Austin EnviroSolutions
Environmental Consulting

Phase I Environmental Site Assessment
Brownlee Ranch
6530 US Highway 281
Burnet, Texas 78611

Project No. 2713

September 15, 2021

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PHASE I ENVIRONMENTAL SITE ASSESSMENT
BROWNLEE RANCH
6530 HIGHWAY 281
BURNET, TEXAS 78611

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Prepared For

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Prepared By

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We are pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) for the above subject site. This report is intended for the sole use by Asterra Properties any prospective partners, lenders, successors or assigns involved with this property. Our services were provided in general accordance with the requirements of ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

We appreciate the opportunity to perform these services for you. If there are questions regarding this report, please do not hesitate to contact me at (512) 653-6119.

Respectfully submitted,
Austin EnviroSolutions

William K. Duran

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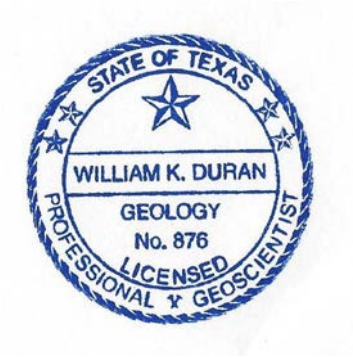

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APPENDIX

1.0 EXECUTIVE SUMMARY

Austin EnviroSolutions has completed a Phase I Environmental Site Assessment (Phase I ESA) for the subject property located at 6530 Highway 281 in Burnet, Burnet County, Texas. The assessment was performed in general accordance with the scope and limitations of the American society for Testing and Materials (ASTM) Standard E 1527-13, a guide for conducting Environmental Site Assessments. Austin EnviroSolutions has completed this Phase I ESA at the request of Asterra Properties using the methods and procedures consistent with good commercial and customary practice designed to conform to acceptable industry standards. The site reconnaissance was performed on August 22, 2021. The following summary consists of available information, site reconnaissance and data collected concerning the subject property.

Visual Reconnaissance – At the time of the site reconnaissance, the subject property consisted of a ranch called Brownlee Ranch. The surrounding adjacent properties consisted of a residential homes, church and undeveloped land. There was no evidence of petroleum storage tanks located on any adjacent property.

Historical Information – The subject property had not been previously developed based on review of historical city directories, aerial photographs and interviews.

Database On and Off Site – A review of current regulatory databases supplied by Banks Environmental Data Inc. did not identify the subject property as a registered facility. There were no offsite facilities identified in the database report that was within the search radius from the subject property.

Evaluation – Austin EnviroSolutions have performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 directive on the subject property located at 6530 Highway 281 in Burnet, Burnet County, Texas. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report.

This assessment has revealed no evidence of *recognized environmental conditions, historical recognized environmental conditions* or *controlled recognized environmental conditions* in connection with the property. There were no adjacent properties that appeared to have environmentally impacted the subject property. There was no evidence of unidentified containers or hazardous waste located on the subject property nor were there any stained soils, obnoxious or foul odors, pools of liquid or any stressed vegetation located on the property. Therefore, no further due diligence is necessary at this time.

This executive summary is general in nature and should not be considered apart from the entire text of the report, with all the qualifications and considerations mentioned therein. Details of our evaluations and recommendations are discussed in the following sections of the report along with the Appendices.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I ESA was to evaluate the subject property located in Burnet, Texas for conditions of potential environmental liability. A Phase I ESA provides a preliminary information base for an evaluation of existing conditions. The goal of any Phase I ESA is to identify and document the following principles: *recognized environmental conditions* (RECs), *historical recognized environmental conditions* (HRECs) and *controlled recognized environmental conditions* (CRECs). This includes the material threat of a future release of petroleum products or hazardous substances to the environment. The conclusions of this submittal are based upon readily available data and are intended to present a general opinion of environmental conditions that could affect the property. No Phase I ESA can completely eliminate uncertainty regarding the potential for RECs, HRECs or CRECs in connection with any property. Performing this ESA using ASTM E 1527-13 is intended to reduce, but not eliminate, the uncertainty regarding the existence of RECs, CRECs or HRECs on any property. This investigation, created at the request of and for the sole review of Asterra Properties, was prepared under the direction of a registered environmental consultant (professional geoscientist) in the state of Texas with Austin EnviroSolutions (a registered firm in the state of Texas).

2.2 Special Terms and Conditions/Scope of Services

Austin EnviroSolutions was contacted by Asterra Properties to conduct a Phase I ESA of the referenced property in accordance with the practice defined by ASTM E 1527-13. This Phase I ESA, performed to identify current or historical RECs, HRECs and CRECs associated with the subject property, consisted of a site reconnaissance and a review of available local, state and federal information in connection with the subject property and adjacent properties. No soil borings, air monitoring, well installation, or wetlands delineation were undertaken in this assessment. The written report was prepared for submission to Asterra Properties summarizing the results of this evaluation and further evaluation if needed. All data and documents generated to produce this Phase I ESA belongs to and remains the property of Austin EnviroSolutions.

The assessment report included the following services, to the extent considered appropriate to assess the subject property of potential risk for environmental impairment liability, and within the designated work scope of this evaluation.

1. Identified the property location and performed a walkover visual reconnaissance of the both subject property and adjacent properties.

2. Reviewed historical ownership and use of the properties, incorporating such available information as recent and historical air photographs and topographic maps, plat plans, fire insurance maps, site land use history and interviews with site personnel.

3. Reviewed the use of the property and adjacent property, where accessible, for use of hazardous waste/materials, solid wastes and other deleterious materials.

4. Reviewed information as it was reasonably ascertainable for past inspections, investigations, claims, agency actions or litigation relating to hazardous materials, from the sources identified below.

5. Evaluated information based on visual reconnaissance and information obtained from Standard Federal and State Environmental Record Sources and from reasonably ascertainable State or Local Environmental Sources.

6. Observed existing transformers or other electrical equipment on the properties for indications of leakage and PCB content designation.

7. Provided photographs of current site conditions that were observed during the site reconnaissance.

8. Provided a site plan of the site layout and areas of concern (if any).

9. Performed a visual reconnaissance and historical review to identify *Recognized Environmental Conditions, Historical Recognized Environmental Conditions or Controlled Recognized Environmental Conditions* in connection with the subject property or any adjacent property.

RECs, HRECs and CRECs are defined for the purpose of this report (defined by ASTM E 1527-2013, Section 1.1.1) as the presence or likely presence of any *hazardous substances* or *petroleum products* on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into the structures on the property or on the ground, ground water, or surface water of the property. The term is not intended to include *de minimis* conditions, but it does include issues of environmental significance to commercial real estate. Conditions determined to be *de minimis* are not *recognized environmental conditions,* but are conditions that refer to contamination levels above background levels but not above the action levels which would result in regulatory action or remediation requirements (i.e. oil stains often found in shopping center parking lots).

2.3 Limitations

This Phase I ESA involved a reconnaissance of the site and contiguous properties and a review of regulatory and historical information in accordance with ASTM E 1527-2013. Not only were soil, water or air not sampled or tested for this Phase I ESA, but the following non-scope considerations were not assessed for this investigation: asbestos, cultural or historical resources, endangered species, indoor air quality, mold, lead-based paint, radon or wetlands surveying. Site figures, site maps, topographic and aerial photographs presented in this Phase I ESA are interpreted based on approximate locations and property boundaries in order to provide the user(s) of this document an overall imagine of the subject property that existed at the time of the site reconnaissance.

The autonomous conclusions presented within this report represent our professional judgment based on given information and data available to Austin EnviroSolutions at the time this investigation occurred. Information given to Austin EnviroSolutions regarding operations, previous or current conditions or

illustration test data have been assumed to be correct and comprehensive. The conclusions presented in this report were based on the data provided, site observations and conditions that existed at the time of the site reconnaissance. Site conditions may change which Austin EnviroSolutions is not aware and has not evaluated during the onsite investigation. Certain information that may be deemed attainable during the information gathering stage of typical Phase I ESA's sometimes cannot be ascertained due to time and/or cost constraints given to the environmental professional.

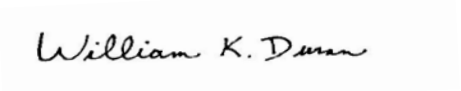
The conclusions and recommendations presented within this report are based upon a reasonable level of investigation within normal bounds and standards of professional practice for a site in this particular geographic and geologic setting. The findings of this Phase I ESA are not intended to serve as an audit of health and safety or compliance issues pertaining to improvements or activities on-site. Austin EnviroSolutions is not responsible or liable for the discovery and elimination of hazards not identified in this report that may potentially cause damage, accidents or injuries. Austin EnviroSolutions does not provide legal opinion or advice during Phase I ESA investigations.

All observations, conclusions and recommendations pertaining to environmental conditions at the subject site are necessarily limited to conditions observed, and/or materials reviewed at the time this study was undertaken. No other warranty, expressed or implied, is made with regard to the conclusions and recommendations presented within this report. This report is intended for the exclusive use of Asterra Properties or prospective partners, lenders, successors or assigns involved with this property. The scope of services performed by Austin EnviroSolutions during this investigation may not satisfy the requirements of those users that are not affiliated with Asterra Properties. Austin EnviroSolutions has not or will not materially benefit from the development in any other way other than receiving a fee for performing this Phase I ESA and the fee is in no way contingent upon the outcome of the ESA.

This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and Austin EnviroSolutions disclaims liability for any such third party use or reliance. The underwriters of any securitization of the loan secured by the Property, the rating agencies rating such securitization, and each of such parties' counsel are entitled to rely upon this report and to use its contents and conclusions as may be appropriate.

2.4 Environmental Professional Statement

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



William K. Duran, P.G.
Environmental Professional

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property was located at 6530 Highway 281 in Burnet, Texas. The current owner of the subject property is Capitol Aggregates Ltd according to the Burnet Central Appraisal District Website **http://www.burnetcad.org**. The subject property had the following legal description (datasheet and map are presented in Appendix V of this Phase I ESA):

ABS A0666
Rafail Padilla Tract
1003.88 Acres
Burnet County
Spicewood, Texas

3.2 Site and Vicinity Characteristics

The site reconnaissance of the subject property occurred by Austin EnviroSolutions on August 22, 2021. At the time of the site reconnaissance, weather conditions were clear and mild with temperatures approximately 83° Fahrenheit. The site reconnaissance consisted of an inspection of the accessible areas on the subject property and a review of the adjacent properties accessible to the general public. Areas accessed at the subject property included interior and exterior areas of all habitable public structures along with the property boundaries. This Phase I ESA was based on the accessibility and evaluation of the data that was available at the time of this investigation.

The subject property was located on the southwest corner of US Highway 281 and Park Road 4. The surrounding adjacent properties consisted of a residential homes, church and undeveloped land. There was no evidence (vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground) of any existing petroleum storage tanks (PST's) or aboveground storage tanks (AST's) observed on any of these properties.

3.3 Descriptions of Structures, Roads and Additional Site Improvements

The subject property consisted of a ranch with a two-story single family 3,174 square foot home having the following support facilities: detached garage, open barn, livestock pen, patio, septic system and well shed. A gravel road that provided access from US Highway 281 transected both utility line and gas pipeline easements. The creeks have two concrete dams that collect water for the livestock. There were no sumps, pits or lagoons observed on the subject property. The property contains two water wells (one for domestic use and one for irrigation).

3.4 Current Uses of the Property

The subject property consisted of a ranch called Brownlee Ranch.

3.5 Past Uses of the Property

Austin EnviroSolutions used interviews, historical aerial photographs and city directories for past usage of the subject property. The subject property had not been previously developed.

3.6 Current and Past Uses of Adjoining Properties

The review of aerial photographs indicated the area surrounding the subject site had been developed numerous decades based on maps and aerial photographs. The following adjacent properties surrounded the subject property at the time of the site reconnaissance on August 22, 2021:

North – Residential Homes, Jesucristo La Roca Viva Church and Vacant Land (across Park Road 4)

South – Undeveloped Land

East – Undeveloped Land (across US Highway 281)

West – Undeveloped Land and Residential Homes

Since the general site gradient sloped east along both Long Branch 1 Creek and Honey Creek, undeveloped land was located up-gradient from the subject property. There were no observed PST's located on any of these adjacent properties. Therefore, there were no current adjacent properties considered to have impacted the subject property.

The following occupants, residents and businesses are currently or have previously occupied the surrounding properties.

North – Bobby Hawley, David & Christine Hearn, Roger Anderson, Jesucristo la Roca Via, Gabriel Romero, David & Richie Haynes, Darrell & Tommie Crain and Brent Taylor.

South – Capitol Aggregates and Valley View Series.

East – Knife River Corporation and Ketterman Ranch.

West – Marsh Spinner, Ryan Liles, Jeffrey Jordan, Richard & Donna Cox and Michael Wardin.

These names were businesses and residents located on US Highway 281 and Park Road 4. None of these surrounding properties appeared to have impacted the subject property.

3.7 Site Plan

Please refer to the Site Map located in Appendix I of this Phase I ESA.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources, Federal and State

The database report was provided by Banks Environmental Data Inc, a vendor of environmental and historic research of governmental environmental databases. The database report provided a list of properties identified within specified search radii from the subject property, an approximate distance and direction from the subject property and a map showing the properties approximate location. The search radii were specified by ASTM Standard E 1527-13, a guide for conducting Environmental Site Assessments. Some properties identified by the database company were not plotted due to inadequate address and geocoding information. While an attempt at verification was made with due diligence, Austin EnviroSolutions cannot guarantee the accuracy of the records search beyond that of the databases reviewed.

The subject property was not identified as a registered facility. There were no offsite facilities identified within the respective search radii of the subject property (see list below). There were nine unlocated orphan sites listed in the database report. A copy of the database report is provided in database report is provided in Appendix V of this Phase I ESA.

4.1.1 Emergency Response Notification System (ERNS) List

The ERNS list is a national database used to collect information on reported releases of hazardous substances, including petroleum products. The subject property was not listed in the database. There were no offsite facilities listed as an ERNS site within ¼-mile of the subject property.

4.1.2 No Further Remedial Action Planned (NFRAP) Sites

The NFRAP sites are the sites that have been removed from the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list by the U.S. EPA. These sites are no longer considered a federal concern in addition to most are also a low priority for the state. The subject property did not appear on the NFRAP list. There were no offsite NFRAP facilities located within the ½-mile radius search of the subject property.

4.1.3 Toxic Release Inventory System (TRIS) Sites

The TRIS sites are companies (including chemical, mining, paper, soil and gas facilities) that produce more than 25,000 pounds or handle more than 10,000 pounds of listed toxic chemicals. If the facilities treats, recycles, disposes or releases more than 500 pounds of a chemical into the environment (as opposed to just handling it), then a detailed inventory of that chemical's inventory is required. The subject property did not appear on the TRIS database. There were no TRIS facilities listed in the database report that was located within a ¼-mile radius for the subject property.

4.1.4 Facility Registration System (FRS) Sites

The FRS sites are subject to environmental regulations, incorporating information from program national systems, state master facility records, data collected from EPA's central data exchange and data management personnel. FRS provides internet access to air, water and waste environmental information about facilities or sites. EPA's Office of Information Collection is the organization responsible for implementation and management of FRS. The database contains the basic information

for a site including registration numbers, registration type, company name, mailing address, site location, and contact information. There subject property was not listed as a FRS facility nor were any facilities located within a ¼-mile radius for the subject property.

4.1.5 Resource Conservation and Recovery Information System (RCIS) Notifiers List

The United States EPA RCRIS Notifiers list identifies facilities that generate, transport, treat, store or dispose of hazardous wastes. While there was one facility identified as RCRIS-TSD (treatment storage or disposal) facilities located within ½-mile, there were no RCRIS-CORRACTS (sites subject to corrective action) facilities identified within one mile of the subject site. The subject property was not listed in the RCRIS database. There were no offsite RCRA facilities located within ¼-mile of the subject property.

4.1.6 Resource Conservation and Recovery – Non Generators (RCRA-NON) Sites

The United States RCRA facilities are listed as Non Generators. The subject property was not listed in the database report. There were no RCRA non-generator facilities identified within the ¼-mile radius from the subject property.

4.1.7 Affected Property Assessment Reports (APAR)

Regulated by the TCEQ, an Affected Property Assessment Report (APAR) is required when a person is addressing a release of chemical of concern under 30 TAC Chapter 350, The Texas Risk Reduction Program. The purpose of the APAR is to document all relevant affected property information to identify all release sources and Chemical of concerns, determine the extent of all chemical of concerns, identify all transport/exposure pathways, and to determine if any response actions are necessary. The TACT Title 30 350.4(a) (1) defines affected property as the entire area (i.e. on-site and off-site; including all environmental media) which contains releases of chemical of concern at concentrations equal to or greater than the assessment level applicable for residential land use and groundwater classification. The subject property did not appear in the program. There were no facilities listed in the APAR database report within ½-mile from the subject property.

4.1.8 CERCLIS Database

The Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) database is a listing of known or suspected hazardous waste sites that have either been investigated, or are currently under investigation by the EPA for the release or suspected release of hazardous substances. The subject property did not appear on the CERCLIS database. There were no CERCLIS facilities located within the ½-mile radius search of the subject property.

4.1.9 CERCLIS –Archive (CERC-AR) Sites

The Archive designation indicates the site has no further interest under the Federal Superfund Program based on available information. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. The Archive designation is removed and the site is returned to the CERCLIS inventory if more substantive assessment and/or any cleanup work is necessary under the Federal Superfund Program. The subject property did not appear on the CERC-AR database. There were no CERC-AR facilities located within ½-mile of the subject property.

4.1.10 National Priorities List (NPL)

The NPL identifies "superfund" sites that have had documented contamination incidents. The subject property was not identified on the NPL database. There were no NPL facilities located within 1mile.

4.1.11 Integrated Compliance Information System (ICIS)

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal EPA enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: Clean Air Act, Clean Water Act, RCRA Act, Emergency Planning and Community Right-to-Know Act, Toxic Substances Control Act, Federal Insecticide, Fungicide, Rodenticide Act, CERCLA, Safe Drinking Water Act and the Marine Protection, Research and Sanctuaries Act. The subject property was not listed as an ICIS facility. There were no offsite facilities listed in the database report located within .02 miles radius of the subject property.

4.1.12 Notice of Violations (NOV) Sites

The database containing Notice of Violations is maintained by the TCEQ. A NOV is a written notification that documents and communicates violations observe during an inspection to the business or individual. The subject property was not identified in the NOV database report.

4.1.13 State/Tribal Lands

The United States Department of the Interior (DOI) and the Bureau of Indian Affairs (BIA) has a database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States shows areas of 640 acres or more, administered by the BIA. Included are federally administered lands within a reservation which may or may not be considered part of the reservation.

4.1.13.1 State/Tribal Sites

The Texas Commission on Environmental Quality (TCEQ) Office of Permitting, Remediation and Registration, in the Remediation Division lists sites contained in the State Superfund Registry. The subject property did not appear in the program. There were no facilities listed as a Tribal Site within one mile of the subject property.

4.1.14 Leaking Petroleum Storage Tank (LPST) List

The TCEQ Office of Permitting, Remediation and Registration Waste Permits Division of the Petroleum Storage Tank Program identify sites having documented leaking underground petroleum storage tanks. The TCEQ LPST database identifies sites having documented soil and/or groundwater contamination. The subject property was not identified on the LPST database list. There were no offsite LPST facilities located within a ½-mile from the subject property.

4.1.15 Spills

The state TCEQ tracks reports of environmental emergencies, spills or air releases. The TCEQ is the states lead agency in responding to certain inland oil spills, all hazardous-substances spills, and spills of other substances that may cause pollution, as well as any releases of substances that may harm air

quality. The subject property did not appear as a spill site. There have been no documented spills within a ¼-mile radius for the subject property.

4.1.16 Registered Petroleum Storage Tank (PST) List

The TCEQ Office of Permitting, Remediation and Registration Waste Permits Division of the Petroleum Storage Tank Program list all underground petroleum storage tanks. The subject property was not identified on the PST database list. There were no offsite PST facilities listed in the database report within the ¼-mile radius from the subject property.

4.1.17 Texas Landfill

All municipal solid waste facilities in Texas are classified according to the method of processing or disposal of municipal solid waste by TCEQ. Subject to the limitations, a Municipal Solid Waste Landfill (MSWLF) facility may also receive special wastes, including Class I industrial non-hazardous solid waste and hazardous waste from conditionally exempt small quantity generators, if properly handled and safeguarded in the landfill facility. The subject property did not appear on the landfill database. There were no offsite MSWLF landfills listed in the database within ½-mile of the subject property.

4.1.18 Waste Management Recycling Facilities (WMRF) Sites

This listing of recycling facilities is provided by the TCEQ Recycle Texas Online service. The company information provided in this database is self-reported. Since recyclers post their own information, a facility or company appearing on the list does not imply that it is in compliance with TCEQ regulation or other applicable laws. There were no WMRF facilities listed in the database report located within ½-mile radius of the subject property.

4.1.19 Texas Unauthorized / Abandoned (U/A) Landfill Sites

This database is commissioned by TCEQ, Texas State University has researched abandoned landfills using both geographic information system (GIS) and remote sensing. The results of the research found 4,165 abandoned and permitted landfills. The closed landfill information has been provided to the local councils of government for their use regarding land development and future planning. The subject property did not appear on the U/A landfill database. There were no U/A landfills listed in the database within ½-mile search radius from the subject property.

4.1.20 Closed & Abandoned Landfill Inventory (CALF) Sites

The TCEQ, under a contract with Texas State University, and in cooperation with the 24 regional Council of Governments in the State, has located over 4,000 closed and abandoned municipal solid waste landfills throughout Texas. This listing contains “unauthorized sites”. Unauthorized sites have no permit and are considered abandoned. The information available for each site varies in detail. The subject property did not appear on the CALF database. There were no CALF landfills listed in the database within ½-mile of the subject property.

4.1.21 Institutional Control State Sites

The TCEQ maintains a list containing Sites in the Voluntary Cleanup Program (VCP) and the Innocent Owner/Operator Program (IOP). Some VCP and IOP sites have institutional controls (IC) or

engineering controls (EC) placed on them. The subject property did not appear in either program. There were no offsite IC/EC facilities listed in the database report located within ½-mile from the subject property.

4.1.22 Texas Voluntary Cleanup Program (TX VCP) Sites

The VCP database contains pertinent information on all sites that are in the program. Created by House Bill 2296, The Texas VCP was established on September 1, 1995 to provide administrative, technical and legal incentives to encourage the cleanup of contaminated sites in Texas. Since future lenders and land owners receive protection from liability to the State of Texas for clean-up of sites under VCP, most of the constraints for completing real estate transactions at those sites are eliminated. After completion of the clean-up, the parties will receive a certificate of completion from TCEQ that states that all lenders and future landowners who are not responsible parties are released from all liability to the state for cleanup of areas covered by the certificate. There were no offsite VCP facilities listed in the database report within ½-mile from the subject property.

4.1.23 Texas Railroad Commission Voluntary Cleanup Program (RRC-VCP) Sites

The VCP program provides an incentive to remediate Oil & Gas 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. The subject property did not appear in the program. There were no RRC-VCP facilities listed in the database report within ½-mile from the subject property.

4.1.24 Texas Submitted Well Information Sites

The submitted Driller's Report Database is populated from the online Texas Well Report Submission and Retrieval System which is a cooperative Texas Department of Licensing and Regulation (TDLR) and Texas Water Development Board (TWDB) application that registered water-well drillers use to submit their required reports. There were no monitor wells listed in the database report.

4.1.25 Texas Innocent Owner Protection (IOP) Sites

The TCEQ maintains a list containing Sites in the Innocent Owner/Operator Program (IOP). A certificate is provided to an innocent owner or operator if their property is contaminated as a result of a release or migration of contaminates from a source or sources not located on the property (not contributor to the source). IOP used as a redevelopment tool to contaminated property by providing an Innocent Owner/Operator Certificate (IOC). But unlike VCP release of liability, IOC's are not transferable to future owners/operators. The subject property did not appear in the program. There were no IOP facilities listed in the database report within ½-mile from the subject property.

4.1.26 Texas Brownfield Sites

Both TCEQ and United States EPA maintain a list of all former industrial properties that lie dormant or underutilized due to liability associated with real or perceived contamination. Some sites are noted as having institutional controls placed on them. The Brownfields Site Assessment (BSA) program provides services such as Phase I & Phase II Environmental Site Assessment conducted during commercial real estate transactions for local governments and non-profit organizations. The scope of work can range from filling in data gaps to performing small scale VCP site investigations. The

subject property was not listed as a Brownfield site. There were no offsite Brownfield facilities listed in the database report within ½-mile from the subject property.

4.1.27 Brownfields Management System (BMS) Sites

Brownfield Management System is an analytical database designed to assist EPA in collecting, tracking and updating information as well as reporting on the major activities and accomplishments of various Brownfield Grant recipients on Brownfields properties assessed or cleaned-up with grant funding. The subject property was not listed as a BMS site. There were no facilities listed in the database as a BMS Site within the ½-mile radius from the subject property.

4.1.28 Texas Industrial Hazardous Waste (IHW) Sites

The TCEQ Office of Permitting, Remediation and Registration maintains a list containing Industrial Hazardous Waste Notice of Registration (IHW NOR) sites. Information contained in the database includes names and addresses of the permitted hazardous waste facilities in Texas. These sites include hazardous waste transporters, receivers (including recyclers), generators and one time shippers into a database that tracks industrial and hazardous waste generation and management activities in the state of Texas. All these types of facilities receive a solid waste registration number. There were no offsite facilities located within ¼-mile from the subject property.

4.1.29 Texas Industrial Hazardous Waste Corrective Action (IHW-CA) Sites

The TCEQ Office of Permitting, Remediation and Registration maintain a list containing IHW facilities having had Corrective Action (CA) taking place on the property. The subject property did not appear in the IHW-CA database. There were no IHW-CA facilities located within ¼-mile from the subject property.

4.1.30 Tier II Chemical Reporting Program Facilities (Tier II) Sites

The Texas Tier II Chemical Reporting Program in the Department of State Health Services (DSHS) is the State of Texas repository for EPCRA-required Emergency Planning Letters (EPLs), which are one-time notifications to the state from facilities that have certain extremely hazardous chemicals in specified amounts. The program is also the state of Texas repository for EPCRA/state-required hazardous chemical inventory reports called Texas Tier Two Reports. This data contains those facility reports for the 2005 through the 2009 calendar years. The subject property did not appear in the Tier II database. There were no facilities listed in the database report located within ½-mile from property.

4.1.31 Texas Dry Cleaning Registration

State of Texas law requires all dry cleaning drop stations and processing facilities in Texas to register with the TCEQ and implement performance standards a their facilities. The law also requires distributors of dry cleaning solvents to collect fees on the sale of dry cleaning solvents at certain facilities. The subject property did not appear in the database list. There were no facilities listed in the dry cleaner database within a ¼-mile radius from the subject property.

4.1.32 Texas Water Development Board (TWDB) Located Wells

The Texas Water Development Board maintains a database of water wells that have physically been located statewide. This list is not inclusive of all water sells in the state. Of the 1,000,000 plus water

wells drilled in Texas over the past 100 years, more than 130,000 have been inventoried and placed in the TWDB groundwater database. State water well numbers have been assigned to these based on their location within numbered 7½-minute quadrangles formed by lines of latitude and lines of longitude. There were two water wells mapped on the subject property (one domestic and one irrigation well). There were seventeen water wells listed in the database report located within ¼-mile radius of the subject property.

4.1.33 Edwards Aquifer Permits

This database is maintained by TCEQ that contains Edwards Aquifer Permits. There were no facilities listed in the database report.

4.2 Physical Setting

4.2.1 Site Physiology

According to Geologic Atlas of Texas Llano Sheet (dated 1981 and reprinted in 1986), the subject property is underlain by the Cambrian San Saba Member (

with the underlying material being residuum weathered from limestone. These soils are well draining, with moderate low to moderately high permeability and very low water capacity. A map indicating the subject property in relation to the surface soils is presented in Appendix V of this report.

Tarpley-Eckrant complex 1-8 % slopes stony soils are typically found on ridges. The surface soils consists of stony clay down 8 inches below ground surface with clay down 15 inches below grade then bedrock at 15-60 inches below ground surface. The parent material consists of clayey residuum weathered from limestone. These soils are well draining with very low to moderately low permeability and very low available water capacity. A map indicating the subject property in relation to surface soils is presented in Appendix V of this report.

4.2.2 Ground Water Resources

Shallow groundwater was anticipated to follow the ground elevation slope of the surface elevations towards the nearest body of surface water or intermittent stream. Based on the topographic map and the site reconnaissance, the estimated regional shallow groundwater flow direction is assumed to flow east along Long Branch 1 Creek and Honey Creek.

It should be noted that shallow groundwater flow direction is estimated based on review of published maps, surface topography, and site reconnaissance. Local conditions that may influence the subsurface hydrology would be local topography (hills and valleys), geologic anomalies, utilities, and nearby wells or sumps that would modify local groundwater flow direction.

4.3 Historical Use Information

4.3.1 Aerial Photograph Review

Aerial photographs dated 1951, 1953, 1966, 1977, 1983, 1995, 2004 and 2020 were reviewed to determine past uses of the subject property and adjoining properties. See table below for the evaluation of each photograph with respect to the subject property. Evaluation of the subject property and adjacent properties was limited by scale and clarity of each aerial photograph. Copies of these aerial photographs are presented in Appendix III of this Phase I ESA.

Table 4.1
Aerial Photographs

Date of Photograph	Direction	Discussion
1951	North	Undeveloped Land (across Park Road 4)
	South	Undeveloped Land
	East	Undeveloped Land (across US Hwy 281)
	West	Undeveloped Land
1953	North	Undeveloped Land (across Park Road 4)
	South	Undeveloped Land
	East	Undeveloped Land (across US Hwy 281)
	West	Undeveloped Land

Table 4.1
Aerial Photographs (cont.)

Date of Photograph	Direction	Discussion
1966	North	Undeveloped Land (across Park Road 4)
	South	Undeveloped Land
	East	Undeveloped Land (across US Hwy 281)
	West	Undeveloped Land
1977	North	Undeveloped Land (across Park Road 4)
	South	Undeveloped Land
	East	Undeveloped Land (across US Hwy 281)
	West	Undeveloped Land
1983	North	Undeveloped Land (across Park Road 4)
	South	Undeveloped Land
	East	Undeveloped Land (across US Hwy 281)
	West	Undeveloped Land
1995	North	Undeveloped Land & Homes (across Park Road 4
	South	Undeveloped Land
	East	Undeveloped Land (across US Hwy 281)
	West	Undeveloped Land and Homestead
2004	North	Undeveloped Land & Homes (across Park Road 4
	South	Undeveloped Land
	East	Undeveloped Land (across US Hwy 281)
	West	Undeveloped Land and Homestead
2020	North	Undeveloped Land & Homes (across Park Road 4
	South	Undeveloped Land
	East	Undeveloped Land (across US Hwy 281)
	West	Undeveloped Land and Homestead

These photographs were obtained from the United States Geologic Survey (USGS), United States Department of Agriculture (USDA) and Agricultural Stabilization and Conservation Service (ASCS). The subject property had not been developed until structures were observed on the property in the 1995 aerial photograph. Not only was the subject property undeveloped land, the surrounding property was undeveloped land in the initial 1951 aerial photograph along with Park Road 4 and US Highway 281. There was a quarry located on the northwest corner of the property in the 1951 and 1953 aerial photographs. There were residential homes located north on Park Road 4 in the 1995 aerial photograph. There were no visible structures in these historical aerial photographs that were known to have environmentally impacted the subject property other than adjacent convenience store.

4.3.2 Title Record

A title search for the subject property was not included in the scope of work for this Phase I ESA nor was one provided for review by Asterra Properties.

4.3.3 Topographic Maps

United States Geologic Survey (USGS) 7.5 minute topographic maps titled Longhorn Cavern, TX maps dated 1967, 1979, 2010 and 2019 were reviewed for possible environmental features on or surrounding the subject property. Outstanding features mapped surrounding the subject property were Long Branch 1 Creek, Honey Creek, US Highway 281, stock tanks, Park Road 4, Hamilton Creek, quarry, Demarco, utility easement, pipeline, Southern Pacific railroad tracks, residential streets, Las Vista Road, residential subdivisions along with large tracts of undeveloped land. Copies of these topographic maps are presented in Appendix IV of this Phase I ESA.

The subject property was located on land sloping east along both Long Branch 1 Creek and Honey Creek. The elevation of the subject property ranged from 1,140 ft. – 1,250 ft. above mean sea level based on marketing brochure (presented in Appendix V). Based on the lack of mapped facilities surrounding or upgradient from the subject property, there were no apparent impact from any mapped facilities to the subject property.

4.3.4 Local Records

Federal Insurance Rate map (FIRM) No. 48053C0470G with map effective date November 1, 2019 and prepared for Burnet County, Texas by the Federal Emergency Management Agency (FEMA), indicated the subject property mostly does not lie in a flood hazard zone. This zone (Zone X) are areas determined to be outside the 0.2% annual chance floodplain. It lies in an area of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

However, the adjacent property next to Long Branch 1 Creek and Honey Creek flowing east off the property is located in Zone A. This zone corresponds to the 1-percent annual chance floodplains that are determined by the Flood Insurance Study. Because detailed hydraulic analyses are not performed for these areas, no Base Flood Elevations or depths are shown within this zone. The map indicating the floodplain in relation to the subject property is presented in Appendix V of this Phase I ESA.

4.3.5 State Records

According to Texas Railroad Commission Oil & Gas Division website Railroad Commission of Texas website (**http://www.rrc.state.tx.us/data/online/gis/index.php#**) shows current oil production wells and gas pipelines throughout the state of Texas. A map indicating the subject property in relation to registered wells or pipelines indicated a natural/other gas transmission pipeline transecting north-south through the subject property. This map is presented in Appendix V of this Phase I ESA.

4.4 Additional Record Sources

4.4.1 City of Burnet Department Record Search

An open records request was submitted to the city of Burnet concerning any response, spill, or environmental concerns originating from the subject property. An open records request was sent via online at the city of Burnet website **https://www.cityofburnet.com/forms?field_microsite_tid=84** on September 15, 2021. This request concerned any response, spill, or environmental concerns originating from the subject property. A response has not yet to be received by any city department.

Once a response is received and if there are any complaints, hazardous materials spill incidents or any other potential environmental concerns involving the fire department and the subject property, it will be forwarded to Asterra Properties.

4.4.2 Site Interviews

Ken Hoerster, Broker with Texas Ranches for Sale, was interviewed concerning current and historical aspects regarding the subject property. Mr. Hoerster had no knowledge of any hazardous waste or unknown substances currently used or stored on the subject property. He had no knowledge of any environmental liens, lawsuits or other environmental concerns involving the subject property. Mr. Hoerster stated the property was typical of similar ranching operations that surrounded the subject property. The water well located near the residence was completed down 900 ft. below ground surface. The residence has been vacant since 2012. There are two springs located on the subject property. There were no livestock dipping vats located on the property. Steve Eckert (area manager) indicated no environmental concerns or inflated market value of the property as stated in the owner questionnaire presented in Appendix V.

4.4.3 Fire Insurance Maps

Fire Insurance Maps were created for use by companies offering fire insurance policies. These maps indicate types of construction materials of a structure, land use, and other property improvements (such as the location of fuel storage tanks). The maps, originally published in the 1930's and updated periodically through the 1960's, were examined at the Perry-Castaneda Map Collection Library located on the University of Texas at Austin, Austin, Texas campus. However, the lack of access to fire insurance maps due to university closure because of Covid-19 prevented inspection of these maps.

Therefore, Fire Insurance Maps were provided by Banks Environmental Data Inc. to verify the past occupants of the subject property and surrounding properties. No Fire Insurance Maps depicting the target property were identified. The data sheets are presented in Appendix V.

4.4.4 Historical City Directories

Both Cole City Directories and Polk City Directories along with reports provided by Banks Environmental Data Inc. to were examined to verify the type of businesses or tenants that may have occupied the subject property since records were recorded. The records were looked up for each new tenant that has occupied the address in Burnet, Texas. The ownership and/or use of the specific property listed in the directory were to be used to help identify the likelihood of past uses that may lead to possible environmental conditions in the connection with the subject property.

Banks Environmental Data Inc. indicated a Negative Research for any tenants or residents that have at one time occupied the property. This means that Banks Environmental Data Inc. was unable to locate any information on the site due to insufficient sources for Burnet, Burnet County Texas in the collection of city directories. This Negative Research city directory report is presented in Appendix V of this Phase I ESA.

4.4.5 Texas Parks and Wildlife Rare Species

Texas Parks and Wildlife in the state of Texas manages and conserves the natural and cultural resources of Texas. They provide hunting, fishing and outdoor recreation opportunities for the use and enjoyment by the general public. They also provide lists that contain information for rare and endangered species that may be located in the state of Texas (list presented in Appendix V of this Phase I ESA). This data is not inclusive, though, as it represents species that could potentially be in the project area. This information cannot be substituted for on-the-ground-surveys.

The surrounding property has been developed at least since the 1990's due to the location along a busy state highway. Thus, there has been human activity surrounding the property for numerous years. Therefore, the existence of rare or endangered species on the subject property was highly unlikely due to the proximity of human encroachment surrounding the subject property and the lack of desirable habitat (densely wooded areas). Texas Parks & Wildlife Annotated Burnet County Lists of Rare Species is presented in the Appendix V of this Phase I ESA.

4.4.6 Vapor Migration

Though not contracted to perform a vapor encroachment screen in accordance with E2600 published by ASTM, Austin EnviroSolutions reviewed appropriate data on the subject property and any adjacent property to determine if potential vapor-phase migration concerns may be present which could impact the subject property. The first check in the screening process is a search distance test to identify if there are any known or suspected contaminated sites with volatile or semi-volatile hazardous chemicals of concern in the area of concern. If there are none, no further action is required.

An evaluation was performed on the potential for a vapor encroachment conditions that may exist on the subject property. Vapors follow path of least resistance (i.e. utilities, karst terrain, building HVAC, etc…). Permeable soils are needed for vapor migration, thus Eckrant-Rock outcrop complex rolling, Eckrant-Rock outcrop association, Hensley association undulating, Purves association undulating and Tarpley-Eckrant complex soils are well draining with moderate low to moderately high permeability and very low water capacity. Thus, these to a certain degree impermeable soils inhibit vapor migration like hydraulic physical barriers (i.e. rivers or perched freshwater lens).

There were no known or suspect contaminated sites in the immediate surrounding area having leaking volatile or semi-volatile hazardous chemicals of concern. Based on review of available resources (regulatory databases, files of facilities that have documented releases and historical records), there appeared no on-site or regulated offsite facilities that have been determined which suggest that a vapor-phase migration concern currently exists at the subject property.

4.4.7 Previous Report Review

Austin EnviroSolutions was not provided with any previous investigations regarding the subject property prior to completing this environmental assessment other than a marketing brochure provided by Texas Ranches For Sale (presented in Appendix V).

5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

5.1 Hazardous Substances In Connection with Identified Uses

There were no hazardous substances in connection with identified uses present on the subject property at the time the site reconnaissance. There has been no documentation presented to Austin EnviroSolutions that any hazardous substances have been stored on the subject property.

5.2 Hazardous Waste and Unidentified Substance Containers

There were neither hazardous waste containers nor unidentified substance containers observed on the property at the time of the site reconnaissance.

5.3 Storage Tanks

According to the TCEQ database provided by Banks Environmental Data Inc, there were no registered storage tanks located on the subject property other than a septic tank.

5.4 Indications of Polychlorinated Biphenyls (PCBs)

There was one pole-mounted electric transformer observed on the subject property near the ranch house. There were no leaks or stains evident surrounding either the utility pole or the metal housing of the transformer. Pedernales Electric Cooperative, Inc. (PEC) owned the electric transformers. Mr. Carey White (PEC Service Supervisor) indicated that PEC had rotated all PCB containing transformers from service 15-20 years ago. Thus, PCB contamination was not considered and environmental concern regarding the transformers located on the subject property.

5.5 Solid Waste

There was debris evident on the property at the time of the site reconnaissance (see Photographs in Appendix II). This debris consisted of the typical farm and ranch debris equipment located on the property with the following materials: gravel, lumber, fencing materials, tree trimmings, tarp, plastic cloth, wood pallets and furniture. This debris did not appear to have impacted either the underlying soils or the groundwater. Therefore, there was no solid waste observed that was considered an environmental concern to the subject property.

5.6 Data Gaps

Data gaps are defined as “a lack of or inability to obtain information required by this standard despite good faith efforts by on the part of the EP to gather such information.” Data Gaps may result from incompleteness in any the activities required by this practice, including, but not limited to site reconnaissance (e.g. an inability to conduct the site visit) and interview (e.g. an inability to interview the key site manager, regulatory officials, uncooperative owner, etc..).” Data gaps arise from three conditions: limitations, deviations and data failures. Limitations may consist of visual obstruction, accessibility of the property or logistics beyond the EP control. An example of a deviation could be a different search radius distance than those stated by the standard (modified search radius). An example of data failure may be the lack of tenant interviews due to confidentiality agreements or lack of historical research.

A *data gap* by itself is not inherently significant. A *data gap* is only significant if other information and/or professional experience raises reasonable concerns involving the importance of the *data gap*. There were no data gaps encountered during this Phase I ESA concerning the subject property.

5.7 Other Considerations: Non Scope ASTM 1527-13

This assessment did not consider any non-scope additional considerations as indicated in Section 13.1.5 per ASTM E 1527-13. These non-scope substances may be present on the subject property or adjacent properties that may lead to contamination included in CERCLA's definition of hazardous substances, though they are beyond the scope of this investigation.

6.0 FINDINGS AND OPINIONS

Based on the available information, site review and data collected on the site as noted herein, the following is an evaluation for the subject property located at 6530 Highway 281 in Burnet, Burnet County, Texas:

- The subject property consisted of a ranch called Brownlee Ranch at the time of the site reconnaissance on August 22, 2021.

- Historical aerial photographs, interviews and historical city directories indicated the subject property had not been previously developed.

- The adjacent properties consisted of a residential homes, church and undeveloped land. Since none of these current facilities appeared to have environmentally impacted the subject property, there were no environmental concerns regarding these surrounding properties.

- A review of current regulatory databases supplied by Banks Environmental Data Inc. did not identify the subject property as a registered facility. There were no offsite facilities identified in the database report that was within the search radius from the subject property.

7.0 CONCLUSIONS

Austin EnviroSolutions performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 on the subject property located at 6530 Highway 281 in Burnet, Burnet County, Texas. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report.

This assessment has revealed no evidence of *recognized environmental conditions*, *historical recognized environmental conditions* or *controlled recognized environmental conditions* in connection with the property. There were no adjacent properties that appeared to have environmentally impacted the subject property. There was no evidence of unidentified containers or hazardous waste located on the subject property nor were there any stained soils, obnoxious or foul odors, pools of liquid or any stressed vegetation located on the property. Therefore, no further due diligence is necessary at this time.

REFERENCES

Aerial Photographs, Burnet County, Texas, dated 1951, 1953, 1966, 1977, 1983, 1995, 2004 and 2020.

United States Geologic Survey (USGS) 7.5 minute topographic maps titled Longhorn Cavern, TX maps dated 1967, 1979, 2010 and 2019.

Soil Survey of by the United States Department of Agriculture, Soil Conservation Service, website **http://websoilsurvey.nrcs.usda.gov/app/**.

Geologic Atlas of Texas Llano Sheet (dated 1981 and reprinted in 1986), The University of Texas at Austin Bureau of Economic Geology, Austin, Texas, W. L. Fisher, Director.

Banks Environmental Data Inc. Database Report, for the subject site located in Burnet, Texas, according to the requirements of ASTM 1527-2013 dated August 23, 2021.

Texas Parks and Wildlife Burnet County Special Species Listing, dated May 16, 2016.

Federal Insurance Rate Maps (FIRM) No. 48053C0470G with map effective date November 1, 2019 and prepared for Burnet County, and prepared by FEMA.

Records request submitted to the city of Burnet **https://www.cityofburnet.com/forms?field_microsite_tid=84,** September 15, 2021.

Railroad Commission of Texas Public GIS Map Viewer for Oil, Gas and Pipeline Data **http://www.rrc.state.tx.us/data/online/gis/index.php#.**

Site interview with Ken Hoerster, Broker with Texas Ranches for Sell, September 13, 2021.

Burnet County Appraisal District Website, **http://www.burnetcadistrict.com/.**

Fema Flood Map **http://store.msc.fema.gov**.

Texas Parks and Wildlife Department, Endangered Species website, (**http://www.tpwd.state.tx.us/huntwild/wild/species/endang/index.phtml**.

Coles City Directory & Criss Cross City Directory, Banks Environmental Data Report, August 27, 2021.

Historical Fire Insurance Map Research, Banks Environmental Data Report, August 27, 2021.

Marketing brochure by Texas Ranches For Sale.

APPENDIX

I

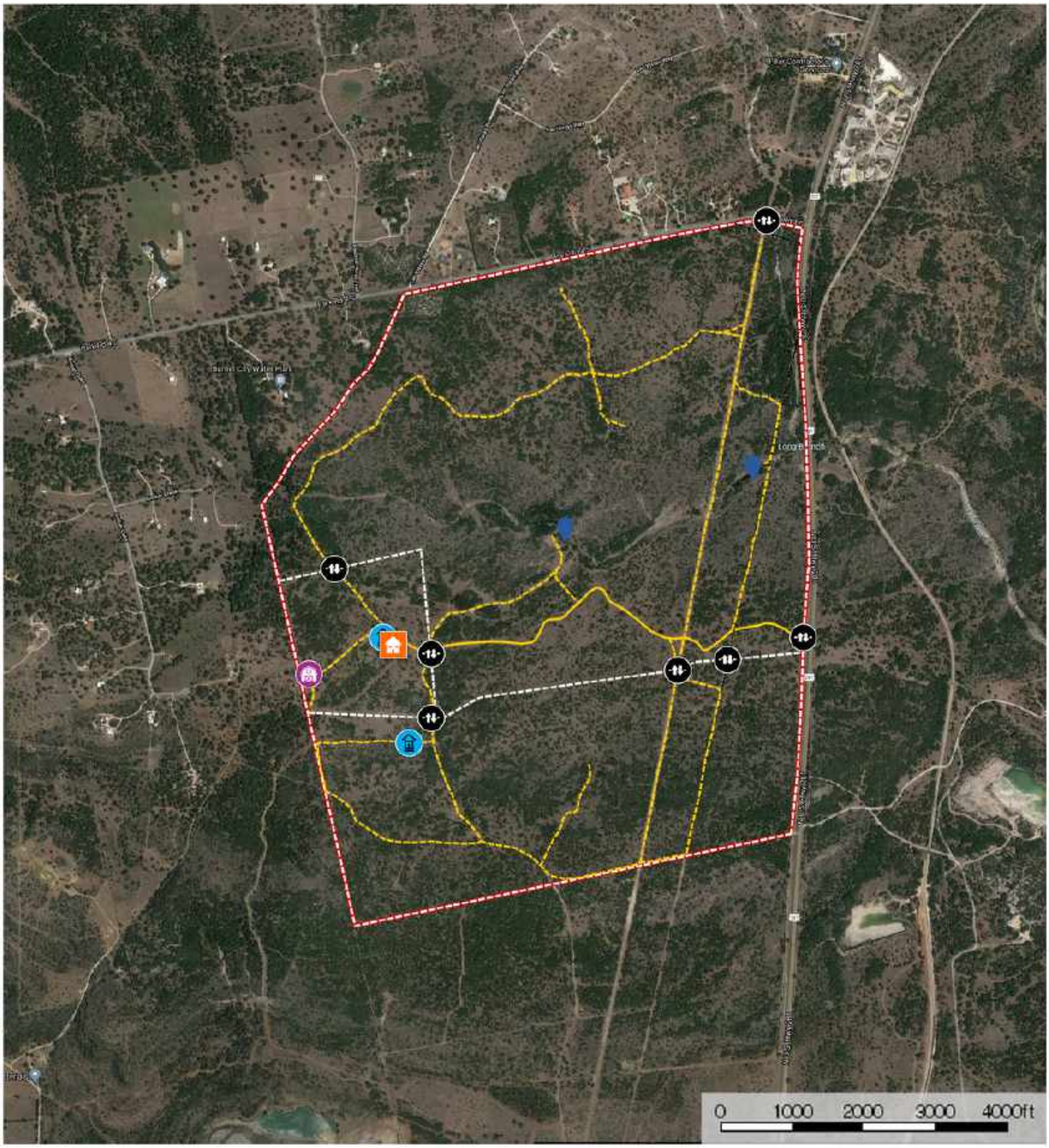
SITE MAP

(not to scale)

Burnet - Brownlee Ranch - Marketing Map

Burnet County, Texas, 1003 AC +/-

TEXAS RANCHES FOR SALE
LIVE WATER | HUNTING | LEGACY | HOMES ON ACREAGE



Ken Hoerster
P: 830-249-9339 O / 210-859-6256 C
www.TexasRanchesForSale.com
609 FM 289 Comfort, Texas

II

SITE PHOTOGRAPHS

Subject property located at 6530 US Highway 281.

Viewing north along US Highway 281.

Viewing south along US Highway 281.

Viewing west along Park Road 4.

Sign located along Park Road 4.

State park sign located at the intersection.

Brownlee Ranch 6530 US Highway 281 Burnet, Texas 78611		Austin EnviroSolutions	
Photographer: K. Duran	Project No. 2713	Date: August 22, 2021	Appendix II

North adj. property consisted of residential homes.

North adjacent property was Jesucristo La Roca Viva.

North adj. property consisted of undeveloped property

East adj. property consisted of undeveloped land.

Viewing south along east property fence line.

Gravel driveway from US Highway 291.

Brownlee Ranch 6530 US Highway 281 Burnet, Texas 78611		Austin EnviroSolutions	
Photographer: K. Duran	Project No. 2713	Date: August 22, 2021	Appendix II

East property consisted of undeveloped land.

North property consisted of undeveloped land.

Utility easement transecting subject property.

Gravel pile observed on the property.

Livestock on the property.

View of pasture observed on the property.

Brownlee Ranch 6530 US Highway 281 Burnet, Texas 78611		Austin EnviroSolutions	
Photographer: K. Duran	Project No. 2713	Date: August 22, 2021	Appendix II

Underground gas pipeline transecting the property.

Atmos gas warning post observed on the property.

Trial observed on property leading to dammed pond.

Pond located on Long Branch 1 Creek.

Viewing east below dam on Long Branch 1 Creek.

Concrete dam observed on Long Branch 1 Creek.

Brownlee Ranch 6530 US Highway 281 Burnet, Texas 78611		Austin EnviroSolutions	
Photographer: K. Duran	Project No. 2713	Date: August 22, 2021	Appendix II

Two story ranch house observed on the property.

Detached garage inside livestock pen.

Debris observed inside the open garage.

Water well shed located northwest of the house.

Electric transformer observed on the property.

View of west side (rear) of the ranch house.

Brownlee Ranch 6530 US Highway 281 Burnet, Texas 78611		Austin EnviroSolutions	
Photographer: K. Duran	Project No. 2713	Date: August 22, 2021	Appendix II

Patio located behind the ranch house.

View of south side of the ranch house.

Interior view of den inside vacant ranch house.

Interior view of kitchen inside vacant ranch house.

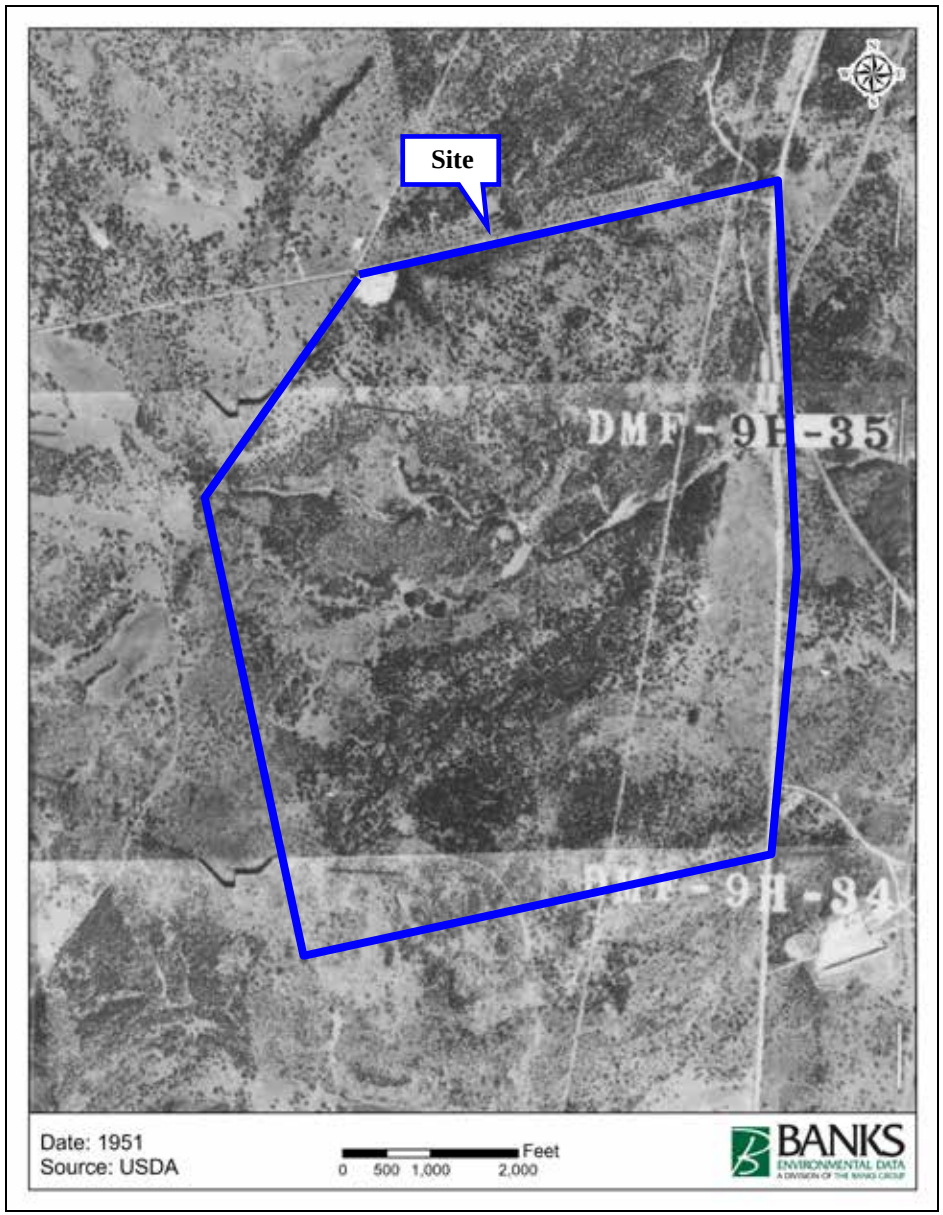
Laundry room located inside vacant ranch house.

Debris observed on the property.

Brownlee Ranch 6530 US Highway 281 Burnet, Texas 78611		Austin EnviroSolutions	
Photographer: K. Duran	Project No. 2713	Date: August 22, 2021	Appendix II

III

AERIAL PHOTOGRAPHS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DMF-9H-84
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Source: USDA
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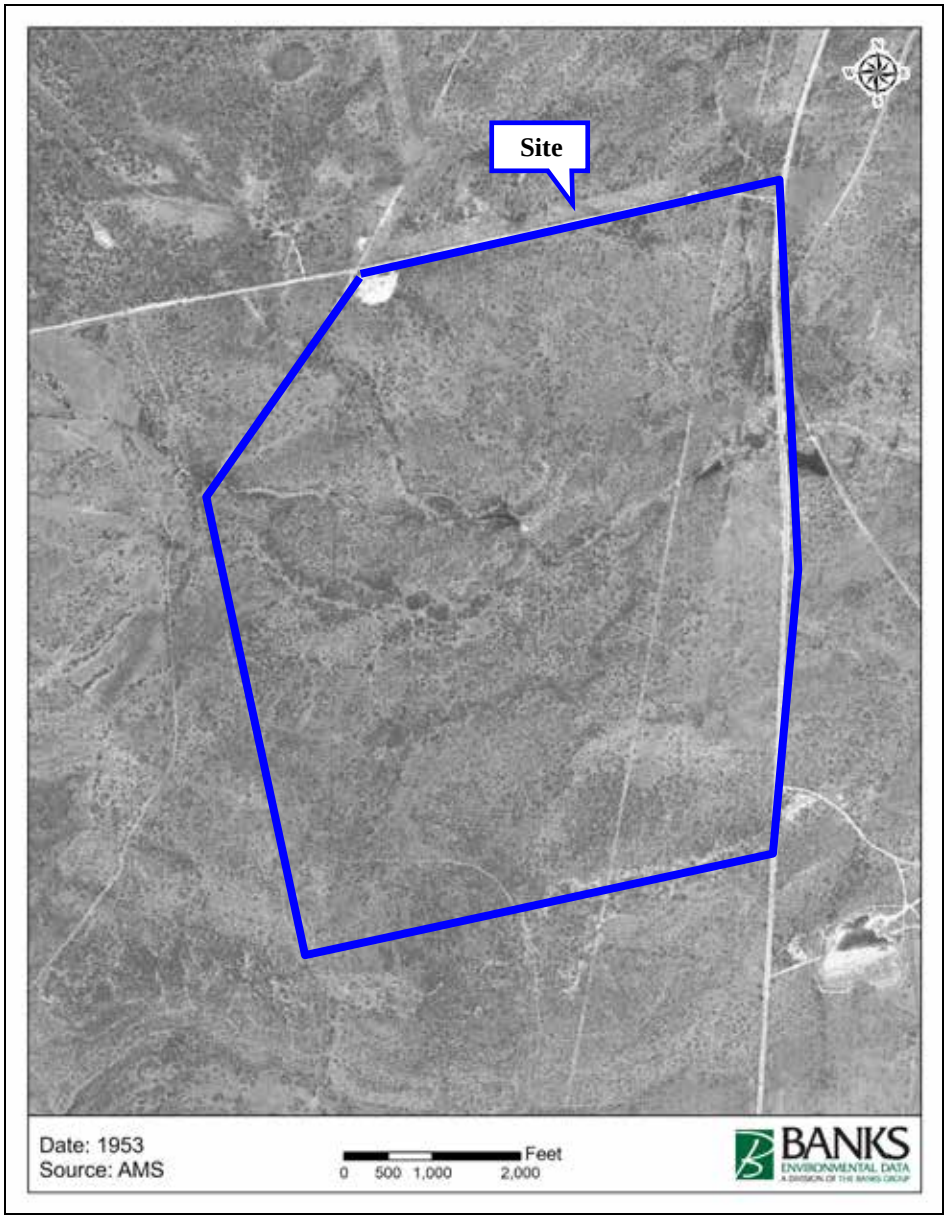
Feet
BANKS
ENVIRONMENTAL DATA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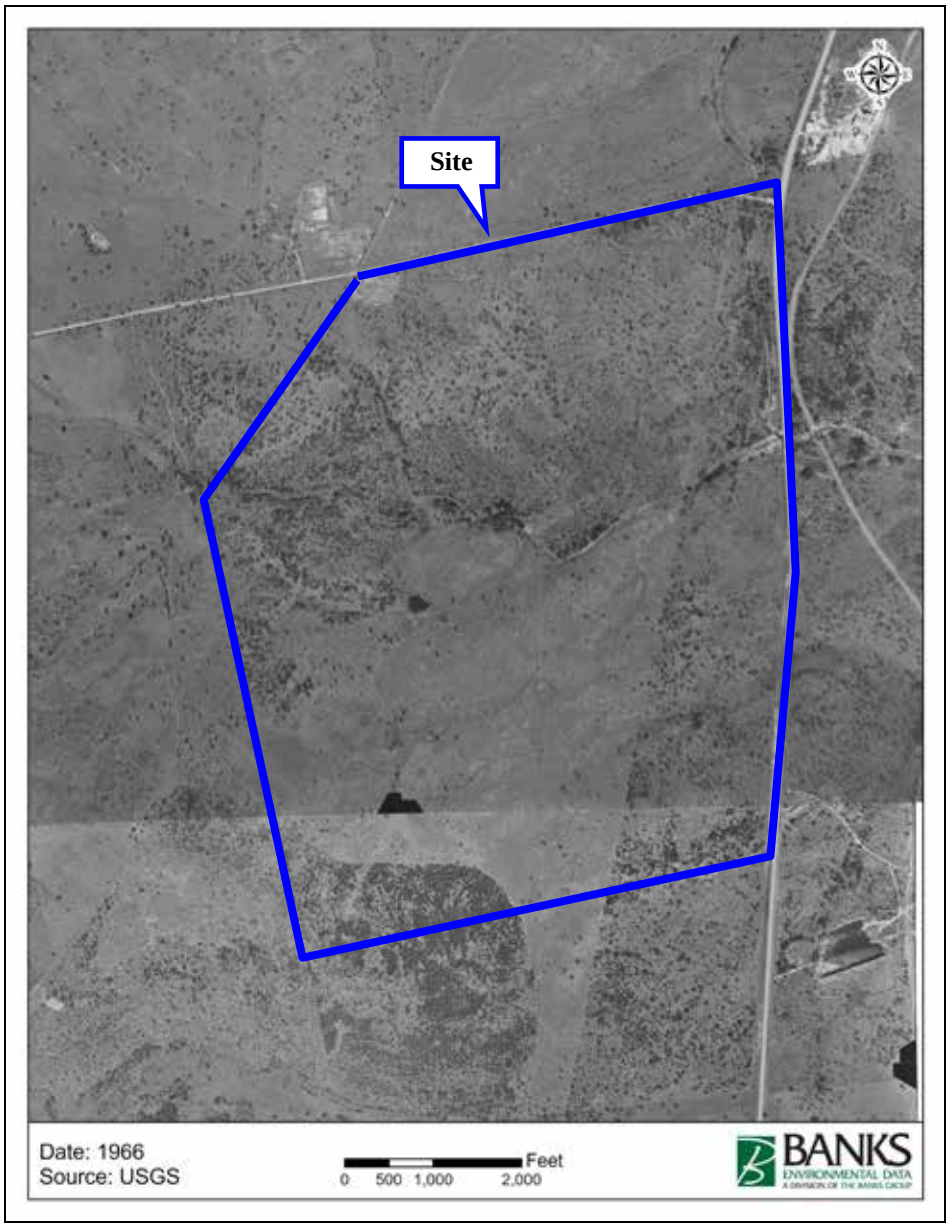
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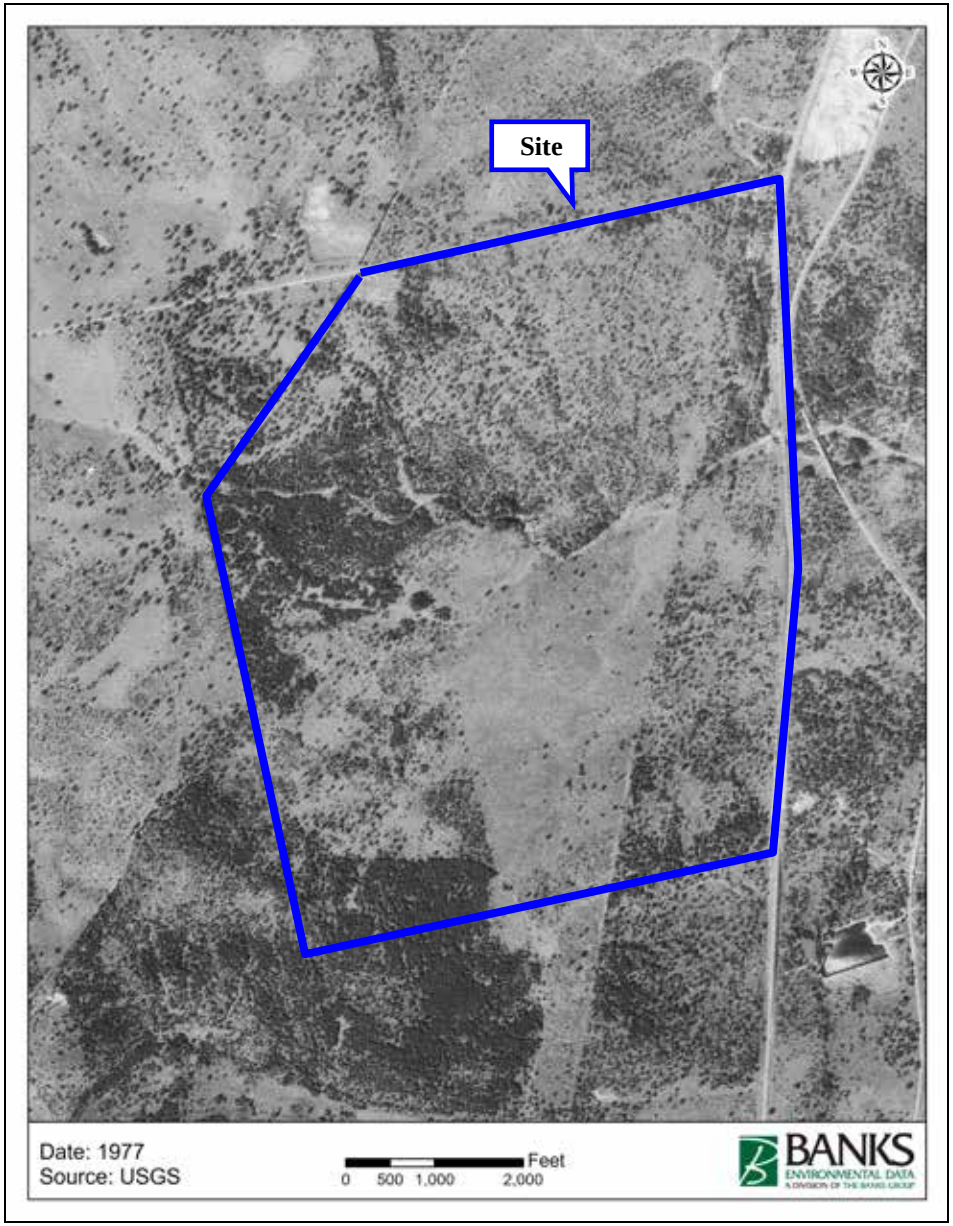
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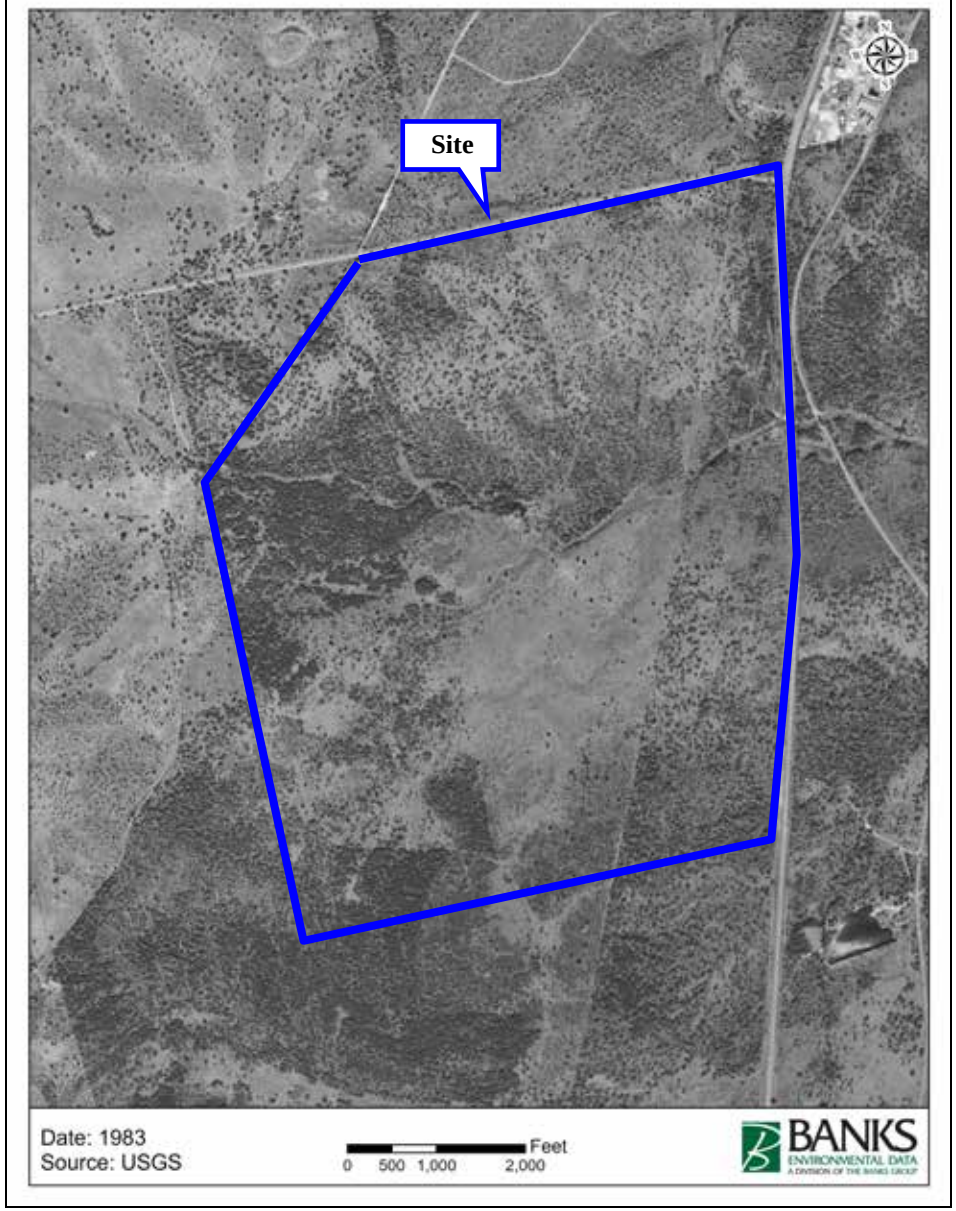
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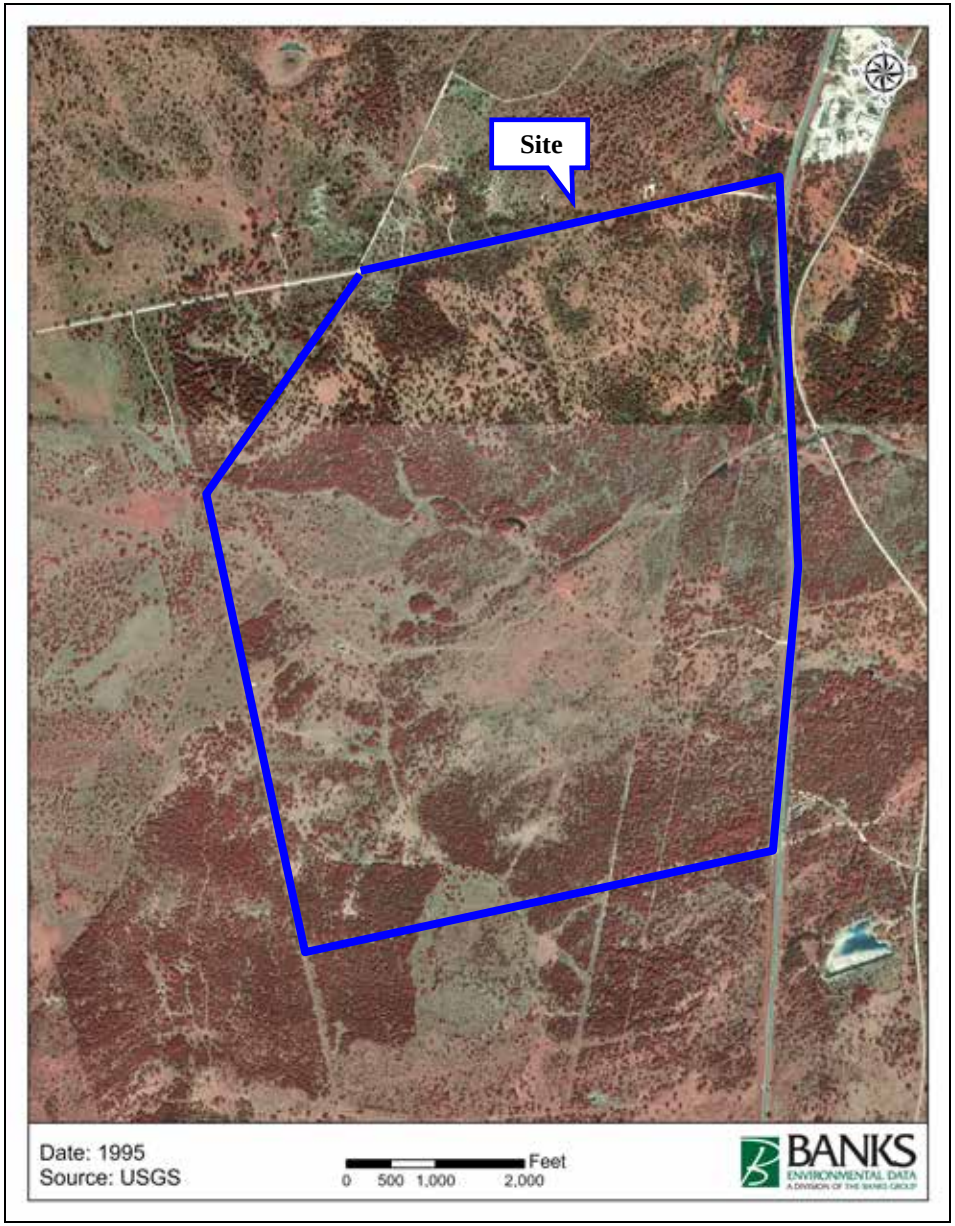
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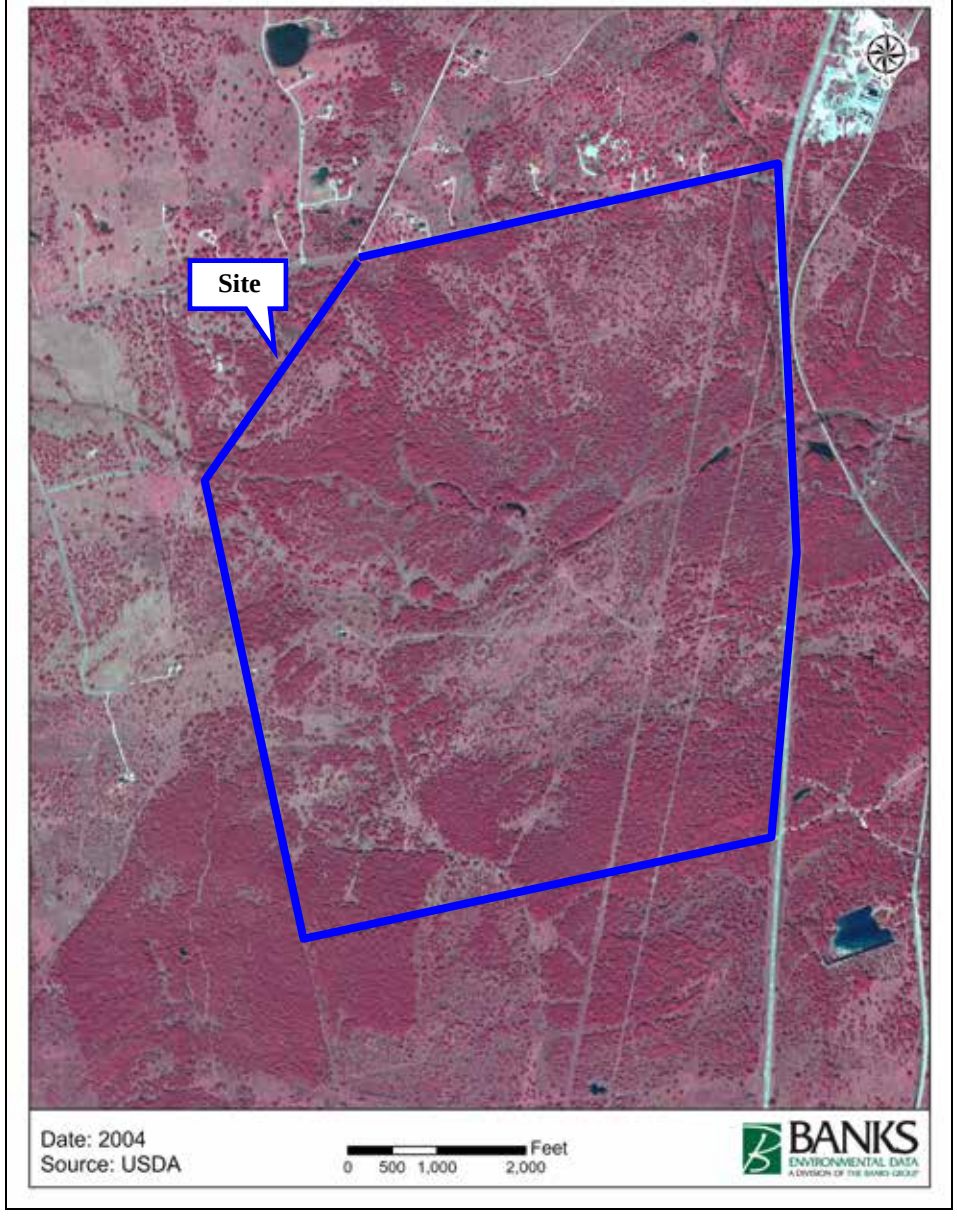
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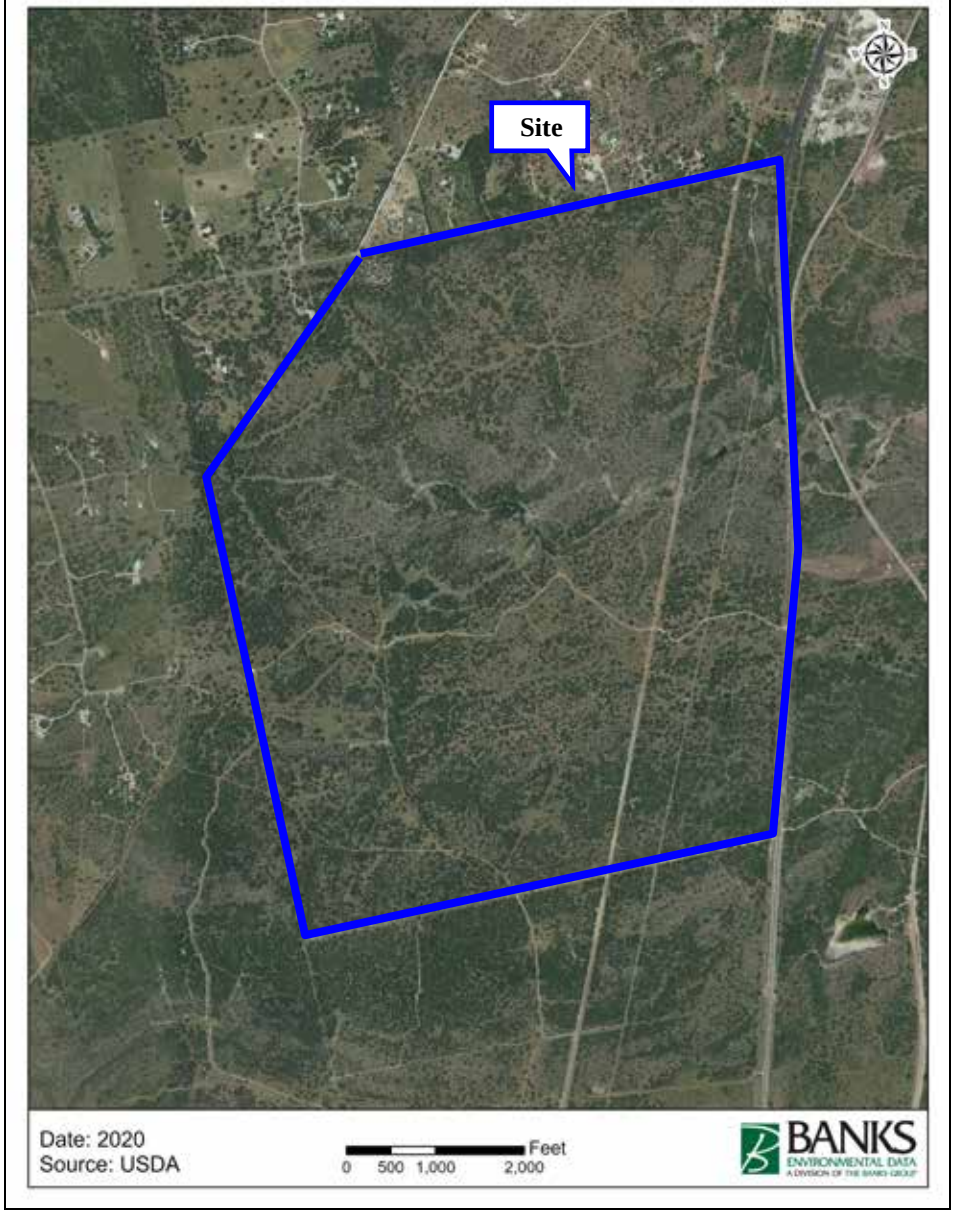
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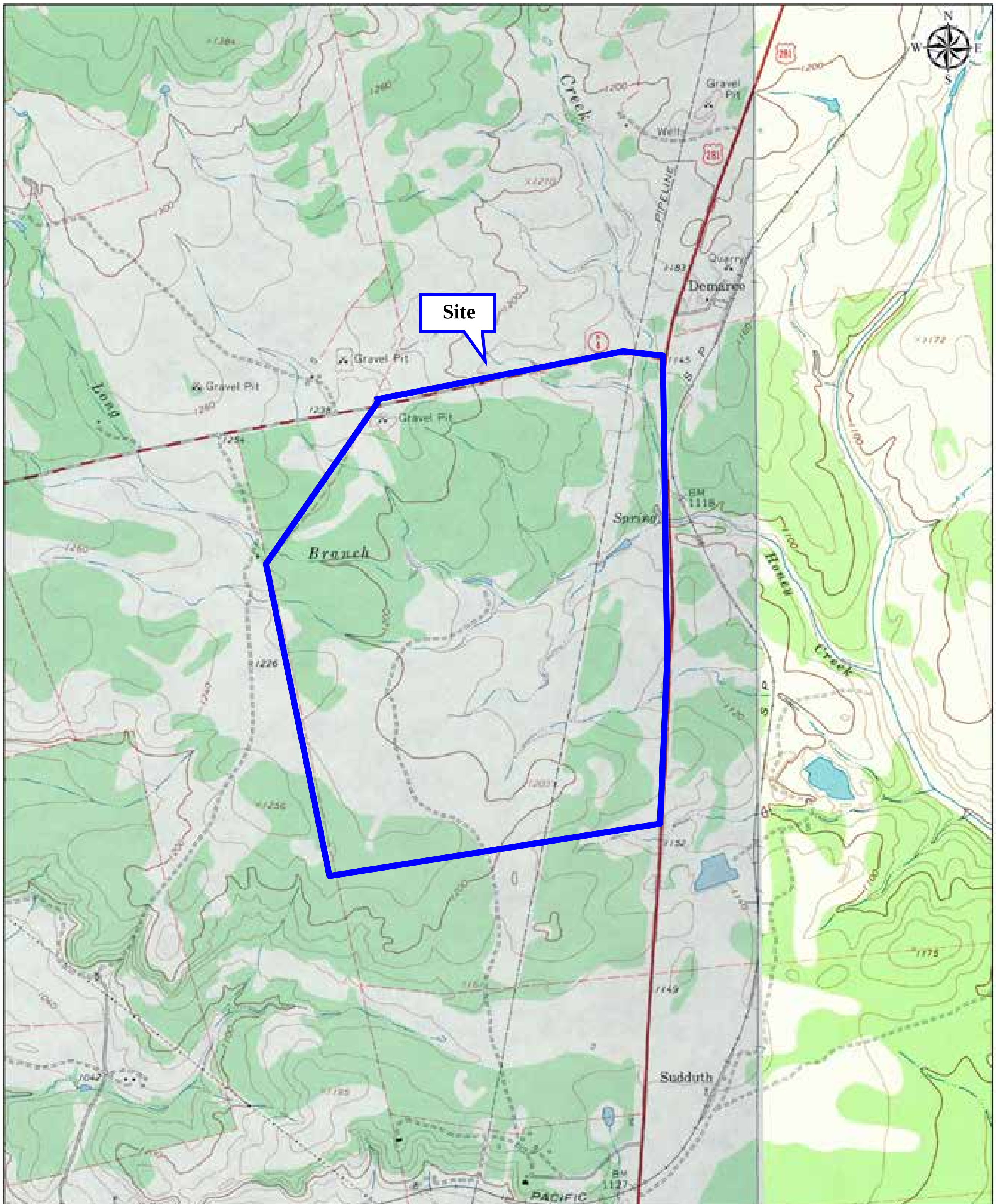
ENVIRONMENTAL DATA

IV

HISTORICAL USGS TOPOGRAPHIC MAPS



Date: 1967
Quad: Longhorn Cavern, TX

Feet
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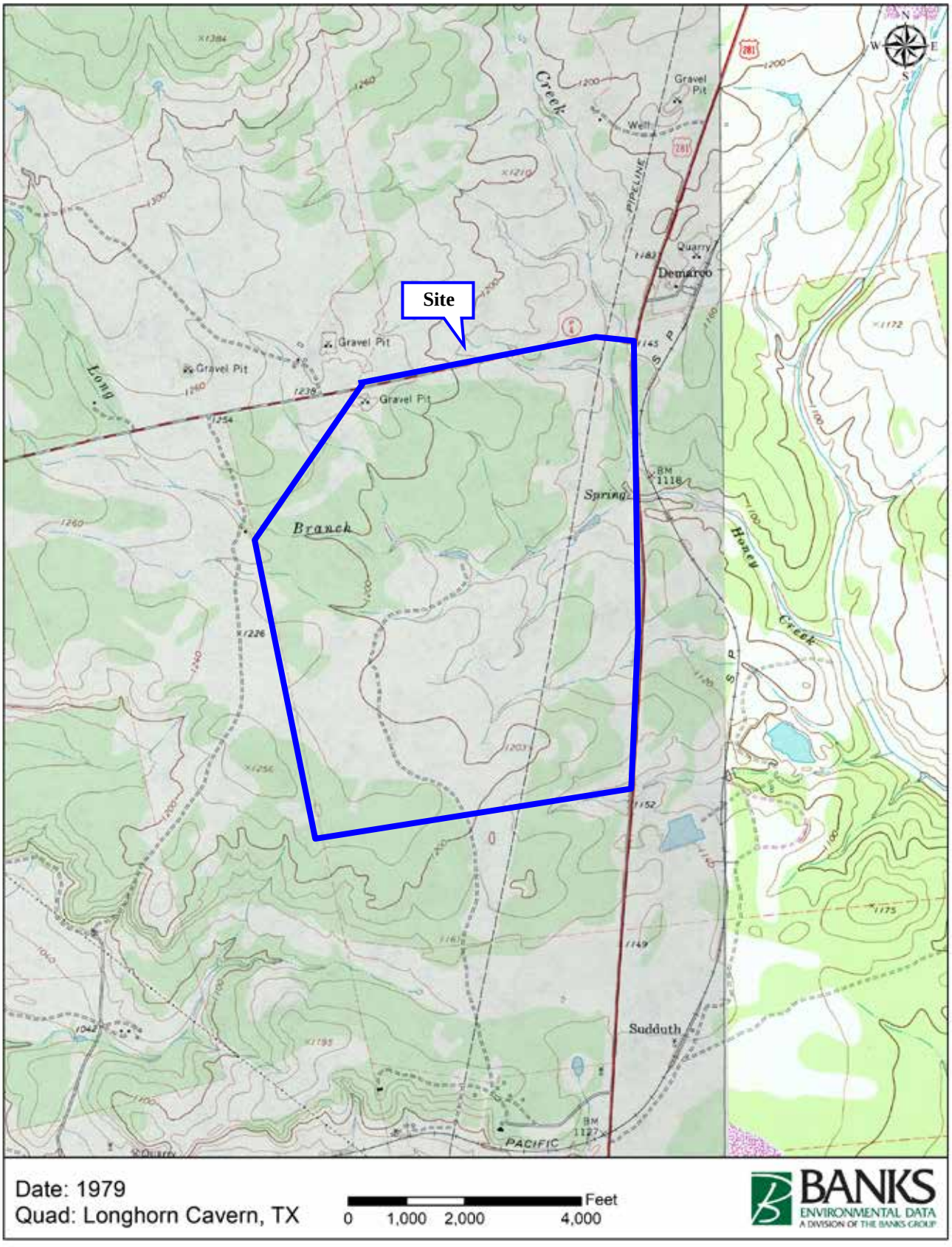
BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP


Site
Gravel Pit
Gravel Pit
Gravel Pit
Well
Quarry
Demarco
PIPELINE
Creek
Long
Branch
Spring
Honey
Creek
BM 1116
Suddath
PACIFIC
BM 1127
Date: 1979
Quad: Longhorn Cavern, TX
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Feet
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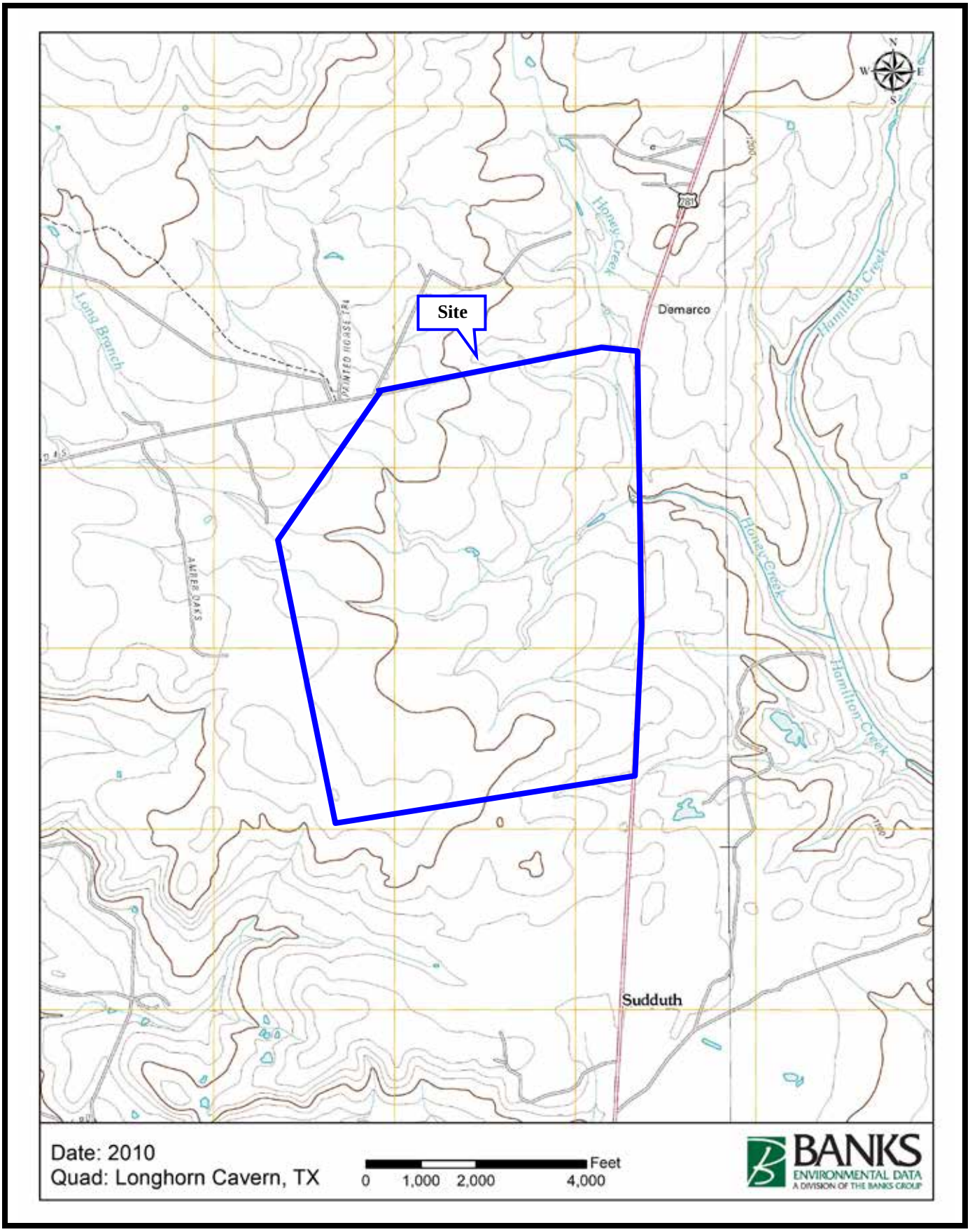
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP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Demarco
Sudduth
Honey Creek
Hamilton Creek
Long Branch
AMBER OAKS
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Quad: Longhorn Cavern, TX
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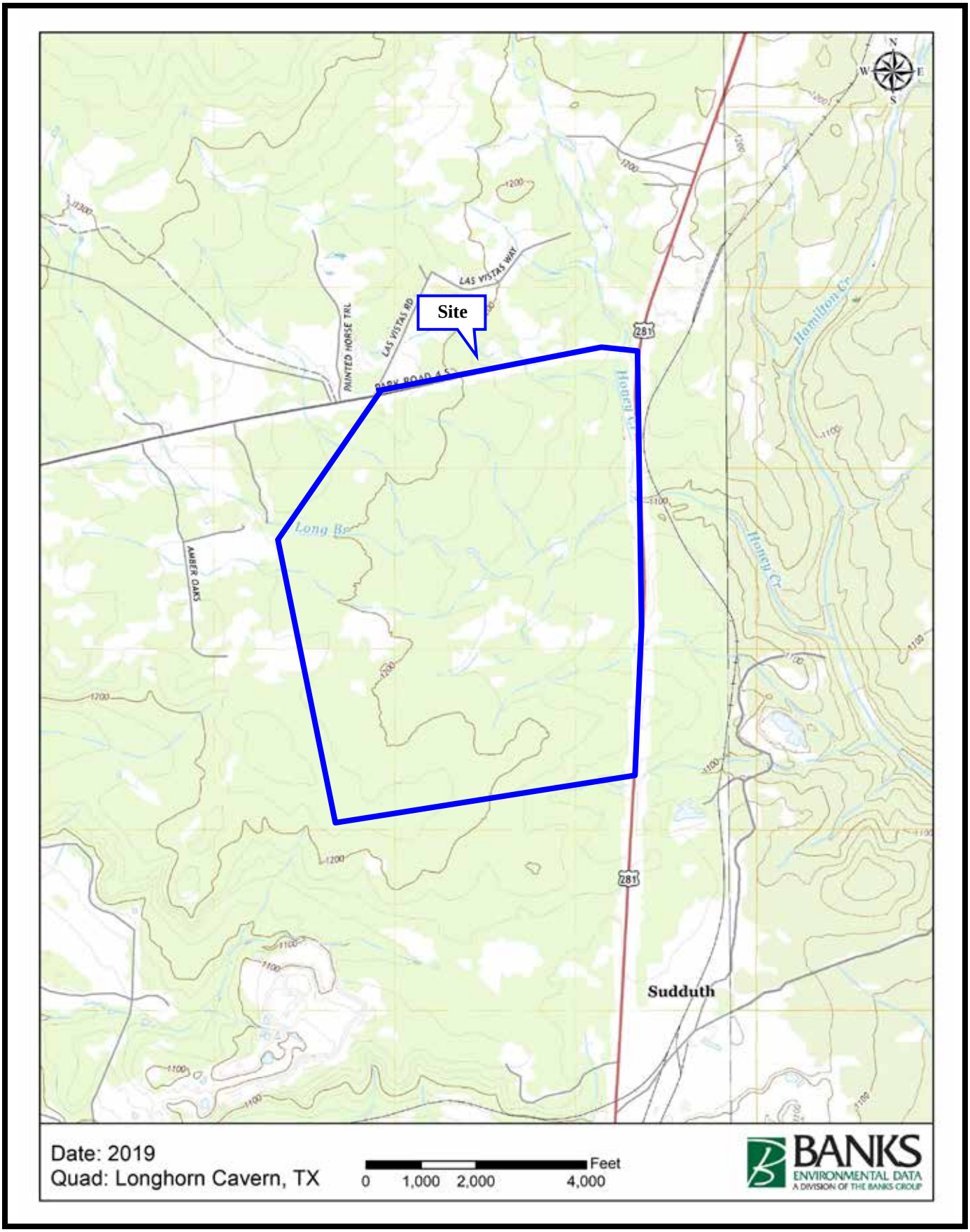
Feet
BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP


Site
LAS VISTAS WAY
LAS VISTAS RD
PAINTED HORSE TRL
AMBER OAKS
281
Hamilton Cr
Honey Cr
Long Br
Sudduth
N
S
E
W
Date: 2019
Quad: Longhorn Cavern, TX
0 1,000 2,000 4,000
Feet
BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

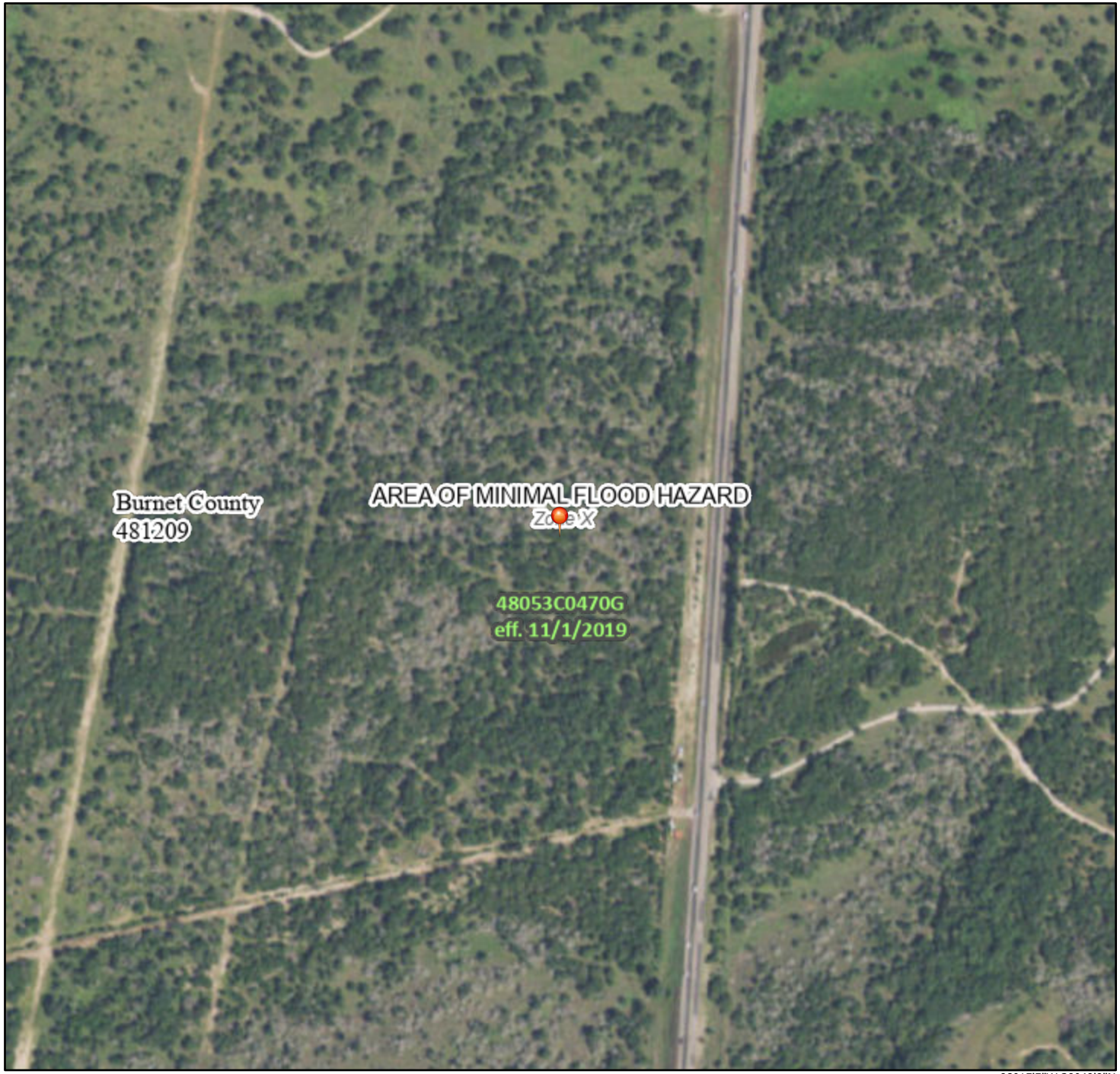
V

HISTORICAL REFERENCE MATERIALS

National Flood Hazard Layer FIRMette

FEMA

98°15'43"W 30°40'40"N



98°15'5"W 30°40'9"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

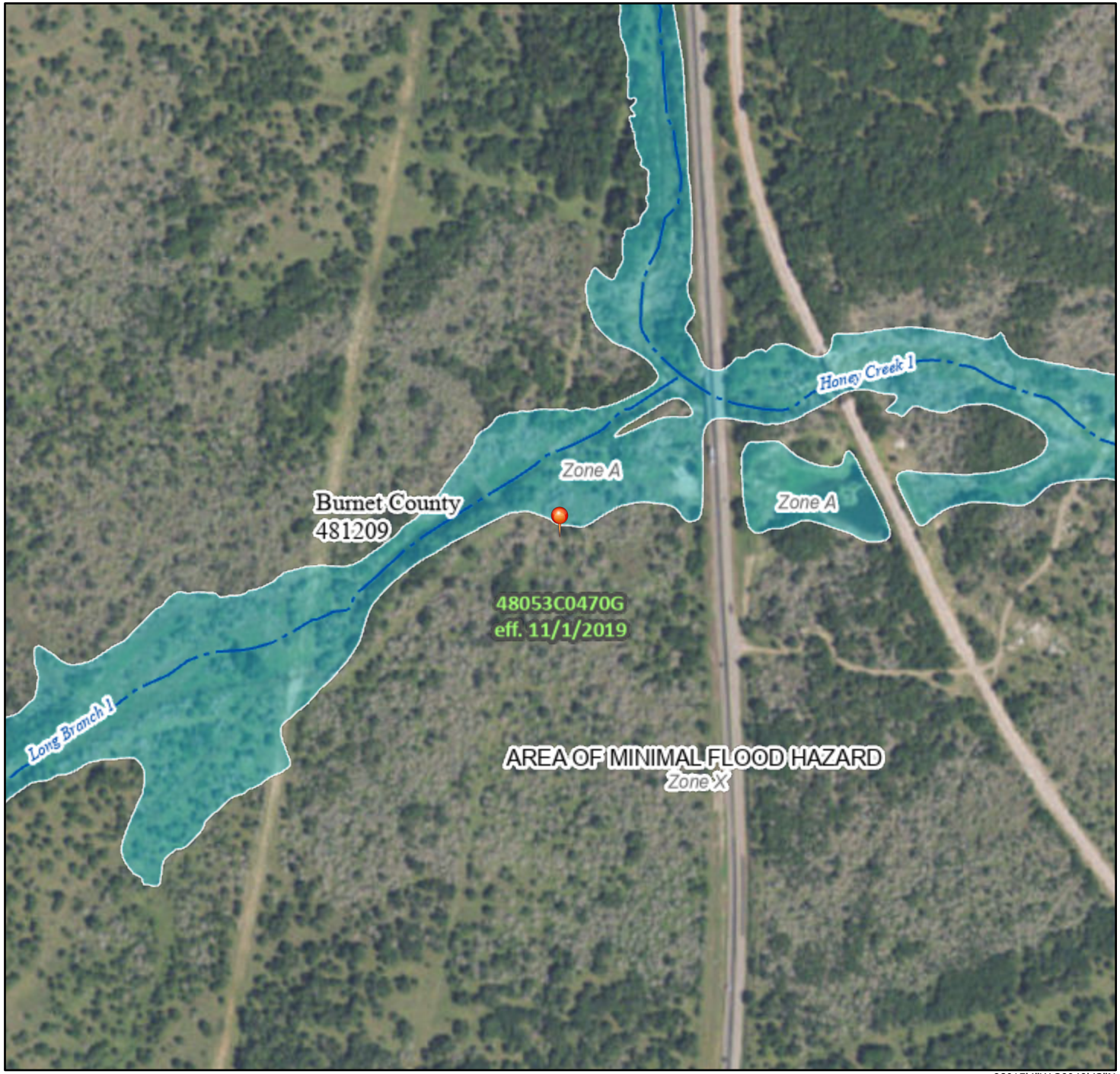
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/14/2021 at 9:15 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette

FEMA

98°15'42"W 30°41'14"N



98°15'4"W 30°40'43"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/14/2021 at 9:27 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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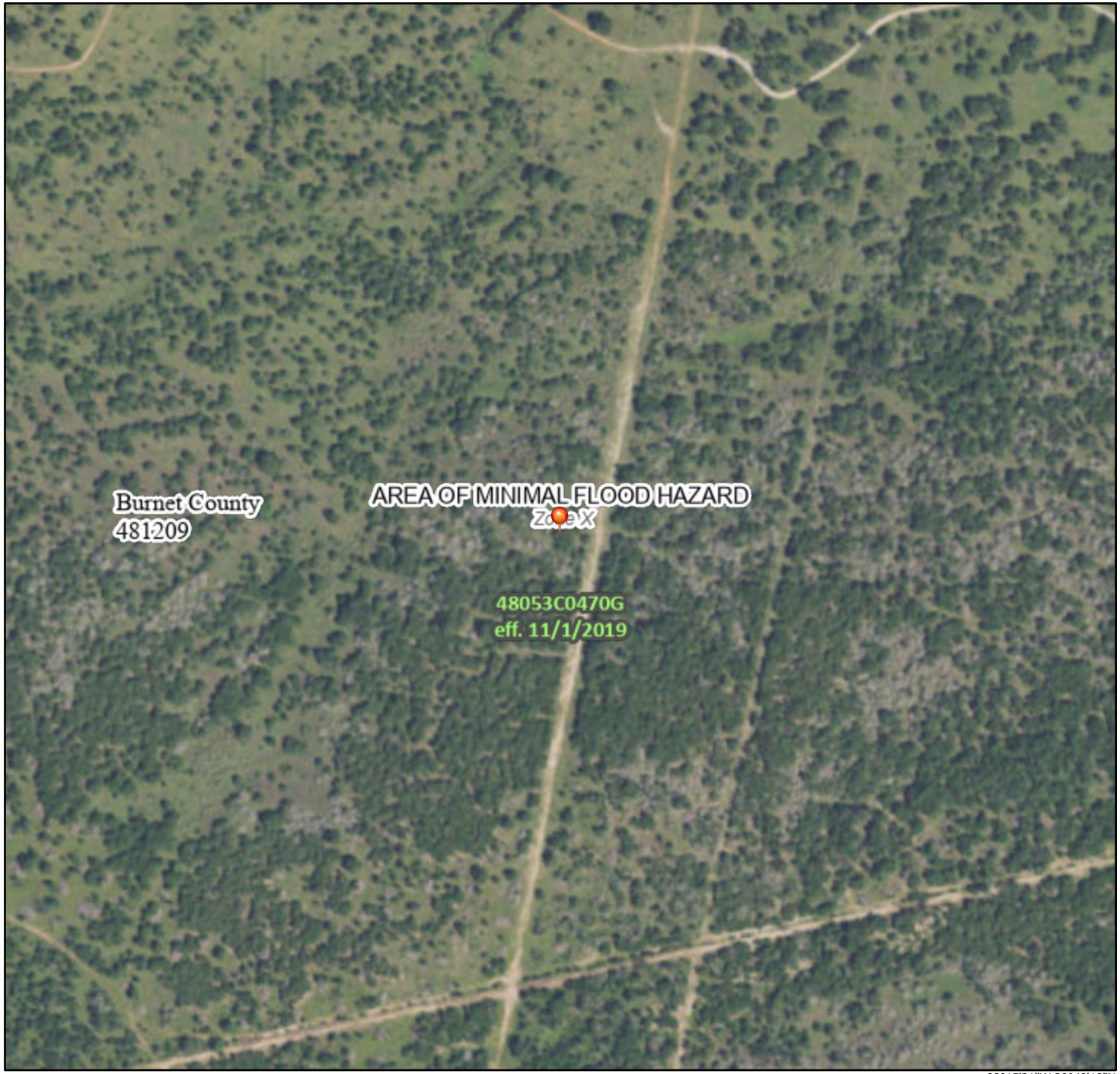
National Flood Hazard Layer FIRMette

FEMA

98°15'58"W 30°40'41"N



98°15'21"W 30°40'10"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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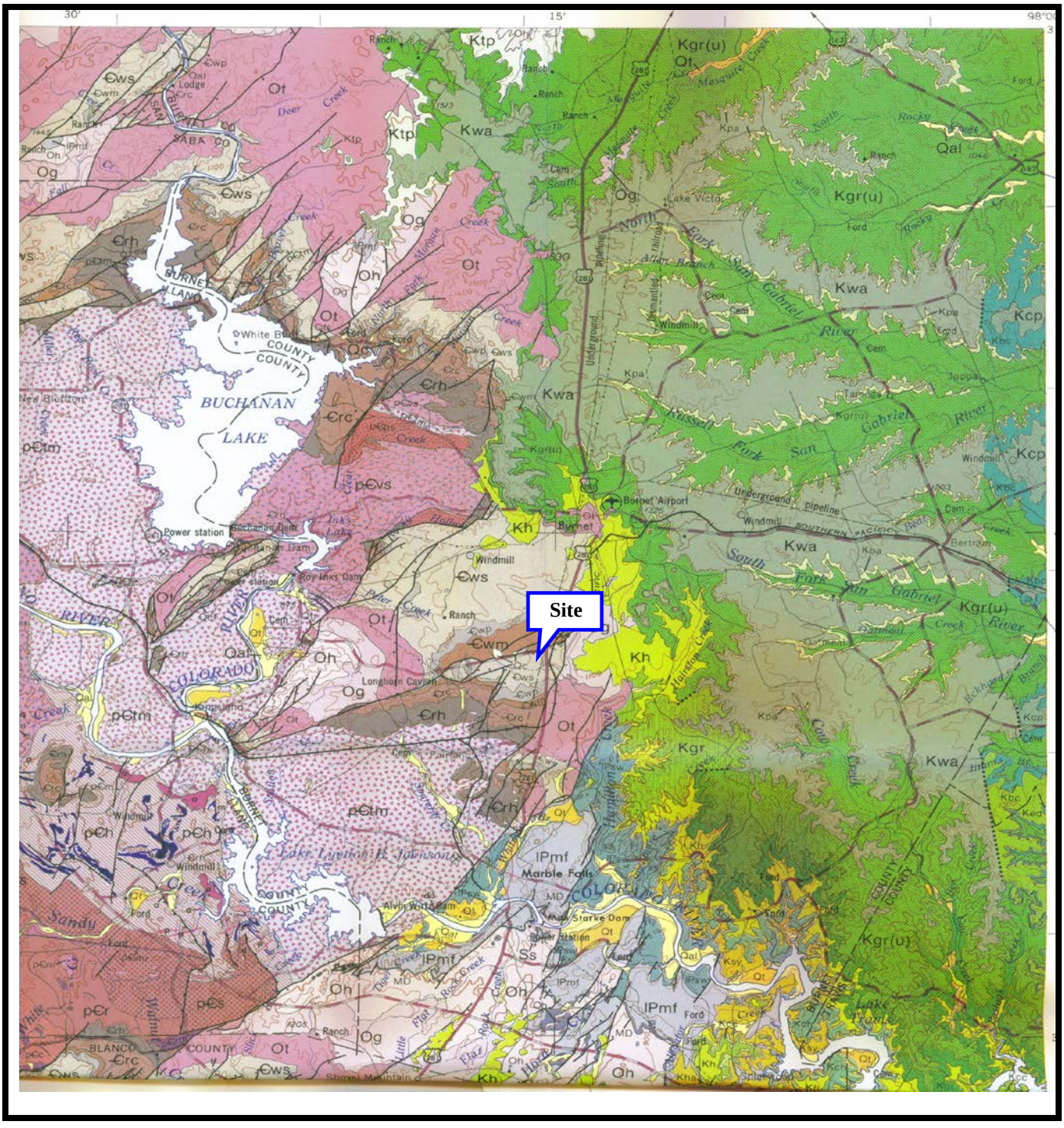


GEOLOGIC ATLAS OF TEXAS, LLANO SHEET

The University of Texas Austin Bureau of Economic Geology

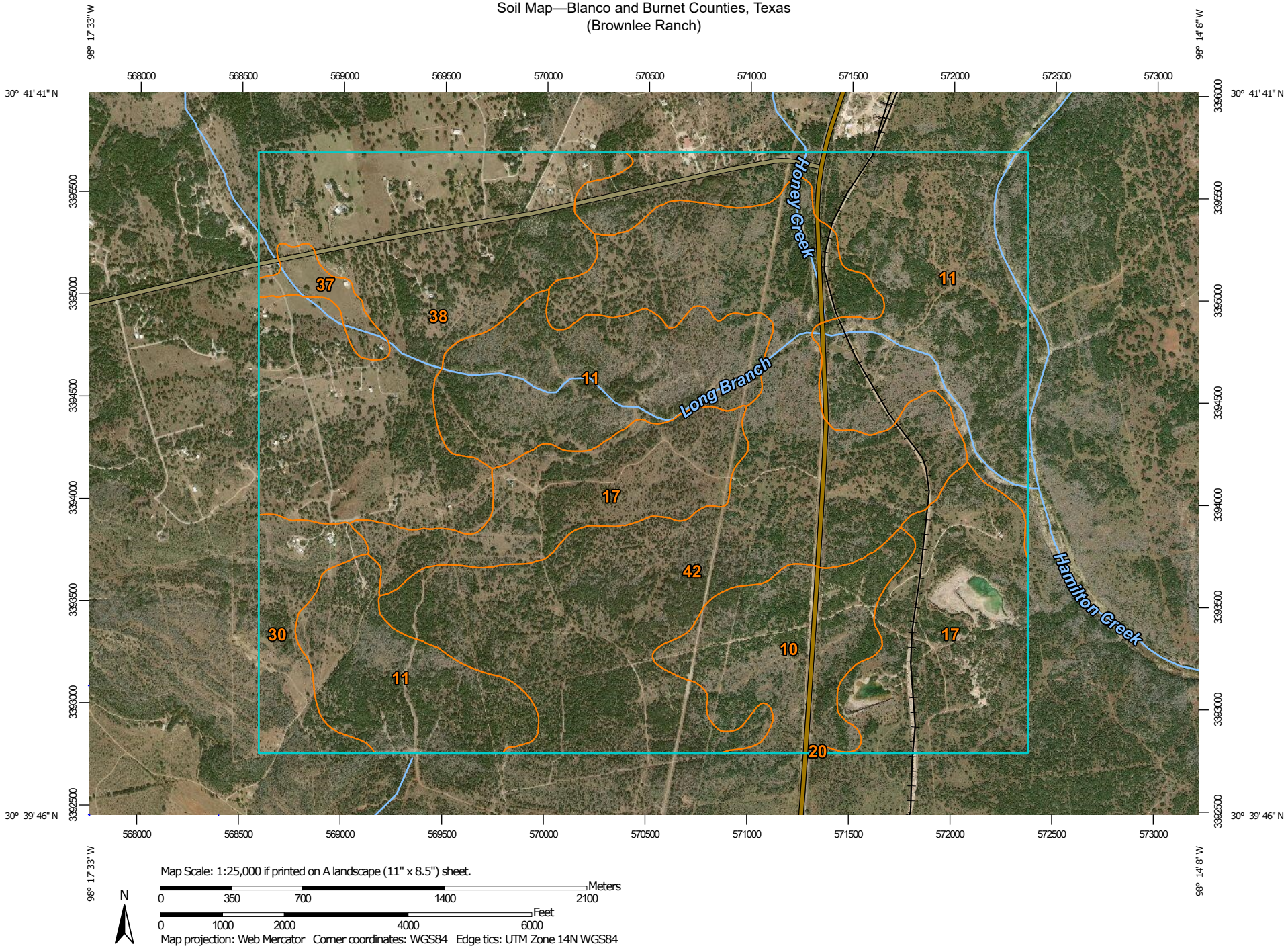
W. L. Fisher, Director

Virgil Everett Barnes Edition

Dated 1981 and Revised in 1986

Scale: 1:250,000

Soil Map—Blanco and Burnet Counties, Texas
(Brownlee Ranch)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:31,700.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Blanco and Burnet Counties, Texas
Survey Area Data: Version 17, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 2, 2016—Nov 30, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Eckert-Rock outcrop association, rolling	177.5	6.4%
11	Eckrant-Rock outcrop association, 1 to 10 percent slopes	795.3	28.8%
17	Hensley association, undulating	411.9	14.9%
20	Hye fine sandy loam, 1 to 5 percent slopes	0.2	0.0%
30	Nebgen-Oben-Rock outcrop association, rolling	92.6	3.4%
37	Purves gravelly clay, 1 to 3 percent slopes	30.5	1.1%
38	Purves clay, 1 to 8 percent slopes	537.2	19.5%
42	Tarpley-Eckrant complex, 1 to 8 percent slopes, stony	713.5	25.9%
Totals for Area of Interest		**2,758.9**	**100.0%**

Blanco and Burnet Counties, Texas

10—Eckert-Rock outcrop association, rolling

Map Unit Setting

National map unit symbol: dk2c
Elevation: 300 to 8,700 feet
Mean annual precipitation: 10 to 35 inches
Mean annual air temperature: 52 to 73 degrees F
Frost-free period: 120 to 320 days
Farmland classification: Not prime farmland

Map Unit Composition

Eckert and similar soils: 50 percent
Rock outcrop: 25 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Eckert

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder, backslope, footslope
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from limestone

Typical profile

H1 - 0 to 7 inches: stony loam
H2 - 7 to 8 inches: bedrock

Properties and qualities

Slope: 2 to 20 percent
Depth to restrictive feature: 4 to 14 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: D
Ecological site: R081BY354TX - Very Shallow 23-31 PZ
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder, backslope, footslope
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Limestone

Typical profile

H1 - 0 to 80 inches: bedrock

Properties and qualities

Slope: 2 to 20 percent
Depth to restrictive feature: 0 to 2 inches to lithic bedrock
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 19.98 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 25 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Blanco and Burnet Counties, Texas
Survey Area Data: Version 17, Jun 11, 2020

Blanco and Burnet Counties, Texas

11—Eckrant-Rock outcrop association, 1 to 10 percent slopes

Map Unit Setting

National map unit symbol: 2t0sm
Elevation: 620 to 2,400 feet
Mean annual precipitation: 29 to 35 inches
Mean annual air temperature: 64 to 68 degrees F
Frost-free period: 210 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Eckrant and similar soils: 58 percent
Rock outcrop: 16 percent
Minor components: 26 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Eckrant

Setting

Landform: Ridges
Landform position (two-dimensional): Footslope, summit, shoulder
Landform position (three-dimensional): Base slope, interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Residuum weathered from limestone

Typical profile

A1 - 0 to 4 inches: very cobbly clay
A2 - 4 to 11 inches: extremely cobbly clay
R - 11 to 80 inches: bedrock

Properties and qualities

Slope: 1 to 10 percent
Surface area covered with cobbles, stones or boulders: 2.3 percent
Depth to restrictive feature: 4 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Ecological site: R081CY360TX - Low Stony Hill 29-35 PZ
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Limestone

Typical profile

R - 0 to 80 inches: bedrock

Properties and qualities

Slope: 1 to 10 percent
Depth to restrictive feature: 0 to 2 inches to lithic bedrock
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 19.98 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8e
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Tarpley

Percent of map unit: 11 percent
Landform: Ridges
Landform position (two-dimensional): Summit, footslope, shoulder
Landform position (three-dimensional): Base slope, interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R081CY361TX - Redland 29-35 PZ
Hydric soil rating: No

Real

Percent of map unit: 6 percent
Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R081CY355TX - Adobe 29-35 PZ
Hydric soil rating: No

Brackett

Percent of map unit: 5 percent
Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R081CY355TX - Adobe 29-35 PZ
Hydric soil rating: No

Pratley

Percent of map unit: 4 percent
Landform: Ridges
Landform position (two-dimensional): Shoulder, summit, footslope
Landform position (three-dimensional): Base slope, interfluve
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Data Source Information

Soil Survey Area: Blanco and Burnet Counties, Texas
Survey Area Data: Version 17, Jun 11, 2020

Blanco and Burnet Counties, Texas

17—Hensley association, undulating

Map Unit Setting

National map unit symbol: dk2l
Elevation: 350 to 2,020 feet
Mean annual precipitation: 26 to 34 inches
Mean annual air temperature: 64 to 66 degrees F
Frost-free period: 210 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Hensley and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hensley

Setting

Landform: Plains
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Residuum weathered from limestone

Typical profile

H1 - 0 to 5 inches: stony loam
H2 - 5 to 18 inches: clay
H3 - 18 to 19 inches: bedrock

Properties and qualities

Slope: 1 to 8 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: R081CY361TX - Redland 29-35 PZ

Hydric soil rating: No

Data Source Information

Soil Survey Area: Blanco and Burnet Counties, Texas
Survey Area Data: Version 17, Jun 11, 2020

Blanco and Burnet Counties, Texas

38—Purves clay, 1 to 8 percent slopes

Map Unit Setting

National map unit symbol: dk3b
Elevation: 670 to 1,870 feet
Mean annual precipitation: 31 to 35 inches
Mean annual air temperature: 65 to 67 degrees F
Frost-free period: 220 to 260 days
Farmland classification: Not prime farmland

Map Unit Composition

Purves and similar soils: 70 percent
Minor components: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Purves

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder, backslope, summit
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Clayey residuum weathered from limestone

Typical profile

A - 0 to 9 inches: clay
Bk - 9 to 16 inches: cobbly clay
R - 16 to 40 inches: bedrock

Properties and qualities

Slope: 1 to 8 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 8 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 45 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Very low (about 2.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R081CY574TX - Shallow 29-35 PZ
Hydric soil rating: No

Minor Components

Doss

Percent of map unit: 15 percent
Landform: Ridges
Landform position (two-dimensional): Shoulder, backslope, summit
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R081CY574TX - Shallow 29-35 PZ
Hydric soil rating: No

Brackett

Percent of map unit: 8 percent
Landform: Ridges
Landform position (two-dimensional): Shoulder, summit, backslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R081CY355TX - Adobe 29-35 PZ
Hydric soil rating: No

Tarpley

Percent of map unit: 4 percent
Landform: Ridges
Landform position (two-dimensional): Shoulder, backslope, summit
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R081CY361TX - Redland 29-35 PZ
Hydric soil rating: No

Rock outcrop

Percent of map unit: 3 percent
Landform: Ridges
Landform position (two-dimensional): Summit, backslope, shoulder
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Data Source Information

Soil Survey Area: Blanco and Burnet Counties, Texas
Survey Area Data: Version 17, Jun 11, 2020

Blanco and Burnet Counties, Texas

42—Tarpley-Eckrant complex, 1 to 8 percent slopes, stony

Map Unit Setting

National map unit symbol: dk3h
Elevation: 850 to 1,900 feet
Mean annual precipitation: 31 to 35 inches
Mean annual air temperature: 65 to 67 degrees F
Frost-free period: 220 to 260 days
Farmland classification: Not prime farmland

Map Unit Composition

Tarpley, stony, and similar soils: 70 percent
Eckrant, stony, and similar soils: 15 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tarpley, Stony

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Clayey residuum weathered from limestone

Typical profile

A - 0 to 8 inches: stony clay
Bt - 8 to 15 inches: clay
R - 15 to 60 inches: bedrock

Properties and qualities

Slope: 1 to 8 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 13 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 2 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Very low (about 1.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R081CY361TX - Redland 29-35 PZ
Hydric soil rating: No

Description of Eckrant, Stony

Setting

Landform: Ridges
Landform position (two-dimensional): Footslope, summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Residuum weathered from limestone

Typical profile

A1 - 0 to 4 inches: very cobbly clay
A2 - 4 to 11 inches: extremely cobbly clay
R - 11 to 60 inches: bedrock

Properties and qualities

Slope: 1 to 8 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 4 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R081CY360TX - Low Stony Hill 29-35 PZ
Hydric soil rating: No

Minor Components

Rock outcrop

Percent of map unit: 8 percent
Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve

Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Anhalt

Percent of map unit: 4 percent
Landform: Ridges
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R081CY358TX - Deep Redland 29-35 PZ
Hydric soil rating: No

Pedernales

Percent of map unit: 3 percent
Landform: Ridges
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R082AY378TX - Tight Sandy Loam 25-32 PZ
Hydric soil rating: No

Data Source Information

Soil Survey Area: Blanco and Burnet Counties, Texas
Survey Area Data: Version 17, Jun 11, 2020

Phase I Assessment User Questionnaire

ASTM E-1527-13 User Questionnaire

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the Brownfields Amendments), the user must respond to the following questions. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that 'all appropriate inquiry' is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of their actual knowledge. THESE RESPONSES SHALL NOT SERVE TO MODIFY ANY TERMS OR AS IS PROVSIONS IN ANY SALE CONTRACT.

Name of Person completing questionnaire:

Steve Eckert, AREA MANAGER

Site Name: _____

Site Address: 6530 S Hwy 281 and Park Rd 4, Burnet, TX 78611

Date: August 26, 2021

(1) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)?

____No ____Yes If yes, please explain

Unknown. Please refer to the public record.

(2) Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312-28)?

____No ____Yes If yes, please explain

Unknown. Please refer to the public record.

(3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312-28)?

X No ____Yes If yes, please explain

(4) If the transaction at issue involves the purchase of the property, does the proposed purchase price of this property reasonably reflect the fair market value of the property?

_____No ____Yes ____N/A _X_unknown

If you conclude that the purchase price is less than the fair market value, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

_____No ____Yes X___N/A

After such consideration, do you have reason to believe that the lower price is because of real or perceived contamination at the property?

_____No ____Yes X___N/A

(5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)?

X___No ____Yes If yes, please explain

(6) Are you aware of any of the past uses of the property?

____No X___Yes If yes, please explain ranch land, hunting

(7) Do you know of any spills or other releases of petroleum products, oil, chemicals, solvents or other hazardous materials at the property or adjoining property?

X___No ____Yes If yes, please explain

(8) Do you know of any environmental cleanups or investigations that have taken place at the property or adjoining property?

X___No ____Yes If yes, please explain

(9) Do you have any environmental reports, permits, notices of violation or other documents concerning environmental matters at the property?

____No ____Yes If yes, please attach copies not to my knowledge

(10) Based on your knowledge and experience related to the property or the community, are you aware of any obvious indicators pointing to the presence or likely presence of contamination at the property?

X No ____Yes If yes, please describe

(11) Do you know of any pending, threatened or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?

X No ____Yes If yes, please describe

(11) Although you may not have the following documents, please provide us with copies of any of the following documents that you may have in your possession or could easily obtain for our use.

Survey showing the boundary of the Property

Previous Environmental Site Assessment Reports (Phase I or /or Phase II reports)

Environmental Compliance Audit Reports

Environmental Permits (Solid Waste Disposal permits, Hazardous Waste Disposal permits, Waster water permits, NPDES permits)

Underground and Above Ground Storage Tank Registrations

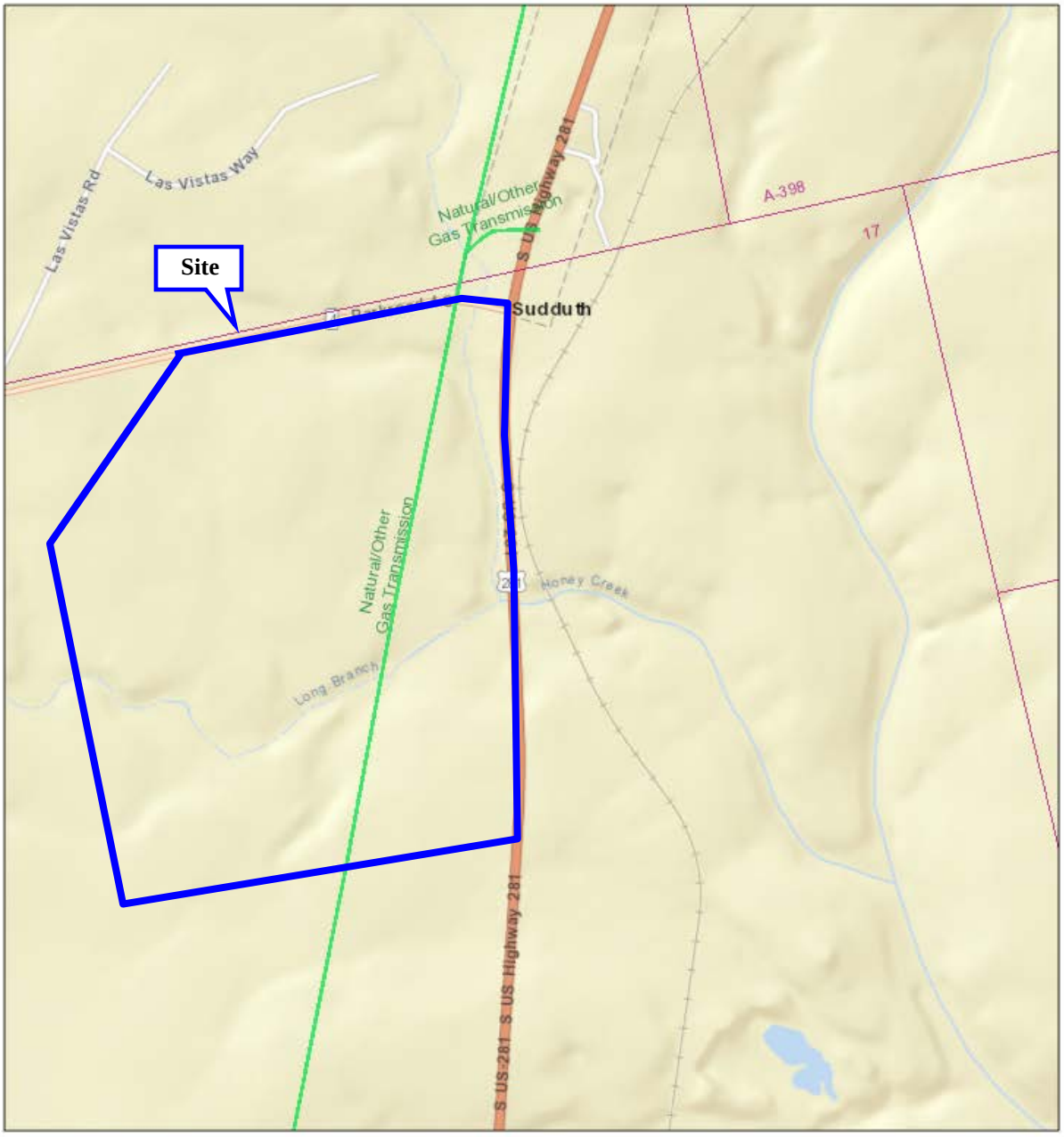
Tank Removal or Investigation Reports

Governmental Notices relating to alleged current or past violations of environmental laws

Safety Plans

Geotechnical Studies

Risk Assessments



September 14, 2021

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

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

Railroad Commission of Texas Public GIS Map Viewer for Oil, Gas and Pipeline Data
http://www.rrc.state.tx.us/data/online/gis/index.php#

Burnet CAD

Property Search Results > 54812 CAPITOL AGGREGATES LTD for Year 2021

Tax Year: 2021

Property

Account

Property ID:	54812	Legal Description:	ABS A0666 RAFAIL PADILLA, 1003.88 ACRES
Geographic ID:	B0666-0000-00001-A02	Zoning:	
Type:	Real	Agent Code:	202386
Property Use Code:			
Property Use Description:			

Location

Address:	S HWY 281 & PK RD TX	Mapsco:	
Neighborhood:		Map ID:	1408
Neighborhood CD:			

Owner

Name:	CAPITOL AGGREGATES LTD	Owner ID:	1082
Mailing Address:	PO BOX 33240 SAN ANTONIO, TX 78265-3240	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$172,631	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$2,600	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$2,607,488	$77,402
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$2,782,719	
(–) Ag or Timber Use Value Reduction:	–	$2,530,086	

(=) Appraised Value:	=	$252,633	
(–) HS Cap:	–	$0	

(=) Assessed Value:	=	$252,633	

Taxing Jurisdiction

Owner: CAPITOL AGGREGATES LTD
% Ownership: 100.0000000000%
Total Value: $2,782,719

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	$252,633	$252,633	$0.00
ESD7	*EMERG SERV DIST #7 (ESD7)	0.088900	$252,633	$252,633	$224.59
GBU	*BURNET COUNTY	0.358200	$252,633	$252,633	$904.93

RSP	*CO SPECIAL, ROAD & BRIDGE	0.041700	$252,633	$252,633	$105.35
SMA	*MARBLE FALLS ISD	1.185000	$252,633	$252,633	$2,993.70
WCD	*WATER CONSERV DIST OF CENTRAL TEXAS	0.007200	$252,633	$252,633	$18.19
	Total Tax Rate:	1.681000			
				Taxes w/Current Exemptions:	$4,246.76
				Taxes w/o Exemptions:	$4,246.76

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** E1 **Living Area:** 3174.0 sqft **Value:** $172,631

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	10	S	1985	1674.0
MAA	MULTI MAINS	*		1985	570.0
MAA	MULTI MAINS	*		1985	570.0
MAA	MULTI MAINS	*		1985	75.0
MAA	MULTI MAINS	*		1985	285.0
POR	PORCH	*		1985	1168.0
GAR	GARAGE	*		1985	800.0
PBN	POLE BARN FAIR QUALITY	10		0	1000.0
GAR	GARAGE	10		0	180.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	E1	E1	1.0000	43560.00	0.00	0.00	$2,600	$0
2	NP1	NP1	501.1200	21828787.20	0.00	0.00	$1,302,912	$42,229
3	IP1	IP1	501.7600	21856665.60	0.00	0.00	$1,304,576	$35,173

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$172,631	$2,610,088	77,402	252,633	$0	$252,633
2020	$176,641	$2,610,088	77,402	256,643	$0	$256,643
2019	$176,641	$3,011,640	77,402	257,043	$0	$257,043
2018	$175,488	$3,011,640	77,402	255,890	$0	$255,890
2017	$234,843	$2,760,670	78,599	316,192	$0	$316,192
2016	$234,385	$2,760,670	78,599	315,734	$0	$315,734
2015	$267,865	$2,750	0	270,615	$0	$270,615
2014	$297,682	$3,500	0	301,182	$0	$301,182
2013	$297,682	$3,500	0	301,182	$0	$301,182
2012	$297,682	$3,500	0	301,182	$0	$301,182
2011	$297,682	$3,500	0	301,182	$0	$301,182
2010	$297,682	$3,500	0	301,182	$0	$301,182
2009	$297,682	$3,500	0	301,182	$0	$301,182
2008	$297,682	$3,500	0	301,182	$0	$301,182

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/8/2007	WD	WARRANTY DEED	FAIRLAND LTD	CAPITOL AGGREGATES LTD			0705941

Property Identification #: 54812

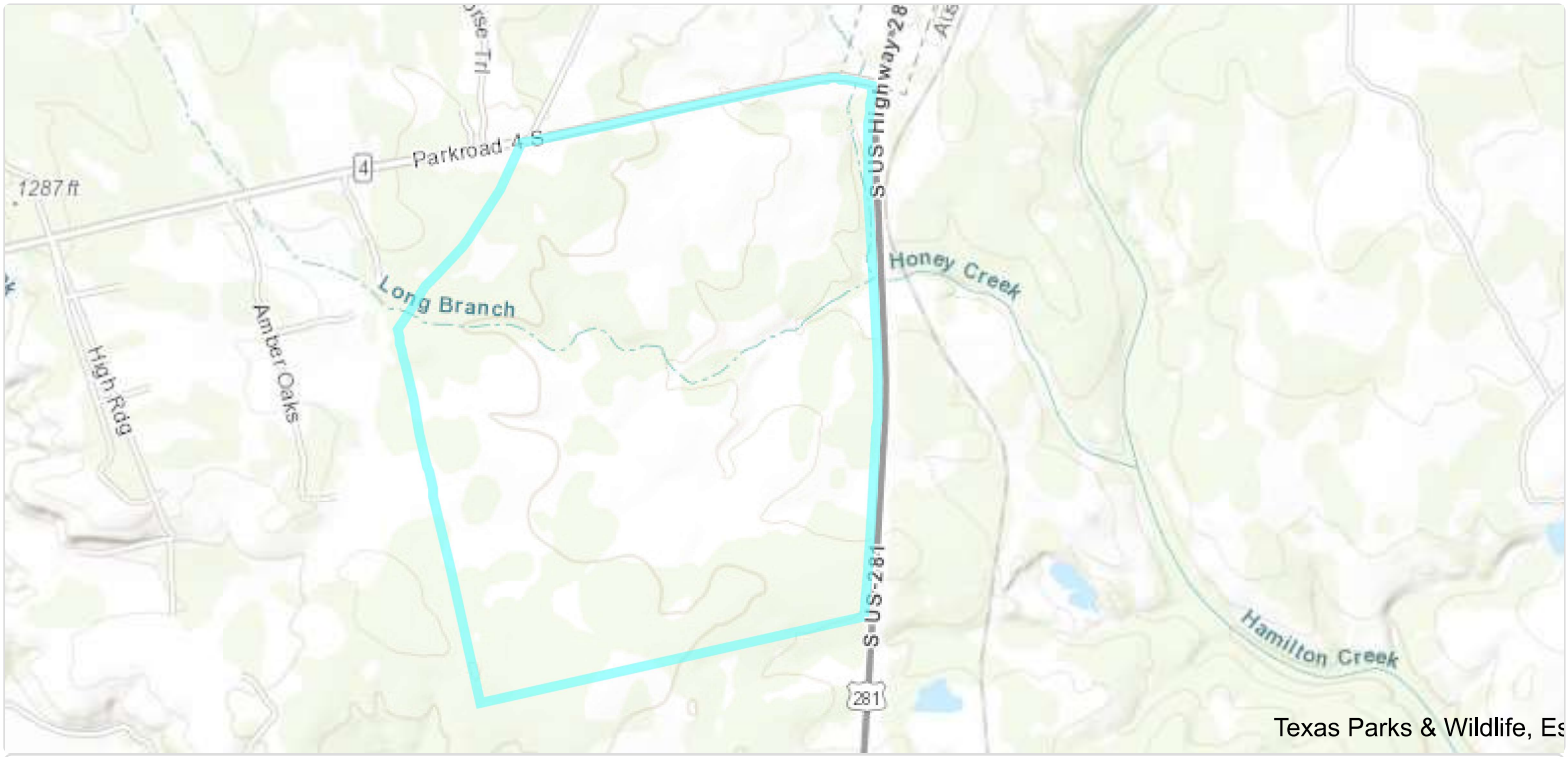
Geo ID:	B0666-0000-00001-A02
Situs Address:	S HWY 281 & PK RD TX
Property Type:	Real
State Code:	E1

Property Information: 2022

Legal Description:	ABS A0666 RAFAIL PADILLA, 1003.88 ACRES
Abstract:	A0666
Neighborhood:	Null
Appraised Value:	N/A
Jurisdictions:	GBU, RSP, SMA, WCD, CAD, ESD7

Owner Identification #: 1082

Name:	CAPITOL AGGREGATES LTD
Exemptions:	
DBA:	MITCH BROWNLEE TRACT



Burnet CAD Map Search

Prepared for:

AUSTIN ENVIROSOLUTIONS
20802 Oak Ridge
Lago Vista, TX 78645-6001

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

City Directory Report

Brownlee Ranch

Hwy 281

Park Rd 4

Burnet, TX

PO #: 2713

ES-137355

Friday, August 27, 2021

CITY DIRECTORY REPORT	
ES-137355	August 27, 2021

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

RESEARCH PROTOCOL

Banks Environmental Data, Inc. (Banks) has completed your request for a historical tenant search for the above site. The information in this report was developed to aid the Environmental Engineer/Consultant in determining a history of previous uses of a subject property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with a subject property as specified by ASTM 1527-13. Banks has researched Haines, Coles and Polk crisscross directories back to 1940 or to the earliest year available at the Allen County Public Library in Fort Wayne, IN for any occurrences of the above address. The findings are listed in the table below.

Dear Kent,

Pursuant of your request on August 20, 2021, Banks Environmental Data, Inc. (Banks) has concluded your Historical Tenant Search for the above referenced site to be a **NEGATIVE SEARCH**. This means that Banks was unable to locate information on your site due to the reason(s) explained below.

INSUFFICIENT SOURCES: Banks was unable to locate city directories for Burnet County, TX in the largest and most complete collection of directories.

If you have any questions or require further assistance, please contact me at 1-800-531-5255. Thank you.

Sincerely,

Kayla Saenger
Program Manager

COPYRIGHT POLICY & DISCLAIMER

Prepared for:

AUSTIN ENVIROSOLUTIONS
20802 Oak Ridge
Lago Vista, TX 78645-6001

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Historical Fire Insurance Map Research

Brownlee Ranch

Hwy 281

Park Rd 4

Burnet, TX

PO #: 2713

ES-137355

Friday, August 27, 2021

HISTORICAL FIRE INSURANCE MAP RESEARCH	
ES-137355	August 27, 2021

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

RESEARCH PROTOCOL

Banks Environmental Data, Inc. (Banks) has completed your research request to ascertain the likelihood of Fire Insurance Map coverage for the above site. This document reports that Digital Fire Insurance Maps at the Library of Congress have been reviewed based on client-supplied information. The Library of Congress' collection includes all maps submitted to the Library through copyright deposit and a set of maps transferred to the Library from the Bureau of the Census. Maps from the Bureau of the Census include corrections issued by the Sanborn Company that were pasted over the original map sheet. Maps acquired through copyright deposit remain in their original form.

No Fire Insurance Maps depicting the target property were identified.

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

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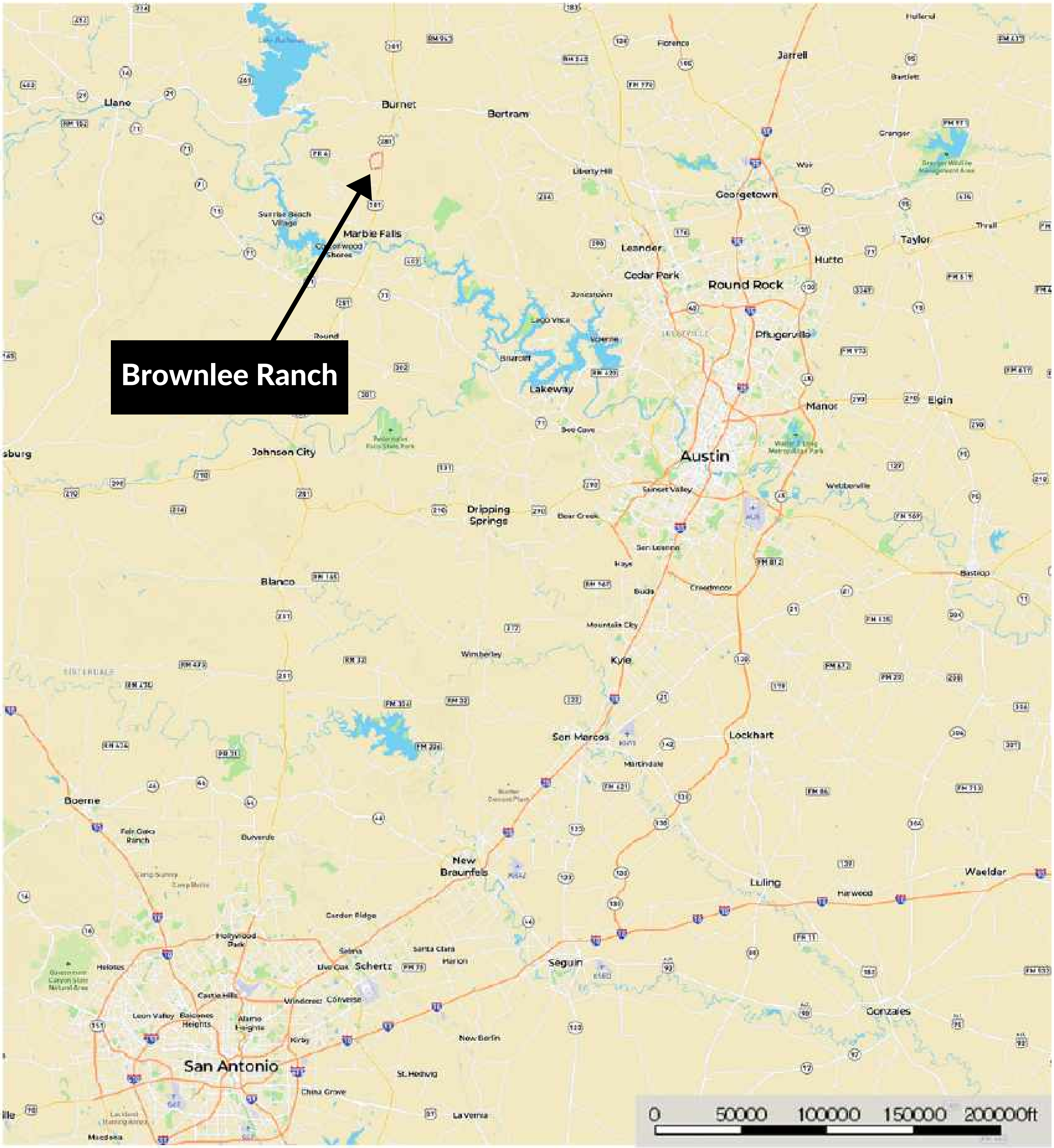
This report is solely for the limited use of the client and its customers. Sanborn is a registered trademark. Banks Environmental Data, Inc. makes no warranties as to accuracy, validity, completeness, merchantability, quality, condition, suitability or fitness for a particular use or purpose in respect to this report and any information contained herein. All risk is assumed by the user. Banks Environmental Data, Inc. assumes no liability to any party for loss or damage whether rising out of errors or omissions, negligence, accident, or any other cause. In no event shall Banks Environmental Data, Inc.., its affiliates or agents, be liable to anyone for special incidental, consequential or exemplary damages.

Burnet - Brownlee Ranch - Marketing Map

Burnet County, Texas, 1003 AC +/-

TEXAS RANCHES FOR SALE

LIVE WATER | HUNTING | LEGACY | HOMES ON ACREAGE



Boundary

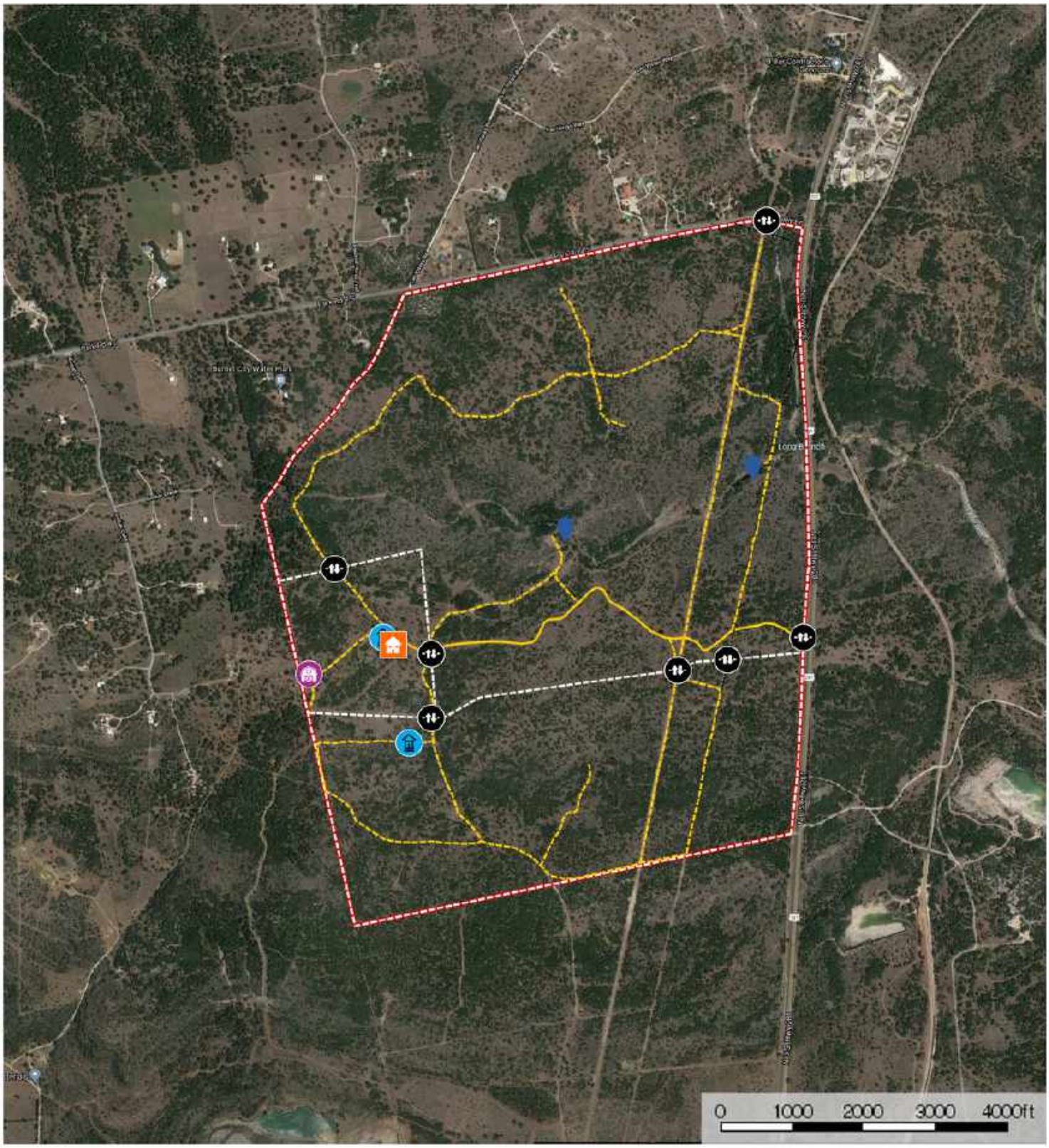
Ken Hoerster

P: 830-249-9339 O / 210-859-6258 C www.TexasRanchesForSale.com 609 FM 289 Comfort, Texas

Burnet - Brownlee Ranch - Marketing Map

Burnet County, Texas, 1003 AC +/-

TEXAS RANCHES FOR SALE
LIVE WATER | HUNTING | LEGACY | HOMES ON ACREAGE

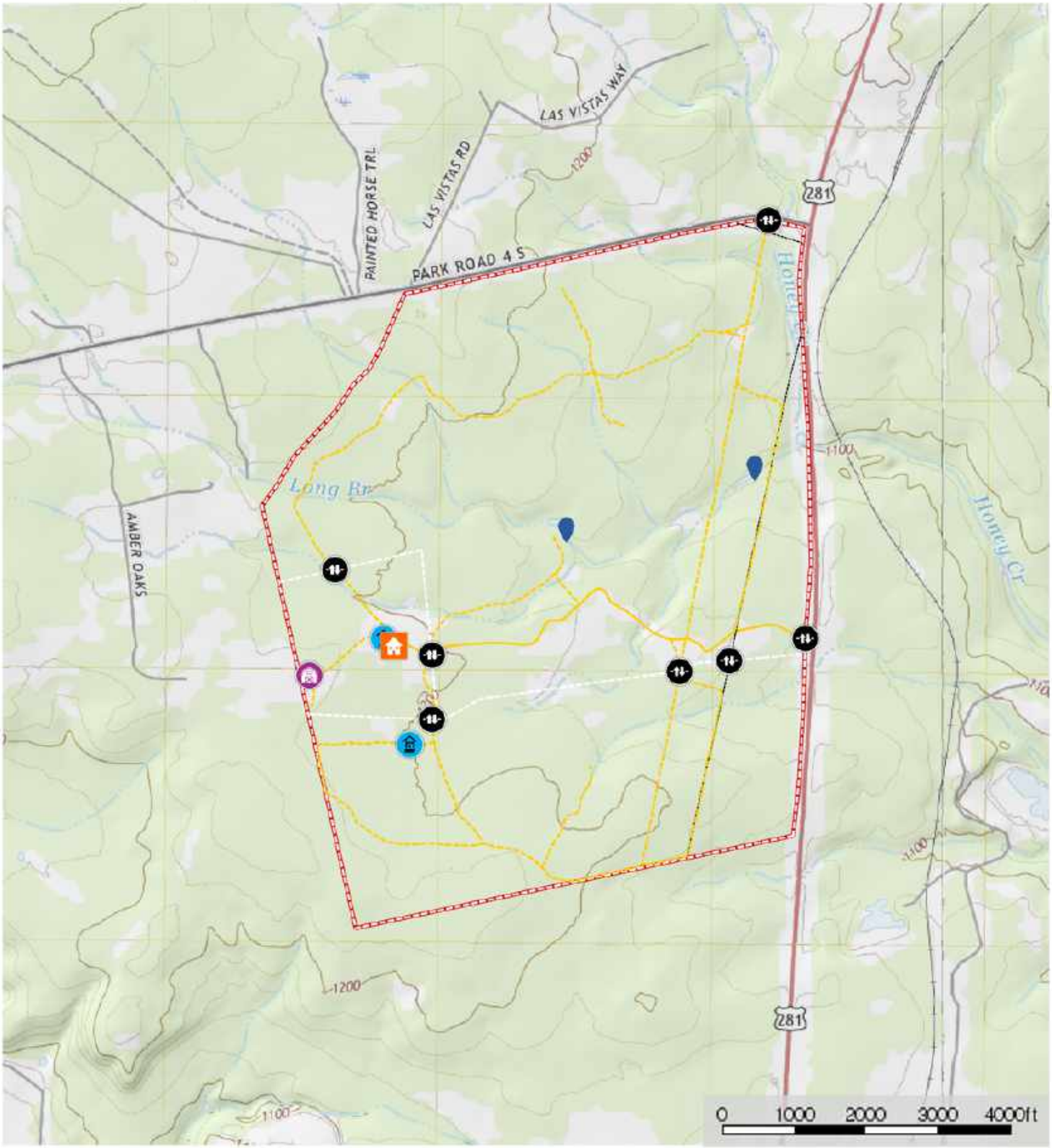


Ken Hoerster
P: 830-249-9339 O / 210-859-6256 C
www.TexasRanchesForSale.com
609 FM 289 Comfort, Texas

Burnet - Brownlee Ranch - Marketing Map

Burnet County, Texas, 1003 AC +/-

TEXAS RANCHES FOR SALE
LIVE WATER | HUNTING | LEGACY | HOMES ON ACREAGE



Ken Hoerster
P: 830-249-9339 O / 210-859-6256 C
www.TexasRanchesForSale.com
609 FM 289 Comfort, Texas

DESCRIPTION

Ideally located between Marble Falls and Burnet lies the Brownlee Ranch. The location of this ranch is a bonus for a personal ranch or possibly residential development, situated at the corner of Highway 281 and Park Road 4. Nearby towns offer restaurants and shopping, and the proximity to the area's recreational lakes and Longhorn Caverns State Park is highly desirable.

Two springs on the ranch have been dammed to create nice pools of water that are meccas for wildlife and waterfowl. Long Branch Creek, a seasonal creek, traverses the property. Nice canopy oaks overhang the spring areas creating inviting views to watch the roaming wildlife. The property has gently rolling terrain and is dotted with different species of hardwoods.

The property provides an abundance of opportunities to improve upon having an older two-story home, barn, and cattle pens. Several good view vantage points on the property would make ideal places to build a new home or lodge. There are two water wells on the ranch. Electricity is located on several parts of the property.

Texas Ranches For Sale, as Broker, asserts that the information contained herein is submitted without representation or warranty. All information is deemed reliable but is subject to error, omission, price change, changes in terms and conditions, prior sale, withdrawal from the market without notice, etc.

Appointments for viewing to be scheduled with Texas Ranches For Sale. Shown by appointment only. Buyer's brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranches For Sale, Broker.

LAND

The gently rolling terrain ranges in elevations from 1,250+/- in the northwest part of the ranch to a low of 1,140+/- feet at the east part. The ranch has Honey Creek in the northeast part of the ranch. Long Branch Creek, a seasonal creek, runs through the ranch from west to east along with six other drainage areas that flow into Brownlee. Two springs are situated on the ranch with dams that back up the springs making idea areas for attracting wildlife and waterfowl. Throughout the ranch is a variety of trees, including live oaks, red oaks, shin oaks, cedar elms, cedar, and other varieties of vegetation typical to the Hill Country region.

WILDLIFE

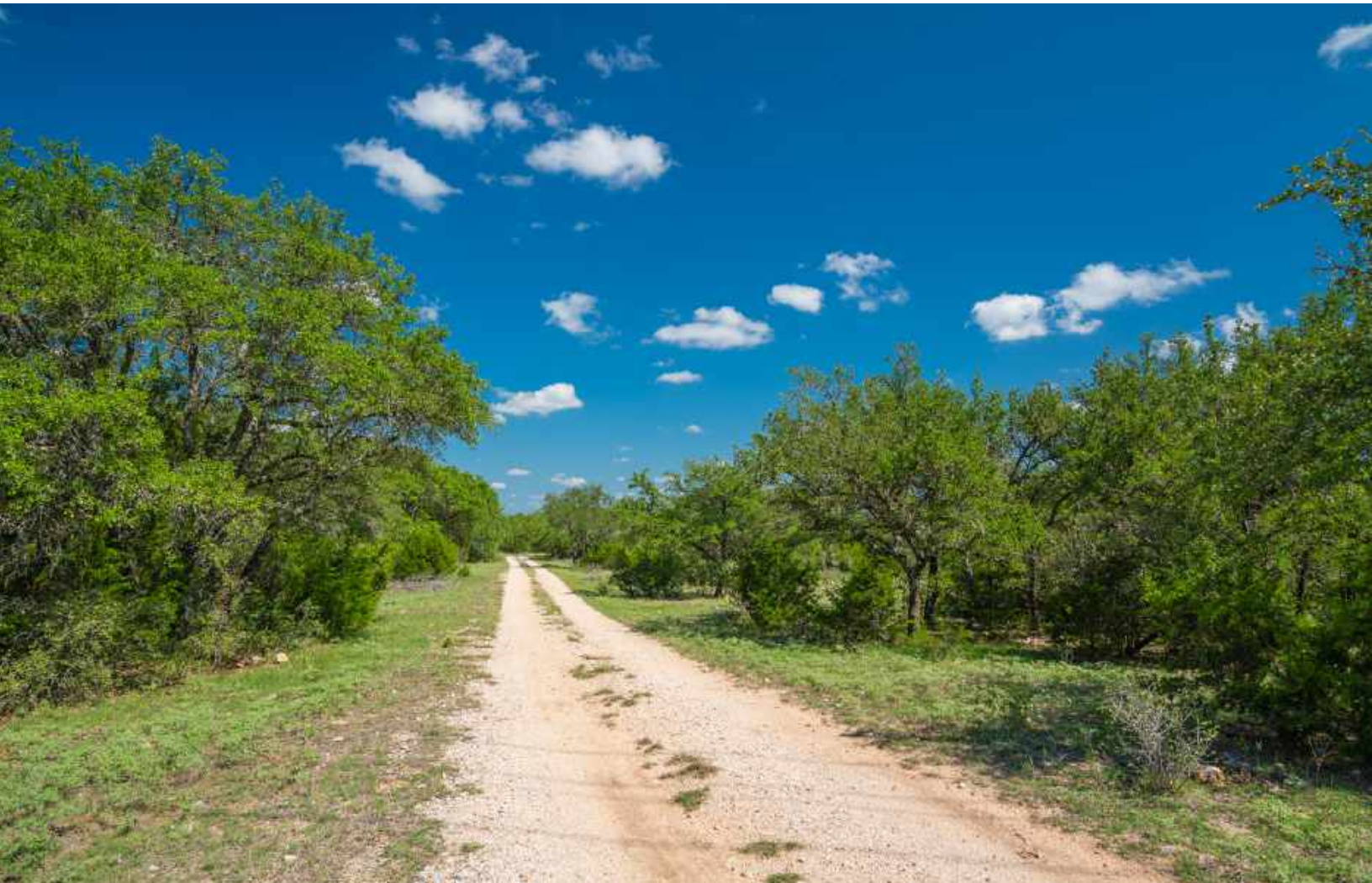
Brownlee Ranch has an abundance of native wildlife including whitetail deer, turkey, hogs, dove, and other animals native to the Texas Hill Country. Large trees throughout the ranch allow for turkey roosting sites.

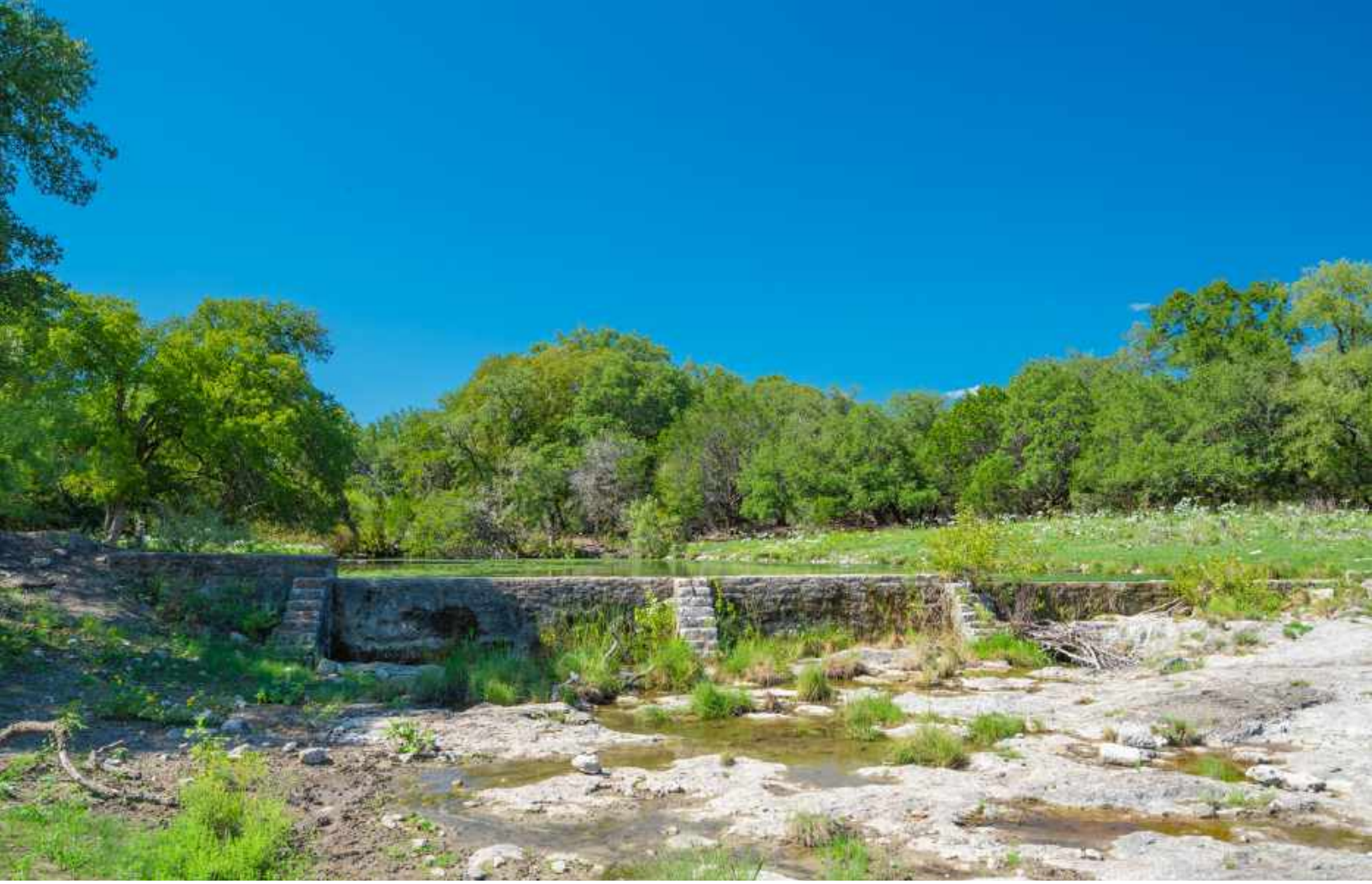
IMPROVEMENTS

Located on the ranch is the original Brownlee family ranch house. The two-story house is waiting for restoration to bring alive its historical look and feel. A barn and a good set of cattle pens are located on the west side of the ranch.

WATER

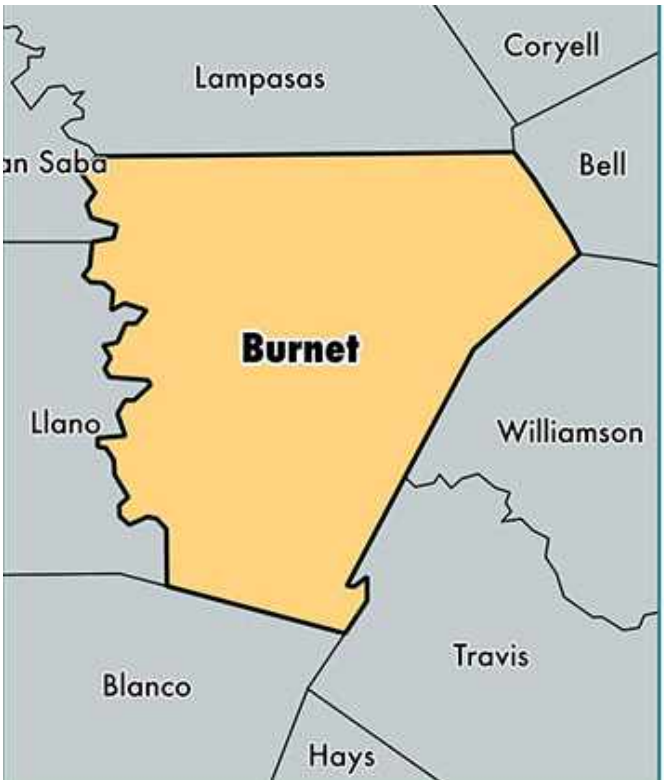
There are two water wells; one is located at the headquarters and the second is located south of the improvements. There are also several water troughs nearby.





AREA HISTORY

County Seat: Burnet
Other Cities: Marble Falls, Granite Shoals, Spicewood, Horseshoe Bay and Meadowlakes Area: 1,021 sq. milesLocation: 50 miles northwest of Austin and 150 miles southwest of Fort Worth
Elevations: 682 to 1,608 feet
Rainfall Averages: 30 inches
Temperature Mean: January 33 degrees; July 94 degrees
Rivers and Creeks: Colorado River,San Gabriel River and Lampasas River
Areas of Interest: Hamilton Creek Park, Burnet's Historic Square and The Bluebonnet Festival



CLIMATE | CENSUS | WILDLIFE OF THE AREA

Burnet County in central Texas, is bordered by Lampasas, Bell, Williamson, Travis, Blanco, Llano, and San Saba counties. Burnet, the county seat, is at the intersection of U.S. Highway 281 and State Highway 29 and on the Austin Area Terminal Railroad, about fifty miles northwest of Austin and 150 miles southwest of Fort Worth. The county, situated on the northeastern edge of the Hill Country, comprises roughly 1,000 square miles of gentle to broken hills with elevations ranging from 700 to 1,700 feet above sea level. The terrain in the northwestern, western, and southern parts of the county is characterized by rolling hills with local deep and dense dissections; fertile plateaus and valleys are found in the eastern section, and rolling prairies dominate the north and northeast. The land is drained by the Colorado River, which forms most of the western county line before meandering across the southern part of the county; by the San Gabriel River, which rises in three forks in the northern and central parts of the county; and by the Lampasas River, which cuts across the northeastern corner.

Wildlife in Burnet County includes deer, coyotes, bobcats, beaver, opossums, ring-tailed cats, foxes, raccoons, turkeys, badgers, weasels, skunks, and squirrels, as well as assorted birds, fish, and reptiles. Among the county's mineral resources are granite, limestone, industrial sand, and graphite. The average minimum temperature is 37° F in January, and the average maximum is 96° in July. The growing season averages 234 days annually, and the rainfall averages about thirty inches.

The following, adapted from the Chicago Manual of Style, 15th edition, is the preferred citation for this article.Handbook of Texas Online, Vivian Elizabeth Smyrl, "BURNET COUNTY," accessed December 11, 2019, http://www.tshaonline.org/handbook/online/articles/hcb19.Uploaded on June 12, 2010. Modified on January 29, 2016. Published by the Texas State Historical Association.

Notes for
County Lists of Texas' Special Species

The Texas Parks and Wildlife (TPWD) county lists **include**:

Vertebrates, Invertebrates, and Vascular Plants identified as being of conservation concern by TPWD within Texas. These special species lists are comprised of species, subspecies, and varieties that are federally listed; proposed to be federally listed; have federal candidate status; are state listed; or carry a global conservation status indicating a species is critically imperiled, very rare, vulnerable to extirpation, or uncommon.

The TPWD county lists **do not include**:

Natural Plant Communities such as Little Bluestem-Indiangrass Series (native prairie remnant), Water Oak-Willow Oak Series (bottomland hardwood community), Saltgrass-Cordgrass Series (salt or brackish marsh), Sphagnum-Beakrush Series (seepage bog).

Other Significant Features such as bird rookeries, migratory songbird fallout areas, comprehensive migratory bird information, bat roosts, bat caves, invertebrate caves, and prairie dog towns.

These lists are not all inclusive for all rare species distributions. The lists were compiled, developed, and are updated based on field guides, staff expertise, scientific publications, and the TPWD Texas Natural Diversity Database (TXNDD) (formerly the Biological and Conservation Data System) occurrence data. Historic ranges for some state extirpated species, full historic distributions for some extant species, accidentals and irregularly appearing species, and portions of migratory routes for particular species are not necessarily included. Species that appear on county lists do not all share the same probability of occurrence within a county. Some species are migrants or wintering residents only. Additionally, a few species may be historic or considered extirpated within a county.

TPWD includes the Federal listing status for your convenience and makes every attempt to keep the information current and correct. However, the US Fish and Wildlife Service (FWS) is the responsible authority for Federal listing status. The TPWD lists do not substitute for contact with the FWS and federally listed species county ranges may vary from the FWS county level species lists because of the inexact nature of range map development and use.

Status Key:

LE, LT -	Federally Listed Endangered/Threatened
PE, PT -	Federally Proposed Endangered/Threatened
SAE, SAT -	Federally Listed Endangered/Threatened by Similarity of Appearance
C -	Federal Candidate for Listing; formerly Category 1 Candidate
DL, PDL -	Federally Delisted/Proposed for Delisting
NL -	Not Federally Listed
E, T -	State Listed Endangered/Threatened
NT -	Not tracked or no longer tracked by the State
“blank” -	Rare, but with no regulatory listing status

This information is specifically for your assistance only; due to continuing data updates, **please do not redistribute the lists**, instead refer all requesters to the web site at: http://www.tpwd.state.tx.us/landwater/land/maps/gis/ris/endangered_species/ or to our office for the most current information available. For questions regarding county lists, please call (512) 389-4571.

Please use the following citation to credit the source for this county level information:

Texas Parks and Wildlife Department, Wildlife Division, Diversity and Habitat Assessment Programs. County Lists of Texas' Special Species. [county name(s) and revised date(s)].

Last Revision: 5/16/2016 5:47:00 PM

BURNET COUNTY

ARACHNIDS

		Federal Status	State Status
Bee Creek Cave harvestman	*Texella reddelli*	LE	

small, blind, cave-adapted harvestman endemic to a few caves in Travis and Williamson counties

BIRDS

		Federal Status	State Status
American Peregrine Falcon	*Falco peregrinus anatum*	DL	T

year-round resident and local breeder in west Texas, nests in tall cliff eyries; also, migrant across state from more northern breeding areas in US and Canada, winters along coast and farther south; occupies wide range of habitats during migration, including urban, concentrations along coast and barrier islands; low-altitude migrant, stopovers at leading landscape edges such as lake shores, coastlines, and barrier islands.

Arctic Peregrine Falcon	*Falco peregrinus tundrius*	DL	

migrant throughout state from subspecies' far northern breeding range, winters along coast and farther south; occupies wide range of habitats during migration, including urban, concentrations along coast and barrier islands; low-altitude migrant, stopovers at leading landscape edges such as lake shores, coastlines, and barrier islands.

Bald Eagle	*Haliaeetus leucocephalus*	DL	T

found primarily near rivers and large lakes; nests in tall trees or on cliffs near water; communally roosts, especially in winter; hunts live prey, scavenges, and pirates food from other birds

Black-capped Vireo	*Vireo atricapilla*	LE	E

oak-juniper woodlands with distinctive patchy, two-layered aspect; shrub and tree layer with open, grassy spaces; requires foliage reaching to ground level for nesting cover; return to same territory, or one nearby, year after year; deciduous and broad-leaved shrubs and trees provide insects for feeding; species composition less important than presence of adequate broad-leaved shrubs, foliage to ground level, and required structure; nesting season March-late summer

Golden-cheeked Warbler	*Setophaga chrysoparia*	LE	E

juniper-oak woodlands; dependent on Ashe juniper (also known as cedar) for long fine bark strips, only available from mature trees, used in nest construction; nests are placed in various trees other than Ashe juniper; only a few mature junipers or nearby cedar brakes can provide the necessary nest material; forage for insects in broad-leaved trees and shrubs; nesting late March-early summer

Interior Least Tern	*Sterna antillarum athalassos*	LE	E

subspecies is listed only when inland (more than 50 miles from a coastline); nests along sand and gravel bars within braided streams, rivers; also know to nest on man-made structures (inland beaches, wastewater treatment plants, gravel mines, etc); eats small fish and crustaceans, when breeding forages within a few hundred feet of colony

Mountain Plover	*Charadrius montanus*		

breeding: nests on high plains or shortgrass prairie, on ground in shallow depression; nonbreeding: shortgrass plains and bare, dirt (plowed) fields; primarily insectivorous

BURNET COUNTY

BIRDS

		Federal Status	State Status
Peregrine Falcon	*Falco peregrinus*	DL	T

both subspecies migrate across the state from more northern breeding areas in US and Canada to winter along coast and farther south; subspecies (F. p. anatum) is also a resident breeder in west Texas; the two subspecies' listing statuses differ, F.p. tundrius is no longer listed in Texas; but because the subspecies are not easily distinguishable at a distance, reference is generally made only to the species level; see subspecies for habitat.

Sprague's Pipit *Anthus spragueii*

only in Texas during migration and winter, mid September to early April; short to medium distance, diurnal migrant; strongly tied to native upland prairie, can be locally common in coastal grasslands, uncommon to rare further west; sensitive to patch size and avoids edges.

Western Burrowing Owl *Athene cunicularia hypugaea*

open grasslands, especially prairie, plains, and savanna, sometimes in open areas such as vacant lots near human habitation or airports; nests and roosts in abandoned burrows

		Federal Status	State Status
Whooping Crane	*Grus americana*	LE	E

potential migrant via plains throughout most of state to coast; winters in coastal marshes of Aransas, Calhoun, and Refugio counties

CRUSTACEANS

		Federal Status	State Status
An amphipod	*Stygobromus russelli*		

subterranean waters, usually in caves and limestone aquifers; resident of numerous caves in ca. 10 counties of the Edwards Plateau

Bifurcated cave amphipod *Stygobromus bifurcatus*

found in cave pools

FISHES

		Federal Status	State Status
Guadalupe bass	*Micropterus treculii*		

endemic to perennial streams of the Edward's Plateau region; introduced in Nueces River system

Headwater catfish *Ictalurus lupus*

originally throughout streams of the Edwards Plateau and the Rio Grande basin, currently limited to Rio Grande drainage, including Pecos River basin; springs, and sandy and rocky riffles, runs, and pools of clear creeks and small rivers

INSECTS

		Federal Status	State Status
Disjunct crawling water beetle	*Haliplus nitens*		

unknown, maybe shallow water

BURNET COUNTY

MAMMALS

		Federal Status	State Status
Cave myotis bat	*Myotis velifer*		

colonial and cave-dwelling; also roosts in rock crevices, old buildings, carports, under bridges, and even in abandoned Cliff Swallow (Hirundo pyrrhonota) nests; roosts in clusters of up to thousands of individuals; hibernates in limestone caves of Edwards Plateau and gypsum cave of Panhandle during winter; opportunistic insectivore

Gray wolf	*Canis lupus*	LE	E

extirpated; formerly known throughout the western two-thirds of the state in forests, brushlands, or grasslands

Llano pocket gopher	*Geomys texensis texensis*		

found in deep, brown loamy sands or gravelly sandy loams and is isolated from other species of pocket gophers by intervening shallow stony to gravelly clayey soils

Plains spotted skunk	*Spilogale putorius interrupta*		

catholic; open fields, prairies, croplands, fence rows, farmyards, forest edges, and woodlands; prefers wooded, brushy areas and tallgrass prairie

Red wolf	*Canis rufus*	LE	E

extirpated; formerly known throughout eastern half of Texas in brushy and forested areas, as well as coastal prairies

MOLLUSKS

		Federal Status	State Status
False spike mussel	*Quadrula mitchelli*		T

possibly extirpated in Texas; probably medium to large rivers; substrates varying from mud through mixtures of sand, gravel and cobble; one study indicated water lilies were present at the site; Rio Grande, Brazos, Colorado, and Guadalupe (historic) river basins

Smooth pimpleback	*Quadrula houstonensis*	C	T

small to moderate streams and rivers as well as moderate size reservoirs; mixed mud, sand, and fine gravel, tolerates very slow to moderate flow rates, appears not to tolerate dramatic water level fluctuations, scoured bedrock substrates, or shifting sand bottoms, lower Trinity (questionable), Brazos, and Colorado River basins

Texas fatmucket	*Lampsilis bracteata*	C	T

streams and rivers on sand, mud, and gravel substrates; intolerant of impoundment; broken bedrock and course gravel or sand in moderately flowing water; Colorado and Guadalupe River basins

Texas fawnsfoot	*Truncilla macrodon*	C	T

little known; possibly rivers and larger streams, and intolerant of impoundment; flowing rice irrigation canals, possibly sand, gravel, and perhaps sandy-mud bottoms in moderate flows; Brazos and Colorado River basins

Texas pimpleback	*Quadrula petrina*	C	T

BURNET COUNTY

MOLLUSKS

Federal Status State Status

mud, gravel and sand substrates, generally in areas with slow flow rates; Colorado and Guadalupe river basins

REPTILES

Federal Status State Status

Concho water snake *Nerodia paucimaculata* DL

Texas endemic; Concho and Colorado river systems; shallow fast-flowing water with a rocky or gravelly substrate preferred; adults can be found in deep water with mud bottoms; breeding March-October

Spot-tailed earless lizard *Holbrookia lacerata*

central and southern Texas and adjacent Mexico; moderately open prairie-brushland; fairly flat areas free of vegetation or other obstructions, including disturbed areas; eats small invertebrates; eggs laid underground

Texas garter snake *Thamnophis sirtalis annectens*

wet or moist microhabitats are conducive to the species occurrence, but is not necessarily restricted to them; hibernates underground or in or under surface cover; breeds March-August

Texas horned lizard *Phrynosoma cornutum* T

open, arid and semi-arid regions with sparse vegetation, including grass, cactus, scattered brush or scrubby trees; soil may vary in texture from sandy to rocky; burrows into soil, enters rodent burrows, or hides under rock when inactive; breeds March-September

PLANTS

Federal Status State Status

Basin bellflower *Campanula reverchonii*

Texas endemic; among scattered vegetation on loose gravel, gravelly sand, and rock outcrops on open slopes with exposures of igneous and metamorphic rocks; may also occur on sandbars and other alluvial deposits along major rivers; flowering May-July

Basin wild-buckwheat *Eriogonum tenellum var. ramosissimum*

GLOBAL RANK: G5T3; Texas endemic; Usually rooted in crevices of sparsely vegetated, unshaded granite and gneiss outcrops or associated deposits of dry sand and gravel; Perennial; Flowering Apr-Dec

Edwards Plateau cornsalad *Valerianella texana*

very shallow, well-drained, but seasonally moist gravelly-sandy soils derived from igneous or metamorphic rocks, often along the downslope margin of rock outcrops, in full sun or in partial shade of oak-juniper woodlands; more likely encountered in early successional areas; population numbers fluctuate considerably from year to year, with higher numbers following winters with higher rains and/or moderate temperatures; peak flowering/fruiting mid-March–late April, stems wither and disappear by the beginning of May

Enquist's sandmint *Brazoria enquistii*

Texas endemic; primarily on sand banks in and along beds of streams that drain granitic or gneissic landscapes; flowering/fruiting April-June

BURNET COUNTY

PLANTS

Federal Status State Status

Granite spiderwort *Tradescantia pedicellata*

Texas endemic; mostly in fractures on outcrops of granite, gneiss, and similar igneous and metamorphic rocks, or in early successional grasslands or forb-dominated assemblages on well-drained, sandy to gravelly soils dervied from same; flowering at least April-May

Hall's prairie clover *Dalea hallii*

GLOBAL RANK: G3; In grasslands on eroded limestone or chalk and in oak scrub on rocky hillsides; Perennial; Flowering May-Sept; Fruiting June-Sept

Net-leaf bundleflower *Desmanthus reticulatus*

GLOBAL RANK: G3; Mostly on clay prairies of the coastal plain of central and south Texas; Perennial; Flowering April-July; Fruiting April-Oct

Plateau loosestrife *Lythrum ovalifolium*

GLOBAL RANK: G4; Banks and gravelly beds of perennial (or strong intermittent) streams on the Edwards Plateau, Llano Uplift and Lampasas Cutplain; Perennial; Flowering/Fruiting April-Nov

Plateau milkvine *Matelea edwardsensis*

GLOBAL RANK: G3 ; Occurs in various types of juniper-oak and oak-juniper woodlands; Perennial; Flowering March-Oct; Fruiting May-June

Rock grape *Vitis rupestris*

GLOBAL RANK: G3; Occurs on rocky limestone slopes and in streambeds; Perennial; Flowering March-May; Fruiting May-July

Rock quillwort *Isoetes lithophila*

Texas endemic; rooted in sand and gravel under shallow water of seasonal pools (vernal pools) that develop during rainy seasons in small, shallow, unshaded basins on barren outcrops of granite and gneiss; sporulating in late winter and spring, and opportunistically in other seasons following heavy rainfall

Scarlet leather-flower *Clematis texensis*

GLOBAL RANK: G3; Usually in oak-juniper woodlands in mesic rocky limestone canyons or along perennial streams; Perennial; Flowering March-July; Fruiting May-July

Stanfield's beebalm *Monarda punctata var. stanfieldii*

GLOBAL RANK: G5T3 ; Largely confined to granite sands along the middle course of the Colorado River and its tributaries; Perennial

Sycamore-leaf snowbell *Styrax platanifolius ssp. platanifolius*

GLOBAL RANK: G3T3; Rare throughout range, usually in oak-juniper woodlands on steep rocky banks and ledges along intermittent or perennial streams, rarely far from some reliable source of moisture; Perennial; Flowering April-May; Fruiting May-Aug

Texas almond *Prunus minutiflora*

GLOBAL RANK: G3; Wide-ranging but scarce, in a variety of grassland and shrubland situations, mostly on calcareous soils underlain by limestone but occasionally in sandier neutral soils underlain by granite; Perennial; Flowering Feb-May & Oct; Fruiting Feb-Sept

BURNET COUNTY

PLANTS	Federal Status	State Status

Tree dodder *Cuscuta exaltata*

GLOBAL RANK: G3; Parasitic on various Quercus, Juglans, Rhus, Vitis, Ulmus, and Diospyros species as well as Acacia berlandieri and other woody plants; Annual; Flowering May-Oct; Fruiting July-Oct

Prepared for:

AUSTIN ENVIROSOLUTIONS
20802 Oak Ridge
Lago Vista, TX 78645-6001

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Regulatory Database Report

ASTM E1527-13/AAI Compliant

Brownlee Ranch

Hwy 281

Park Rd 4

Burnet, TX

PO #: 2713

ES-137355

Monday, August 23, 2021

Banks Environmental Data, Inc. - 1601 Rio Grande, Ste. 331 - Austin, TX 78701 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Table of Contents

Banks Environmental Data, Inc. - 1601 Rio Grande, Ste. 331 - Austin, TX 78701 - 800.531.5255 P - 512.478.1433 F
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Geographic Summary

Location
TX
Target location is 1.582 square miles and has a 4.91 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	78611
0.25 miles	78611
0.5 miles	78611
1 mile	78611, 78654

Topos Searched	
Search Distance	**Topo Name**
Target Property	Longhorn Cavern (1979)
0.25 miles	Longhorn Cavern (1979)
0.5 miles	Mormon Mill (1970), Longhorn Cavern (1979)
1 mile	Mormon Mill (1970), Longhorn Cavern (1979)

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Database Summary

Databases Searched	Distance Searched	# Mapped	# Not Mapped	Total
Federal - ASTM 1527-13/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	0	0	0
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	1	1
State - ASTM 1527-13/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	1	1
State/Tribal Storage Tank (PST)	0.25	0	5	5
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	0	2	2
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		**0**	**9**	**9**

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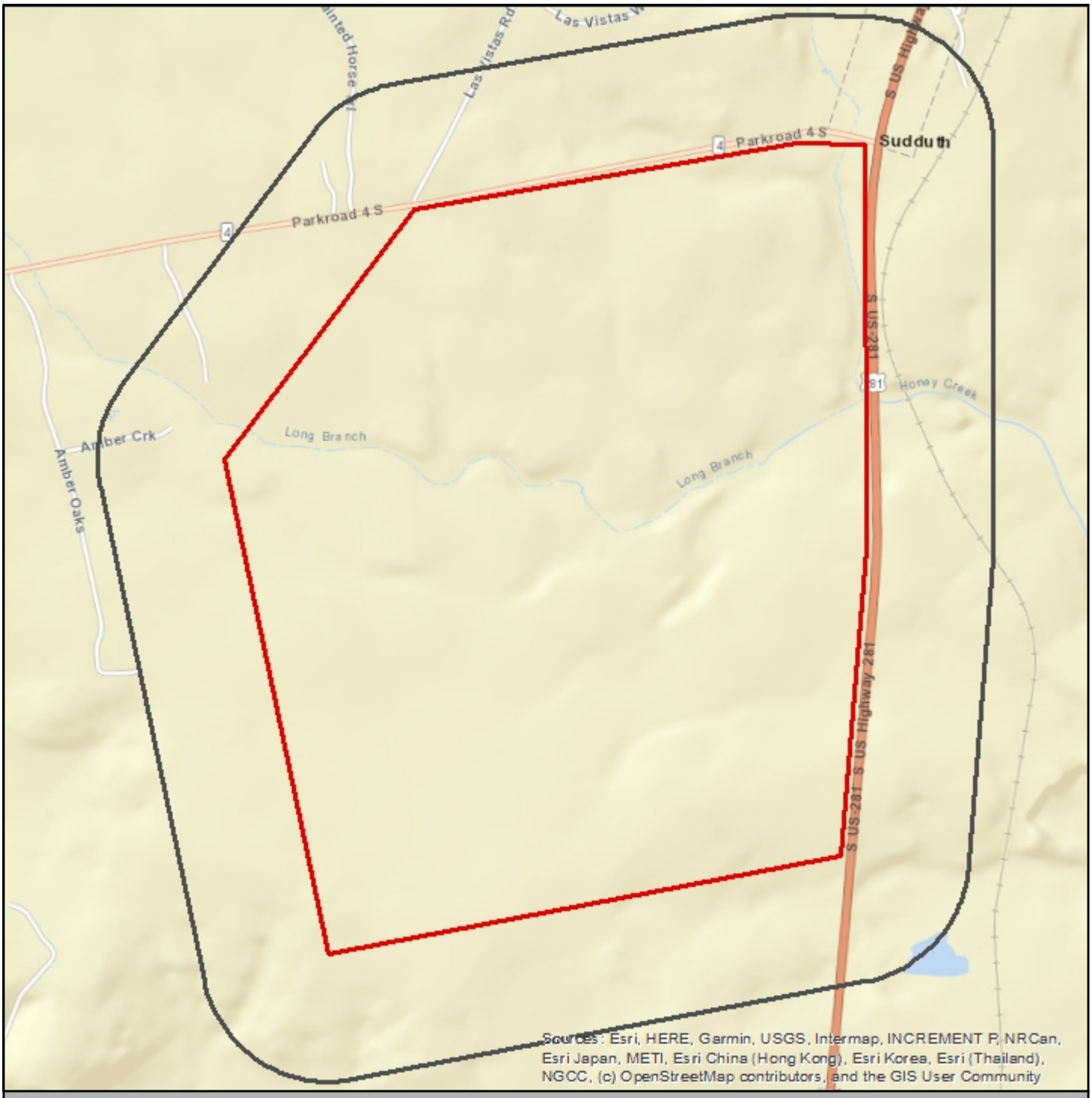
Summary Map - 0.25 Mile Buffer



Brownlee Ranch

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract

RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract

RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract

ERNS, HW, RCRA, DRYC

Target Property

Search Buffer

1 : 18,000

1 inch = 0.284 miles
1 inch = 1500 feet
1 centimeter = 0.180 kilometers
1 centimeter = 180 meters

N

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
Second Standard Parallel: 45 0' 00" North
Central Meridian: 96 0' 00" West
Latitude of Origin: 39 0' 00" North

Summary Map - 0.5 Mile Buffer

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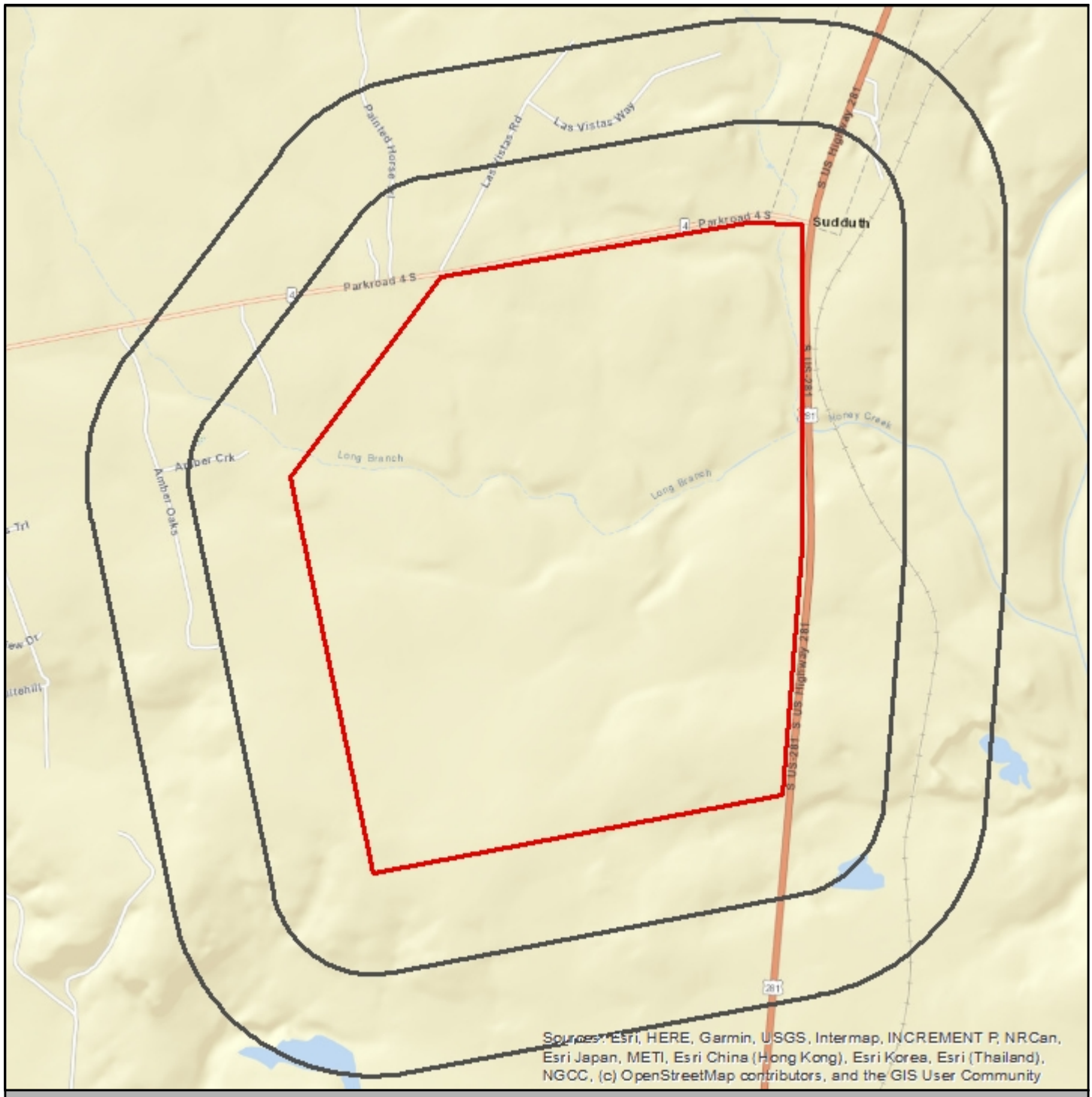


Brownlee Ranch

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
ERNS, HW, RCRA, DRYC

Target Property

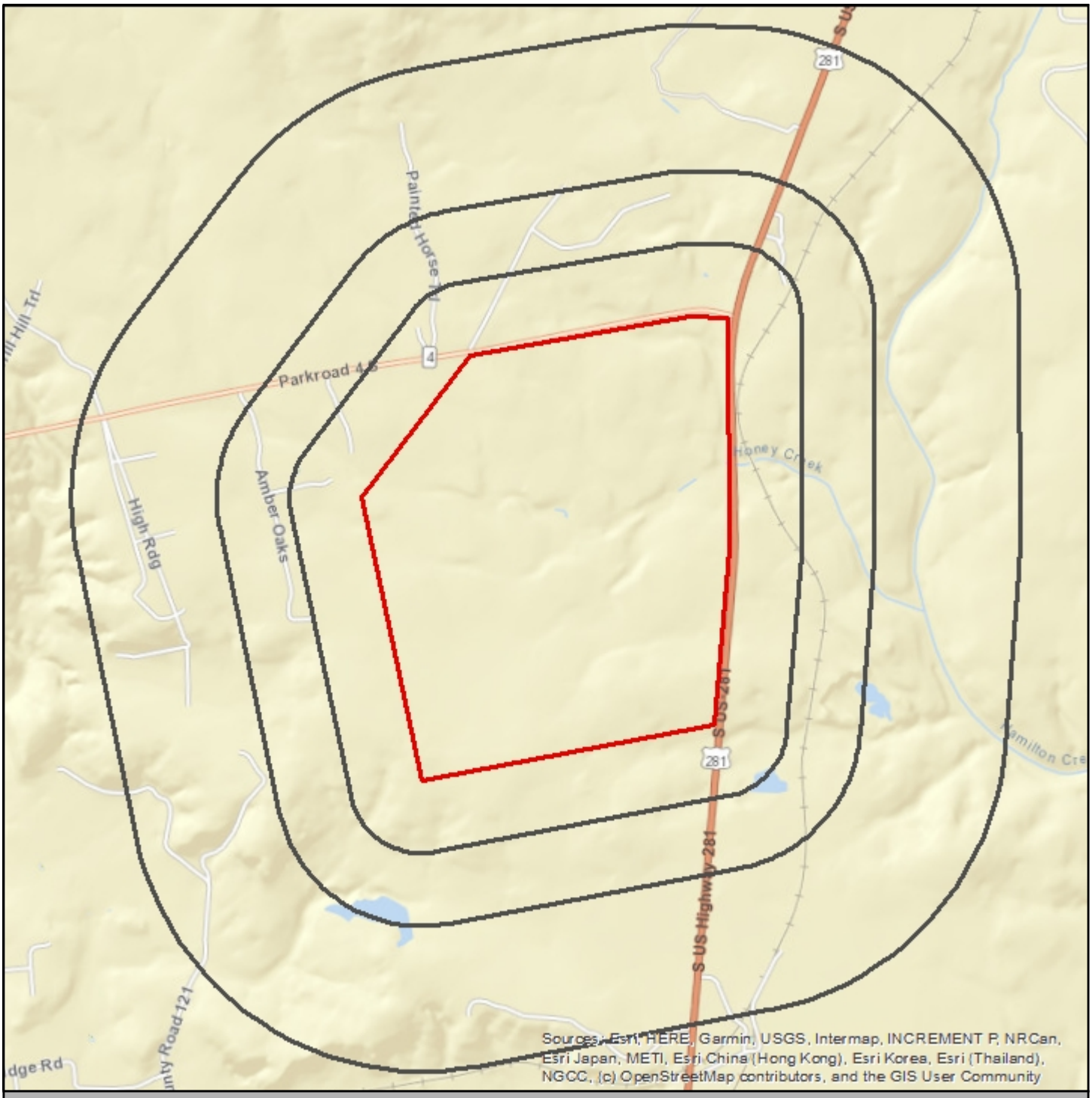
Search Buffer

1 : 22,500
1 inch = 0.355 miles
1 inch = 1875 feet
1 centimeter = 0.225 kilometers
1 centimeter = 225 meters

N

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
Second Standard Parallel: 45 0' 00" North
Central Meridian: 96 0' 00" West
Latitude of Origin: 39 0' 00" North

Summary Map - 1 Mile Buffer



Brownlee Ranch

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
ERNS, HW, RCRA, DRYC

Target Property

Search Buffer

1 : 31,500
1 inch = 0.497 miles
1 inch = 2625 feet
1 centimeter = 0.315 kilometers
1 centimeter = 315 meters

N

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
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Latitude of Origin: 39 0' 00" North

Topographic Overlay Map - 1 Mile Buffer

BANKS ENVIRONMENTAL DATA
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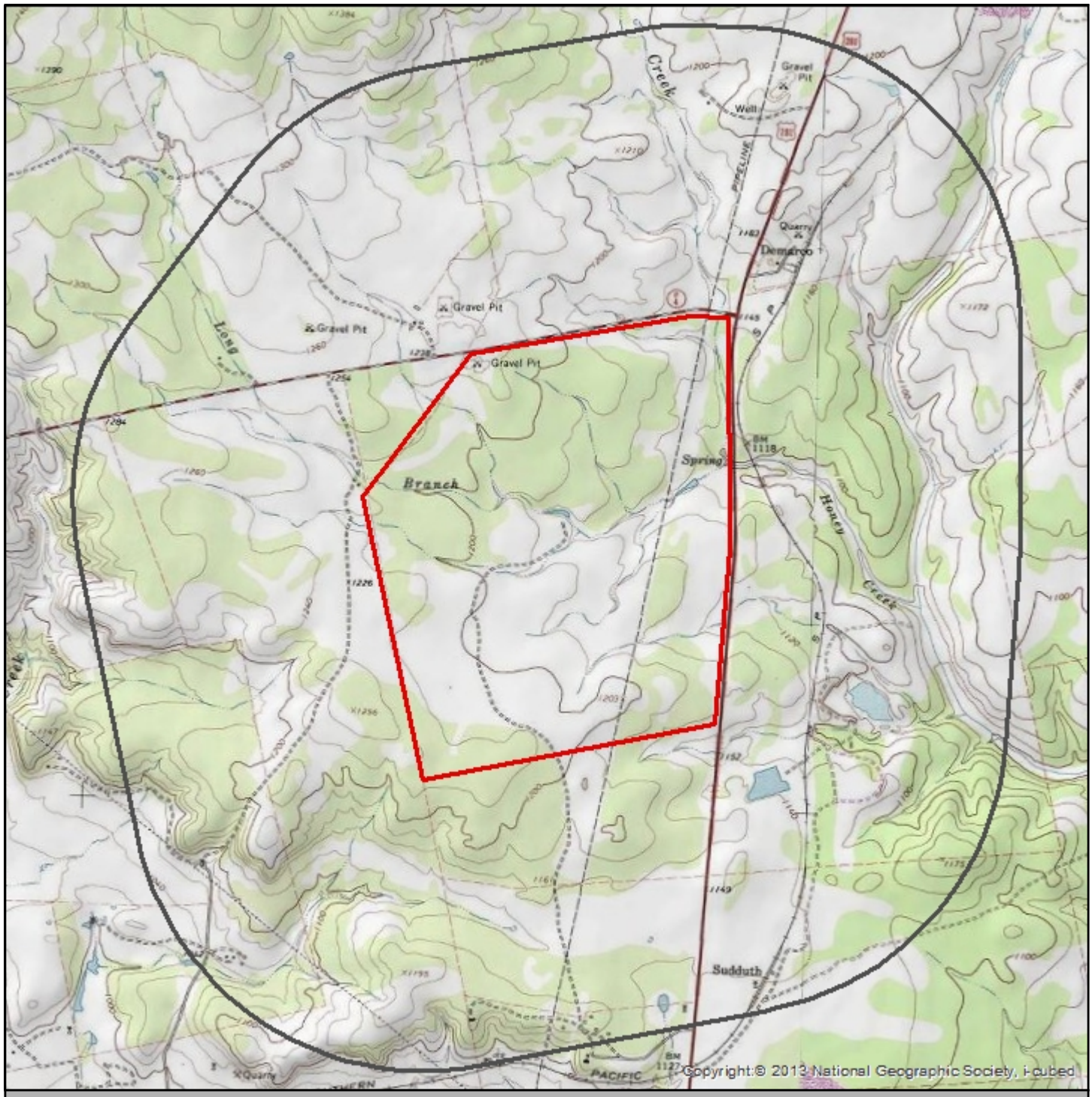

Brownlee Ranch

Target Property

Search Buffer

Target Property Quad Name(s)
Longhorn Cavern (1979)

1 : 31,500
1 inch = 0.497 miles
1 inch = 2625 feet

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
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Central Meridian: 96 0' 00" West
Latitude of Origin: 39 0' 00" North

N

Current Imagery Overlay Map - 0.5 Mile Buffer

BANKS ENVIRONMENTAL DATA
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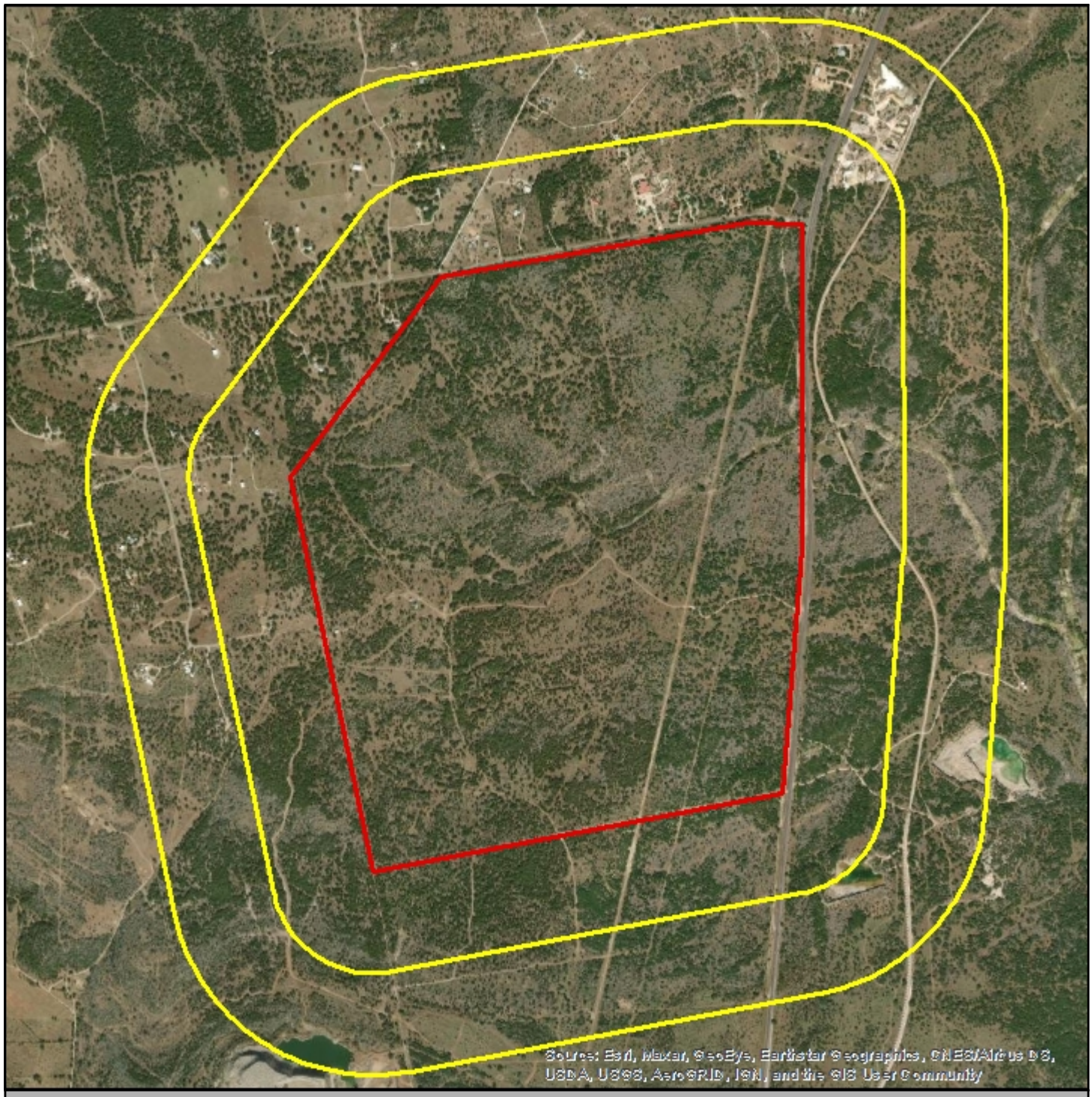

Brownlee Ranch

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
ERNS, HW, RCRA, DRYC

Target Property

Search Buffer

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1 inch = 0.355 miles
1 inch = 1875 feet
1 centimeter = 0.225 kilometers
1 centimeter = 225 meters

N

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
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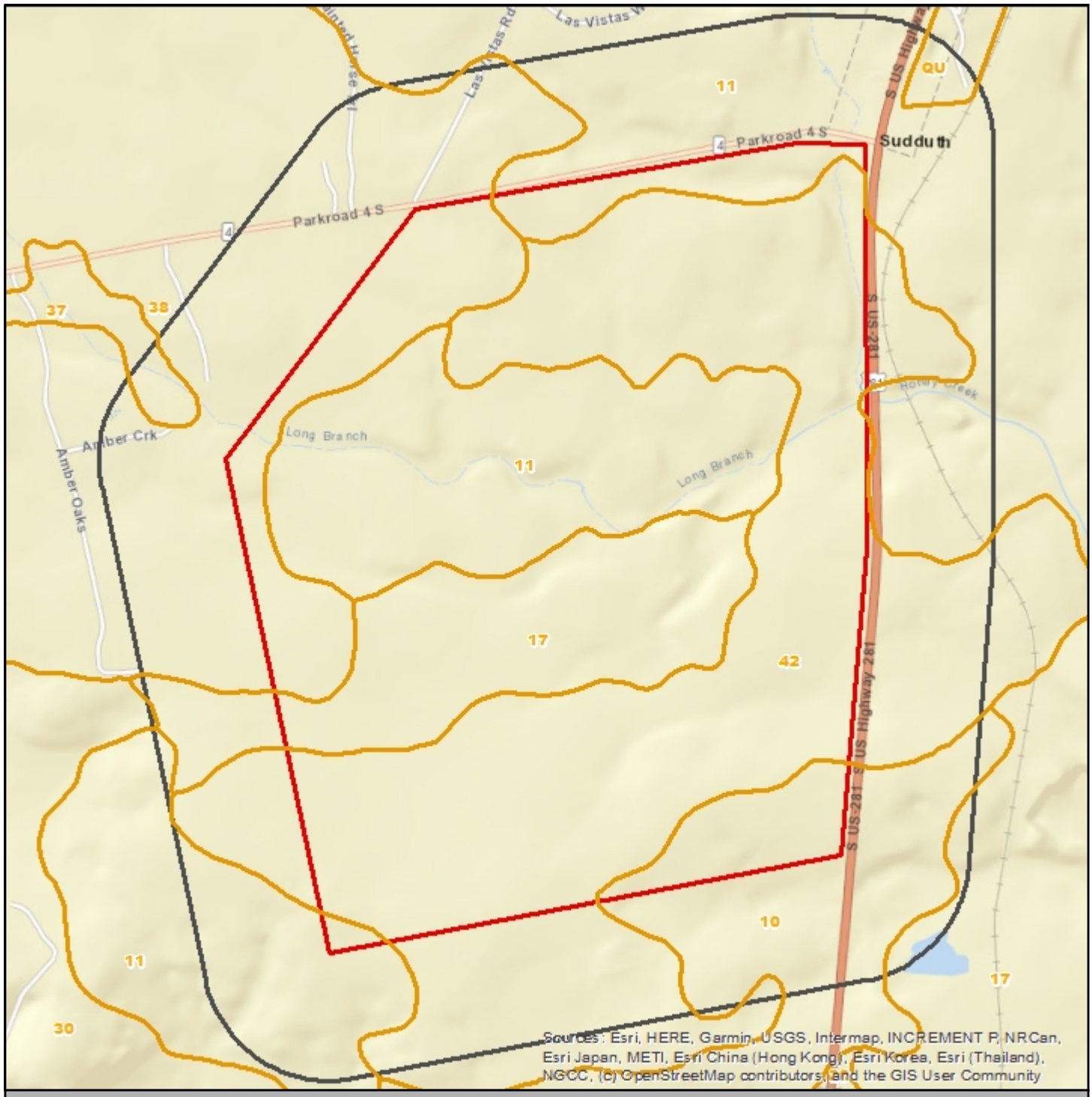
Soil Survey Map - 0.25 Mile Buffer



Brownlee Ranch

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract

RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract

RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract

ERNS, HW, RCRA, DRYC

Target Property

Search Buffer

Soils Boundary

1 : 18,000

1 inch = 0.284 miles
1 inch = 1500 feet
1 centimeter = 0.180 kilometers
1 centimeter = 180 meters

N

Lambert Conformal Conic Projection
1983 North American Datum
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Soils

Soils Types Found	
Target Property	11, 11, 17, 38, 10, 42, 11
Within 0.25 miles of Target Property	30, 11, 37, 11, 17, 38, 17, QU, 10, 42, 11

Soil Type Descriptions

10 - Eckert-Rock outcrop association, rolling

Percent Hydric	0
Minimum Depth to Bedrock	0 cm

Eckert (50 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	Moderate
Depth to Restrictive Feature	10 to 36 cm to Lithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Stony loam	0 cm	18 cm	A-4	CL-ML, ML
H2	Bedrock	18 cm	20 cm		

Rock outcrop (25 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	0 to 5 cm to Lithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Bedrock	0 cm	203 cm		

Unnamed (25 percent)

11 - Eckrant-Rock outcrop association, 1 to 10 percent slopes

Percent Hydric	0
Minimum Depth to Bedrock	0 cm

Eckrant (58 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	10 to 50 cm to Lithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A1	Very cobbly clay	0 cm	10 cm	A-7-6	CH, GC
A2	Extremely cobbly clay	10 cm	28 cm	A-2-7, A-7-6	CH, CL, GC
R	Bedrock	28 cm	203 cm		

Rock outcrop (16 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	0 to 5 cm to Lithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
R	Bedrock	0 cm	203 cm		

Tarpley (11 percent)

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

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Soils

Real (6 percent)	
Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	25 to 48 cm to Paralithic bedrock

Brackett (5 percent)	
Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	13 to 50 cm to Paralithic bedrock

Pratley (4 percent)	
Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	58 to 127 cm to Paralithic bedrock; 56 to 102 cm to Petrocalcic

17 - Hensley association, undulating	
Percent Hydric	0
Minimum Depth to Bedrock	46 cm

Hensley (100 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	25 to 51 cm to Lithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Stony loam	0 cm	13 cm	A-4, A-6	CL, CL-ML
H2	Clay	13 cm	46 cm	A-6, A-7	CH, CL
H3	Bedrock	46 cm	48 cm		

30 - Nebgen-Oben-Rock outcrop association, rolling	
Percent Hydric	0
Minimum Depth to Bedrock	0 cm

Nebgen (50 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	Low
Depth to Restrictive Feature	10 to 36 cm to Lithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Stony fine sandy loam	0 cm	36 cm	A-2-4, A-4	SC-SM, SM
H2	Bedrock	36 cm	58 cm		

Oben (25 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	Moderate
Depth to Restrictive Feature	23 to 51 cm to Paralithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Stony sandy loam	0 cm	18 cm	A-4	CL, CL-ML, SC, SC-SM
H2	Sandy clay	18 cm	38 cm	A-4, A-6	CL, SC
H3	Bedrock	38 cm	61 cm		

Soils

Rock outcrop (15 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	0 to 5 cm to Lithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Bedrock	0 cm	203 cm		

Unnamed (10 percent)

37 - Purves gravelly clay, 1 to 3 percent slopes	
Percent Hydric	0
Minimum Depth to Bedrock	41 cm

Purves (92 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	20 to 50 cm to Lithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A	Gravelly clay	0 cm	23 cm	A-7-6	CH, GC
Bk	Cobbly clay	23 cm	41 cm	A-7-6	CH, GC
R	Bedrock	41 cm	102 cm		

Brackett (3 percent)	
Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	13 to 50 cm to Paralithic bedrock

Doss (3 percent)	
Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	28 to 50 cm to Paralithic bedrock

Bolar (2 percent)	
Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	51 to 102 cm to Lithic bedrock

38 - Purves clay, 1 to 8 percent slopes	
Percent Hydric	0
Minimum Depth to Bedrock	41 cm

Purves (70 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	20 to 50 cm to Lithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A	Clay	0 cm	23 cm	A-7-6	CH, GC
Bk	Cobbly clay	23 cm	41 cm	A-7-6	CH, GC
R	Bedrock	41 cm	102 cm		

Soils

Doss (15 percent)	
Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	28 to 50 cm to Paralithic bedrock

Brackett (8 percent)	
Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	13 to 50 cm to Paralithic bedrock

Tarpley (4 percent)	
Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	20 to 50 cm to Lithic bedrock

Rock outcrop (3 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	0 to 0 cm to Lithic bedrock

42 - Tarpley-Eckrant complex, 1 to 8 percent slopes, stony	
Percent Hydric	0
Minimum Depth to Bedrock	28 cm

Tarpley, stony (70 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	33 to 51 cm to Lithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A	Stony clay	0 cm	20 cm	A-7-6	CH
Bt	Clay	20 cm	38 cm	A-7-6	CH
R	Bedrock	38 cm	152 cm		

Eckrant, stony (15 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	10 to 50 cm to Lithic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A1	Very cobbly clay	0 cm	10 cm	A-7-6	CH, GC
A2	Extremely cobbly clay	10 cm	28 cm	A-2-7, A-7-6	CH, CL, GC
R	Bedrock	28 cm	152 cm		

Rock outcrop (8 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	0 to 0 cm to Lithic bedrock

Anhalt (4 percent)	
Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	51 to 102 cm to Paralithic bedrock

Soils

Pedernales (3 percent)	
Hydrologic Group	
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

QU - Quarry	
Percent Hydric	0
Minimum Depth to Bedrock	

Pits, quarry (100 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

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Soils Descriptions

AASHTO Classification Definitions	
A-1, A-1-a, A-1-b	Granular materials (35% or less passing No. 200 sieve), sonte 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.

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Water & Oil/Gas Wells Map - 0.25 Mile Buffer

Brownlee Ranch

- 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 : 18,000

1 inch = 0.284 miles
1 inch = 1500 feet
1 centimeter = 0.180 kilometers
1 centimeter = 180 meters

N

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
Second Standard Parallel: 45 0' 00" North
Central Meridian: 96 0' 00" West
Latitude of Origin: 39 0' 00" North

Water & Oil/Gas Wells

Map ID	Well ID	Owner	Well Type	Elevation
1	94892	Dan Miller	Water: Domestic	1217 ft
2	411815	Delta Materials/Capital Aggregates	Water: Irrigation	1161 ft
3	253554	C.W. Faulkner	Water: Domestic	1234 ft
4	31734	Dan Eagan	Water: Domestic	1225 ft
5	100145	Chad Calhoun	Water: Domestic	1237 ft
6	73314	Carl Spinner	Water: Domestic	1223 ft
7	161202	Romero Family Partnership	Water: Domestic	1189 ft
8	34023	Wes Shaffer	Water: Domestic	1230 ft
8	34024	Wes Shaffer	Water: Domestic	1230 ft
9	106284	Troy Stephenson	Water: Domestic	1234 ft
10	88718	Roy Itshner	Water: Domestic	1236 ft
11	19697	Chad Calhoun	Water: Domestic	1234 ft
12	41622	Bob Vance	Water: Domestic	1242 ft
13	16712	Michael Berg	Water: Domestic	1190 ft
13	16716	Gabriel Romero	Water: Domestic	1190 ft
14	480821	Steve and Tammie Englert	Water: Unknown	1237 ft
15	105992	Reggie Amos	Water: Domestic	1232 ft
16	49725	Michael Ehrhardt	Water: Domestic	1240 ft
17	9591	Capitol Aggregates	Water: Domestic	1088 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.

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Mapped Sites Summary

Banks Environmental Data performed a thorough search and no mapped sites were found.

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Unmapped Sites Summary

Database	Facility Site Name	Facility Site Address	Site Details Page #
*Sites are sorted by database tier and database.			
ERNS		HIGHWAY 281 NORTH, BURNET, TX 78611	22
LPST	CITY MAINTENANCE SHOP	S HWY 281, BURNET, TX 78611	23
PST	HOFFPAUIR-SHRADER CHEV OLDS	HWY 281, BURNET, TX 78611	24
PST	CITY MAINTENANCE BARN	HWY 281, BURNET, TX 78611	25
PST	SHERWOOD GULF	HWY 281, BURNET, TX 78611	26
PST	FRANK E SMITH	HWY 281, MARBLE FALLS, TX 78654	27
PST	HILL COUNTRY AGG	HWY 281, MARBLE FALLS, TX 78654	28
HW	TEXAS DEPARTMENT OF TRANSPORTATION	RR 1 Box 247, Burnet, TX 78611	29
HW	DEAN WORD	US Hwy 281, 6 mi N of, Marble Falls, TX, Marble Falls, TX	30

End of Unmapped Sites Summary Section

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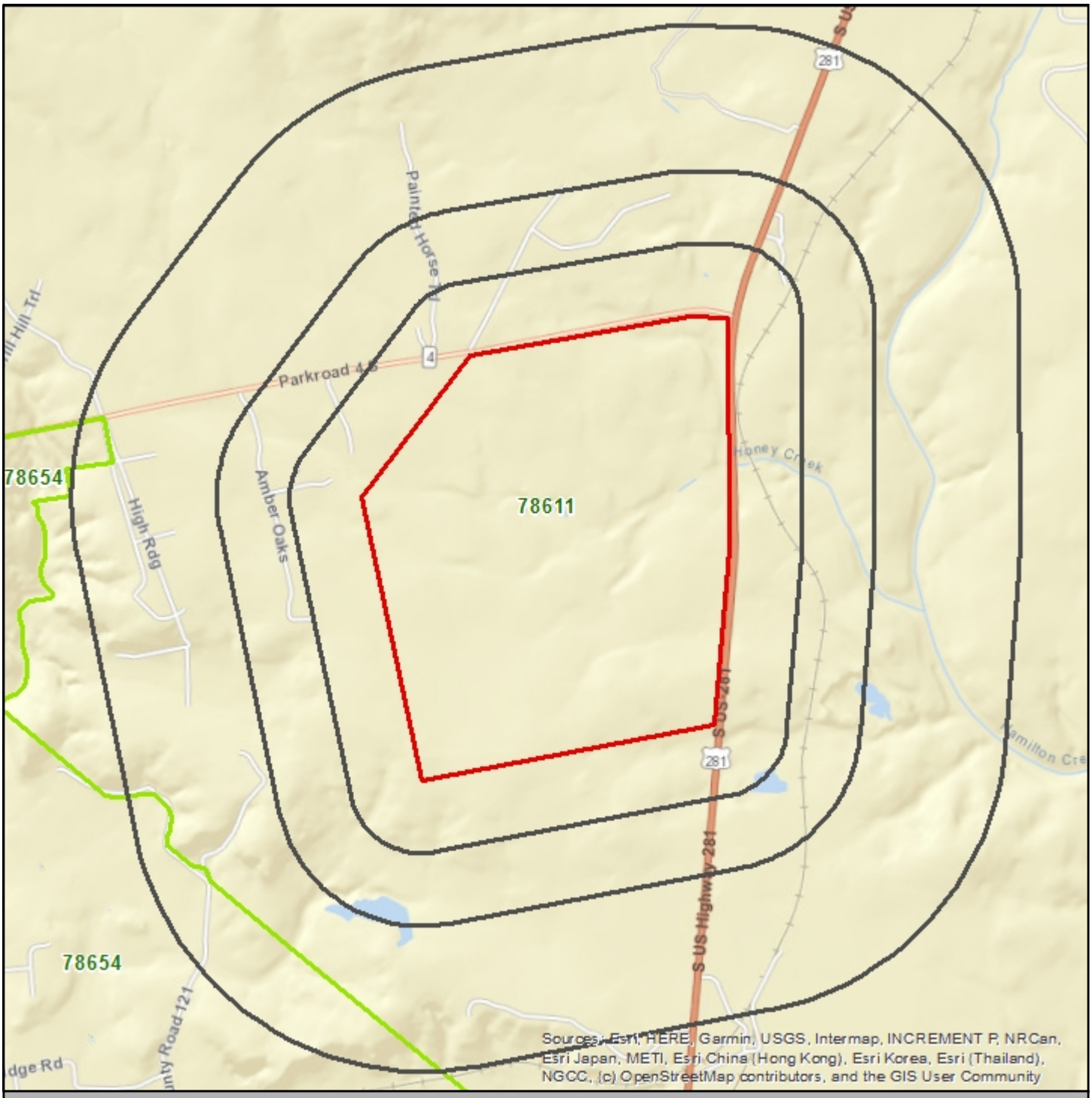
Zip Code Map - 1 Mile Buffer



Brownlee Ranch

- Target Property
- Search Buffer
- Zip Code Boundary

1 : 31,500
1 inch = 0.497 miles
1 inch = 2625 feet
1 centimeter = 0.315 kilometers
1 centimeter = 315 meters

N

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
Second Standard Parallel: 45 0' 00" North
Central Meridian: 96 0' 00" West
Latitude of Origin: 39 0' 00" North

Unmapped Sites Details: ERNS (118557)

ERNS - ERNS List

ERNS - ERNS List — **Source: EPA/National Response Center**

NRC Report #: 118557 — **Secondary ID: NA** — **Banks ID: 118557**

HIGHWAY 281 NORTH, BURNET, TX 78611

Responsible Party:	COUNTY COMMISIONER PCT 1
Incident Location:	
Incident Date/Time:	5/12/1992 2:00 PM
Cause of Incident:	UNKNOWN
Description of Incident:	PRECINCT STORAGE BARN/ SPILLAGE IS RUNNING OFF UNCONTROLLED
Incident Type:	FIXED
Additional Information:	CALLER BELIVES CHEMICALS IN RUNOFF TO BE KILLING GRASS NEAR PRIVATEWELLS
Any Fatalities:	Unknown
Number of Fatalities:	
Remedial Action Taken:	NONE
Medium Affected:	LAND
Medium Description:	SOIL
Railroad Involved:	
Pipeline Type Involved:	UNKNOWN
Source:	UNAVAILABLE
Materials Spilled	UNKNOWN OIL, OIL: DIESEL

End of ERNS Sites Section

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Unmapped Sites Details: LPST (97462)

LPST - State/Tribal Leaking Storage Tank

LPST - State/Tribal Leaking Storage Tank **Source: TCEQ**

LPST ID: 97462 **Facility ID: 0016895** **Banks ID: 97462**

CITY MAINTENANCE SHOP

S HWY 281, BURNET, TX 78611

Additional Location Information:	REGION 11 - AUSTIN
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	12/10/1990
Damage Description:	4C - MINOR RELEASE TO GROUND SURFACE
Leak Closure Date:	10/31/1991
State Contact Name:	HWELCH

End of LPST Sites Section

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Unmapped Sites Details: PST (16857)

PST - State/Tribal Storage Tank

PST - State/Tribal Storage Tank — **Source: TCEQ**

Facility #: 16857 — **TCEQ Customer ID: 55444** — **Banks ID: 16857**

HOFFPAUIR-SHRADER CHEV OLDS

HWY 281, BURNET, TX 78611

Facility Contact Name:		SUE HORTON
Facility Contact Phone:		5127562777
Facility Status:		INACTIVE
Facility Type:		RETAIL
Number of ASTs:		0
Number of USTs:		0
Tank #:	**#1**	
Status:	REMOVED FROM GROUND	
Status Date:	9/7/1995	
Capacity:	500	
Install Date:	1/1/1978	
Above or Below Ground Tank:	below	
Unit ID:	42875	
Construction Material:	Steel	
Piping Type:		
Piping Material:	Steel	
Tank Contents:	USED OIL	
Corrosion Protection:		
Piping Corrosion Protection:		

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Unmapped Sites Details: PST (16895)

PST - State/Tribal Storage Tank **Source: TCEQ**

Facility #: 16895 **TCEQ Customer ID: 55481** **Banks ID: 16895**

CITY MAINTENANCE BARN

HWY 281, BURNET, TX 78611

Facility Contact Name:			
Facility Contact Phone:		5127562662	
Facility Status:		INACTIVE	
Facility Type:		FLEET REFUELING	
Number of ASTs:		0	
Number of USTs:		0	
Tank #:	**#1**	**#2**	**#3**
Status:	REMOVED FROM GROUND	REMOVED FROM GROUND	REMOVED FROM GROUND
Status Date:	12/4/1990	12/11/1990	2/27/1991
Capacity:	3000	2000	2000
Install Date:	1/1/1980	1/1/1980	1/1/1980
Above or Below Ground Tank:	below	below	below
Unit ID:	42951	42952	42953
Construction Material:	Steel	Steel	Steel
Piping Type:			
Piping Material:			
Tank Contents:	GASOLINE	GASOLINE	DIESEL
Corrosion Protection:			
Piping Corrosion Protection:			

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Unmapped Sites Details: PST (30046)

PST - State/Tribal Storage Tank **Source: TCEQ**

Facility #: 30046 **TCEQ Customer ID: 64599** **Banks ID: 30046**

SHERWOOD GULF

HWY 281, BURNET, TX 78611

Facility Contact Name:		LOUISE LARY	
Facility Contact Phone:		5127566270	
Facility Status:		INACTIVE	
Facility Type:		RETAIL	
Number of ASTs:		0	
Number of USTs:		0	
Tank #:	**#1**	**#2**	**#3**
Status:	REMOVED FROM GROUND	REMOVED FROM GROUND	REMOVED FROM GROUND
Status Date:	9/5/1997	9/5/1997	9/5/1997
Capacity:	2000	1000	2000
Install Date:	1/1/1964	1/1/1964	1/1/1986
Above or Below Ground Tank:	below	below	below
Unit ID:	79216	79218	79217
Construction Material:	Steel	Steel	Steel
Piping Type:			
Piping Material:			
Tank Contents:	GASOLINE	GASOLINE	GASOLINE
Corrosion Protection:			
Piping Corrosion Protection:			

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Unmapped Sites Details: PST (43524)

PST - State/Tribal Storage Tank **Source: TCEQ**

Facility #: 43524 **TCEQ Customer ID: 72182** **Banks ID: 43524**

FRANK E SMITH

HWY 281, MARBLE FALLS, TX 78654

Facility Contact Name:		FRANK E SMITH
Facility Contact Phone:		5126934811
Facility Status:		INACTIVE
Facility Type:		FLEET REFUELING
Number of ASTs:		0
Number of USTs:		0
Tank #:	**#1**	
Status:	REMOVED FROM GROUND	
Status Date:	8/31/1990	
Capacity:	10000	
Install Date:	1/1/1981	
Above or Below Ground Tank:	below	
Unit ID:	114794	
Construction Material:	Steel	
Piping Type:		
Piping Material:	Steel	
Tank Contents:	DIESEL	
Corrosion Protection:		
Piping Corrosion Protection:		

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Unmapped Sites Details: PST (51884)

PST - State/Tribal Storage Tank		Source: TCEQ
Facility #: 51884	**TCEQ Customer ID: 47828**	**Banks ID: 51884**
HILL COUNTRY AGG HWY 281, MARBLE FALLS, TX 78654		
Facility Contact Name:		
Facility Contact Phone:		5126932850
Facility Status:		INACTIVE
Facility Type:		FLEET REFUELING
Number of ASTs:		0
Number of USTs:		0
Tank #:	**#1**	
Status:		
Status Date:	6/30/2000	
Capacity:	2000.0	
Install Date:	1/1/1986	
Above or Below Ground Tank:	above	
Unit ID:	158227	
Construction Material:	Steel	
Piping Type:		
Piping Material:		
Tank Contents:	DIESEL	
Corrosion Protection:		
Piping Corrosion Protection:		

End of PST Sites Section

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Unmapped Sites Details: HW (67570)

HW - State/Tribal Hazardous Waste

HW - State/Tribal Hazardous Waste — **Source: TCEQ**

Register #: 67570 — **EPA ID: NA** — **Banks ID: 67570**

TEXAS DEPARTMENT OF TRANSPORTATION

RR 1 Box 247, Burnet, TX 78611

Status:	INACTIVE
Location Description:	Burnet, TX
Additional State ID:	22683
Permit Number:	
Facility Type:	Generator
Facility Contact Name:	GREG HALEY
Facility Contact Phone:	
Company Name:	TEXAS DEPARTMENT OF TRANSPORTATION

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Unmapped Sites Details: HW (83760)

HW - State/Tribal Hazardous Waste **Source: TCEQ**

Register #: 83760 **EPA ID: NA** **Banks ID: 83760**

DEAN WORD

US Hwy 281, 6 mi N of, Marble Falls, TX, Marble Falls, TX

Status:	INACTIVE
Location Description:	US Hwy 281, 6 mi N of, Marble Falls, TX
Additional State ID:	101134
Permit Number:	
Facility Type:	Generator
Facility Contact Name:	TOM COOK
Facility Contact Phone:	210-6932933
Company Name:	DEAN WORD COMPANY LTD

Waste ID	Waste Code	Waste Description
126476	0001203H	Cleaning parts on mechanical vehicles

End of HW Sites Section

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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	07/13/2021	07/28/2021	07/28/2021	06/25/2021
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	07/13/2021	07/28/2021	07/28/2021	06/25/2021
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	07/13/2021	07/28/2021	07/28/2021	06/25/2021
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	07/13/2021	07/28/2021	07/28/2021	06/25/2021
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	07/10/2021	07/10/2021	07/13/2021	07/05/2021
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	07/10/2021	07/10/2021	07/13/2021	07/05/2021
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	07/10/2021	07/10/2021	07/13/2021	07/05/2021
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	07/13/2021	07/13/2021	07/13/2021	07/13/2021
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	07/13/2021	07/13/2021	07/13/2021	07/13/2021
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	07/13/2021	07/13/2021	07/13/2021	07/13/2021

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	08/04/2021	08/04/2021	08/04/2021	08/04/2021
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	07/01/2021	07/02/2021	07/02/2021	07/02/2021
ST CER -- State/Tribal Equivalent CERCLIS (TX)	NA	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	06/10/2021	06/10/2021	06/10/2021	06/04/2021
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	06/08/2021	06/08/2021	06/09/2021	06/03/2021
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	06/08/2021	06/08/2021	06/08/2021	12/01/2020
PST -- State/Tribal Storage Tank (TX)	TCEQ	This database contains information on above and underground storage tanks, compliance, and releases in the state.	Quarterly	06/02/2021	06/02/2021	06/08/2021	05/04/2021
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	06/08/2021	06/08/2021	06/08/2021	12/01/2020
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	08/10/2021	08/20/2021	08/23/2021	08/11/2021
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	05/11/2021	06/25/2021	06/25/2021	06/25/2021
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	08/10/2021	08/20/2021	08/23/2021	08/11/2021
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	08/10/2021	08/20/2021	08/23/2021	08/11/2021

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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	08/10/2021	08/20/2021	08/23/2021	08/11/2021
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	05/11/2021	06/25/2021	06/25/2021	06/25/2021
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	06/10/2021	06/10/2021	06/10/2021	03/01/2021
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	05/11/2021	06/25/2021	06/25/2021	06/25/2021
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	06/08/2021	06/21/2021	06/21/2021	06/09/2021
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	08/05/2021	08/05/2021	08/05/2021	05/24/2021
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	07/10/2021	07/10/2021	07/31/2021	07/05/2021
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	07/09/2021	07/19/2021	08/01/2021	07/19/2021
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	06/24/2021	07/07/2021	07/07/2021	06/25/2021

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 in accuracy 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 1527-13, 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.

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VI

STATEMENT OF QUALIFICATIONS

Austin EnviroSolutions
Environmental Consulting

WILLIAM K. DURAN. P.G.

EDUCATION

Graduate Hydrology Class, University of Houston, 1992
M.S. Geosciences, University of Arkansas, Fayetteville, Arkansas 1988
B.S. Geosciences, University of Texas, Austin, Texas 1984

PROFESSIONAL REGISTRATIONS

Professional Geoscientist, State of Texas License Number 876
State of Texas Geoscience Firm Registration License Number 50131
Professional Geoscientist, State of Louisiana License Number 977

PROFESSIONAL AFFILIATIONS AND HONOR SOCIETIES

Professional Geologist, State of Texas, 2003
Professional Geologist, State of Louisiana, 2015
Texas Association of Environmental Professionals
Austin Geological Society
Northwest Austin Rotary
Sigma Gamma Epsilon: Geosciences Honor Society

CERTIFICATIONS, LICENSES AND TRAINING

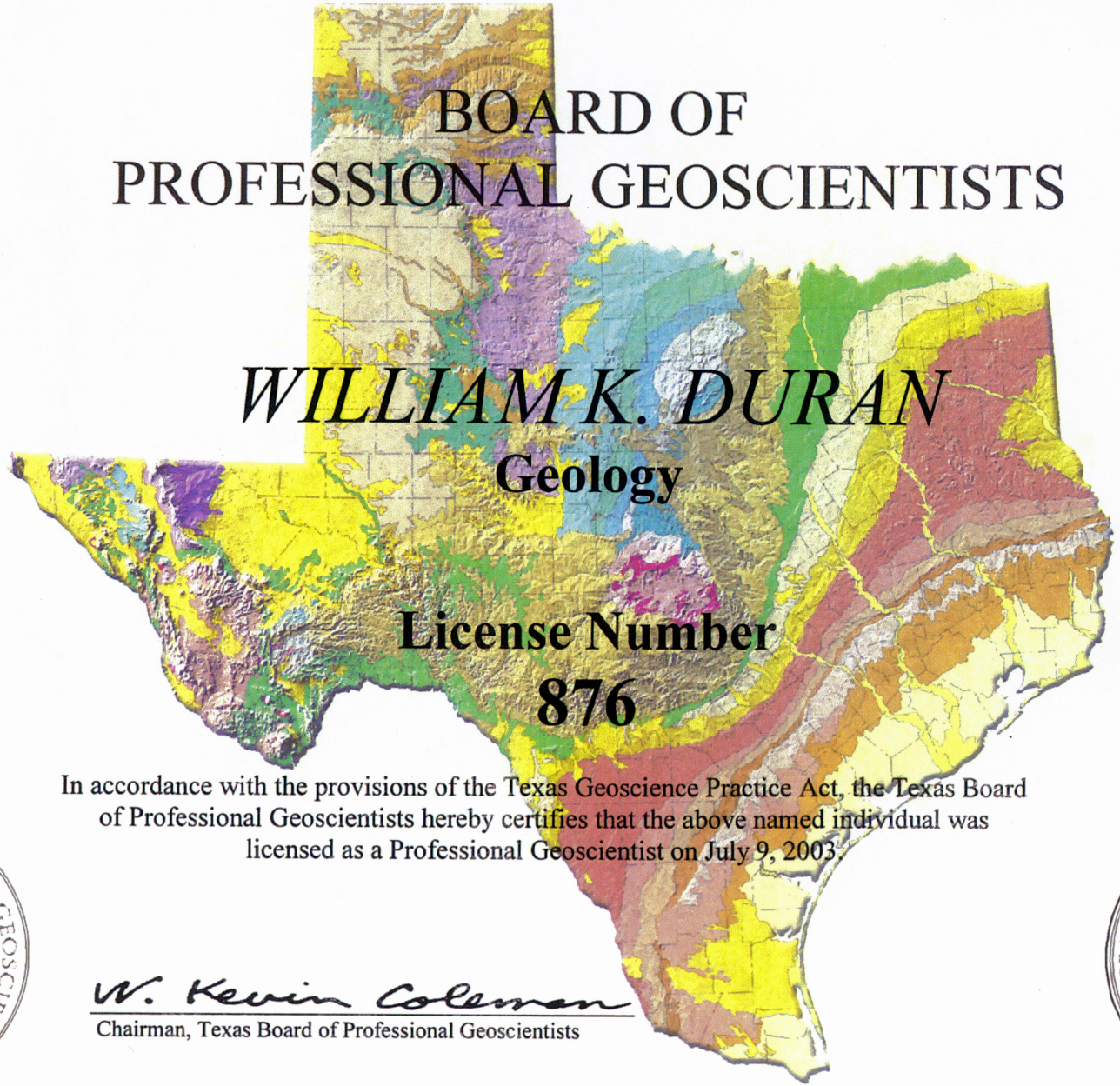
LPST Correction Action Project Manager, TCEQ Texas Registration No. CAPM01534
Texas Department of State Health Services Asbestos Inspector License No. 60-2583
Texas Parks and Wildlife Scientific Research Permit No. SPR-0503-305 (Endangered Species)
Technical Writing Workshop, Professional Development Center, the University of Texas at Austin
ASTM Technical & Professional Training Course, Phase I & II ESA's for Commercial Real Estate 2009
Construction Services and Safety Training 1998
Natural Attenuation Remediation Seminar, Denver 1995
Project Management Training, Natural Groundwater Association Seminar, San Antonio 1994
Ethics for Geoscientists Lecture, Dr. Sharon Mosher, Dean of the Jackson School of Geosciences 2009
NEPA Training Seminar
OSHA 40-hour Federal Site Worker Training 29 CFR 1910.120 (e)(8)

QUALIFICATIONS SUMMARY

Mr. Duran is a registered geologist in the state of Texas and Arkansas. Responsibilities include, field reconnaissance, site mapping, acquisition of samples for laboratory analysis, laboratory data interpretation, report preparation, and project management including asbestos and lead-based paint surveys. As an environmental geologist and project manager, Mr. Duran has managed and supervised numerous hydrogeologic studies for investigations involving RCRA, CERCLA, and UST/AST sites for industrial and government clients in both the United States and Mexico. His experience includes groundwater contamination studies, petroleum and chlorinated hydrocarbon investigations, groundwater and aquifer testing, groundwater and soil sampling, and groundwater/surface water interaction studies. Mr. Duran is experienced in Phase I and II Environmental Site Assessments (ESA'S), TCEQ Geologic Assessments and City of Austin Environmental Assessments.

STATE OF TEXAS

BOARD OF PROFESSIONAL GEOSCIENTISTS



WILLIAM K. DURAN

Geology

License Number

876

In accordance with the provisions of the Texas Geoscience Practice Act, the Texas Board of Professional Geoscientists hereby certifies that the above named individual was licensed as a Professional Geoscientist on July 9, 2003.

W. Kevin Coleman

Chairman, Texas Board of Professional Geoscientists

THE STATE OF TEXAS BOARD OF PROFESSIONAL GEOSCIENTISTS

THE STATE OF TEXAS

Texas map courtesy of the Bureau of Economic Geology, The University of Texas at Austin

Texas Board of Professional Geoscientists
Certificate of Geoscience Firm Registration

It is Hereby Acknowledged That

AUSTIN ENVIROSOLUTIONS

Has fulfilled the requirements of the State of Texas to offer and perform geosciences services in the State of Texas and is issued

Registration No. 50131

In witness whereof I have hereunto set my hand and affixed the seal of the Board, this July 3, 2007.

Ron Kitchens, TBPG Chairman

AUSTIN ENVIROSOLUTIONS
Geoscience Firm
Registration #50131
Expires July 31, 2022

In accordance with the provisions of the Texas Geoscience Practice Act, the Texas Board of Professional Geoscientists hereby certifies that the above named entity has been approved as a Registered Geoscience Firm.

Becky L. Johnson, PG, TBPG Chairman