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**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
9.97 ACRES
COMAL CAD PROPERTY ID# 81100
SAN ANTONIO, TEXAS 78266**

REPORT PREPARED FOR:

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STC PROJECT NO. 230207

June 28, 2023

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ACRONYMS, ABBREVIATIONS, AND DEFINITIONS

Acronyms and Abbreviations

AAI – All Appropriate Inquiry – This term references the degree of investigation necessary to determine whether certain persons may qualify for the Landowner Liability Protections set forth in Federal regulations and the ASTM Standard E1527-21.

AUL - Activity Use Limitations

ACM – Asbestos Containing Material

APAR – Affected Property Assessment Report

AST – Aboveground Storage Tank

ASTM – American Society for Testing and Materials

AUL – Activity and Use Limitations – legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to *hazardous substances* or *petroleum products* in the soil or ground water on the *property*, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or *engineering controls*, are intended to prevent adverse impacts to individuals or populations that may be exposed to *hazardous substances* and *petroleum products* in the soil or ground water on the *property*.

BSA – Brownfield’s Site Assessment – A site assessment performed by a contractor engaged by the TCEQ under the Brownfield Redevelopment Program

BTEX - benzene, toluene, ethylbenzene, xylene. Four organic compounds typically found in fuels – especially gasoline

CERCLA – the Comprehensive Environmental Response, Compensation, and Liability Act

CERCLIS – Comprehensive Environmental Response, Compensation, and Liability Information System - A list of sites compiled by EPA that EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the National Priorities List.

CLI – Closed Landfill Inventory

EPA – Environmental Protection Agency

ERNS – Emergency Response Notification System - EPA’s emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 CFR Parts 302 and 355.

EC – Engineering Control – This term refers to one type of environmental lien that may be placed on a property. For example, a concrete slab may be designated an Engineering Control. The purpose of the slab is to prevent human exposure (inhalation, ingestion, etc) to contaminated soils beneath the slab. The area above the slab may be used for any purpose as long as the slab remains in good condition as functions as designed. The design and function of the slab may be specified in a set of documents that are referenced in the deed records for the property (Also see definition for Institutional Control – IC)

ESA – Environmental Site Assessment

IC – Institutional Control – This term refers to one type of environmental lien that may be placed on a property. For example, in Texas there are Institutional Controls for soils on a property that exceed the human health standard for residential sites. If the residential standard is exceeded, the site may be used only for commercial/industrial purposes. This

land use restriction is noted in the deed records for this property. The note in the deed records is an Institutional Control and is also defined as an environmental lien on the property (Also see definition for Engineering Control – EC)

IC/EC – Institutional Control/Engineering Control

IOP – The Innocent Owner/Operator Program managed by the TCEQ

LLP – Limited Liability Protections – These protections include the Innocent Landowner Defense, the Bona Fide Prospective Purchaser Liability Protection, and the Contiguous Property Owner Liability Protection – (see definition for each item in next section)

LPST – Leaking Petroleum Storage Tank

MSW Landfill – Municipal Solid Waste Landfill

NCP - National Contingency Plan -the National Oil and Hazardous Substances Pollution Contingency Plan, found at 40 CFR § 300, that is the EPA’s blueprint on how hazardous substances are to be cleaned up pursuant to CERCLA.

NFA – No Further Action

NFA Letter – No Further Action Letter - See Closure and Closure Letter

NFRAP – No Further Remedial Action Planned – A component of the CERCLIS database where investigation shows that no further action was required by regulatory officials.

NPL - National Priorities List - a list compiled by EPA pursuant to CERCLA 42 USC § 9605(a)(8)(B) of properties with the highest priority for cleanup pursuant to EPA’s Hazard Ranking System. See 40 CFR Part 300.

NRS – National Response System

PAH - polycyclic aromatic hydrocarbons

PCB- Poly chlorinated biphenyl – an organic compound – this compound formerly had widespread use as a cooling oil for electrical transformers

PST- petroleum storage tank

RCRA –the Resource Conservation and Recovery Act

RCRA/GEN – RCRA generators -those persons or entities that generate hazardous waste, as defined and regulated by RCRA.

RCRA TSD facilities-those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.

TAC – Texas Administrative Code

TDH – Texas Department of Health

TCEQ - Texas Commission on Environmental Quality

TNRCC – Texas Natural Resource Conservation Commission - The predecessor agency to the TCEQ

TPH – Total Petroleum Hydrocarbon

TSD facility-treatment, storage, or disposal facility (see RCRA TSD facilities).

TxDOT -Texas Department of Transportation

USC – United States Code

UST – Underground Storage Tank

VCP - Voluntary Cleanup Program – A department of the TCEQ that manages cleanup activities for owners and operators of affected property on a voluntary basis.

Definition of Terms by ASTM

Activity and Use Limitations (AUL)—legal or physical restrictions or limitations on the use of, or access to, a site or facility:(1) to reduce or eliminate potential exposure to *hazardous substances* or *petroleum products* in the soil, soil vapor, groundwater, and/or surface water on the *property*, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or *engineering controls*, are intended to prevent adverse impacts to individuals or populations that may be exposed to *hazardous substances* and *petroleum products* in the soil, soil vapor, groundwater, and/or surface water on the *property*.

Bona Fide Prospective Purchaser Liability Protection—(42 U.S.C. §9607(r))—a person may qualify as a bona fide prospective purchaser if, among other requirements, such person made “all appropriate inquiries into the previous ownership and uses of the facility in accordance with generally accepted good commercial and customary standards and practices.” Knowledge of contamination resulting from *all appropriate inquiry* would not generally preclude this liability protection. A person must make *all appropriate inquiry* on or before the date of purchase. The facility must have been purchased after January 11, 2002.

Contiguous Property Owner - The CERCLA *contiguous property owner liability protection* excludes from the definition of “owner” or “operator” a person who owns real *property* that is “contiguous” to, and that is or may be contaminated by *hazardous substances* from other real *property* that is not owned by that person but “solely by reason of the contamination.”. In Texas, formal designation of the *contiguous property owner liability protection* is obtained through the Innocent Owner Operator Program (IOP).

Controlled Recognized Environmental Condition—a *recognized environmental condition* resulting from a past *release* of *hazardous substances* or *petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls (for example, *property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*). A condition considered by the *environmental professional* to be a *controlled recognized environmental condition* shall be listed in the findings section of the *Phase I Environmental Site Assessment report*, and as a *recognized environmental condition* in the conclusions section of the *Phase I Environmental Site Assessment report*.

Data Failure —a failure to achieve the historical research objectives specified in the ASTM Standard, even after reviewing the *standard historical sources* that are *reasonably ascertainable* and likely to be useful. *Data failure* is one type of *data gap*.

Data Gap – a lack of or inability to obtain information required by the ASTM Standard, despite *good faith* efforts by the *environmental professional* to gather such information. *Data gaps* may result from incompleteness in any of the activities required by the standard, including, but not limited to *site reconnaissance* (for example, an inability to conduct the *site visit*), and *interviews* (for example, an inability to interview the *key site manager*, regulatory officials, etc.)

Deminimis Condition - A *deminimis condition* is one that meets two criteria: (1) no material risk of harm to public health or the environment; and (2) would not be subject to enforcement action if brought to the attention of regulatory officials.

Demolition Debris—concrete, brick, asphalt, and other such building materials discarded in the demolition of a building or other improvement to property.

Dry Wells—underground areas where soil has been removed and replaced with pea gravel, coarse sand, or large rocks. *Dry wells* are used for drainage, to control storm runoff, for the collection of spilled liquids (intentional and nonintentional) and *wastewater* disposal (often illegal).

Engineering Controls (EC)—physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to *hazardous substances* or *petroleum products* in the soil or groundwater on the *property*. *Engineering controls* area type of activity and use limitation (AUL).

Environmental Lien —a charge, security, or encumbrance upon title to a *property* to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of *hazardous substances* or *petroleum products* upon a *property*, including (but not limited to) liens imposed pursuant to CERCLA 42 U.S.C. §§9607(1) & 9607(r) and similar state or local laws.(Also see IC/EC – Institutional Control/Engineering Control)

Environmental Professional —a person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b). The person may be an independent contractor or an employee of the *user*. Employees of STC that supervise Phase I ESA's are Environmental Professionals.

Historical Recognized Environmental Condition—an environmental condition which in the past would have been considered a *recognized environmental condition*, but which may or may not be considered a *recognized environmental condition* currently. The final decision rests with the *environmental professional* and will be influenced by the current impact of the *historical recognized environmental condition* on the *property*. If a past release of any *hazardous substances* or *petroleum products* has occurred in connection with the *property* and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered an *historical recognized environmental condition* and included in the findings section of the *Phase I Environmental Site Assessment* report. The *environmental professional* shall provide an opinion of the current impact on the *property* of this *historical recognized environmental condition* in the opinion section of the *report*. If this *historical recognized environmental condition* is determined to be a *recognized environmental condition* at the time the *Phase I Environmental Site Assessment* is conducted, the condition shall be identified as such and listed in the conclusions section of the *report*.

Innocent Landowner Defense —(42 U.S.C. §§9601(35) & 9607(b)(3))—a person may qualify as one of three types of innocent landowners: (i) a person who “did not know and had no reason to know” that contamination existed on the *property* at the time the purchaser acquired the *property*; (ii) a government entity which acquired the *property* by escheat, or through any other involuntary transfer or acquisition, or through the exercise of eminent domain authority by purchase or condemnation; and (iii) a person who “acquired the facility by inheritance or bequest.” To qualify for the first type of innocent landowner LLP, such person must have made *all appropriate inquiry* on or before the date of purchase. Furthermore, the *all appropriate inquiry* must not have resulted in knowledge of the contamination. If it does, then such person did “know” or “had reason to know” of contamination and would not be eligible for the *innocent landowner defense*.

Institutional Controls (IC)—a legal or administrative restriction (for example, “deed restrictions,” restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to *hazardous substances* or *petroleum products* in the soil or groundwater on the *property*, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An *institutional control* is a type of *Activity and Use Limitation* (AUL).

Migrate/Migration—for the purposes of this practice, “migrate” and “migration” refers to the movement of *hazardous substances* or *petroleum products* in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

Recognized Environmental Condition - 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 structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not represent a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

User —the party seeking to use ASTM Practice E 1527 to complete an *environmental site assessment* of the *property*. A *user* may include, without limitation, a potential purchaser of *property*, a potential tenant of *property*, an *owner* of *property*, a lender, or a *property* manager. The *user* has specific obligations for completing a successful application of the ASTM method..

Other Special Terms

Anthropogenic – relating to or involving impact by man on nature – When utilized by STC, this term often refers to low or moderate levels of pollutants in urban soil that are probably caused by multiple historical operations over time rather than one single industrial operation or spill. The term anthropogenic may also refer to chemicals that are placed in soil for an intended purpose (e.g. pesticides).

Affected Property – This term refers to a property that contains concentrations of pollutants in soil or groundwater that exceed the Tier 1 levels specified in the Texas Risk Reduction Program (TRRP).

Affected Property Assessment Report (APAR) – This term refers to a report that follows a prescribed format specified in the Texas Risk Reduction Program (TRRP). This is a comprehensive report that typically defines the extent of pollutants in soil and groundwater, provides a review of regional and local geology, determines the class or natural purity of the on-site groundwater, and clearly specifies exactly what types of pollutants on the property exceed TRRP standards.

Background Pollutant Concentrations – When used by STC, this term refers to substances that meet one of three criteria, which are:

- 1) The substance is a metal in soil and the concentration is less than the Texas-Specific Background Concentration recognized by the TCEQ and published in 30 TAC 350.51(m), or;
- 2) The substance is naturally occurring and a study shows the substance is present at levels on the subject property that are consistent with naturally occurring levels in that particular region, or;
- 3) The pollutant is man-made, but a study has been conducted that indicates the on-site level of pollution is anthropogenic and the pollutant is also present at similar or greater concentrations across a much larger area than the subject property..

Closure and Closure Letter – Closure is a term that indicates a site assessment and/or cleanup has been conducted and regulatory officials have agreed that all actions are sufficient to meet the requirements of the regulations. A written correspondence by regulatory officials which indicates all actions are sufficient to meet regulatory requirements is commonly called a “Closure Letter”. An “NFA Letter” or “No Further Action Letter” is a synonym for a Closure Letter.

Determining Which Releases are Subject to TRRP – This is the title of a guidance document issued by the TCEQ and dated October 21, 2003. This guidance document details initial assessment and reporting requirements for soil and groundwater pollutants. The reporting requirements include sites where pollutant levels are relatively low and below Tier 1 standards. If certain criteria in this guidance document are met, the responsible party can avoid a more comprehensive assessment of the property (The APAR).

Method Quantitation Limit (MQL) – This term refers to the concentration of a particular pollutant in soil or groundwater and the ability of the laboratory method to measure the pollutant. For example, many laboratories will specify a MQL of approximately 1 part per billion (ppb) for the compound benzene in groundwater. If benzene is found at a concentration that at least equals the MQL, then the result is considered valid and scientifically reproducible. Pollutant concentrations that exceed the MQL may be subject to certain regulatory reporting requirements in Texas.

Halogenated – an organic compound or other substance containing halogens. Halogens include chlorine, fluorine, bromine, and iodine.

Naturally Occurring Level– Certain pollutants (primarily metals) are naturally occurring in the earth’s crust. The State of Texas has designated median levels for numerous metals. These median metal concentrations for soils in Texas are published in 30 TAC 350.51(m). If the level of metals on a site are below the median level, no reporting is typically required and the site is not designated an Affected Property as defined by TRRP. Note: Some areas in Texas may have naturally occurring concentrations of metals that are above the median level. In these cases, a background study may be required to confirm no further action is required.

Texas Risk Reduction Program (TRRP) – This term refers to the regulations specified in Title 30, Chapter 350 of the Texas Administrative Code (30 TAC 350). These regulations specify the requirements for conducting assessments and cleanup of Affected Properties in Texas.

Tier 1 Standards – This term references the concentration of a specific pollutant in soil or groundwater and the regulations specified in the Texas Risk Reduction Program (TRRP). When a pollutant exceeds a Tier 1 Standard, then this condition typically triggers the need for a more comprehensive assessment of the property (e.g. the Affected Property Assessment Report or APAR). Properties exceeding Tier 1 Standards may also require remediation and potentially be subject to enforcement actions by regulatory officials. However, at some sites, the Tier 1 standards may be exceeded and no further action is required if certain criteria are met. These exemption criteria are specified in the TCEQ Guidance document dated October 21, 2003 and entitled *Determining Which Releases are Subject to TRRP*.

1.0 SUMMARY

In accordance with the Frost Bank Authorization for Environmental Services, we have completed a Phase I Environmental Assessment of the site associated with the Comal County Appraisal District Property ID 81100 in San Antonio, Texas. The property consists of approximately 9.97 acres of land. The majority of the property consists of undeveloped land that was formerly cultivated for hay. A dilapidated metal shed is present on the property. According to the CCAD website, Dorthlin R. Wilson is the current owner of the property.

The historical review indicated that the majority of the property has consisted of cultivated land and/or vacant, undeveloped land throughout its entire history. The property has been utilized for hay production for approximately the last 50 years. The shed was erected on the property between 2008 and 2010.

Ms. Jahna Jahns, Senior Geologist of STC Environmental Services, Inc. completed a physical site visit on June 26, 2023. At the time of our site visit, the property was primarily vacant, undeveloped land. A dilapidated metal shed was observed near the northwestern corner of the site. An inoperable truck with no engine, a tractor, and other farm implements were also observed in this area of the property. Several discarded tires were observed on the northwestern and southern portions of the site. A large debris pile consisting of brush and wooden pallets was observed on the southwestern portion of the site. In addition, discarded pieces of wood with glass insulators, discarded pieces of PVC pipe, a discarded, metal culvert, discarded farm implements, and large slabs of discarded concrete were observed in the wooded area on the southern portion of the property. Minor amounts of surficial fill material consisting of soil and gravel were also observed on near the northwestern corner of the property.

The results of the regulatory database search indicated the presence of one (1) IHW CORRACTION site and two (2) MRDS sites located within the designated search radii. Neither the subject site nor any of the adjoining properties were identified on any of the environmental databases.

Based on the results of this Phase I Environmental Site Assessment, it is our opinion that there are no *recognized environmental conditions* associated with any past or current activities on the subject property. In addition, no potential *vapor encroachment conditions* were discovered.

However, there is a *deminimis condition* associated with the presence of discarded equipment and fill material on the site. The ASTM standard does not require additional investigation of *deminimis* conditions. Hence, no additional investigation of the property is considered warranted.

In regard to non-ASTM issues, the potential for endangered species habitat is likely to be low, a fault may cross the subject site, and the site is located in the Edwards Aquifer Transition Zone. Those issues should be properly managed if the site is developed for other uses.

2.0 INTRODUCTION

In accordance with the Frost Bank Authorization for Environmental Services, we have completed a Phase I Environmental Assessment of the subject site associated with the Comal County Appraisal District Property ID 81100 in San Antonio, Texas.

In accordance with ASTM Standard E1527-21, Frost Bank is the designated the “User” of this assessment report and representatives of STC are the Environmental Professional(s) that have prepared this report.

2.1 Purpose

The purpose of this ESA was to gather information and render an opinion regarding the presence or likely presence of any hazardous substances or petroleum products on the property. The assessment was also designed to provide the User/Client with three possible protections or defenses which are designated in the 2013 ASTM Standard and Federal regulations. These three Limited Liability Protections (LLP’s) protections are known as:

1. The Bona Fide Prospective Purchaser Liability Protection
2. The Contiguous Property Owner Liability Protection
3. The Innocent Landowner Defense

In essence, the aforementioned protections/defenses are designed to protect the User/Client from potential enforcement actions by regulatory officials. To qualify for these protections, the scope of the investigation must meet certain criteria specified in the federal regulations governing these issues. In addition, to qualify for these protections, there are certain designated responsibilities of the both the User and the Environmental Professional. The responsibilities of the User are discussed in Section 4.0 of this report.

The report is also designed to provide the User/Client with general information concerning environmental liabilities not necessarily associated with the ASTM standard. This information may aid the User/Client in evaluating the appraised cost of the property, obtain lending for the property, and evaluate the cost for future development of the property. However, these secondary goals are limited to environmental issues and must be used in conjunction with other information sources (e.g. property appraisers, surveyors, title insurers) to evaluate the overall “business risk” associated with the property.

2.2 Detailed Scope of Services

This report contains information gathered from a site visit, a title search, review of available City Directories, review of available Fire Insurance Maps, review of the area geology, and a review of local/state/federal regulatory databases. Other standard sources of information were also used. Where feasible, STC also interviewed owners and operators of the property.

This report also contains information that goes beyond the scope of the ASTM method. This additional information includes a preliminary review of wetlands issues, endangered species, and other concerns (See Section 8.0).

2.3 Significant Assumptions

During the course of the Phase I Assessment, the following assumptions were made concerning the data collected.

1. All persons interviewed or providing information concerning the site acted in good faith and did not intentionally convey incorrect data, misleading information, or withhold information critical to the assessment.
2. The use of hazardous substances on the property can be detected through the research of records and information that is reasonably ascertainable.

2.4 Limitations and Exceptions

The following tasks are specifically excluded from the scope of this assessment:

- Evaluation of Asbestos (unless a survey was performed – see Section 8.0)
- Evaluation of mold
- Evaluation of lead based paint
- Evaluation of radiation from power lines
- Evaluation of Lead in the drinking water supply
- Industrial hygiene and health/safety of any personnel operating at the site
- Evaluation of regulatory compliance of any active operations that are not likely to result in liabilities for future landowners (e.g. certain air emissions, regulatory reporting requirements).
- Evaluation of residual chemicals from crop production on the property

Because of the aforementioned exclusions, this Phase I Assessment is not designed to determine whether tenants or occupants at the site are safe from exposure to hazardous substances or other chemicals that may be of concern.

It should also be noted that this assessment does not constitute what is commonly known as an “environmental audit”. Such audits focus on other environmental liabilities that could result in enforcement actions from environmental officials, but are not necessarily assumable by future landowners. For example, industrial operators may receive a fine or penalty for not notifying regulatory agencies of hazardous waste generation and submitting certain paperwork. Fines or penalties for such administrative errors are typically not assumable or transferable to landowners. Therefore, such liabilities are not addressed in this report.

Our inspection of the property is limited to areas that are reasonably and normally accessible. For example, inspections of areas between walls, under floors, or crawl spaces are areas that are not normally inspected or included in the assessment.

The work performed by STC on this project may not meet the requirements for obtaining the three Limited Liability Protections if certain conditions are found. Such conditions include but are not limited to: data gaps, data failure, the discovery of hazardous substances, or other items. If information is discovered that compromises STC's ability to meet the aforementioned objectives, then these limitations are described in subsequent sections of this report.

STC has performed this Phase I ESA in accordance with generally accepted practices of the profession undertaken in similar studies at the same time and in the same geographical area and in voluntary general compliance with the ASTM Standard for Environmental Site Assessments on Commercial Real Estate (ASTM E1527-21).

STC has observed the degree of care and skill generally exercised by the profession under similar circumstances and conditions. Our observations, findings, and opinions cannot be considered as scientific certainties, but rather as opinions based on our professional judgment concerning the significance of the data gathered during the course of investigations for this ESA. Specifically, STC does not and cannot represent that the site contains no hazardous substances or petroleum products beyond that observed by STC during the site visit and the information obtained from public records.

2.5 Special Terms and Conditions

Special Terms used by STC in this assessment are presented as a preface to this report on pages i through v. These special terms include acronyms, abbreviations, and certain definitions that are designated in ASTM E1525-13 standard.

The preface section of this report also includes special terms used by STC and certain definitions recognized by the Texas Commission on Environmental Quality (TCEQ).

2.6 User/Client Reliance

The User/Client of this ESA may rely on the findings of the ESA for the purpose the purpose of real estate evaluation and determining whether the Limited Liability Protections may be available for this property.

This study and report have been prepared for and on behalf of our Client/User. It is intended for the exclusive use by our Client/User solely for the purpose of evaluating the property. However, STC acknowledges and agrees that the report may be conveyed to the Lender, Buyer, and Title Insurer associated with the proximate purchase, refinancing, or sale of the property by our Client.

3.0 SITE DESCRIPTION

The subject property consists of 9.97 acres of land that are primarily cultivated or undeveloped. A dilapidated metal shed was observed near the northwestern corner of the property (See Photos

1 through 22). Additional details concerning the current conditions on the property and site vicinity are presented below.

3.1 Location and Legal Description

The subject property is located northeast of the intersection of FM 3009 and FM 2252 in San Antonio, Texas. The approximate center point geographic coordinates of the site are Latitude 29.6281431 and Longitude -98.27468505 and. A site location map is presented on Figure 1. The site is legally defined by the following:

A-671 SUR-95 E Woodruff, acres 9.967
Comal County Appraisal District Property ID: 81100; being 09.967 acres.

3.2.1 Site Elevation and General Land Slope

The 7.5 minute USGS Topographic Quadrangle Map for the site area, Bat Cave, Texas Quadrangle, 2019, indicates that the subject property is situated on sloping terrain with a general trend to the southeast. The elevation of the subject property is approximately 775 feet above mean sea level (MSL) (National Geodetic Vertical Datum of 1929). The elevation within a one-half (½) mile radius of the subject property varies from approximately 730 to 890 feet above MSL. The anticipated direction of surface water flow is to the south southeast towards an unnamed creek.

3.2.2 Subsurface Geological Characteristics

According to the Bureau of Economic Geology, Geologic Atlas of Texas, San Antonio Sheet, revised 1982, the site is situated on THE Pecan Gap Chalk (Kpg) and the Edwards Limestone (Ked) of Upper Cretaceous Age. Fluvial Terrace Deposits (Qt) of Quaternary Age. The Pecan Gap Chalk is composed of chalk and marl that is very light yellow to yellowish brown in color, weathering to form a moderately deep soil. The thickness of the formation varies from 100 to 400 feet. The Ked includes the Georgetown formation at the top. This limestone is fine to coarse grained with abundant cherty. This formation is medium gray to grayish brown. Fossil such as rudistids, miliolids, and shell fragments are common as reefs or individuals. Solution zones and collapse breccia are common. The thickness of the Edwards Limestone ranges from 300 to 500 feet.

The geologic map indicated that faults cross the northern portion of the subject site. These fault strike from northeast to southwest parallel to additional faults further north and south. These are inactive faults and the potential for movement is therefore considered low. However, it is possible that there may be abrupt lateral changes in lithology due to the presence of these faults. Such abrupt changes, if present, could require special considerations for the design of a foundation of any new building or structure.

3.2.3 Groundwater Characteristics

The subject property is located in Bexar County, which secures its water for domestic purposes from the Edwards Aquifer. Groundwater flow in the Edwards Aquifer generally flows south from its recharge zone (outcrop area) towards the confined portion of the system. Flow in the confined portion of the system generally flows from major recharge areas west of San Antonio to major discharge areas northeast of San Antonio. The Aquifer exists under non-confined conditions in the recharge zone (outcrop area), where it is more susceptible to contaminants from the surface. The Aquifer exists under artesian conditions in the confined area where it is less susceptible to surface contaminants.

3.2.4 Special Water Districts (EAA or Others)

A review of the Edwards Underground Water Districts Reference Map, March 1988 and the TCEQ Edwards Aquifer Protection Program website indicates the site is located within the Transition Zone of the Edwards Aquifer.

The Transition Zone of the Edwards Aquifer is defined as the area south or southeast of the Recharge Zone where surface features may allow water to filter into the aquifer through cracks, fissures, caves and other openings. Within this zone, contaminants in surface water may enter the aquifer.

In accordance with 30 TAC Chapter 213, Subchapter A, an Edwards Aquifer Protection Plan will be required for any development located on the Transition Zone. If a current approved Edwards Aquifer Protection Plan is in place, then development described in this plan can proceed without modification. Future developments should also comply with guidelines set forth in TAC 30 Chapter 213 regarding the use and storage of hazardous materials.

3.2.5 Soil Survey Review

According to the U.S. Department of Agriculture Web Soil Survey the Heiden clay (HeB) with 1 to 3 percent slopes, the Austin-Castephen complex (AuC3) with 2 to 5 percent slopes, eroded, and the Heiden clay (HeC3) with 3 to 5 percent slopes eroded occur at the subject property.

3.2.6 Floodplain

According to the Flood Insurance Rate Map for the area, Community Panel Number 48091C0420F Panel 420 of 505 revised September 2, 2009, the subject property is located in Zone X of the floodplain in an area determined to be outside the 0.2% annual chance floodplain.

3.3 Current Use of the Property

At the time of our site visit, the subject property consisted primarily of undeveloped land. A dilapidated shed was observed on the northwestern portion of the site.

3.4 Description of Structures, Boulevards, and Other Improvements

FM 2252 forms a portion of the northern boundary of the site and railroad tracks form the southern boundary. The site consists primarily of undeveloped land, however, a dilapidated shed was observed on the northwestern portion of the property.

3.4.1 On-Site Water Supply

No plumbed structures are located on the property.

3.4.2 On-Site Sanitary Sewer System

No plumbed structures are located on the property.

3.4.3 Exterior Sumps and Drainage Structures

No exterior sumps or drainage structures were observed.

3.5 Current Uses of Adjoining Properties

The surrounding adjacent and abutting properties were observed for possible environmental impacts to the subject property. The location of businesses immediately abutting the subject property are shown or noted on Figure 2. Additional details concerning the abutting and nearby properties is discussed below.

North

FM 2252 (Nacogdoches Road) forms a portion of the northern boundary of the subject property. A rental cottage and San Antonio Nurse Midwife birthing center adjoin the remainder of the site to the north.

South

Railroad tracks and the associated right-of-way adjoin the subject property to the south.

East

Commercial/industrial development and vacant, undeveloped land adjoin the subject site to the east. This property appeared to be unoccupied and was listed “For Sale” at the time of the site visit.

West

A rental cottage, San Antonio Nurse Midwife birthing center, A-1 signs, and Wetz Farms adjoin the subject site to the west.

4.0 USER PROVIDED INFORMATION

The ASTM standard requires the User of the ESA to provide specific information concerning the site. To assist the User in providing the information required by the ASTM standard, STC has provided the user with a User Responsibility Form. A copy of the form, completed by the User is presented in Appendix G. A summary of the information provided by the User is presented below.

4.1 User Knowledge of Title Records

The User is not aware of title records that suggest or indicate environmental problems associated with the property.

4.2 User Knowledge of Environmental Liens and Activity Use Limitations

The User is not aware of any Cleanup Liens or activity use limitations associated with the property.

4.3 User Knowledge of Specialized Knowledge

The User has no specialized knowledge of the site.

4.4 User Knowledge of Commonly Known or Reasonably Ascertainable Information

The User has no commonly known or reasonably ascertainable information concerning the site.

4.5 User Knowledge of Owner, Property Manager, and Occupant Information

The User has no knowledge of the owner or property manager.

4.6 Reason for Performing the Phase I Assessment

The User has performed the assessment for the purpose of assessing environmental conditions, obtaining potential liability protections, and obtaining lending for this property.

4.7 User Knowledge of Other Information

The User has no other information concerning the site.

5.0 RECORDS REVIEW

This section presents a review of all records reviewed concerning the site. This record review consists of historical information as well as current information concerning the property use.

5.1 Standard Environmental Record Sources

Where available, the standard types of records reviewed by STC include title documents, aerial photographs, fire insurance maps, and variety of environmental databases. A description of these standard records is presented below.

5.1.1 Title Record Review

Current Ownership

Per the client's request, formal chain-of-title research was not conducted. According to information obtained from the Comal County Appraisal District (CCAD) website, The Dorthlin R. Wilson is the current owner of the subject property. The instrument conveying ownership is a Death Certificate 126339 recorded in Volume 142, Page 14 of the Comal County Deed Records. A copy of the information obtained from the BCAD website is presented in Appendix B-1.

Prior Ownership

Per the client's request, a chain of title search was excluded from this Phase I ESA. The BCAD website indicated that Ms. Wilson became sole owner of the property in September 2014 upon the death of Leroy E. Wilson. Dorthlin and Leroy Wilson originally acquired the property in June 1981. No other information regarding previous ownership of the subject property was provided by the BCAD website. A copy of the information obtained from Bexar County Appraisal District website is contained in Appendix B-1.

5.1.2 Review of Aerial Photographs

The following sources were contacted to determine availability of aerial photographs of the subject area.

- Agricultural Stabilization & Conservation Service (ASCS)
- Fairchild
- General Land Office
- Tobin International

- Texas Department of Transportation (TexDOT)
- United States Air Force
- United States Department of Agriculture (USDA)
- United States Geological Survey (USGS)
- Wallace
- Stewart Geo Services, Inc.
- Globexplorer
- City of San Antonio website
- Google Earth Website

Aerial photographs taken in 1955, 1958, 1963, 1966, 1973, 1983, 1986, 1995, 2004, 2008, 2010, 2012, 2014, 2016, 2018, 2020, and 2022 were reviewed as part of this assessment. The aerial photographs were reviewed to aid in establishing prior land use of the subject property, and for visual evidence of processes, facilities or surface features that might be an indication of environmental impairment. Please refer to Appendix B-2 for copies of the Aerial Photographs. The following sections summarize the aerial photography review.

5.1.2.1 Aerial Photographs – Subject Property

The subject property consisted primarily of cultivated and or vacant, undeveloped land since at least 1955. By 2010, a metal shed had been constructed near the northwestern corner of the property.

5.1.2.2 Aerial Photographs – Adjoining Properties

The adjoining properties to the east and the west consisted of cultivated land prior to 1955. FM 2252 (Nacogdoches Road) formed a portion of the northern boundary and railroad tracks formed the southern boundary of the property prior to 1955. In addition, residences adjoined the subject property to the northwest prior to 1955. The adjoining properties remained relatively unchanged from 1955 through 1973. By 1983, the adjoining property to the west was no longer cultivated and by 2008, commercial/industrial development had occurred on the northern portion of this adjoining property. By 2010, the northern portion of the adjoining property to the east had been commercially developed. By 2022, additional commercial/industrial buildings had been constructed on the adjoining property to the east.

5.1.3 Historical City Directories

Environmental Risk Information Services (ERIS) has reviewed historical city directories for addresses associated with the subject site and nearby properties. ERIS has attempted to review these directories in five-year increments dating back to the beginning of the directory collection. Any gaps in the research concerning this site reflect gaps in the internal collection of ERIS.

Directories from 1926, 1931, 1936-37, 1941, 1946, 1948, 1951, 1955-56, 1960, 1965, 1970, 1973, 1976, 1981, 1986, 1992, 1996-97, 2000, 2003, 2008, 2012, 2016, 2020, and 2022 were reviewed.

5.1.3.1 Historical City Directories – Subject Property

There is no numerical address associated with the subject property therefore the subject property was not identified in any of the reviewed directories.

The adjoining property to the north and west is associated with the address 20328 FM 2252. A copy of this research is presented in Appendix B-3.

5.1.3.2 Historical City Directories – Adjoining Properties

The adjoining property to the north and west is associated with the address 20328 FM 2252. This address was identified as a beauty from 2003 through 2022. San Antonio Nurse Midwife was identified at this address in 2022. Additionally, several residential listings were also identified as this address from 2003 through 2022.

The adjoining property to the east is associated with the address 20376 FM 2252. This address was identified as Heritage Roofing Company from 2016 through 2022.

An additional adjoining property to the west is associated with the address 20286 FM 2252. This address was identified as a residence in 2012. From 2016 through 2022 this address was identified as A-1 Signs.

A copy of this research is presented in Appendix B-3. Occupants of the adjoining properties are high-lighted in yellow.

5.1.3.3 Historical City Directories – Other Nearby Properties

No nearby occupants of potential environmental concern were identified in any of the reviewed directories. A copy of this research is presented in Appendix B-3.

5.1.4 Fire Insurance Maps

In the late nineteenth century, the Sanborn Company began preparing maps for use by fire insurance companies. These maps indicate construction materials of specific structures in developed urban areas. With the advent of retail gasoline service stations, the approximate locations of tanks were noted, often without AST or UST designations. These maps were updated and expanded periodically through the twentieth century. A review of various collections of insurance maps was conducted in the attempt to identify the subject site. These collections included digital Chadwyck-Healey Sanborn Maps from 1867 to 1970 created by

the ProQuest Company, microfilm reels of Sanborn Map Company archives from the late 19th century to 1990 at the Center for American History at the University of Texas at Austin, the Sanborn Map collection of original maps dated 1877 to 1951 at the Center for American History at the University of Texas at Austin, and the Texas State Library Archives Commission, Fire Insurance Map Collection dated 1920's to 1970's. The subject site was not identified on any of the reviewed maps. A letter regarding the research completed by ERIS is presented in Appendix B-4.

5.1.5 Water Well Records

Review of the Texas Water Development Board (TWBD) website did not indicate the presence of any registered water wells or groundwater monitoring wells on the subject site or any of the adjoining properties. This listing is not an all-inclusive listing of the water wells in Texas. Should any water wells be discovered on the site during future development, they should be plugged by a licensed water well driller in accordance with 16 TAC Chapter 76 and TWC Chapters 32 and 33.

5.1.6 Zoning Records

The subject property has a City of San Antonio address however, the property is actually located within the extra-territorial jurisdiction (ETJ) of the City of Garden Ridge, Texas. No zoning designation was available for the subject property.

5.1.7 Building Records

The subject property has consisted primarily of cultivated and/or vacant, undeveloped land throughout its history. No permanent structures have ever been erected on the subject property. In addition, the subject property is located outside the city limits of both San Antonio and Garden Ridge. Therefore, no building permits records were available for the subject property.

5.2 Regulatory Database Search

This section of the report presents the results of an environmental database review. These databases are computerized lists of properties and facilities that engage in hazardous material storage or have been identified as sites of environmental concern.

The search radius for the required databases specified by the ASTM standard is depicted in Table I. STC followed these guidelines or more stringent criteria during the course of the data reviewed. A more detailed discussion of listings of potential environmental concern is provided below. Databases with no identified facilities are not discussed however definitions of all of the databases are provided in the regulatory database report presented in Appendix C.

Table I
ASTM Database Summary & Search Radius

TYPE OF DATA BASE	ASTM RADIUS REQUIRED/USED (MILES)	NUMBER OF SITES IDENTIFIED
Industrial and Hazardous Waste Sites with Corrective Actions (IHW CORR ACTION)	1.0/1.0	1
Mineral Resource Data System (MRDS)	1.0/1.0	2

5.2.1 Subject Site

The subject site was not identified on any of the environmental databases. Appendix C contains a copy of the database search.

5.2.2 Adjoining Properties

None of the adjoining properties were identified on any of the environmental databases. Appendix C contains a copy of the database search.

5.2.3 Non-Adjoining Properties

Three (3) facilities were identified on the various environmental databases. Based on proximity to the subject site and/or the nature of the on-site operations at these facilities, none of the facilities or incidents identified on the environmental database are considered to present any *recognized environmental conditions* to the subject site. Appendix C contains a copy of the database search.

5.3 Additional Environmental Records

As a portion of the database review, environmental databases, facility files, and the EPA Institutional / Engineering Controls database were reviewed for institutional and engineering controls. These sources were utilized to review for listings of controls or activity use limitations of the subject site or property located within a one-half (½) mile radius of the subject site. No listings were identified within the search radius of the sources reviewed. No other environmental records were reviewed.

5.4 Physical Setting Sources

At a minimum, the ASTM requires that a USGS topographic map be provided to describe the physical setting of the site. A topographic map is presented on Figure 1.

ASTM indicates other physical setting sources are discretionary, based on the judgment of the environmental professional. However, when migration of pollutants from off-site sources is suspected, then a description of other sources of topographic or geologic information is required by ASTM.

Section 3.2 of this report provides additional information concerning site geology, hydrogeology, and groundwater characteristics of the site and site vicinity.

5.5 Historical On-Site Use of the Property

The historical review indicated that the majority of the subject property has consisted of cultivated land and/or vacant, undeveloped land throughout its entire history. The property has been utilized for hay production for approximately the last 50 years. The shed was erected on the property between 2008 and 2010.

5.6 Historical Use of Adjoining Properties

The historical review also indicated that the adjoining properties to the east and the west consisted of cultivated land prior to 1955. FM 2252 (Nacogdoches Road) formed a portion of the northern boundary and railroad tracks formed the southern boundary of the property prior to 1955. In addition, residences adjoined the subject property to the northwest prior to 1955. The adjoining properties remained relatively unchanged from 1955 through 1973. By 1983, the adjoining property to the west was no longer cultivated and by 2008, commercial/industrial development had occurred on the northern portion of this adjoining property. By 2010, the northern portion of the adjoining property to the east had been commercially developed. By 2022, additional commercial/industrial buildings had been constructed on the adjoining property to the east.

No occupants of potential environmental concern were identified for the adjoining property properties.

5.7 Vapor Encroachment Screening

Vapor encroachment is a concern associated with the potential for volatile chemicals, such as petroleum fuels, to migrate through the subsurface in the gas phase. The volatile gases are derived from contaminated soil and groundwater plumes.

Vapor encroachment is a concern if subsurface volatile gases migrate into occupied buildings through cracks and penetrations in the building slab. The ASTM E15 7-13 Standard Practice requires the Environmental Professional to evaluate the potential for vapor encroachment onto the subject property.

ASTM has developed a Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM E2600-15). STC generally follows this guidance document when conducting a Vapor Encroachment Screen (VES).

The VES Standard Guide requires the environmental professional to search for potential sites of concern within the following databases and search distances, where groundwater flow is not known and/or preferential pathways for groundwater or vapor flow may exist:

Table II
Vapor Encroachment Screening Guide

Standard Environmental Records Sources	Minimum Search Distance (miles) – for Chemicals with High Migration Potential	Minimum Search Distance (miles) – for Chemicals with Lower Migration Potential
State and tribal HWS lists	1/3	1/10
State or tribal-equivalent NPL	1/3	1/10
State or tribal-equivalent CERCLIS list	1/3	1/10
State or tribal landfill or solid waste site list	1/3	1/10
State or tribal leaking storage tank lists	1/3	1/10
State and tribal registered tank lists	Subject property only	Subject property only
State and tribal IC/EC registries	Subject property only	Subject property only
State and tribal voluntary cleanup site lists	1/3	1/10
State and tribal brownfield sites list	1/3	1/10
Federal NPL site list	1/3	1/10
Federal CERCLIS list	1/3	1/10
Federal RCRA CORRACTS list	1/3	1/10
Federal RCRA non-CORRACTS TSD List	1/3	1/10
Federal RCRA Generators List	Subject property only	Subject property only
Federal IC/EC registries	Subject property only	Subject property only
Federal ERNS list	Subject property only	Subject property only

STC simplifies the VES requirements by evaluating sites using the following criteria:

- 1200 feet (0.2 miles) for sites where a chemical with a high potential for migration (e.g. dry cleaning solvents) may have been released.
- 300 feet (0.05 miles) for sites where a chemical with a lower potential for migration (e.g. fuels) may have been released.

If sites are found within the aforementioned distances, then a potential *vapor encroachment condition* exists.

No potential *vapor encroachment conditions* were found to exist for the subject property.

6.0 SITE RECONNAISSANCE

This section presents the results of the site visit and the observations in the field concerning adjacent or nearby properties.

6.1 Methodology and Limiting Conditions

A physical on-site inspection was accomplished to observe the existing conditions, current land use and activities occurring both on-site and on the abutting and adjacent properties. The purpose of this visit was to evaluate operations that could represent a potential environmental impact or concern to the subject site. Site photographs are included in Appendix A.

The on-site inspection was limited to areas that were generally accessible and visible at the time of the site visit. Inspection of hidden areas such as spaces between walls or crawl spaces was not conducted. However, if any portions of the property were not accessible (e.g. locked doors), then this condition is noted in Section 12 of this report.

The reconnaissance of adjacent properties was generally conducted by reviewing those conditions that are evident at the property boundary. Inspection of interior spaces of adjacent properties was not conducted. Further, inspection of outdoor areas on adjacent properties was not conducted unless the property was generally accessible to the public (no locked gates) and there was reason to suspect the presence of operations on adjacent properties that could affect the subject site (e.g. obvious surface evidence of contaminant migration).

6.2 General Site Setting

The subject site is located in an area of mixed residential and commercial development.

6.3 Exterior Observations

The subject property, adjacent and abutting properties were inspected on June 26, 2023 by Ms. Jahna Jahns, Senior Geologist of STC Environmental Services, Inc. A detailed inspection was performed by walking the subject property. The subject site consists of 9.97 acres of land that are primarily undeveloped. A dilapidated shed was observed near the northwestern corner of the property.

6.3.1 AST/UST Systems and Pipelines

No AST/UST fueling systems or pipelines were observed at the site.

6.3.2 Transformers and Potential PCB Containing Equipment

Pole-mounted transformers were noted in the vicinity of the subject site. These transformers appear to be in good condition with no visible evidence of leakage. In addition, discarded pieces of wood with glass insulators were observed in the wooded area on the southern portion of the property. No discarded transformers were observed.

6.3.3 On-Site Potentially Regulated Substances

No potentially regulated substances were observed at the subject site.

6.3.4 Exterior Soil Staining and Pavement Staining

No soil or pavement staining was observed on the property. Dead vegetation and distressed vegetation were not observed during the site visit.

6.3.5 Exterior Pits, Sumps, Ponds and Lagoons

No exterior pits, sumps, ponds, or lagoons were noted at the subject site.

6.3.6 Solid Waste Disposal and Fill

An inoperable truck with no engine, a tractor, and other farm implements were also observed in this area of the property. Several discarded tires were observed on the northwestern and southern portions of the site. A large debris pile consisting of brush and wooden pallets was observed on the southwestern portion of the site. In addition, discarded pieces of wood with glass insulators, discarded pieces of PVC pipe, a discarded, metal culvert, discarded farm implements, and large slabs of discarded concrete were observed in the wooded area on the southern portion of the property.

Minor amounts of surficial fill material consisting of soil and gravel were also observed on near the northwestern corner of the property.

6.3.7 Wastewater and Storm Water

No plumbed structures are present on the property.

Storm water at the site apparently drains towards the southeast.

6.3.8 Water Wells

At the time of the site visit, there was no evidence of any existing water wells or groundwater monitoring wells at the subject site.

6.3.9 Septic Systems

No evidence of a septic system was observed at the subject site.

6.3.10 Stressed Vegetation

No evidence of stressed vegetation associated with chemical release was observed at the subject site.

6.3.11 Drums and Other Containers

No drums or other containers were observed at the site.

6.4 Interior Observations

The subject site consists primarily of vacant, undeveloped land. However, a dilapidated metal shed with a dirt floor was observed on the northwestern portion of the site. The interior of the shed was overgrown with weeds and grasses.

7.0 INTERVIEWS

7.1 Interviews with the Owner

As part of this assessment, Ms. Adrienne Martinez with The Children's Shelter, the current property owner, completed a User Responsibility Form. Ms. Martinez was not aware of any hazardous chemical usage, storage, or any environmental incidents associated with the property. According to the Mr. Robert Mc Donough, real estate agent representing The Children's Shelter, the property was formerly occupied by a thrift store. The property has been vacant for approximately 8 months. A copy of the User Responsibility form completed by Ms. Martinez is presented in Appendix D.

7.2 Interviews with the Property Manager

See Section 7.1.

7.3 Interviews with Occupants

None of the occupants were interviewed.

7.4 Interviews with Local Government Officials

The databases and websites for numerous state and local agencies were reviewed during the course of the assessment. This review of records is discussed in Section 6.0 of this report.

7.5 Interviews with Others

No other interviews were conducted.

8.0 ADDITIONAL SERVICES (NOT ASTM)

8.1 Asbestos Containing Materials (ACM) Survey

An Asbestos Containing Materials Survey was beyond the scope of work for this project.

8.2 Wetlands

In 1977, the U.S. Fish and Wildlife Services (FWS) began the National Wetlands Inventory (NWI), a systematic effort to classify and map America's remaining wetlands. The NWI describes wetlands according to the Classification of Wetlands and Deepwater Habitats of the United States," which is a system that describes wetlands by soils, hydrology, and vegetation according to the following wetlands definition:

Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes, (2) the substrate is mainly undrained hydric soil, and (3) the substrate is saturated with water or covered by shallow water at some time during the growing season of each year.

Once a site has been identified as a potential wetlands, it is required that the U.S. Army Corp. of Engineers review all available data and make the determination if the site is designated as a wetlands. A review of the National Wetlands Inventory website did not indicate the presence of any wetland areas on the subject property.

8.3 Endangered Species

According to the U.S. FWS, there are currently five (5) endangered animal species which reportedly inhabit Comal County. They are the Black Capped Vireo, the Golden Cheeked Warbler, Peck's Cave Amphipod, the Fountain Darter, and the Jaguarundi. Legislation affords the species full protection under the Endangered Species Act of 1973. Such protection extends to prevention of loss or impact to habitat that is utilized by these species. These species utilize portions of the central Texas region to breed and rear their offspring.

Additionally, there are currently four (6) other endangered species, which may potentially migrate through the Comal County area. Migratory endangered species which may occur in Comal County area are the American Peregrine Falcon, the Peregrine Falcon, the Whooping Crane, and the Red Wolf. Endangered species habitat would normally consist of large tracts of land which contain heavily wooded areas and/or wetland areas. Consequently, under the Endangered Species Act, this legislation has potential repercussions on land development projects or certain land use activities due to habitat protection measures administered by the FWS. Under the Endangered Species Act, the responsibility to prevent impacts to endangered species rests with any individual or entity who may undertake land development or land use activities that may in any way be detrimental to a species. The act however, does not require private or local government entities to coordinate their activities with the FWS unless a potential impact to a species is reasonably perceived. If an impact is possible, then the FWS should be consulted for a determination of compliance with the Act. The FWS

office in Austin has regulatory jurisdiction over all counties within the range of these species in Texas.

Increased scrutiny by the FWS of projects that alter existing land cover or land uses, such as land clearing and/or development, may result in concern, if the project is on or near areas of potential habitat for the above two endangered species. Actual verification of the absence or presence of these species in areas where the habitat is suitable can only be accomplished by performing a site-specific field survey during their breeding season (late March - August). These field surveys can demonstrate the absence or presence of the endangered species or suitable habitat on proposed project areas scheduled for development. It is advisable to consider the possible environmental constraints during the planning stages of a project rather than risk potential time consuming implementation delays. As this is in a developing area of the city the potential for the presence of endangered bird and mammal species or their habitat is not considered likely.

This subject property consists of approximately 10 acres of undeveloped land that could potentially serve as habitat for endangered species in the area. However, a majority of the site has been utilized for the cultivation of hay for the last 50 years making the presence of endangered species and their habitat less likely.

8.4 Oil and Gas Wells

A physical inspection of the subject property, abutting, and adjacent properties revealed no evidence of existing oil or gas wells. In addition, a review of the Railroad Commission of Texas Online Research Queries did not reveal the presence of any oil or gas wells or pipelines on the subject site.

8.5 Radon Considerations

The subject site is not located in an area known to generate or produce excessive radon levels. In addition, radon is normally more of a problem for facilities that are constructed with basements. Review of the Texas Department of Health's (TDH) information for Comal County, indicated that the average radon level for Comal County is less than 2.0 pCi/L for the first floor of facilities. Radon is not considered to be an environmental concern for the subject site since the EPA level of concern is 4.0 pCi/L.

8.6 Historical and Archeological Issues

The subject site is not located within any designated historical districts nor is the site known to contain any known historic landmarks or archaeological sites.

9.0 FINDINGS

The ASTM standard requires that the Phase I Assessment report contain a findings section which identifies known or suspect recognized environmental conditions, historical recognized environmental conditions, and de minimis conditions. This information is outlined below:

- No evidence of any *recognized environmental conditions* associated with any past or current on-site activities was discovered for the subject site. In addition, no potential vapor encroachment conditions were identified.
- An inoperable truck with no engine, a tractor, and other farm implements were also observed in this area of the property. Several discarded tires were observed on the northwestern and southern portions of the site. A large debris pile consisting of brush and wooden pallets was observed on the southwestern portion of the site. In addition, discarded pieces of wood with glass insulators, discarded pieces of PVC pipe, a discarded, metal culvert, discarded farm implements, and large slabs of discarded concrete were observed in the wooded area on the southern portion of the property.
- Minor amounts of surficial fill material consisting of soil and gravel were also observed on near the northwestern corner of the property.
- The presence of discarded equipment and fill materials is considered a *deminimis condition*.
- The geologic map indicated that faults cross the northern portion of the subject site.
- The subject site is located within the Transition Zone of the Edwards Aquifer.

10.0 OPINION

The ASTM requires the environmental professional to state any conditions regarding the site that are considered an opinion. If recognized environmental conditions are found at the site, the ASTM standard also requires that the environmental professional present an opinion regarding the reasoning for determining why a recognized environmental condition exists.

Conversely, if the environmental professional determines that hazardous substances are present on the site, but this finding is not a recognized environmental condition, then the ASTM standard requires the environmental professional to state their opinion and rationale concerning this determination.

Therefore, opinions presented in the report include the following items:

- An inoperable truck with no engine, a tractor, and other farm implements were also observed in this area of the property. Several discarded tires were observed on the northwestern and southern portions of the site. A large debris pile consisting of brush and wooden pallets was observed on the southwestern portion of the site. In addition, discarded pieces of wood with glass insulators, discarded pieces of PVC pipe, a discarded, metal culvert, discarded farm implements, and large slabs of discarded concrete were observed in the wooded area on the southern portion of the property. Minor amounts of surficial fill material consisting of soil and gravel were also observed on near the northwestern corner of the property. Based on the surficial nature, the non-hazardous nature, and the amounts of debris and fill material observed on the property,

the presence of these materials on the property is considered to be a *deminimis condition* associated with the subject site rather than a recognized environmental condition. A *deminimis condition* is one that meets two criteria: (1) no material risk of harm to public health or the environment; and (2) would not be subject to enforcement action if brought to the attention of regulatory officials. The ASTM standard does not require additional investigation of *deminimis conditions*.

11.0 CONCLUSIONS

The ASTM standard requires a specific format for the Conclusions Section of the Phase I Assessment report. To make the overall report more understandable to the User and our Client, STC has divided the Conclusion Section into two parts. This first part contains only the statements required by the ASTM standard. The second part contains conclusions outside the prescribed bounds of the ASTM Method.

Further, the second part of the conclusions section of this report contains a summary of all findings, opinions, and recommendations. Presentation of data in this format allows the User/Client of the report to find a summary of relevant information in one section of the report. The second part of the Conclusion Section of the report may also expound on additional site conditions that are not addressed in the report Summary (Section 1).

11.1 Conclusions and Statements Required by the ASTM Standard

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the subject property associated with Comal County Appraisal District Property ID 81099 on FM 2252 in San Antonio, Texas. Any exceptions to, or deletions from, this practice are described in Section 12 of this report. Based on the results of this Phase I Environmental Site Assessment, it is our opinion that there are no *recognized environmental conditions* or any potential *vapor encroachment conditions* associated with any past or current on-site activities.

However, there is a *deminimis condition* associated with the presence of discarded debris and fill material on the site.

11.2 Overall Conclusions, Recommendations, and Other Concerns (Including Non-ASTM Issues)

Based on the results of this Phase I Environmental Site Assessment, it is our opinion that there are no *recognized environmental conditions* associated with any past or current activities on the subject property. In addition, no potential *vapor encroachment conditions* were discovered. However, *deminimis condition* associated with the presence of discarded debris and fill material on the site.

An inoperable truck with no engine, a tractor, and other farm implements were also observed in this area of the property. Several discarded tires were observed on the northwestern and southern portions of the site. A large debris pile consisting of brush and wooden pallets was observed on the southwestern portion of the site. In addition,

discarded pieces of wood with glass insulators, discarded pieces of PVC pipe, a discarded, metal culvert, discarded farm implements, and large slabs of discarded concrete were observed in the wooded area on the southern portion of the property. Minor amounts of surficial fill material consisting of soil and gravel were also observed on near the northwestern corner of the property. Based on the surficial nature, the non-hazardous nature, and the amounts of debris and fill material observed on the property, the presence of these materials on the property is considered to be a *deminimis condition* associated with the subject site rather than a *recognized environmental condition*. The ASTM standard does not require additional investigation of *deminimis conditions*. Based on the findings of the Phase I Assessment, no additional investigation of the property is considered warranted.

The outline below provides information regarding non-ASTM items:

- Due to the use of the site for agricultural purposes for the last 50 years, the potential for endangered species habitat is considered low. However, that observation may not be sufficient to meet certain development requirements regarding endangered species habitat. A more in-depth study of wildlife habitat could be required to facilitate development of the land for other uses.
- The geologic map indicates that faults cross the subject site. Those faults strike from northeast to southwest parallel to additional faults further north and south. Those are inactive faults and the potential for movement is therefore considered low. However, it is possible that there may be abrupt lateral changes in lithology due to the presence of the faults. Such abrupt changes, if present, could require special considerations for the design of a foundation of any new building or structure.
- The subject site is located within the Transition Zone of the Edwards Aquifer. In accordance with 30 TAC Chapter 213, Subchapter A, an Edwards Aquifer Protection Plan will be required for any development located on the Transition Zone. If a current approved Edwards Aquifer Protection Plan is in place, then development described in this plan can proceed without modification. Future developments should also comply with guidelines set forth in TAC 30 Chapter 213 regarding the use and storage of hazardous materials.

12.0 DEVIATIONS AND DATA GAPS

The ASTM standard requires the environmental professional to specifically declare any deviations from the designated scope of work and data gaps which limit the environmental professional's ability to evaluate at the site. This information is presented below.

12.1 Deviations from the Standard Scope of Work

No deviations from the standard scope of work were conducted during the course of the assessment.

12.2 Data Gaps and Data Failures

A data gap is a lack of or inability to obtain information required by the ASTM Method despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by ASTM, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.)

A data failure is the failure to achieve the historical research objectives specified in the ASTM Method and review information sources that are reasonably ascertainable and likely to be useful. A data failure is one type of data gap.

The subject property consisted of cultivated and/or undeveloped land prior to 1955. STC discovered no information concerning site activities prior to this time period. Lack of information during this time period is considered a potential data gap as defined by the ASTM standard. Unless additional persons familiar with the site are discovered, it appears that information concerning site operations this time period is not reasonably ascertainable. ASTM does not require research of data that is not reasonably ascertainable. Therefore, the absence of data during the time period should not jeopardize the User's ability to meet the Limited Liability Protections offered by Federal Law.

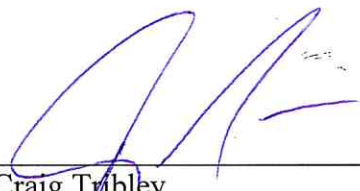
13.0 REFERENCES

Site geology information was primarily obtained from the Geologic Atlas of Texas, issued by the Bureau of Economic Geology, Austin Texas. Various publications provided by the Texas Commission on Environmental Quality (TCEQ), the Edward's Aquifer Authority, and Texas Water Development Board were utilized to provide information on the Edward's Aquifer and groundwater characteristics in the site vicinity. Information concerning the shallow soils on the site was obtained from the USDA Web Soil Survey. In addition, the City of San Antonio and the City of Garden Ridge websites were also utilized.

14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

The ASTM Method requires that a qualified environmental professional conduct the assessment and sign the assessment report with certain declarations. This information is presented below.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312” and 12.13.2. Further, I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Craig Tribbley
President – Professional Geoscientist

Signature of other Environmental Scientists conducting work on the Assessment or conducting a report review (not the primary environmental professional).



Jahna Jahns
Senior Geologist

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

A summary of the qualifications of the environmental professional(s) preparing this report is presented below. Proof of the qualifications (e.g. state licenses) are presented in Appendix F.

Craig G. Tribbley

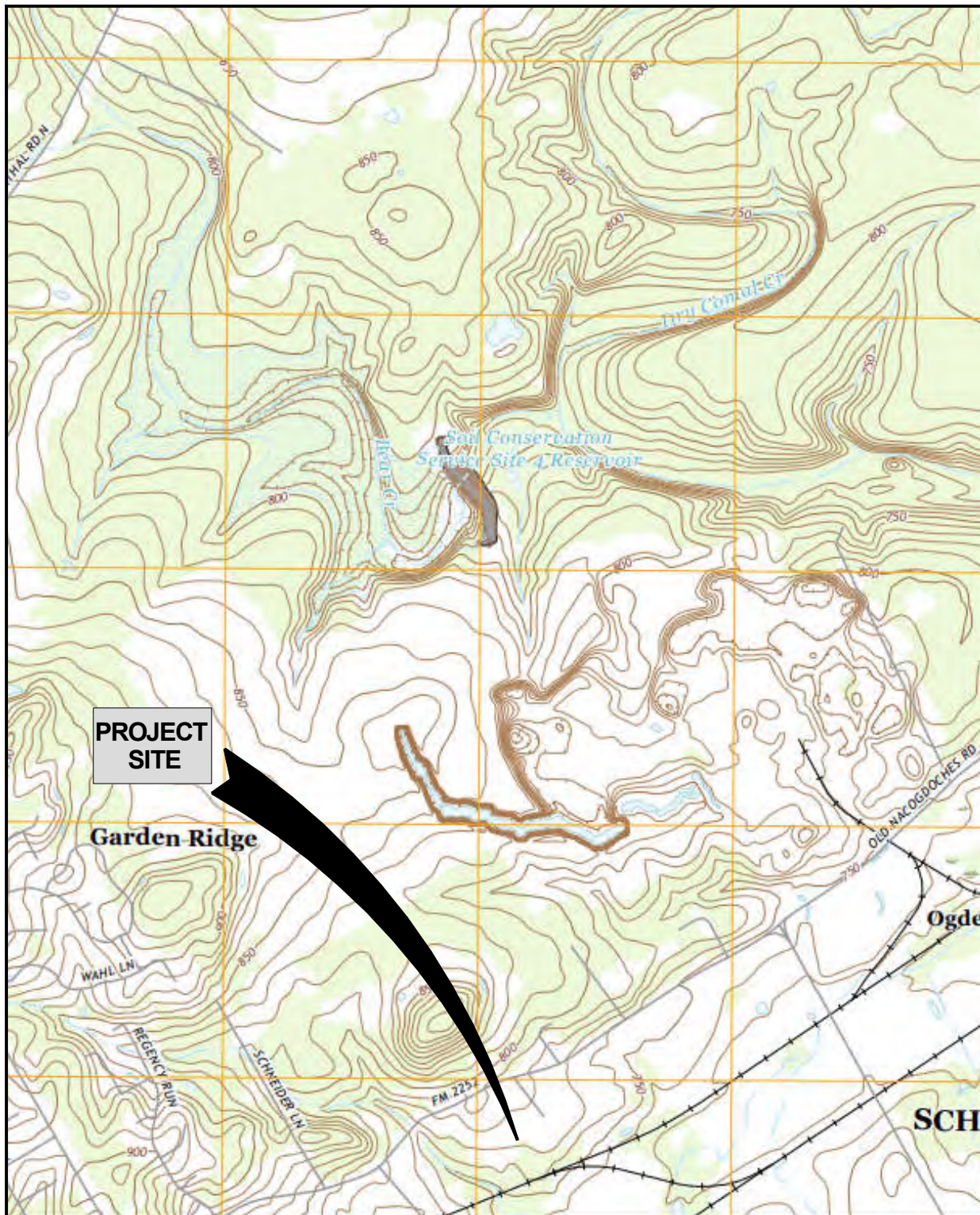
Mr. Tribbley is a Licensed Professional Geoscientist in the State of Texas. Mr. Tribbley is one of the founders and owners of STC Environmental Services, Inc.. STC was founded in 1992. Mr. Tribbley has conducted or has served as the final report reviewer for hundreds of Phase I Assessment reports. Mr. Tribbley is involved in day-to-day operations of the firm and routinely manages Phase II and Phase III projects. This experience provides Mr. Tribbley with a constantly updated working knowledge of hazardous substances at commercial properties that become subject to enforcement actions and/or the need for corrective action. Other certifications or licenses maintained by Mr. Tribbley include asbestos and underground storage tank licenses. Mr. Tribbley has worked exclusively

in the environmental field since the mid 1980's when he served on the staff of a remediation contractor for a former petroleum refinery in Kansas. Subsequent work experience includes management of an industrial waste disposal facility in Utah. Mr. Tribley has worked exclusively as an environmental consultant in Texas since 1988.

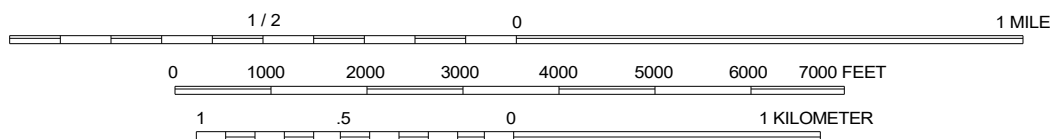
Jahna Jahns

Ms. Jahns has a Bachelor's of Science in Geology from the University of Texas at San Antonio and a Master's of Science in Geology with an emphasis on environmental geology from the University of Texas at San Antonio. Ms. Jahns has been employed at STC Environmental Services Inc. since February of 2006 and has assisted with multiple Phase I Assessment reports, Phase II Assessment reports, Tank Removal Reports and Affected Property Assessment reports. Ms. Jahns is a State Licensed Asbestos Inspector. In addition, Ms. Jahns is familiar with the geology of Central Texas and South Texas and has training in Global Positioning Systems (GPS) and Geographic Information Systems (GIS). Prior to employment at STC Environmental Services Inc., Ms. Jahns worked in the East Texas Oil Field and taught geology labs at the University of Texas at San Antonio.

FIGURES



2019 Bat Cave, Texas Quadrangle
SCALE = 1 : 24,000



CONTOUR INTERVAL 10 FEET

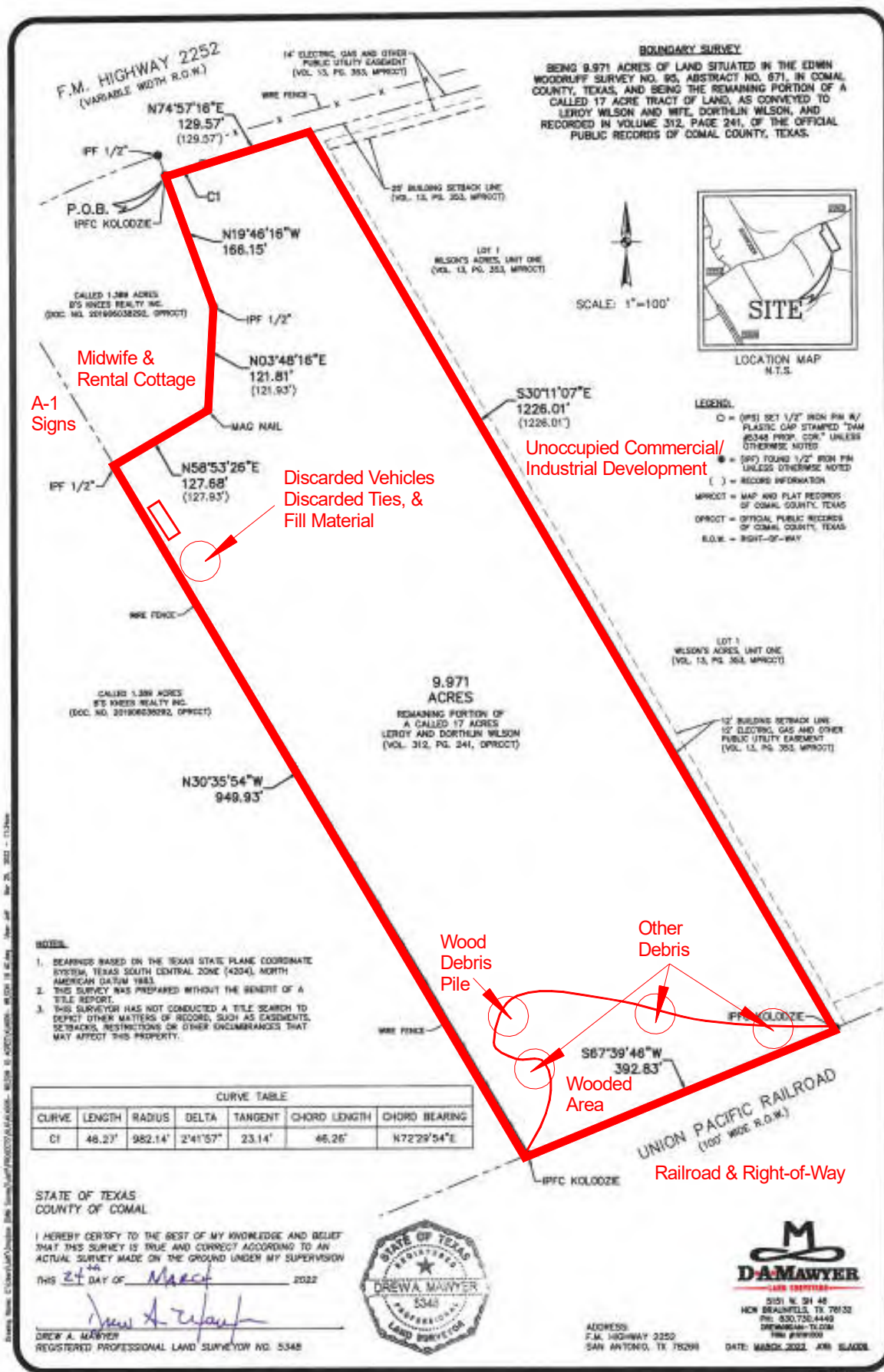
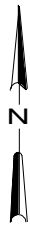
230207

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Environmental Services Inc.
Geologists and Environmental Scientists

SITE VICINITY MAP

FIG. 1



APPENDIX A
SITE PHOTOGRAPHS



PHOTO 1: The subject property consists of approximately 10 acres of land that is primarily undeveloped; photograph facing east southeast.



PHOTO 2: Portion of the property that was formerly cultivated; photograph facing southeast.

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PHOTO 3: Portion of the property that was formerly cultivated; photograph facing southeast.



PHOTO 4: Undeveloped and wooded portion of the property; photograph facing north southeast.

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PHOTO 5: Wooded portion of the property; photograph facing south.



PHOTO 6: Dilapidated shed observed on the property; photograph facing northwest.

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PHOTO 7: Dilapidated shed observed on the property; photograph facing southeast.



PHOTO 8: FM 2252 forms a portion of the northern boundary of the subject property; photograph facing southwest.

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PHOTO 9: Southern boundary of the subject property; photograph facing southwest.



PHOTO 10: Eastern boundary of the subject property; photograph facing southeast.

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PHOTO 11: Western boundary of the subject property; photograph facing northeast



PHOTO 12: Shed, tractor, and debris observed near northwestern corner of the property; photograph facing west.

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PHOTO 13: Discarded tractor observed on the site; photograph facing north northeast.



PHOTO 14: Discarded tires observed on the subject property; photograph facing northwest.

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PHOTO 15: Discarded tires observed on the subject property; photograph facing northwest.



PHOTO 16: Inoperable truck observed on the subject site; photograph facing northwest.

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PHOTO 17: Discarded tire and culvert observed in the wooded area on the southern portion of the property; photograph facing north.



PHOTO 18: Wood with glass insulated observed in the wooded area on the southern portion of the site; photograph facing northeast.

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PHOTO 19: Glass insulators on wood observed in the wooded area on the southern portion of the property; photograph facing northeast.



PHOTO 20: Concrete slabs observed on the wooded area on the southern portion of the property; photograph facing southwest.

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PHOTO 21: Discarded farm implements observed on the southern portion of the property; photograph facing northeast.



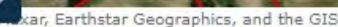
PHOTO 22: Brush pile observed on the southern portion of the property; photograph facing southeast.

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**APPENDIX B-1
TITLE RECORDS**



Map



Property Details

Account		
Property ID:	81100	Geographic ID: 780671001001
Type:	Real	Zoning: ETJ
Property Use:		
Location		
Situs Address:	0 FM 2252 SAN ANTONIO, TX 78266	
Map ID:	7G-A671-TR 21 22	Mapscó:
Legal Description:	A-671 SUR- 95 E WOODRUFF, ACRES 9.967	
Abstract/Subdivision:	A0671 - A-671 SUR- 95 E WOODRUFF	
Neighborhood:	C486-GR	
Owner		
Owner ID:	949244	
Name:	WILSON DORTHLIN R	
Agent:		
Mailing Address:	1055 COYOTE RUN NEW BRAUNFELS, TX 78132-4531	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$1,193,950 (+)
Market Value:	\$1,193,950 (=)
Agricultural Value Loss:	\$1,192,500 (-)

Homestead Cap Loss: ⓘ	\$0 (-)
Appraised Value:	\$1,450
Ag Use Value:	\$1,450
<p>Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.</p>	

Property Taxing Jurisdiction

Owner: WILSON DORTHLIN R %Ownership: 100.0%

Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	\$1,193,950	\$1,450
046LR	COMAL COUNTY LATERAL ROAD	\$1,193,950	\$1,450
CAD	CAD	\$1,193,950	\$1,450
EDW	Edwards Water	\$1,193,950	\$1,450
ES6	(ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6	\$1,193,950	\$1,450
SCIS	COMAL ISD	\$1,193,950	\$1,450
ZZZ	Credit	\$1,193,950	\$1,450

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1DCL	DRY CROPLAND	9.9670	434,162.52	0.00	0.00	\$1,193,950	\$1,450

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2023	\$0	\$1,193,950	\$1,450	\$0	\$1,450
2022	\$0	\$1,193,950	\$1,520	\$0	\$1,520
2021	\$0	\$278,220	\$1,560	\$0	\$1,560
2020	\$0	\$278,220	\$1,580	\$0	\$1,580
2019	\$0	\$278,220	\$1,450	\$0	\$1,450
2018	\$0	\$278,220	\$1,430	\$0	\$1,430
2017	\$0	\$278,220	\$1,260	\$0	\$1,260
2016	\$0	\$278,220	\$1,080	\$0	\$1,080
2015	\$0	\$278,220	\$920	\$0	\$920
2014	\$0	\$276,130	\$930	\$0	\$930
2013	\$0	\$276,130	\$1,410	\$0	\$1,410
2012	\$0	\$276,130	\$1,440	\$0	\$1,440

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/11/2014	DTH	DEATH CERTIFICATE	WILSON LEROY E & DORTHLIN	WILSON DORTHLIN R	142-14-126339		
6/26/1981	WD	WARRANTY DEED		WILSON LEROY E & DORTHLIN	312	241	312241

APPENDIX B-2
AERIAL PHOTOGRAPHS



230207

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2022 / SCALE: 1" = 250'



1" equals approx. 500 ft.

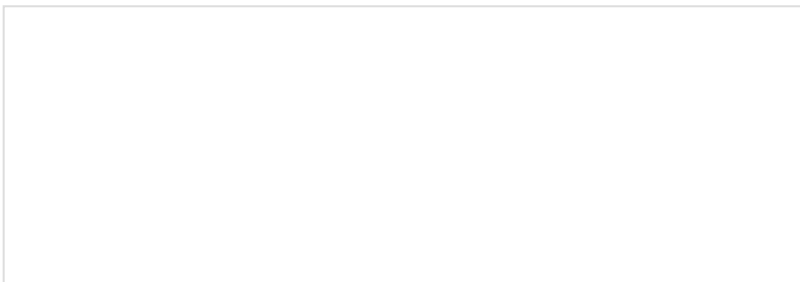


2020 aerial photograph

USDA (2020-06-10 - 2020-11-15)

USDA (2020-06-10 - 2020-11-15)

USDA (2020-06-08 - 2020-11-15)

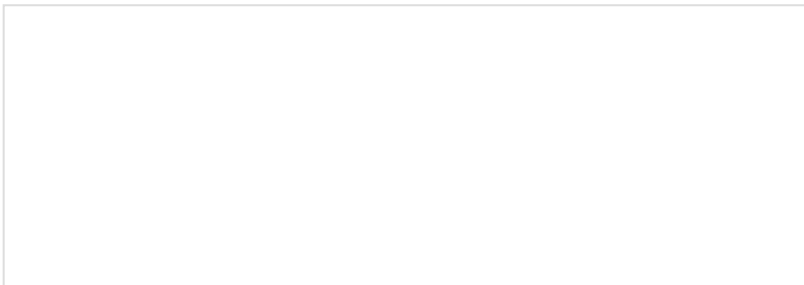




1" equals approx. 500 ft.



2018 aerial photograph
USDA (2018-05-17 - 2018-12-20)

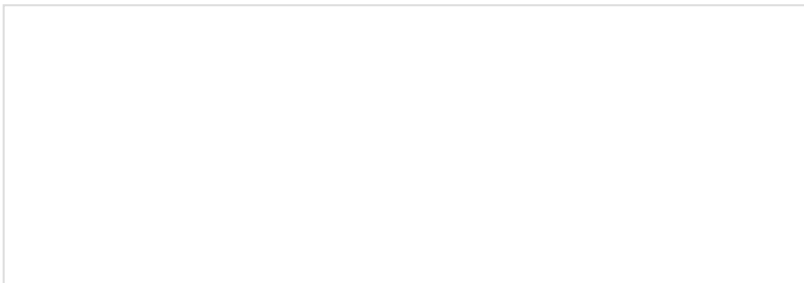




1" equals approx. 500 ft.



2016 aerial photograph
USDA (2016-07-04 - 2016-12-06)

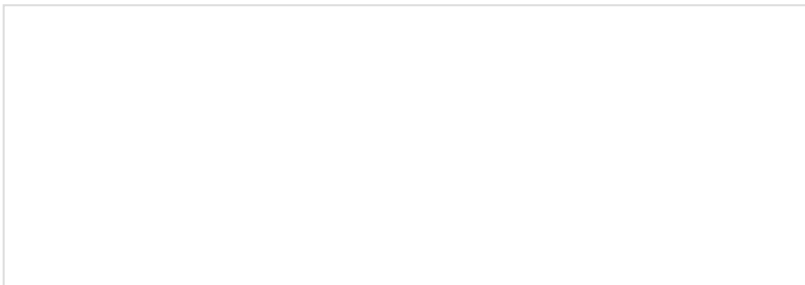




1" equals approx. 500 ft.



2014 aerial photograph
USDA (2014-05-03 - 2014-10-24)

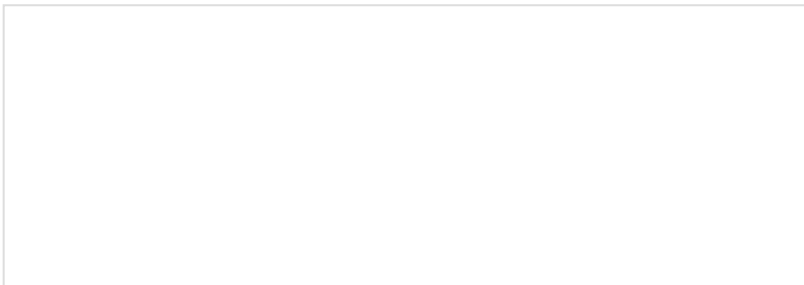




1" equals approx. 500 ft.



2012 aerial photograph
USDA (2012-04-23 - 2012-09-17)

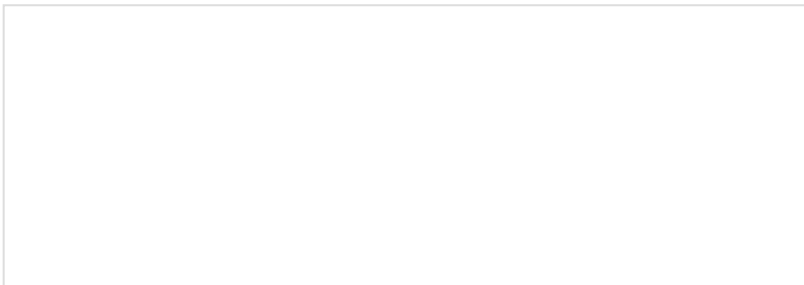




1" equals approx. 500 ft.



2010 aerial photograph
 USDA (2010-04-23 - 2010-09-20)

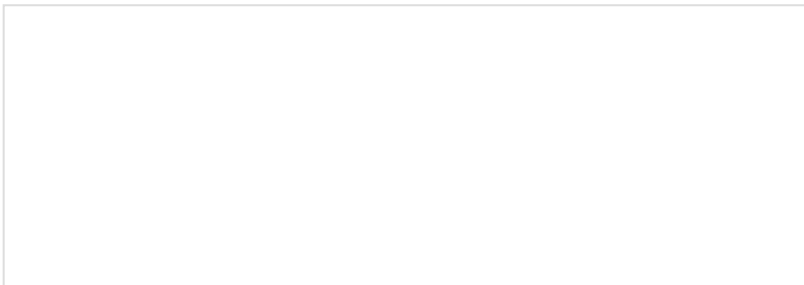




1" equals approx. 500 ft.



2008 aerial photograph
USDA (2008-04-28 - 2008-10-18)

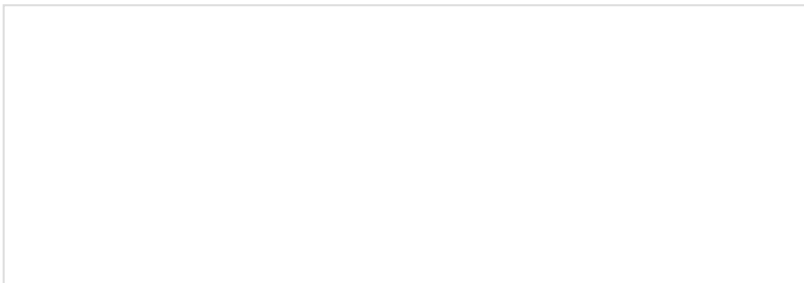




1" equals approx. 500 ft.



2004 aerial photograph
USDA (2004-06-01 - 2004-11-26)



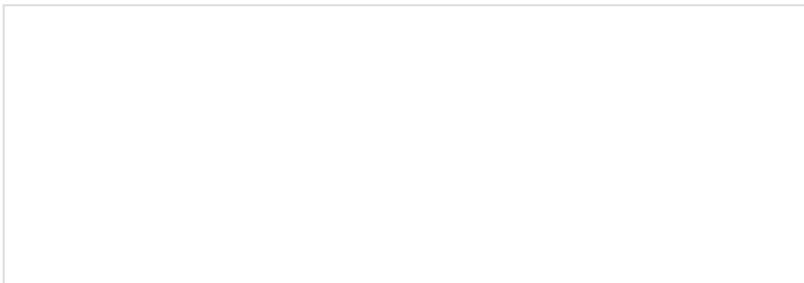


1" equals approx. 500 ft.



1995 aerial photograph

USGS DOQQ (1995-01-04 - 1995-12-20)

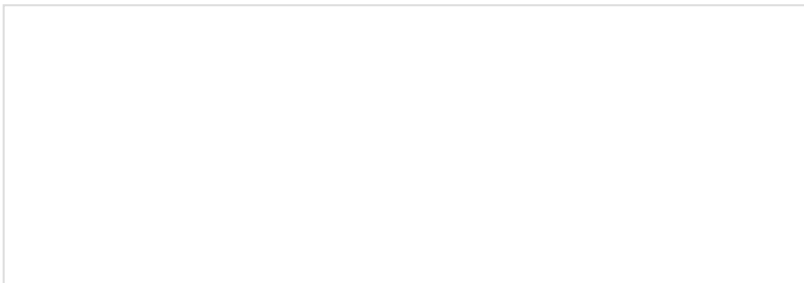




1" equals approx. 500 ft.



1986 aerial photograph
USGS (1986-04-19 - 1986-04-22)



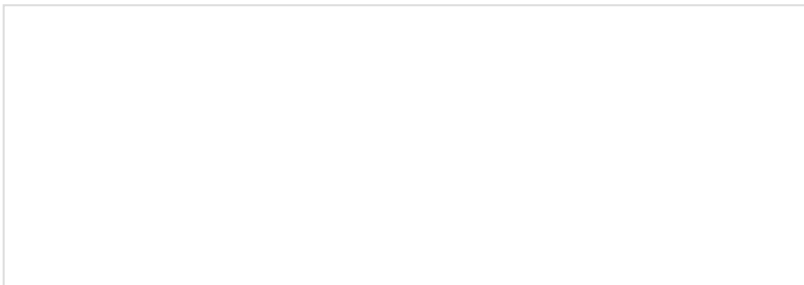


1" equals approx. 500 ft.



1983 aerial photograph

USDA NHAP83 (1983-01-23 - 1983-03-28)

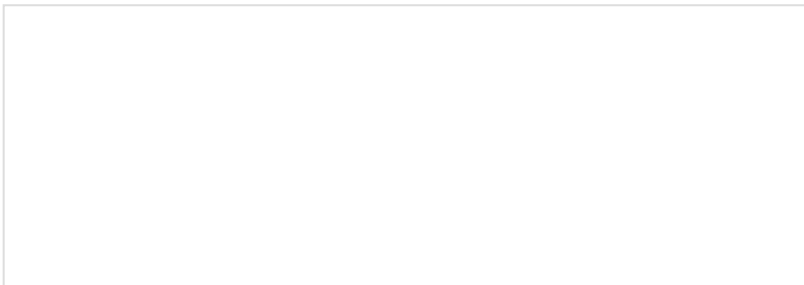




1" equals approx. 500 ft.



1973 aerial photograph
USGS (1973-02-27 - 1973-08-03)

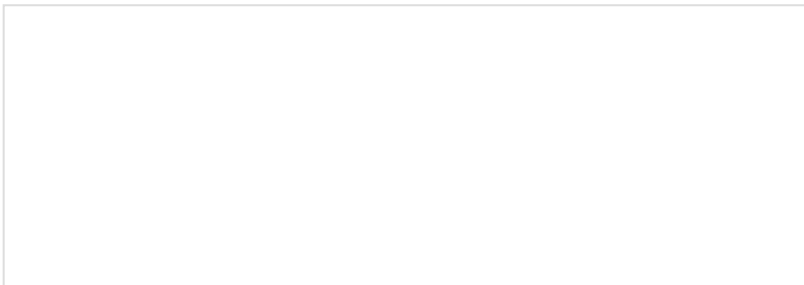




1" equals approx. 500 ft.



1966 aerial photograph
USGS (1966-09-20 - 1966-10-08)

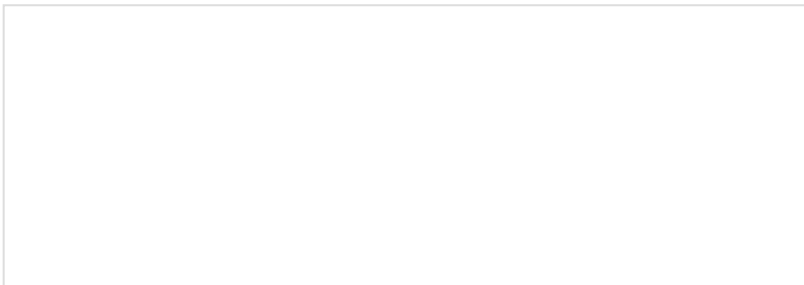




1" equals approx. 500 ft.



1963 aerial photograph
USGS (1963-01-08 - 1963-02-05)

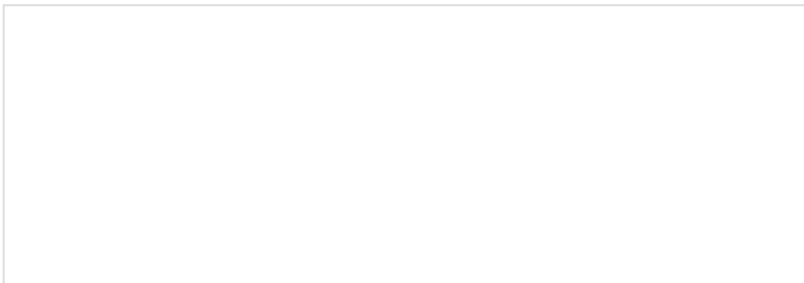




1" equals approx. 500 ft.



1958 aerial photograph
USDA (1958-01-22 - 1958-05-05)





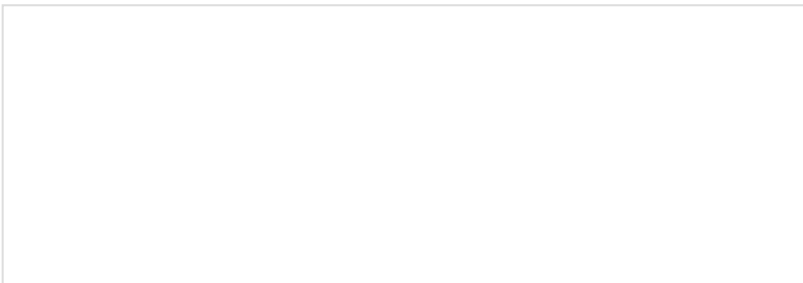
1" equals approx. 500 ft.



1955 aerial photograph

USDA (1955-05-07 - 1955-07-22)

USDA (1955-05-07 - 1955-07-22)



APPENDIX B-3
CITY DIRECTORY RESEARCH



CITY DIRECTORY

Project Property: *Precision Strand and Rebar
20328 FM 2252
San Antonio, TX 78266*

Project No: *PO#0258-23/STC Job# 0258-23*

Requested By: *STC Environmental Services, Inc.*

Order No: *23061500877*

Date Completed: *June 20, 2023*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

June 20, 2023
RE: CITY DIRECTORY RESEARCH
20328 FM 2252
San Antonio, TX 78266

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

20150-20550 of FM 2252

Search Notes:

Search Results Summary

Date	Source	Comment
2022	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1996-1997	COLE	
1992	COLE	
1986	COLE	
1981	COLE	
1976	COLE	
1973	COLE	
1970	COLE	
1965	COLE	
1960	COLE	
1955-56	WORLEYS	
1951	WORLEYS	
1948	WORLEYS	
1946	WORLEYS	
1941	WORLEYS	
1936-37	WORLEYS	
1931	WORLEYS	
1926	WORLEYS	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

20192 A1 SIGNS...SIGNS (MFRS)
 20218 GREG RATHBURN...RESIDENTIAL
 20286 A 1 SIGNS...ADVERTISING-OUTDOOR
 20286 A 1 SIGNS WSL...SIGNS (MFRS)
 20286 A 1 SIGNS WSL...GIFTWARES-WHOLESALE
 20286 A 1 SIGNS WSL...TILE-CERAMIC-CONTRACTORS & DEALERS
 20286 KIM NIXON...RESIDENTIAL
 20327 JIM HEITKAMP...RESIDENTIAL
 20328 RAYMOND KLAR...RESIDENTIAL
 20328 SALON TLC...BEAUTY SALONS
 20328 SAN ANTONIO NURSE MIDWIFE...MIDWIVES
 20376 BARNARD, BRET...NONCLASSIFIED ESTABLISHMENTS
 20376 HERITAGE ROOFING CO...ROOFING CONTRACTORS
 20377 BRACKEN UNITED METHODIST CHR...SCHOOLS-NURSERY & KINDERGARTEN
 ACADEMIC
 20377 BRACKEN UNITED METHODIST CHR...CHURCHES
 20377 BRACKEN UNITED METHODIST CHR...TUTORING
 20380 COLUMBIA CONTRACTING...GENERAL CONTRACTORS
 20400 DENNIS WUEST...RESIDENTIAL
 20469 JANICE ROSE...RESIDENTIAL

20192 A1 SIGNS...SIGNS (MFRS)
 20218 GREG RATHBURN...RESIDENTIAL
 20218 JESSICA RATHBURN...RESIDENTIAL
 20286 A 1 SIGNS...ADVERTISING-OUTDOOR
 20286 A-1 SIGNS-WSL...SIGNS (MFRS)
 20286 A-1 SIGNS-WSL...TILE-CERAMIC-CONTRACTORS & DEALERS
 20286 A-1 SIGNS-WSL...GIFTWARES-WHOLESALE
 20286 KIM NIXON...RESIDENTIAL
 20327 JIM HEITKAMP...RESIDENTIAL
 20328 BRENDA KLAR...RESIDENTIAL
 20328 SALON TLC...BEAUTY SALONS
 20376 BARNARD, BRET...NONCLASSIFIED ESTABLISHMENTS
 20376 HERITAGE ROOFING CO...ROOFING CONTRACTORS
 20377 BRACKEN UNITED METHODIST CHR...SCHOOLS-NURSERY & KINDERGARTEN
 ACADEMIC
 20377 BRACKEN UNITED METHODIST CHR...TUTORING
 20377 BRACKEN UNITED METHODIST CHR...CHURCHES
 20380 COLUMBIA CONTRACTING...GENERAL CONTRACTORS
 20400 DENNIS WUEST...RESIDENTIAL
 20469 BRANDON ROSE...RESIDENTIAL

20192 A1 SIGNS...SIGNS (MFRS)
20218 GREG RATHBURN...RESIDENTIAL
20218 JESSICA RATHBURN...RESIDENTIAL
20218 NANCY RATHBURN...RESIDENTIAL
20218 OWEN RATHBURN...RESIDENTIAL
20286 A 1 SIGNS...ADVERTISING-OUTDOOR
20286 A-1 SIGNS-WSL...SIGNS (MFRS)
20286 KIM NIXON...RESIDENTIAL
20327 JIM HEITKAMP...RESIDENTIAL
20328 BRENDA KLAR...RESIDENTIAL
20328 RAYMOND KLAR...RESIDENTIAL
20328 SALON TLC...BEAUTY SALONS
20328 TENDER LUVIN CUTS...BEAUTY SALONS
20376 BARNARD, BRET...NONCLASSIFIED ESTABLISHMENTS
20376 HERITAGE ROOFING CO...ROOFING CONTRACTORS
20377 BRACKEN UNITED METHODIST CHR...SCHOOLS-NURSERY & KINDERGARTEN
ACADEMIC
20380 COLUMBIA CONTRACTING...GENERAL CONTRACTORS
20469 BRANDON ROSE...RESIDENTIAL
20469 JANICE ROSE...RESIDENTIAL

20180 EARL MAYFIELD...RESIDENTIAL
20180 JEANNINE TRYON...RESIDENTIAL
20180 KRISTI ALBIN...RESIDENTIAL
20192 A1 SIGNS...SIGNS (MFRS)
20286 BILL WETZ...RESIDENTIAL
20286 KELLEY MC CORMICK...RESIDENTIAL
20286 MONICA WETZ...RESIDENTIAL
20286 WILLIAM WETZ...RESIDENTIAL
20327 AMBER HEITKAMP...RESIDENTIAL
20327 JAMES HEITKAMP...RESIDENTIAL
20327 REAGON HEITKAMP...RESIDENTIAL
20328 ANTHONY KLAR...RESIDENTIAL
20328 BRENDA KLAR...RESIDENTIAL
20328 CHELSEA KLAR...RESIDENTIAL
20328 JESICA KLAR...RESIDENTIAL
20328 JESSICA KLAR...RESIDENTIAL
20328 RAYMOND KLAR...RESIDENTIAL
20328 SHANE KLAR...RESIDENTIAL
20328 TENDER LUVIN CUTS...BEAUTY SALONS
20377 BRACKEN UNITED METHODIST CHR...CHURCHES
20469 BRANDON ROSE...RESIDENTIAL
20469 JANICE ROSE...RESIDENTIAL

20180ADVENTURE ULTRALIGHTS INC...SCHOOL/EDUCATIONAL SERVICES

20180EARL MAYFIELD...RESIDENTIAL

20180KRISTI ALBIN...RESIDENTIAL

20180R ALBIN...RESIDENTIAL

20180VIEW FINDER TECH LLC...INSPECTION SERVICE

20192A 1 SIGNS...MFG SIGNS/ADVERTISING SPECIALTIES

20192A-1 SIGNS...SIGNS (MANUFACTURERS)

20192A-1 SIGNS-WSL...SIGNS (MANUFACTURERS)

20192BILL WETZ...RESIDENTIAL

20286A-1 SIGNS AND TEJAS...MFG SIGNS/ADVERTISING SPECIALTIES

20328TENDER LUVIN CUTS...BEAUTY SALONS

20377BRACKEN UNITED METHODST CHURCH...RELIGIOUS ORGANIZATION

20377BRACKEN UNITED METHODIST CHR...CHURCHES

20377MICKEY MCCANDLESS...RESIDENTIAL

20380COLUMBIA CONTRACTING INC...GENERAL CONTRACTORS

20400DENNIS INMAN...RESIDENTIAL

20400DENNIS R WUEST...RESIDENTIAL

20469ALTON WUEST...RESIDENTIAL

20180ULTRALIGHT UNLIMITED

20192TEJAS SINGS-WETZ...PLANTING, HAYING, HARVESTING, AND PROCESSING

20328TENDER LUVIN CUTS

20377BRACKEN UNITED METHODIST CH

20180 ULTRALIGHT UNLIMITED
20192 A-1 SIGNS-WSL
20192 TEJAS SINGS-WETZ

FARM RD 2252

RR20		78266
19597	Ida B Wahl	92 651-6006
	Monroe Wetz	64 651-6157
19827	Fred H Fulks	90 651-6927
19831	Allen B Eastman	92 651-6958
19837	E J Fiedler	86 651-6077
19840	Robert S McHardy	78 651-6358
19862★	Spclzd Trnsprt Svc	80 651-6655
19884	J T Lester	91 651-6588
19896	Ray Bacon	77 651-6785
19936	R McKenzie	87 651-6765
19939		NP
19960	Jo Ana Kessler	□ 651-9383
	Robert L Kessler	- 651-5023
19980		NP
20180	Kristi Beltman	93 651-9209
	Earl Mayfield	93 651-9060
	Jon Ross	94 651-6227
	★ Ross Jon	94 651-6227
	★ Ultralights Unltd	93 651-6773
20192	Bill Wetz	94 609-6246
	★ Wetz Bill	□ 609-6246
	★ A 1 Signs	93 651-6966
20377	Avis Baney	□ 609-1604
	David Griffin	- 609-2271
	★ Bracken United Ch	□ 606-6717
20400	20401	NP
20469	Alton Wuest	89 651-6089
20701	Mario Herrera	- 609-1687
20901	Clarence A Ruppel	94 625-2970
	James Wilson	□ 606-6368
	46 RESIDENCE	25 BUSINESS

FARM RD 2252

R R 3 78218
025370

19449 Pearl Tuttle77 651-6479

19525 A N Vordembaum- 651-6716

Jacque Vordenbaum- 651-6716

19737NP

19862 Martin E Henricks79 651-6657

★Parker Transport 651-6655

★Speci Transprt Svc 651-6655

No # M A Buehring79 651-6732

No # Edgar Burkhardt78 651-6938

No # Scott Calkins 651-6866

No # Carl Carlile79 651-6889

No # Thomas Dunlap78 651-6229

No # A K Fulks Sr78 651-6927

No # Douglas G Gregory78 651-6105

No # Sam Knowlton 651-6379

No # Amadeo R Lara Jr69 651-6346

No # Grady Lewis 651-6166

No # Robert S McHardy78 651-6358

No # Herbert Reimann78 651-6470

No # George F Simon78 651-6924

No # Rose Warden79 651-6963

No # Monroe Wetz64 651-6157

No #★Colglazier Constr- 651-6970

No #★V K Knowlton 651-6860

No #★Rapco 651-6709

No #★Art Smith Atty 651-6853

No #★Vordenbaum Insulat 651-6238

No #★Vordenbaums Inc- 651-6238

No #★Vordenbaums Inc 651-6740

20 Residence 9 Business

★ ★ FARM RD 2252

.....R R 3..... 78218
NO # DAVID EASTMAN 4 6516757
NC # GARY B LEE 4 6254009
NI # NANCY MURRAY 4 6253511
NC # JOANITA REED 6253511
PO # ALFONSO RODRIGUEZ -6251938
5 RESIDENCE

STREET NOT LISTED

FARM RD 2252

.....

..... 78210

16486 V G BAUGH #6558795

CLARA STILLWELL -6559100

2 RESIDENCE

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

APPENDIX B-4
FIRE INSURANCE MAPS



FIRE INSURANCE MAPS

Project Property: Precision Strand and Rebar
20328 FM 2252
San Antonio TX 78266

Project No: PO#0258-23/STC Job# 0258-23

Requested By: STC Environmental Services, Inc.

Order No: 23061500877

Date Completed: June 16, 2023

Please note that no information was found for your site or adjacent properties.

APPENDIX B-5
BUILDING PERMIT RECORDS
NOT APPLICABLE

APPENDIX C
ENVIRONMENTAL DATABASE INFORMATION



DATABASE REPORT

Project Property:	<i>Precision Strand and Rebar 20328 FM 2252 San Antonio TX 78266</i>
Project No:	<i>PO#0258-23/STC Job# 0258-23</i>
Report Type:	<i>Database Report</i>
Order No:	<i>23061500877</i>
Requested by:	<i>STC Environmental Services, Inc.</i>
Date Completed:	<i>June 20, 2023</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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Executive Summary

Property Information:

Project Property: *Precision Strand and Rebar
20328 FM 2252 San Antonio TX 78266*

Project No: *PO#0258-23/STC Job# 0258-23*

Coordinates:

Latitude:	<i>29.6281431</i>
Longitude:	<i>-98.27468505</i>
UTM Northing:	<i>3,277,801.48</i>
UTM Easting:	<i>570,215.25</i>
UTM Zone:	<i>14R</i>

Elevation: *775 FT*

Order Information:

Order No: *23061500877*

Date Requested: *June 15, 2023*

Requested by: *STC Environmental Services, Inc.*

Report Type: *Database Report*

Historicals/Products:

City Directory Search	<i>CD - 1 Street Search</i>
ERIS Xplorer	<i>ERIS Xplorer</i>
Excel Add-On	<i>Excel Add-On</i>
Fire Insurance Maps	<i>US Fire Insurance Maps</i>

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Standard Environmental Records</u>								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0

State

SUPERFUND	Y	1	0	0	0	0	0	0
SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
CLI	Y	0.5	0	0	0	0	-	0
HGAC CLI	Y	0.5	0	0	0	0	-	0
AACOG CLI	Y	0.5	0	0	0	0	-	0
IHW	Y	0.25	0	0	0	-	-	0
IHW RECEIVER	Y	0.5	0	0	0	0	-	0
RWS	Y	0.5	0	0	0	0	-	0
LPST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
PST	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	0	0	-	-	0
UST AUSTIN	Y	0.25	0	0	0	-	-	0
PETROL CAVERN	Y	0.25	0	0	0	-	-	0
DTNK	Y	0.25	0	0	0	-	-	0
AUL	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
VCP RRC	Y	0.5	0	0	0	0	-	0
OP CLEANUP	Y	0.5	0	0	0	0	-	0
IOP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
BROWN RRC	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
MSD	Y	0.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

County *No County standard environmental record sources available for this State.*

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	2	2
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0

State

PRIORITY CLEAN	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
GWCC	Y	0.125	0	0	-	-	-	0
GWCC HIST	Y	0.125	0	0	-	-	-	0
APAR	Y	0.5	0	0	0	0	-	0
SPILLS	Y	0.125	0	0	-	-	-	0
IHW CORR ACTION	Y	1	0	0	0	0	1	1
PFAS	Y	0.5	0	0	0	0	-	0
LAND APPL	Y	0.25	0	0	0	-	-	0
NOV	Y	0.25	0	0	0	-	-	0
NOE	Y	0.25	0	0	0	-	-	0
LIENS	Y	PO	0	-	-	-	-	0
ORD	Y	0.25	0	0	0	-	-	0
HIST RCRA GEN	Y	0.125	0	0	-	-	-	0
RTOL	Y	0.25	0	0	0	-	-	0
UIC	Y	0.25	0	0	0	-	-	0
IHW GENERATOR	Y	0.125	0	0	-	-	-	0
IHW TRANSPORT	Y	0.125	0	0	-	-	-	0
AIR PERMITS	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
EMISSIONS	Y	0.25	0	0	0	-	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
EDWARDS AQUIFER	Y	PO	0	-	-	-	-	0

Tribal *No Tribal additional environmental record sources available for this State.*

County *No County additional environmental record sources available for this State.*

Total:	0	0	0	0	3	3
---------------	---	---	---	---	---	---

* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------	-----------------------------	---------------------------	------------------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
<u>1</u>	IHW CORR ACTION	SOIL CONTAM	21700 FM 2252 SCHERTZ TX 78154	E	0.79 / 4,172.31	-23	<u>17</u>
<u>2</u>	MRDS	OGDEN QUARRY	COMAL COUNTY SAN ANTONIO TX 78266 <i>Dep ID:</i> 10063180	NE	0.93 / 4,893.86	3	<u>17</u>
<u>3</u>	MRDS	GIFFORD HILL OGDEN QUARRY	COMAL COUNTY SAN ANTONIO TX 78266 <i>Dep ID:</i> 10275952	NE	0.93 / 4,935.27	9	<u>18</u>

Executive Summary: Summary by Data Source

Non Standard

Federal

MRDS - Mineral Resource Data System

A search of the MRDS database, dated Mar 15, 2016 has found that there are 2 MRDS site(s) within approximately 1.00 miles of the project property.

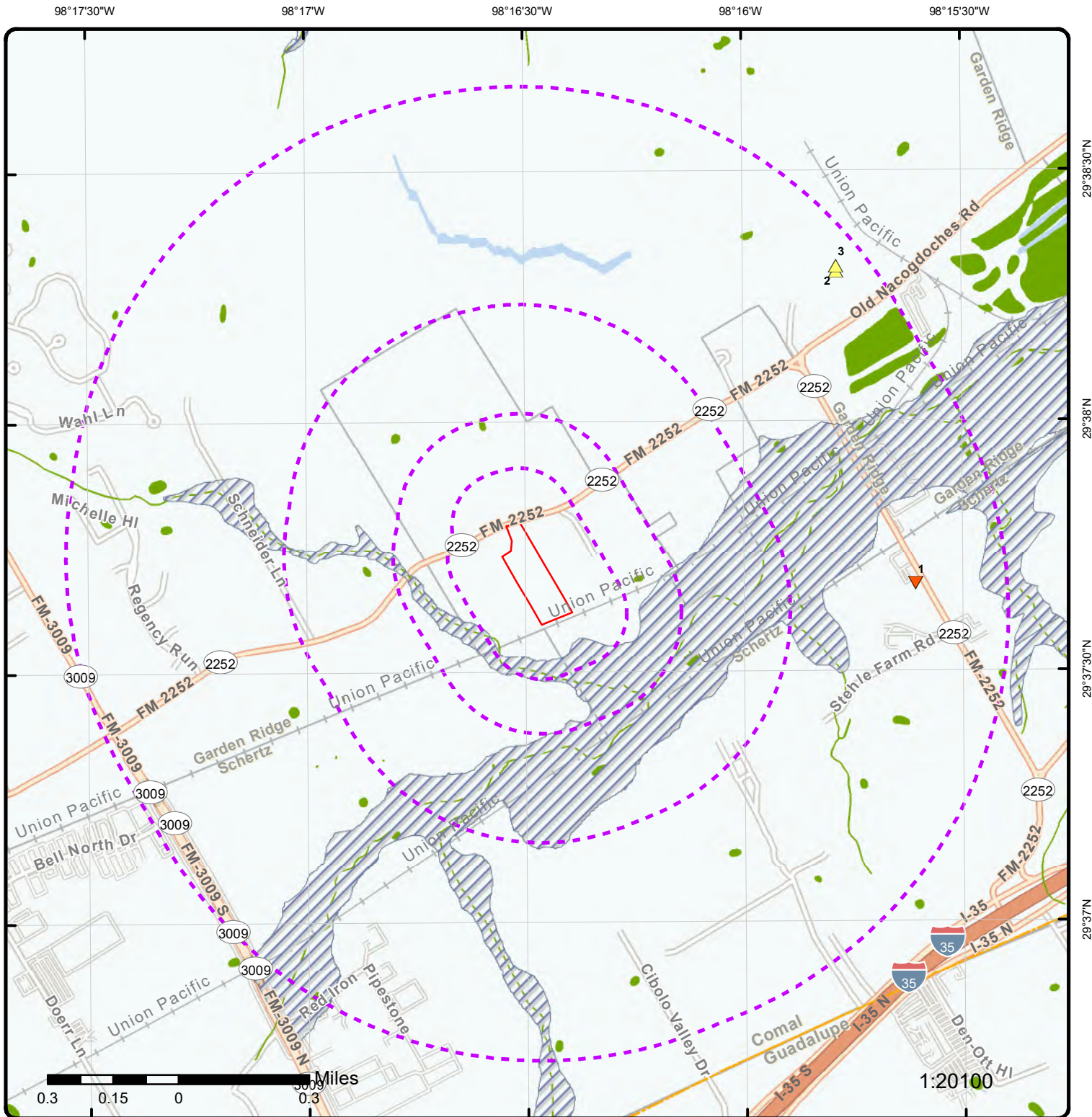
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
OGDEN QUARRY	COMAL COUNTY SAN ANTONIO TX 78266 <i>Dep ID: 10063180</i>	NE	0.93 / 4,893.86	<u>2</u>
GIFFORD HILL OGDEN QUARRY	COMAL COUNTY SAN ANTONIO TX 78266 <i>Dep ID: 10275952</i>	NE	0.93 / 4,935.27	<u>3</u>

State

IHW CORR ACTION - Industrial and Hazardous Waste Sites with Corrective Actions

A search of the IHW CORR ACTION database, dated May 23, 2023 has found that there are 1 IHW CORR ACTION site(s) within approximately 1.00 miles of the project property.

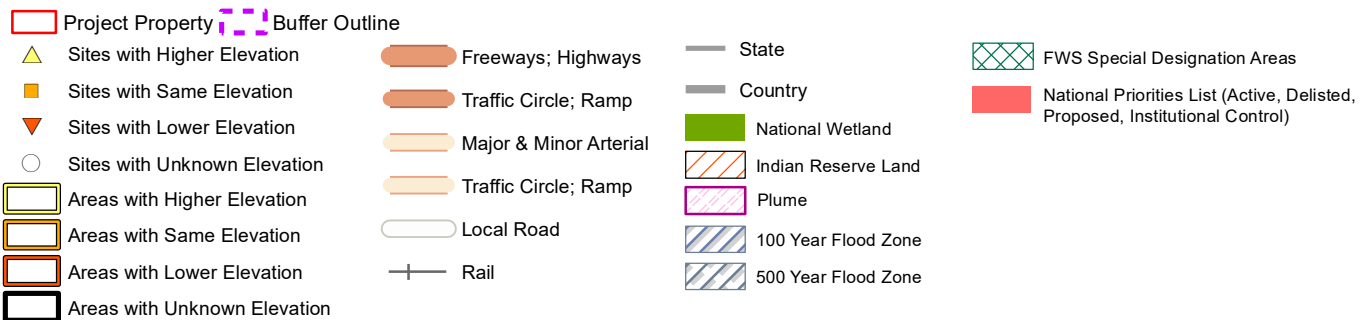
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SOIL CONTAM	21700 FM 2252 SCHERTZ TX 78154	E	0.79 / 4,172.31	<u>1</u>



Map: 1.0 Mile Radius

Order Number: 23061500877

Address: 20328 FM 2252, San Antonio, TX



98°17'W

98°16'30"W

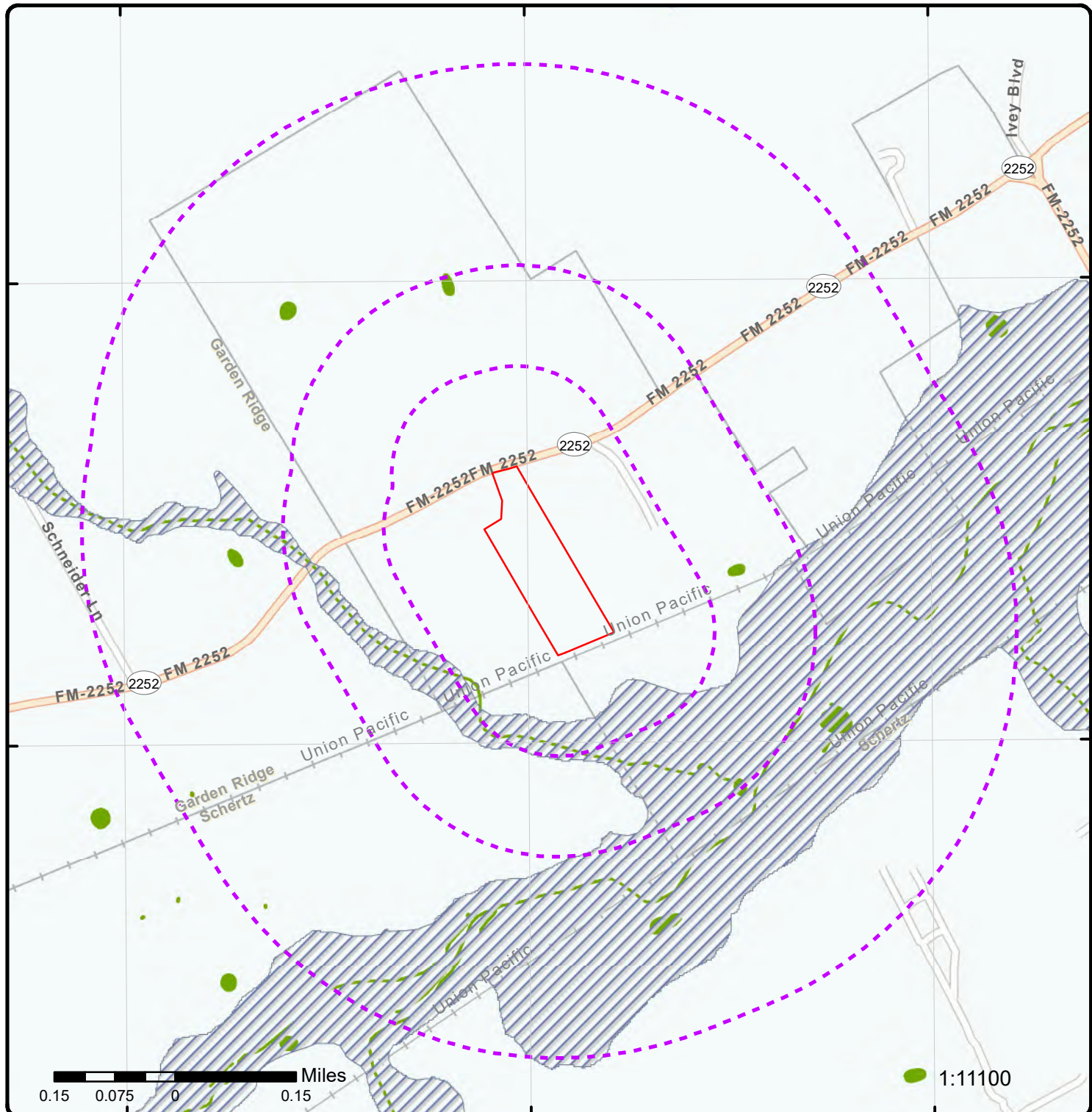
98°16'W

29°38'N

29°37'30"N

29°38'N

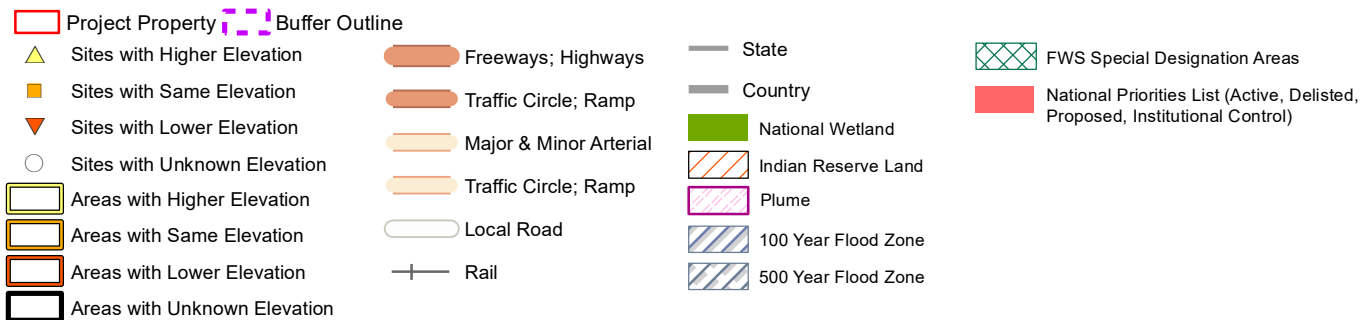
29°37'30"N



Map: 0.5 Mile Radius

Order Number: 23061500877

Address: 20328 FM 2252, San Antonio, TX



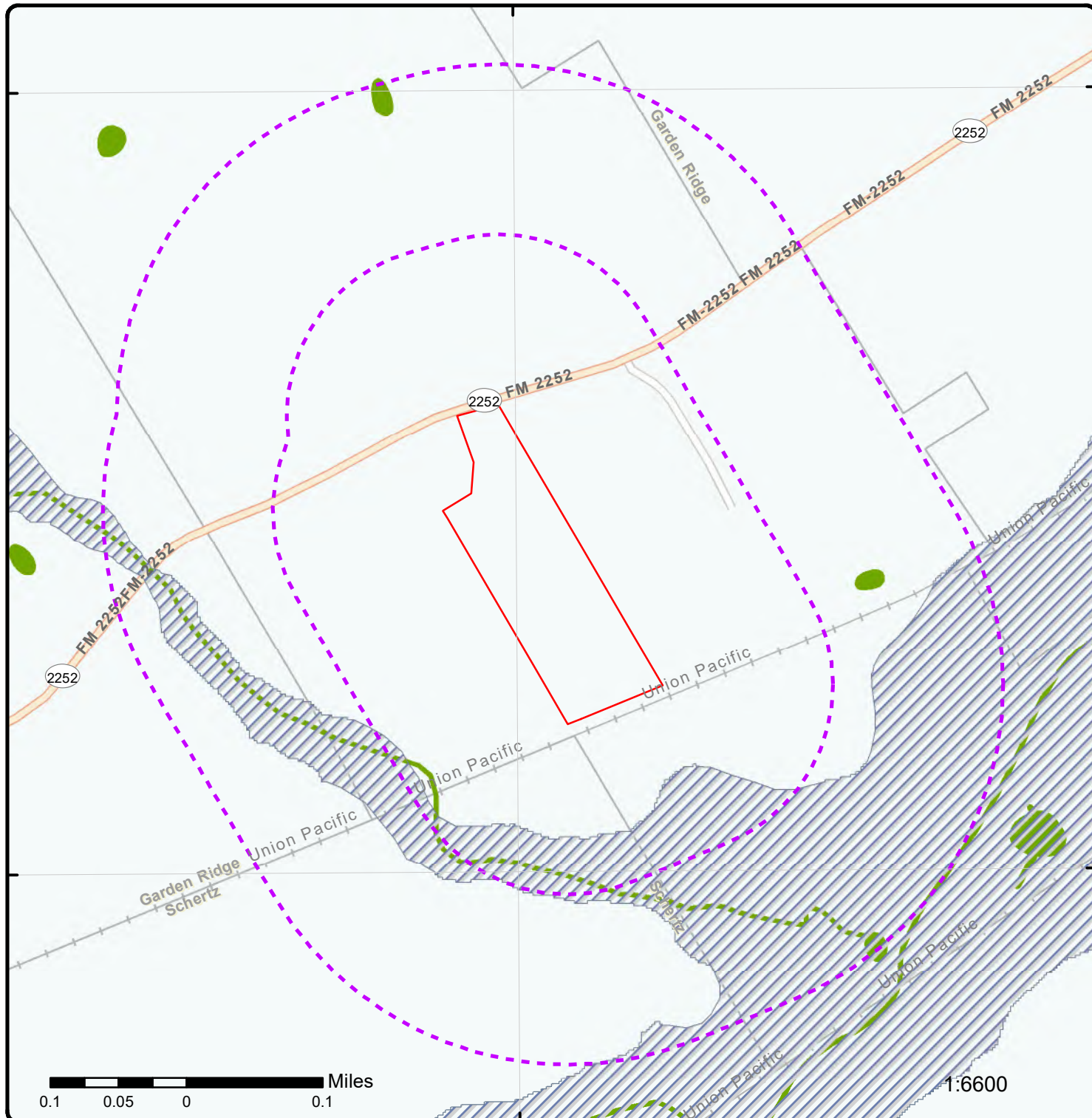
98°16'30"W

29°38'N

29°38'N

29°37'30"N

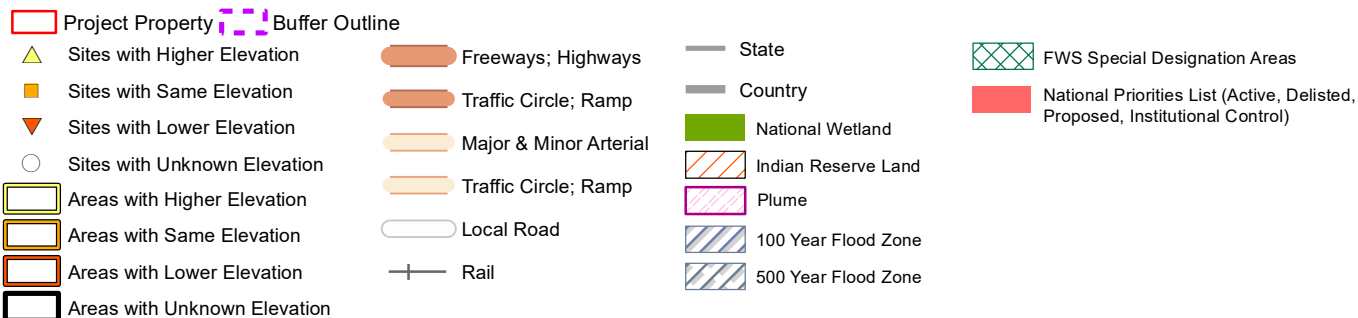
29°37'30"N



Map: 0.25 Mile Radius

Order Number: 23061500877

Address: 20328 FM 2252, San Antonio, TX



98°17'W

98°16'30"W

98°16'W

29°38'N

29°38'N

29°37'30"N

29°37'30"N



Aerial Year: 2022

Address: 20328 FM 2252, San Antonio, TX

Source: ESRI World Imagery

Order Number: 23061500877



© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 1	E	0.79 / 4,172.31	751.49 / -23	SOIL CONTAM 21700 FM 2252 SCHERTZ TX 78154	IHW CORR ACTION
<div><div><div><div><div>Program ID:</div><div>32209</div></div><div><div>RN No:</div><div>RN101042950</div></div><div><div>Address:</div><div>21700 FM 2252</div></div><div><div>City:</div><div>SCHERTZ</div></div><div><div>Zip:</div><div>78154</div></div><div><div>County:</div><div>COMAL</div></div><div><div>IHWCA ID (Map):</div><div>32209</div></div></div><div><div>Phys Addr (Map):</div><div>21700 FM 2252</div></div><div><div>City (Map):</div><div>SCHERTZ</div></div><div><div>Zip Code (Map):</div><div>78154</div></div><div><div>County (Map):</div><div>COMAL</div></div><div><div>Latitude (Map):</div><div>29.62858434</div></div><div><div>Longitude (Map):</div><div>-98.26066162</div></div><div><div>Data Source:</div><div>TCEQ IHW Corrective Actions Data; TCEQ IHWCA Open Data (Map)</div></div></div><div><div><div>RN No (Map):</div><div>RN101042950</div></div><div><div>RN Name:</div><div>SOIL CONTAM</div></div><div><div>Site Name (Map):</div><div>SOIL CONTAM</div></div><div><div>Location Description:</div><div></div></div><div><div>Address Desc (Map):</div><div></div></div><div><div>Note:</div><div>Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/ Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf</div></div></div></div>						
<u>TCEQ IHW Corrective Actions Data</u>						
<div><div><div><div><div>Admin Status:</div><div>INACTIVE</div></div><div><div>Admin Status Dt:</div><div>12/13/2007</div></div><div><div>Phase:</div><div>COMPLETED WORKLOAD</div></div><div><div>Phase Status Dt:</div><div>12/13/2007</div></div><div><div>Program:</div><div>IHWCA</div></div></div><div><div>Soil Coc Class:</div><div></div></div><div><div>Soil Remediation:</div><div></div></div><div><div>Gw Coc Class:</div><div></div></div><div><div>Gw Remediation:</div><div></div></div></div></div>						
<u>TCEQ Open Data - IHWCA Points</u>						
<div><div><div><div><div>X:</div><div>-98.260661615</div></div><div><div>Y:</div><div>29.628584344</div></div><div><div>Horz Acc:</div><div>5</div></div><div><div>Horz Ref:</div><div>STRUC_CEN</div></div><div><div>Horz Date:</div><div>19010101</div></div><div><div>Horz Desc:</div><div></div></div><div><div>REM Program:</div><div>Industrial and Hazardous Waste Corrective Action (IHWCA)</div></div></div><div><div>Horz Org:</div><div>TCEQ</div></div><div><div>Horz Datum:</div><div>NAD83</div></div><div><div>Horz Meth:</div><div>ADDMAT_NUM</div></div><div><div>Region:</div><div>REGION 13 - SAN ANTONIO</div></div></div></div>						
2	1 of 1	NE	0.93 / 4,893.86	777.59 / 3	OGDEN QUARRY COMAL COUNTY SAN ANTONIO TX 78266	MRDS
<div><div><div><div><div>Dep ID:</div><div>10063180</div></div><div><div>Dev Status:</div><div>PRODUCER</div></div><div><div>Code List:</div><div>LST</div></div><div><div>Url:</div><div>http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10063180</div></div></div><div><div>I1:</div><div>10</div></div><div><div>Latitude:</div><div>29.638306</div></div><div><div>Longitude:</div><div>-98.263123</div></div></div></div>						
<u>Commodity</u>						
<div><div><div><div><div>I1:</div><div>21</div></div><div><div>Code:</div><div>LST</div></div></div><div><div>Line:</div><div>1</div></div><div><div>Inserted By:</div><div>MRDS migration</div></div></div></div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Commodity: Limestone, General Commodity Type: Non-metallic Commodity Group: Limestone Importance: Primary				Insert Date: 29-OCT-2002 09:00:24 Updated By: USGS Update Date: 29-OCT-2002 09:00:55		
<u>Materials</u>						
I1: 12 Material: Limestone Ore or Gangue: Ore Rec: 1				Inserted B: MRDS migration Insert Dat: 29-OCT-2002 09:44:3 Updated By: Update Dat:		
<u>Names</u>						
I1: 16 Status: Current Site Name: Ogden Quarry Line: 1				Inserted By: MRDS migration Insert Date: 29-OCT-02 Updated By: USGS Update Date: 29-OCT-02		
3	1 of 1	NE	0.93 / 4,935.27	784.02 / 9	GIFFORD HILL OGDEN QUARRY COMAL COUNTY SAN ANTONIO TX 78266	MRDS
Dep ID: 10275952 Dev Status: PRODUCER Code List: STN_C Url: http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10275952				I1: 22 Latitude: 29.638489 Longitude: -98.263123		
<u>Commodity</u>						
I1: 46 Code: STN_C Commodity: Stone, Crushed/Broken Commodity Type: Non-metallic Commodity Group: Stone, Crushed Importance: Primary				Line: 1 Inserted By: MAS migration Insert Date: 29-OCT-02 Updated By: USGS Update Date: 29-OCT-02		
<u>Names</u>						
I1: 27 Status: Current Site Name: Gifford Hill Ogden Quarry Line: 3				Inserted By: MAS migration Insert Date: 29-OCT-02 Updated By: USGS Update Date: 29-OCT-02		
<u>Names</u>						
I1: 27 Status: Previous Site Name: Ogden Quarry Line: 1				Inserted By: MAS migration Insert Date: 29-OCT-02 Updated By: USGS Update Date: 29-OCT-02		
<u>Names</u>						
I1: 27 Status: Previous Site Name: Servtex Materials Line: 2				Inserted By: MAS migration Insert Date: 29-OCT-02 Updated By: USGS Update Date: 29-OCT-02		

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Mar 23, 2023

National Priority List - Proposed:

PROPOSED NPL

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Mar 23, 2023

Deleted NPL:

DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Mar 23, 2023

SEMS List 8R Active Site Inventory:

SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

Government Publication Date: Jan 25, 2023

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:

SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Jan 25, 2023

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

Comprehensive Environmental Response, Compensation and Liability Information System -

CERCLIS

CERCLIS:

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

CERCLIS - No Further Remedial Action Planned:

CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jan 23, 2023

RCRA non-CORRACTS TSD Facilities:

RCRA TSD

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by RCRA.

Government Publication Date: Jan 23, 2023

RCRA Generator List:[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jan 23, 2023

RCRA Small Quantity Generators List:[RCRA SQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jan 23, 2023

RCRA Very Small Quantity Generators List:[RCRA VSQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jan 23, 2023

RCRA Non-Generators:[RCRA NON GEN](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jan 23, 2023

RCRA Sites with Controls:[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Jan 23, 2023

Federal Engineering Controls-ECs:[FED ENG](#)

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2020 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Feb 23, 2023

Federal Institutional Controls- ICs:[FED INST](#)

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2020 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Feb 23, 2023

Land Use Control Information System:

LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites:

NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: Mar 23, 2023

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Jan 16, 2023

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 13, 2022

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: Aug 8, 2022

Delisted Facility Response Plans:

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Aug 8, 2022

Historical Gas Stations:[HIST GAS STATIONS](#)

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries:[REFN](#)

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Aug 30, 2022

Petroleum Product and Crude Oil Rail Terminals:[BULK TERMINAL](#)

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Jun 29, 2022

LIEN on Property:[SEMS LIEN](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Jan 25, 2023

Superfund Decision Documents:[SUPERFUND ROD](#)

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Mar 23, 2023

Formerly Utilized Sites Remedial Action Program:[DOE FUSRAP](#)

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

State**Superfund Sites Boundaries:**[SUPERFUND](#)

List of sites that may constitute an imminent and substantial endangerment to public health and safety or the environment due to a release or threatened release of hazardous substances into the environment provided by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Aug 10, 2021

State Superfund Registry:[SHWS](#)

List of sites identified or evaluated by the Texas Commission on Environmental Quality (TCEQ) which 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. The TCEQ updates the state Superfund sites list in accordance with the Texas Health and Safety Code (THSC). This database is state equivalent NPL.

Government Publication Date: Mar 2, 2023

Delisted State Superfund Registry List:[DELISTED SHWS](#)

This database contains a list of closed hazardous substance release sites that were removed from the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Mar 7, 2023

Permitted Solid Waste Facilities:

SWF/LF

List of active, inactive, and post-closure Municipal Solid Waste landfills and processing facilities with issued permits and authorizations, as well as pending, withdrawn, or denied applications registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 330.

Government Publication Date: Apr 28, 2023

Closed Landfill Inventory:

CLI

Inventory of permitted and unauthorized closed or abandoned municipal solid waste landfills throughout Texas compiled by the Texas Commission on Environmental Quality (TCEQ), in collaboration with regional Councils of Government (COG).

Government Publication Date: Feb 1, 2022

Houston-Galveston Closed Landfill Inventory:

HGAC CLI

List of closed and abandoned landfill sites which fall under the Houston Galveston Area Council of Government. Texas Councils of Governments (COGs) are required to maintain an inventory of closed municipal solid waste landfills for their regional solid waste management plans.

Government Publication Date: Oct 19, 2022

AACOG Closed Landfill Inventory:

AACOG CLI

A list of permitted and unpermitted closed landfill sites made available by the Alamo Area Council of Governments (AACOG). Alamo Area Council of Governments (AACOG) is requested to maintain an inventory of closed municipal solid waste landfills for their regional solid waste management plans.

Government Publication Date: Feb 6, 2020

Commercial Management Facilities for Hazardous Waste and Industrial Solid Wastes:

IHW

This publication lists facilities that have permits or authorizations from the Texas Commission on Environmental Quality (TCEQ) to receive, on a commercial basis, and manage hazardous waste, industrial nonhazardous waste, or both.

Government Publication Date: Dec 1, 2020

Industrial and Hazardous Waste - Receivers:

IHW RECEIVER

List of active, inactive, and post-closure Industrial and Hazardous Waste Receiver Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335.

Government Publication Date: Mar 14, 2023

Radioactive Waste Sites:

RWS

This Texas Commission on Environmental Quality (TCEQ) database contains all sites in the State of Texas designated as Radioactive Waste sites as of 2006. The TCEQ no longer maintains this site listing.

Government Publication Date: Jul 11, 2006

Leaking Petroleum Storage Tank Database:

LPST

List of cleanup sites where contamination was caused by spills, leaks, or other releases of petroleum or hazardous substances from underground and/or aboveground storage tanks regulated by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: May 15, 2023

Delisted Leaking Storage Tanks:

DELISTED LST

This database contains a list of leaking storage tank sites that were removed from the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: May 15, 2023

Underground Petroleum Storage Tanks:

UST

List of facilities that have one or more Underground Storage Tank (UST)s registered and regulated by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Mar 27, 2023

Aboveground Storage Tanks:

AST

List of facilities that have one or more Aboveground Storage Tank (AST)s registered and regulated by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Mar 27, 2023

Petroleum Storage Tanks Database:

PST

List of facilities included on the list of tank facilities made available by the Texas Commission on Environmental Quality (TCEQ) that have no association as either underground or aboveground tanks.

Government Publication Date: Mar 27, 2023

Historical Tank Construction Notification:

HIST TANK

A list of facilities with historic petroleum storage tank construction notification activity made available by the Texas Commission on Environmental Quality (TCEQ). Any person who intends either to install a new or replacement underground storage tank (UST), to remove a UST from the ground, to conduct a permanent abandonment in-place of a UST, or make any repairs or improvements of a UST must submit a Construction Notification Form.

Government Publication Date: Mar 27, 2023

Austin Underground Storage Tanks:

UST AUSTIN

A list of underground gas storage tanks both current and historical from the City of Austin Open Data Portal. Data provided by Planning and Zoning, City of Austin.

Government Publication Date: Apr 12, 2023

Salt Caverns for Petroleum Storage:

PETROL CAVERN

Listing of salt caverns for petroleum storage, made available by the Railroad Commission of Texas. Salt caverns, constructed in naturally occurring salt domes or salt beds, are used as storage for hydrocarbons including crude oil and natural gases.

Government Publication Date: Sep 1, 2006

Delisted Storage Tanks:

DTNK

This database contains a list of storage tank sites that were removed from the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Apr 12, 2023

Sites with Controls:

AUL

Sites under several Texas Commission on Environmental Quality (TCEQ) remediation programs which have institutional or engineering controls.

Government Publication Date: Feb 8, 2023

Voluntary Cleanup Program:

VCP

List of sites which have participated or are currently participating in the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ). The VCP provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas.

Government Publication Date: Feb 27, 2023

Texas Railroad Commission Voluntary Cleanup Program:

VCP RRC

List of facilities which have participated in or are currently participating in the Voluntary Cleanup Program (VCP) operated by the Railroad Commission of Texas (RRC). The RRC VCP provides an incentive to remediate Oil & Gas related pollution.

Government Publication Date: May 11, 2023

Operator Cleanup Program:

OP CLEANUP

A list of sites in the Texas Railroad Commission (RRC)'s Operator Cleanup Program (OCP). The OCP, under the Site Remediation Section, is tasked with oversight of complex pollution cleanups performed by the oil and gas industry. Complex sites include those that occur in sensitive environmental areas as defined by 16 TAC3.91 (SWR 91) and may require site specific cleanup levels based on risk. When cleanup activities are successfully completed by the operator, Commission staff may issue a "No Further Action" letter acknowledging completion.

Government Publication Date: Mar 7, 2023

Innocent Owner/Operator Program:

IOP

A list of sites in the Innocent Owner/Operator Program (IOP) made available by Texas Commission of Environmental Quality (TCEQ). IOP provides certificates to innocent owners or operators whom their properties are 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.

Government Publication Date: May 29, 2023

Brownfields Site Assessments Database:

BROWNFIELDS

The Texas Commission on Environmental Quality (TCEQ) Brownfields Site Assessment Program (BSA) layer is used to identify the geographic location of all "Active and Inactive BSA" sites within the State of Texas.

Government Publication Date: Jan 2, 2023

Texas Railroad Commission Brownfields:

[BROWN RRC](#)

List of sites which have participated or are currently participating in the Railroad Commission of Texas (RRC) Brownfields Response Program (BRP). The RRC BRP provides technical and financial support for redevelopment of abandoned oil and gas sites.

Government Publication Date: May 11, 2023

Municipal Setting Designation:

[MSD](#)

Municipal Setting Designations (MSD) list is maintained by Texas Commission on Environmental Quality (TCEQ). An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not 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.

Government Publication Date: May 29, 2023

Tribal

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands:

[INDIAN LUST](#)

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 6, which includes Texas, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 6, 2017

Underground Storage Tanks on Tribal/Indian Lands:

[INDIAN UST](#)

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 6, which includes Texas, is provided by the United States Environmental Protection Agency (EPA).

Government Publication Date: Nov 23, 2022

Delisted Tribal Leaking Storage Tanks:

[DELISTED INDIAN LST](#)

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 20, 2023

Delisted Tribal Underground Storage Tanks:

[DELISTED INDIAN UST](#)

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 20, 2023

County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index:

[FINDS/FRS](#)

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Aug 18, 2022

Toxics Release Inventory (TRI) Program:

[TRIS](#)

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

PFOA/PFOS Contaminated Sites:

[PFAS NPL](#)

List of National Priorities List (NPL) and related Superfund Alternative Agreement (SAA) sites where PFOA or PFOS contaminants have been found in water and/or soil. The site listing is provided by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Mar 28, 2023

Federal Agency Locations with Known or Suspected PFAS Detections:

[PFAS FED SITES](#)

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from March 2022 to April 2023. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Apr 24, 2023

SSEHRI PFAS Contamination Sites:

[PFAS SSEHRI](#)

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Access the following for the most current informations <https://pfasproject.com/pfas-contamination-site-tracker/>

Government Publication Date: Dec 12, 2019

National Response Center PFAS Spills:

[ERNS PFAS](#)

National Response Center (NRC) calls from 1990 to the most recent complete calendar year where there is indication of Aqueous Film Forming Foam (AFFF) usage. NRC calls may reference AFFF usage in the "Material Involved" or "Incident Description" fields. Data made available by the US Environmental Protection Agency (EPA). Disclaimer: dataset may include initial or misidentified incident data not yet validated or investigated by a federal/state response agency.

Government Publication Date: Feb 23, 2022

PFAS NPDES Discharge Monitoring:

[PFAS NPDES](#)

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Feb 19, 2023

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:

[PFAS TRI](#)

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Oct 19, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality:

[PFAS WATER](#)

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

PFAS TSCA Manufacture and Import Facilities:

PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest :

PFAS E-MANIFEST

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Apr 9, 2023

PFAS Industry Sectors:

PFAS IND

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Apr 16, 2023

Hazardous Materials Information Reporting System:

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs:

NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Feb 8, 2023

Toxic Substances Control Act:

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA:

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Jan 25, 2023

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRd no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online system incorporates data from the Integrated Compliance Information System - National Pollutant Discharge Elimination System (ICIS-NPDES). ICIS-NPDES is an information management system maintained by the Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. This data includes permit, inspection, violation and enforcement action information for applicable ICIS records.

Government Publication Date: Oct 15, 2022

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Dec 11, 2022

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Dec 11, 2022

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset.

Government Publication Date: Jul 12, 2022

FUDS Munitions Response Sites:

FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: Jul 12, 2022

Former Military Nike Missile Sites:

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Mar 31, 2021

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

The Master Index File (MIF) is provided by the United State Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Nov 7, 2022

Surface Mining Control and Reclamation Act Sites:

SMCRA

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

Government Publication Date: Aug 18, 2022

Mineral Resource Data System:

MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

DOE Legacy Management Sites:

[LM SITES](#)

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Dec 1, 2022

Alternative Fueling Stations:

[ALT FUELS](#)

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Mar 23, 2023

Superfunds Consent Decrees:

[CONSENT DECREES](#)

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Apr 19, 2023

Air Facility System:

[AFS](#)

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments:

[SSTS](#)

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Mar 30, 2022

Polychlorinated Biphenyl (PCB) Transformers:

[PCBT](#)

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:

[PCB](#)

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Nov 3, 2022

State

Dry Cleaner Remediation Program Prioritization List:

PRIORITY CLEAN

The Texas Commission on Environmental Quality (TCEQ) implements environmental standards for dry cleaners. The Dry Cleaner Remediation Program (DCRP) establishes a prioritization list of dry cleaner sites and administers the Dry Cleaning Remediation fund to assist with remediation of contamination caused by dry cleaning solvents. Includes prioritized sites identified under the DCRP, as well as sites closed under the DCRP.

Government Publication Date: Mar 1, 2023

Registered Dry Cleaning Facilities:

DRYCLEANERS

The Texas Commission of Environment Quality (TCEQ) maintains a statewide registration list of current dry cleaners.

Government Publication Date: Mar 1, 2023

Delisted Drycleaning Facility List:

DELISTED DRYCLEANERS

A list of sites which have been removed from the list of dry cleaning facilities registered with the Texas Commission of Environment Quality (TCEQ). Sites are removed when they are no longer used as dry cleaning facilities.

Government Publication Date: Mar 1, 2023

Groundwater Contamination Cases:

GWCC

List of sites present in the TCEQ Groundwater Contamination Viewer, which represent groundwater contamination cases in Texas as per TCEQ publication SFR-056 (current and some previous years). The Joint Groundwater Monitoring and Contamination Report (SFR-056) was designed and produced by the Texas Groundwater Protection Committee in fulfillment of requirements given in Section 26.406 of the Texas Water Code. The information does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Government Publication Date: Dec 31, 2021

Historical Groundwater Contamination Cases:

GWCC HIST

List of sites from a Joint Groundwater Monitoring and Contamination Report provided by the Texas Commission on Environmental Quality (TCEQ) with the Railroad Commission of Texas (RRC). The annual report describes the status of groundwater monitoring activities conducted or required by each agency at regulated facilities or associated with regulated activities. The report provides a general overview of groundwater monitoring by participating members on a program by program basis. Groundwater contamination is broadly defined in the report as any detrimental alteration of the naturally occurring quality of groundwater.

Government Publication Date: Dec 31, 2018

Affected Property Assessment Reports:

APAR

List of sites for which an Affected Property Assessment Report has been submitted to the Texas Commission on Environmental Quality (TCEQ). An APAR is required when a person is addressing a release of COCs under 30 TAC Chapter 350, the Texas Risk Reduction Program (TRRP). The purpose of the APAR is to document all relevant affected property information to identify all release sources and chemicals of concern (COCs), determine the extent of all COCs, identify all transport/exposure pathways, and to determine if any response actions are necessary.

Government Publication Date: Mar 24, 2023

Spills Database:

SPILLS

List of Spills reported to Emergency Response Division of the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: May 1, 2023

Industrial and Hazardous Waste Sites with Corrective Actions:

IHW CORR ACTION

List of Industrial and Hazardous Waste sites with Corrective Actions made available by the Texas Commission of Environmental Quality (TCEQ). The mission of the 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.

Government Publication Date: May 23, 2023

Per- and Polyfluoroalkyl Substances (PFAS):

PFAS

A list of sites from the Central Registry and ARTS databases where Per- and Polyfluoroalkyl substances (PFAS) containing materials may be of concern. This list is made available by the Remediation Division of the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Aug 3, 2022

Land Application Permits:

LAND APPL

Texas Land Application Permits are a requirement from the Texas Commission on Environmental Quality for any domestic facility that disposes of treated effluent by land application such as surface irrigation, evaporation, drainfields or subsurface land application.

Government Publication Date: Apr 17, 2023

Notice of Violation:

NOV

List of sites that have been sent a Notice of Violation (NOV) by the Texas Commission on Environmental Quality (TCEQ) Office of Compliance and Enforcement. A Notice of Violation is sent out when a site falls out of compliance and has a prescribed time period to return to compliance.

Government Publication Date: May 2, 2022

Notices of Enforcement:

NOE

Listing of investigations resulting in a Notice of Enforcement (NOE), made available by the Texas Commission on Environmental Quality, Office of Compliance & Enforcement. Multiple violations may be due to identified noncompliance with different regulatory requirements (citations).

Government Publication Date: Jul 5, 2022

Environmental Liens Listing:

LIENS

List of sites/facilities against which the Texas Commission on Environmental Quality (TCEQ) has placed liens to recover cleanup costs associated with Federal or State Superfund cleanup activities.

Government Publication Date: Feb 8, 2023

Court Orders & Administrative Orders:

ORD

List of sites that have been sent an Administrative Order or Court Order by the Texas Commission on Environmental Quality (TCEQ) Office of Compliance and Enforcement.

Government Publication Date: Feb 14, 2023

Inactive Regulated RCRA Generator Facilities:

HIST RCRA GEN

A list of facilities which were once registered as generators of hazardous waste, but are no longer active or no longer require registration. The U.S. Environmental Protection Agency (EPA) requires the Texas Commission on Environmental Quality (TCEQ) to investigate hazardous waste generators. If an unregistered/inactive industrial site generates less than 220 pounds of hazardous or Class 1 industrial waste, it does not have to notify or report to the TCEQ.

Government Publication Date: Oct 7, 2022

Recycle Texas Online Program:

RTOL

A list of recycling facilities under the Recycle Texas Online service/program made available by the Texas Commission of Environmental Quality (TCEQ). This program allowed facilities to self-report and post their own company/facility information. This program is no longer maintained and these data will not be updated.

Government Publication Date: Oct 10, 2011

Underground Injection Control:

UIC

List of underground injection control (UIC) permits in the Texas Commission on Environmental Quality (TCEQ) Central Registry database. Includes Class I, Class III, Class IV, Class 5, and non permitted UICs; does not include injection wells regulated by the Railroad Commission of Texas.

Government Publication Date: Jan 19, 2023

Industrial and Hazardous Waste - Generators:

IHW GENERATOR

List of active, inactive, and post-closure Industrial and Hazardous Waste Generator Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335.

Government Publication Date: Mar 14, 2023

Industrial and Hazardous Waste - Transporters:

IHW TRANSPORT

List of active, inactive, and post-closure Industrial and Hazardous Waste Transporter Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335.

Government Publication Date: Mar 14, 2023

New Source Review (NSR) Permits:

AIR PERMITS

A list of facilities that have applied for New Source Review air permits made available by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Feb 14, 2023

Point Source Emissions Inventory:

EMISSIONS

A list of Texas Commission on Environmental Quality (TCEQ) Point Source Emissions Inventory sites. The Point Source Emissions Inventory is an annual survey of chemical plants, refineries, electric utility plants and other industrial sites that meet the reporting criteria in the TCEQ emissions inventory rule (30 TAC §101.10 Exit the TCEQ).

Government Publication Date: Apr 25, 2022

Tier 2 Report:**TIER 2**

Historical listing of facilities in Texas that store hazardous chemicals and are required to report them under the Emergency Planning and Community Right-to-Know Act (EPCRA) of 1986. This data was provided by the Department of State Health Services (DSHS) and contains facility reports for the 2005 through the 2012 calendar years. Since 2012, agencies are unable to release this listing, as Tier II information is confidential under Texas Government Code Chapter 418, the Texas Disaster Act (TDA). Site specific inquiries can be made to the Texas Commission on Environmental Quality Tier II Chemical Reporting Division.

Government Publication Date: Dec 31, 2012

Edwards Aquifer Permits:**EDWARDS AQUIFER**

Listing of Edwards Aquifer permits made available by the Texas Commission on Environmental Quality (TCEQ). The Edwards Aquifer is home to diverse fauna and is a drinking water source for the city of San Antonio and surrounding central Texas communities. Before building on the recharge, transition, or contributing zones of the Edwards Aquifer, a plan must first be reviewed and approved by the TCEQ Edwards Aquifer Protection Program.

Government Publication Date: May 23, 2022

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX D
INTERVIEW DOCUMENTATION

ESA INTERVIEW FORM

[X]TELEPHONE	DATE: 6/22/2023	PAGE <u> 1 </u> OF <u> 2 </u>
[]MEETING	ADDRESS: 9.97 Acres FM 2252 (Comal CAD 81100)	JOB NO: 230207
STC INTERVIEWER: Jahna Jahns		PERSON INTERVIEWED: Dottie Wilson
COMPANY/TITLE OF PERSON: Property Owner		PHONE: 830-481-6977
SUMMARY OF DISCUSSIONS AND QUESTIONS		
<u>Question 1.1</u> Are you aware of any Environmental Cleanup Liens against the property that are filed or recorded under federal, tribal, state, or local law?		
No		
<u>Question 1.2</u> Are you aware of any Activity Use Limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed in or recorded in a registry under federal, tribal, state, or local law?		
No		
<u>Question 2.1</u> Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?		
No		
<u>Question 3.1</u> Does the purchase price being paid for this property reasonably reflect the Fair Market Value (FMV) of the property?		
NA		
<u>Question 3.2</u> Is the Fair Market Value of the property lower than similar properties in the area because contamination is known or believed to be present on the property?		
NA		
<u>Question 4.1</u> Are you aware of any information that is commonly known or reasonably ascertainable that would help STC to identify or discover the release or spillage of hazardous substances?		
No		

ESA INTERVIEW FORM - CONTINUED

PAGE 2 OF 2

Question 4.2 Do you know the past uses of the property?

The property has been utilized for hay farming for the past 53 years.

Question 4.3 Do you know of specific chemicals that are present or were once present on the property?

No

Question 4.4 Do you know of spills or chemical releases that have taken place on the property?

No

Question 4.5 Do you know of any environmental cleanups on the property?

No

Question 5.3 Are you aware of any fill material on the property? For example, do you know if soil, rock, or other material has ever been placed on the property to raise the site elevation or fill in low areas?

No

Additional Information

Ms. Wilson has owned the property for approximately 53 years. No water wells or septic tanks are present on the property.

APPENDIX E
SPECIAL CONTRACTUAL CONDITIONS



FROST BANK LETTER OF ENGAGEMENT

Client hereby engages Consultant to complete an environmental assignment as follows:

Date of Agreement: Jun 15, 2023 5PM CDT

Assignment Information:

Job Number 23-02178-0001
Report Delivery Date Jul 6, 2023
Delivery Method EDR's Collateral360 via www.parcelplatform.com
Payment to Consultant \$1350.00 USD

Parties to Agreement:

Client:
Client Name Laura Cortinas Navarro
Client Company Frost Bank
Address 3838 Rogers Rd
City San Antonio
State TX
Zip 78251

Consultant:

Consultant Name Craig Tribley
Consultant Company STC Environmental Services, Inc.
Address 4754 Research Dr.
City San Antonio
State TX
Zip 78240
Phone 210-696-6286
Email ctribley@stces.com

Property Information:

Borrower Name PRECISION STRAND AND REBAR LLC
Project Name Precision Strand & Rebar
Property Class Industrial
Property Type Warehouse
Property Subtype General Purpose
Property Address 0 FM 2252
Suite/Floor/Unit #/Plan #
Subdivision Name A0671 - A-671 SUR- 95 E WOODRUFF
City SAN ANTONIO
State TX
Zip 78154
County Comal County
CAD ID# (s) 81100

Land Area 434,162.52 SF - Land

Excess Land Area
Improvement Status Proposed
Improvement Size As Is 0 SF
Improvement Size As Completed 13,585 SF
Number of Buildings, Units, or Lots
Year Built

Property Tenancy Owner Occupied 100%
Current Occupancy %
Number of Tenants
Proposed Change in Property Use YES
Proposed Use To be purchased and developed into a new operating facility.
Proposed Construction/Renovation YES



Describe Proposed Construction/Renovation Proposed metal frame 2,553 sq.ft. office & 11,032 sq.ft. warehouse.

Site Description A-671 SUR- 95 E WOODRUFF, ACRES 9.967

Improvement Description Proposed metal frame 2,553 sq.ft. office & 11,032 sq.ft. warehouse.

Legal Description A-671 SUR- 95 E WOODRUFF, ACRES 9.967

ENVIRONMENTAL REPORT:

Type of Environmental Assessment Phase I Report

Client/Intended Users Frost Bank

SBA Involvement No

SBA Type

Identify Intended Users

Name(s) of CDC Partner(s)

Contact Name

Business Name

Address

City, State, Zip

Participation/Syndication/SNC Loan No

Comments

Perform a Phase 1 ESA which complies fully with ASTM Standard E 1527-21. *Please address the reports to Frost Bank. *Please reference Frost Appraisal Services No. 23-02178-0001 on the report cover, invoice, and any future assignment inquiries. Provide one hard copy and upload a PDF copy of the Invoice and Report into PARCEL.

See any additional instructions or documents attached.

PROPERTY CONTACT INFORMATION

PROPERTY CONTACT INFORMATION:				
Name	Relationship	Phone#	Alt Phone#	Email
Sean Ferris	Agent	210-428-0204		

Terms and Conditions

CHANGES TO AGREEMENT

Any changes to the assignment as outlined in this Agreement shall necessitate a new Agreement. The identity of the client, intended users, or property appraised cannot be changed without a new Agreement.

CANCELLATION

Client may cancel this Agreement at any time prior to the Consultant's delivery of the Report upon written notification to the Consultant. Client shall pay Consultant for work completed on assignment prior to Consultant's receipt of written cancellation notice, unless otherwise agreed upon By Appraiser and Client in writing.

NO THIRD PARTY BENEFICIARIES



Nothing in this Agreement shall create a contractual relationship between the Consultant or the Client and any third party, or any cause of action in favor of any third party. This Agreement shall not be construed to render any person or entity a third party beneficiary of this Agreement, including, but not limited to, any third parties identified herein.

USE OF EMPLOYEES OR INDEPENDENT CONTRACTORS

Consultant may use employees or independent contractors at Consultant's discretion to complete the assignment, unless otherwise agreed by the parties. Notwithstanding, Consultant shall sign the written Report and take full responsibility for the services provided as a result of this Agreement.

TESTIMONY AT COURT OR OTHER PROCEEDINGS

Unless otherwise stated in this Agreement, Client agrees that Consultant's assignment pursuant to this Agreement shall not include the Consultant's participation in or preparation for, whether voluntarily or pursuant to subpoena, any oral or written discovery, sworn testimony in a judicial, arbitration or administrative proceeding, or attendance at any judicial, arbitration, or administrative proceeding relating to this assignment.

EXPIRATION OF AGREEMENT

This Agreement is valid only if signed by both Consultant and Client within 5 business days of the Date of Agreement specified.

GOVERNING LAW & JURISDICTION

The interpretation and enforcement of this Agreement shall be governed by the laws of the state in which the Consultant's principal place of business is located, exclusive of any choice of law rules.

By Client:

A handwritten signature in dark ink, appearing to read "Laura Cortinas Navarro", is written over a horizontal line.

Laura Cortinas Navarro

By Consultant:

APPENDIX F
QUALIFICATIONS OF THE ENVIRONMENTAL
PROFESSIONAL

STATE OF TEXAS

BOARD OF PROFESSIONAL GEOSCIENTISTS

CRAIG TRIBLEY

Geology

License Number 2057



CRAIG TRIBLEY, PG
Geology
License #2057
Expires May 31, 2024

In accordance with the provisions of the Texas Geoscience Practice Act, the Texas Board of Professional Geoscientists hereby certifies that the above named individual has been licensed as a Professional Geoscientist.

A handwritten signature in blue ink, appearing to read "Becky L. Johnson".

Becky L. Johnson, PG, TBPG Chairman



STC ENVIRONMENTAL SERVICES, INC.
Geoscience Firm
Registration #50327
Expires February 29, 2024

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.

A handwritten signature in blue ink, appearing to read "Becky L. Johnson".

Becky L. Johnson, PG, TBPG Chairman

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 August 31, 2003.



A handwritten signature in blue ink, appearing to read "W. Kevin Coleman".
Chairman, Texas Board of Professional Geoscientists



APPENDIX G
USER RESPONSIBILITY FORM

USER RESPONSIBILITY FORM

Property Name: 0 FM 2252

Property Size (Acres): 9.967

Property Location: 0 FM 2252 ID: 81100

Section 1 – Environmental Liens and Activity Use Limitations

Question 1.1 Are you aware of any Environmental Cleanup Liens against the property that are filed or recorded under federal, tribal, state, or local law?

- ☐ Yes
☒ No

If yes, attach information concerning the issue.

Question 1.2 Are you aware of any Activity Use Limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed in or recorded in a registry under federal, tribal, state, or local law?

- ☐ Yes
☒ No

If yes, attach information concerning the issue.

Section 2 – Specialized Knowledge Concerning Recognized Environmental Conditions

Question 2.1 As the User of the ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

- ☐ Yes
☒ No

If yes, attach information concerning the issue.

Section 3 – Purchase Price and Environmental Issues

Question 3.1 Does the purchase price being paid for this property reasonably reflect the Fair Market Value (FMV) of the property?

- ☒ Yes
☐ No
☐ Not applicable – no comparison of price to FMV conducted
If not applicable, you may fail to meet the AAI standard.

Question 3.2 Is the Fair Market Value of the property lower than similar properties in the area because contamination is known or believed to be present on the property?

- ☐ Yes
☒ No
☐ Not applicable – no comparison of price to FMV conducted

If yes, attach information concerning the issue.

Section 4 – Commonly Known or Reasonably Ascertainable Information

If you answer yes to any questions in this Section, attach information that explains the issue.

Question 4.1 Are you aware of any information that is commonly known or reasonably ascertainable that would help STC to identify or discover the release or spillage of hazardous substances?

- ☐ Yes
☒ No

Question 4.2 Do you know the past uses of the property?

- ☐ Yes
☒ No

Question 4.3 Do you know of specific chemicals that are present or were once present on the property?

- ☐ Yes
☒ No

Question 4.4 Do you know of spills or chemical releases that have taken place on the property?

- ☐ Yes
☒ No

Question 4.1 Do you know of any environmental cleanups on the property?

- ☐ Yes
☒ No

Section 5 – Other Information

Question 5.1 Are you requesting that an ESA be performed on the property so you may potentially qualify for the three Limited Liability Protections (LLP's)?

- ☒ Yes
☐ No

If no, attach information or contact STC so that a change in the ESA methods can potentially be made to better accommodate your needs.

Question 5.2 As the User of the ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination on the property?

☐ Yes
☒ No

If yes, attach information.

Question 5.3 Are you aware of any fill material on the property? For example, do you know if soil, rock, or other material has ever been placed on the property to raise the site elevation or fill in low areas?

☐ Yes
☒ No

If yes, attach information.

I certify that all information listed in this document is true and correct to the best of my knowledge.

Lorenzo A. Garcia
Printed Name


Signature

CEO
Title

6-20-23
Date

Precision Structures, LLC
Company Name

Note:

If you have questions concerning this form, please contact Craig Tribbley or Jahna Jahns at STC – 210-696-6288. We can explain the reasons the form is needed, provide definitions of the terms that are mentioned, and other information.