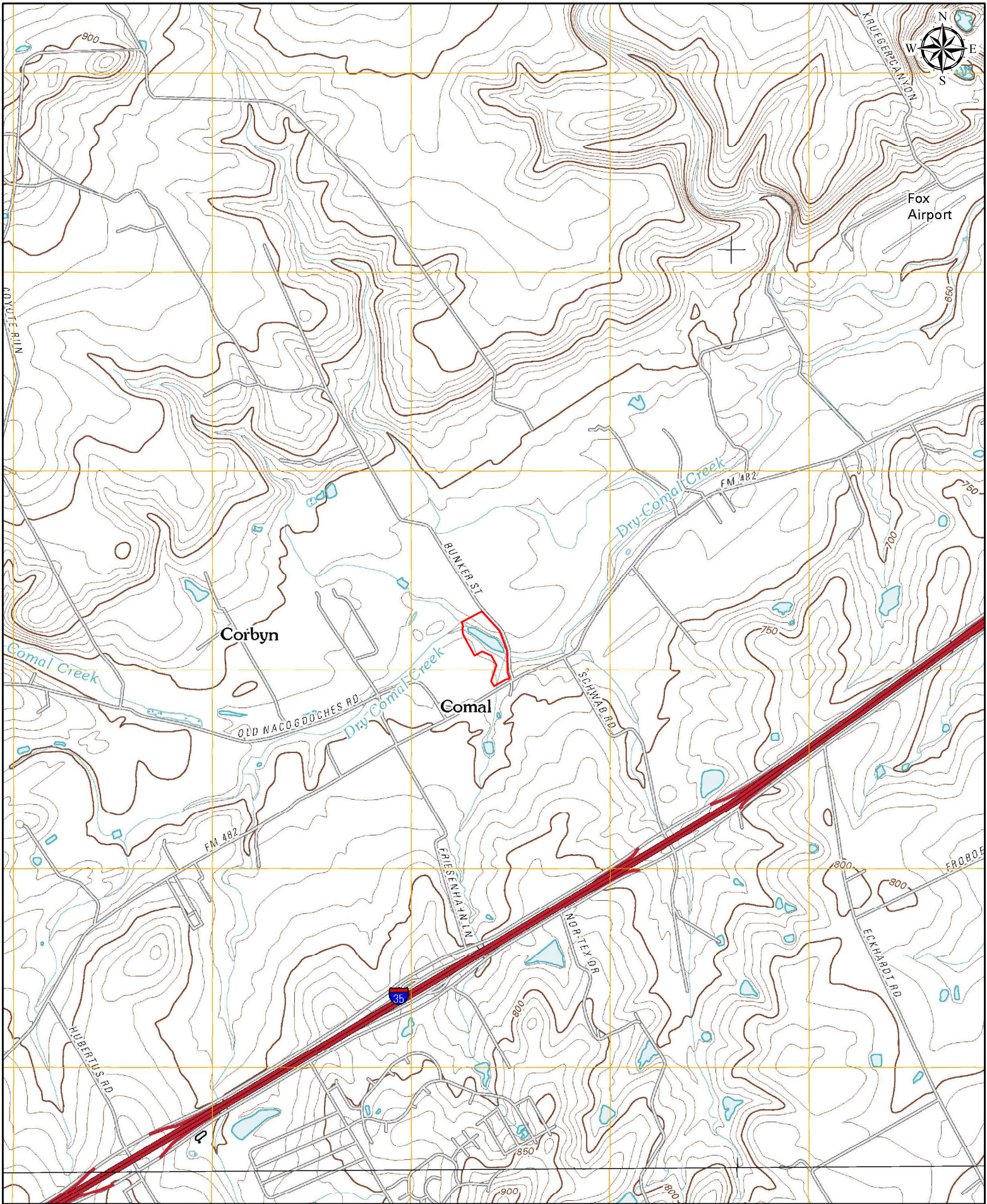




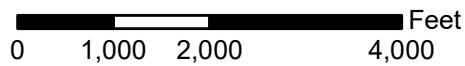
Date: 2013

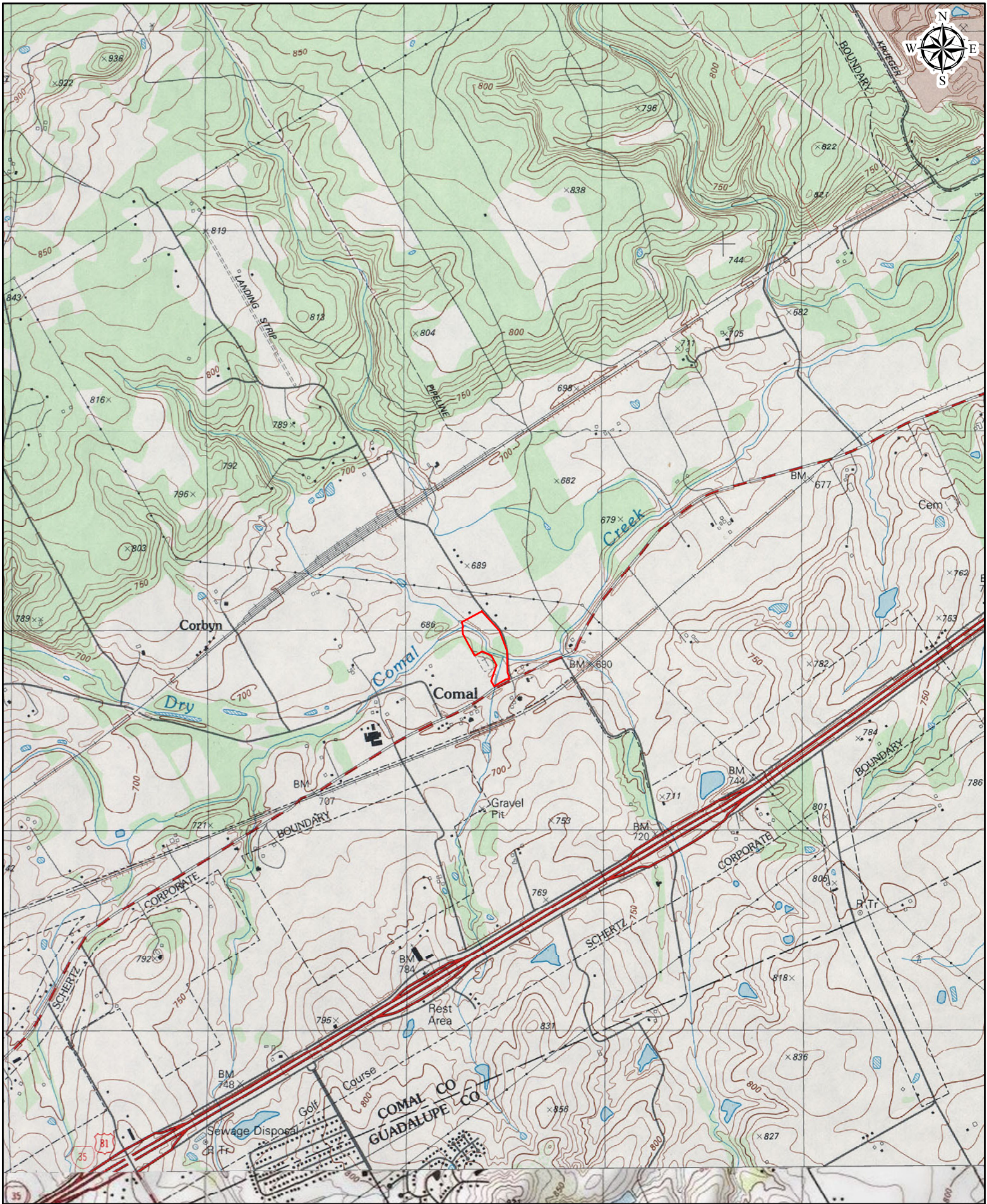
Quad: New Braunfels West, TX





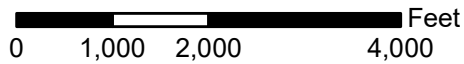
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Quad: New Braunfels West, TX

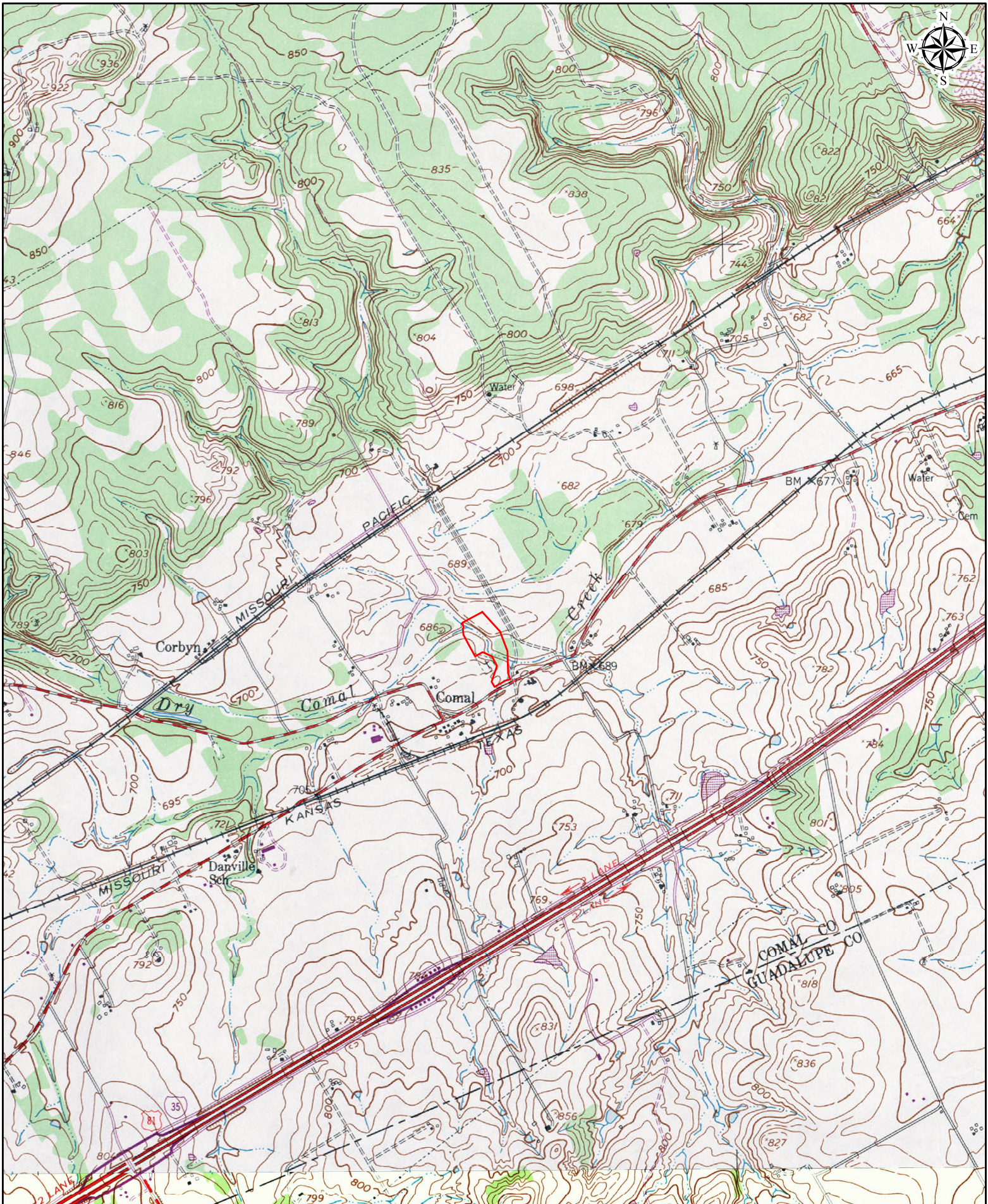




Date: 1988

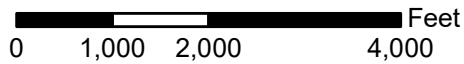
Quad: New Braunfels West, TX

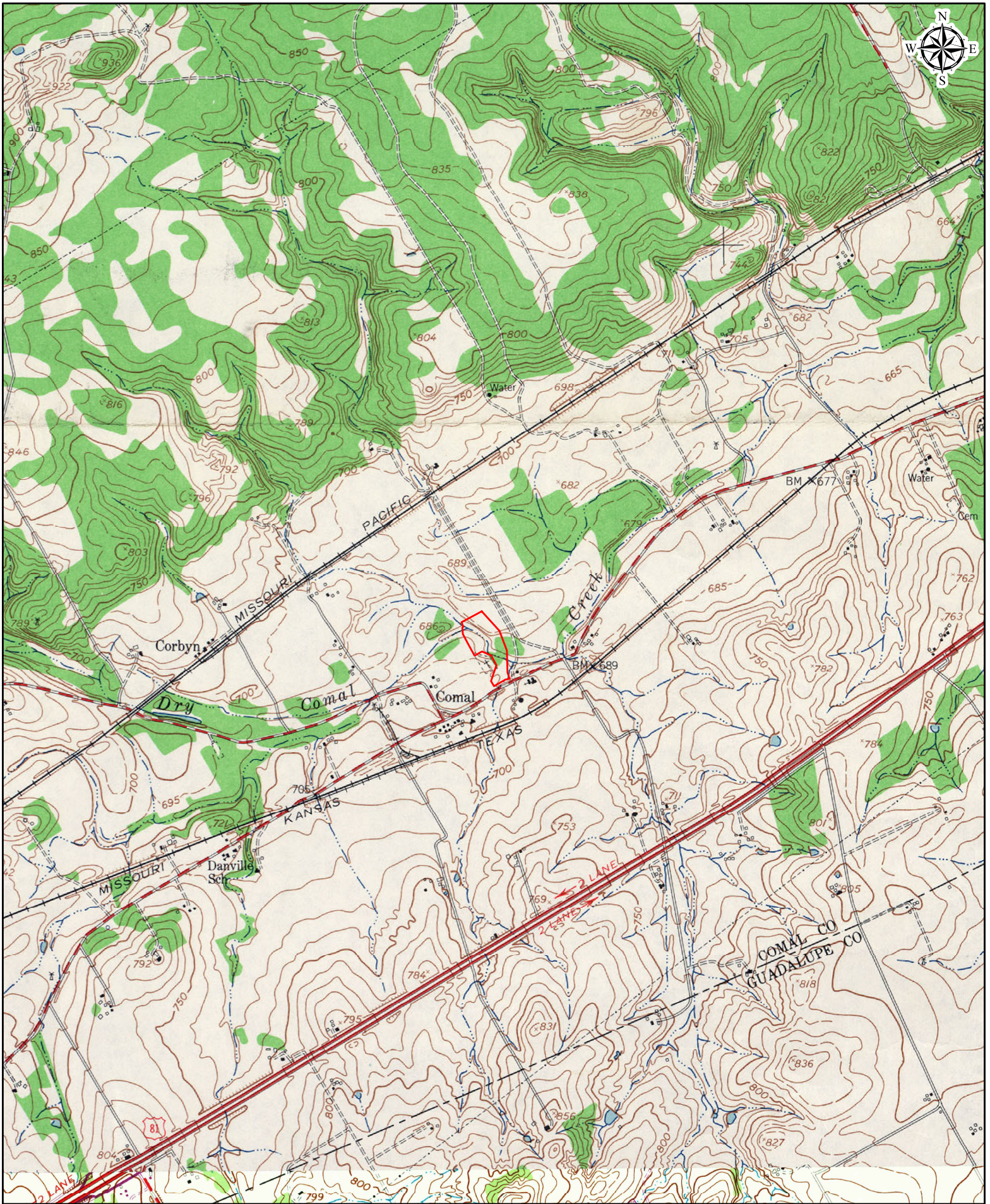




Date: 1973

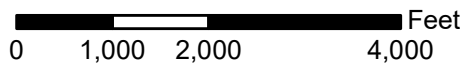
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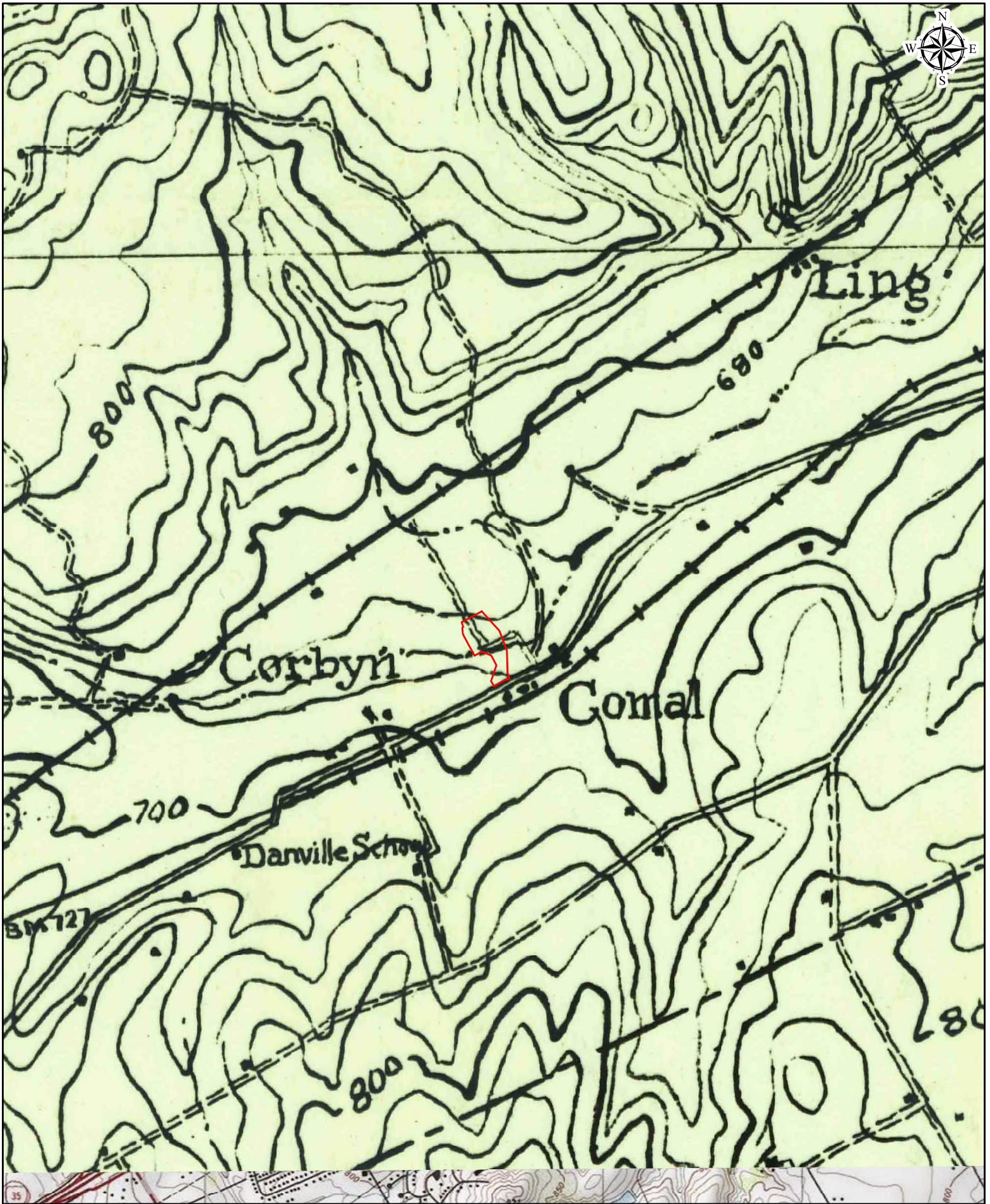




Date: 1958

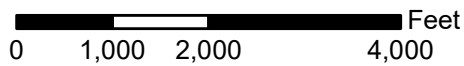
Quad: New Braunfels West, TX





Date: 1927

Quad: New Braunfels West, TX



HISTORICAL TOPOGRAPHIC MAPS	
ES-141053	November 8, 2022



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Appendix F

Site Photos

Appendix F: Site Photos

Information printed in the upper-left corner of the photos is as follows:

- **Date & Time:** Day of week, date, and 24-hour time when the image was captured. All times for this project were recorded in Central Standard Time (CST).
- **Position:** Latitude and longitude, in decimal degrees.
- **Altitude:** Position of the camera in feet above mean sea level, determined by camera GPS.
- **Datum:** WGS-84, or World Geodetic System 1984 standard coordinate system.
- **Azimuth/Bearing:** Azimuth is given in whole degrees as the bearing with respect to horizontal true north. Bearing is given in standard compass directions with respect to true north.
- **Elevation angle:** The angle between the line of sight and the horizontal plane.
- **Horizon angle:** The angle between the line of sight and the horizon.
- **Zoom:** Magnification of the image captured (1.0 X, 2.0 X, or 4.0 X).
- **Notes** as indicated.



Photo 1. Gate off Wenzel Lane cemetery road, with access to southwest corner of subject property. No evidence of recent use of gate.



Photo 2. Tributary of Dry Comal Creek in south end of subject property.



Photo 3. Tributary of Dry Comal Creek in south end of subject property.



Photo 4. Waterline sign in south end of subject property, just north of south fenceline.



Photo 5. Underground utilities at southeast corner of subject property (Bunker Street on right).



Photo 6. Bunker Street crossing of Dry Comal Creek (subject property on left).



Photo 7. Highway 482 crossing of tributary of Dry Comal Creek (subject property on right).



Photo 8. Highway 482 crossing of tributary of Dry Comal Creek (subject property on left).



Photo 9. Wenzel Lane (road to cemetery).



Photo 10. Cemetery with grave from 1898.



Photo 11. Oldfield habitat in north end of subject property.



Photo 12. Riparian habitat in north end of subject property.



Photo 13. Wetland area along Dry Comal Creek, as seen from north end of subject property, view downgradient.



Photo 14. Wetland area along Dry Comal Creek, as seen from north end of subject property, view upgradient.



Photo 15. Dry Comal Creek at northwest boundary (subject property on right).



Photo 16. View from northeast corner, facing south.



Photo 17. Oak grove on east side of subject property.



Photo 18. Discarded tires in oak grove on east side of subject property.



Photo 19. Wetland area on Dry Comal Creek, as seen from center of subject property, view downgradient.



Photo 20. Wetland area on Dry Comal Creek, as seen from center of subject property, view upgradient.

Appendix G

Interview Forms and Questionnaires

Interviewee: Randy Paul Ramirez Phone:
Interviewer: Clifton Ladd

Project: Ramirez 10.538 acres
Date: November 8, 2022

Completed by email relayed by Kevin Williams (kwilliams@rohderealty.com) Rohde Ottmers Siegel Realty

Phase 1 Environmental Site Assessment Process – Interview Questions for Owners & Occupants

Objective: to obtain information indicating recognized environmental conditions in connection with the property. Ask all the following questions.

Owner should identify a key **site manager**, “a person with good knowledge of the uses and physical characteristics of the property” (e.g., physical plant supervisor or head maintenance person). Interview both owner and site manager. Confirm if there are any current occupants of the property.

How long have you owned (or occupied) the property? I have owned the property since 2009 and have only cut grass and trimmed trees on the property. No other work has been done on the property.

Who were the previous owners (or occupants)? Joe Minus

What have you used the property for? The property is vacant and unused.

Has it ever been used for industrial or manufacturing activities? No

Have you ever dumped trash or other waste onto any part of this property? Describe (what, when, where, is it still there?) No

Have pesticides or herbicides ever been applied to this property? No
Describe (type, location, frequency)

Have you ever stored or used petroleum products or hazardous materials on the property? No


Are you aware of any environmental problems with this property? No Describe N/a

Are you aware of any environmental liens on the property? No Describe N/a

Are there any water wells (petroleum wells?) on the property? No Where, type?

What type of water/wastewater system is used on the property? Where, still in use? , condition, problems None

Are there any electric/gas lines? No Where, condition. N/a

From: Kevin Williams kwilliams@rohderealty.com 
Subject: RE: Phase I ESA for Ramirez property
Date: November 10, 2022 at 7:10 AM
To: CLIFTON LADD cliftonladd@icloud.com
Cc: Scott Parker scott@greatspringsproject.org

KW

Clifton,

That word doc looks good.

Kevin P Williams
Farm and Ranch



Mantenga su visión clara.

Texas law requires all real estate licensees to provide an Information About Brokerage Services disclosure notice to all prospective buyers, tenants, sellers and landlords. To view click the following: [Information About Brokerage Services](#)

International Investments Group

Rohde Ottmers Siegel Realty

[11503 NW Military Hwy, Suite 330, San Antonio, TX 78231](#)
Office [210.366.1400](tel:210.366.1400) | Cell [210-394-7484](tel:210-394-7484) | Fax [210.366.1400](tel:210.366.1400)
kwilliams@rohderealty.com
www.rohderealty.com

From: CLIFTON LADD <cliftonladd@icloud.com>
Sent: Wednesday, November 9, 2022 11:44 AM
To: Kevin Williams <kwilliams@rohderealty.com>
Cc: Scott Parker <scott@greatspringsproject.org>
Subject: Re: Phase I ESA for Ramirez property

Kevin -

Attached is a Word file for the Owner questionnaire. I filled in the form, but need to confirm that these are the answers of Mr. Ramirez.

Also, I take it that the reason you didn't send back the Key Site Manager's form is that there isn't a Key Site Manger, but please confirm.

Thank you,

Clifton Ladd, C.W.B.

Interviewee: Felicia
Interviewer Canales Phone: 210-619-1274 Project: Ramirez 10,538 acres
Clifton Ladd L → 210-619-1301 direct Date: 11-10-22

Phase 1 Environmental Site Assessment Process – Interview Questions for
Local Government Officials

Objective: to obtain information indicating recognized environmental conditions in connection with the property. Ramirez 10,538 acres at NW corner of Bunker St. and FM 482

Local Government Officials

Contact the local fire department, health agency, or agency with jurisdiction over hazardous waste disposal or other environmental matters (dealing with hazardous materials spills/complaints).

Do you keep records pertaining to pollution complaints/hazardous spill reports?

Do you have any information about environmental conditions on property?

Do you have any records pertaining to this property? (a records request form may need to be filled out)

Public records request online, she gets these requests about once a week.

Open Records Request Form

Last Name*

Ladd

First Name*

Clifton

Address*

1509 Newning Avenue

City*

Austin

State*

TX

Zip Code*

78704

Email Address*

raincrow.wildlife@icloud.com

Phone Number*

512-497-0010

Date of Submission*

11/10/2022



Information Request*

Hello, I called today and spoke with Felicia Canales. I am writing a Phase 1 Environmental Site Assessment for the City of Schertz. The subject property is the Ramirez 10.538 acres at the north west corner of Bunker Street and FM-482. Does the City of Schertz (Comal CAD geographic ID 500501001200).

1. Does the City of Schertz keep records pertaining to pollution complaints or hazardous chemicals spill reports?
2. Does the City have any such records on the subject property?

Thank you for your assistance.
Clifton Ladd

Be as specific as possible. Failure to provide specific information will result in the delay of fulfilling your request. Please provide all information you have concerning your request. Public information refers to information collected, assembled, produced or maintained in the course of transacting public business. Your request should be for documents or other information that is already in existence. Governmental bodies are NOT required to answer questions, perform legal research, or comply with a continuing request to supply information on a periodic basis as such information is prepared in the future.

Electronic Signature Agreement*

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

I agree.

Electronic Signature*

Clifton Ladd

From: Sheila Edmondson sedmondson@schertz.com
Subject: OPEN RECORD REQUEST; CITY OF SCHERTZ
Date: November 21, 2022 at 10:29 AM
To: raincrow.wildlife@icloud.com
Cc: Sheila Edmondson sedmondson@schertz.com



Good morning,

Per Schertz Fire and Resce: *The subject property is listed as “the Ramirez 10.538 acres at the northwest corner of Bunker Street and FM-482”
Schertz Fire Rescue response records are recorded by specific street address only.*

Inspections Dept: *Has no records.*

Sheila Edmondson
Interim City Secretary

City of Schertz
1400 Schertz Parkway, Building 2
Schertz, TX 78154
210-619-1031
Sedmondson @schertz.com

Interviewee: Jason Cline Phone:

Interviewer: Deputy Fire Marshal
Clifton Ladd

830-643-3748

Project: Ramirez Ph. I ESA

Date: 11-22-22

Phase 1 Environmental Site Assessment Process – Interview Questions for
Local Government Officials

Objective: to obtain information indicating recognized environmental conditions in connection with the property.

Local Government Officials

Contact the local fire department, health agency, or agency with jurisdiction over hazardous waste disposal or other environmental matters (dealing with hazardous materials spills/complaints).

Do you keep records pertaining to pollution complaints/hazardous spill reports?

Do you have any information about environmental conditions on property?

Do you have any records pertaining to this property? (a records request form may need to be filled out)

Conrad County Fire Marshall does not keep records of hazardous materials incidents.

He said maybe New Braunfels Fire Dept. - it's in their ETS or Schertz (who I already contacted).

USER QUESTIONNAIRE for PHASE I ESA

In conformance with ASTM Standard E1527-21

Prepared by: SCOTT PARKER
Organization: GREAT SPRINGS PROJECT
Email: scott@greatspringsproject.org
Phone: 415 269 4231 Date: 11/9/22
Site Name: RAMIREZ TRACT
Location: CITY OF SCHERTZ, COMAL COUNTY, TEXAS

The person who will use the Phase I should provide the following information. Please fill in this form to the best of your ability, explaining any "Yes" answers on a separate sheet of paper. Without these answers, our report would have to note that the Phase I is incomplete, and your Landowner Liability Protections could be at risk.

1. **Environmental Cleanup Liens.** ASTM E1527-21 requires the User to check recorded land title records for environmental liens that may be filed or recorded against the subject property under federal, tribal, state or local law back to 1980.

Have you decided not to check the property for environmental cleanup liens? Yes No
Are you aware of any such liens against the subject property? Yes No

2. **Activity and Use Limitations (AULs).** These include engineering controls (e.g., slurry walls, caps) and land use restrictions or institutional controls (e.g., deed restrictions, covenants) that may be in place at the site or filed under federal, tribal, state or local law.

Are you aware of any possible AULs involving the subject site? Yes No

3. **Specialized Knowledge.** This involves personal knowledge or experience related to the subject property or nearby properties. For example, if you are involved in the same line of business as the current or former occupants of the property or an adjoining property, you would probably know of any chemicals, oil, degreasers, gasoline, or other hazardous substances commonly used in that type of business.

Do you have any specialized knowledge that might indicate the past or present use of such substances on the subject or nearby properties? Yes No

4. **Fair Market Value (FMV).** A purchase price significantly below FMV may indicate an environmental problem. Please note that this question does not require an appraisal of the property. If the price is significantly below FMV, the User should consider whether it might be because contamination may be present at the property.

Does the purchase price reasonably reflect FMV? (Provide details if answer is "No".) Yes No
If the price is significantly below the FMV, do you believe this is due to contamination? Yes No

5. **Common Knowledge.** Please use a separate sheet if necessary.

A. Describe the past uses of the property: TO THE BEST OF MY KNOWLEDGE, VACANT LAND
B. Describe any specific chemicals that may have been present at the property: UNKNOWN
C. Describe any spills or other chemical releases on the property: UNKNOWN
D. Describe any environmental cleanups that may have occurred on the property: UNKNOWN

6. **Obvious Indicators.** This involves past or present spills, stains, releases, cleanups, etc. on or near the site.

Do you know of any obvious indicators of possible contamination on or near the site? Yes No

Scott J. Parker
Signature of User

11/9/22
Date

of separate sheets attached: 1

Explain Yes answers on a separate sheet.

Ramirez Tract User Questionnaire Addendum
Great Springs Project
11/9/22

Question 2: At present the parcel is under a deed restriction permitting only single family home use.

Question 4: Per appraisal, the appraised value is a reasonable reflection of the proposed purchase price of the property.

USER QUESTIONNAIRE for PHASE I ESA

In conformance with ASTM Standard E1527-21

Prepared by: Lauren Shrum
Organization: City of Schertz
Email: lshrum@schertz.com
Phone: 210.619.1853 Date: 11/8/22
Site Name: Ramirez Tract
Location: Intersection of FM 482 and Bunker Street, Schertz, TX

The person who will use the Phase I should provide the following information. Please fill in this form to the best of your ability, explaining any "Yes" answers on a separate sheet of paper. Without these answers, our report would have to note that the Phase I is incomplete, and your Landowner Liability Protections could be at risk.

1. **Environmental Cleanup Liens.** ASTM E1527-21 requires the User to check recorded land title records for environmental liens that may be filed or recorded against the subject property under federal, tribal, state or local law back to 1980.

Have you decided not to check the property for environmental cleanup liens? Yes No
Are you aware of any such liens against the subject property? Yes No

2. **Activity and Use Limitations (AULs).** These include engineering controls (e.g., slurry walls, caps) and land use restrictions or institutional controls (e.g., deed restrictions, covenants) that may be in place at the site or filed under federal, tribal, state or local law.

Are you aware of any possible AULs involving the subject site? Yes No

3. **Specialized Knowledge.** This involves personal knowledge or experience related to the subject property or nearby properties. For example, if you are involved in the same line of business as the current or former occupants of the property or an adjoining property, you would probably know of any chemicals, oil, degreasers, gasoline, or other hazardous substances commonly used in that type of business.

Do you have any specialized knowledge that might indicate the past or present use of such substances on the subject or nearby properties? Yes No

4. **Fair Market Value (FMV).** A purchase price significantly below FMV may indicate an environmental problem. Please note that this question does not require an appraisal of the property. If the price is significantly below FMV, the User should consider whether it might be because contamination may be present at the property.

Does the purchase price reasonably reflect FMV? (Provide details if answer is "No".) Yes No
If the price is significantly below the FMV, do you believe this is due to contamination? Yes No

5. **Common Knowledge.** Please use a separate sheet if necessary.

A. Describe the past uses of the property: agricultural use
B. Describe any specific chemicals that may have been present at the property: not aware of any
C. Describe any spills or other chemical releases on the property: not aware of any
D. Describe any environmental cleanups that may have occurred on the property: not aware of any

6. **Obvious Indicators.** This involves past or present spills, stains, releases, cleanups, etc. on or near the site.
Do you know of any obvious indicators of possible contamination on or near the site? Yes No

Lauren Shrum
Signature of User

11/8/22
Date

of separate sheets attached: _____

Explain Yes answers on a separate sheet.

From: Lauren M. Shrum LShrum@schertz.com
Subject: Re: Ramirez tract: Phase I Environmental Site Assessment Intended User Form
Date: November 10, 2022 at 9:21 PM
To: CLIFTON LADD raincrow.wildlife@icloud.com
Cc: Scott Parker scott@greatspringsproject.org



Yes "the parcel is under a deed restriction permitting only single-family home use" is the reason I checked the box.
Thanks,
Lauren Shrum

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: CLIFTON LADD <raincrow.wildlife@icloud.com>
Sent: Thursday, November 10, 2022 3:42:25 PM
To: Lauren M. Shrum <LShrum@schertz.com>
Cc: Scott Parker <scott@greatspringsproject.org>
Subject: Re: Ramirez tract: Phase I Environmental Site Assessment Intended User Form

It's OK to leave it, I only need to make sure of the reason for checking "yes." Scott Parker had indicated on his form that "the parcel is under a deed restriction permitting only single-family home use." If you can confirm that is your reason for checking the "yes" box, then that's good enough. Please just let me know either way. Thank you.

On Nov 10, 2022, at 3:32 PM, Lauren M. Shrum <LShrum@schertz.com> wrote:

No zoning as it's in the ETJ. I was referring to known deed restrictions. If that was the wrong box to check, I can remove it.
Thanks,
Lauren Shrum

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: CLIFTON LADD <raincrow.wildlife@icloud.com>
Sent: Thursday, November 10, 2022 2:27:12 PM
To: Scott Parker <scott@greatspringsproject.org>; Lauren M. Shrum <LShrum@schertz.com>
Subject: Re: Ramirez tract: Phase I Environmental Site Assessment Intended User Form

Thank you, Scott. It looks good, but I only have one question for Ms. Shrum, who I have copied here. Does the indication of an Activity and Use Limitation under question 2 pertain only to local zoning? Is there any other AUL?

Clifton Ladd, C.W.B.
RainCrow Wildlife Consulting
512-497-0010
raincrow.wildlife@icloud.com

On Nov 10, 2022, at 1:31 PM, Scott Parker <scott@greatspringsproject.org> wrote:

Hi, Clif - not sure I had forwarded the City of Schertz's User Form, but here it is . . .

- Scott

From: Lauren M. Shrum <LShrum@schertz.com>
Sent: Tuesday, November 08, 2022 4:08 PM
To: Scott Parker <scott@greatspringsproject.org>
Subject: Re: Ramirez tract: Phase I Environmental Site Assessment Intended User Form

This notice was automatically generated due to the following: Contains an PDF Document

Hi Scott,

Attached is the form. I don't think we'll need anything else for the meeting. I am working

on the resolutions and should have them done by next week. I will be in touch.

Thanks,

Lauren Shrum

Director

Parks, Recreation, and Community Services

City of Schertz

10 Commercial Place

Schertz, TX 78154

o 210-619-1853

c 210-428-8264

www.schertz.com

From: Scott Parker <scott@greatspringsproject.org>

Sent: Tuesday, November 8, 2022 9:49 AM

To: Lauren M. Shrum <LShrum@schertz.com>

Subject: Ramirez tract: Phase I Environmental Site Assessment Intended User Form

Hi, Lauren,

Great Springs Project has retained a consultant to perform a Phase I Environmental Site Assessment of the Ramirez tract, so that we can eliminate that potential contingency should the City elect to move forward with the acquisition on December 6. GSP is the Client, but I am including the City of Schertz and the owner (Randy Paul Ramirez) as Intended Users. The report should be available on or before the 12/6 closed session.

Would you please complete the attached form and return it to me at your earliest convenience?

And, while I'm at it, this means GSP will have a survey, appraisal, and Phase I ESA ready for delivery to the City. Will there be any other required forms, reports, or documents the City would need before the 12/6 meeting? Let me know and I'll get you what you need.

Best,

Scott J. Parker

Land Transactions Director

USER QUESTIONNAIRE for PHASE I ESA

In conformance with ASTM Standard E1527-21

Prepared by: Randy Ramirez
Organization: _____
Email: Ramirez_randy@hotmail.com
Phone: (210) 391-5986 Date: 11/14/2022
Site Name: _____
Location: 1109 Bunker St, New Braunfels, TX 78132

The person who will use the Phase I should provide the following information. Please fill in this form to the best of your ability, explaining any "Yes" answers on a separate sheet of paper. Without these answers, our report would have to note that the Phase I is incomplete, and your Landowner Liability Protections could be at risk.

1. **Environmental Cleanup Liens.** ASTM E1527-21 requires the User to check recorded land title records for environmental liens that may be filed or recorded against the subject property under federal, tribal, state or local law back to 1980.
Have you decided not to check the property for environmental cleanup liens? Yes No
Are you aware of any such liens against the subject property? Yes No
2. **Activity and Use Limitations (AULs).** These include engineering controls (e.g., slurry walls, caps) and land use restrictions or institutional controls (e.g., deed restrictions, covenants) that may be in place at the site or filed under federal, tribal, state or local law.
Are you aware of any possible AULs involving the subject site? Yes No
3. **Specialized Knowledge.** This involves personal knowledge or experience related to the subject property or nearby properties. For example, if you are involved in the same line of business as the current or former occupants of the property or an adjoining property, you would probably know of any chemicals, oil, degreasers, gasoline, or other hazardous substances commonly used in that type of business.
Do you have any specialized knowledge that might indicate the past or present use of such substances on the subject or nearby properties? Yes No
4. **Fair Market Value (FMV).** A purchase price significantly below FMV may indicate an environmental problem. Please note that this question does not require an appraisal of the property. If the price is significantly below FMV, the User should consider whether it might be because contamination may be present at the property.
Does the purchase price reasonably reflect FMV? (Provide details if answer is "No.") Yes No
If the price is significantly below the FMV, do you believe this is due to contamination? Yes No
5. **Common Knowledge.** Please use a separate sheet if necessary.
 - A. Describe the past uses of the property: Property has sat unused.
 - B. Describe any specific chemicals that may have been present at the property: No chemicals are present at the property.
 - C. Describe any spills or other chemical releases on the property: There have been no spills or chemical releases on the property.
 - D. Describe any environmental cleanups that may have occurred on the property: There have been no environmental cleanups on the property.
6. **Obvious Indicators.** This involves past or present spills, stains, releases, cleanups, etc. on or near the site.
Do you know of any obvious indicators of possible contamination on or near the site? Yes No

Randy Ramirez 11/14/2022 # of separate sheets attached: 0
Signature of User Date Explain Yes answers on a separate sheet.